

HOUSTON PLANNING COMMISSION

AGENDA

OCTOBER 1, 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 Judge Robert Hebert
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:

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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.
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): _____

Houston Planning Commission

AGENDA

October 1, 2015

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

Call to Order

Director's Report

- **Approval of the September 17, 2015 Planning Commission Meeting Minutes**

I. 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)
- Subdivision Plats with Variance Requests (Suvidha Bandi, Aracely Rodriguez, Marlon Connley, Muxian Fang and Christa Stoneham)
- Subdivision Plats with Special Exception Requests
- Reconsiderations of Requirement (Muxian Fang, Suvidha Bandi, Marlon Connley and Christa Stoneham)
- Extension of Approvals (Chad Miller)
- Name Changes (Chad Miller)
- Certificates of Compliance (Chad Miller)
- Administrative
- Development Plats with Variance Requests (Chad Miller)

II. Establish a public hearing date of October 29, 2015

- Bingham Estates partial replat no 1 and Extension
- Champions Centre Mirage partial replat no 1
- Hidden Arbor replat no 1
- Sage partial replat no 5
- Scoya Brittmoore Development
- West Side Villas partial replat no 1

III. Consideration of an Off-Street Parking Variance for a property located at 2305 Francis Street SEARCH HTT (Muxian Fang)

IV. Consideration for designation of a Special Parking Area for the Montrose Management District (Kimberly Bowie)

V. Public Comment

VI. Adjournment

Minutes of the Houston Planning Commission

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

September 17, 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 2:36 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Fernando Brave

Left at 4:08pm during agenda item VI

Kenneth Bohan

Absent

Antoine Bryant

Lisa Clark

Algenita Davis

Absent

Truman C. Edminster III

James R. Jard

Absent

Paul R. Nelson

Absent

Linda Porrás-Pirtle

Shafik Rifaat

Pat Sanchez

Mark Sikes

Martha Stein

Eileen Subinsky

Shaukat Zakaria

Mark Mooney for

Absent

Honorable James Noack

Clay Foriester for

The Honorable Grady Prestage

Raymond Anderson for

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 SEPTEMBER 3, 2015 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the September 3, 2015 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Rifaat**

Vote: **Carries**

Abstaining: **Subinsky**

I. PLATTING ACTIVITY (Consent items A and B, 1- 85)

Items removed for separate consideration: 34, 47, 49, 54, 55, and 56.

Staff recommendation: Approve staff's recommendations for items **1 - 85** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 85** subject to the CPC 101 form conditions.

Motion: **Subinsky**

Second: **Sikes**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Alleman, and Edminster recused themselves and left the room

Staff recommendation: Approve staff's recommendation to approve items **34, 47, 49, 54, 55, and 56** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approved items **34, 47, 49, 54, 55, and 56** subject to the CPC 101 form conditions.

Motion: **Bryant**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Alleman, and Edminster returned.

C- Public Hearings

86	Amended Plat of Almeda Place partial replat no 6	C3N	Approve
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Staff recommendation: Approve the plat subject to CPC 101 form conditions.

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

Motion: **Garza**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

87	Blossom Hotel and Suite	C3N	Approve
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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: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

88	HISD Pilgrim Elementary School replat no 1 and extension	C3N	Approve
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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: **Sikes**

Second: **Stein**

Vote: **Unanimous**

Abstaining: **None**

89 Interfield Business Park replat no 1 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: **Zakaria** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

90 Memas C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.

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

91 North Kingwood Forest C3N Defer
partial replat no 1

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

92 Reflections Sec 2 partial C3N Approve
replat no 1

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: **Garza** Vote: **Unanimous** Abstaining: **None**

93 Valley Ranch Sec 4 partial replat C3N Approve
no 1 and extension

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

D - Variances

94 Audubon Place partial C2R Defer
replat no 4

Staff recommendation: Defer the plat for two weeks to give the applicant time to submit revised information.

Commission action: Deferred the plat for two weeks to give the applicant time to submit revised information.

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

95 Champs Corner C2R 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: **Garza** Second: **Sanchez** Vote: **Unanimous** Abstaining: **None**

Speaker: Carlos Calbicco, opposed

- 96 Cottage Vista** **C2R** **Approve**
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plats subject to the CPC 101 form conditions.
Motion: **Edminster** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**
- 97 HISD High School for Law and Justice** **C2R** **Defer**
Staff recommendation: Defer the plat for two weeks to give the applicant time to submit revised information.
Commission action: Deferred the plat for two weeks to give the applicant time to submit revised information.
Motion: **Garza** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**
- 98 House of Tiny Treasures** **C2R** **Defer**
Staff recommendation: Defer the plat for two weeks to give the applicant time to submit revised information.
Commission action: Deferred the plat for two weeks to give the applicant time to submit revised information.
Motion: **Alleman** Second: **Sikes** Vote: **Unanimous** Opposed: **None**
- 99 Hunters Grove** **C3P** **Withdrawn**
Staff recommendation: Establish a public hearing date for October 15, 2015.
Commission action: Established a public hearing date for October 15, 2015.
Motion: **Bryant** Second: **Garza** Vote: **Unanimous** Opposed: **None**
- 100 Katy Creek Ranch Plaza** **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: **Forister** Second: **Clark** Vote: **Unanimous** Opposed: **None**
- 101 Mount Vernon Montrose Lofts** **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** Opposed: **None**
- 102 New Life Marine Services** **C2** **Withdrawn**
- 103 Nicholson Row** **C2R** **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: **Zakaria** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 104 Pro Vision replat no 1** **C2R** **Defer**
Staff recommendation: Defer the plat for two weeks for Chapter 42 Planning Standards.
Commission action: Deferred the plat for two weeks for Chapter 42 Planning Standards.
Motion: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Items 105, 106, and 107 were taken together at this time.

105	Silverglen North GP	GP	Approve
106	Silverglen North Sec 11	C3P	Approve
107	Silverglen North Sec 12	C3P	Approve

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

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

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

108	TJ Clay partial replat no 1	C2R	Approve
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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: **Rifaat** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

Speaker: Cora Johnson, undecided

E – Special Exceptions
NONE

F – Reconsideration of Requirements

Commissioners Alleman and Edminster recused themselves.

109	Bridlecreek	C3P	Approve
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Staff recommendation: Grant the requested variances to exceed local intersection spacing by not providing any connection to the north, provide 1 of the 2 required connections to the east, and approve the plat subject to the applicant providing 1 connection to the east, and all other conditions listed on the CPC 101 form conditions.

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

Motion: **Zakaria** Second: **Clark** Vote: **Carries** Opposed: **Stein and Brave**

Speaker: Peter Barnhart, applicant - supportive

Commissioners Alleman and Edminster returned.

110	Broadmore Health	C2R	Defer
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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: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Commissioner Edminster recused himself.

111	Camellia Reserves	C3P	Defer
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Staff recommendation: Defer the plat for two weeks to give the applicant time to submit revised information.

Commission action: Deferred the plat for two weeks to give the applicant time to submit revised information.

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

Commissioner Edminster returned.

112	Inter Nos One Sec 1 replat no 1	C3R	Approve
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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: Forister	Vote: Unanimous	Abstaining: None
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113	Richmond Road Farms partial replat no 1	C2R	Defer
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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: Forister	Second: Alleman	Vote: Unanimous	Abstaining: None
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114	Springwoods Village Post Oak Sec 1	C2	Defer
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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: Sikes	Second: Rifaat	Vote: Unanimous	Abstaining: None
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Items G, H and I were taken together at this time.

G EXTENSIONS OF APPROVAL

115	Barrington Estates	EOA	Approve
116	Bear Creek Plantation Sec 2 partial replat no 1	EOA	Approve
117	Bridgeland Hidden Creek Sec 31	EOA	Approve
118	Lakecrest Park Sec 2	EOA	Approve
119	Lakin Park Villas	EOA	Approve
120	Mustang Cat Large Bore	EOA	Approve
121	Village at Beverly	EOA	Approve
122	West Lake Houston Parkway Street Dedication Sec 5	EOA	Approve
123	Wildwood at Northpointe Commons North	EOA	Approve

H NAME CHANGES

124	Bridgeland Mason Road Street Dedication Sec 1 (prev. Mason Road Street Dedication Sec 1)	NC	Approve
125	Bridgeland Mason Road Street Dedication Sec 2 (prev. Bridgeland Mason Road Street Dedication Sec 1)	NC	Approve
126	Memorial City Gateway Replat no 3 (prev. Memorial City X)	NC	Approve
127	North Point Mega Center (prev. Pinto Business Park GSC Reserve Sec 1)	NC	Approve
128	Springwoods Village Lake Plaza Drive at Crossington Way Street Dedication Sec 1 (prev. Springwoods Village Lake Plaza at Crossington Way Street Dedication Sec 1)	NC	Approve
129	Wells Fargo Gessner at Kingsride	NC	Approve

(prev. Memorial City Gateway replat no 2)

I CERTIFICATES OF COMPLIANCE

130 18652 Kita Ct

COC

Approve

Staff recommendation: Approve staff's recommendation for items 115-130.

Commission action: Approved staff's recommendation for items 115-130.

Motion: **Bryant**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

131 2603 Augusta Drive

DPV

Approve

Staff recommendation: Approve the requested variance to allow an existing building to encroach 1.2 feet into the existing 10' building line along Augusta Drive, a local street.

Commission action: Approved the requested variance to allow an existing building to encroach 1.2 feet into the existing 10' building line along Augusta Drive, a local street.

Motion: **Brave**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 15, 2015 FOR:

- a. Gillespie Street replat no 3
- b. Greenbriar partial replat no 1
- c. Greenway Addition Gulfgate Dodge
- d. Naomi Patio Homes replat no 1 and extension
- e. Newport Sec 4 partial replat no 1
- f. Spring Oaks replat no 1 partial replat no 1
- g. University Grove partial replat no 1
- h. Whispering Pines partial replat no 8

Staff recommendation: Establish a public hearing date of October 15, 2015 for items **II a-h**.

Commission action: Established a public hearing date of October 15, 2015 for items **II a-h**.

Motion: **Rifaat**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
LOCATED AT 4600 MAIN STREET**

Staff recommendation: Grant the requested variance to not provide a loading berth on the site but to use one located in the adjoining garage.

Commission action: Granted the requested variance to not provide a loading berth on the site but to use one located in the adjoining garage.

Motion: **Garza**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

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

Staff recommendation: Grant the requested variance to allow 700 off street parking spaces instead of the required 1,235 parking spaces.

Commission action: Granted the requested variance to allow 700 off street parking spaces instead of the required 1,235 parking spaces.

Motion: **Zakaria**

Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1200 BLOCK OF SHEARN STREET (North and South)

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for 1200 Block of Shearn Street (north and south sides) and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for 1200 Block of Shearn Street (north and south sides) and forwarded to City Council.

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

Speakers: William Wuertz, applicant and Dominic Yap - supportive

VI. PUBLIC HEARING AND CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON AUGUST 27, 2015 FOR A CERTIFICATE OF APPROPRIATENESS FOR 1932 SOUTH BOULEVARD – BOULEVARD OAKS HISTORIC DISTRICT

Staff recommendation: No recommendation given.

Commission action: Upheld the decision of the Houston Archaeological and Historical Commission to deny a Certificate of Appropriateness for 1932 South Boulevard - Boulevard Oaks Historic District.

Motion: **Garza** Second: **Alleman** Vote: **Carries** Opposed: **Bryant,**

Rifaat, Sanchez and Subinsky

Speaker: Tim Kirwin, supportive

**VII. PUBLIC COMMENT
NONE**

VIII. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 4:38 pm.

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

Mark A. Kilkenny, Chair

Patrick Walsh, Secretary

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

1	Alder Trails Sec 4	C3F		Approve the plat subject to the conditions listed
2	Alder Trails Sec 7	C3F		Approve the plat subject to the conditions listed
3	Amended Plat of Almeda Place partial replat no 6	C3F		Approve the plat subject to the conditions listed
4	Atascocita Trace Sec 5	C3F		Approve the plat subject to the conditions listed
5	Barker Cypress Storage	C2		Approve the plat subject to the conditions listed
6	Bauer Landing GP	GP		Approve the plat subject to the conditions listed
7	Bauer Landing Sec 4	C3P	DEF1	Approve the plat subject to the conditions listed
8	Bayou Fifth Sec 4	C3F		Defer Additional information reqd
9	Bes Fry Road	C2		Approve the plat subject to the conditions listed
10	Blackstone Creek Sec 4	C3P		Approve the plat subject to the conditions listed
11	Bridgeland Parkland Village Sec 1	C3F		Approve the plat subject to the conditions listed
12	Bridgeland Parkland Village Sec 2	C3F		Approve the plat subject to the conditions listed
13	Cinco Ranch Northwest Sec 16	C3F		Approve the plat subject to the conditions listed
14	Cinco Ranch Northwest Sec 18	C3F		Approve the plat subject to the conditions listed
15	Cinco Ranch Northwest Sec 19	C3F		Approve the plat subject to the conditions listed
16	Comunidad De La Misericordia	C3P		Defer Chapter 42 planning standards
17	Conestoga Reserve	C2		Defer Chapter 42 planning standards. Provide revised drawing at an acceptable scale
18	Deerbrook Estates Sec 12	C3F		Approve the plat subject to the conditions listed
19	El Fenice Sec 1	C3F		Approve the plat subject to the conditions listed
20	Elyson Sec 2	C3F		Approve the plat subject to the conditions listed
21	Evangelica Apostles Reserve on Ashford Point	C3F	DEF1	Approve the plat subject to the conditions listed
22	Faith International Fellowship	C2		Defer Chapter 42 planning standards
23	Fall Creek Dental Plaza	C2		Approve the plat subject to the conditions listed
24	FM Town Square	C2	DEF1	Approve the plat subject to the conditions listed
25	Greenhouse Road Street Dedication Sec 5	SP		Approve the plat subject to the conditions listed
26	Harvest Corner Drive Street Dedication Sec 1	C3P		Approve the plat subject to the conditions listed
27	Harvest Corner Drive Street Dedication Sec 2	C3P		Approve the plat subject to the conditions listed
28	Harvest Green Sec 9	C3P		Approve the plat subject to the conditions listed
29	Harvest Green Sec 10	C3P		Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: October 01, 2015**

Item No.	Subdivision Plat Name	App		Staff's Recommendation
		Type	Deferral	
30	Harvest Green Sec 11	C3P		Approve the plat subject to the conditions listed
31	Harvest Green Sec 12	C3P		Approve the plat subject to the conditions listed
32	Harvest Green Sec 13	C3P		Approve the plat subject to the conditions listed
33	Homecrest Plaza	C2		Approve the plat subject to the conditions listed
34	Hudson Manor	C2		Approve the plat subject to the conditions listed
35	Indian Hills	C2	DEF2	Approve the plat subject to the conditions listed
36	Interfield Business Park replat no 1	C3F		Approve the plat subject to the conditions listed
37	International Tech Park Sec 1	C3P		Defer Additional information reqd
38	Jason One Development	C2	DEF1	Withdraw
39	Lakes of Bella Terra Sec 36	C3P		Approve the plat subject to the conditions listed
40	Lakes of Bella Terra Sec 37	C3P		Approve the plat subject to the conditions listed
41	Lakes of Bella Terra Sec 38	C3P		Approve the plat subject to the conditions listed
42	Lamar Consolidated ISD Elementary School No 24	C2		Approve the plat subject to the conditions listed
43	Lonestar College Kingwood Process Technology Center	C2		Approve the plat subject to the conditions listed
44	Memas	C3F		Approve the plat subject to the conditions listed
45	Milby Street Reserve	C3F		Approve the plat subject to the conditions listed
46	Morning Creek Springs Lane Street Dedication Sec 1	C3P		Approve the plat subject to the conditions listed
47	Nijadhar Development	C3F		Defer Additional information reqd
48	Peace of Country	C2		Approve the plat subject to the conditions listed
49	Pine Trace Village Sec 6	C3F		Approve the plat subject to the conditions listed
50	Pine Trace Village Sec 7	C3F		Approve the plat subject to the conditions listed
51	Prosperity Media Ventures	C3F		Defer Chapter 42 planning standards
52	Royal Brook at Kingwood Sec 13	C3P		Approve the plat subject to the conditions listed
53	Royal Brook at Kingwood Sec 14	C3P		Approve the plat subject to the conditions listed
54	Royal Brook at Kingwood Sec 15	C3P		Approve the plat subject to the conditions listed
55	Service Transport Company	C2		Approve the plat subject to the conditions listed
56	Southridge Crossing Sec 5	C3F		Approve the plat subject to the conditions listed
57	Southridge Crossing Sec 6	C3F		Approve the plat subject to the conditions listed
58	Southridge Crossing Sec 7	C3F		Approve the plat subject to the conditions listed
59	Southwest Police Station	C2	DEF1	Defer Additional information reqd
60	Stablewood Court	C3F		Defer Applicant request
61	Towne Lake North GP	GP		Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: October 01, 2015**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
62	Towne Lake Sec 42	C3P		Approve the plat subject to the conditions listed
63	Treeline North	C3F		Approve the plat subject to the conditions listed
64	Tricons Crawford Street Estates partial replat no 1	C3F		Approve the plat subject to the conditions listed
65	Via Mazzini Way Reserve Sec 1	C3F		Approve the plat subject to the conditions listed
66	Villatoro on Church Street	C2	DEF2	Approve the plat subject to the conditions listed
67	Westfield Village GP	GP		Approve the plat subject to the conditions listed
68	Westhaven Villas Sec 1 partial replat no 3	C3F		Approve the plat subject to the conditions listed
69	Willow Springs Sec 9	C3P		Approve the plat subject to the conditions listed
70	Willowcreek Ranch Sec 6	C2		Approve the plat subject to the conditions listed
71	Willowcreek Ranch Sec 9	C3P		Approve the plat subject to the conditions listed
72	Woodlands Village of Indian Springs Sec 30	C2	DEF1	Withdraw

B-Replats

73	Albion partial replat no 1	C2R		Approve the plat subject to the conditions listed
74	Benchmark Business Park	C2R		Approve the plat subject to the conditions listed
75	Chateaus on Roy Street	C2R		Approve the plat subject to the conditions listed
76	Cove at Bingham	C2R	DEF1	Approve the plat subject to the conditions listed
77	Eado Point	C3R	DEF1	Approve the plat subject to the conditions listed
78	East Nasa Parkway Apartments	C2R		Approve the plat subject to the conditions listed
79	Gomez Reserve on Crosstimbers	C2R	DEF2	Approve the plat subject to the conditions listed
80	Gosling Retail Center	C2R		Approve the plat subject to the conditions listed
81	Grace United Methodist Church	C2R		Approve the plat subject to the conditions listed
82	HISD Young Womens College Preparatory Academy	C2R		Approve the plat subject to the conditions listed
83	Lawrence Park Villas	C2R		Approve the plat subject to the conditions listed
84	Magnolia Terrace partial replat no 1	C2R	DEF2	Approve the plat subject to the conditions listed
85	Main Street High Rise Apartments	C2R	DEF1	Approve the plat subject to the conditions listed
86	Mekong Center	C2R		Approve the plat subject to the conditions listed
87	Meras Square	C2R		Approve the plat subject to the conditions listed
88	Modern Garden Homes McGowen	C2R		Approve the plat subject to the conditions listed
89	Morningside Square	C2R	DEF2	Approve the plat subject to the conditions listed
90	Paceway Traile	C2R	DEF1	Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: October 01, 2015**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
91	Piazza Del Campo	C3R		Approve the plat subject to the conditions listed
92	Plaza Santa Maria replat no 1	C2R		Approve the plat subject to the conditions listed
93	Preserve Gym	C2R		Approve the plat subject to the conditions listed
94	Residence Inn Southwest Freeway replat no 1	C2R		Approve the plat subject to the conditions listed
95	Richmond Loop Plaza Redevelopment	C2R		Approve the plat subject to the conditions listed
96	Runway Hospitality	C2R		Approve the plat subject to the conditions listed
97	Seafarers International	C2R		Approve the plat subject to the conditions listed
98	Stanford Grove	C2R		Defer Chapter 42 planning standards
99	Townhomes at West Bell Street	C2R		Approve the plat subject to the conditions listed
100	Trails on Nance Street	C2R		Approve the plat subject to the conditions listed
101	Unity Church of Christianity Sec 1 replat no 1 and extension	C2R	DEF1	Approve the plat subject to the conditions listed
102	Uptown Houston Development West 22nd Street Townhomes	C2R		Approve the plat subject to the conditions listed
103	Washington Center 3028 Addition North	C2R	DEF1	Approve the plat subject to the conditions listed
104	Washington Center 3028 Addition South	C2R		Approve the plat subject to the conditions listed
105	West 17th Street Oaks	C2R		Approve the plat subject to the conditions listed
106	Westmoreland Farms Third partial replat no 1	C2R		Defer Additional information reqd
107	Wycoff Reserve on Cornish	C2R	DEF1	Withdraw

C-Public Hearings Requiring Notification

108	Fall Creek Sec 21 replat no 1 partial replat no 1	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed
109	Holly Greensbrook replat no 1	C3N		Approve the plat subject to the conditions listed
110	Houston Skyscraper Shadows Sec 2 partial replat no 2	C3N		Defer Applicant request
111	Lakes at Creekside Sec 2 partial replat no 1	C3N		Approve the plat subject to the conditions listed
112	North Kingwood Forest partial replat no 1	C3N	DEF1	Defer Applicant request
113	Shady Acres Extension no 3 partial replat no 11	C3N		Approve the plat subject to the conditions listed
114	Villas on Monroe	C3N		Approve the plat subject to the conditions listed

D-Variances

115	Audubon Place partial replat no 4	C2R	DEF1	Deny the requested variance(s) and approve the plat subject to CPC 101 Form conditions
116	Darwiche Property GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: October 01, 2015**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
117	Greenhouse Road Street Dedication Sec 6	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
118	HISD High School for Law and Justice	C2R	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
119	House of Tiny Treasures	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
120	Nicholson Row	C2R	DEF1	Deny the requested variance(s) and approve the plat
121	Pro Vision replat no 1	C2R	DEF1	Deny the requested variance(s) and Approve the plat subject to the conditions listed
122	Ravago Americas GP	GP		Defer for further study and review
123	Mathis Road and Burton Cemetery Road Street Dedication	SP		Approve the plat subject to the conditions listed
124	Washington Avenue Interests	C3P		Defer Chapter 42 planning standards

E-Special Exceptions

None

F-Reconsideration of Requirements

125	Broadmore Health GP	GP		Approve the plat subject to the conditions listed
126	Broadmore Health Sec 1	C2R	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
127	Camellia Reserves	C3P	DEF1	Defer Additional information reqd
128	Dietz Acres	C2		Defer for further study and review
129	Harris County Emergency Services District no 50	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
130	Richmond Road Farms partial replat no 1	C2R	DEF1	Defer Additional information reqd
131	Springwoods Village Post Oak Sec 1	C2R	DEF1	Approve the plat subject to the conditions listed
132	Trails at Dowling Street	C2R		Defer Chapter 42 planning standards

G-Extensions of Approval

133	Azalea District Sec 2	EOA		Approve
134	Eldridge Forty Six	EOA		Approve
135	Horse Pen Creek 529 Business Park	EOA		Approve
136	Lakecrest Forest Sec 7	EOA		Approve
137	Park at Jones Road	EOA		Approve
138	Tristar Katy	EOA		Approve

H-Name Changes

139	City View Flats on Austin Street (prev. City View Flats on Austin Sreet)	NC		Approve
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Item		App		Staff's
No.	Subdivision Plat Name	Type	Deferral	Recommendation

I-Certification of Compliance

140	26789 Spanish Oak Drive	COC	Approve
141	15542 South Brentwood	COC	Approve
142	1502 Collins Road	COC	Approve

J-Administrative

None

K-Development Plats with Variance Requests

143	6700 Gulf Freeway	DPV	Approve
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Off-Street Parking Variance

III	2305 Francis Street	PV	Approve
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Special Parking Area

IV	Montrose Management District	SPA	withdraw
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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 10/01/2015
Plat Name: Alder Trails Sec 4
Developer: Taylor Morrison of Texas, Inc.
Applicant: GBI Partners, LP
App No/Type: 2015-1934 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	20.8340	Total Reserve Acreage:	3.3380
Number of Lots:	71	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

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. CyFair ISD Elementary School No 54 (2014-0449) must be recorded prior to or simultaneously with this plat.

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

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

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: 1
Action Date: 10/01/2015
Plat Name: Alder Trails Sec 4
Developer: Taylor Morrison of Texas, Inc.
Applicant: GBI Partners, LP
App No/Type: 2015-1934 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)

Either dedicate UVE by plat or record by separate instrument and have it approved by traffic prior to plat recordation (HC)

Verde Park Lane at Barker Trace: coordinate Sec 4 site development plans with intersection sidewalk, ramp and crosswalk improvements providing a safe walking path from Sec 4 to the adjacent elementary school. (Traffic)

Parking analysis will be required for recreational developments on Reserves A & C.(Traffic)

25 ft x 25 ft ROW corner clip at Barker Cypress (CIP)

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: 10/01/2015
Plat Name: Alder Trails Sec 7
Developer: Taylor Morrison of Texas, Inc.
Applicant: GBI Partners, LP
App No/Type: 2015-1974 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	8.8360	Total Reserve Acreage:	0.0000
Number of Lots:	30	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

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. Sec 6 and CyFair ISD Elementary School no 54 must be recorded prior to or simultaneously with this plat.

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

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

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)

Remove the name Marble Heights Court within knuckle (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: 3
Action Date: 10/01/2015
Plat Name: Amended Plat of Almeda Place partial replat no 6
Developer: GRAYWOOD HOMES
Applicant: ICMC GROUP INC
App No/Type: 2015-1950 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4821	Total Reserve Acreage:	0.0301
Number of Lots:	4	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	77004	493X	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.

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

PWE Traffic: No comment.

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: 10/01/2015
Plat Name: Atascocita Trace Sec 5
Developer: Elan Development L.P. A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2015-1963 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	8.9240	Total Reserve Acreage:	0.0000
Number of Lots:	63	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 278
County	Zip	Key Map ©	City / ETJ
Harris	77396	376K	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.

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)

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: 10/01/2015
Plat Name: Barker Cypress Storage
Developer: Bailey Commercial, LLC
Applicant: GBI Partners, LP
App No/Type: 2015-1872 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.9730	Total Reserve Acreage:	1.9730
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 196
County	Zip	Key Map ©	City / ETJ
Harris	77095	367P	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.

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 the following 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 10/01/2015
Plat Name: Barker Cypress Storage
Developer: Bailey Commercial, LLC
Applicant: GBI Partners, LP
App No/Type: 2015-1872 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)

Limited scope TIA will be required to determine driveway location and left turn lane on Barker Cypress Road (Traffic)

Establish a separate building line by this plat or add wording "and by this plat" next to 50' existing building line recorded by separate instrument.(HC)

Provide plat recording information for property just northwest of Barker Cypress Road.(HC)

Missing "Jr." for President name.(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: 6
Action Date: 10/01/2015
Plat Name: Bauer Landing GP
Developer: LGI Homes
Applicant: Pape-Dawson Engineers
App No/Type: 2015-2005 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	454.1340	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
MULTIPLE	77447	285L	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)

Address intersection spacing along North, Northwest and Eastern GP boundary.
Coordinate with Harris County Flood Control Department prior to submitting sections along Spring Creek.

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 General Plan is contingent upon review and approval of the Harris County Engineering Department.

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

Show location of revised major thoroughfare for Bauer Road per MTFP amendment. (HC)

Coordinate with Harris County CIP Project Manager prior to remaining section plats being submitted. (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: 7
Action Date: 10/01/2015
Plat Name: Bauer Landing Sec 4
Developer: LGI Homes
Applicant: Pape-Dawson Engineers
App No/Type: 2015-1893 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	40.3040	Total Reserve Acreage:	0.0690
Number of Lots:	190	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	77447	285Q	ETJ

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information at final. 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.

052. 052. Bauer Landing Sec 3 must be recorded prior to or simultaneously with this plat.

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

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: 7
Action Date: 10/01/2015
Plat Name: Bauer Landing Sec 4
Developer: LGI Homes
Applicant: Pape-Dawson Engineers
App No/Type: 2015-1893 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)

UVE was checked at Guncotton Avenue and Nickel Bauer Road with Sec 3 and it was required. Required UVE should be shown on the Plat and construction plan. -Per HC Traffic

UVE should be checked at Threefold Ridge Drive and Nickel Bauer Road. -Per HC Traffic

Coordinate with HC Traffic regarding driveways on corner lots prior to recordation. -Per HC Traffic

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: 8
Action Date: 10/01/2015
Plat Name: Bayou Fifth Sec 4
Developer: Jacobs Engineering Group Inc.
Applicant: Jacobs Engineering Group Inc.
App No/Type: 2015-2003 C3F

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	7.9370	Total Reserve Acreage:	0.8280
Number of Lots:	86	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Combination
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

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

040.3. COS per lot and Summary Table must be shown on the face of the plat (184).

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

085. The minimum acceptable lot width shall be 20 feet unless opting into lot width averaging, which can be a minimum of 15 feet. (187)

104. Private street reverse curve shall comply with minimum 65-ft. radii and a tangent of not less than 25 ft. (231)

112. Fire protection hose lay shall be measured beginning from edge of 28 foot paved private street.

Re-number the blocks and lot numbers as shown on the markup- Planning

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 10/01/2015
Plat Name: Bayou Fifth Sec 4
Developer: Jacobs Engineering Group Inc.
Applicant: Jacobs Engineering Group Inc.
App No/Type: 2015-2003 C3F

Staff Recommendation:
Defer Additional
information reqd

PWE Utility Analysis: All COH recorded or prescriptive easements must be abandoned or recorded must be respected or abandoned through the Joint Referral Committee.

A Sanitary line (21" in diameter) is located within your proposed project.
This line must be abandoned or respected.

A wastewater Capacity Reservation letter must be obtained.
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: MAKE SURE THAT THE HAS DETENTION. IF THE F.H. ARE PRIVATE, IT NEED 15'X25' W.M.E. FOR PRIVATE FIRE LINE USE. IF THE F.H. AND FIRE LINE ARE PUBLIC, IT NEED 10'X10' F.H.E. AND 20' W.L.E.

PWE Traffic: on-street parking is provided. The new proposed streets must have a minimum width of 27 feet in order to allow for parking on both sides of the street.

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 (86 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: 9
Action Date: 10/01/2015
Plat Name: Bes Fry Road
Developer: Bes Fry Road,LP.
Applicant: E.I.C. Surveying Company
App No/Type: 2015-1940 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	21.7553	Total Reserve Acreage:	21.7553
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	77449	446U	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.

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 County Flood Control District: Plat does not show where each easement and fee strip is located - Show limits and all recording info for existing drainage ROW on S. Mayde Creek,

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)

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)



Agenda Item: 10
Action Date: 10/01/2015
Plat Name: Blackstone Creek Sec 4
Developer: Castlerock Communities
Applicant: Brown & Gay Engineers, Inc.
App No/Type: 2015-2018 C3P

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	15.4300	Total Reserve Acreage:	5.1313
Number of Lots:	65	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 278
County	Zip	Key Map ©	City / ETJ
Harris	77396	376G	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)
- 148. Change street name(s) as indicated on the marked file copy. (133-134)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: DETENTION IS PROVIDED

Harris Engineer: 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)
 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)
 Coordinate with Harris County Traffic prior to recordation. (HC)
 Label stub street just outside plat boundary appears to be Elisa Springs Lane.(HC)
 Include existing recorded ROW for Sec 1 at vicinity map.(HC)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 10/01/2015
Plat Name: Bridgeland Parkland Village Sec 1
Developer: Bridgeland Development, LP
Applicant: Costello, Inc.
App No/Type: 2015-1927 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	28.3724	Total Reserve Acreage:	3.3557
Number of Lots:	93	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	366S	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
052. Bridgeland Creek Parkway Sec 4 must be recorded prior to or simultaneously with this plat.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

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: 11
Action Date: 10/01/2015
Plat Name: Bridgeland Parkland Village Sec 1
Developer: Bridgeland Development, LP
Applicant: Costello, Inc.
App No/Type: 2015-1927 C3F

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
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 in City of Houston's plat tracker. (HC)
Future ROWs on the south and east plat boundaries should be shown street layouts for other Sections.(Traffic)
Corner radii at Frog Pond Drive and ROW (not shown) next to south Plat Boundary should be to 30' for collector/collector. (Traffic)
UVE should be checked at Onion Creek Drive and Frog Pond Drive, and at Frog Pond Drive and at ROW (not shown) on the south of south plat boundary.(Traffic)
Record Creekside Bend Blvd stub and Bridgeland Creek PKWY prior to or simultaneously with this plat. label street names just outside plat boundaries.(HC)
Provide arrows to depict stub street names 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)
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)

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: 12
Action Date: 10/01/2015
Plat Name: Bridgeland Parkland Village Sec 2
Developer: Bridgeland Development, LP
Applicant: Costello, Inc.
App No/Type: 2015-1928 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	15.3033	Total Reserve Acreage:	3.2978
Number of Lots:	48	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	366S	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.

052. Bridgeland Parkland Village Sec 1 and Bridgeland Parkway Street Dedication Sec 5 must be recorded prior to or simultaneously with this plat.

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

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

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: 12
Action Date: 10/01/2015
Plat Name: Bridgeland Parkland Village Sec 2
Developer: Bridgeland Development, LP
Applicant: Costello, Inc.
App No/Type: 2015-1928 C3F

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
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 in City of Houston's plat tracker. (HC)
Depict all surrounding adjoining future Sections. Proposed plat has no ROW access. Provide access.(HC)
Depict boulevard going east/west at northern part of plat boundary.(HC)
Verify with COH if cul-de-sac suffixes should be circle or court.(HC-fred)
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)
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)

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: 10/01/2015
Plat Name: Cinco Ranch Northwest Sec 16
Developer: Nash Cinco NW, LLC
Applicant: Brown & Gay Engineers, Inc.
App No/Type: 2015-1943 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	24.0200	Total Reserve Acreage:	1.4925
Number of Lots:	62	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

047. Make minor corrections and additions as indicated on the marked file copy.
052. Cinco Ranch Section 18 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.

Fort Bend Engineer: ***This is a courtesy review the items listed here must be completed during the COH Plat review. The attached PDF document is a more extensive list of those items that must be address when submitting the plat and documents to Fort Bend County offices for our official review. Additional items may be discovered during the official submittal to Fort Bend County.***

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: 14
Action Date: 10/01/2015
Plat Name: Cinco Ranch Northwest Sec 18
Developer: Nash Cinco NW, LLC
Applicant: Brown & Gay Engineers, Inc.
App No/Type: 2015-1954 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	39.4200	Total Reserve Acreage:	19.7400
Number of Lots:	40	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 58
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	484N	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.

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.

Fort Bend Engineer: ***This is a courtesy review the items listed here must be completed during the COH Plat review. The attached PDF document is a more extensive list of those items that must be address when submitting the plat and documents to Fort Bend County offices for our official review. Additional items may be discovered during the official submittal to Fort Bend County.***

1. Dead end streets with permanent cul-de-sac turn around shall not exceed 800 feet.
2. Coordinate abandonment of Katy-Flewellen in this section.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 10/01/2015
Plat Name: Cinco Ranch Northwest Sec 19
Developer: Nash Cinco NW, LLC
Applicant: Brown & Gay Engineers, Inc.
App No/Type: 2015-1955 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	14.7000	Total Reserve Acreage:	0.9795
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:	Fort Bend County MUD 58
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	484N	ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

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.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

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

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Fort Bend Engineer: ***This is a courtesy review the items listed here must be completed during the COH Plat review. The attached PDF document is a more extensive list of those items that must be address when submitting the plat and documents to Fort Bend County offices for our official review. Additional items may be discovered during the official submittal to Fort Bend County.***

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION



Agenda Item: 16
Action Date: 10/01/2015
Plat Name: Comunidad De La Misericordia
Developer: RGG Services
Applicant: HRS and Associates, LLC
App No/Type: 2015-1946 C3P

Staff Recommendation:
Defer Chapter 42 planning standards

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:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	414P	ETJ

Conditions and Requirements for Approval

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

207.1. Staff requests a two week deferral.

Add the Long Replat paragraph.

Remove all Single Family notes and references from 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.

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)



Agenda Item: 17
Action Date: 10/01/2015
Plat Name: Conestoga Reserve
Developer: Conestoga Supply
Applicant: Replat Specialists
App No/Type: 2015-1902 C2

Staff Recommendation:
 Defer Chapter 42 planning standards. Provide revised drawing at an acceptable scale

Total Acreage:	40.5100	Total Reserve Acreage:	40.5100
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	Sheldon Road MUD
County	Zip	Key Map ©	City / ETJ
Harris	77044	418T	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
062. Provide an appropriate numeric and graphic scale. (20, 30, 40, 50, 60, or 100 feet) (42 & 44)
161. Provide for widening of thoroughfare. See Major Thoroughfare and Freeway Plan. (122) (MTF name)

Address stub street with new plat submittal

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 regarding required TIA. - Per HC Traffic
 Variance approval required to terminate Bauer Elm St at northern plat boundary. -Per HC Traffic
 ROW dedication should be verified if 20' is required or not. -Per HC Traffic
 Correct recording info for Sheldon Rd adjacent to plat boundary. (HC)
 Building line required along all adjacent ROW. (HC)
 Correct ROW width and call out recording info for adjacent Bauer Elm Street north of plat boundary. (HC)
 Correctly show boundaries of adjacent Reserves and correctly call out correct legal description. (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)



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 10/01/2015
Plat Name: Deerbrook Estates Sec 12
Developer: LGI Homes
Applicant: Pape-Dawson Engineers
App No/Type: 2015-1941 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	19.4090	Total Reserve Acreage:	0.4500
Number of Lots:	107	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 Drive Street Dedication Section 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: 18
Action Date: 10/01/2015
Plat Name: Deerbrook Estates Sec 12
Developer: LGI Homes
Applicant: Pape-Dawson Engineers
App No/Type: 2015-1941 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: 10' STM AND 10' WLE ARE OVERLAPPED, WHICH IS NOT ALLOWED, 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)

UVE along Stagewood Drive, W. of Moon Walk Drive should be included in Sec 12 and fence line of Lots 1 & 2, Block 6 should be established accordingly (Traffic)

Construction plans to include Stagewood Drive inside plat (and outside if necessary) for completion of Stagewood circulation from Kenswick to Deerbrook Estates Section 11.(Traffic)

Stagewood Drive will need to be constructed to Kenswick Lane before final acceptance of section 12 (HC)

Stagewood drive street dedication Sec 1 and Deerbrook estates Sec 11 will need to be recorded (HC) prior to or simultaneously with this plat (HC)

Provide recording information for Sec 11.(HC)

Address small sliver needed to complete cutback for Tullibee Lane. (HC)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 10/01/2015
Plat Name: El Fenice Sec 1
Developer: Johnson Atala
Applicant: REKHA ENGINEERING, INC.
App No/Type: 2015-1791 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.5000	Total Reserve Acreage:	0.0129
Number of Lots:	13	Number of Multifamily Units:	0
COH Park Sector:	9	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	77057	491W	City

Conditions and Requirements for Approval

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)

Show 10' along street W.L.E or provide private water system note.
Show F.H.E

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project.
City Engineer: DETENTION IS REQUIRED

PWE Traffic: The effective width of the street is approximately 40 feet wide which makes it acceptable to allow parking on both sides of the street. On-street parking can be used to meet the guest parking requirement.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 10/01/2015
Plat Name: Elyson Sec 2
Developer: NASH FM 529, LLC
Applicant: Brown & Gay Engineers, Inc.
App No/Type: 2015-1976 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	10.3600	Total Reserve Acreage:	0.9244
Number of Lots:	31	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 457
County	Zip	Key Map ©	City / ETJ
Harris	77493	405T	ETJ

Conditions and Requirements for Approval

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

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)
Coordinate with HC Traffic regarding driveways on corner lots prior to recordation. (HC)
Call out recording info for all easements recorded adjacent to plat boundary. (HC)
Call out ROW width and recording info for adjacent Elyson Falls Dr outside plat boundary. (HC)
Call out recording info for adjacent Sec 1. (HC)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 10/01/2015
Plat Name: Evanelica Apostles Reserve on Ashford Point
Developer: iglesia evanelica
Applicant: Replat Specialists
App No/Type: 2015-1718 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.1624	Total Reserve Acreage:	2.1624
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77082	528C	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.

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.

PWE Utility Analysis: A Wastewater Capacity Reservation (Long Form) is required for this project.
City Engineer: DETENTION IS REQUIRED AND NEED B.L.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 10/01/2015
Plat Name: Faith International Fellowship
Developer: Faith International Fellowship
Applicant: E.I.C. Surveying Company
App No/Type: 2015-1925 C2

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	4.0390	Total Reserve Acreage:	4.0390
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:	Grant Road PUD
County	Zip	Key Map ©	City / ETJ
Harris	77429	368C	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.
208. Staff requests a two week deferral to allow time for the applicant to submit a general plan.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

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)
Establish a 25' building line by this plat.(HC)
Limited scope TIA will be required to confirm median opening, left turn lane and driveway requirements. (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: 23
Action Date: 10/01/2015
Plat Name: Fall Creek Dental Plaza
Developer: FALL CREEK DENTAL PLAZA, LLC
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2015-1919 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.4100	Total Reserve Acreage:	1.4100
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	77396	375V	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.

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 the following 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.

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)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 10/01/2015
Plat Name: FM Town Square
Developer: Beauty Empire, LLC
Applicant: HRS and Associates, LLC
App No/Type: 2015-1870 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.3935	Total Reserve Acreage:	3.3935
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 30
County	Zip	Key Map ©	City / ETJ
Fort Bend	77083	527J	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)

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

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 10/01/2015
Plat Name: FM Town Square
Developer: Beauty Empire, LLC
Applicant: HRS and Associates, LLC
App No/Type: 2015-1870 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Fort Bend Engineer: ***This is a courtesy review the items listed here must be completed during the COH Plat review. The attached PDF document is a more extensive list of those items that must be address when submitting the plat and documents to Fort Bend County offices for our official review. Additional items may be discovered during the official submittal to Fort Bend County.***

1. 30 ft. radii required for curb returns or corner cut of 25 ft. by 25 ft. required at the intersection of FM 1464 and Clodine Road.
2. Remove the paragraph which references Harris County Road Law under the owners acknowledgement.
3. Provide reserves for drainage detention areas.

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: 25
Action Date: 10/01/2015
Plat Name: Greenhouse Road Street Dedication Sec 5
Developer: CW SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No/Type: 2015-1968 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	8.6570	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 503
County	Zip	Key Map ©	City / ETJ
Harris	77433	367N	ETJ

Conditions and Requirements for Approval

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)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

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

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Harris 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)

Verify if the MUD has ownership within the plat boundary. (HC)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 10/01/2015
Plat Name: Harvest Corner Drive Street Dedication Sec 1
Developer: Johnson Development
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2015-1970 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	7.7000	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:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	566B	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)
- 073.2. Subdivision name shown of the face of the plat must match the subdivision name shown on the CPC101 Form.
148. Change street name(s) as indicated on the marked file copy. (133-134)

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: ***This is a courtesy review the items listed here must be completed during the COH Plat review. The attached PDF document is a more extensive list of those items that must be address when submitting the plat and documents to Fort Bend County offices for our official review. Additional items may be discovered during the official submittal to Fort Bend County.***

1. Change all 25 ft. radii along Harvest Corner Drive to 30 ft. radii.

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: 10/01/2015
Plat Name: Harvest Corner Drive Street Dedication Sec 2
Developer: Johnson Development
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2015-1990 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.5000	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:	Fort Bend County MUD 134 A
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	526Y	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)
- 073.2. Subdivision name shown of the face of the plat must match the subdivision name shown on the CPC101 Form.

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: ***This is a courtesy review the items listed here must be completed during the COH Plat review. The attached PDF document is a more extensive list of those items that must be address when submitting the plat and documents to Fort Bend County offices for our official review. Additional items may be discovered during the official submittal to Fort Bend County.***

1. Minimum centerline radius for minor collector streets is 850 ft.
 2. Remove the 1 ft. reserve along the high school tract.
- City Engineer: OK



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 10/01/2015
Plat Name: Harvest Green Sec 9
Developer: Johnson Development
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2015-1973 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	14.5000	Total Reserve Acreage:	3.2100
Number of Lots:	33	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	566G	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.

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)

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

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

Provide contour lines at final submittal.

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: 29
Action Date: 10/01/2015
Plat Name: Harvest Green Sec 10
Developer: Johnson Development
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2015-1977 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	13.9000	Total Reserve Acreage:	2.8600
Number of Lots:	27	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	566B	ETJ

Conditions and Requirements for Approval

020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (156)

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)

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

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

1) Show contour lines at final submittal.

2) Harvest Corner Drive Street Dedication Sec 1 must be recorded prior / simultaneously.

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 County Flood Control District: HCFCD Review - Plat is in Fort Bend County please include Key Map information on the Vicinity Map.

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: 30
Action Date: 10/01/2015
Plat Name: Harvest Green Sec 11
Developer: Johnson Development
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2015-1981 C3P

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	17.4000	Total Reserve Acreage:	2.7200
Number of Lots:	60	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 134 A
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	566B	ETJ

Conditions and Requirements for Approval

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

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

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)

150. Provide a second point of access to a public street when the total number of lots exceeds 150. (190)

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

1) Harvest Corner Drive Street Dedication Sec 1 must be recorded prior to / simultaneously.

2) Harvest Corner Drive Street Dedication Sec 2 must be recorded prior to / simultaneously. (for 2nd pt 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.

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: 31
Action Date: 10/01/2015
Plat Name: Harvest Green Sec 12
Developer: Johnson Development
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2015-1984 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	19.0000	Total Reserve Acreage:	1.2700
Number of Lots:	79	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 134 A
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	566B	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.

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

150. Provide a second point of access to a public street when the total number of lots exceeds 150. (190)

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

1) Show contour lines at final submittal.

2) Harvest Corner Drive Street Dedication Sec 1 must be recorded prior to / simultaneously.

3) Harvest Corner Drive Street Dedication Sec 2 must be recorded prior to / simultaneously. (for 2 pts 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 10/01/2015
Plat Name: Harvest Green Sec 12
Developer: Johnson Development
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2015-1984 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Fort Bend Engineer: ***This is a courtesy review the items listed here must be completed during the COH Plat review. The attached PDF document is a more extensive list of those items that must be address when submitting the plat and documents to Fort Bend County offices for our official review. Additional items may be discovered during the official submittal to Fort Bend County.***

1. 30 ft. radii required for curb returns at the intersection of Harvest Corner Drive and Golden Crest Crossing.
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: 32
Action Date: 10/01/2015
Plat Name: Harvest Green Sec 13
Developer: Johnson Development
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2015-1986 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	27.5000	Total Reserve Acreage:	2.1200
Number of Lots:	123	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 134 A
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	526X	ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (156)

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown of the face of the plat.

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)

150. Provide a second point of access to a public street when the total number of lots exceeds 150. (190)

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

1) Harvest Corner Drive Street Dedication Sec 1 must be recorded prior to / simultaneously.

2) Harvest Corner Drive Street Dedication Sec 2 must be recorded prior to / simultaneously. (for 2 pts of access)

3) Provide contour lines at final submittal.

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



Agenda Item: 33
Action Date: 10/01/2015
Plat Name: Homecrest Plaza
Developer: Kima Investments Inc
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2015-1936 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.0670	Total Reserve Acreage:	0.0670
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	375N	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)

Revise 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.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater capacity Reservation letter is required for this project before replat.

City Engineer: DETENTION IS REQUIRED

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 10/01/2015
Plat Name: Hudson Manor
Developer: HIGHHEELS TO HARDHATS
Applicant: Texas Legal Media
App No/Type: 2015-1766 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.5230	Total Reserve Acreage:	0.0050
Number of Lots:	9	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452Q	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.

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)

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

178. With a 90-degree angle the intersection shall have a 10-ft. radius. (129, 231)

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)

Widen the pavement for West 35th street along the 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.

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

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 (9 units) of dwelling units.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 10/01/2015
Plat Name: Indian Hills
Developer: Del Papa Properties LLC
Applicant: Town and Country Surveyors
App No/Type: 2015-1787 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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)

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: 35
Action Date: 10/01/2015
Plat Name: Indian Hills
Developer: Del Papa Properties LLC
Applicant: Town and Country Surveyors
App No/Type: 2015-1787 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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)

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)

A second deferral is requested so applicant can discuss issues with city of Houston (HC)

1. Does a common interest amongst property owners trigger a general plan submittal
2. Does approving plat create landlocked property to the east?

Property acreage may need to include private easement area (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: 36
Action Date: 10/01/2015
Plat Name: Interfield Business Park replat no 1
Developer: Interfield, Inc.
Applicant: The Interfield Group
App No/Type: 2015-1988 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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.

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 applicant shall provide 6' sidewalk, 3" caliper trees and maximum 8' semi-opaque or wrought iron fence along Studewood Street.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater capacity Reservation letter is required for this project.
City Engineer: DETENTION IS REQUIRED

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

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: 10/01/2015
Plat Name: International Tech Park Sec 1
Developer: Platinum Ridge, L.P.
Applicant: Hovis Surveying Company Inc.
App No/Type: 2015-1929 C3P

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	27.6280	Total Reserve Acreage:	26.0600
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

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.

Humble Parkway has to be included on this plat aswell as the area on the South East corner as marked on the markup file.

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.
Addressing: According to USPS, "park" is already considered a street type, and does not require "road" to follow to establish a street type.
City Engineer: DETENTION IS REQUIRED 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: 38
Action Date: 10/01/2015
Plat Name: Jason One Development
Developer: Richard W Fallin
Applicant: Hovis Surveying Company Inc.
App No/Type: 2015-1852 C2

Staff Recommendation:
Withdraw

Total Acreage:	5.1561	Total Reserve Acreage:	5.1561
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	77071	570F	City

Conditions and Requirements for Approval

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: DETENTION IS REQUIRED

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

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: 10/01/2015
Plat Name: Lakes of Bella Terra Sec 36
Developer: LOB Limited Partnership
Applicant: M2L Associates, Inc.
App No/Type: 2015-1999 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.9640	Total Reserve Acreage:	0.3780
Number of Lots:	24	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 133
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	525J	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.

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

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

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

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

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: ***This is a courtesy review the items listed here must be completed during the COH Plat review. The attached PDF document is a more extensive list of those items that must be address when submitting the plat and documents to Fort Bend County offices for our official review. Additional items may be discovered during the official submittal to Fort Bend County.***

1. Remove plat note #6 as it does not apply to this section.

2. 30 ft. radii required for curb returns at the intersection of Via Mazzini Way and Luna Rosa Drive.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION



Agenda Item: 40
Action Date: 10/01/2015
Plat Name: Lakes of Bella Terra Sec 37
Developer: LOB Limited Partnership
Applicant: M2L Associates, Inc.
App No/Type: 2015-2002 C3P

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	6.9950	Total Reserve Acreage:	0.5120
Number of Lots:	24	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 133
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	525J	ETJ

Conditions and Requirements for Approval

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown of the face of the plat.

047. 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. Lakes of Bella Terra Section 36 must be recorded prior to or simultaneously with this plat.

1. This plat must be recorded prior to or simultaneously to Lakes of Bella Terra Section 38.

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: ***This is a courtesy review the items listed here must be completed during the COH Plat review. The attached PDF document is a more extensive list of those items that must be address when submitting the plat and documents to Fort Bend County offices for our official review. Additional items may be discovered during the official submittal to Fort Bend County.***

1. All building lines along Villa Lisa Court are required to be 25 ft. minimum.
2. 30 ft. curb return is required at the intersection of Katy-Gaston Road and Luna Bella Way.
3. Provide some type of island at the loop of Villa Lisa Court to prevent potential vehicle conflicts.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 10/01/2015
Plat Name: Lakes of Bella Terra Sec 38
Developer: LOB Limited Partnership
Applicant: M2L Associates, Inc.
App No/Type: 2015-2004 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	7.6130	Total Reserve Acreage:	0.7390
Number of Lots:	32	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 133
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	525J	ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown of the face of the plat.

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

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

052. Lakes of bella terra sec 36 must be recorded prior to or simultaneously with this plat.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Fort Bend Engineer: ***This is a courtesy review the items listed here must be completed during the COH Plat review. The attached PDF document is a more extensive list of those items that must be address when submitting the plat and documents to Fort Bend County offices for our official review. Additional items may be discovered during the official submittal to Fort Bend County.***

1. All building lines along Via Viale Court Are required to be 25 ft. minimum.
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: 42
Action Date: 10/01/2015
Plat Name: Lamar Consolidated ISD Elementary School No 24
Developer: LAMAR CISD
Applicant: Jones & Carter, Inc.
App No/Type: 2015-1985 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	14.9000	Total Reserve Acreage:	14.7400
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524S	ETJ

Conditions and Requirements for Approval

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.

Fort Bend Engineer: ***This is a courtesy review the items listed here must be completed during the COH Plat review. The attached PDF document is a more extensive list of those items that must be address when submitting the plat and documents to Fort Bend County offices for our official review. Additional items may be discovered during the official submittal to Fort Bend County.***

1. Submit Traffic Impact Study according to Section 2.15 of the FBC Platting Policy.

2. Add 10 ft. landscape reserve adjacent to FM 359.

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: 43
Action Date: 10/01/2015
Plat Name: Lonestar College Kingwood Process Technology Center
Developer: TERAN GROUP
Applicant: Teran Group LLC
App No/Type: 2015-1958 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	8.2897	Total Reserve Acreage:	8.2897
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 402
County	Zip	Key Map ©	City / ETJ
Harris	77044	376Z	ETJ

Conditions and Requirements for Approval

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

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

047. 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.

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: "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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 10/01/2015
Plat Name: Lonestar College Kingwood Process Technology Center
Developer: TERAN GROUP
Applicant: Teran Group LLC
App No/Type: 2015-1958 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)

Dedicate 10' of ROW along Lockwood Rd. (HC)

Realign 25' BL after along additional ROW dedication. (HC)

Verify total ROW width and complete recording info for Lockwood Rd. Additional ROW was dedicated by plat on east side of Lockwood 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)

Add HC Landscape note. (HC)

Plat name must match CPC101 in all occurrences on plat. (HC)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 10/01/2015
Plat Name: Memas
Developer: Memas Enterprises
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2015-1931 C3F

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

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)

1. Add new 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.

2. Add additional Reason for Replat on plat: to eliminate 17' Garage BL

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%

PWE Traffic: No comment.

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: 45
Action Date: 10/01/2015
Plat Name: Milby Street Reserve
Developer: Blanca Garza-Bianco
Applicant: Total Surveyors, Inc.
App No/Type: 2015-2001 C3F

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

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)

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. 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."

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater capacity Reservation letter is required for this project before replat.
City Engineer: DETENTION IS REQUIRED

PWE Traffic: No comment.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 10/01/2015
Plat Name: Morning Creek Springs Lane Street Dedication Sec 1
Developer: Friendswood Development Co.
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2015-2000 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.3000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77365	297K	City

Conditions and Requirements for Approval

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

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

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

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

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

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

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

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: OK

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: 10/01/2015
Plat Name: Nijadhar Development
Developer: Nijadhar, LLC
Applicant: Doshi Engineering & Surveying Company
App No/Type: 2015-1875 C3F

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	15.0478	Total Reserve Acreage:	14.7732
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 FWSD 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	567D	ETJ

Conditions and Requirements for Approval

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.

158. Provide for the dedication of widening for McKaskle Rd as indicated on the marked file copy.

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (long replat paragraph).

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.

Fort Bend Engineer: ***This is a courtesy review the items listed here must be completed during the COH Plat review. The attached PDF document is a more extensive list of those items that must be address when submitting the plat and documents to Fort Bend County offices for our official review. Additional items may be discovered during the official submittal to Fort Bend County.***

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

2. Provide construction plans for the left turn lanes if required per the TIA.

City Engineer: DETENTION IS REQUIRED



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 10/01/2015
Plat Name: Peace of Country
Developer: Hamant Patel
Applicant: KM Surveying LLC
App No/Type: 2015-1772 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.1940	Total Reserve Acreage:	11.1940
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:	Open Ditch	Utility District:	New Caney MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	256R	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.

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)

PWE:This project must obtained public utilities form the MUD in the area.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: DETENTION 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: 49
Action Date: 10/01/2015
Plat Name: Pine Trace Village Sec 6
Developer: Pine Trace Village, LLC
Applicant: R.G. Miller Engineers
App No/Type: 2015-1965 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	25.5300	Total Reserve Acreage:	6.6060
Number of Lots:	72	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 480
County	Zip	Key Map ©	City / ETJ
Harris	77375	289C	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. 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."

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: 49
Action Date: 10/01/2015
Plat Name: Pine Trace Village Sec 6
Developer: Pine Trace Village, LLC
Applicant: R.G. Miller Engineers
App No/Type: 2015-1965 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)
Depict future a Sec 7 layout ust east of plat boundary.(HC)
Record ALL adjoining easements shown on the perimeter of plat or remove prior to the recordation of this plat. (HC)
Driveways proposed to be located on corner lots may not be located within any portion of the public street curb radii. (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)
Project is adjacent to HCFCD interests, applicant must directly contact Harris County Flood Control District for requirements, including right-of-way dedication. A plat release letter is required. (HC)

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: 50
Action Date: 10/01/2015
Plat Name: Pine Trace Village Sec 7
Developer: Pine Trace Village, LLC
Applicant: R.G. Miller Engineers
App No/Type: 2015-1983 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	18.9200	Total Reserve Acreage:	4.2350
Number of Lots:	74	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 480
County	Zip	Key Map ©	City / ETJ
Harris	77375	289C	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.

052. Pine Trace Village Section 6 must be recorded prior to or simultaneously with this plat.

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)

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: 50
Action Date: 10/01/2015
Plat Name: Pine Trace Village Sec 7
Developer: Pine Trace Village, LLC
Applicant: R.G. Miller Engineers
App No/Type: 2015-1983 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)

Label stub street just outside plat boundary.(H)

Sec 6 shall be recorded prior to or simultaneously with this plat.(HC)

Record ALL adjoining easements shown on the perimeter of plat or remove prior to the recordation of this plat. (HC)

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

Project is adjacent to HCFCD interests, applicant must directly contact Harris County Flood Control District for requirements, including right-of-way dedication. A plat release letter is required. (HC)

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)

Label stub street just outside plat boundary.(H)

Sec 6 shall be recorded prior to or simultaneously with this plat.(HC)

Record ALL adjoining easements shown on the perimeter of plat or remove prior to the recordation of this plat. (HC)

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

Project is adjacent to HCFCD interests, applicant must directly contact Harris County Flood Control District for requirements, including right-of-way dedication. A plat release letter is required. (HC)

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: 10/01/2015
Plat Name: Prosperity Media Ventures
Developer: Prosperity Media Ventures
Applicant: Hovis Surveying Company Inc.
App No/Type: 2015-1930 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	3.5249	Total Reserve Acreage:	3.1743
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	77040	410T	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.
135. Provide a minimum 60-foot public street, or access documented by a GP, to serve land locked tract to east.
151. Revise the public street system 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)
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.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 10/01/2015
Plat Name: Royal Brook at Kingwood Sec 13
Developer: Friendswood Development Co.
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2015-1993 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	12.9000	Total Reserve Acreage:	0.7900
Number of Lots:	43	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:	Montgomery County MUD 24
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	297K	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.
053. Change street name(s) if indicated on the file copy to avoid duplication.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.

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: 53
Action Date: 10/01/2015
Plat Name: Royal Brook at Kingwood Sec 14
Developer: Friendswood Development Co.
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2015-1996 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	8.9000	Total Reserve Acreage:	1.1900
Number of Lots:	33	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77365	297K	City

Conditions and Requirements for Approval

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

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

052. A C3N partial replat of Royal Brook Manor Drive and Reserve, to create a Park instead of landscape/open space, must be recorded prior to or simultaneously with this sec. Also, adjoining Morning Creek Springs Lane, 2015-2000, must be recorded prior to or simultaneously with this plat.

063. All appropriate engineering and surveying data shall be shown. (42 & 44) Also provide approved drainage plan at final submission.

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

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

134.3. Park land dedication size does not meet the minimum Park contiguous land size of 0.5 acre in the urban area and 1.00 acres in the suburban area. Must pay the fee in lieu of dedication in the amount pursuant to 42-253. Add Fees in Lieu Note to 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.

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: 54
Action Date: 10/01/2015
Plat Name: Royal Brook at Kingwood Sec 15
Developer: Friendswood Development Co.
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2015-1998 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	17.3000	Total Reserve Acreage:	1.9000
Number of Lots:	60	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:	Montgomery County MUD 24
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	297F	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. Sec 8 must be recorded prior to or simultaneously with this plat.
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.

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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 10/01/2015
Plat Name: Service Transport Company
Developer: EDSM
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2015-1971 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	25.6275	Total Reserve Acreage:	25.6275
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77075	575P	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)

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

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 Ordinances #2008-1052 and #2009-825, this project may be subject to the Houston Airport System sound and height ordinance.

City Engineer: DETENTION IS REQUIRED

PWE Traffic: No comment.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 10/01/2015
Plat Name: Southridge Crossing Sec 5
Developer: Pulte Homes of Texas, L.P.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2015-1960 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	13.6610	Total Reserve Acreage:	0.4940
Number of Lots:	83	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 460
County	Zip	Key Map ©	City / ETJ
Harris	77048	574Z	City

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.

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)

134.6. The then-current fee in lieu of dedication shall be applied to this number (83 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: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

PWE Traffic: Parking can be accommodated on-street.

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 (83 units) of dwelling units.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 10/01/2015
Plat Name: Southridge Crossing Sec 6
Developer: Pulte Homes of Texas, L.P.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2015-1962 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	9.9740	Total Reserve Acreage:	0.0000
Number of Lots:	55	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 460
County	Zip	Key Map ©	City / ETJ
Harris	77048	574V	City

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.

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: 10' WLE CONTINUES AND BECOMES 10' SSE IN SEVERAL STREETS. MAKE SURE THAT THE SUBDIVISION HAS DETENTION 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.

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

Addressing: Suggest using "Court" or "Circle" for future developments that have cul-de-sacs.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 10/01/2015
Plat Name: Southridge Crossing Sec 7
Developer: Pulte Homes of Texas, L.P.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2015-1964 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	30.4320	Total Reserve Acreage:	17.9320
Number of Lots:	59	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 460
County	Zip	Key Map ©	City / ETJ
Harris	77048	574Z	City

Conditions and Requirements for Approval

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

041. Easements dedicated by separate instrument shown on the plat and not located adjacent to a common property line must be vacated, abandoned and rededicated prior to recordation.

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

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: 10' WLE CONTINUES AND BECOMES 10' SSE IN SEVERAL STREETS.

PWE Utility Analysis: A wastewater Capacity Reservation letter is required for this site.

PWE Traffic: Parking can be accommodated on-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.



Agenda Item: 59
Action Date: 10/01/2015
Plat Name: Southwest Police Station
Developer: Kuo & Associates, Inc
Applicant: Kuo & Associates, Inc
App No/Type: 2015-1904 C2

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	13.8625	Total Reserve Acreage:	13.8625
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77045	571H	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)

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)

214. Subdivision plat is out of a greater sized tract. Submit a GP for the entire tract.

Add new 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."

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: 59
Action Date: 10/01/2015
Plat Name: Southwest Police Station
Developer: Kuo & Associates, Inc
Applicant: Kuo & Associates, Inc
App No/Type: 2015-1904 C2

Staff Recommendation:
Defer Additional
information reqd

PWE Utility Analysis: A Wastewater Capacity reservation letter(Long Form) is required for this project.
City Engineer: B.L. MAY NEED TO BE 25' INSTEAD OF 10' DUE TO WATER METER, ALSO 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.

PWE Traffic: No Comments.

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: 10/01/2015

Plat Name: Stablewood Court

Developer: Stablewood Farms Estates LTD.

Applicant: Costello, Inc.

App No/Type: 2015-1991 C3F

Staff Recommendation:

Defer Applicant request

Total Acreage:	9.2412	Total Reserve Acreage:	0.3273
Number of Lots:	47	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	327U	ETJ

Conditions and Requirements for Approval

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

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

047. 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 *****.

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

140. Total number of single-family detached residential units along a cul-de-sac can not exceed 35. Approved variance is no longer applicable since existing conditions have changed.

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60

Action Date: 10/01/2015

Plat Name: Stablewood Court

Developer: Stablewood Farms Estates LTD.

Applicant: Costello, Inc.

App No/Type: 2015-1991 C3F

Staff Recommendation:

Defer Applicant request

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)

Project is adjacent to HCFCD interests, applicant must directly contact Harris County Flood Control District for requirements, including right-of-way dedication. A plat release letter is required. (HC)

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)

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 10/01/2015
Plat Name: Towne Lake North GP
Developer: CW SCOA West, L.P., A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2015-1966 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	632.0000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 503
County	Zip	Key Map ©	City / ETJ
Harris	77433	367J	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.

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.

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)

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: 10/01/2015
Plat Name: Towne Lake Sec 42
Developer: CW SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No/Type: 2015-1948 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	41.8000	Total Reserve Acreage:	8.2600
Number of Lots:	100	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 502
County	Zip	Key Map ©	City / ETJ
Harris	77433	367S	ETJ

Conditions and Requirements for Approval

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

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.

052. Future development to the west must include the lake/detention and 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)

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

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."

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: 10/01/2015
Plat Name: Towne Lake Sec 42
Developer: CW SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No/Type: 2015-1948 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION
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)
Required UVE has not been shown at Reserve A. -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)
Verify spelling of "Twilight" Shores Ln. (HC)
Towne Lake Pkwy St Dedication Sec 2 must be recorded prior to or simultaneously with this plat. (HC)
Add HC Landscape note. (HC)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 10/01/2015
Plat Name: Treeline North
Developer: Treeline North Estates, L.P.
Applicant: Costello, Inc.
App No/Type: 2015-1995 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	20.7200	Total Reserve Acreage:	5.1191
Number of Lots:	52	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Northwest Harris County MUD 5
County	Zip	Key Map ©	City / ETJ
Harris	77377	328M	ETJ

Conditions and Requirements for Approval

013. Provide written approval of plat with Recordation Package from the following pipeline company(s). (Trunkline Gas Company; United Gas Pipeline Company)

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.



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 10/01/2015
Plat Name: Treeline North
Developer: Treeline North Estates, L.P.
Applicant: Costello, Inc.
App No/Type: 2015-1995 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)

Coordinate with HC Traffic regarding required UVEs at Treetop Hills Lane at N. Eldridge Pkwy. -Per HC Traffic Corner ROW radius at Treetop Hills Lane and N. Eldridge Pkwy should be 30'. -Per HC Traffic

Limited scope TIA required, for documentation of N. Eldridge median opening and left turn lane requirements. Alternate approaches: construct asphalt left turn lane with Treeline North plans or enter into an agreement with the County for future construction of a concrete median opening and left turn lane with the County widening project. -Per HC Traffic

CIP Group approval is required for site plans approval and Plat Recordation. Project Manager Tina Liu should be contacted. -Per HC Traffic

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

Establish BL within Reserve B. (HC)

Add label "See inset" in reference to the street names not shown. (HC)

Display all street name breaks. (HC)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 10/01/2015
Plat Name: Tricons Crawford Street Estates partial replat no 1
Developer: Tricon Homes, Inc.
Applicant: TKE Development Services, Ltd.
App No/Type: 2015-1957 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1776	Total Reserve Acreage:	0.0000
Number of Lots:	3	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	77004	493X	City

Conditions and Requirements for Approval

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

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

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 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: 65
Action Date: 10/01/2015
Plat Name: Via Mazzini Way Reserve Sec 1
Developer: L.O.B. LIMITED PARTNERSHIP
Applicant: Benchmark Engineering Corp.
App No/Type: 2015-1978 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.7270	Total Reserve Acreage:	0.6760
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:	Fort Bend County MUD 133
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	525E	ETJ

Conditions and Requirements for Approval

013. Provide written approval of plat with Recordation Package from the following pipeline company(s). (Southcross Gulf Coast Transmission Ltd.)

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.

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)

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."

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: 10/01/2015
Plat Name: Via Mazzini Way Reserve Sec 1
Developer: L.O.B. LIMITED PARTNERSHIP
Applicant: Benchmark Engineering Corp.
App No/Type: 2015-1978 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Fort Bend Engineer: ***This is a courtesy review the items listed here must be completed during the COH Plat review. The attached PDF document is a more extensive list of those items that must be address when submitting the plat and documents to Fort Bend County offices for our official review. Additional items may be discovered during the official submittal to Fort Bend County.***

1. Submit no objection letter from the Toll Road Authority for the connections to their right-of-way.
2. 30 ft. radii required for curb returns at the intersection of Via Mazzini Way and Luna Rosa Drive.
3. 35 ft. radii required for connections to FM 1093.
4. Provide TxDOT approval for the connection to FM 1093.

City Engineer: OK

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: 10/01/2015
Plat Name: Villatoro on Church Street
Developer: pedro villatoro
Applicant: Replat Specialists
App No/Type: 2015-1618 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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)

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)

"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.

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: 67
Action Date: 10/01/2015
Plat Name: Westfield Village GP
Developer: KECH I Ltd
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2015-1967 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1560.8000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Northwest Harris County MUD 12
County	Zip	Key Map ©	City / ETJ
Harris	77449	446A	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)

088. Minimum reserve size shall be 5000 square feet having 60' frontage along at least one public street with a right-of-way not less than 60 feet. (192)

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

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

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)

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

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67

Action Date: 10/01/2015

Plat Name: Westfield Village GP

Developer: KECH I Ltd

Applicant: BGE|Kerry R. Gilbert Associates

App No/Type: 2015-1967 GP

Staff Recommendation:

Approve the plat subject to the conditions listed

Harris County Flood Control District: Additional drainage right-of-way will be needed along Bear Creek

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

Coordinate with HC Traffic prior to recording future sections. (HC)

100 ft tangent approaches at major intersections and other intersections likely to be signalized.-Per HC CIP

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: 10/01/2015
Plat Name: Westhaven Villas Sec 1 partial replat no 3
Developer: Johnson Atala
Applicant: REKHA ENGINEERING, INC.
App No/Type: 2015-1793 C3F

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

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)

187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

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

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

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 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 9.

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: 10/01/2015
Plat Name: Willow Springs Sec 9
Developer: KB Home
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2015-1997 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	18.5500	Total Reserve Acreage:	2.6900
Number of Lots:	69	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:	Mount Houston Road MUD
County	Zip	Key Map ©	City / ETJ
Harris	77038	411H	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.

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 10/01/2015
Plat Name: Willow Springs Sec 9
Developer: KB Home
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2015-1997 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.
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)

C3 and C6 ROW radii should be 35 ft and C2 and C7 ROW radii should be 30 ft. -Per HC CIP

Curve Table is missing. (Traffic)

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

Coordinate with HC Traffic prior to recordation 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)

Remove hatch from West Rd. (HC)

Call out correct ROW width and recording info for adjacent National Ridge Way outside plat boundary. (HC)

Call out legal description for adjacent Reserve A outside plat boundary. (HC)

Call out recording info for adjacent West Rd outside plat boundary. (HC)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 10/01/2015
Plat Name: Willowcreek Ranch Sec 6
Developer: CC Telge Road, L.P., - A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2015-1951 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2700	Total Reserve Acreage:	0.2700
Number of Lots:	0	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:	Combination	Utility District:	Harris County MUD 416
County	Zip	Key Map ©	City / ETJ
Harris	77377	288S	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. Willowcreek Ranch Sec 7 must be recorded prior to or simultaneously with this plat.

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

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.

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)

Sec 7 must be recorded prior to or simultaneously with this plat. (HC)

Correct acreage in dedicatory language. (HC)



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 10/01/2015
Plat Name: Willowcreek Ranch Sec 9
Developer: CC Telge Road, L.P. - A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2015-1952 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	41.3000	Total Reserve Acreage:	6.2700
Number of Lots:	28	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:	Combination	Utility District:	Harris County MUD 416
County	Zip	Key Map ©	City / ETJ
Harris	77377	288S	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. Willow Creek Ranch Sec 8 must be recorded prior to or simultaneously with this plat.

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

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: 71
Action Date: 10/01/2015
Plat Name: Willowcreek Ranch Sec 9
Developer: CC Telge Road, L.P. - A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2015-1952 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)

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)

Provide centerline distances for all private streets.(HC)

Provide correct key map page at vicinity map.(HC)

WB left turn lane will be required on Holderrieth Road at Three Bars Trail (pvt) (Traffic)

UVE should be checked at Three Bars Trail (pvt) and Holderrieth Road (Traffic)

Establish/label a building setback line at rear of lots along proposed Holderrieth Road.(HC)

Provide complete recording information for Holderrieth Road.(HC)

Provide recording information for access easement shown at the northwestern part of plat along Holderrieth Road.(HC)

Contact HC @ 713-755-7103 regarding Holderrieth Road alignment adjustment.(HC-Jacob)

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: 10/01/2015

Plat Name: Woodlands Village of Indian Springs Sec 30

Developer: THE WOODLANDS LAND DEVELOPMENT COMPANY, LP

Applicant: LJA Engineering, Inc.- (West Houston Office)

App No/Type: 2015-1842 C2

Staff Recommendation:

Withdraw

Total Acreage:	2.1910	Total Reserve Acreage:	2.1910
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:	Montgomery County MUD 60
County	Zip	Key Map ©	City / ETJ
Montgomery	77382	216X	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.

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: 73
Action Date: 10/01/2015
Plat Name: Albion partial replat no 1
Developer: Texas InTownHomes, LLC
Applicant: TKE Development Services, Ltd.
App No/Type: 2015-2017 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	1.2590	Total Reserve Acreage:	0.0240
Number of Lots:	31	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77025	532W	City

Conditions and Requirements for Approval

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 to 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: 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: 74
Action Date: 10/01/2015
Plat Name: Benchmark Business Park
Developer: Benchmark Insurance Group
Applicant: The Interfield Group
App No/Type: 2015-1972 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4511	Total Reserve Acreage:	0.4511
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	77008	452Q	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 for this project.
City Engineer: DETENTION IS REQUIRED

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

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: 10/01/2015
Plat Name: Chateaus on Roy Street
Developer: LACASA INTERNATIONAL
Applicant: ICMC GROUP INC
App No/Type: 2015-1949 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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492L	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)

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.

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 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: 76
Action Date: 10/01/2015
Plat Name: Cove at Bingham
Developer: SST Development, LLC
Applicant: MOMENTUM ENGINEERING
App No/Type: 2015-1747 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1500	Total Reserve Acreage:	0.0000
Number of Lots:	4	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	493G	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)

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)

221. Fully dimension all shared driveways. (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.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 10/01/2015
Plat Name: Eado Point
Developer: Cityside Homes, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2015-1886 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.4980	Total Reserve Acreage:	0.2014
Number of Lots:	56	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	493V	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
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.

PWE Utility Analysis: A Wastewater capacity reservation letter (Long Form) 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 DRAINAGE PLAN IS APPROVED, MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

PWE Traffic: Remove the parking spot closest to the westernmost driveway on Pease and install a stop sign and stop bar for traffic coming out of the property. These comments are illustrated in the attached document.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 10/01/2015
Plat Name: East Nasa Parkway Apartments
Developer: Flight Center, LTD
Applicant: Brown & Gay Engineers, Inc.
App No/Type: 2015-1938 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	8.5730	Total Reserve Acreage:	8.5730
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	21	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77058	618V	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.

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (long replat paragraph).

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

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

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project to replat.
City Engineer: DETENTION IS REQUIRED

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 10/01/2015
Plat Name: Gomez Reserve on Crosstimbers
Developer: R. Gomez Investment
Applicant: Replat Specialists
App No/Type: 2015-1811 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

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

Provide all recording information for Crosstimbers Road.

Add CenterPoint note on 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.

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

PWE Traffic: No comments.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 10/01/2015
Plat Name: Gosling Retail Center
Developer: HEB Grocery Company, LP
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2015-1653 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	21.4700	Total Reserve Acreage:	21.4700
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:	Bridgestone MUD
County	Zip	Key Map ©	City / ETJ
Harris	77388	291N	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.

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

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

187. Appendix C: Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

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

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 10/01/2015
Plat Name: Gosling Retail Center
Developer: HEB Grocery Company, LP
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2015-1653 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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.

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)

TIA will be required before the review of site development plan (Traffic)

Provide correct HCMR for recorded plat just north of FM 2920.(HC)

UVE should be checked for making right turn on red by WB traffic on FM 2920 at Gosling Road (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: 81

Action Date: 10/01/2015

Plat Name: Grace United Methodist Church

Developer: Grace Methodist Episcopal Church South

Applicant: Texan Land Consultants

App No/Type: 2015-1837 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	1.7536	Total Reserve Acreage:	1.7536
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	452Z	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.

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.

100. Add the Multi-Family 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.

127. Add the Visibility Triangle Notes: 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. (162)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

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

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: 81

Action Date: 10/01/2015

Plat Name: Grace United Methodist Church

Developer: Grace Methodist Episcopal Church South

Applicant: Texan Land Consultants

App No/Type: 2015-1837 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 AND NEED B.L.

PDD Historic Preservation: Property is located in city historic district. No restrictions on platting, but any additions or new construction on the property may require a Certificate of Appropriateness.

Parks and Recreation: To be added to general notes on face of plat: If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 10/01/2015
Plat Name: HISD Young Womens College Preparatory Academy
Developer: Houston Independent School District
Applicant: Amani Engineering
App No/Type: 2015-1924 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	9.9862	Total Reserve Acreage:	9.9862
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	77004	493X	City

Conditions and Requirements for Approval

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

073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form. Revise reason for replat as marked.

151. The public street system as indicated on the marked file copy is acceptable.

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: 83
Action Date: 10/01/2015
Plat Name: Lawrence Park Villas
Developer: Capital Classic Homes
Applicant: The Interfield Group
App No/Type: 2015-1980 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1860	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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492D	City

Conditions and Requirements for Approval

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

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)

Add revised 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."

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%

PWE Traffic: No comment.

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: 84
Action Date: 10/01/2015
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:
Approve the plat subject to
the conditions listed

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

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.

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.

060.1. 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)

Add "Long Replat" 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.

City Engineer: DETENTION IS REQUIRED AND NEED B.L.'s



Agenda Item: 85
Action Date: 10/01/2015
Plat Name: Main Street High Rise Apartments
Developer: PMRG
Applicant: Bury
App No/Type: 2015-1759 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	1.1600	Total Reserve Acreage:	1.1600
Number of Lots:	0	Number of Multifamily Units:	316
COH Park Sector:	14	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77002	493T	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)

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (long replat paragraph).

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)

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. 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. Show Transit Corridor illustration and notes to 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 10/01/2015
Plat Name: Main Street High Rise Apartments
Developer: PMRG
Applicant: Bury
App No/Type: 2015-1759 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: A Wastewater Capacity Reservation letter (Long Form) 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: 86
Action Date: 10/01/2015
Plat Name: Mekong Center
Developer: Mekong Center Inc
Applicant: Owens Management Systems, LLC
App No/Type: 2015-1961 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.0000	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451N	City

Conditions and Requirements for Approval

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

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

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. Add 10'/17' Typical Lot Layout illustration and notes.

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

PWE Traffic: No comment.

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: 87

Action Date: 10/01/2015

Plat Name: Meras Square

Developer: Individual

Applicant: South Texas Surveying Associates, Inc.

App No/Type: 2015-1953 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	5.0000	Total Reserve Acreage:	5.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77530	498F	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)

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

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

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (short replat paragraph).

186. Appendix B: Execution of 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.



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 87

Action Date: 10/01/2015

Plat Name: Meras Square

Developer: Individual

Applicant: South Texas Surveying Associates, Inc.

App No/Type: 2015-1953 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

Harris Engineer: 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/complete recording information for Market Street Road.(HC)

Provide complete plat recording information surrounding proposed plat.(HC)

TIA will be required prior to submitting site plans, to confirm this site's left turn lane and driveway improvements are consistent with Market Street improvements approved for the under-construction truck stop on the south side of Market Street (Traffic)

Provide signature lines for all names being executed and notarized.(HC)

Wrong plat name at city certificate.(HC)

City Engineer: DETENTION IS REQUIRED

Harris Engineer: 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/complete recording information for Market Street Road.(HC)

Provide complete plat recording information surrounding proposed plat.(HC)

TIA will be required prior to submitting site plans, to confirm this site's left turn lane and driveway improvements are consistent with Market Street improvements approved for the under-construction truck stop on the south side of Market Street (Traffic)

Provide signature lines for all names being executed and notarized.(HC)

Wrong plat name at city certificate.(HC)

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: 88
Action Date: 10/01/2015
Plat Name: Modern Garden Homes McGowen
Developer: Modern Garden Homes
Applicant: Bates Development Consultants
App No/Type: 2015-2015 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2296	Total Reserve Acreage:	0.0040
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	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.

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.

1. Add new 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.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project (long Form)

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: 89
Action Date: 10/01/2015
Plat Name: Morningside Square
Developer: 1996FT Portsmouth LLC
Applicant: Century Engineering, Inc
App No/Type: 2015-1764 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

047. Make minor corrections and additions as indicated on the marked file copy.
119. No Dual Building Line authorized with this plat.
139. Property to east of this plat shall provide for 25' widening of Morningside, at this location.
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 required for this project.
City Engineer: DETENTION IS REQUIRED AND NEED STREET DEDICATION ON MORNINGSIDE DR

PWE Utility Analysis: A Wastewater capacity reservation letter required for this project.
City Engineer: DETENTION IS REQUIRED AND NEED STREET DEDICATION ON MORNINGSIDE DR

PWE Traffic: No comments.

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: 90
Action Date: 10/01/2015
Plat Name: Paceway Traile
Developer: Pace Homes Inc
Applicant: Owens Management Systems, LLC
App No/Type: 2015-1888 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1491	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	493V	City

Conditions and Requirements for Approval

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

PWE Utility Analysis: This property does not front COH sanitary sewer.
A Wastewater Capacity Reservation letter(Long Form) is required for this project.

Wastewater Letter must provided instructions how this project will obtain sanitary service.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 10/01/2015
Plat Name: Piazza Del Campo
Developer: Texas RSL Group II LP
Applicant: MOMENTUM ENGINEERING
App No/Type: 2015-1932 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.3480	Total Reserve Acreage:	0.1650
Number of Lots:	40	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	77080	450T	City

Conditions and Requirements for Approval

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

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

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)

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

085. The minimum acceptable lot width shall be 20 feet. (187)

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

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)

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

1. Add 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: 91
Action Date: 10/01/2015
Plat Name: Piazza Del Campo
Developer: Texas RSL Group II LP
Applicant: MOMENTUM ENGINEERING
App No/Type: 2015-1932 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project before replat.
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. IF THE F.H. ARE PRIVATE, IT NEED 15'X25' W.M.E. FOR PRIVATE FIRE LINE USE. IF THE F.H. AND FIRE LINE ARE PUBLIC, IT NEED 10'X10' F.H.E. AND 20' W.L.E.
ALSO NEED B.L.

Harris County Flood Control District: HCFCD Review - Include Key Map information on the Vicinity Map.
Addressing: Please change the street type for "Contrada Circle". Circle is only used when the street ends in a cul-de-sac as per the Addressing Ordinance.

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: 92
Action Date: 10/01/2015
Plat Name: Plaza Santa Maria replat no 1
Developer: VALEMAR ENTERPRISES
Applicant: Advance Surveying, Inc.
App No/Type: 2015-2014 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.4830	Total Reserve Acreage:	1.4830
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453Y	City

Conditions and Requirements for Approval

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.
- 146.1. Provide for dedication of transit corridor requirements, as indicated on the marked file copy and per 42-401 to 406.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater capacity reservation letter is required for this project before replat.
City Engineer: DETENTION IS REQUIRED

PWE Traffic: No comment.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 10/01/2015
Plat Name: Preserve Gym
Developer: The Preserve Gym, LLC
Applicant: Andrew Lonnie Sikes, Inc.
App No/Type: 2015-1913 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.0734	Total Reserve Acreage:	1.0734
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	492X	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. Protect trees in ROW, and add note.

134. Add to general notes on face of plat: Tree protection note.

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)

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. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

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

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 93

Action Date: 10/01/2015

Plat Name: Preserve Gym

Developer: The Preserve Gym, LLC

Applicant: Andrew Lonnie Sikes, Inc.

App No/Type: 2015-1913 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

City Engineer: DETENTION IS REQUIRED

PWE Utility Analysis: Per COH GIMS there is a 8" sanitary main crossing this property. This pipe has to be respected or abandoned through the Joint Referral Committee.

A Wastewater Capacity reservation letter is require dfor this projec to replat.

Parks and Recreation: To be added to general notes on face of plat:

1) If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time.

2) This property(s) is located in Park Sector number 14.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 10/01/2015
Plat Name: Residence Inn Southwest Freeway replat no 1
Developer: Vishnu Properties LLC
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2015-1975 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.6766	Total Reserve Acreage:	4.6766
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77036	530H	City

Conditions and Requirements for Approval

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

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

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.
Harris County Flood Control District: HCFCD Review - Label Channel D133-00-00 along the southwestern boundary of the plat and include Key Map information on the Vicinity Map.
City Engineer: WHY IS (WLE) WITHIN UNRESTRICTED RESERVE? (WLE) SHOULD BE 20' NOT 10', ALSO 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: 95
Action Date: 10/01/2015
Plat Name: Richmond Loop Plaza Redevelopment
Developer: RICHMOND LOOP PLAZA, LTD.
Applicant: The Pinnell Group, LLC
App No/Type: 2015-1920 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.5336	Total Reserve Acreage:	2.5336
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77027	491Z	City

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
047. Make minor corrections and additions as indicated on the marked file copy.
- 161.2. Identified existing major thoroughfare has sufficient right-of-way per current MTFP. No additional dedication for ROW widening is required. (122) (Richmond)
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 must be obtained for this project before replat.

Per COH Gims there is a 6" sanitary sewer main on the west side of this property, this line must be respected or abandoned though the Joint Referral Committee.
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: 96
Action Date: 10/01/2015
Plat Name: Runway Hospitality
Developer: Runway Hospitality, LLC
Applicant: HRS and Associates, LLC
App No/Type: 2015-1947 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.9249	Total Reserve Acreage:	0.9249
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	20	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77396	375B	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.

Harris County Flood Control District: Address HCFCD ROW comments on plat

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 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.



Agenda Item: 97
Action Date: 10/01/2015
Plat Name: Seafarers International
Developer: Way-Tech, Inc.
Applicant: Andrew Lonnie Sikes, Inc.
App No/Type: 2015-1899 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.8440	Total Reserve Acreage:	0.8440
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

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)

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.

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)

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.

134.11. 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)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 10/01/2015
Plat Name: Seafarers International
Developer: Way-Tech, Inc.
Applicant: Andrew Lonnie Sikes, Inc.
App No/Type: 2015-1899 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Add CenterPoint note on 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.

Dedication language must be verbatim, including punctuation. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

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 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.



Agenda Item: 98
Action Date: 10/01/2015
Plat Name: Stanford Grove
Developer: Mazzarino Development
Applicant: Total Surveyors, Inc.
App No/Type: 2015-1979 C2R

Staff Recommendation:
Defer Chapter 42 planning
standards

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

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, streets, easements and pipelines. When applicable include record information for these areas. (41)

134.14. Add to general notes on face of plat: This property(s) is located in Park Sector number 14.

139. Provide for widening of Stanford Street local street. (122)

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

Provide 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.

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 14.



Agenda Item: 99
Action Date: 10/01/2015
Plat Name: Townhomes at West Bell Street
Developer: Ulises Construction
Applicant: PLS
App No/Type: 2015-2013 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.1285	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	77019	493N	City

Conditions and Requirements for Approval

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

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

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.

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 14. 2) The then-current fee in lieu of dedication shall be applied to this number (2 units) of dwelling units.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 10/01/2015
Plat Name: Trails on Nance Street
Developer: Metro Living Studio
Applicant: ICMC GROUP INC
App No/Type: 2015-1922 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.1620	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494J	City

Conditions and Requirements for Approval

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
- 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 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.

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

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 11.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 10/01/2015
Plat Name: Unity Church of Christianity Sec 1 replat no 1 and extension
Developer: Johnson Atala
Applicant: REKHA ENGINEERING, INC.
App No/Type: 2015-1898 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	12.4286	Total Reserve Acreage:	12.4286
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77057	490Z	City

Conditions and Requirements for Approval

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

187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

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

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 10/01/2015
Plat Name: Unity Church of Christianity Sec 1 replat no 1 and extension
Developer: Johnson Atala
Applicant: REKHA ENGINEERING, INC.
App No/Type: 2015-1898 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: A Wastewater Capacity reservation letter is required for this project.(Long Form)
Please, respect all prescriptive and or recorded COH easements or abandon them through the Joint Referral Committee.
City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: HCFCD Review - Include Key Map information on the Vicinity Map.
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 9.

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: 102
Action Date: 10/01/2015
Plat Name: Uptown Houston Development West 22nd Street Townhomes
Developer: BGB Development, LLC
Applicant: Richard Grothues Designs
App No/Type: 2015-1923 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1504	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
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.

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

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

Provide 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."

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%

Parks and Recreation: To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 12.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 10/01/2015
Plat Name: Washington Center 3028 Addition North
Developer: JLB Partners
Applicant: Jones & Carter, Inc.
App No/Type: 2015-1889 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.7500	Total Reserve Acreage:	2.7100
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	493E	City

Conditions and Requirements for Approval

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. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

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

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter (long form) is required for this project.
City Engineer: DETENTION IS REQUIRED

PWE Utility Analysis: A Wastewater Capacity Reservation letter (long form) 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: 104
Action Date: 10/01/2015
Plat Name: Washington Center 3028 Addition South
Developer: JLB Partners
Applicant: Jones & Carter, Inc.
App No/Type: 2015-1987 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.3266	Total Reserve Acreage:	1.2980
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	493E	City

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy, per 42-153. (156, 157, 158, 159, 160)

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.

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: 105
Action Date: 10/01/2015
Plat Name: West 17th Street Oaks
Developer: Mazzarino Development
Applicant: Total Surveyors, Inc.
App No/Type: 2015-1982 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1722	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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452V	City

Conditions and Requirements for Approval

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

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

073.2. Subdivision name shown 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: HCFCF Review - Include Key Map information on the Vicinity Map.

PDD Historic Preservation: Property is not located in historic district, not subject to Chapter 33 restrictions.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 106

Action Date: 10/01/2015

Plat Name: Westmoreland Farms Third partial replat no 1

Developer: Mainstreet

Applicant: SAM, Inc.

App No/Type: 2015-1892 C2R

Staff Recommendation:

Defer Additional
information reqd

Total Acreage:	4.6588	Total Reserve Acreage:	4.6588
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	77074	530P	City

Conditions and Requirements for Approval

008.5. The applicant is required to provide proof of an approved Drainage Plan from PWE, Floodplain Management Office prior to the approval of this 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)

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)

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 AND NEED DRAINAGE PLAN

Harris County Flood Control District: HCFCD Review - Include the letter P on the Key Map information (page and block).

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 10/01/2015
Plat Name: Wycoff Reserve on Cornish
Developer: Wycoff Development
Applicant: PROSURV
App No/Type: 2015-1815 C2R

Staff Recommendation:
Withdraw

Total Acreage:	0.1959	Total Reserve Acreage:	0.1959
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492G	City

Conditions and Requirements for Approval

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 10/01/2015
Plat Name: Fall Creek Sec 21 replat no 1 partial replat no 1
Developer: Taylor Morrison
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2015-1882 C3N

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

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

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. List and describe all easements in the title and provide a revised title with final submittal that list and describe all easements and do not refer to a prior plat or survey.

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.

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)

County has no objections to variance (HC)

Houston Planning Commission

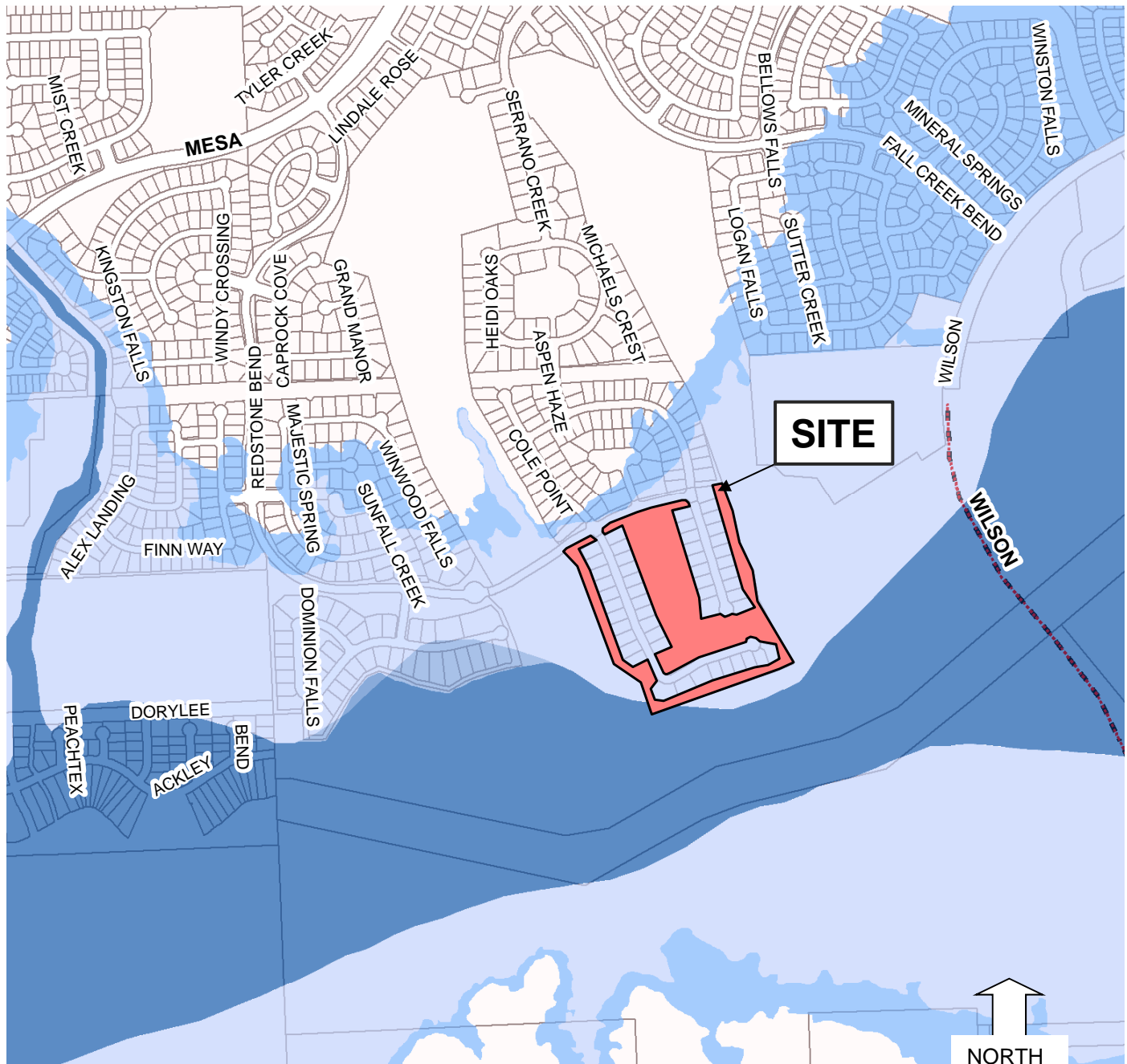
ITEM: 108

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Fall Creek Sec 21 replat no 1 partial replat no 1

Applicant: BGE|Kerry R. Gilbert Associates



C – Public Hearings with Variance

Site Location

Houston Planning Commission

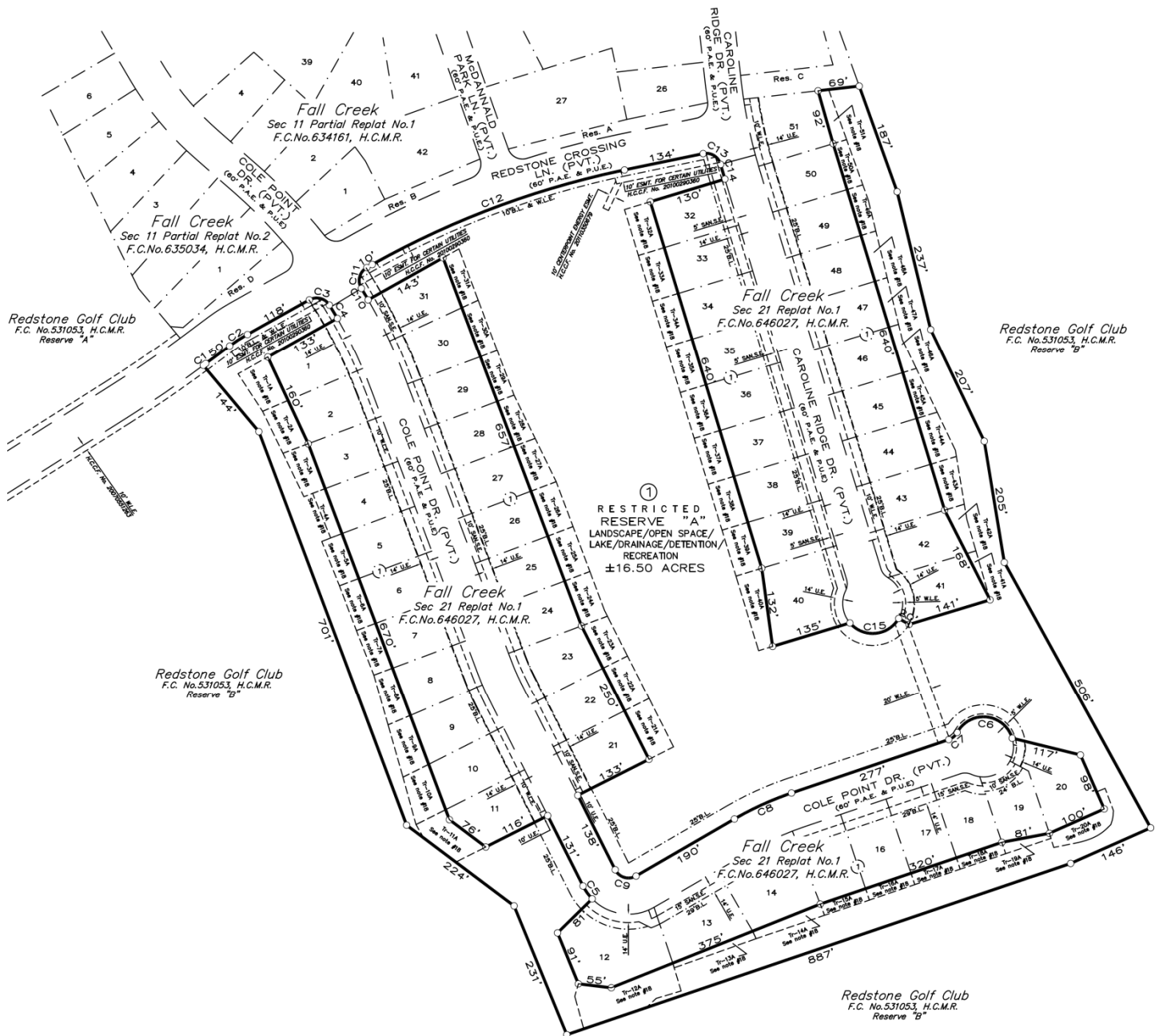
ITEM: 108

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Fall Creek Sec 21 replat no 1 partial replat no 1

Applicant: BGE|Kerry R. Gilbert Associates



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 108

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Fall Creek Sec 21 replat no 1 partial replat no 1

Applicant: BGE|Kerry R. Gilbert Associates



C – Public Hearings with Variance

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**VARIANCE
Request Information Form**

Application Number: 2015-1882

Plat Name: Fall Creek Sec 21 replat no 1 partial replat no 1

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 09/08/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow the replatting of a Reserve that includes Landscape/Open Space as a Restriction on the face of the plat, in order to add "Recreation" to the Reserve.

Chapter 42 Section: 193

Chapter 42 Reference:

Sec. 42-193. Rules governing partial replats of certain property. ... (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: ...

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;

Fall Creek is a single-family community located northeast of central Houston, generally east of Hwy 59, south of Beltway 8, and north of Greens Bayou. The community is already developed with single-family homes belonging to individual homeowners. Fall Creek Section 21 is part of a private, gated section of the Fall Creek, located on the south side of the development, immediately north of Greens Bayou, and surrounded on three sides by the Redstone Golf Club. Fall Creek Section 21 consists of two streets, Cole Point Drive and Caroline Ridge Drive, both on the south side of Redstone Crossing Lane, all of which are private. Between Cole Point Dr and Caroline Ridge Dr is a large reserve, Reserve "A", which also wraps around the two streets so that all lots in Section 21 are backing onto the same reserve. This reserve contains greenspace, landscaping, and an amenity lake. The reserve is currently restricted to "Lake / Drainage / Detention / Landscape / Open Space" per the recorded plat Fall Creek Section 21 Replat No 1. Per an easement grant from the Fall Creek HOA to the individual homeowners, part of Reserve "A" has been included within the back yard of each lot in Fall Creek Section 21. The easement (attached) grants each homeowner the right to "use and enjoy" their portion of Reserve "A", including "the placing of temporary or permanent improvements" so long as they are in compliance with the Fall Creek deed restrictions. This includes the construction of back-yard pools and other recreational uses for the enjoyment of the single-family home owners. However, Harris County would prefer that Reserve "A" include "Recreation" as a part of the listed allowed restrictions on the plat before permitting pools that encroach into the reserve via the easement grant. To deny the homeowners of Fall Creek Section 21 the ability to construct pools in their back yards would be contrary to the intent of the easement grant and would constitute a loss of their right to recreate on their home site. Strict interpretation of Chapter 42-193 does not provide any recourse for amending the restrictions of reserves that include "Landscape" or "Open Space" as one of the original restrictions. Adding "Recreation" to the current reserve restrictions does not alter the character of the original reserve and will allow the reserve to be used as it was intended. Therefore, we request to amend Reserve "A" to include "Recreation" as an allowed use and a part of the reserve

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The intent of the existing plat, easement grant, and reserve restrictions was to allow situations such as the construction of pools, however Harris County contends that the existing plat conditions are not sufficient to do so; the granting of the variance is therefore not a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The general purpose and use of the current reserve restrictions is not being altered, thereby preserving and maintaining the intent and general purposes of this chapter.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will allow for the intended condition to continue, and poses no danger to the public health, safety, and welfare.

(5) Economic hardship is not the sole justification of the variance.

The fulfillment of the intent of the original plat and the rights of the homeowners to enjoy and recreate in their homes and backyards are the supporting circumstances for this request.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**VARIANCE
Request Information Form**

Application Number: 2015-1882

Plat Name: Fall Creek Sec 21 replat no 1 partial replat no 1

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 09/08/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow the replatting of a Reserve that includes Landscape/Open Space as a Restriction on the face of the plat, in order to add "Recreation" to the Reserve.

Chapter 42 Section: 193

Chapter 42 Reference:

Sec. 42-193. Rules governing partial replats of certain property. ... (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: ...

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;

Fall Creek is a single-family community located northeast of central Houston, generally east of Hwy 59, south of Beltway 8, and north of Greens Bayou. The community is already developed with single-family homes belonging to individual homeowners. Fall Creek Section 21 is part of a private, gated section of the Fall Creek, located on the south side of the development, immediately north of Greens Bayou, and surrounded on three sides by the Redstone Golf Club. Fall Creek Section 21 consists of two streets, Cole Point Drive and Caroline Ridge Drive, both on the south side of Redstone Crossing Lane, all of which are private. Between Cole Point Dr and Caroline Ridge Dr is a large reserve, Reserve "A", which also wraps around the two streets so that all lots in Section 21 are backing onto the same reserve. This reserve contains greenspace, landscaping, and an amenity lake. The reserve is currently restricted to "Lake / Drainage / Detention / Landscape / Open Space" per the recorded plat Fall Creek Section 21 Replat No 1. Per an easement grant from the Fall Creek HOA to the individual homeowners, part of Reserve "A" has been included within the back yard of each lot in Fall Creek Section 21. The easement (attached) grants each homeowner the right to "use and enjoy" their portion of Reserve "A", including "the placing of temporary or permanent improvements" so long as they are in compliance with the Fall Creek deed restrictions. This includes the construction of back-yard pools and other recreational uses for the enjoyment of the single-family home owners. However, Harris County would prefer that Reserve "A" include "Recreation" as a part of the listed allowed restrictions on the plat before permitting pools that encroach into the reserve via the easement grant. To deny the homeowners of Fall Creek Section 21 the ability to construct pools in their back yards would be contrary to the intent of the easement grant and would constitute a loss of their right to recreate on their home site. Strict interpretation of Chapter 42-193 does not provide any recourse for amending the restrictions of reserves that include "Landscape" or "Open Space" as one of the original restrictions. Adding "Recreation" to the current reserve restrictions does not alter the character of the original reserve and will allow the reserve to be used as it was intended. Therefore, we request to amend Reserve "A" to include "Recreation" as an allowed use and a part of the reserve

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The intent of the existing plat, easement grant, and reserve restrictions was to allow situations such as the construction of pools, however Harris County contends that the existing plat conditions are not sufficient to do so; the granting of the variance is therefore not a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The general purpose and use of the current reserve restrictions is not being altered, thereby preserving and maintaining the intent and general purposes of this chapter.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will allow for the intended condition to continue, and poses no danger to the public health, safety, and welfare.

(5) Economic hardship is not the sole justification of the variance.

The fulfillment of the intent of the original plat and the rights of the homeowners to enjoy and recreate in their homes and backyards are the supporting circumstances for this request.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 10/01/2015
Plat Name: Holly Greensbrook replat no 1
Developer: N/A
Applicant: The Interfield Group
App No/Type: 2015-1773 C3N

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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493G	City

Conditions and Requirements for Approval

012.2.4. Coordinate utility easements with CenterPoint Energy. The setback lines as exhibited on this plat and existing CenterPoint overhead facilities running through the property are in direct violation of OSHA guidelines and National Electric Safety Code clearances.

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.

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.

Houston Planning Commission

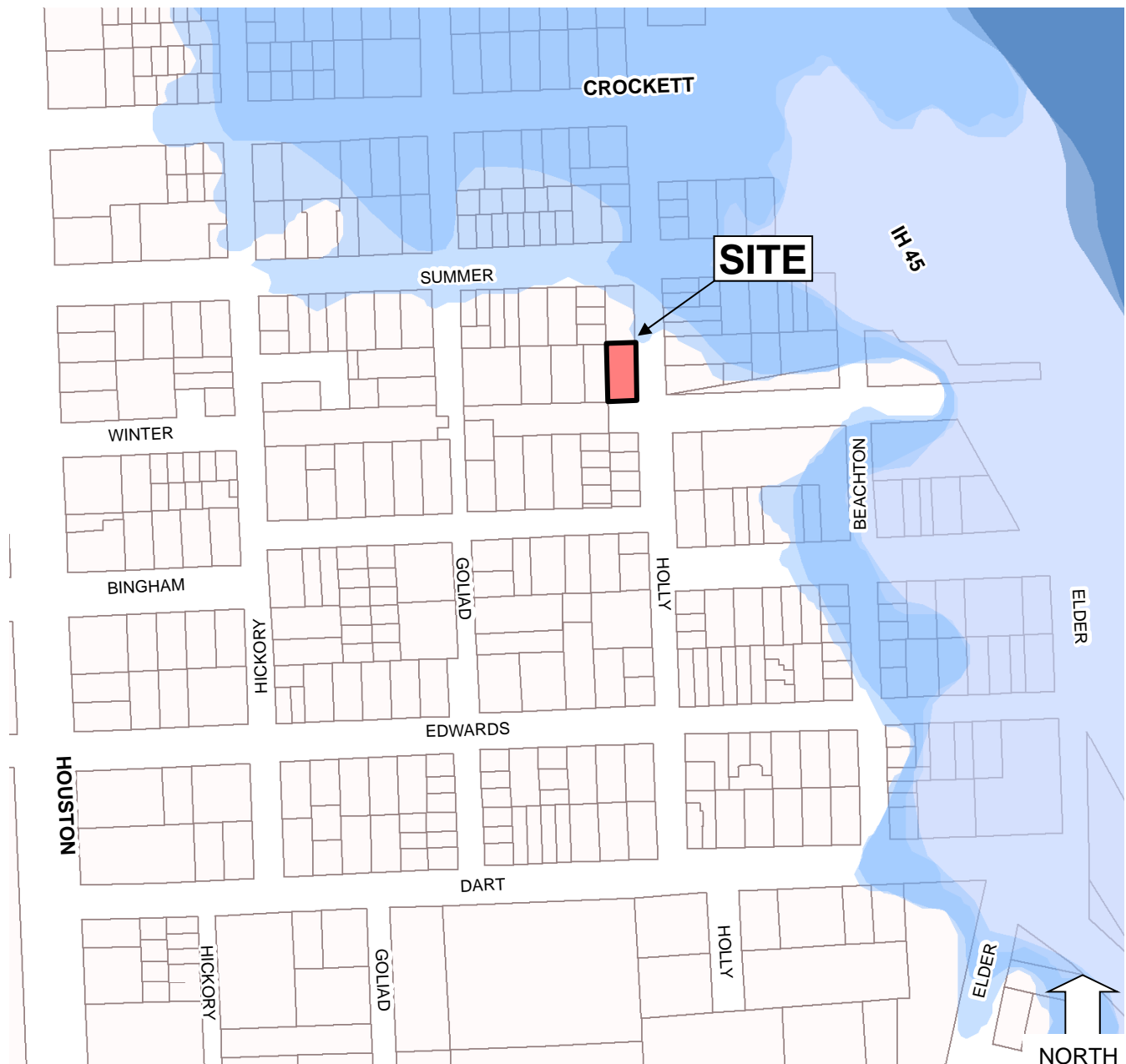
ITEM: 109

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Holly Greensbrook replat no 1

Applicant: The Interfield Group



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 109

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Holly Greensbrook replat no 1

Applicant: The Interfield Group



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 10/01/2015
Plat Name: Houston Skyscraper Shadows Sec 2 partial replat no 2
Developer: jose torres
Applicant: Replat Specialists
App No/Type: 2015-1715 C3N

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.4681	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77075	575Q	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.

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)

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (short replat paragraph).

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

Provide a revised title with final submittal with the correct name of the original plat. The original plat shows the name to be Houstons Skyscraper Shadows Section 2.

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.
City Engineer: DETENTION IS REQUIRED

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

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

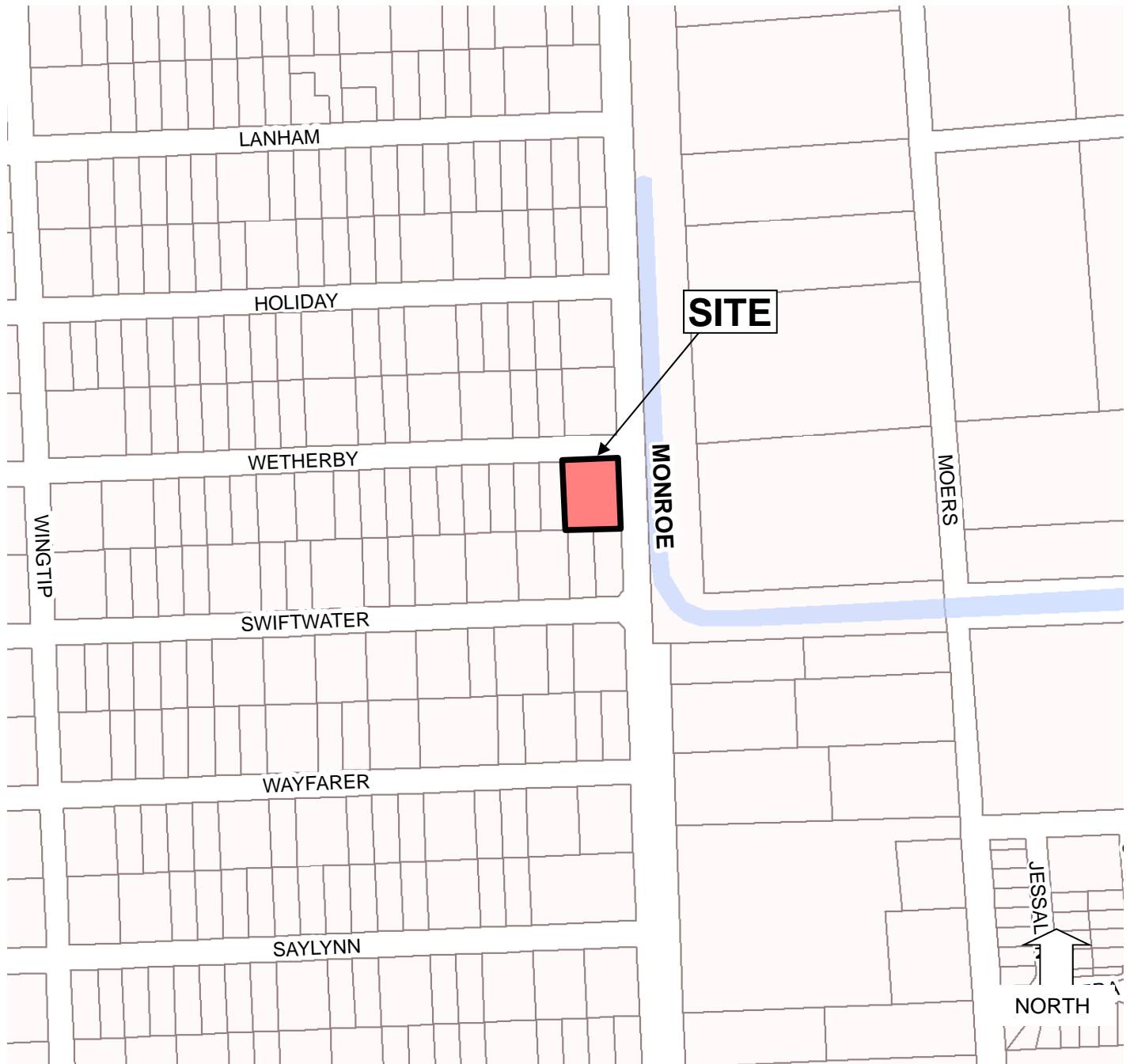
ITEM: 110

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Houston Skyscraper Shadows Sec 2 partial replat no 2

Applicant: Replat Specialists



C – Public Hearings

Site Location

Houston Planning Commission

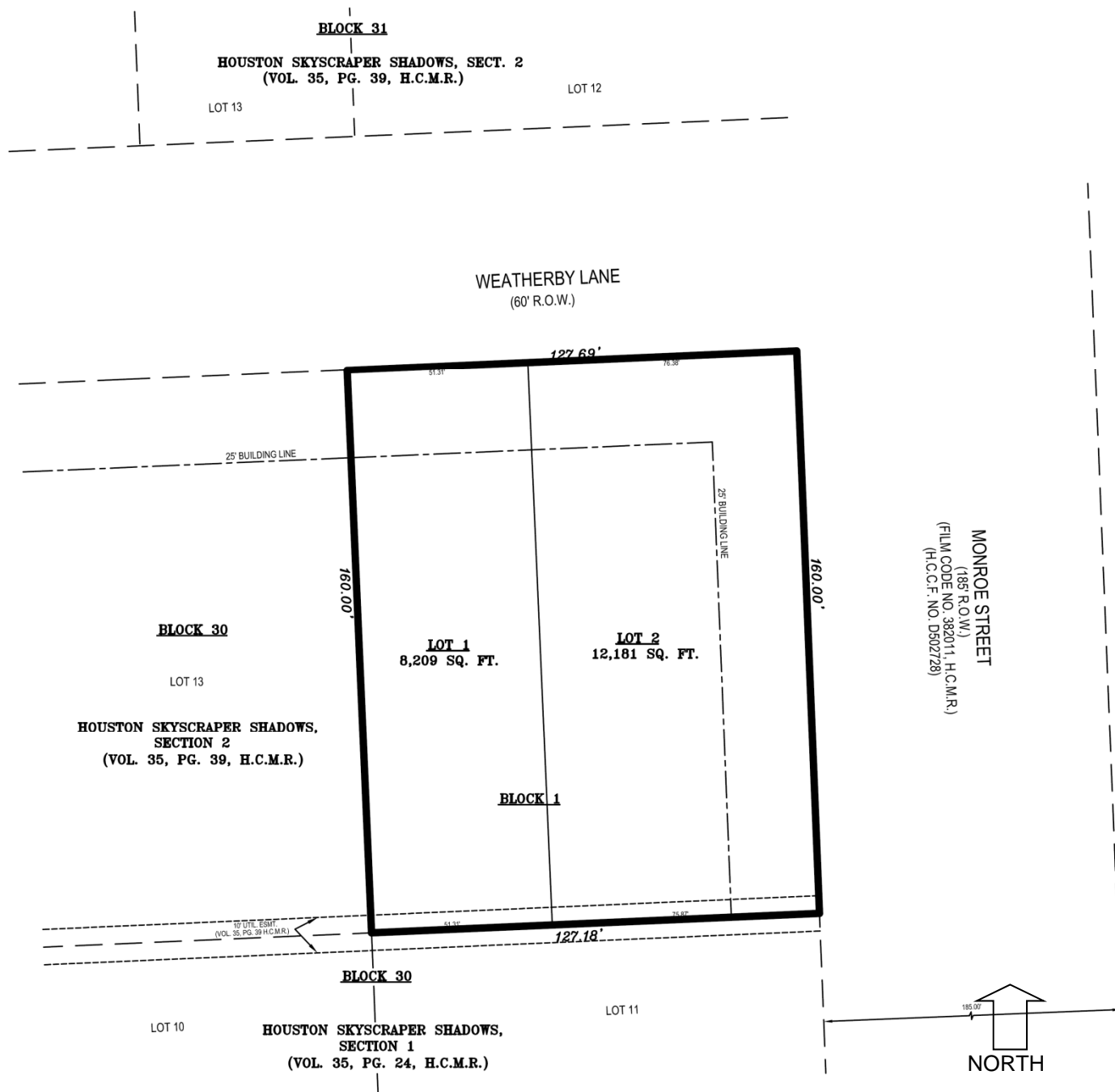
ITEM: 110

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Houston Skyscraper Shadows Sec 2 partial replat no 2

Applicant: Replat Specialists



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 110

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Houston Skyscraper Shadows Sec 2 partial replat no 2

Applicant: Replat Specialists



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 111
Action Date: 10/01/2015
Plat Name: Lakes at Creekside Sec 2 partial replat no 1
Developer: Lakes at Creekside, LLC
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2015-1785 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	9.0680	Total Reserve Acreage:	4.9160
Number of Lots:	14	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	249V	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. List and describe all easements. Provide a revised title with the final submittal that list and describe all easements and that do not refer back to a previous plat or to a survey.

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.

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (short replat 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 111
Action Date: 10/01/2015
Plat Name: Lakes at Creekside Sec 2 partial replat no 1
Developer: Lakes at Creekside, LLC
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2015-1785 C3N

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)
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)
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)
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)
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)

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.

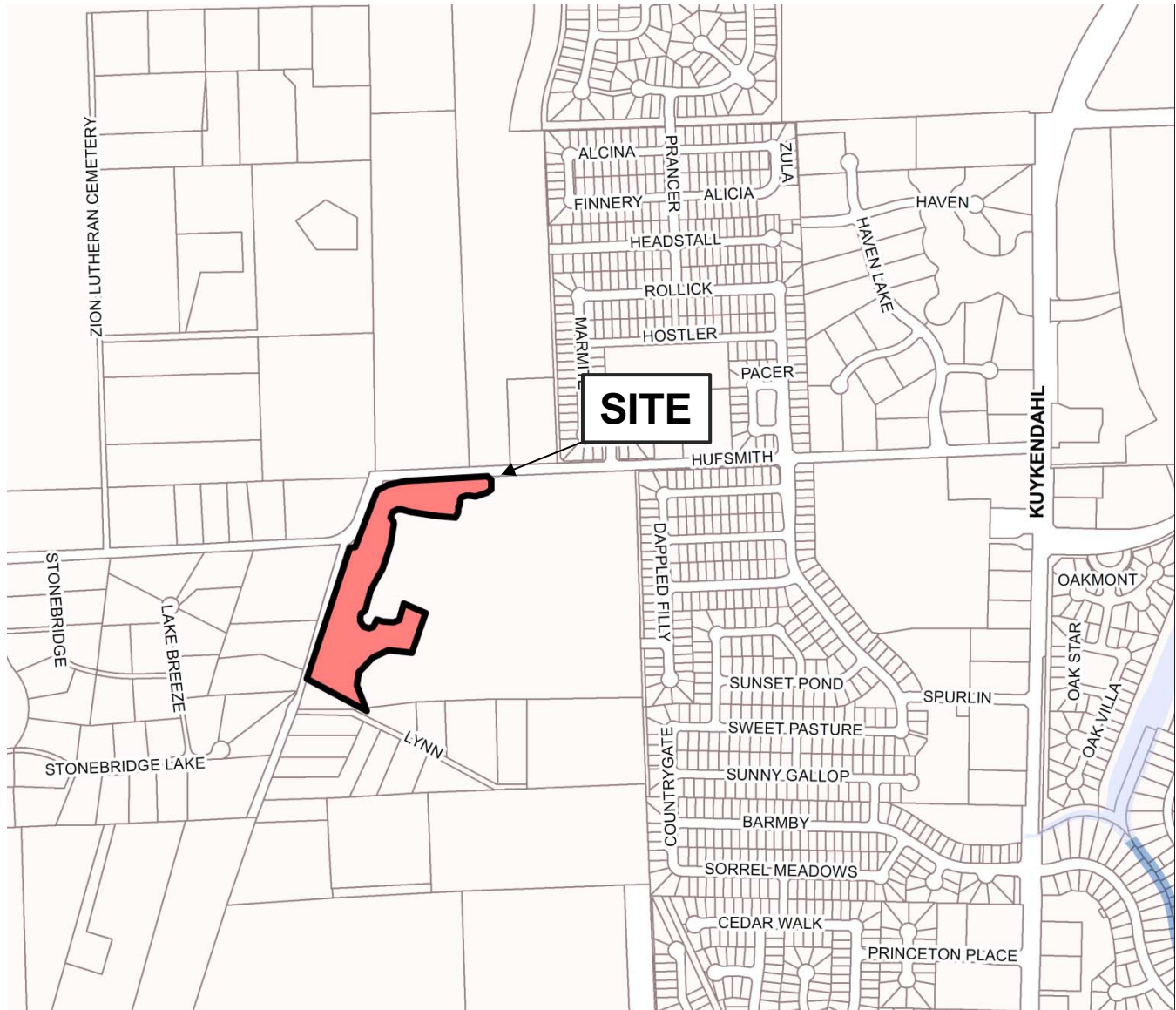
Houston Planning Commission ITEM: 111

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Lakes at Creekside Sec 2 partial replat no 1

Applicant: LJA Engineering, Inc.



C – Public Hearings

Site Location

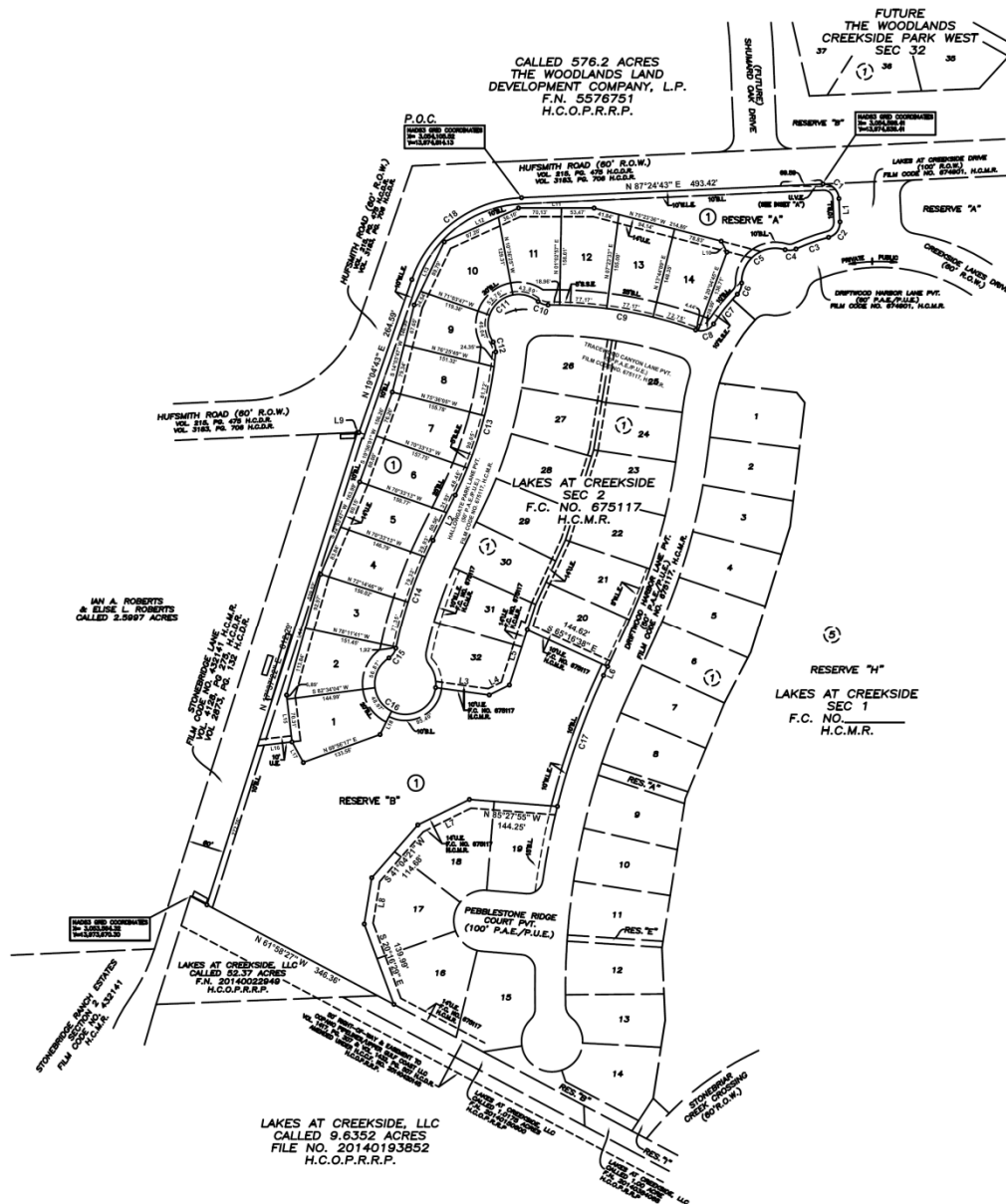
Houston Planning Commission ITEM: 111

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Lakes at Creekside Sec 2 partial replat no 1

Applicant: LJA Engineering, Inc.



C – Public Hearings

Subdivision

Meeting Date: 10/01/2015

Applicant: LJA Engineering, Inc.



Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 112

Action Date: 10/01/2015

Plat Name: North Kingwood Forest partial replat no 1

Developer: Camillo Properties

Applicant: R.G. Miller Engineers

App No/Type: 2015-1701 C3N

Staff Recommendation:

Defer Applicant request

Total Acreage:	0.6291	Total Reserve Acreage:	0.6291
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77339	297N	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)

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 (Long Form) is required.

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

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: 112

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: North Kingwood Forest partial replat no 1 (DEF1)

Applicant: R.G. Miller Engineers



C – Public Hearings

Subdivision

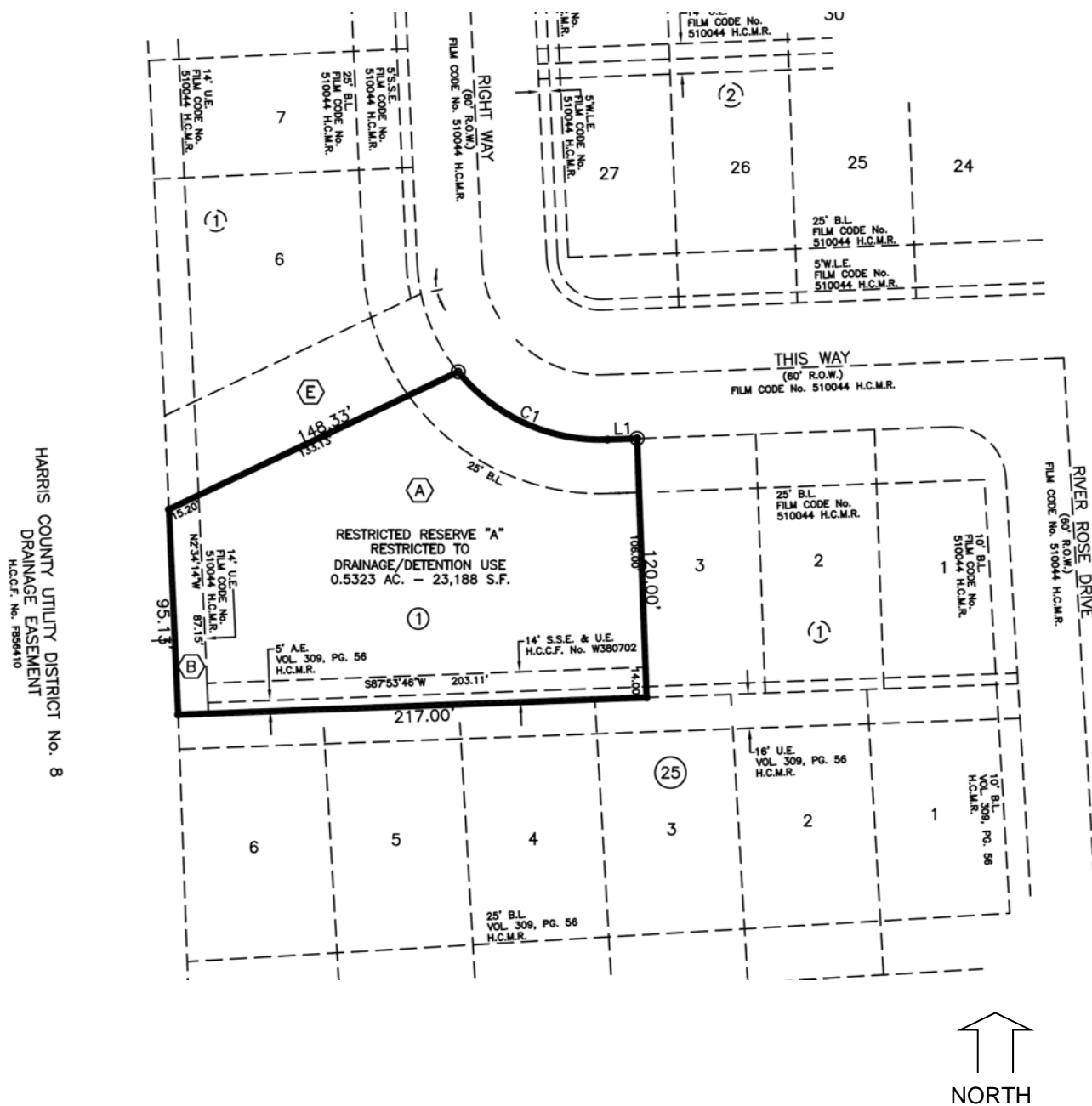
Houston Planning Commission ITEM: 112

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: North Kingwood Forest partial replat no 1 (DEF1)

Applicant: R.G. Miller Engineers



C – Public Hearings

Site Location

Houston Planning Commission

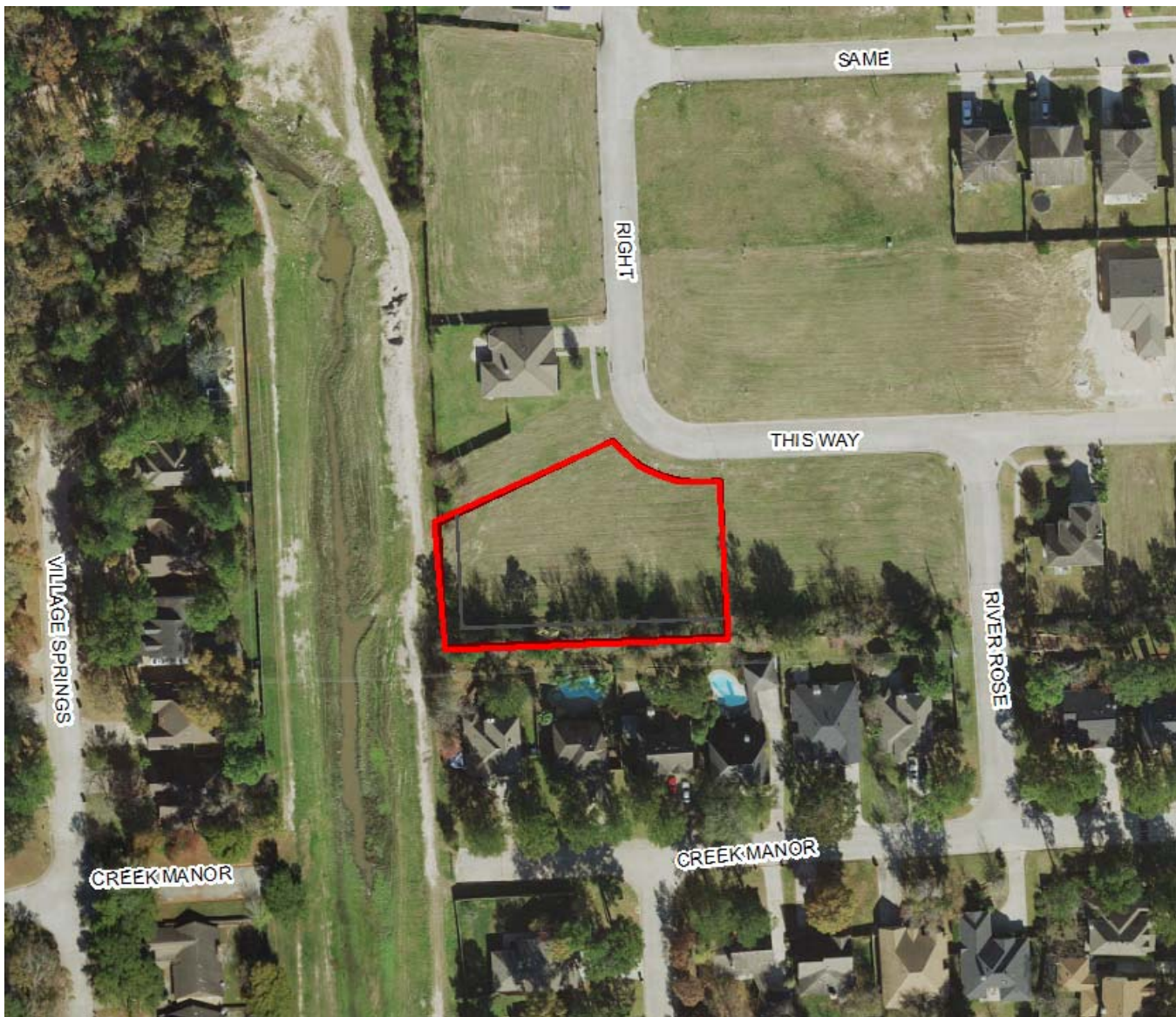
ITEM: 112

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: North Kingwood Forest partial replat no 1 (DEF1)

Applicant: R.G. Miller Engineers



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 113
Action Date: 10/01/2015
Plat Name: Shady Acres Extension no 3 partial replat no 11
Developer: Gene Giles Design Group
Applicant: ICMC GROUP INC
App No/Type: 2015-1568 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2500	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	77008	452U	City

Conditions and Requirements for Approval

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.
or Provide solid waste exhibit per new standards to prove that the project meets the requirements.

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.

Minimum parking reserve size should be 10' x 19' along the public street or 9' x 19' inside the development.

Revise the reason for replat.

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%
AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION.
AND NEED DRAINAGE PLAN

Houston Planning Commission

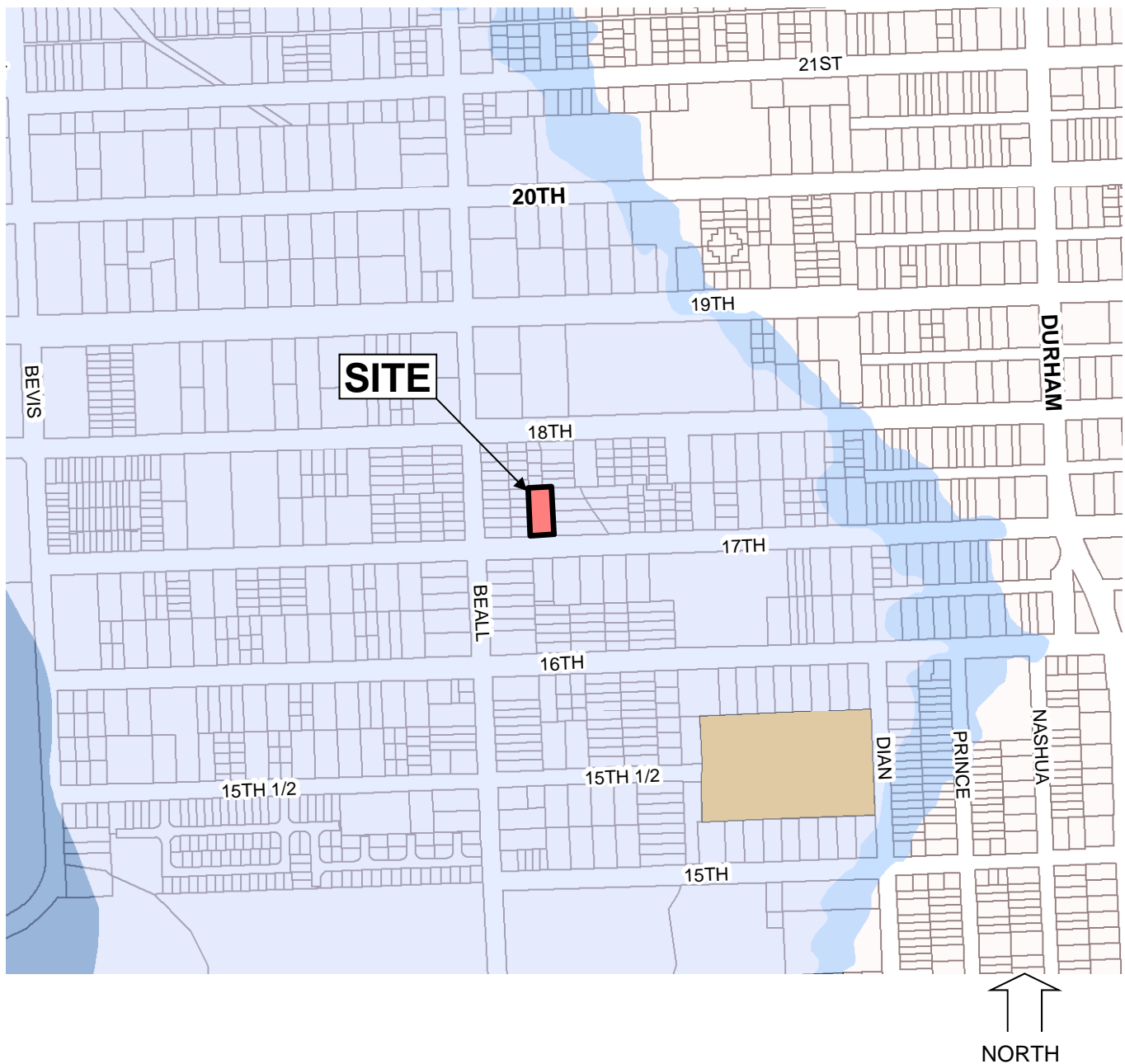
ITEM: 113

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Shady Acres Extension no 3 partial replat no 11

Applicant: ICMC GROUP INC



C – Public Hearings

Site Location

Subdivision

Houston Planning Commission

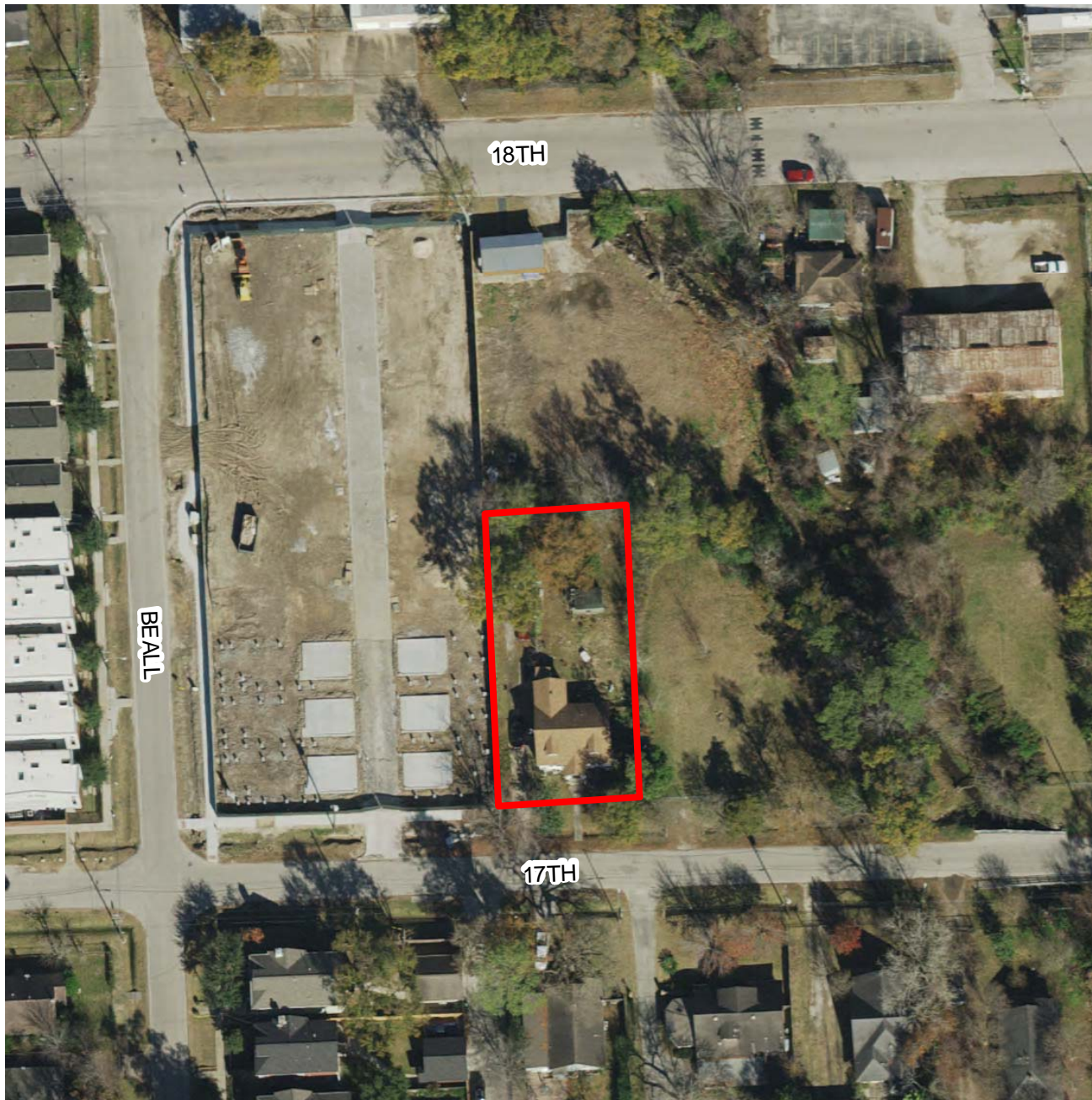
ITEM: 113

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Shady Acres Extension no 3 partial replat no 11

Applicant: ICMC GROUP INC



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 114

Action Date: 10/01/2015

Plat Name: Villas on Monroe

Developer: William A. Gray Real Estate Investments

Applicant: Karen Rose Engineering and Surveying

App No/Type: 2015-1683 C3N

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	1.4606	Total Reserve Acreage:	0.0218
Number of Lots:	34	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77061	535Y	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.

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (short replat paragraph).

A02. Be advised that the land within this subdivision plat is located within Controlled Compatible Land Use Area Tier 2. 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@houston.tx.gov

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 DRAINAGE PLAN, MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

PWE Utility Analysis: Per COH GIMS there is a sanitary sewer main and a water main crossing this property. Therefore, these lines must be relocated or abandoned through the Joint Referral Committee. A wastewater Capacity reservation application is required for this project before replat.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

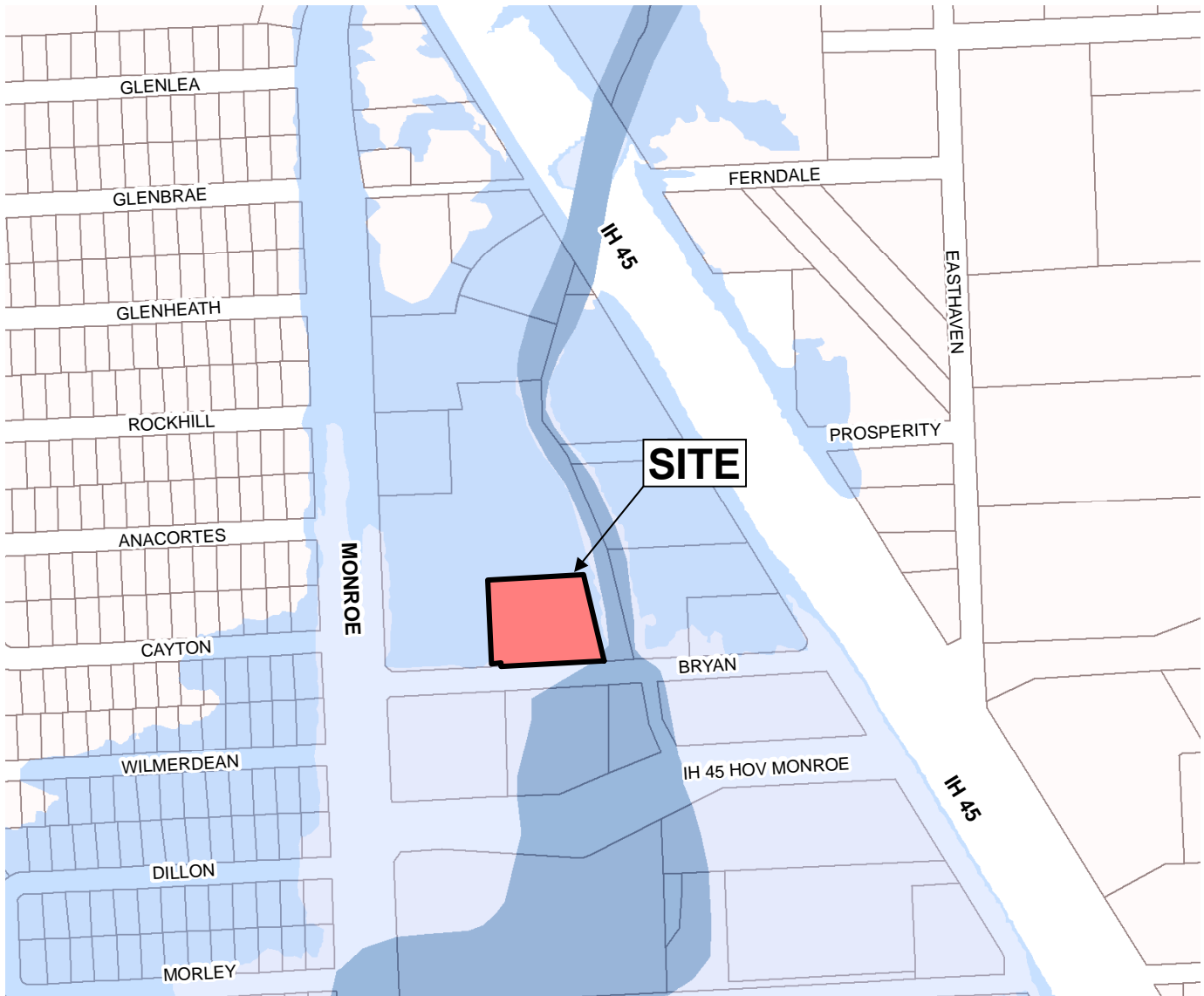
ITEM: 114

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Villas on Monroe

Applicant: Karen Rose Engineering and Surveying



C – Public Hearings

Site Location

Subdivision

Houston Planning Commission

ITEM: 114

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Villas on Monroe

Applicant: Karen Rose Engineering and Surveying



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 115
Action Date: 10/01/2015
Plat Name: Audubon Place partial replat no 4
Developer: Vin De Garde LTD
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2015-1836 C2R

Staff Recommendation:
Deny the requested
variance(s) and approve
the plat subject to CPC
101 Form conditions

Total Acreage:	0.2204	Total Reserve Acreage:	0.2112
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77027	492T	City

Conditions and Requirements for Approval

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

049.2. Subdivision plat must include State Plane Coordinates in NAD 83; and NAVD 1988 with 2001 adjustment.

049.3. Add the following plat note for plats located in Harris, Fort Bend and Waller counties: The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale *****.

139. Provide for widening of 10' along Joanel Street. (122)

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 for this project. (Long Form)
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: 115

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Audubon Place partial replat no 4 (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

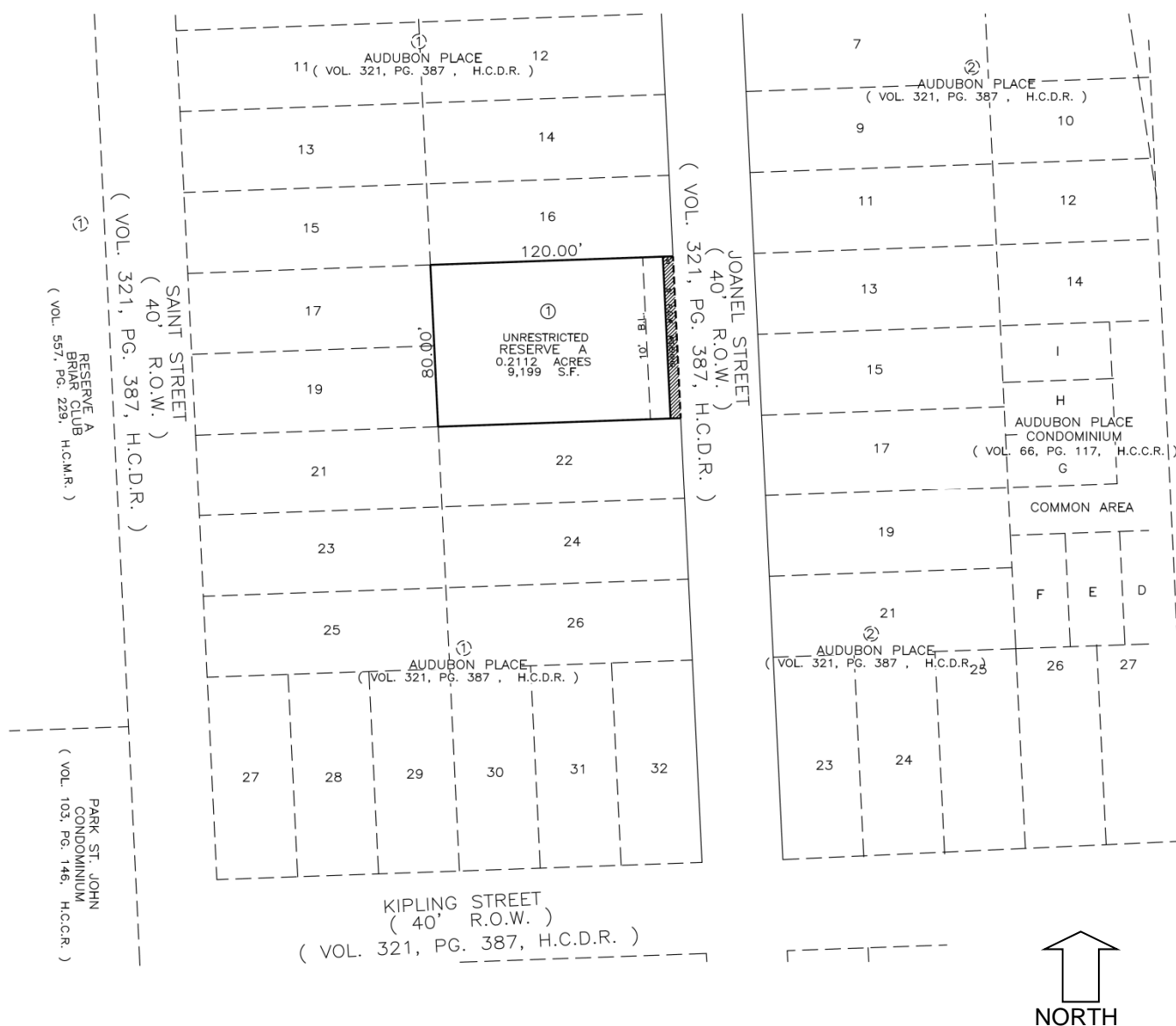
ITEM: 115

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Audubon Place partial replat no 4 (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 115

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Audubon Place partial replat no 4 (DEF1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial



Application Number: 2015-1836

Plat Name: Audubon Place partial replat no 4

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 09/04/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To provide 5' of widening for Joanel rather than 10'.

Chapter 42 Section: 121,122

Chapter 42 Reference:

Sec. 42-121. Dedication of rights-of-way. (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. 42-122. Right-of-way widths. The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: Local streets (1) 50 feet if adjacent to exclusively single-family residential lots; or (2) 60 feet if adjacent to any other development

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 Audubon Place subdivision was platted in 1914 with 40' wide street rights-of-way. In 1992 an owner in the block to the south received a variance to widen Joanel and Kipling by 5' rather than 10' require. That owner has recently been given approval for a variance to widen additional property by 5' rather than 10'. Another non-single family owner on the east side of Joanel was also given a variance to widen the right-of-way by only 5'. Joanel Street is short, running only from West Alabama to Westheimer. It carries a very limited amount of traffic. The proposed use for this property is a wine storage facility for individuals' personal wine collection; it will create a very limited amount of traffic since the owners will visit only occasionally. The proposed 5' of widening will be consistent with the character of this small subdivision with limited street lengths, low traffic volumes, and narrow paving sections. It will provide adequate row without unduly reducing the buildable area of the small lots and shallow depths for non-residential uses.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The subdivision was platted 101 year ago with street widths adequate for those times. The subdivision today has low density non-residential uses The area is fully served with utilities and street paving widths are adequate for the limited amount of traffic in the area.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent is to have adequate streets to serve as access for the adjacent property and any needed area circulation. Joanel exists only from West Alabama to Westheimer, a distance of approximately 1040'. Area circulation is provided by Edloe, Westheimer, Timmons, and West Alabama.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Because of the limited length of both streets the variance will not affect the public health, safety or welfare.

(5) Economic hardship is not the sole justification of the variance.

The basis for the variance is the existing physical circumstances in the area, including buildings constructed to the right-of-way line without dedication of widening or setbacks.



Application No: 2015-1836

Agenda Item: 115

PC Action Date: 10/01/2015

Plat Name: Audubon Place partial replat no 4

Applicant: Vernon G. Henry & Associates, Inc.

Staff Recommendation: Deny the requested variance(s) and approve the plat subject to CPC 101 Form conditions

Chapter 42 Sections: 121,122

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To provide 5' of widening for Joanel rather than 10'.;

Basis of Recommendation:

The site is located west of Edloe Street, north of West Alabama Street and south of Westheimer Street. The applicant requests a variance to provide 5' instead of the required 10' right-of-way dedication to Joanel Street. Staff does not support the requested variance.

The site is located along Joanel Street, a 40' wide public right-of-way connecting Westheimer Street and West Alabama Street. Properties along Joanel Street are mainly developed with commercial activities. The applicant proposes to develop the site for wine storage. Staff does not support the requested variance for the following reasons:

1. Joanel Street is a commercial street with only 40' wide right-of-way, 18' paving section, open ditch and no sidewalks on both sides. With the ongoing redevelopment in the overall area, it is important and necessary to preserve the right-of-way for future right-of-way improvement.
2. The distance between the edge of paving and the property line is about 10'. By dedicating 5' instead of the required 10' right-of-way to Joanel Street, half of the future sidewalk would be located within the subject site boundary.
3. According to the proposed site plan, 10' right-of-way dedication would not affect the proposed development on the site. The applicant has not demonstrated an undue hardship for the requested variance.

Considering the existing development characteristics along Joanel Street, in staff's opinion, it's practical to grant a variance to allow a 5' reduced building line along Joanel Street with 10' right-of-way dedication. This option would not only preserve the right-of-way for future improvement but also allow the proposed development on the site. However, the applicant does not accept this option.

Therefore, staff recommends denying the requested variance and approving the plat subject to CPC 101 Form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

.

(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: 116
Action Date: 10/01/2015
Plat Name: Darwiche Property GP
Developer: Darwiche Properties, LLC
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2015-1989 GP

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	12.7000	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:	
County	Zip	Key Map ©	City / ETJ
Harris	77449	445D	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.

Address stub street as indicated on the marked file copy. Per Sec 42-135, Dade Peak Way must be extended into the property.

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: 116
Action Date: 10/01/2015
Plat Name: Darwiche Property GP
Developer: Darwiche Properties, LLC
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2015-1989 GP

Staff Recommendation:
Grant the requested
variance(s) and 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)

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 evidence that a variance was approved by the COH Commission to allow not to extend Dante Peak Way into proposed plat boundary.(HC)

TIA will be required before the review of site development plan. It should be address new alignment of Mason Road, driveway locations, median openings and left turn lanes (Traffic)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

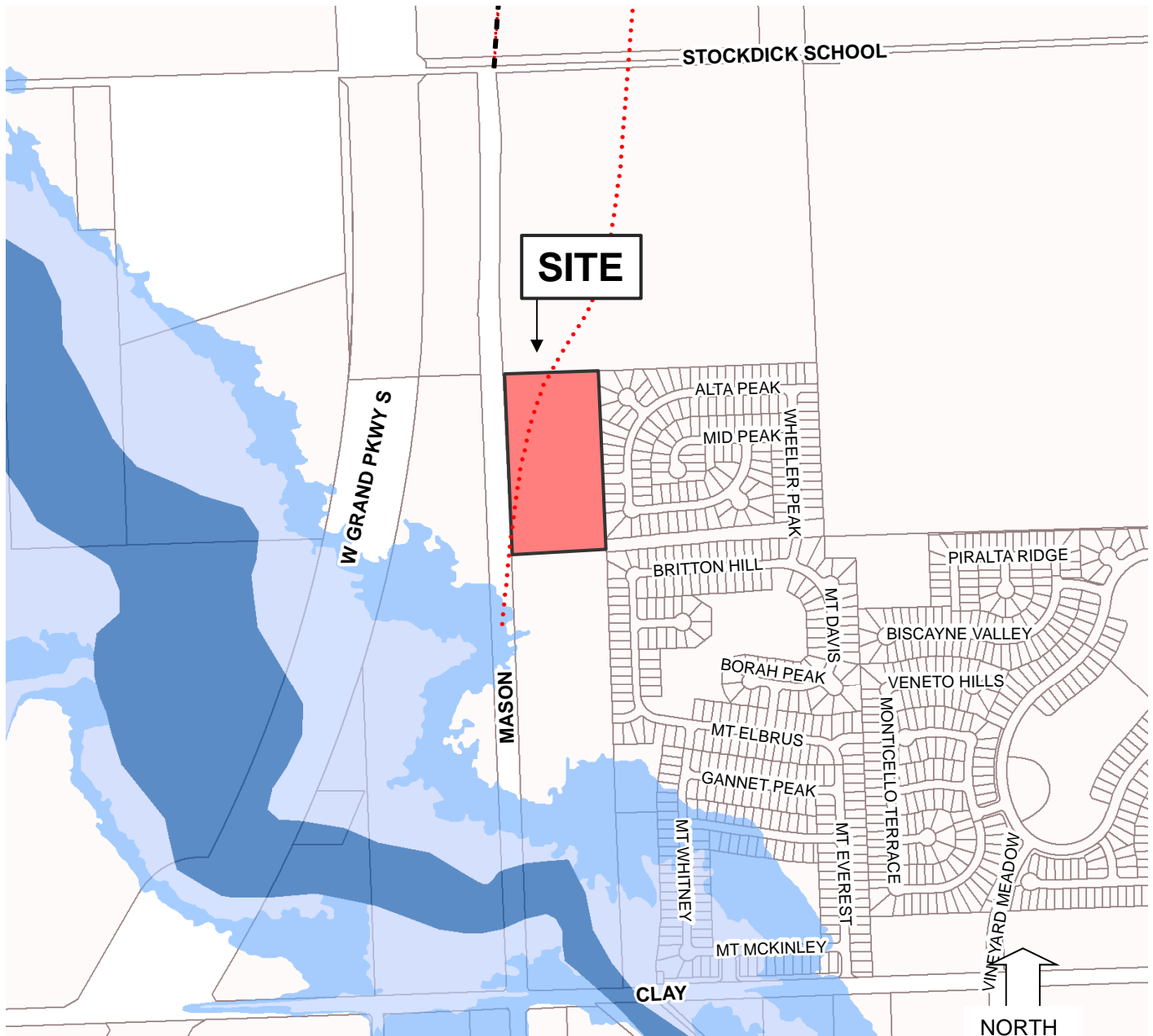
ITEM: 116

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Darwiche Property

Applicant: RVi Planning + Landscape Architecture



D – Variances

Site Location

Houston Planning Commission

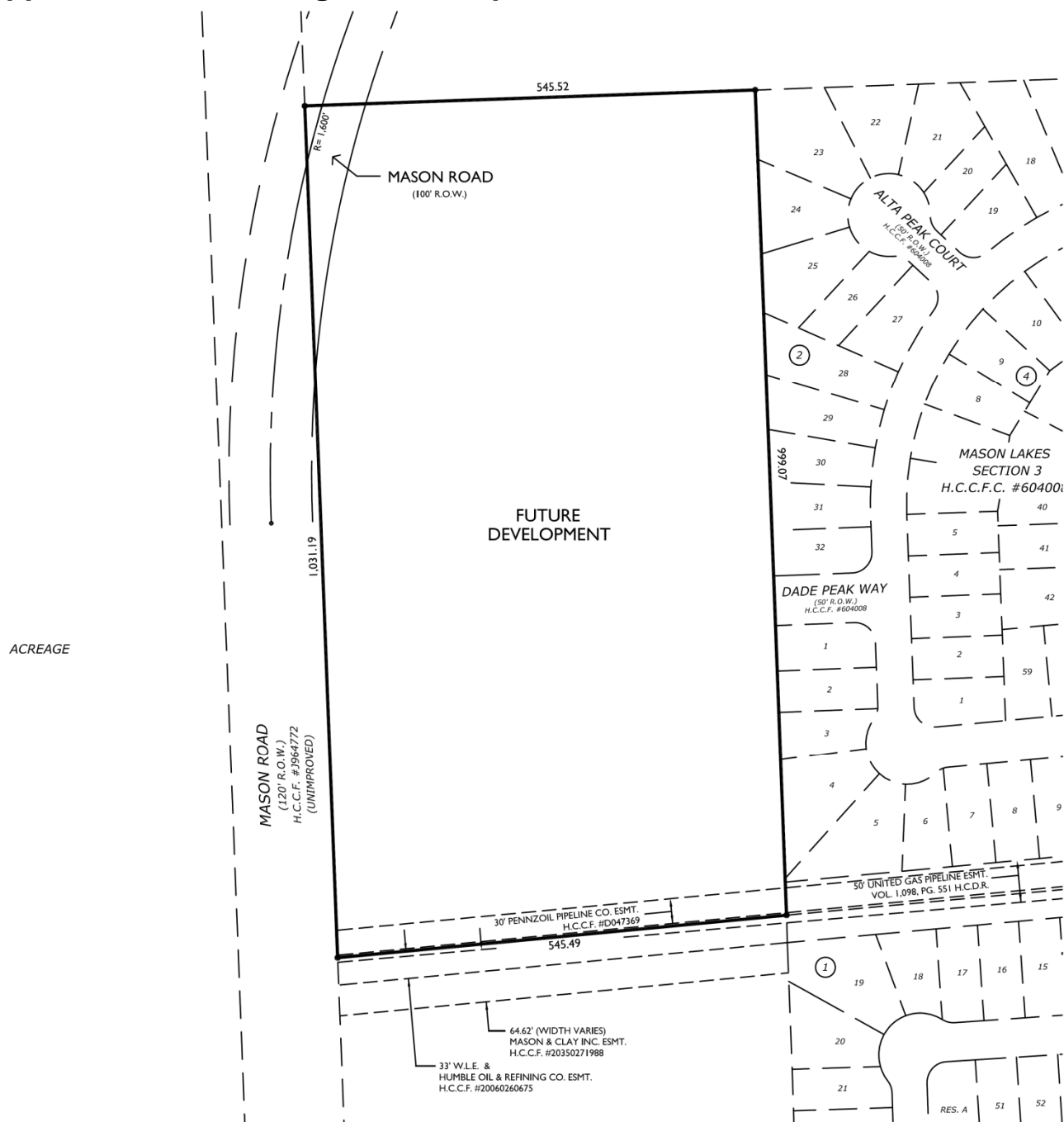
ITEM: 116

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Darwiche Property GP

Applicant: RVI Planning + Landscape Architecture



D – Variances

Subdivision

Houston Planning Commission

ITEM: 116

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Darwiche Property

Applicant: RVi Planning + Landscape Architecture



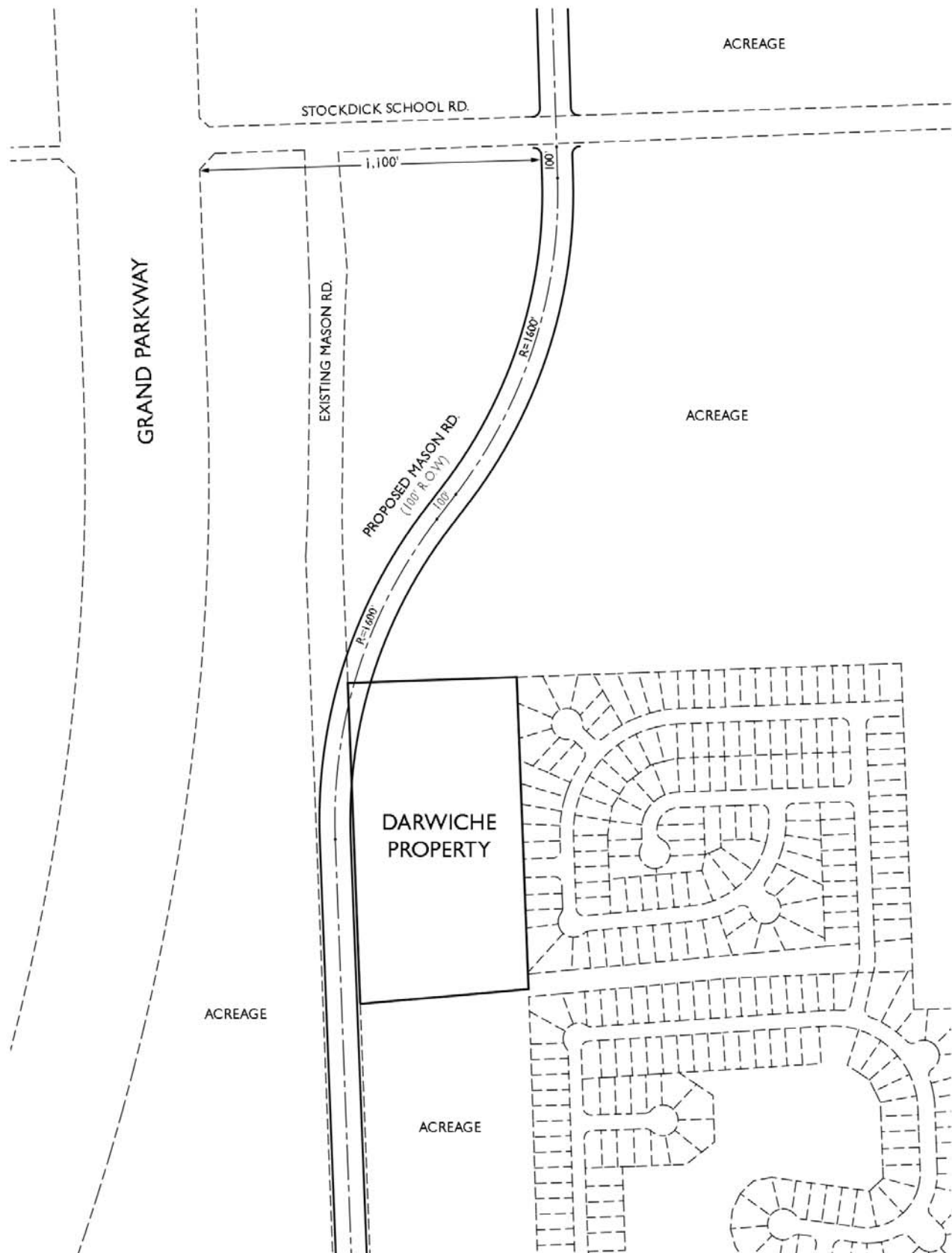
D – Variances

Aerial

DARWICHE PROPERTY

MASON ROAD ALIGNMENT STUDY

09-18-2015



SCALE: 1" = 300'





Application Number: 2015-1989

Plat Name: Darwiche Property GP

Applicant: RVi Planning + Landscape Architecture

Date Submitted: 09/21/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow a reduced centerline radii for a major thoroughfare

Chapter 42 Section: 132

Chapter 42 Reference:

Curves

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The subject property consists of approximately 12.7 acres and is located along future Mason Road between Clay Road and Stockdick School Road. In 1985, Harris County acquired right-of-way for the extension of future Mason Road adjacent to this tract, however, no improvements have ever been constructed. Since that time, Segment E of the Grand Parkway was constructed and opened to traffic in 2013. The construction of the Grand Parkway resulted in an intersection spacing of approximately 600 feet along Stockdick School Road between the Grand Parkway and Future Mason Road. For this reason, Harris County submitted a request to amend the City's Major Thoroughfare Plan to realign future Mason Road earlier this year which was approved by the Planning Commission and recently adopted by City Council. The new alignment of future Mason Road will provide an intersection spacing of approximately 1,100 feet along Stockdick School Road between the Grand Parkway and Future Mason Road which will allow for much better circulation in the area should an interchange be constructed at Stockdick School Road and the Grand Parkway in the future. In order to achieve the desired intersection spacing of approximately 1,100 feet along Stockdick School Road and meet the minimum geometric requirements for major thoroughfares, the newly adopted alignment will require a reverse curve, the southern half of which would bisect the subject property and create an "orphan" tract that is undevelopable. A more practical solution would be to allow a 1,600 foot centerline radius for the reverse curve which will still require the dedication of right-of-way, but will avoid the creation of the orphan tract and allow for the reasonable development 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 are based on the recent realignment of Mason Road and its impact on the subject property.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Allowing 1,600 foot radii will allow for the reasonable development of the subject property while providing for adequate traffic circulation, 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 configuration of Mason Road will provide for adequate vehicular circulation in the area and achieve the County's goal of increasing the intersection spacing along Stockdick School Road 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: 2015-1989

Agenda Item: 116

PC Action Date: 10/01/2015

Plat Name: Darwiche Property 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: 132

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow a reduced centerline radii for a major thoroughfare;

Basis of Recommendation:

The site is located in Harris County, along future Mason Road between Stockdick School Road and Clay Road.

The applicant is requesting a variance to allow Mason Road, a major thoroughfare, to have a reduced centerline radius of 1600'.

Staff is in support of this variance.

West of future Mason Road, Grand Parkway was constructed in 2013 creating an intersection spacing of approximately 600' along Stockdick School Road between Grand Parkway and Mason Road. This intersection spacing is not sufficient to design and install turning movements at the intersection of Stockdick School Road and Mason Road. Harris County submitted a request to amend City of Houston's 2015 MTFP to re-align future Mason Road, which was recently approved by Planning Commission and adopted by City Council. The new alignment increases the intersection spacing from 600'+/- to 1,100' along Stockdick School Road between Grand Parkway and future Mason Road and will improve traffic circulation. However, the new alignment was proposed as a reverse curve that will subdivide a 12.7 acres into two tracts creating an undeveloped tract. Therefore, the applicant is requesting a variance to allow Mason Road to have a centerline radius of 1,600' for the reverse curve instead of the required 2000'. By allowing the requested reduced centerline radius it will:

- (1) Avoid the creation of an orphan tract,
- (2) The newly proposed Stockdick School/Mason Road intersection planned at 1100' will not change and will perform better in dealing with vehicle turning movements,
- (3) Will meet minimum geometric design requirements for a major thoroughfare, and
- (4) Dedication of right-of-way is still required.

Harris County Public Infrastructure Department is in support of this request and has worked closely with Planning & Department staff. Therefore, 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;

Grand Parkway was constructed in 2013 creating an intersection spacing of approximately 600' along Stockdick School Road between Grand Parkway and Mason Road. This intersection spacing is not sufficient to design and install turning movements at the intersection of Stockdick School Road and Mason Road. Harris County submitted a request to amend City of Houston's 2015 MTFP to re-align future Mason Road, which was recently approved by Planning Commission and adopted by City Council. The new alignment increases the intersection spacing from 600'+/- to 1,100' along Stockdick School Road between Grand Parkway and future Mason Road and will improve traffic circulation. The new alignment was proposed as a reverse curve that will subdivide a 12.7 acres into two tracts creating an undeveloped tract. Therefore, the applicant is requesting a variance to allow Mason Road to have a centerline radius of 1,600' for the reverse curve instead of the required 2000'. A reduced centerline radius will avoid the creation of an orphan tract and the proposed intersection at Stockdick School Road and Mason Road will not change.

(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. Harris County requested to re-align Mason Road in order to increase the intersection spacing along Stodick School Road between Grand Parkway and Mason Road. In order to achieve this intersection spacing, the alignment will require a reverse curve, which would bisect a 12.7 acre tract and create an undeveloped tract.

(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 proposed re-alignment will allow to adequately install turning movements and will improve traffic circulation at the intersection of Stockdick School Road and Mason Road. The requested reduced centerline radius will not change the location of this intersection.

(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. The proposed alignment will still provide adequate traffic circulation.

(5) Economic hardship is not the sole justification of the variance.

The justification of the variance is based on the existing conditions of the subject tract.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 117
Action Date: 10/01/2015
Plat Name: Greenhouse Road Street Dedication Sec 6
Developer: CW SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No/Type: 2015-1969 C3P

Staff Recommendation:
 Grant the requested
 variance(s) and Approve
 the plat subject to the
 conditions listed

Total Acreage:	12.8800	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 503
County	Zip	Key Map ©	City / ETJ
Harris	77433	367J	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.

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

1) Provide pipeline release letter(s) at recordation.

2) Provide new CenterPoint note.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

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 of plat. (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)

Remove flood plain contours. (HC)

GREENHOUSE ROAD STREET DEDICATION SEC 5 must be recorded prior to or simultaneously with this plat. (HC)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 117

Action Date: 10/01/2015

Plat Name: Greenhouse Road Street Dedication Sec 6

Developer: CW SCOA West, L.P., a Texas Limited Partnership

Applicant: EHRA

App No/Type: 2015-1969 C3P

Staff Recommendation:

Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Houston Planning Commission

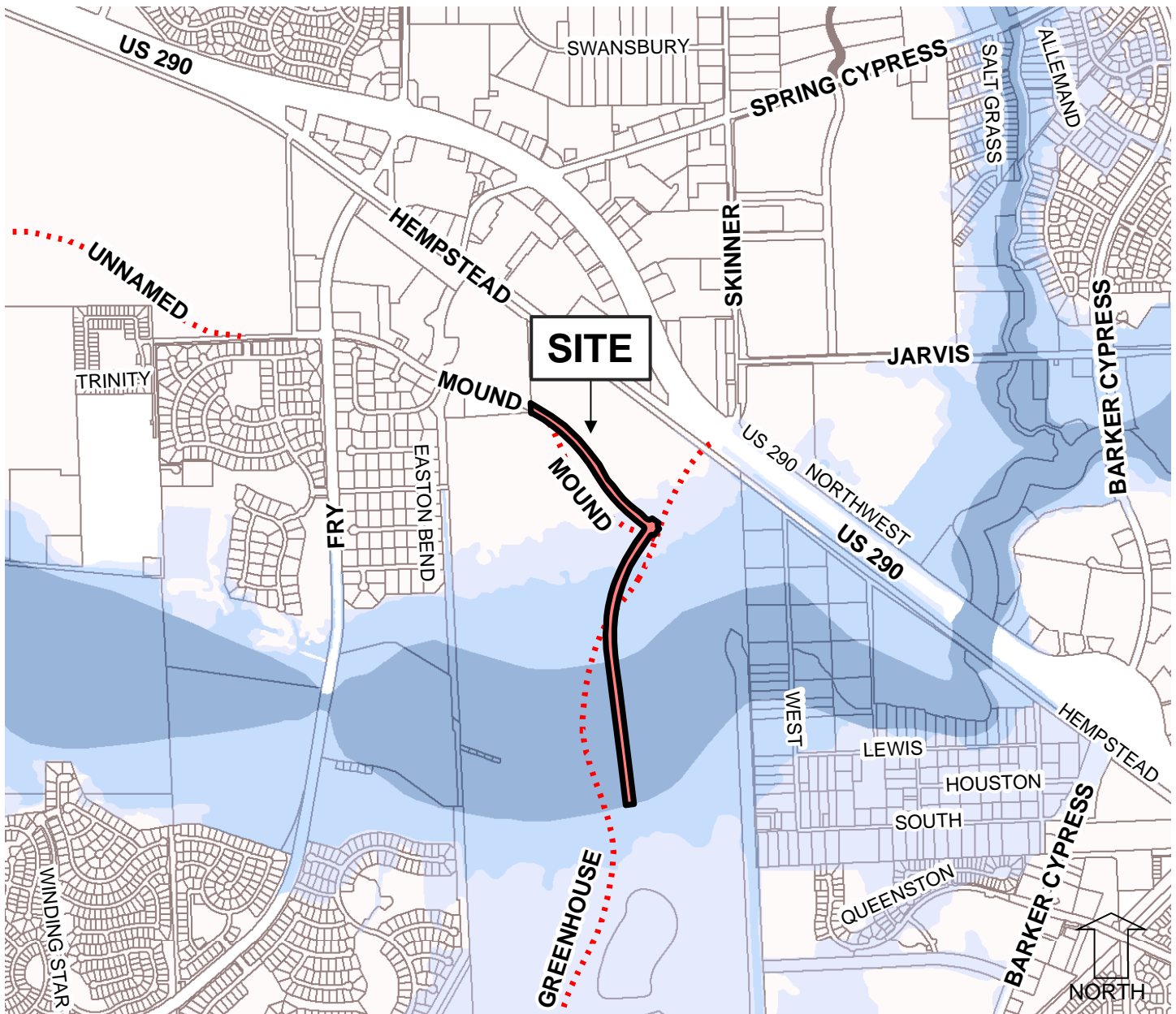
ITEM: 117

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Greenhouse Road Street Dedication Sec 6

Applicant: EHRA



D – Variances

Site Location

Subdivision

Houston Planning Commission

ITEM: 117

Planning and Development Department

Meeting Date: 10/01/2015

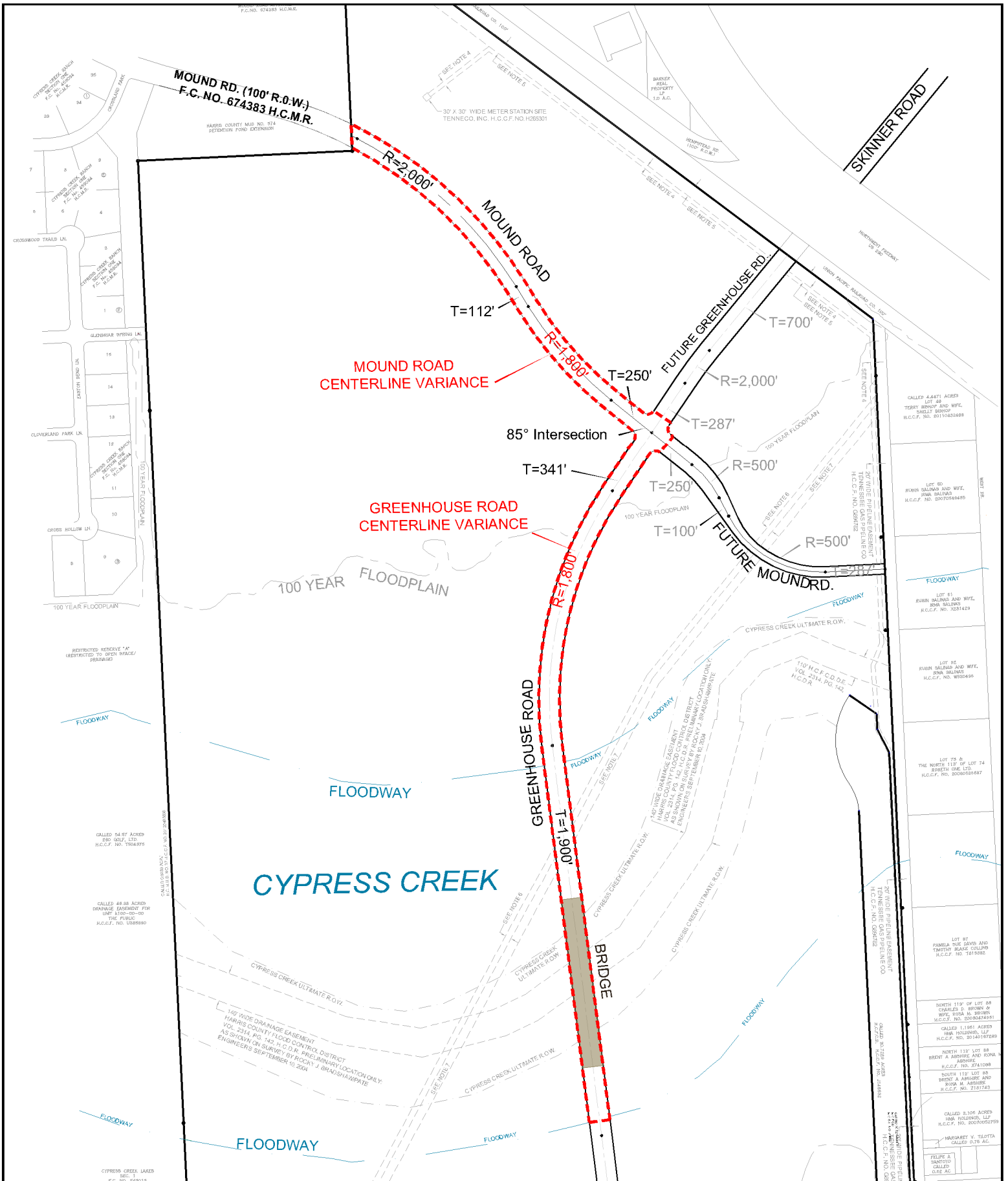
Subdivision Name: Greenhouse Road Street Dedication Sec 6

Applicant: EHRA



D – Variances

Aerial



Greenhouse Road and Mound Road

Centerline Variances Exhibit

September 21, 2015
 0 50 100 200
 SCALE: 1"=200'
 NORTH



EHRA JOB NO.
 061-059-00-186

10555 Westlodge Drive
 Houston, Texas 77042
 713.784.4500
 EHRAinc.com
 TBE No. F720
 No warranty or representation of
 intended use, design or proposed
 improvements are made herein. All
 Plans for land or facilities are
 subject to change without notice.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**VARIANCE
Request Information Form**

Application Number: 2015-1969

Plat Name: Greenhouse Road Sec 6

Applicant: EHRA

Date Submitted: 09/21/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Variance to allow a 1,800' centerline radius on major thoroughfares, Greenhouse Road and Mound Road.

Chapter 42 Section: 42-132

Chapter 42 Reference:

Sec. 42-132. Curves. (a) Curves for the right-of-way of a major thoroughfare shall have a centerline radius of at least 2,000 feet. Reverse curves shall be separated by a tangent distance of not less than 100 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 portion of Greenhouse Road between the intersection of Mound Road and the bridge crossing over Cypress Creek requires a reduced centerline radius due to geometric constraints in this area. To the north, the location of Skinner Road sets the location and alignment of Greenhouse Road at the northern boundary of Towne Lake. The location of the bridge crossing over Cypress Creek sets the location and alignment of Greenhouse Road to the south. Harris County Public Infrastructure Department (HCPID) recommends a 250' minimum tangent length, measured from two intersecting ROWs before starting a centerline radius. In order to preserve the existing Skinner Road/ Greenhouse Road alignment, the bridge crossing over Cypress Creek, and the minimum 250' tangent length south of the intersection of Mound Road recommended by HCPID, a reduced centerline radius of 1,800' on this portion of Mound Road is necessary. Please see attached Greenhouse Road and Mound Road Centerline Variance Exhibit. The portion of Mound Road between the western boundary of Towne Lake and Greenhouse Road to the east requires a reduced centerline radius due to the geometric constraints in this area. The location of the existing Mound Road ROW alignment (which is within the Mound Road Apartments Recorded Plat, F.C. No. 674383 H.C.M.R.) sets the location and alignment of Mound Road to the west. The intersection of Mound Road and Greenhouse Road sets the location and alignment of Mound Road to the east. In order to preserve the minimum 100' tangent to the west, an 85° intersection at Mound Road and Greenhouse Road, and the minimum 250' tangent length recommended by HCPID to the east, a reduced centerline radius of 1,800' on this portion of Mound Road is necessary. Please see attached Greenhouse Road and Mound Road Centerline Variance Exhibit.

(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 HCPID on the centerline radius for both Greenhouse Road and Mound Road. HCPID recommended longer tangent lengths at the intersection approach with Mound Road rather than larger centerline radii.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The connectivity and major thoroughfare spacing standards stated in Chapter 42 will be maintained.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The reduced centerline radius is still within Harris County design standards for major thoroughfares.

(5) Economic hardship is not the sole justification of the variance.

Justification for the variance is based on physical constraints and agreement on acceptable radii and tangent distances per discussions between the applicant and HCPID.



Application No: 2015-1969

Agenda Item: 117

PC Action Date: 10/01/2015

Plat Name: Greenhouse Road Street Dedication Sec 6

Applicant: EHRA

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-132

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Variance to allow a 1,800' centerline radius on major thoroughfares, Greenhouse Road and Mound Road. ;

Basis of Recommendation:

The site is located South of U.S. 290, west of Barker Cypress and east of Fry Road. The applicant is requesting a variance to reduce the centerline radii on 2 major thoroughfares, from the required 2000' to 1800'.

Staff is in support of the request.

The Mound Road has a set point to the west, and the design for the bridge to cross over Cypress Creek on Greenhouse Road has commenced and its location has also been set. Also, it is important for Greenhouse Road to centerline tie with Skinner Road across 290, so the the location of the intersection of Greenhouse and Mound is of utmost importance.

Due to the physical constraints of a future street meeting set points, and the design standards of Harris County Public Infrastructure Department and the Chapter 42, a reduced centerline radius is the only method to achieve the desired planned outcome.

Harris County Engineering Office has reviewed the plans and interposes no objection to the proposal by the developer. Therefore, staff recommends granting the requested variances for a reduced centerline radius for this portion of Mound Road and Greenhouse Road and approve the plat subject to the conditions listed.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

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;

Set points on each major thoroughfare imposes limitations and challenges of the design and projected path of the major thoroughfares. This solution was a compromise among Harris County, City of Houston, and the developer, adhere all parties agree this is the method to reasonably achieve the desired objective.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Harris County tangent requirements (from intersections) and City of Houston tangent requirements (for reverse curves), and the set location of the bayou crossing is not the outcome of a self-imposed hardship.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The major thoroughfares follow the MTFP alignment, and the full width of the streets are being dedicated. This proposal meets the intent of Chapter 42.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

This variance will not be injurious to public, health, safety, or welfare.

(5) Economic hardship is not the sole justification of the variance.

Set points for the bridge to cross Cypress Creek along Greenhouse, the need for Greenhouse to centerline tie with Skinner Road across U.S. 290, and a set recorded point of Mound Road are the justifications for the variances.



Agenda Item: 118
Action Date: 10/01/2015
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:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

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

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)

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 all easement and rights-of-way abandonment documents at recordation.

Provide a public access easement to allow a 15' pedestrian realm between the back of curb and the proposed fence along Scott Street as indicated on the marked file copy.

Provide 6' sidewalks along all the adjacent public streets.

Provide 3" caliper street trees along all the adjacent public streets pursuant to Chapter 33 species and space requirements.

For Your Information:



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 118
Action Date: 10/01/2015
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:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

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

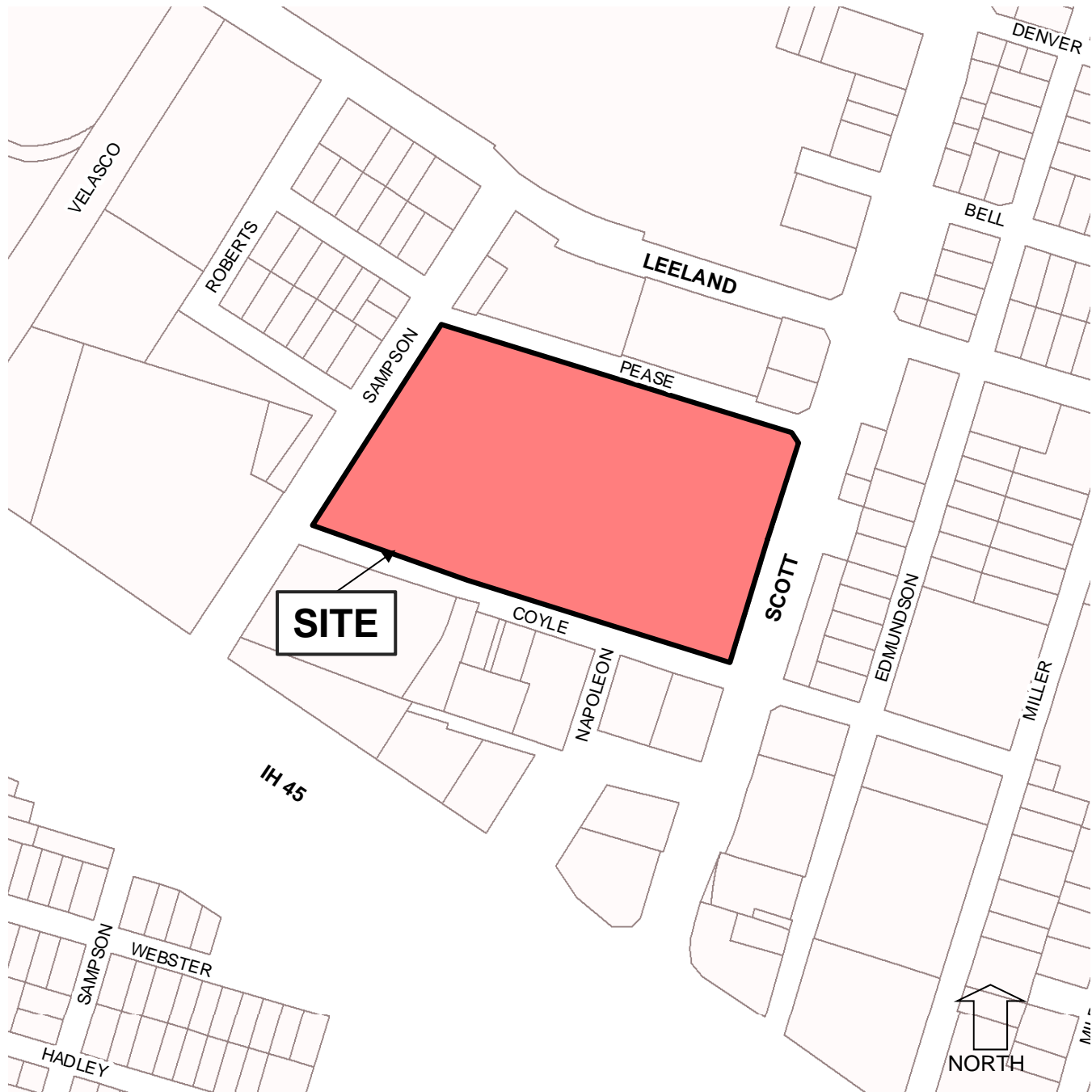
ITEM: 118

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: HISD High School for Law and Justice (DEF 2)

Applicant: Knudson, LP



D – Variances

Site Location

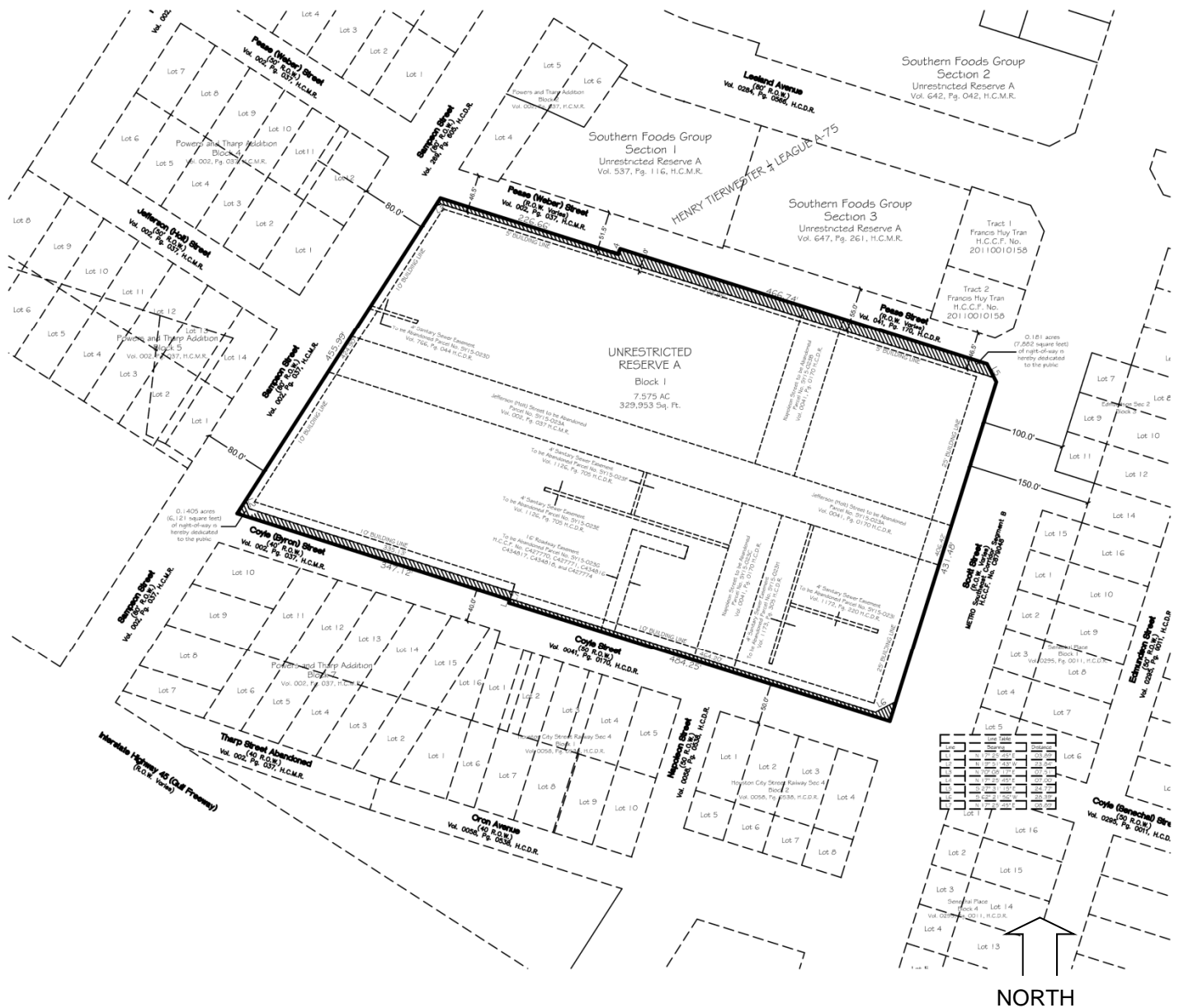
Houston Planning Commission ITEM: 118

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: HISD High School for Law and Justice (DEF 2)

Applicant: Knudson, LP



D – Variances

Subdivision

Houston Planning Commission

ITEM: 118

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: HISD High School for Law and Justice (DEF 2)

Applicant: Knudson, LP



D – Variances

Aerial



Light Rail Station

Light Rail Station

Future Extension
of School

Fire Training Field

JROTC Drill Field

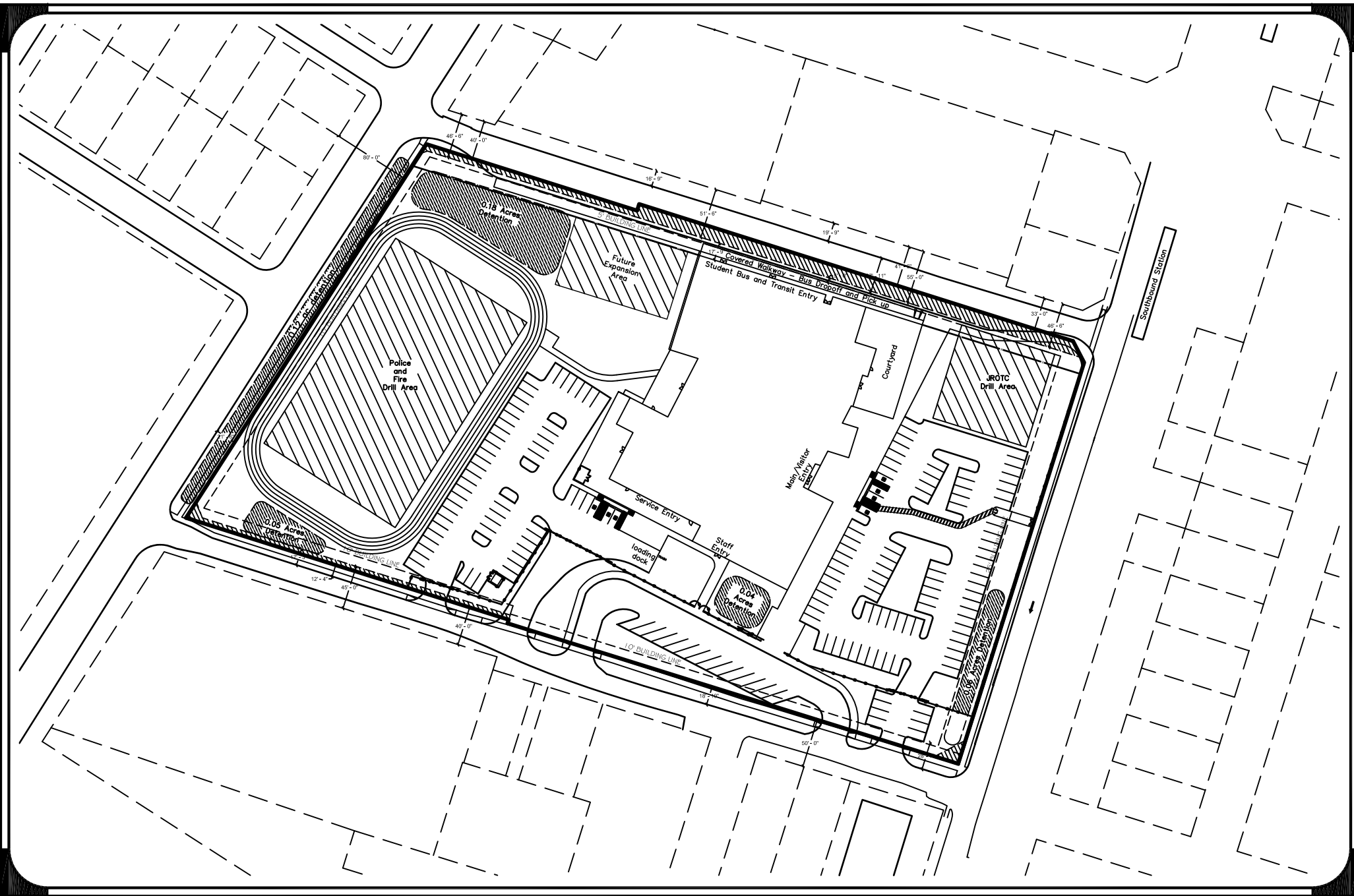
High School
for
Law and Justice

Teacher and Staff
Parking

Student and Visitor
Parking

Visitor Parking

10' BUILDING LINE





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 to have a 5 foot building line versus a 10 foot building line on Pease Street.

Chapter 42 Section: 121 and 150

Chapter 42 Reference:

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;

As part of the Houston Independent School District's (HISD) 2012 bond program, the multiple lots were acquired to plan and construct a new high school for law enforcement and criminal justice. The high school will include a courtroom, law library, gymnasium, flexible classroom space, fire science, 911 training call center, and transparent walls to allow visibility into labs on the second level for crime scene area. Pease Street has multiple right-of-way distances anywhere from 33 feet to 45 feet. HISD will dedicate its required half to make Pease Street a 60 foot right-of-way once the northern properties dedicate their half. Southern Foods, the property north of Pease Street received a variance in July of 2003 and in July 2012 to dedicate a reduced amount of right-of-way along Pease Street. Southern Foods (Oak Farms Dairy) fronts Leeland Avenue and per Vol. 537, Pg. 116, H.C.M.R. Southern Foods Group Section One, access is denied to Pease Street. HISD owns the block length along the south so there will only be one property owner siding Pease Street. Pease Street will be used as bus drop-off / pickup for students. The distance between the proposed property line after dedication to the covered walkway for students is 5 feet. Providing a 10 foot building line 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 that includes a covered walkway for students to protect them from the weather elements we receive in Houston. 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 5 foot building line include a JROTC Drill Area and a covered walkway 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 and paving section.

(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. 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. Pease Street terminates 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 walkway to protect students from the different weather elements we experience in Houston, Texas will improve the public health, safety, and welfare of all students. The bulb-out will act as a buffer zone between the covered walkway and the vehicular traffic to provide protection from passing motorist

(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 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. Future expansion is expected for this high school due to its gaining popularity within HISD. HISD is setting aside space to expand the high school when the need comes.



Application No: 2015-1647

Agenda Item: 118

PC Action Date: 10/01/2015

Plat Name: HISD High School for Law and Justice

Applicant: Knudson, LP

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 121 and 150; 121, 150

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

The applicant is requesting to have a 5 foot building line versus a 10 foot building line on Pease Street. ;

The applicant is requesting 1. Not to dedicate land for additional right-of-way for a. Not to dedicate 10 feet of additional right-of-way for 327.49 feet on the west and 5 feet of additional right-of-way on the east of Coyle Street 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. To have 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 originally 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. During the two deferrals, the applicant and HISD worked closely with staff and have submitted a revised application. With the revised proposal, the applicant is requesting a variance to allow a 5' instead of 10' building line along Pease Street. Staff supports the requested variance.

The site is located along Transit Corridor Scott Street. HISD proposes to construct a new high school for law enforcement and criminal justice on the site. The new school building will be constructed along Pease Street with a covered walkway for school bus drop-off purpose. The proposed parking lots would take access from Coyle Street. The proposed 5' building line along Pease is for the covered walkway only. The actual school building would meet the 10' building line requirement. In addition, the proposed school building would be located in the middle of the block. Granting of the 5' building line variance would not create visibility issues and public safety issues for the adjacent area. Granting the requested variance would not contradict with a sound public policy.

To provide a pedestrian friendly environment for the students and the adjacent neighborhood, the applicant will provide a 15' pedestrian realm along Scott Street and 6' sidewalks with 3" caliper street trees along all the adjacent public streets. Both Metro and Public Works and Engineering Department pose no objection to the requested variance. Staff recommends granting the requested variance and approving the plat subject to CPC 101 Form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The proposed 5' building line along Pease is for the covered walkway only. The actual school building would meet the 10' building line requirement. In addition, the proposed school building would be located in the middle of the block. Granting of the 5' building line variance would not create visibility issues and public safety issues for the adjacent area. Granting the requested variance would 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 existing conditions adjacent to the site.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Granting of the 5' building line variance would not create visibility issues and public safety issues for the adjacent area. Granting the requested variance would not contradict with a sound public policy.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 119
Action Date: 10/01/2015
Plat Name: House of Tiny Treasures
Developer: FORNEY CONSTRUCTION
Applicant: Miller Survey Group
App No/Type: 2015-1756 C2R

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	0.4934	Total Reserve Acreage:	0.4934
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	493Y	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)

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.

Provide 6 foot sidewalks and 3" caliber trees on Dowling and Francis Avenue. Fencing must be maximum 8 feet in height. Provide an approved tree preservation plan at permitting for 3 trees to be preserved on site

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(Long Form) is required for this project.
City Engineer: DETENTION IS REQUIRED

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

ITEM: 119

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: House of Tiny Treasures (DEF 1)

Applicant: Miller Survey Group



D – Variances

Site Location

Houston Planning Commission

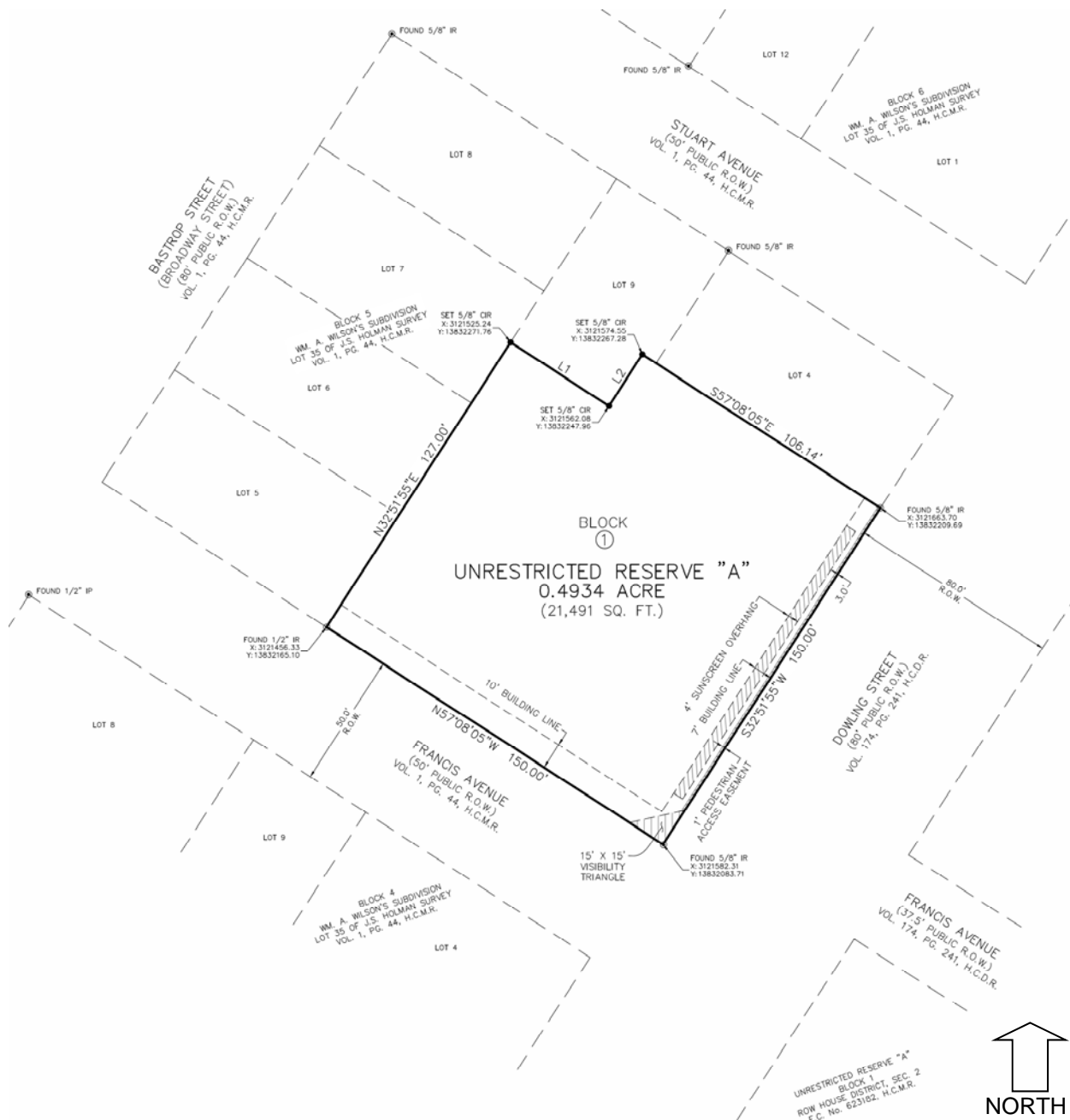
ITEM: 119

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: House of Tiny Treasures (DEF 1)

Applicant: Miller Survey Group



D – Variances

Subdivision

Houston Planning Commission

ITEM: 119

Planning and Development Department

Meeting Date: 10/01/2015

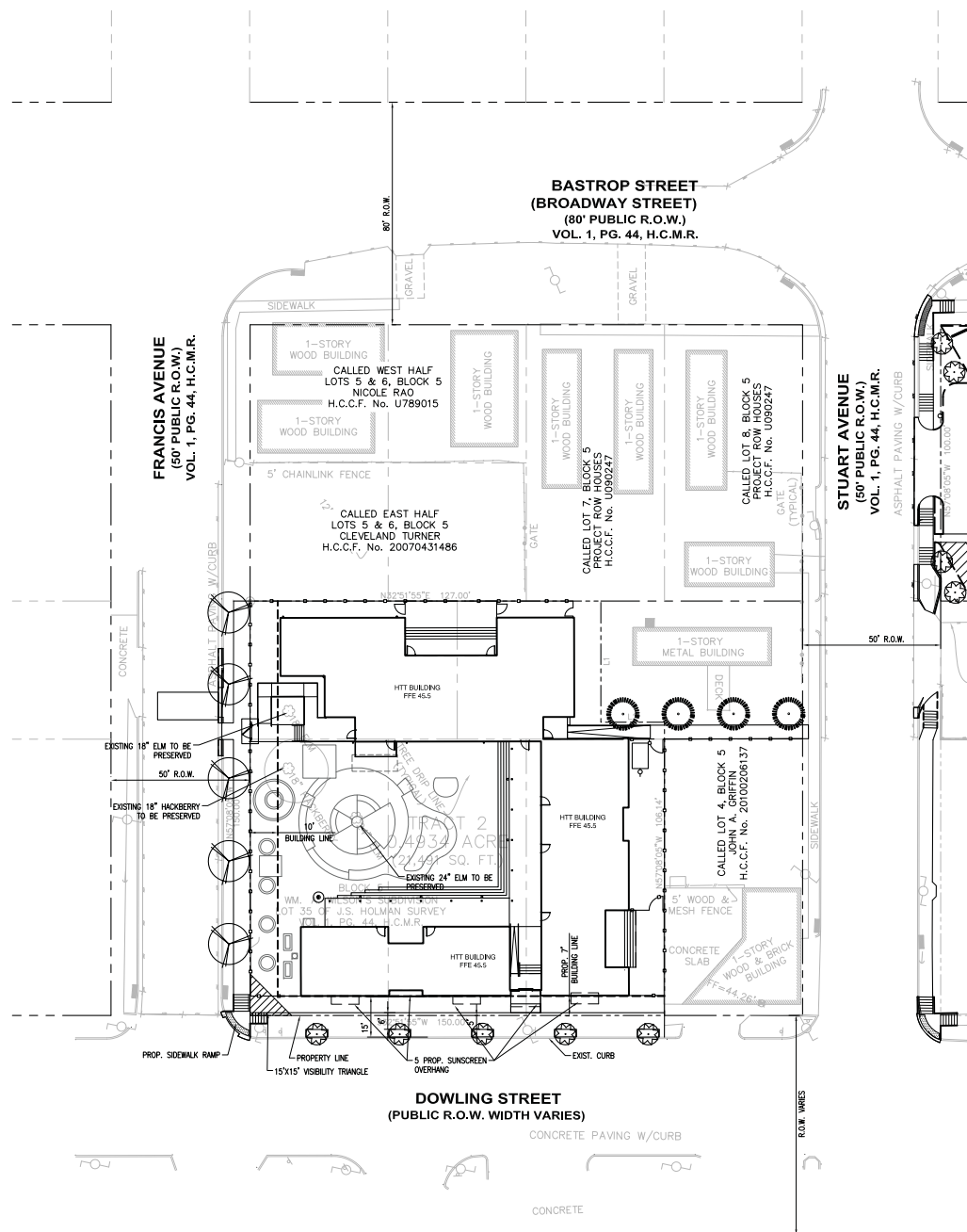
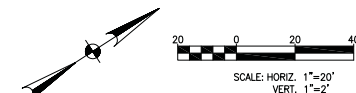
Subdivision Name: House of Tiny Treasures (DEF 1)

Applicant: Miller Survey Group



D – Variances

Aerial



LEGEND

	EXISTING	PROPOSE
Curb		
Edge of Pavement		
R.O.W.		
Storm Sewer/MH		
Large Dism Storm Sewer/MH		
Curb Inlet/Grate Inlet		
Sanitary Sewer/MH/Cleanout		
Large Dism Sanitary Sewer/MH		
Water Line/Fire Hydrant/Valve		
Gas		
Electric		
Phone		
Fence		
Contour		
Slope	90°	15°
Top of Pavement	TP 42.25	TP 42.25
Top of Wall	FW 42.25	TW 42.25
Finished Grade	FG 42.25	FG 42.25
Top of Grate	TG 42.25	TG 42.25
Flow Line	FL 42.25	FL 42.25
Detail Number		65.0
Detail Sheet Number		65.0

SEARCH
HOUSE OF TINY
TREASURES

IN ASSOCIATION WITH

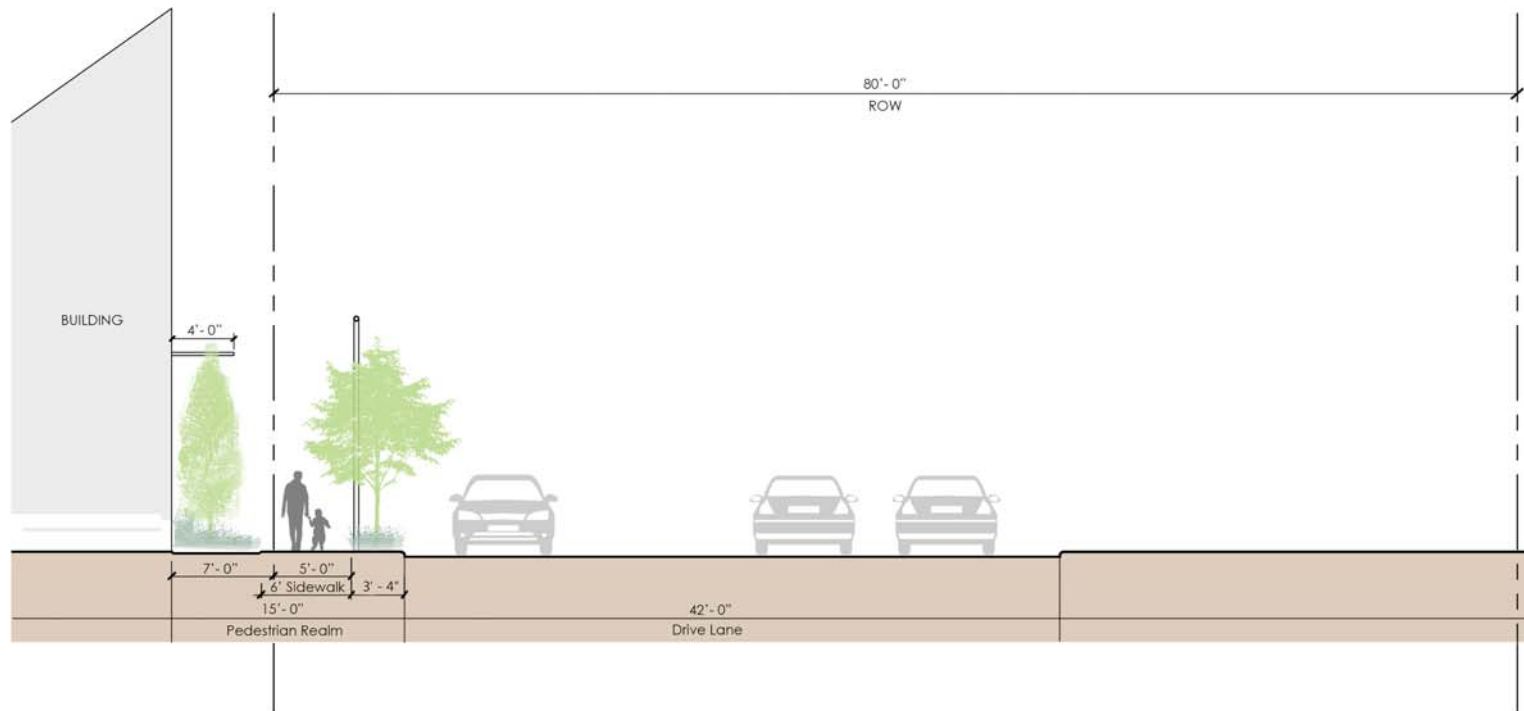
NO.	DATE	REVISION
DESIGNED BY		AAA
REVIEWED BY		AAA
DRAWN BY		AAA
PROJECT NUMBER		M0315036-06
DATE		08-05-2015
SHEET TITLE		

SITE PLAN

C1.0







TYPICAL SECTION
DOWLING STREET
Scale: 1/8"=1'-0"



Application Number: 2015-1756

Plat Name: House of Tiny Treasures

Applicant: Miller Survey Group

Date Submitted: 08/21/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

1. Allow a 7' Building Line on Dowling Street (15' from back of curb) 2. Allow maximum of 4' sunscreen overhang encroaching into building line on Dowling Street.

Chapter 42 Section: 42-152(a)

Chapter 42 Reference:

Sec. 42-152(a). Building line requirement along major thoroughfares – The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The proposed development is a daycare/preschool facility to be operated by SEARCH homeless services organization, providing child care and education services for the children of homeless individuals and families. SEARCH will be leasing the land from Project Row House and Project Row House recognizes this daycare development will be a part of their plan for future development on the remaining properties. There are three existing trees including one 24" Elm, one 18" Elm, and one 18" Hackberry on the middle south of the site that are intended to be preserved and incorporated as a part of the children's playground. The building will be designed around the trees and playground to create an enclosed and secure environment for the children. In order to accommodate the existing trees and children's playground, the proposed structure will be brought closer to the roadway. This also helps to create a stronger pedestrian realm in character with the surrounding developments. This design is cohesive with the OST Alameda TIRZ Dowling Street streetscape improvement project. The property available for development is constrained by the existing adjacent residential buildings on the north and west sides. The existing buildings immediately to the north and south of the proposed daycare, as well as Rev. Ray Martin Boxing and Community Center in the next block north and the Gulf Fueling Station across on Dowling Street are all generally built with 0' building lines. With the proposed 7-foot building setback, it will still be 15-feet from face of building to existing back of curb on Dowling with a 6-foot clear pedestrian space within the 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 requested variance is an attempt to fit the project to the available property as well as preserving the large existing trees. The children playground with minimum size required per the State's standards is designed around the preserved trees which causes the buildings to be brought closer to the roadway. Codes restrict the daycare facility to be a single story. In addition, the State also requires programs and activities for the daycare which dictates the building size. It is not a 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 purpose of this chapter will be preserved, as this variance request is intended to provide a development comparable with the surrounding existing and proposed developments.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not impact public health, safety or welfare. Emergency vehicle access and overall traffic movements will not be impacted. The requested variance will not impact site visibility at any corner of the project. The requested 7-foot building line will provide 15-feet from face of building to existing back of curb on Dowling Street with a 6 feet pedestrian sidewalk. A 15' x 15ft visibility triangle will be provided at the corner of Dowling Street and Francis Street.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the justification for the variance. The developer is a not for- profit organization. The development is intended to provide a safe and high quality educational environment for children of homeless individuals and families.



Application No: 2015-1756

Agenda Item: 119

PC Action Date: 10/01/2015

Plat Name: House of Tiny Treasures

Applicant: Miller Survey Group

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-152(a)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

1. Allow a 7' Building Line on Dowling Street (15' from back of curb) 2. Allow maximum of 4' sunscreen overhang encroaching into building line on Dowling Street. ;

Basis of Recommendation:

The site is located in the greater Third-Ward and in the street width exception area, south of Elgin Street, and north of Alabama Street. The applicant is requesting a variance to allow a 7' BL for a proposed structure and a 4' building line for a proposed canopy along the major thoroughfare Dowling Street instead of the required 25' setback. Staff is in support of the requested variance.

The subject site is proposed to be developed as a childcare facility to be operated by SEARCH Homeless Services- an interfaith, nonprofit organization. The site contains several trees, three of which the developer plans to preserve and integrate into the playground area of the facility.

The childcare is restricted in height to one-story by the International Building Code and the facility must provide at least a 7, 000 square foot playground according to the child care standards of the Texas Department of Family and Protective Services; which limits the buildable area for the applicant.

Dowling Street is sufficient in width as an 80' ROW and the planned reconstruction of Dowling Street will not affect the subject tract. The existing and the proposed curb location will remain the same in front of the site. The widening of the paving section will occur along the southern portion of the ROW; which will create an ultimate paving section of 47'. The distance from the back of curb to the proposed structure will be 15' and the applicant is dedicating a 1 ft pedestrian access easement in order to provide pedestrian enhancements such as 6 foot sidewalks and 3" caliber trees.

This item was deferred at the last Planning Commission meeting in order to allow the applicant time to coordinate with the OST Alameda TIRZ. During the deferral period, the applicant addressed the TIRZ's concerns in reference to the elevations (removed ADA ramp and stair entry way), landscaping enhancements, and the pedestrian realm along Dowling Street.

Granting the requested variance will complement the planned improvements along Dowling Street a reduced setback will be consistent with the surrounding neighborhood. Additionally, the building code restrictions create a physical constraint on the buildable area of the site. Therefore, staff recommends granting the requested variance and approving 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 childcare is restricted in height to one-story by the International Building Code and the facility must provide at least a 7, 000 square foot playground according to the child care standards of the Texas Department of Family and Protective Services; which limits the buildable area for the applicant.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The building code restrictions create a physical constraint on the buildable area of the site

(3) The intent and general purposes of this chapter will be preserved and maintained;

Granting the requested variance will complement the planned improvements along Dowling Street a reduced setback will be consistent with the surrounding neighborhood.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The distance from the back of curb to the proposed structure will be 15' and the applicant is dedicating a 1 ft pedestrian access easement in order to provide pedestrian enhancements such as 6 foot sidewalks and 3" caliber trees.

(5) Economic hardship is not the sole justification of the variance.

The physical constraints are prohibiting applicant from adhering the ordinance



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 120
Action Date: 10/01/2015
Plat Name: Nicholson Row
Developer: Eagle Rock Custom Homes, Inc
Applicant: Richard Grothues Designs
App No/Type: 2015-1725 C2R

Staff Recommendation:
Deny the requested
variance(s) and approve
the plat

Total Acreage:	0.2020	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492D	City

Conditions and Requirements for Approval

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

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

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 *****.

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)

139. Provide for widening of 5' local street. (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)

Widen the pavement of Herkimer along the 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 120

Action Date: 10/01/2015

Plat Name: Nicholson Row

Developer: Eagle Rock Custom Homes, Inc

Applicant: Richard Grothues Designs

App No/Type: 2015-1725 C2R

Staff Recommendation:

Deny the requested
variance(s) and approve
the plat

PWE Utility Analysis: A Wastewater Capacity reservation letter (Long Form) 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.

Parks and Recreation: To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 12. 2) The then-current fee in lieu of dedication shall be applied to this number (5 units) of dwelling units.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

ITEM: 120

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Nicholson Row (DEF 1)

Applicant: Richard Grothues Designs



D – Variances

Site Location

Houston Planning Commission

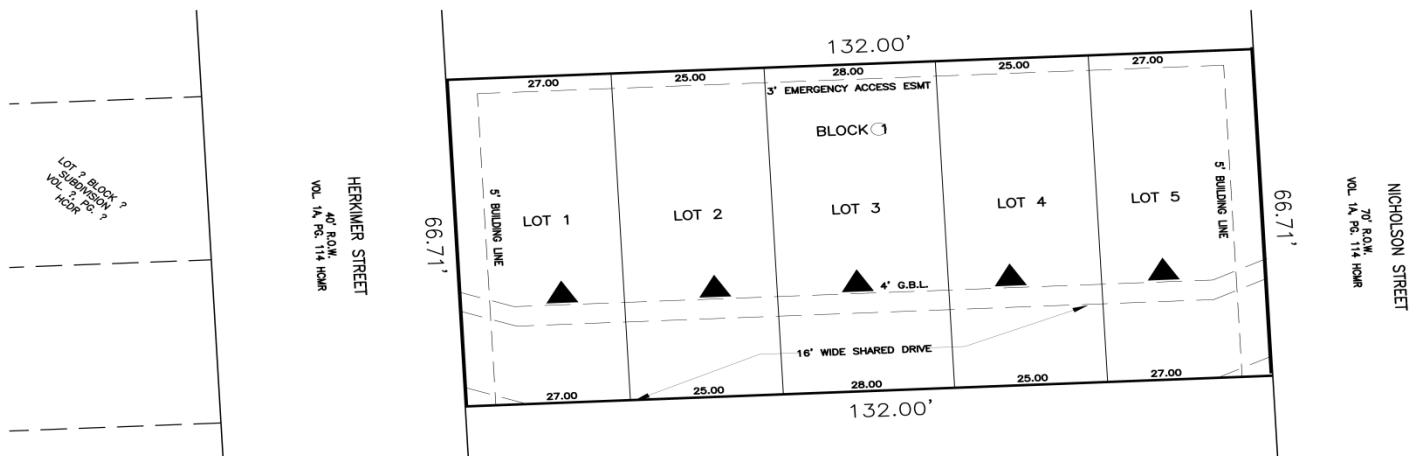
ITEM: 120

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Nicholson Row (DEF 1)

Applicant: Richard Grothues Designs



D – Variances

Subdivision

Houston Planning Commission

ITEM: 120

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Nicholson Row (DEF 1)

Applicant: Richard Grothues Designs



NORTH

D – Variances

Aerial



Application Number: 2015-1725
Plat Name: Nicholson Row
Applicant: Richard Grothues Designs
Date Submitted: 08/10/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Eliminate the requirement to dedicate 5' for Street ROW dedication along Herkimer.

Chapter 42 Section: 122

Chapter 42 Reference:

Sec. 42-122. Right-of-way widths. The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: Local streets (1) 50 feet if adjacent to exclusively single-family residential lots;

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 properties located along the west side of Herkimer and most along the east side were built on original lots and were not required to dedicate 5' to the widening. They have been built within the last few years. Therefore, the widening of Herkimer will not happen. Also, Herkimer dead ends to the south at a county drainage easement. Herkimer will not be extended any further south. With the majority of the lots between Herkimer and Nicholson taking access from Nicholson, the requirement should be removed.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The fact that the lots on the west side of Herkimer and most of the lots on the east side have not dedicated 5' toward the enlargement of the ROW was not the undertaking of the applicant. The proposed five units will be able to be placed on the site.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Due to the fact that all of the lots on the west side of Herkimer have not dedicated their half of the expansion and the homes are relatively new, the intent of the chapter will still be maintained with the development having dual access to both Herkimer and Nicholson.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not endanger the public safety due to the access given will be both to Herkimer and Nicholson.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification based on the fact that 5 units can be placed on the site with or without the 5'.



Application No: 2015-1725

Agenda Item: 120

PC Action Date: 10/01/2015

Plat Name: Nicholson Row

Applicant: Richard Grothues Designs

Staff Recommendation: Deny the requested variance(s) and approve the plat

Chapter 42 Sections: 122

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Eliminate the requirement to dedicate 5' for Street ROW dedication along Herkimer.;

Basis of Recommendation:

The site is located between Herkimer Street and Nicholson Street, south of 8th street and north of 6th Street. The applicant is requesting a variance to not provide 5' right-of-way dedication to Herkimer Street. Staff does not support the requested variance.

The site is located in an urban area with rapid townhome redevelopment. Herkimer Street is a 40' wide public right-of-way next to the Hike and Bike Trail. The applicant proposes a shared driveway development with 5 townhouses on the site. Staff does not support the requested variance for the following reasons:

1. Herkimer Street is a public street with only 40' wide right-of-way, 17' paving section, open ditch and no sidewalks on both sides. With the ongoing redevelopment in the overall area, it is important and necessary to preserve the right-of-way for future right-of-way improvement.
2. The distance between the edge of paving and the property line is about 12'. With the existing power line and power poles and open ditch, without right-of-way dedication, there would not be sufficient room to widen paving section and provide a 5' sidewalk. With the adjacent Hike and Bike Trail, it's important to provide a 5' sidewalk for the residents to walk to the bike trial.
3. 5' right-of-way dedication would not affect the proposed development on the site. Multiple townhome developments in the adjacent block along Herkimer Street have made 5' right-of-way dedication. Staff notices that some new townhomes were constructed along Herkimer without providing right-of-way dedication. The reason is that these townhomes were constructed on the original lots created by the original plat, Houston Heights. Since these developments do not subdivide the land, no subdivision plat is required. The proposed development on the subject tract is different from these townhome development. The applicant has not demonstrated an undue hardship for the requested variance.

Therefore, staff recommends denying the requested variance and approving the plat subject to CPC 101 Form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;
OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

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: 121
Action Date: 10/01/2015
Plat Name: Pro Vision replat no 1
Developer: Pro-Vision
Applicant: ASV Consulting Group, Inc.
App No/Type: 2015-1709 C2R

Staff Recommendation:
Deny the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	20.4913	Total Reserve Acreage:	20.4913
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	573C	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.

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

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

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

Add centerpoint note.

Plat approved as a class 3 preliminary 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 AND NEED STREET DEDICATION ON WILMINGTON RD

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: 121
Action Date: 10/01/2015
Plat Name: Pro Vision replat no 1
Developer: Pro-Vision
Applicant: ASV Consulting Group, Inc.
App No/Type: 2015-1709 C2R

Staff Recommendation:
Deny the requested
variance(s) and Approve
the plat subject to the
conditions listed

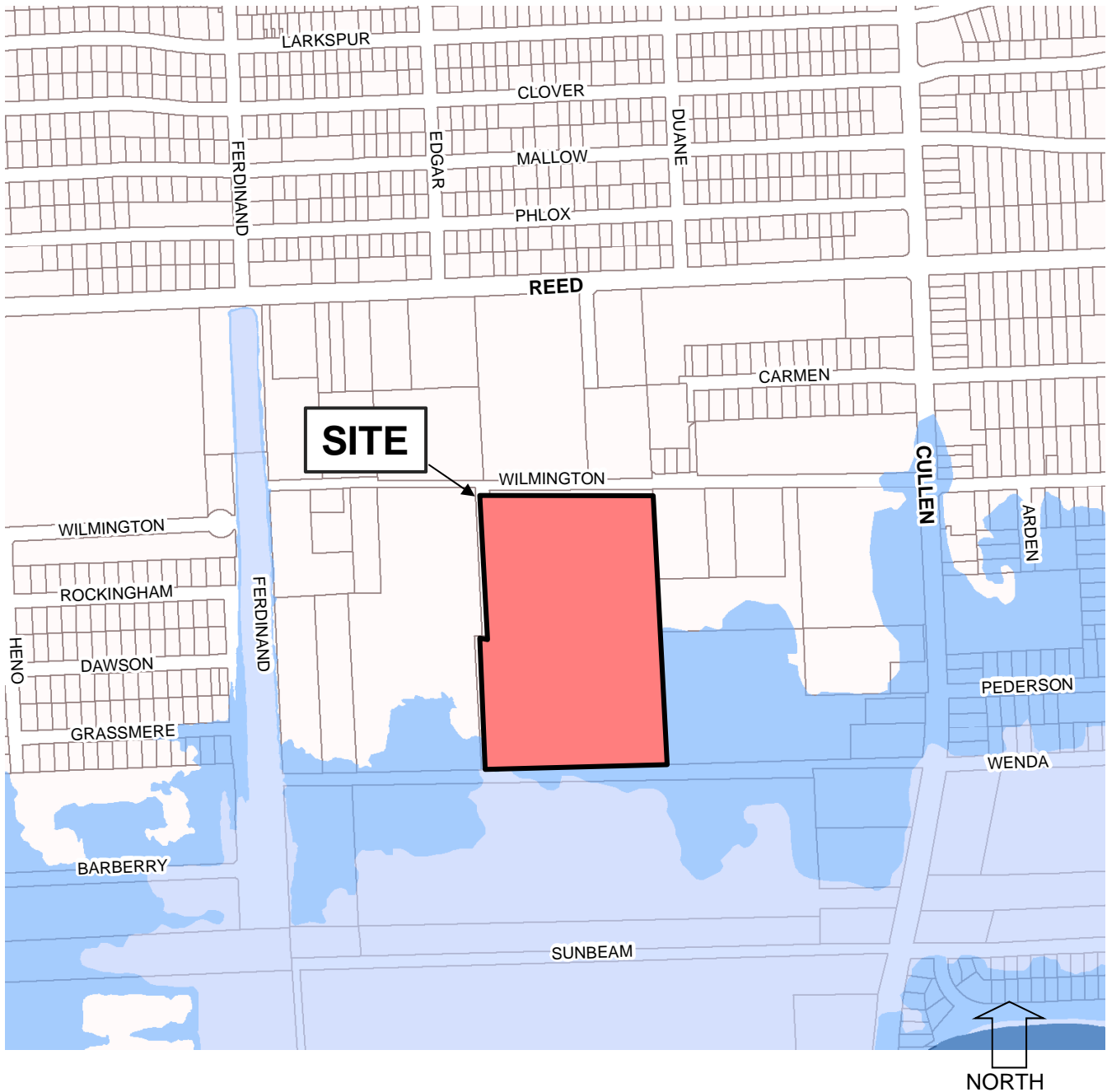
Houston Planning Commission ITEM: 121

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Pro Vision replat no 1 (DEF 1)

Applicant: ASV Consulting Group, Inc.



D – Variances

Site Location

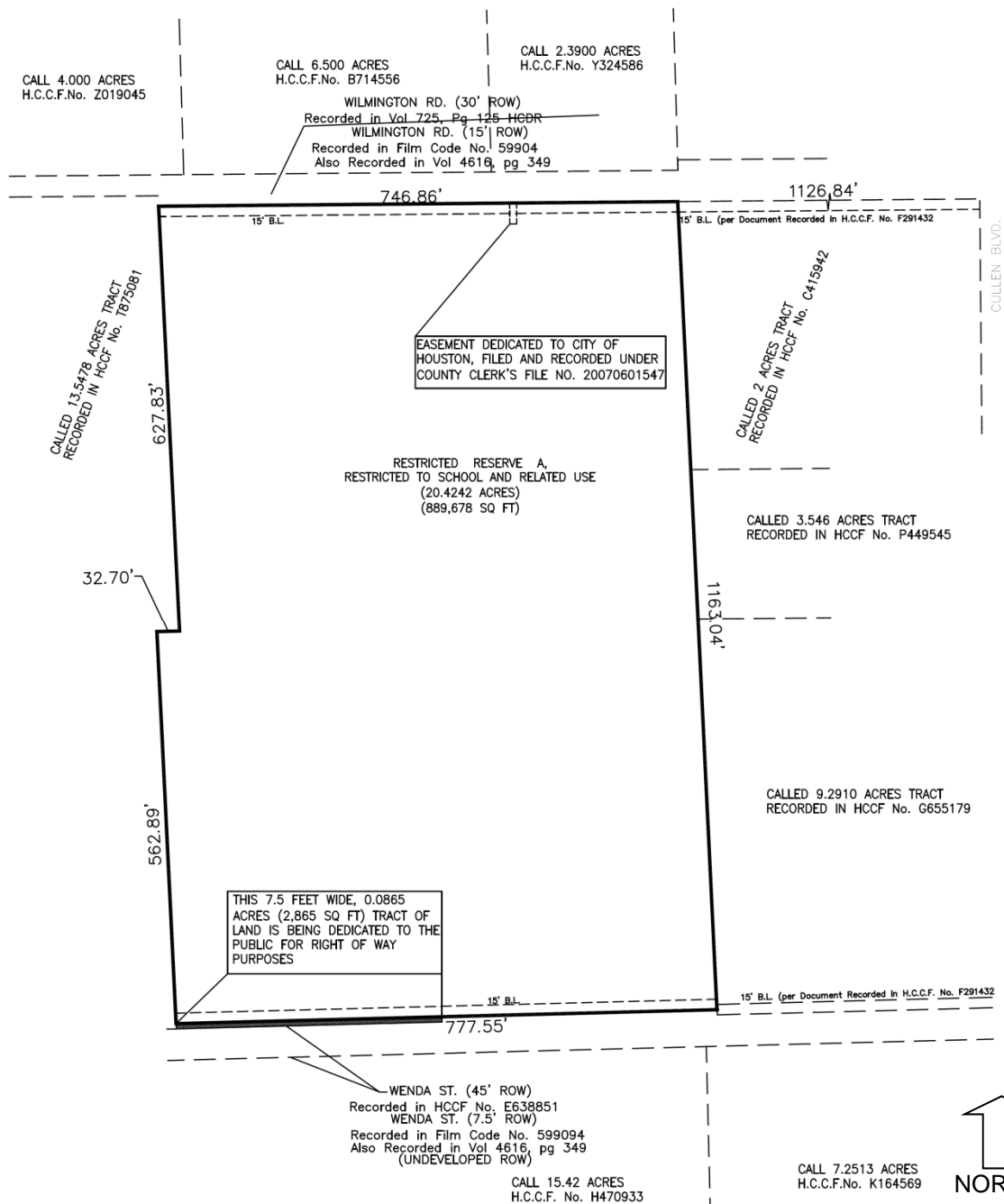
Houston Planning Commission ITEM: 121

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Pro Vision replat no 1 (DEF 1)

Applicant: ASV Consulting Group, Inc.



D – Variances

Subdivision

Houston Planning Commission **ITEM: 121**

Planning and Development Department

Meeting Date: 10/01/2015

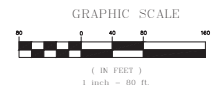
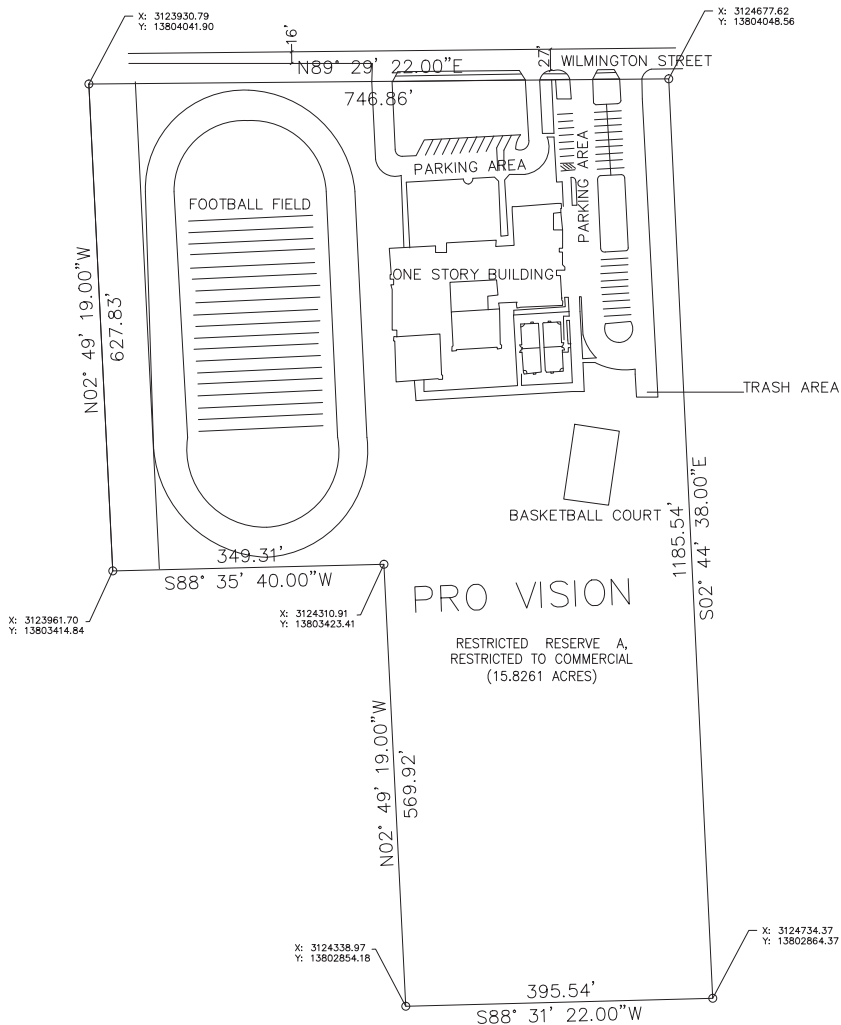
Subdivision Name: Pro Vision replat no 1 (DEF 1)

Applicant: ASV Consulting Group, Inc.



D – Variances

Aerial



SIGNED
 SRINIVAS A. VELLORE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6131

EXISTING CONDITION SURVEY OF
 PRO VISION SUBDIVISION, CITY OF HOUSTON, HARRIS COUNTY

4590 WILMINGTON ST., HOUSTON,
 TEXAS



ASV Consulting Group, Inc.
 9950 WESTPARK DR., HOUSTON, TEXAS 77063
 Tel: 713-480-9096; E-mail: vas.vellore@asvconsultinggroup.com



Application Number: 2015-1709

Plat Name: Pro Vision replat no 1

Applicant: ASV Consulting Group, Inc.

Date Submitted: 08/10/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Per section 42-128 street intersection spacing is 1,400 feet. To meet this requirement 60 foot right-of-way was dedicated through plat "Pro Vision Subdivision". We request to waive this requirement through subject replat "Pro Vision Replat No 1" of the above reference plat.

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

Waiver of the requirement of providing a street intersection at spacing of 1,400 feet per section 42-128 would facilitate expansion of the sports facility for the academy. This would be beneficial to the students and serves the social well-being at large.

(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 land for street through the subject property constricts the utilization of land. Prevents the school management from expanding its sports facility within the academy.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Yes, 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;

Providing a street intersection through the subject property would not improve the circulation. Subject property extends from Willmington in the north to Wenda in the south. Properties north of Wilmington have access to a Major Thoroughfare "Reed" to the North and an apartment complex south of Wenda has access to Major Thoroughfare "Cullen" to the east. Since both Willmington and Wenda dead ends to a Harris County Flood Control ditch on the west, not much of additional traffic could be expected to be generated even in the future. Therefore, the intent and general purposes of Chapter 42 will be preserved and maintained, even if the requested variance is granted.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting the requested variance would not be injurious to the public health, safety or welfare. If the variance is granted, management intend to expand its sports facility, which would improve the health and welfare of the society in general.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance.



Application No: 2015-1709

Agenda Item: 121

PC Action Date: 10/01/2015

Plat Name: Pro Vision replat no 1

Applicant: ASV Consulting Group, Inc.

Staff Recommendation: Deny 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)

Per section 42-128 street intersection spacing is 1,400 feet. To meet this requirement 60 foot right-of-way was dedicated through plat "Pro Vision Subdivision". We request to waive this requirement through subject replat "Pro Vision Replat No 1" of the above reference plat.;

Basis of Recommendation:

Subject site is located west of Cullen and south of Reed. The applicant is proposing a reserve restricted to school and related uses and is requesting the abandonment of previously dedicated ROW. The applicant desires not to have a north-south street meeting 1400' intersection spacing requirement. Staff is not in support of the variance.

Site is surrounded by Scott St to the west, Cullen Blvd to the east, Reed Rd to the north and Sims Bayou runs east-west south of the site. In this grid, there are no other north-south or east-west connections due to a drainage channel to the west and Sims bayou to the south.

Duane, a 60' north-south street was dedicated with Xavier Park in 1998 north of the subject site. In 2006 Pro Vision plat also dedicated 60' for a north-south street starting at Wilmington. Now the property at the southwest corner is also owned by the same owner and is being platted. So the 60' north-south street can be extended further to make a connection with Wenda St. There is only one unplatted tract that needs to provide dedication to complete this connection between Reed and Cullen. Staff sees this as an opportunity to get street connections established between major thoroughfares.

The applicant presented the school use as a hardship and that it is already developed as a football field. However, the dedication for the street was provided when this same variance was recommended for denial back in 2006.

There is an apartment building and a senior housing center to the south of this parcel, a large apartment building immediately to the east, a single family subdivision to the north, and commercial/retail properties north of Wenda. The uses along the existing paved sections of Wilmington and Wenda and other developments in the vicinity would benefit from a local north-south connection alleviating some traffic on major thoroughfares.

Therefore, staff's recommendation is to deny the requested variance and approve the plat subject to CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Strict application of the rules would not make this project infeasible. The dedication was already provided and the football field already exists.

(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 result of a hardship created by the applicant as the street dedication was already provided in 2006 with the Pro Vision plat.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of this chapter will not be preserved if the variance is granted. Staff sees this as an opportunity to get street connections established between major thoroughfares.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting of the variance will be injurious to the public health and safety. The uses along the existing paved sections of Wilmington and Wenda and other developments in the vicinity would benefit from a local north-south connection alleviating some traffic on major thoroughfares.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is the sole justification as the street dedication was already provided in 2006 when the same variance was recommended for denial.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 122
Action Date: 10/01/2015
Plat Name: Ravago Americas GP
Developer: Ravago Americas, LLC
Applicant: Windrose Land Services, Inc.
App No/Type: 2015-2006 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	181.9212	Total Reserve Acreage:	0.0000
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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77484	322D	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.

046. General Plan approval is for street patterns as shown on the plat only. (24)

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

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

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: 122
Action Date: 10/01/2015
Plat Name: Ravago Americas GP
Developer: Ravago Americas, LLC
Applicant: Windrose Land Services, Inc.
App No/Type: 2015-2006 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Harris Engineer: Harris County requests deferral for review of variance request.

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)

Call out ROW width and recording info for adjacent existing Old Washington Rd, Mathis Rd, and Burton Cemetery Rd. (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)

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

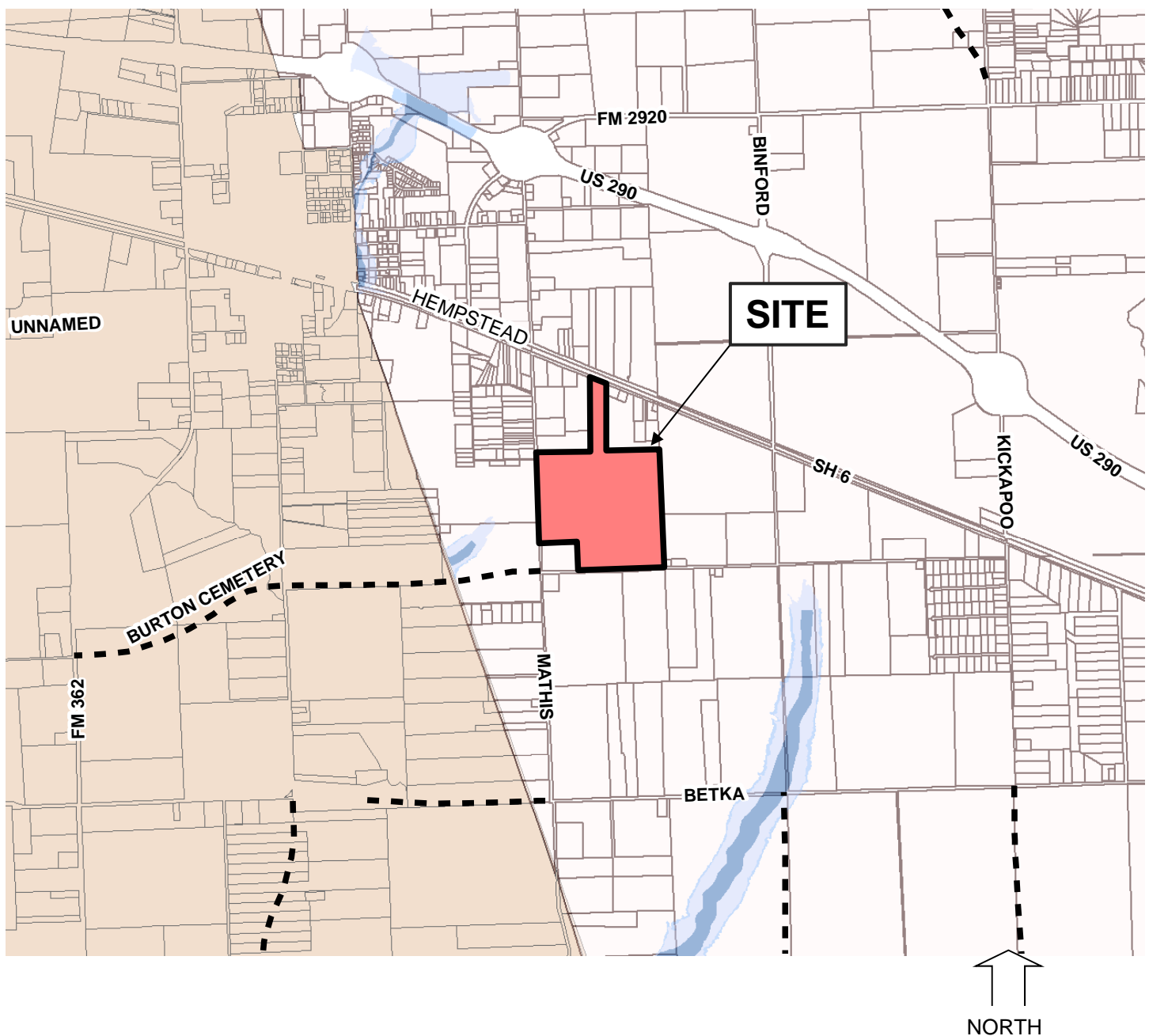
ITEM: 122

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Ravago Americas GP

Applicant: Windrose Land Services, Inc.



D – Variances

Site Location

Houston Planning Commission

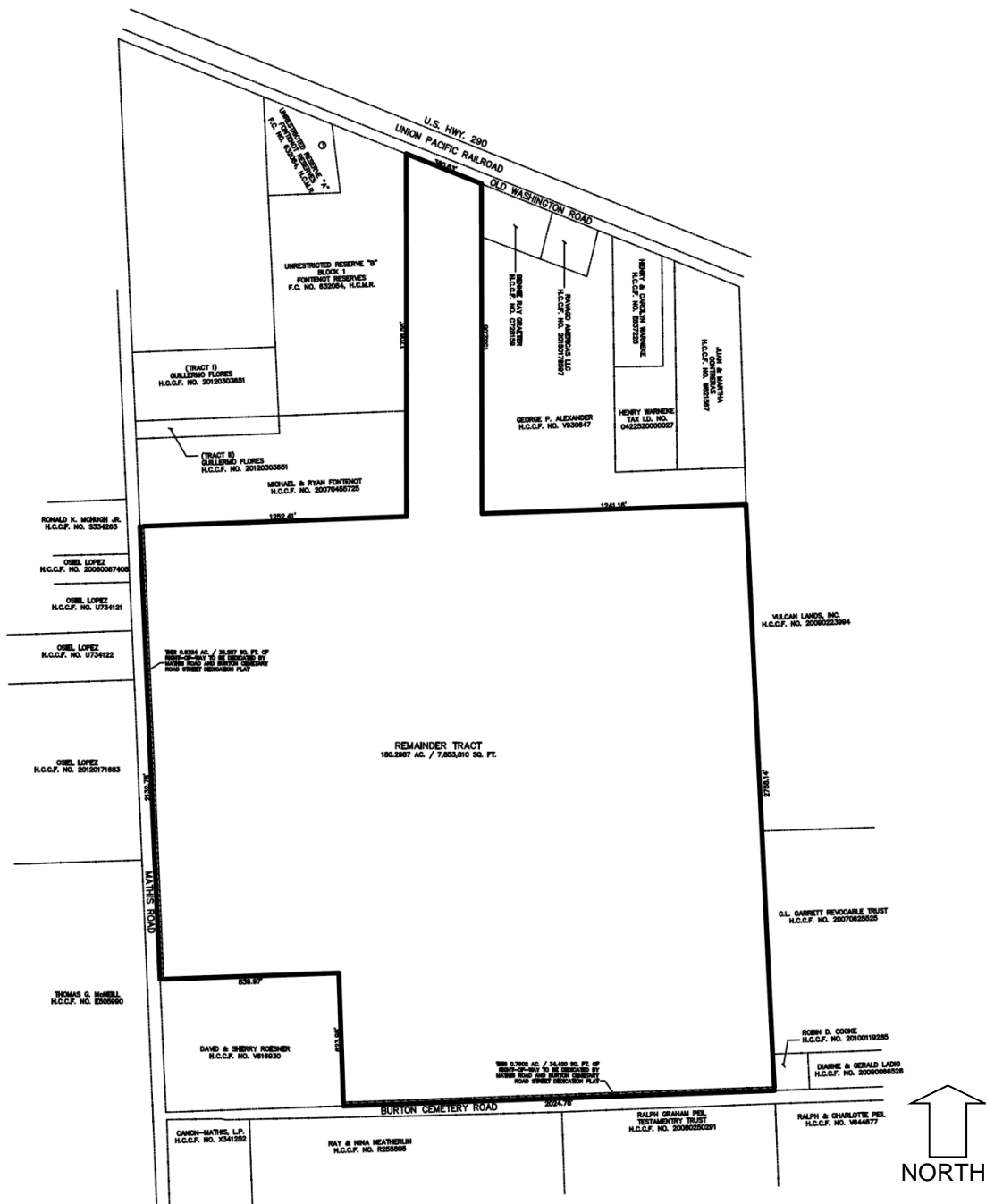
ITEM: 122

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Ravago Americas GP

Applicant: Windrose Land Services, Inc.



D – Variances

Subdivision

Houston Planning Commission

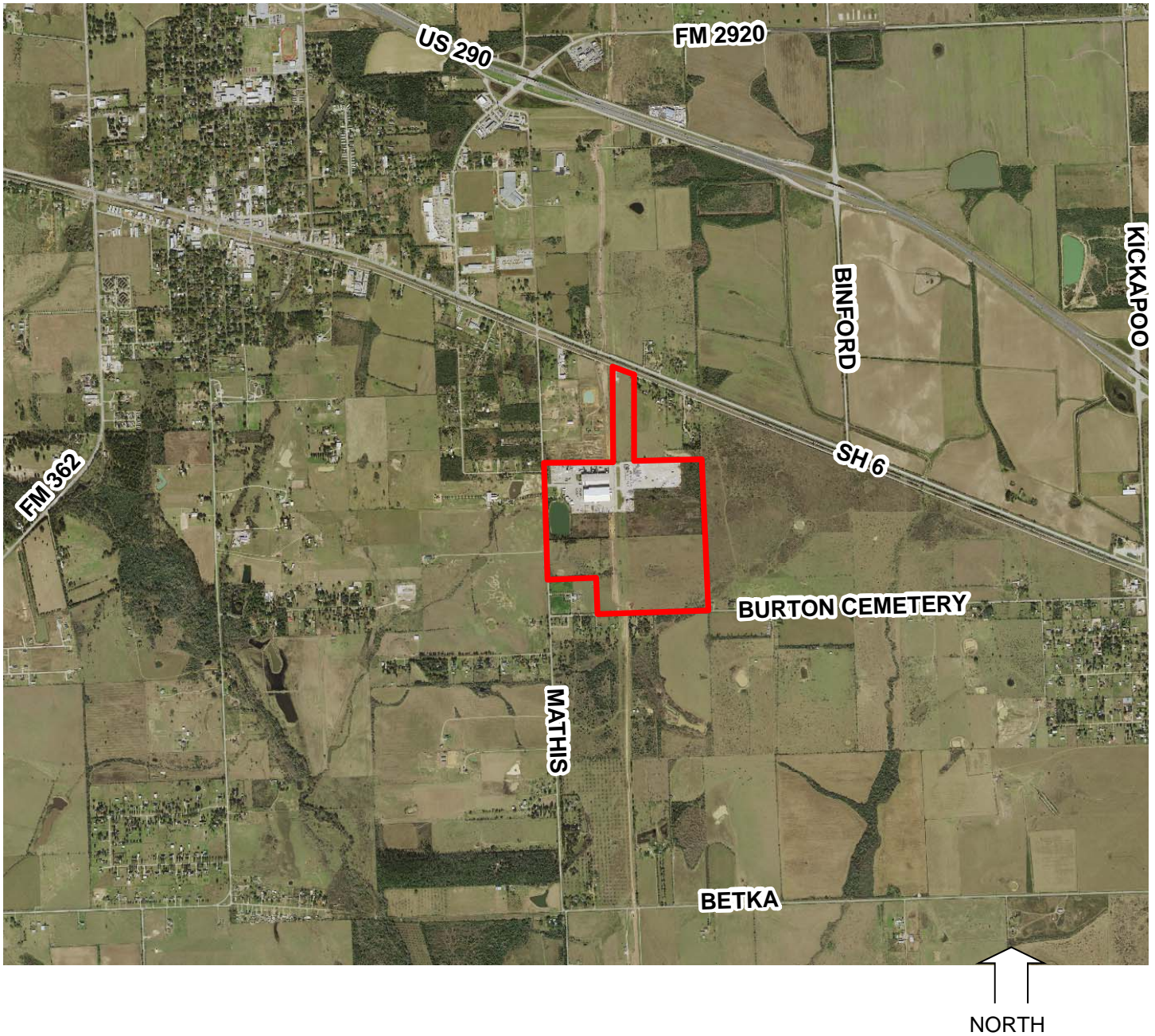
ITEM: 122

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Ravago Americas GP

Applicant: Windrose Land Services, Inc.



D – Variances

Aerial



Application Number: 2015-2006

Plat Name: Ravago Americas GP

Applicant: Windrose Land Services, Inc.

Date Submitted: 09/21/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

The applicant requests a variance to not dedicate an east-west street or a north-south street through the subject property.

Chapter 42 Section: 127

Chapter 42 Reference:

Sec. 42-127. Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The subject property is 181.9212 acres located in the City of Houston's ETJ, Harris County, Texas. The site is bordered on the west side by Mathis Road, on the south side by Burton Cemetery Road, the north side by Old Washington Road, and the east side by undeveloped land programmed for industrial/commercial development. The applicant has submitted a general plan on all commonly owned acreage to allow for the expansion of the existing Ravago Americas industrial facility. The applicant has plans to install a major rail service facility that will run north-south and connect to the existing Union Pacific Railroad. The applicant is requesting a variance to not to provide a north-south or an east-west street to meet intersection spacing. Either roadway would bisect their site and negatively affect their existing operations and make the rail yard development impossible. Burton Cemetery Road and Mathis Road are both classified as major thoroughfares on the City of Houston's Thoroughfare Plan and would require a new street going north-south and a new street going east-west to meet the minimum 2,600 feet separation between intersecting streets. However, the unusual physical characteristics of this site provide ample justification for the requested variance. The site is essentially south of and adjacent to the Union Pacific Railroad right-of-way (separated only by Old Washington County Road). The proximity to the railroad is the reason for the proposed rail yard project. However, the railroad right-of-way and the existing pipeline easements on site limit the ability of the applicant to provide a north-south street. Any new north-south street at this location would be useless as the only viable railroad crossing is at Mathis Road. Further, the branch of the site that intersects with Old Washington County Road is covered by pipeline easements. The only remaining, unencumbered land is needed to make the rail yard connection. By forcing the applicant to place a north-south road at this location, the City would be making the rail yard an impossibility due to the existing pipeline easements. An east-west street is also not viable. The existing Ravago facility sits squarely in the middle of the GP tract, surrounded by a detention facility to the south and HL&P easements to the north. The only way to provide an east-west street that comes close to meeting the requirements of the City is to demolish the main Ravago building or to cover up and cross their detention facility.

Lastly, the developer has visited with the City about their proposed development plans to include the rail yard and disannexation of the area from the City's ETJ. The City has supported the plans and directed the applicant to submit a street dedication plat to dedicate necessary right-of-way on Mathis Road and Burton Cemetery Road. That way the City would fulfill their obligation to provide the necessary right-of-way through the platting process prior to disannexation from the ETJ. A street dedication plat has been submitted concurrently with this GP and variance application.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the variance were not caused by the applicant. The existing industrial development, pipeline easements, and railroad right-of-way all combine to form the justification for the variance request. A north-south street cannot extend beyond the limits of the applicant's property due to the lack of an available railroad crossing. Further, the only viable north-south route for the street would bisect the applicant facility and consume the only available land for the proposed rail yard connection to the north. An east-west street is not viable as the street would again bisect the industrial facility, have to cross existing pipelines, and would conflict with existing detention facilities and HL&P easements.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Requiring the applicant to dedicate new streets is not possible and would be contrary to the intent of the Chapter 42, as it would force an undue burden on the applicant to develop an unneeded street and undermine their planned development. The proposed streets would provide no additional mobility for the area and would chop an existing industrial complex in half. Not only would the new streets degrade the existing facility but they would totally prevent the applicant from expanding to a rail-service facility, which was the ultimate plan for the site from the time the property was acquired.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety, or welfare as adjacent, existing rights-of-way - Mathis, Old Washington, and Burton Cemetery Road - provide adequate vehicular and emergency access to the surrounding area. Requiring the applicant to extend roadways through their site would only increase the conflict points between the industrial truck traffic and the passing unassociated traffic, assuming that the facility was even viable once right-of-way was taken through the facility. Per the discussions with the City, the applicant is dedicating right-of-way along Mathis and Burton Cemetery so that they have contributed their share of the necessary right-of-way needed for future widening projects.

(5) Economic hardship is not the sole justification of the variance.

The conditions supporting the variance are the unique physical characteristics of the site, particularly the limitations imposed by the built-out environment. Streets cannot be extended through the site due to pipeline easements, railroad right-of-way and existing structures.



Application No: 2015-2006

Agenda Item: 122

PC Action Date: 10/01/2015

Plat Name: Ravago Americas GP

Applicant: Windrose Land Services, Inc.

Staff Recommendation: [Defer for further study and review](#)

Chapter 42 Sections: 127

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

The applicant requests a variance to not dedicate an east-west street or a north-south street through the subject property.;

Basis of Recommendation:

The applicant has withdrawn the variance request for this project and therefore it is a shall approve. Staff's recommendation is to approve this GP and the associated street dedication 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;

[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: 123
Action Date: 10/01/2015
Plat Name: Mathis Road and Burton Cemetery Road Street Dedication
Developer: Ravago Americas, LLC
Applicant: Windrose Land Services, Inc.
App No/Type: 2015-2008 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.6226	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77484	322D	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. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

202. Include Harris County Road Law certificate to Appendix A: Owners Acknowledgement. (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: OK

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)

Clarify how proposed replat is part of HCMR 463094. See title block.(HC)

Provide landscaping paragraph.(HC)

Provide missing second county clerk certificate.(HC)

Provide Road Law paragraph at dedicatory language.(HC)



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 123
Action Date: 10/01/2015
Plat Name: Mathis Road and Burton Cemetery Road Street Dedication
Developer: Ravago Americas, LLC
Applicant: Windrose Land Services, Inc.
App No/Type: 2015-2008 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 124
Action Date: 10/01/2015
Plat Name: Washington Avenue Interests
Developer: Mast Interests, LLC
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2015-1959 C3P

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	0.2664	Total Reserve Acreage:	0.2664
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	493K	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)

020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (156)

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

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)

Address landscape requirements along all the adjacent public streets.

Provide pictures for notification signs with application number and d Planning Commission date.

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: IF IT IS FOR COMMERCIAL USE, 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

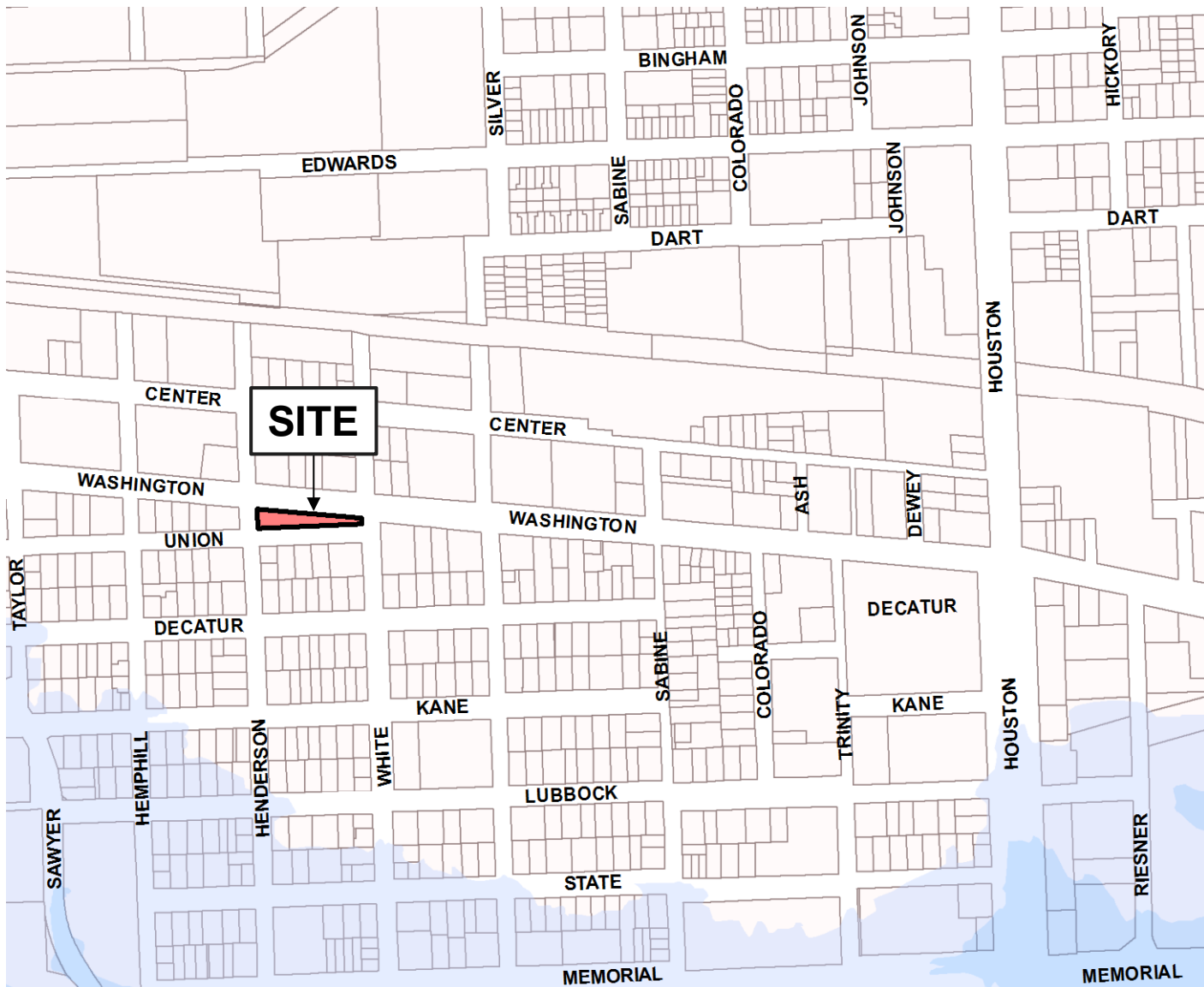
ITEM:124

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Washington Avenue Interests

Applicant: Civil-Surv Land Surveying, L.C.



D – Variances

Site Location

Houston Planning Commission

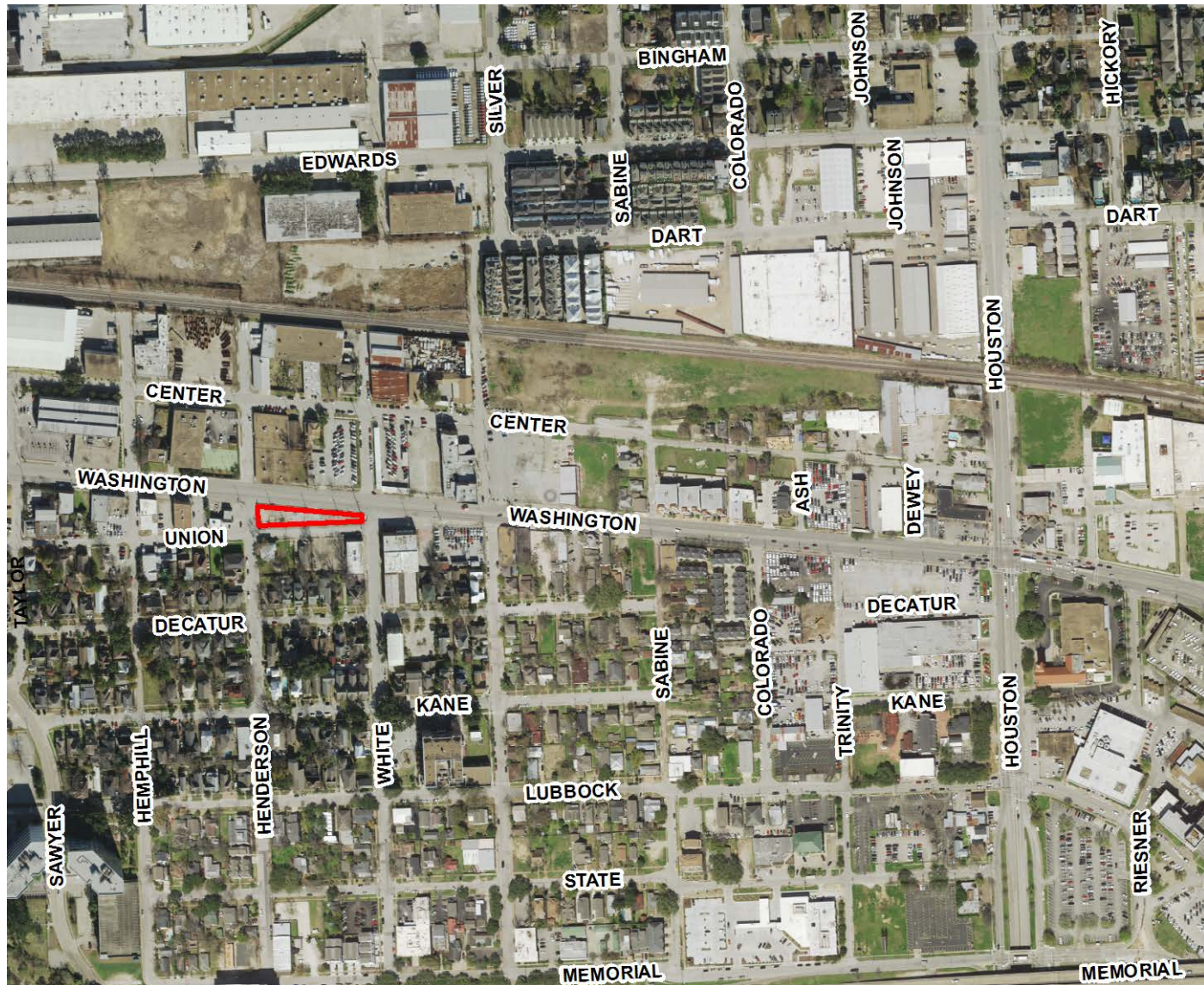
ITEM:124

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Washington Avenue Interests

Applicant: Civil-Surv Land Surveying, L.C.



D – Variances

Aerial

BASED ON 2.5/1000 GFA	BASED ON 2.75/1000 UFA
TOTAL GFA = 8,418 SQ.FT.	TOTAL GFA = 6,977 SQ.FT.
TOTAL CARS REQUIRED = 8418 X 2.5 /1000	TOTAL CARS REQUIRED = 6977 X 2.75 /1000
TOTAL CARS REQUIRED = 21.04 CARS = 21 CARS	TOTAL CARS REQUIRED = 19.18 CARS = 19 CARS
REDUCTION IN PARKING W/ BICYCLE RACK PROVISION = 1 PARKING SPACE PER 4 BICYCLE SPACES	REDUCTION IN PARKING W/ BICYCLE RACK PROVISION = 1 PARKING SPACE PER 4 BICYCLE SPACES
TOTAL CARS REQUIRED = 21 - 2 = 19 CARS WITH BICYCLE SPACES CREDIT OF 2 CARS	TOTAL CARS REQUIRED W/ BICYCLE SPACES = 19 - 2 = 17 CARS WITH BICYCLE SPACES CREDIT OF 2 CARS
TOTAL CARS REQUIRED = 19 CARS	TOTAL CARS REQUIRED = 17 CARS
TOTAL CARS PROVIDED = 21 CARS	TOTAL CARS PROVIDED = 21 CARS

1. ALL SITE WORK, INCLUDING LOCATION OF TRASH DUMPSTER, TEMPORARY TOILET FACILITIES, TEMPORARY CONSTRUCTION BARRICADE/FENCING, CONSTRUCTION TRAFFIC, CLEARING PROCEDURE GRADING AND DRAINAGE, CONFORMANCE TO POLLUTION AND PREVENTION CONTROL, AND TEMPORARY CONSTRUCTION SITES, SHALL BE COORDINATED WITH THE CITY OF HOUSTON AND SHALL BE CONSIDERED IN THE PRICING.
2. CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ALL TEMPORARY CONSTRUCTION FENCING AND TRAFFIC CONTROL.
3. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL, GAS, CABLE AND TELEPHONE UTILITIES TO LOCATE AND MARK ALL UTILITIES AROUND UTILITIES PRIOR TO CONSTRUCTION, NOTIFY ARCHITECT AND OWNER OF POSSIBLE RELOCATION OF EXISTING LINES WHICH CONFLICT WITH THE PROPOSED WORK.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING ONLY. OWNER SHALL BE RESPONSIBLE FOR ALL OTHER GRADING.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY TAP FEES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS TO REMAIN.
7. REFER TO CIVIL DRAWINGS FOR CONCRETE PARKING DETAILS AND THICKNESS EXPANSION JUNT AT SIDEWALK TO BE 20" O.C. MAX. TYP. AND CONSTRUCTION JOINTS TO BE 10' O.C. MAX. TYP.
8. CONTRACTOR TO PROVIDE 6" O. HT. TEMPORARY FENCING AROUND ENTIRE SITE.
9. CHANGES IN LEVEL UP TO 1/4" MAY BE VERTICAL AND WITHOUT TREATMENT. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE OF 1:1. CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE BEVELED WITH A SLOPE OF 1:1.
10. ALL CHANGES SHALL BE APPROVED BY ARCHITECT AND OWNER. NO CHANGES ALLOWED ON SITE.
11. ALL CHANGES SHALL BE MARKED WITH CONTRASTING COLOR (BLACK UNLESS NOTED OTHERWISE) 1/8" SCOFFED CO. COLORED DYE SHAKE HARDENER LITHOCHROME.
12. ALL CHANGES AT CONC. RAMP SURFACE SHALL BE 18" DEEP X 1/4" WIDE X 1/2" GROVES AT 2' O.C. TYP.
13. THE FUTURE OFFICE BUILDING WILL BE SUBMITTED ON A SEPARATE PERMIT ISSUE.

1250 Wood Branch Park Dr
Ste 215, Houston TX 77079
Office phone 713.874.0775
www.elementarchitects.com

36' - 0"

PUBLIC PARKING EASEMENT

25' - 5 1/2"

LIMITS OF PROPOSED PARKING EASEMENT

[illegible]

4 PARKING SPACES MARKED WITH SIGN "RESERVED FOR TYLER FLOOD & ASSOCIATES, INC. FROM 7:00AM-6:00PM"

4 PARKING SPACES TO REMAIN UNMARKED AND OPEN TO THE PUBLIC

NOTE: MINIMUM STREET TREE PLANTING REQUIREMENTS SHALL BE AS FOLLOWS: 5 TREES ON WASHINGTON AVE. 5 TREES ON UNION. 2 TREES ON HENDERSON. 1 TREE ON WHITE STREET.

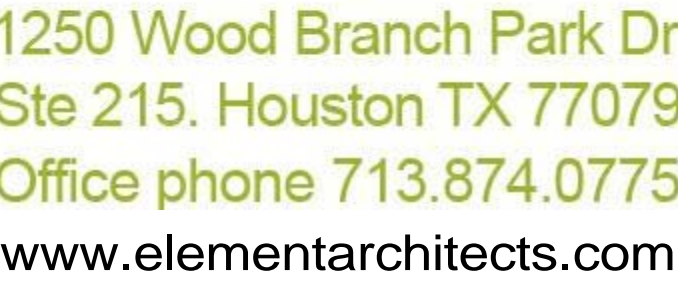
2019 Washington Ave.
Houston, TX 77007

Project number	13024
Date	9/16/15
Drawn by	MBG
Checked by	-

AS100

Scale	As indicated
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9/16/2015 11:27:37 AM

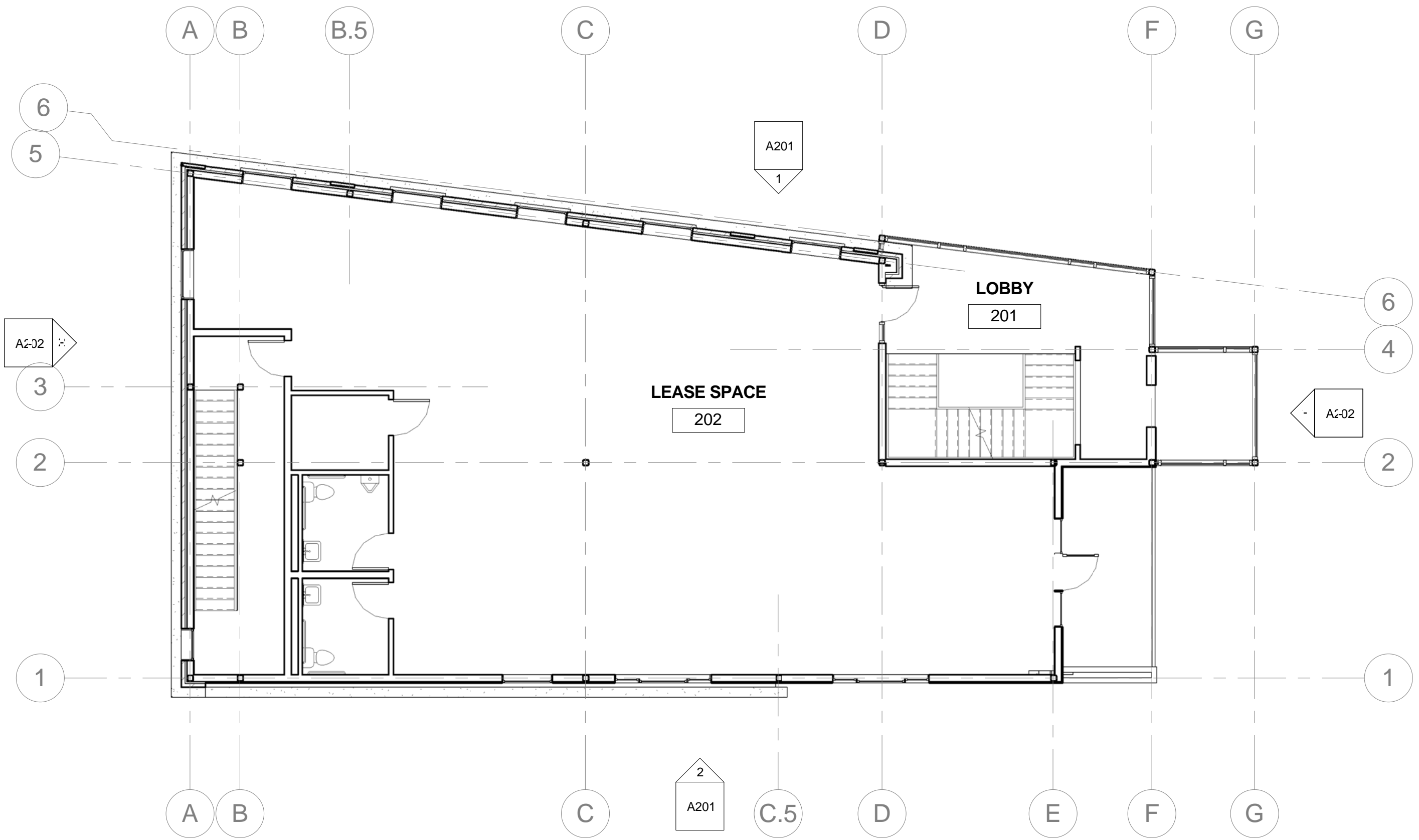


2019 Washington Ave
Houston, TX 77007

Project number	13024
Date	9/18/15
Drawn by	Author
Checked by	Checker

Scale $1/8" = 1'-0"$

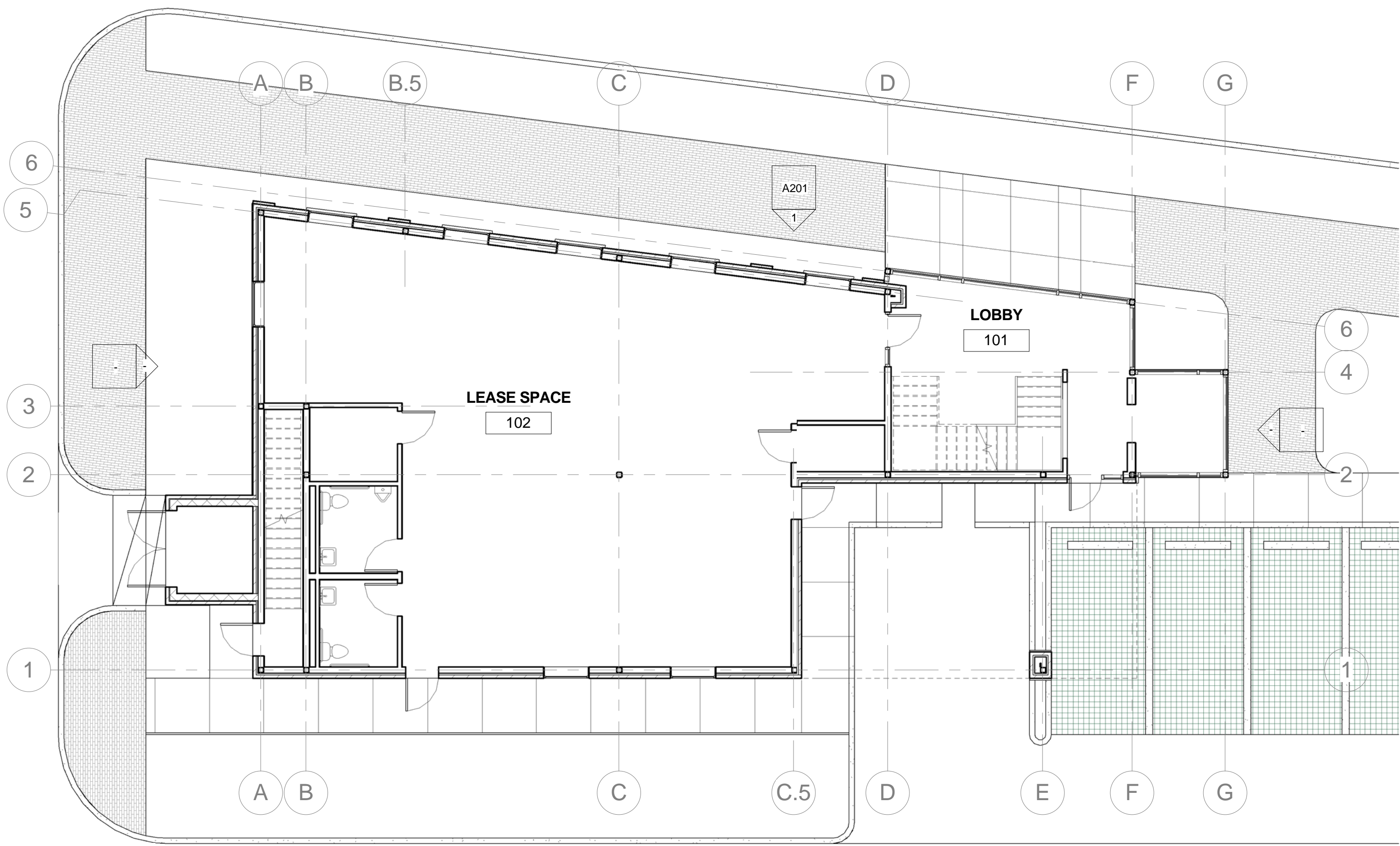
PARKING SUMMARY	
BASED ON 2.5/1000 GFA	BASED ON 2.75/1000 UFA
TOTAL GFA = 8,418 SQ.FT.	TOTAL GFA = 6,977 SQ.FT.
TOTAL CARS REQUIRED = 8418 X 2.5 /1000	TOTAL CARS REQUIRED = 6977 X 2.75 /1000
TOTAL CARS REQUIRED = 21.04 CARS = 21 CARS	TOTAL CARS REQUIRED = 19.18 CARS = 19 CARS
REDUCTION IN PARKING W/ BICYCLE RACK PROVISION = 1 PARKING SPACE PER 4 BICYCLE SPACES	REDUCTION IN PARKING W/ BICYCLE RACK PROVISION = 1 PARKING SPACE PER 4 BICYCLE SPACES
TOTAL CARS REQUIRED = 21 - 2 = 19 CARS WITH BICYCLE SPACES CREDIT OF 2 CARS	TOTAL CARS REQUIRED W/ BICYCLE SPACES = 19 - 2 = 17 CARS WITH BICYCLE SPACES CREDIT OF 2 CARS
TOTAL CARS REQUIRED = 19 CARS	TOTAL CARS REQUIRED = 17 CARS
TOTAL CARS PROVIDED = 21 CARS	TOTAL CARS PROVIDED = 21 CARS



② SECOND LEVEL PC
1/8" = 1'-0"



③ THIRD LEVEL PC
1/8" = 1'-0"



① FIRST LEVEL PC
1/8" = 1'-0"



Application Number: 2015-1959
Plat Name: Washington Avenue Interests
Applicant: Civil-Surv Land Surveying, L.C.
Date Submitted: 09/21/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Reduce the building line requirement from 25' along Washington Avenue and 10' along Union Street, to 5' along both Washington Avenue and Union Street.

Chapter 42 Section: 150

Chapter 42 Reference:
42-150

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;
OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The subject tract is a narrow, "flatiron" shaped lot. Standard building lines would render most of the site unusable for development. Applying the standard 25' building line along Washington Avenue and the standard 10' building line along Union Street would result in an available building area of less than 1,700 square feet in an awkward, triangular building footprint. Such a small building area is not conducive to the office building that is proposed for the site.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

This site is surrounded by public streets that were platted (in an unrecorded subdivision) and built many years before the current owner took possession of the property. These streets create the narrow, triangular parcel, which is difficult to develop using the standard building lines.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Section 42-154 of the City of Houston Code of Ordinances allows for an optional performance standard 5' building line for retail centers. While the proposed development is an office building not a retail center, it does meet the physical standards set out in Section 42-154 by not having any parking, driveways or other automotive circulation areas in the front of the building. Also, being that this is an older, dense, urban neighborhood, the reduced building line would be more in keeping with existing historic building patterns in the area. Additionally, the variance has the support of the Old Sixth Ward Neighborhood Association and the Old Sixth Ward TIRZ.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

On the contrary, the variance would enhance the neighborhood by helping to develop a vacant tract that otherwise would be nearly impossible to develop when using standard building lines. The density of the development and the placement of the building closer to the street would also be more compatible with non-automotive transportation options such as walking, bicycling and public transit, and would fit the dense urban character of the neighborhood. The variance has the full support of the Old Sixth Ward Neighborhood Association as well as the Old Sixth Ward TIRZ. The TIRZ board voted to support the variance, and issue a letter to the city stating such, at their

October 30, 2013, monthly meeting. Additionally, the owner is proposing to compensate for the granting of the variance by providing the following amenities on the subject site: -Grass pavers with brick striping in the parking area to help the parking blend with the green space and reduce impervious surface/improve drainage. -Addition of curbs and gutters along Union Street near the southwest corner of the site. -8' sidewalks along Washington Avenue in a public easement to improve pedestrian circulation and comfort. -Brick or stone dumpster enclosure to match the building façade. -Restoration of existing pole sign to maintain historic character of the neighborhood, as well as a ban on billboards and spectacular signs. -Green features such as cisterns to reduce water usage and the general environmental impact of the development. These cisterns could be placed in a prominent, decorative way, such as displaying the Sixth Ward neighborhood logo. -Restrictions against any stand-alone bars, which have been a nuisance to neighborhood residents. -Extensive landscaping, including re-use of existing trees. -Public art installation in the green space on the east end of the site. -Public bike rental facilities on the east end of the site. -Restrictions against oversized and/or spectacular signage. -Public availability of parking spaces along Union Street.

(5) Economic hardship is not the sole justification of the variance.

Regardless of cost, there is not much that could be built on this narrow site if the standard building setbacks were applied to it.



Application No: 2015-1959

Agenda Item: 124

PC Action Date: 10/01/2015

Plat Name: Washington Avenue Interests

Applicant: Civil-Surv Land Surveying, L.C.

Staff Recommendation: Defer Chapter 42 planning standards

Chapter 42 Sections: 150

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Reduce the building line requirement from 25' along Washington Avenue and 10' along Union Street, to 5' along both Washington Avenue and Union Street.;

Basis of Recommendation:

The site is located south of Washington Avenue, east of Sawyer Street and west of Houston Avenue. The applicant requests two variances: 1.to allow a 5' instead of the required 25' building line along Major Thoroughfare Washington Avenue; 2. to allow a 5' instead of the required 10' building line along Union 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.

.



Agenda Item: 125
Action Date: 10/01/2015
Plat Name: Broadmore Health GP
Developer: Larry Parker
Applicant: R.W. Patrick & Associates, Inc.
App No/Type: 2015-1933 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	30.4680	Total Reserve Acreage:	30.4680
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

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)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A wastewater Capacity Reservation letter is required for this project before replat.
City Engineer: DETENTION IS REQUIRED

Parks and Recreation: To be added to the general notes on the face of the plat:

1) This General Plan and any current and future sections are subject to Chapter 42, Article III, Division 7 of the Code of Ordinances.

2) If this General Plan is proposed to have residential lots or multi-family units, it is subject to the Parks and Open Space requirements of 42-251. A fee per dwelling 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 the time the sections are submitted.

3) This property(s) is located in Park Sector number 20.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 125
Action Date: 10/01/2015
Plat Name: Broadmore Health GP
Developer: Larry Parker
Applicant: R.W. Patrick & Associates, Inc.
App No/Type: 2015-1933 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

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: 126
Action Date: 10/01/2015
Plat Name: Broadmore Health Sec 1
Developer: Larry Parker
Applicant: R.W. Patrick & Associates, Inc.
App No/Type: 2015-1643 C2R

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

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

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

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

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

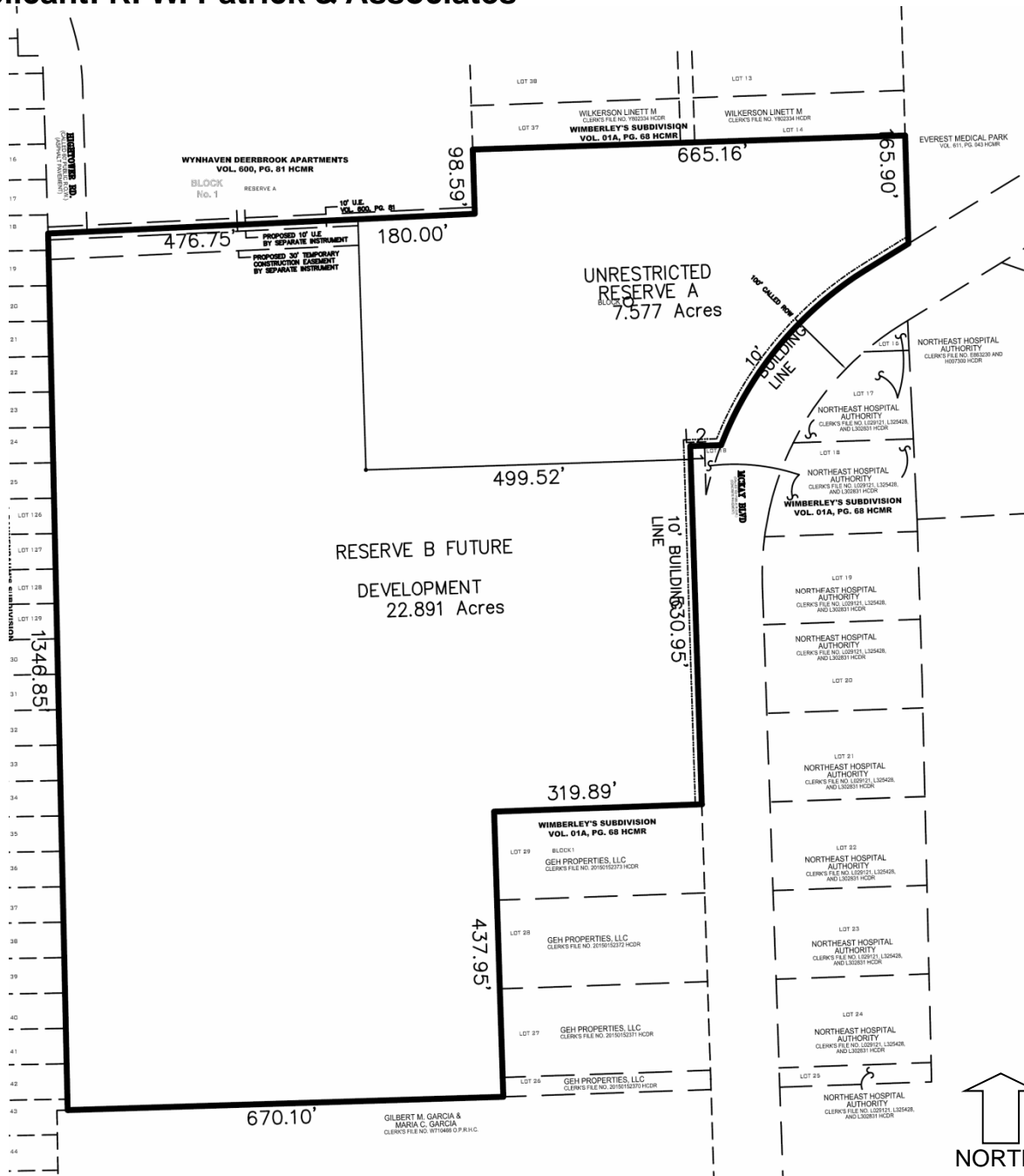
ITEM: 125

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Broadmore Health GP

Applicant: R. W. Patrick & Associates



F – Reconsideration of Requirements Subdivision

Houston Planning Commission

ITEM: 126

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Broadmore Health (DEF 2)

Applicant: R. W. Patrick & Associates



F – Reconsideration of Requirements

Site Location

Houston Planning Commission

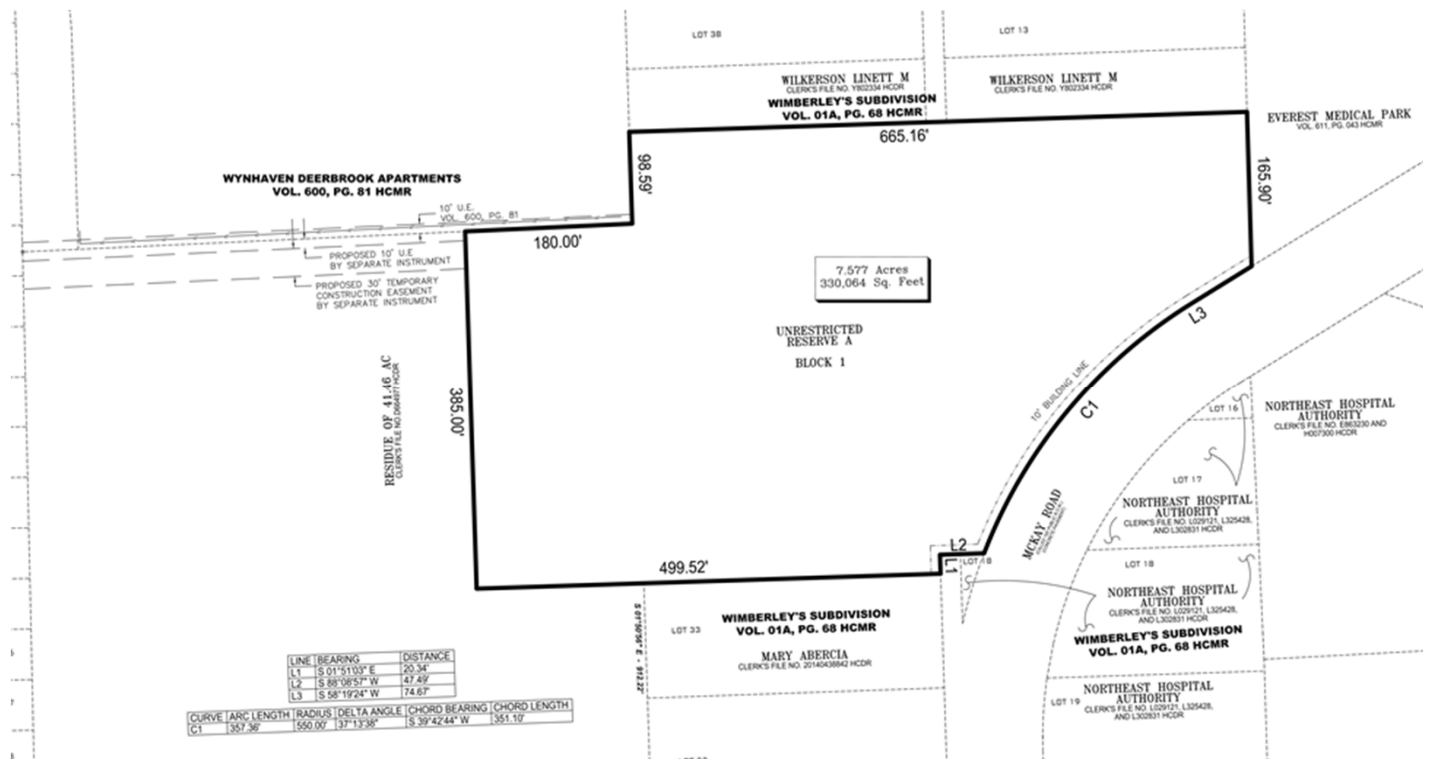
ITEM: 126

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Broadmore Health (DEF 2)

Applicant: R. W. Patrick & Associates



F – Reconsideration of Requirements Subdivision

Houston Planning Commission

ITEM: 126

Planning and Development Department

Meeting Date: 10/01/2015

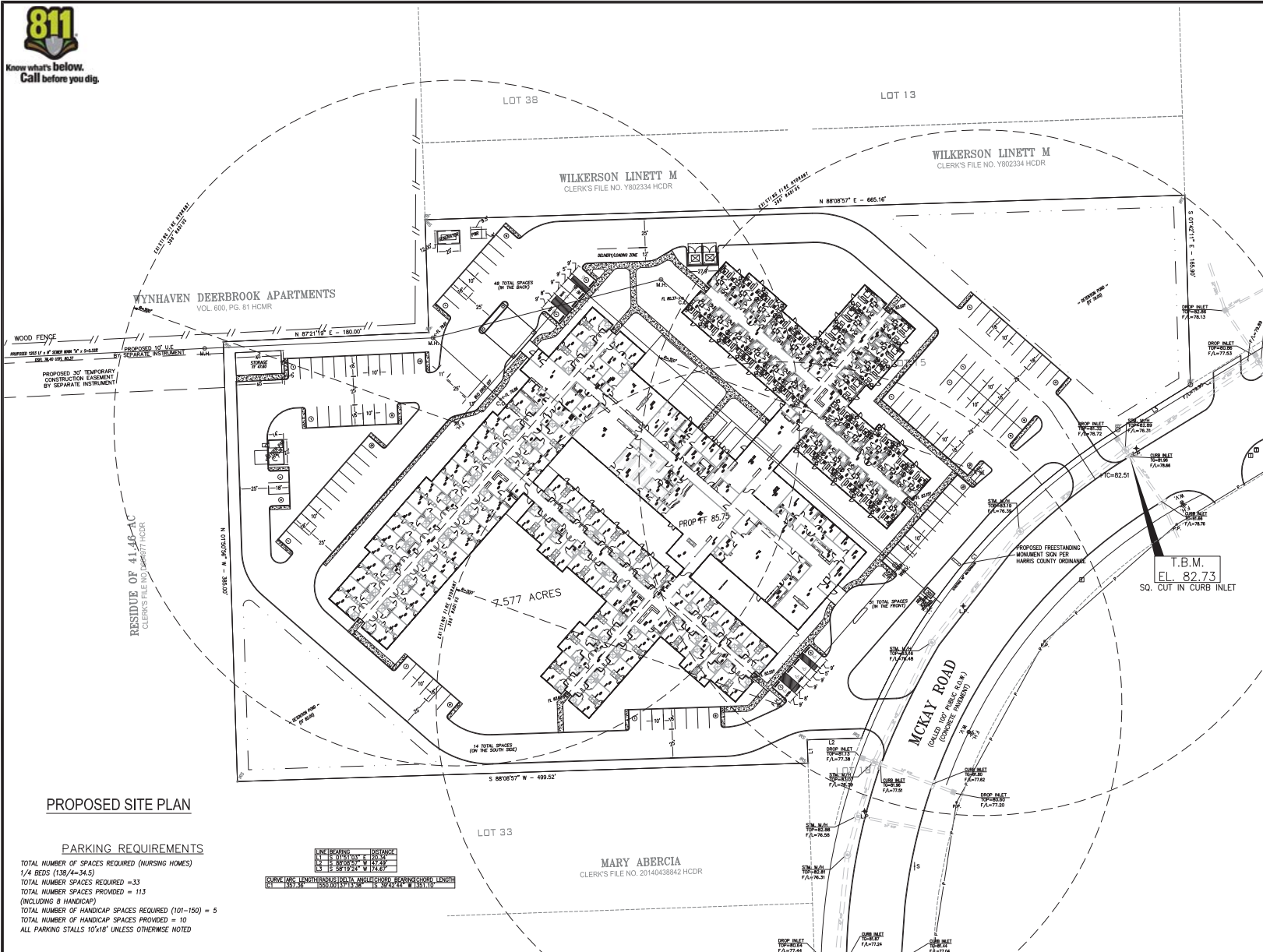
Subdivision Name: Broadmore Health (DEF 2)

Applicant: R. W. Patrick & Associates



F – Reconsideration of Requirements

Aerial





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 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. A variance is being requested for this subject tract to not be required to dedicate a new north-south street and to not be required to dedicate a new east-west street.

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 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. A variance is being requested for this subject tract to not be required to dedicate a new north-south street and to not be required to dedicate a new east-west street.

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;

Itemizations of arguments defending the necessity of a variance are as follows: 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 around the entire perimeter of the proposed facility. This requires additional land as shown on the site plan and therefore further reduces land available for a street. The north side of the subject tract is not a viable option for the placement of a street because property to the northwest corner of applicant's property is already platted. The majority of the frontage of the applicant's property along McKay Blvd is in a curve and any new street would be required to intersect McKay Blvd at a 90 degree angle, thereby bisecting the applicant's property. If required to bisect the property, this would leave the applicant's property not developable/usable for intended project or any other large building project(s). With the bisection of the property along McKay Blvd and resulting residue would make any development of the subject tract unviable and would lend the subject tract variance to be approved. The subject property fronts McKay Blvd which satisfies the north-south street requirements for the east side of the property. Also, the subject property is located approximately 1,258 feet from the eastern right of way of Hightower Road, thus satisfying the street requirements for the western boundary of the subject property. A general plan has been approved by another owner/developer which locates an east-west road 2,630 feet from the subject property. The general plan has been approved by the Planning and Development Department. It is named McKay Intercontinental Trade Center GP with an application number of 2015-1081. Applicant's property/project does not contain sufficient land to install a new street and the propose project still be viable. Furthermore, there exists additional land to the south and west of the subject tract that is currently unplatted and is not in a curve, thus making said land a more suitable candidate for the location of new roadways.

(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: 126

PC Action Date: 10/01/2015

Plat Name: Broadmore Health Sec 1

Applicant: R.W. Patrick & Associates, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128; 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.;

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. A variance is being requested for this subject tract to not be required to dedicate a new north-south street and to not be required to dedicate a new east-west street.;

Basis of Recommendation:

Subject site is located along and west of McKay Blvd, south of Humble Westfield Rd. and west of US 59.

The applicant is requesting a variance not to provide a north-south or an east-west street through the subject site.

Staff is in support of the variance.

Broadmore Health Sec 1 is approximately 7.6 acre tract proposing is proposing an unrestricted reserve for nursing home and assisted living facility. Per the Texas Department of Aging and Disability Services the building cannot be reconfigured to a different size. Additionally, the fire department requires a 25 foot fire lane around the entire perimeter of the proposed facility. This further reduces land available for a street. Providing through public streets will divide the parcel creating undue hardship for the applicant and will be injurious to public health and safety.

The north side of the subject tract is not a viable option for the placement of a street because adjacent property to the northwest corner of subject site is already platted as an apartment complex. Also the property is along a curve on McKay St and any proposed streets will not make a 90 degree intersection without substantially affecting the site plan for this project.

Staff understands that there is a better opportunity to get an east-west public street south of the subject site without compromising on the connection with McKay Blvd.

A north-south street is not required as there is a major thoroughfare Humble Parkway west of the site and McKay Blvd to the east to provide north-south connections. The overall intersection spacing if we grant this variance will be approximately 2000'.

Staff's recommendation is to grant the requested variances 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

Broadmore Health Sec 1 is approximately 7.6 acre tract proposing is proposing an unrestricted reserve for nursing home and assisted living facility. Per the Texas Department of Aging and Disability Services the building cannot be reconfigured to a different size. Additionally, the fire department requires a 25 foot fire lane around the entire perimeter of the proposed facility. This further reduces land available for a street. Providing through public streets will divide the parcel creating undue hardship for the applicant and will be injurious to public health and safety.

(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 north side of the subject tract is not a viable option for the placement of a street because adjacent property to the northwest corner of subject site is already platted as an apartment complex.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Overall traffic circulation in this area is provided by Humble Westfield, Humble parkway and McKay streets that are existing today and staff sees a better opportunity to get an east-west public street south of the subject site without compromising on the connection with McKay Blvd.

(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. The overall intersection spacing if we grant this variance will be approximately 2000'.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. It the existing development to the north west, property located along a curve on McKay and the possibility to get a street further to the south of the site.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 127
Action Date: 10/01/2015
Plat Name: Camellia Reserves
Developer: Victorian Gardens, LTD. A Texas Limited Liability Corporation
Applicant: EHRA
App No/Type: 2015-1891 C3P

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	28.5600	Total Reserve Acreage:	28.5600
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	527P	ETJ

Conditions and Requirements for Approval

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

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

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

Coordinate with Fort Bend County Engineer's Office to address the design concerns.

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.

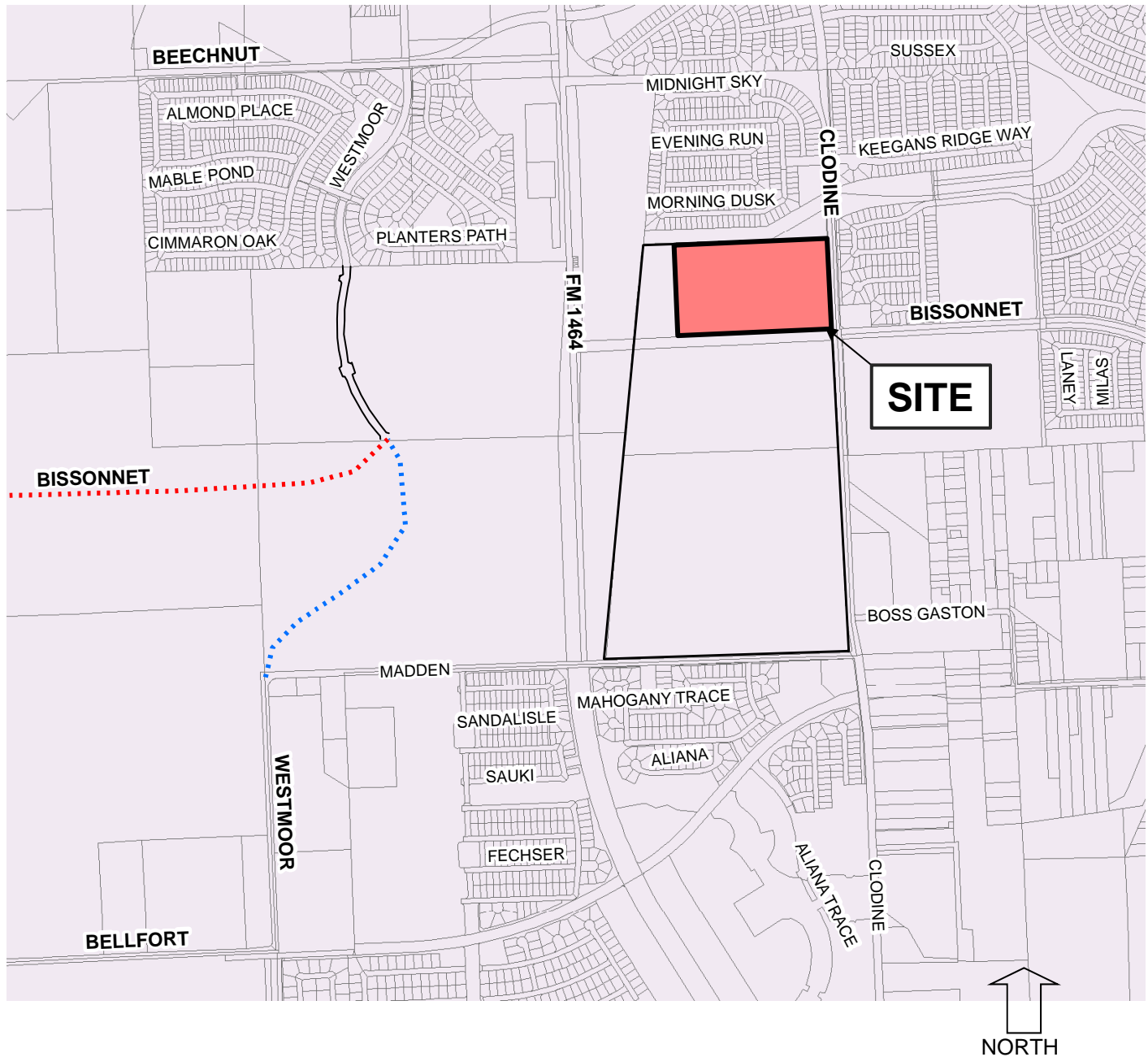
Houston Planning Commission **ITEM: 127**

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Camellia Reserves (DEF 1)

Applicant: EHRA



F-Reconsideration of Requirement Site Location

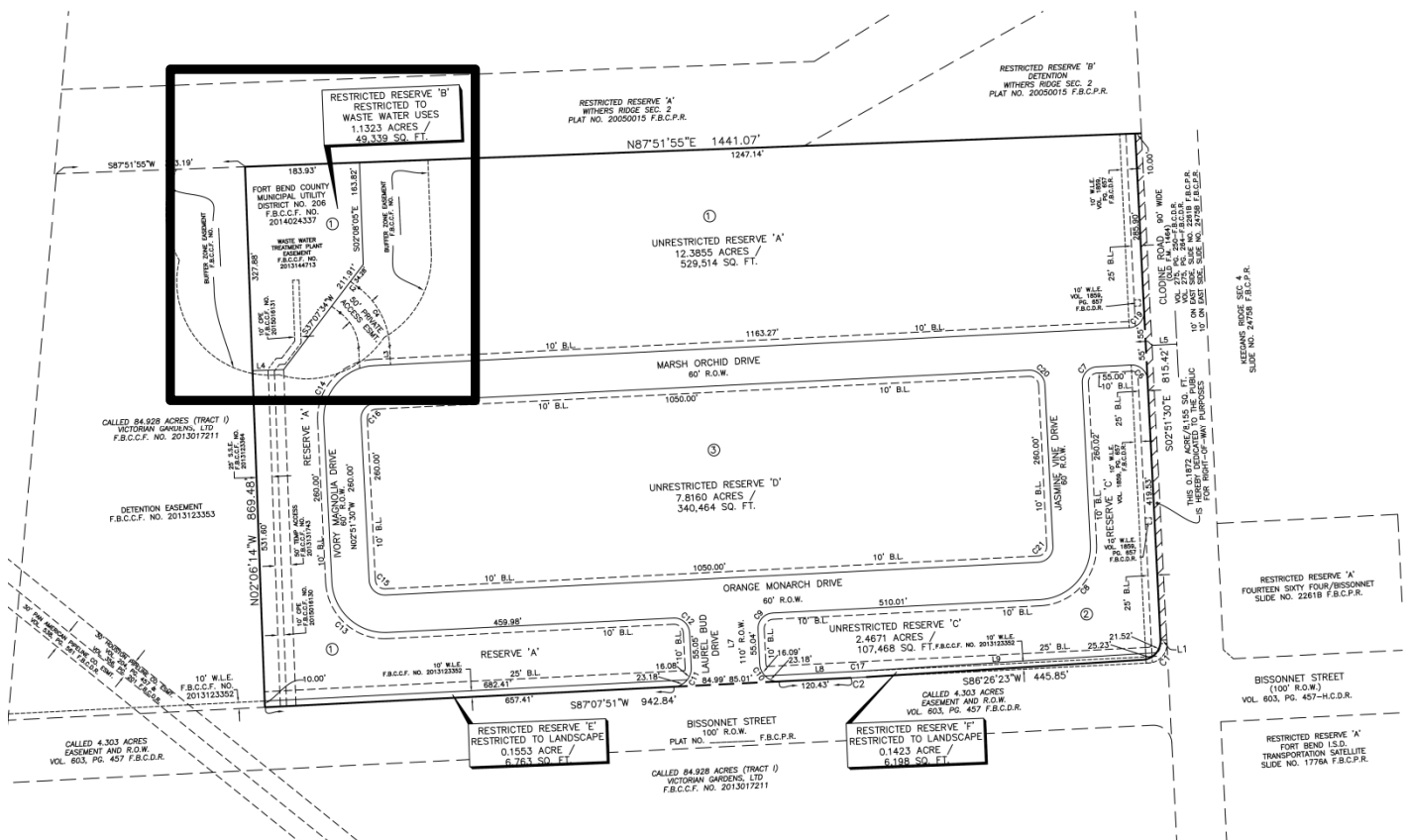
Houston Planning Commission ITEM: 127

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Camellia Reserves (DEF 1)

Applicant: EHRA



F-Reconsideration of Requirement

Subdivision

Houston Planning Commission

ITEM: XXX

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Camellia Reserves (DEF 1)

Applicant: EHRA



F-Reconsideration of Requirement

Aerial

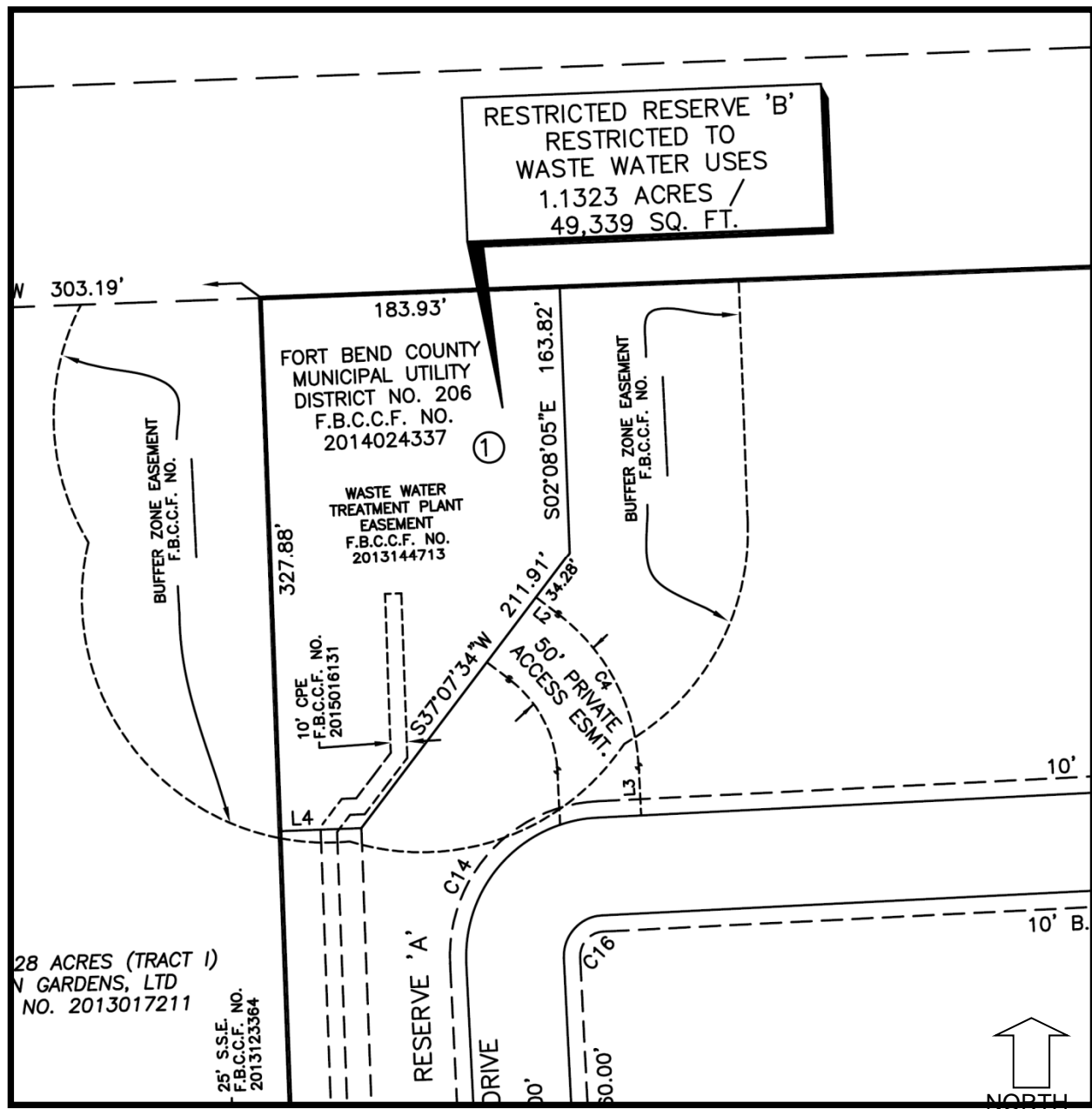
Houston Planning Commission ITEM: 127

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Camellia Reserves (DEF 1)

Applicant: EHRA



F-Reconsideration of Requirement

Detail

FORT BEND COUNTY
MUNICIPAL UTILITY
DISTRICT NO. 206
F.B.C.C.F. NO.
2014024337

WASTE WATER
TREATMENT PLANT
EASEMENT
F.B.C.C.F. NO.
2013144713

50' ACCESS ESMT.

W
LIA DRIVE



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2015-1891
Plat Name: Camellia Reserve
Applicant: EHRA
Date Submitted: 09/08/2015

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

A reconsideration of requirement with a variance to allow access to an existing Waste Water Treatment Plant via a 50' Private Access Easement.

Chapter 42 Section: 42-190(c)

Chapter 42 Reference:

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.

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:

Refer to variance information form.



Application Number: 2015-1891

Plat Name: Camellia Reserve

Applicant: EHRA

Date Submitted: 09/08/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

A variance to allow access to an existing Waste Water Treatment Plant via a 50' Private Access Easement.

Chapter 42 Section: 42-190(c)

Chapter 42 Reference:

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.

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

An existing Waste Water Treatment Plant (WWTP) located in Fort Bend County Municipal Utility District No. 206 predates the platting of Camellia Reserves. The WWTP serves both Camellia Reserves and Camellia GP and was recorded by separate instrument in 2014. A temporary access easement for the WWTP to Bissonnet Street was established previously but will be abandoned by the Camellia Reserves plat once new access is provided. The land immediately adjacent to the WWTP within the Camellia GP was originally planned as single-family residential with an appropriate street pattern for that land use. As the Camellia project evolved, this same area was determined to be best for multi-family use and the street pattern was modified. In order to preserve buildable area for apartment buildings, which are much larger than single-family homes, the public street location was required to shift away from the WWTP. Since street ROW no longer borders the WWTP and a stub street is not desired, it is requested that access be provided by a Private Access Easement.

(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 location and size of the WWTP site was established because of the need to outfall into West Keegan's Bayou, north of the waste water plant. The WWTP site predates the platting of Camellia Reserves because service for Camellia section 1 was required in advance of the Reserves plat. The WWTP site was created by separate instrument well before platting of Camellia Reserves. Thus, the location of the WWTP was not in the developer's control and the shape of the tract predates the platting of Camellia Reserves.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The access requirement for WWTP uses per Chapter 42 is frontage on either a 50' ROW or PAE. Since a stub street is not desired, it is requested that access to the WWTP be provided in perpetuity via a 50' Private Access Easement. Thus, the same 50' width will be provided.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Public health, safety and welfare will be maintained since the nearby public street ROW will continue to provide access to the unrestricted reserves. The private access easement will provide driveway access to the WWTP. This arrangement of public streets and private access will reduce confusion due to the change in character of the pavement.

(5) Economic hardship is not the sole justification of the variance.

Justification for the variance is that the WWTP location and tract shape were originally created with a single family residential development pattern with access via a temporary easement. As this project has evolved, Camellia Reserves has become a mixed-use community with multi-family residential and commercial uses. In order to provide replacement of the temporary access easement, a 50' private access easement is needed, ultimately connecting to Marsh Orchid Drive.



Application No: 2015-1891

Agenda Item: 127

PC Action Date: 10/01/2015

Plat Name: Camellia Reserves

Applicant: EHRA

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: [42-190\(c\)](#)

Specific variance is being sought and extent of variance: [\(Sec. 42-47 and Sec. 42-81\)](#)

[A variance to allow access to an existing Waste Water Treatment Plant via a 50' Private Access Easement.;](#)

Basis of Recommendation:

The site is located west of Clodine Road, north of Bissonnet Street and south of Beechnut Street. The applicant requests a reconsideration of requirement with a variance request to allow a Reserve restricted to waste water treatment plant to take access from a 50' wide private access easement, instead of a public street. Staff recommends deferring this application for two weeks to allow the applicant time to coordinate with Fort Bend County Engineer's Office to address the design concerns.

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.

.



Agenda Item: 128

Action Date: 10/01/2015

Plat Name: Dietz Acres

Developer: Individual

Applicant: South Texas Surveying Associates, Inc.

App No/Type: 2015-1956 C2

Staff Recommendation:

Defer for further study and review

Total Acreage:	10.9009	Total Reserve Acreage:	10.9009
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
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.

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)

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

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

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: ***This is a courtesy review the items listed here must be completed during the COH Plat review. The attached PDF document is a more extensive list of those items that must be address when submitting the plat and documents to Fort Bend County offices for our official review. Additional items may be discovered during the official submittal to Fort Bend County.***

1. Dedicate additional right-of-way to comply with Fort Bend County Major Thoroughfare Plan & Contribute to build agreement. (Old Richmond Road).
2. Remove plat note #14... as it is not applicable to this plat.
3. Need to provide reserves for the detention of the tracts.

City Engineer: DETENTION IS REQUIRED



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 128

Action Date: 10/01/2015

Plat Name: Dietz Acres

Developer: Individual

Applicant: South Texas Surveying Associates, Inc.

App No/Type: 2015-1956 C2

Staff Recommendation:

Defer for further study and 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

ITEM: 128

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Dietz Acres

Applicant: South Texas Surveying Associates, Inc.



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

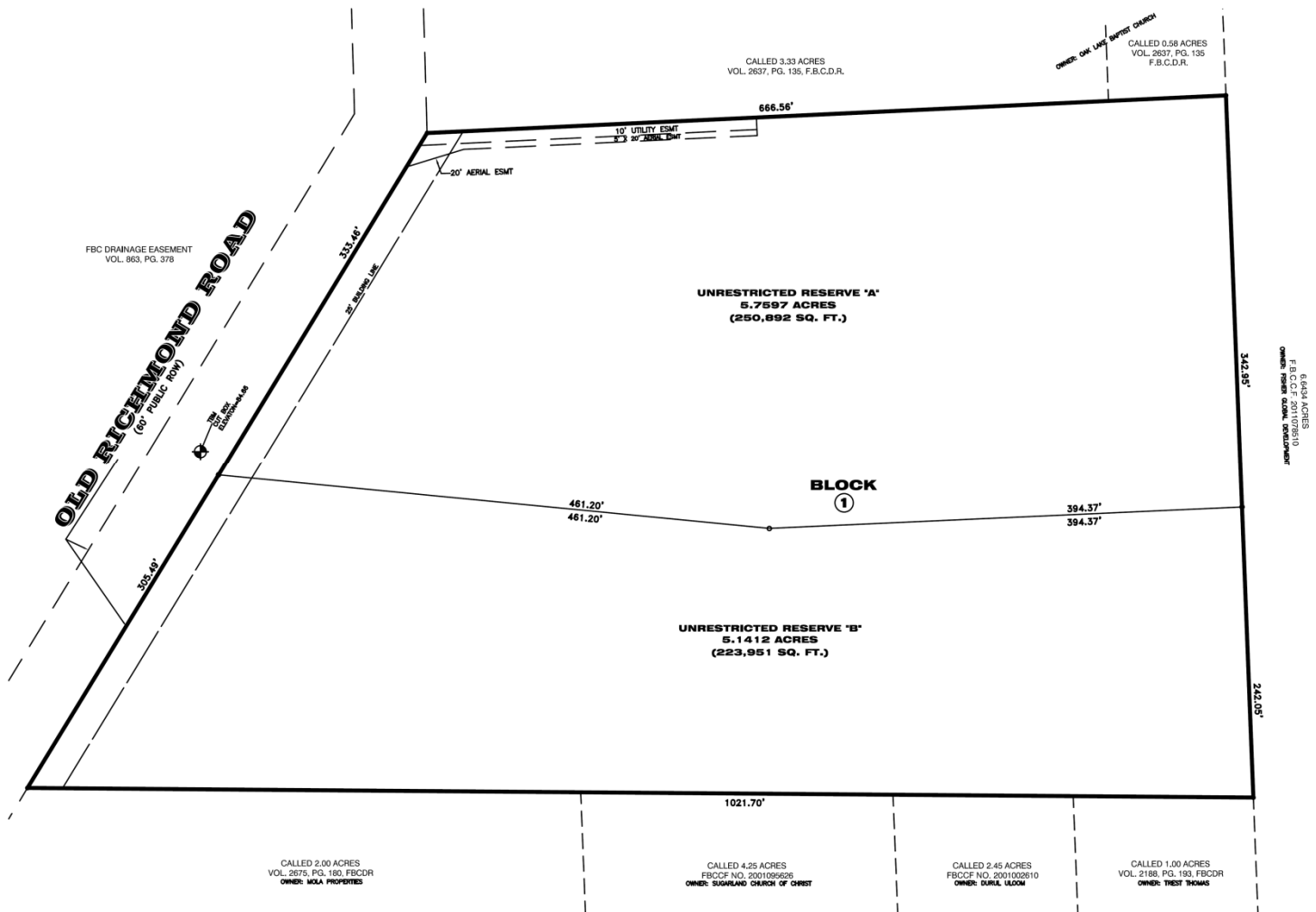
ITEM: 128

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Dietz Acres

Applicant: South Texas Surveying Associates, Inc.



F – Reconsideration of Requirements

Subdivision

Houston Planning Commission

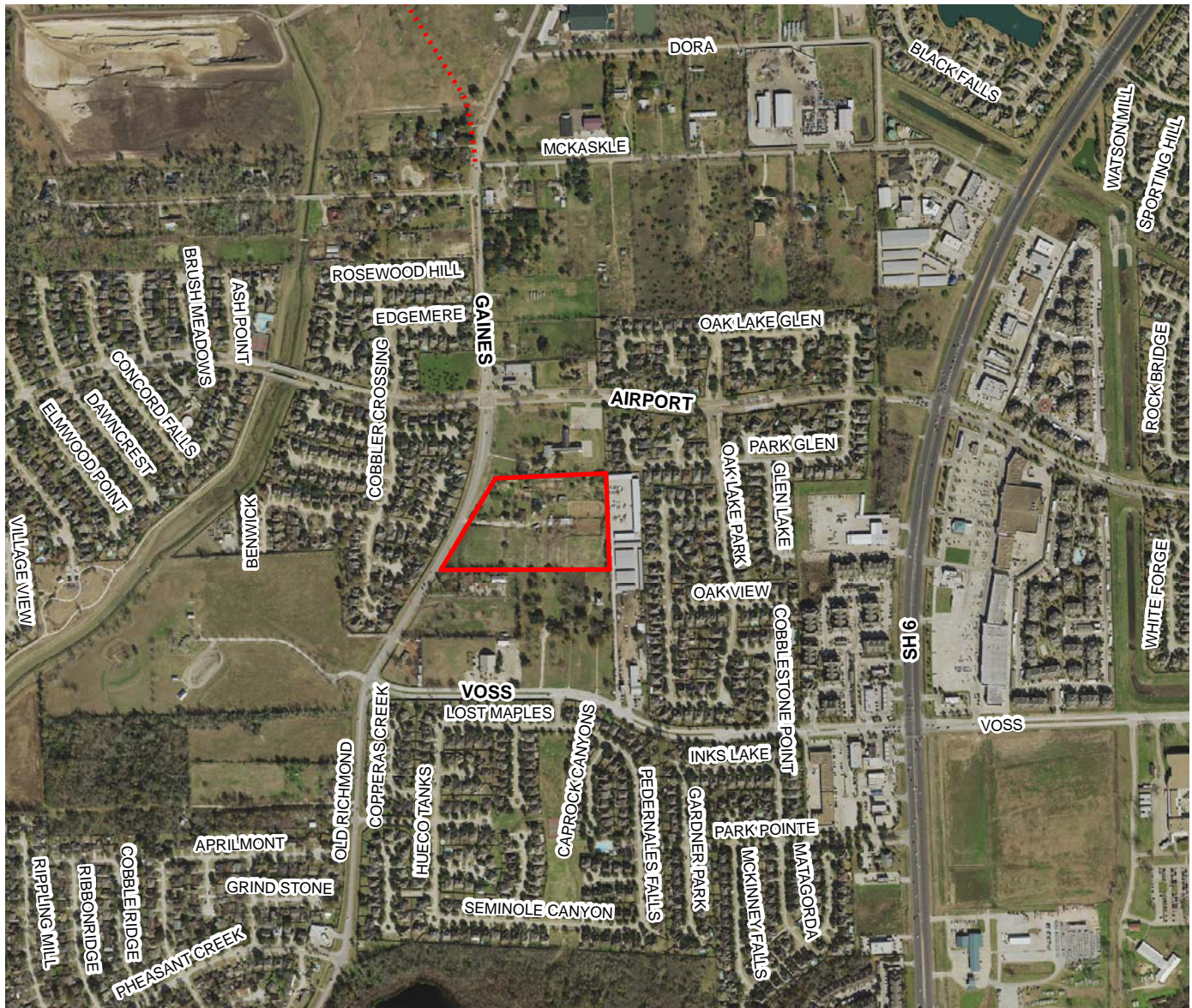
ITEM: 128

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Dietz Acres

Applicant: South Texas Surveying Associates, Inc.



F- Reconsideration of Requirements

Aerial



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2015-1956
Plat Name: Dietz Acres
Applicant: South Texas Surveying Associates, Inc.
Date Submitted: 09/20/2015

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

We are requesting a variance not to dedicate a 60' ROW within plat boundary.

Chapter 42 Section: 128

Chapter 42 Reference:

1. 42-128 Intersections of local streets.

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:

not to dedicate a 60' ROW within plat boundary.



Application Number: 2015-1956

Plat Name: Dietz Acres

Applicant: South Texas Surveying Associates, Inc.

Date Submitted: 09/20/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

We are requesting a variance not to dedicate a 60' ROW within plat boundary.

Chapter 42 Section: 128

Chapter 42 Reference:

1. 42-128 Intersections of local streets.

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 project site is located on Old Richmond Rd between Voss Rd and W Airport Rd in Fort Bend County, Texas. Fort Bend County considers Old Richmond Rd a major collector with a ROW requirement of 60'feet and 25' BL. We have contacted Ft Bend County Engineering Dept. and was advised they would support the request not to dedicate the 60' ROW. The requirement of a 60' dedication of another street would significantly deprive the applicant of the reasonable use of the land, and would not improve traffic circulation. Requiring the connection to Peachwood Hollow Lane to the east would effectively turn that roadway from a residential street to a collector which would not be the original intended purpose of the roadway. Fort Bend County has advised they would not want a connective roadway going between an existing residential subdivision and a new commercial, industrial, or multi-family use. Connectivity to Peachwood Hollow will be incredibly difficult due to the existing development which lays between our development and the existing portion of Peachwood Hollow.

(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;

As stated the requirement would not benefit the community, our development or Fort Bend County. The hardship is meeting this requirement when it is really against the general purpose and intent of the ordinance.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Our request not to dedicate the ROW, will preserve and maintain the general purpose and intent of the ordinance. The residential community to the east will benefit by preventing cross traffic from Old Richmond.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting the request not to dedicate a street through this property will not adversely affect the surrounding community. Therefore, this request not be injurious to the health, safety and welfare.

(5) Economic hardship is not the sole justification of the variance.

The hardship is not economically motivated in anyway. The requested ROW would not benefit anyone and Fort Bend County has advised they would not want to accept the street into their inventory or maintain it as a public ROW.



Application No: 2015-1956

Agenda Item: 128

PC Action Date: 10/01/2015

Plat Name: Dietz Acres

Applicant: South Texas Surveying Associates, Inc.

Staff Recommendation: [Defer for further study and review](#)

Chapter 42 Sections: 128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[We are requesting a variance not to dedicate a 60' ROW within plat boundary.;](#)

Basis of Recommendation:

This site is located along Old Richmond Road, south of Airport Boulevard, and West of State Highway 6. The applicant is requesting a reconsideration of requirements with a variance to exceed local intersection spacing by not providing an east-west street.

[Staff requests that this item be deferred at this time.](#)

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](#)



Agenda Item: 129
Action Date: 10/01/2015
Plat Name: Harris County Emergency Services District no 50
Developer: Harris County Emergency Services District No 50
Applicant: Terra Surveying Company, Inc.
App No/Type: 2015-1994 C2R

Staff Recommendation:
 Grant the requested
 variance(s) and Approve
 the plat subject to the
 conditions listed

Total Acreage:	6.7920	Total Reserve Acreage:	6.7920
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 53
County	Zip	Key Map ©	City / ETJ
Harris	77530	458W	ETJ

Conditions and Requirements for Approval

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.

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)

If the "Variance(s)" meet with the City's approval, Harris County interposes no objection. (HC)

Provide complete ROW information for Dell Dale Boulevard.(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)



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 129

Action Date: 10/01/2015

Plat Name: Harris County Emergency Services District no 50

Developer: Harris County Emergency Services District No 50

Applicant: Terra Surveying Company, Inc.

App No/Type: 2015-1994 C2R

Staff Recommendation:

Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

ITEM:129

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Harris County Emergency Services District no 50

Applicant: Terra Surveying Company, Inc.



F-Reconsideration of Requirement Site Location

Subdivision

Houston Planning Commission

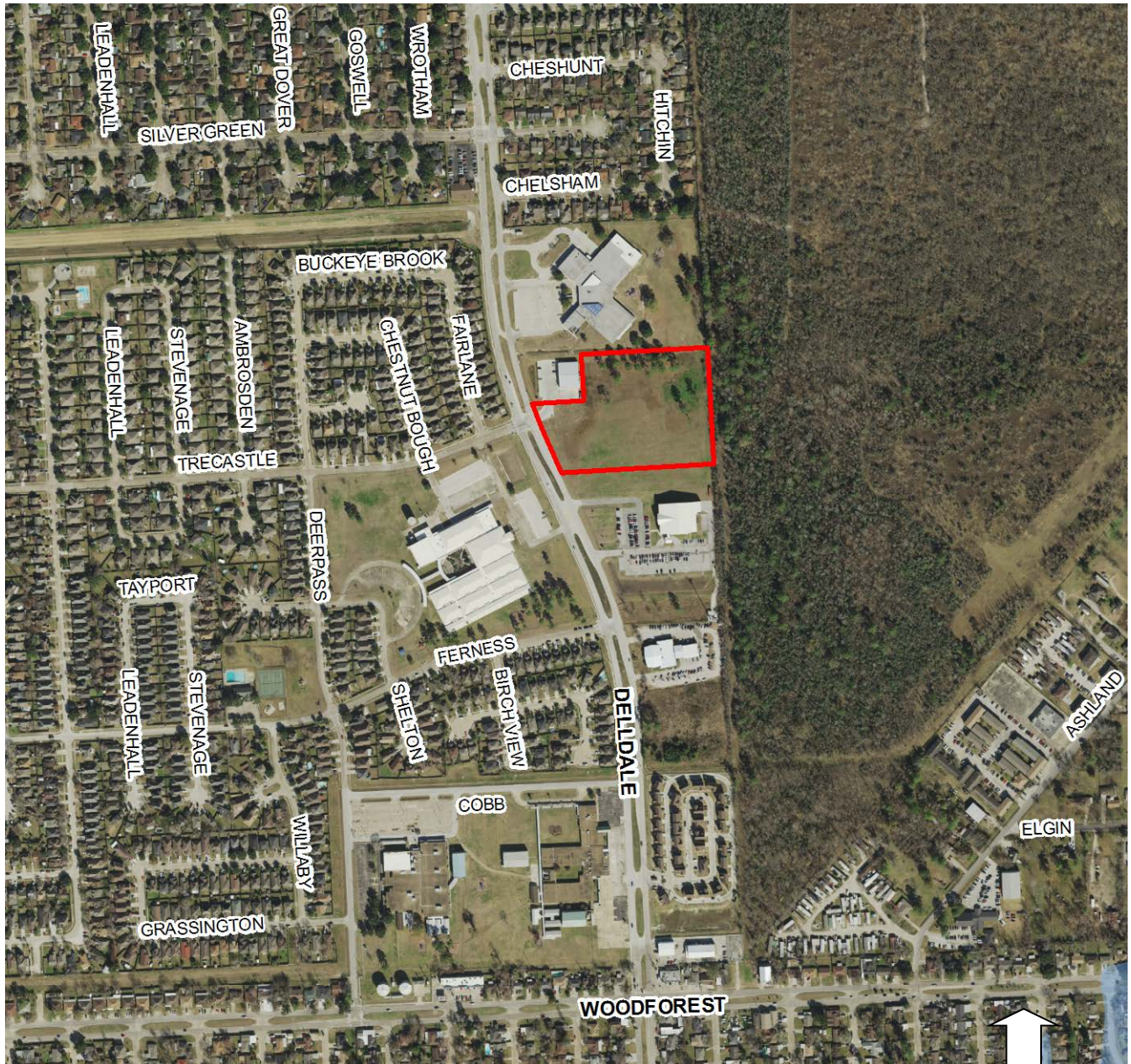
ITEM:129

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Harris County Emergency Services District no 50

Applicant: Terra Surveying Company, Inc.



NORTH

F-Reconsideration of Requirement

Aerial



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2015-1994
Plat Name: Harris County Emergency Services District no 50
Applicant: Terra Surveying Company, Inc.
Date Submitted: 09/21/2015

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

The variance being requested is to remove the requirement of providing a street dedication from Dell Dale Road across the subject tract. The site is to be developed as a fire and emergency medical services facility (Channelview Fire Station No. 2).

Chapter 42 Section: Sec. 42-127(a)

Chapter 42 Reference:

A major thoroughfare shall intersect with a public local street, a collector street, or another major thoroughfare at least every 2600 feet.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

The variance being requested is to remove the requirement of providing a street dedication from Dell Dale Road across the subject tract. The site is to be developed as a fire and emergency medical services facility (Channelview Fire Station No. 2).



Application Number: 2015-1994

Plat Name: Harris County Emergency Services District no 50

Applicant: Terra Surveying Company, Inc.

Date Submitted: 09/21/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

The variance being requested is to remove the requirement of providing a street dedication from Dell Dale Road across the subject tract. The site is to be developed as a fire and emergency medical services facility (Channelview Fire Station No. 2).

Chapter 42 Section: Sec. 42-127(a)

Chapter 42 Reference:

A major thoroughfare shall intersect with a public local street, a collector street, or another major thoroughfare at least every 2600 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;

(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 land owner, Harris County Emergency Services District 50, exists solely for the purpose of providing emergency services within the District, and owns this tract of land for the express purpose of constructing a fire station facility to provide these services. Strict application would necessitate a street through the subject tract that, if intended to connect Dell Dale at the existing Trecastle intersection with a planned street in the adjacent Rancho Verde subdivision, would result in a residual tract unsuitable for development of a fire station facility. The resulting tract would not have the appropriate physical size to support development of a fire station, or the proper emergency egress to both northbound and southbound lanes of Dell Dale. Additionally, proper alignment with the existing intersection would not be possible due to encroachment onto the adjacent developed land (Family Dollar Store) to the north.

(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 hardship created or imposed by the applicant. Harris County Emergency Services District 50 is chartered by the State of Texas, as stated above, only for the purpose of providing emergency services within the District and owns this land for only this purpose.

(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 and maintained. In the granting of this variance the surrounding properties and traffic circulation will not be impacted. A shared access easement agreement exists with the adjacent property to the north (Family Dollar) which provides ingress/egress to Dell Dale at the existing signal controlled intersection (Trecastle). Additionally, a variance to this requirement was previously granted and the proposed development of a fire station facility will not materially change the reasoning for the previously granted variance.

(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. Conversely, if the street were to be provided, emergency apparatus (fire engines, ambulances, etc.) would have to compete with traffic stopped at

signaled intersection with Trecastle, and delays could result in emergency response time. Furthermore, the street connection through the subject tract would not provide a useful route for emergency response.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. The development of a fire station facility is fully funded through taxes levied by Harris County Emergency Services District 50.



Application No: 2015-1994

Agenda Item: 129

PC Action Date: 10/01/2015

Plat Name: Harris County Emergency Services District no 50

Applicant: Terra Surveying Company, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: **Sec. 42-127(a)**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

The variance being requested is to remove the requirement of providing a street dedication from Dell Dale Road across the subject tract. The site is to be developed as a fire and emergency medical services facility (Channelview Fire Station No. 2).;

Basis of Recommendation:

This site is located along Dell Dale Boulevard, west of Sheldon Road and north of Woodforest Boulevard. The applicant is requesting a reconsideration of requirement with a variance to exceed 2600' intersection spacing by not providing an east-west street through the subject tract.

Staff is in support of this request.

The proposed site will be used for emergency services and requiring a public street to bisect the site will render this project infeasible at this location. Furthermore, any street that is designated to be dedicated through the site must centerline tie with Trecastle street. This is not possible without burdening the existing Dollar General Site adjacent to the site. If a proposed street did not tie with Trecastle Street, it would create a minimum intersection spacing violation along a major thoroughfare.

Within the proposed facility there is also a field for training operations and an area designated for site detention all of which are not conducive to the suggested alignment of a 60' public right of way.

Lastly, there are 2 approved connections near this site that will serve the surrounding street network.

Staff recommends granting the requested variance and approving 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

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;

A street bisecting this property would not allow an Emergency Services facility to be constructed and conduct related operations.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The Dollar General site is owned by another developer, and thus any proposed street would cause an undue burden on an adjacent landowner.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Given the fact that the planning commission has approved 2 connections to Dell Dale near the site, The general purpose of Chapter 42 will be maintained.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of this variance will not adversely impact public health, safety, or welfare.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not considered as justification of this variance.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 130

Action Date: 10/01/2015

Plat Name: Richmond Road Farms partial replat no 1

Developer: IDRIS BROTHERS HOLDINGS LLC

Applicant: Advance Surveying, Inc.

App No/Type: 2015-1846 C2R

Staff Recommendation:

Defer Additional
information reqd

Total Acreage:	13.5890	Total Reserve Acreage:	13.5890
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:	Fort Bend County MUD 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	528T	ETJ

Conditions and Requirements for Approval

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

115. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat does not include residential lots): Further, the owners hereby certify that this replat or amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

191.1. Provide new Harris County Engineer certificate. Reference recordation dedicatory acknowledgement and certifications for requirements.

193. Appendix I: Certificate for Harris County Commissioners' Court is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

Coordinate with Ft Bend County and provide 2 mylars at recordation. Applicable dedication language and certificates must be provided

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.



Agenda Item: 130

Action Date: 10/01/2015

Plat Name: Richmond Road Farms partial replat no 1

Developer: IDRIS BROTHERS HOLDINGS LLC

Applicant: Advance Surveying, Inc.

App No/Type: 2015-1846 C2R

Staff Recommendation:

Defer Additional
information reqd

Fort Bend Engineer: ***This is a courtesy review the items listed here must be completed during the COH Plat review. The attached PDF document is a more extensive list of those items that must be address when submitting the plat and documents to Fort Bend County offices for our official review. Additional items may be discovered during the official submittal to Fort Bend County.***

1. Emphasize plat boundaries with bold thick line.
2. Set meeting with Fort Bend County Drainage district to address mitigation.(floodway).
3. Submit Traffic Impact Study according to sec. 2.15 of the FBC Platting Policy.
4. Dedicate additional right of way to comply with Fort Bend County's major thoroughfare plan and contribute to build agreement. (Belknap 25').
5. Detention area must be within a separate reserve restricted to that use.

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: HCFCD Review - Label HCFCD Channel with number: D118-15-00 and on the Vicinity Map, include Key Map information, it is: 528 T

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)

If the "Variance(s)" meet with the City's approval, Harris County interposes no objection. (HC)

Call out subdivision name and recording info for adjacent properties. (HC)

Need separate plats for Harris and Fort Bend County. (HC)

Provide county landscaping paragraph (HC)

Remove references for Fort Bend county under general notes (HC)

Need Harris County clerk certificate for Comm. court approval (HC)

Need Harris County Clerk certificate of filing (HC)

Need county engineer certificate (HC)

Need certificate for planning commission (HC)

Label address and phone number for owner (HC)

Need proper language for dedication paragraphs (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

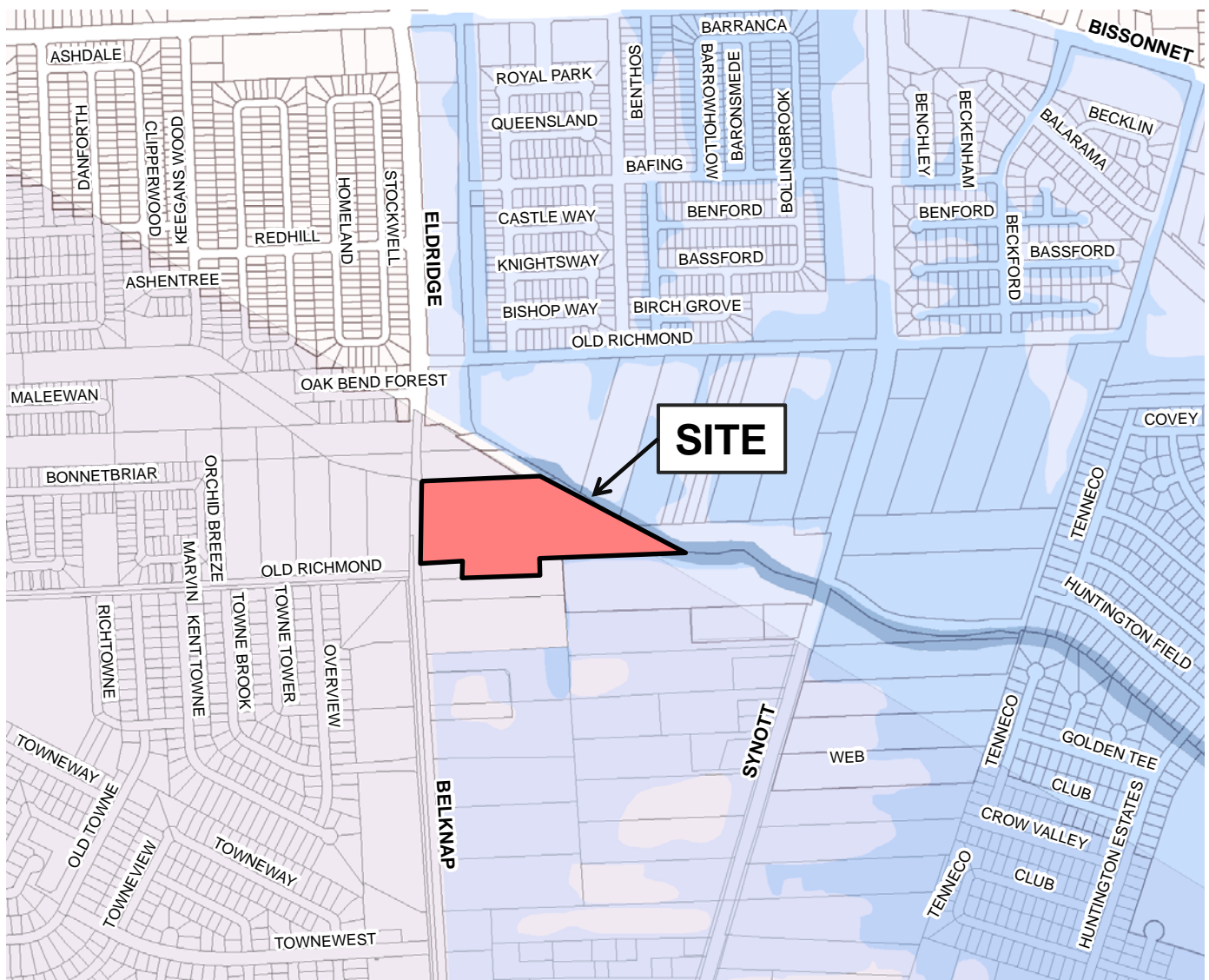
ITEM: 130

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Richmond Road Farms partial replat no 1 (DEF 1)

Applicant: Advance Surveying, Inc.



F- Reconsideration of Requirements

Site Location

Meeting Date: 10/01/2015

Applicant: Advance Surveying, Inc.



Houston Planning Commission

ITEM: 130

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Richmond Road Farms partial replat no 1 (DEF 1)

Applicant: Advance Surveying, Inc.



F- Reconsideration of Requirements

Aerial

BELKNAP ROAD (ELDRIDGE ROAD)

(80' PUBLIC R.O.W.)

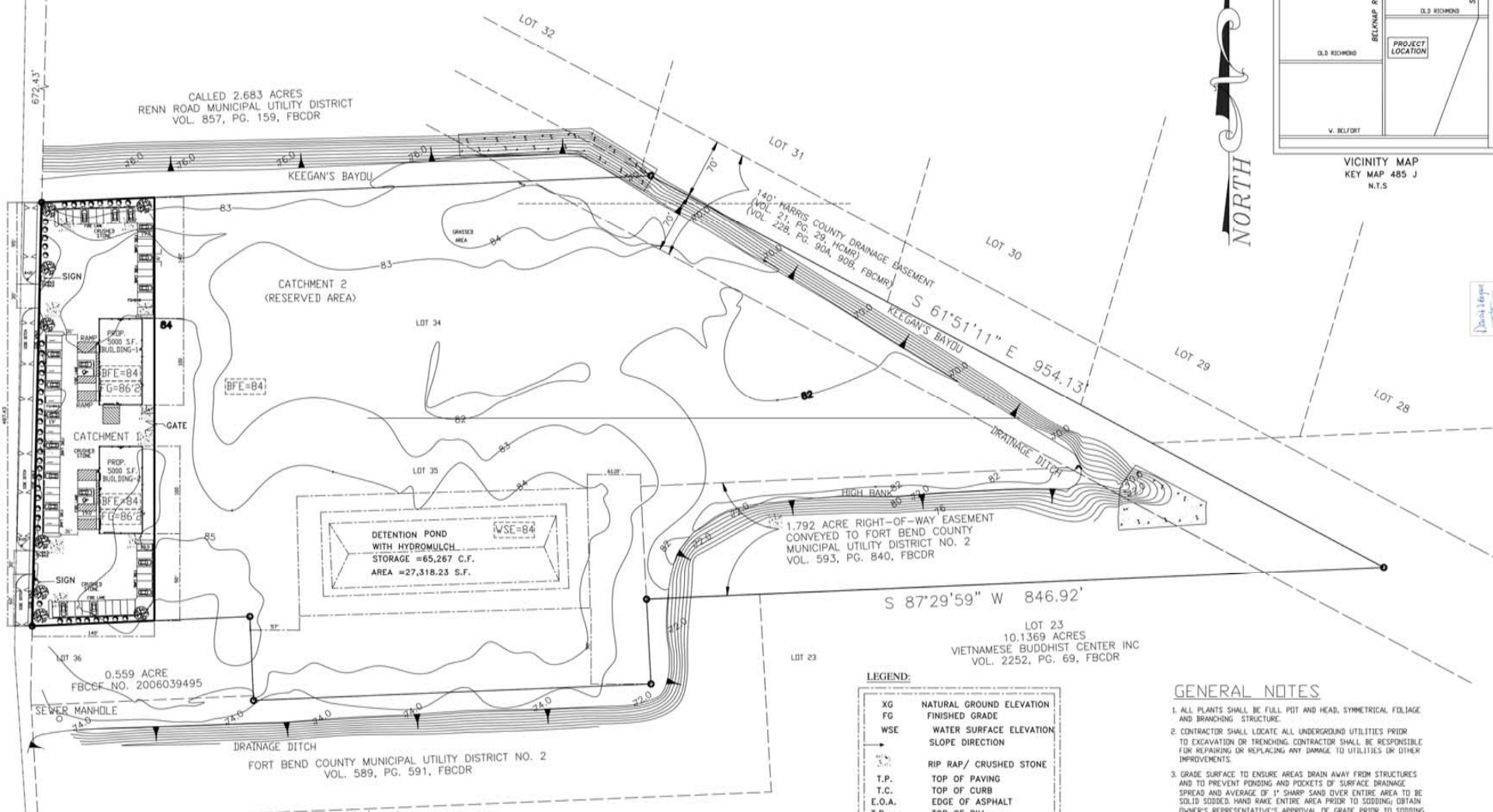
OLD RICHMOND ROAD
(80' PUBLIC R.O.W.)

1. FLOOD PLAIN DATA:
THIS PROPERTY LIES WITHIN "AE" AS PER THE FEMA FLOOD INSURANCE RATE MAPS.
COMMUNITY PANEL NO. 8157C0165L, MAP REVISED APRIL 2, 2014.
100 YEAR WATER SURFACE ELEVATION, BFE(OR WSE) = 84.0'



VICINITY MAP
KEY MAP 485 J
N.T.S.

NORTH



SITE PLAN

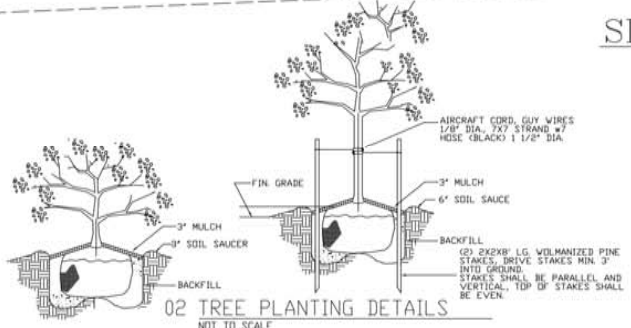
LEGEND:

XG	NATURAL GROUND ELEVATION
FG	FINISHED GRADE
WSE	WATER SURFACE ELEVATION
→	SLOPE DIRECTION
→	RIP RAP / CRUSHED STONE
T.P.	TOP OF PAVING
T.C.	TOP OF CURB
E.O.A.	EDGE OF ASPHALT
T.R.	TOP OF RIM
M.E.P.	MATCH EXIST. PAVEMENT
▨	RAMP OR PAINTED NO PARKING
BFE	100 YEAR BASE FLOOD ELEVATION

GENERAL NOTES

1. ALL PLANTS SHALL BE FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE.
2. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION OR TRENCHING. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGE TO UTILITIES OR OTHER IMPROVEMENTS.
3. GRADE SURFACE TO ENSURE AREAS DRAIN AWAY FROM STRUCTURES AND TO PREVENT PONDING AND POCKETS OF SURFACE DRAINAGE. SPREAD AND AVERAGE OF 1" SHARP SAND OVER ENTIRE AREA TO BE SOLID SODDED. HAND RAKE ENTIRE AREA PRIOR TO SODDING. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF GRADE PRIOR TO SODDING.
4. ALLOW FOR FINISHED GRADE AT EDGE OF WALKS AND CURBS TO BE A MINIMUM OF 1" TO 1 1/2" BELOW TOP OF SIDEWALK AND CURBS AREAS SO GRASS WILL NOT HOLD WATER ON WALK AND SHALL BE CONSISTENT ALONG EDGE.
5. LANDSCAPE CONTRACTOR TO COORDINATE AND SCHEDULE HIS WORK WITH OTHER CONTRACTORS WORKING ON THE PROJECT SITE.
6. NOTE: ALL LANDSCAPING PER OWNER.
7. SITE PLAN IS DIAGRAMATIC AND IS INTENDED TO CONVEY THE SCOPE OF THIS PROJECT INFORMATION IS BASED ON THE SURVEYOR'S INFORMATION PROVIDED AND VISUAL SITE SURVEY BY LUCY ENGINEERING INC. ENGINEERING TEAM. THE CONTRACTOR PRIOR TO CONSTRUCTION SHALL CONDUCT THEIR OWN SURVEY FOR DIMENSIONAL, AND LOCATION OF ALL STRUCTURES AND OBSTRUCTIONS TO BE VERIFIED.

▨ DENOTES RAMP OR PAINTED NO-PARKING / WALKWAY AREA



PLANT SCHEDULE

SYMBOL	KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
	T1	8	QUERCUS VIRGINIANA	LIVE OAK	2" CAL	STRAIGHT SINGLE TRUNK FULL SYMMETRICAL HEAD 12"-14" HT. X 7"-8" SPREAD
	T2	42	NANDINA DOMESTICA NANA 'PURPUREA'	DWARF PURPLE NANDINA	1" CAL	10" HT. X 15" MIN. SPREAD FULL POT, 2 YEAR PLANT 2'-0" e.c.

REVISIONS

THIS DRAWING IS PROPERTY OF LUCY ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF LUCY ENGINEERING, INC.

08-19-2015

LUCY ENGINEERING, INC.

SITE PLAN

DATE: 08-19-2015
CHECKED BY: DAWIT BOGALE

SHEET



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2015-1846
Plat Name: Richmond Road Farms partial replat no 1
Applicant: Advance Surveying, Inc.
Date Submitted: 09/04/2015

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

1400 feet road requirement and crossing a drainage easement at 2000'

Chapter 42 Section: 128(a)

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 42-130: The crossing of an drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of less than 220 feet and more than 100 feet by a street more than every 2,000 feet;

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

The location where this roadway is required would be a bridge over the Fort Bend County drainage easement which has no access to or from any road in the area. There is adequate circulation of traffic in the area by Old Richmond Road running east and west on the west side of this property and continuing on the north side of this property. The Synott Road also serves as a North and South roadway from Belknap Road connecting to the Old Richmond road on the north side which is very wide new roadway. According to the meeting I had with the Fort Bend County Planning Department, this Roadway (Bridge) would not be serving the public interest.



Application Number: 2015-1846

Plat Name: Richmond Road Farms partial replat no 1

Applicant: Advance Surveying, Inc.

Date Submitted: 09/04/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

1400 Feet Roadway requirement and 2000' intersection spacing for a drainage easement

Chapter 42 Section: 128(a), 130(

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 42-130: The crossing of an drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of less than 220 feet and more than 100 feet by a street more than every 2,000 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

Building this roadway (Bridge over the Fort Bend County Drainage easement) would not have access to any public roadway so it would not serve the public interest.

(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 roadway (Bridge over the Fort Bend County Drainage easement) would be an impractical design due to the fact that it would not have an access to any roadway so it would not have any traffic to any roadway and in that case it would not serve the public.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

There is adequate flow of traffic using the Old Richmond Road (running east and west) and also the new improved and widened Synott Road (running north and south). It would not be an hardship if there was access to this road (Bridge) and if it was serving the public.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Circulation of traffic would be preserved by the Old Richmond Road (running east and west) and The new improved and widened Synott Road (running north and south). Belknap Road would be widened to 100 feet at this location.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Due to the design of this Roadway (Bridge over the Fort Bend County Drainage easement) which has does not have an access to any roadway would not be injurious to the public.

(5) Economic hardship is not the sole justification of the variance.

The design and building this roadway (which is a bridge over the Fort Bend County drainage easement) would not be in the best interest of the public since it does not have an access to any roadway.



Application No: 2015-1846

Agenda Item: 130

PC Action Date: 10/01/2015

Plat Name: Richmond Road Farms partial replat no 1

Applicant: Advance Surveying, Inc.

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: [128\(a\)](#), [130](#)(

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[1400 Feet Roadway requirement and 2000' intersection spacing for a drainage easement ;](#)

Basis of Recommendation:

The site is located south of Bissonnet Street, east of Eldridge Parkway and west of Synott Road. The applicant is requesting two variances 1) To exceed the required 1400 intersection spacing along the local street Old Richmond Road and 2) to exceed the required 2000' intersection spacing along a drainage easement. Staff's recommendation is to defer to allow the applicant time to coordinate with Ft Bend County.

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: 131
Action Date: 10/01/2015
Plat Name: Springwoods Village Post Oak Sec 1
Developer: Springwoods Realty, Inc.
Applicant: C.L. Davis & Company
App No/Type: 2015-1850 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	44.6816	Total Reserve Acreage:	44.6796
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County Improvement District 18
County	Zip	Key Map ©	City / ETJ
Harris	77389	292E	ETJ

Conditions and Requirements for Approval

- 041.1. Utility service easements 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.
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: 131
Action Date: 10/01/2015
Plat Name: Springwoods Village Post Oak Sec 1
Developer: Springwoods Realty, Inc.
Applicant: C.L. Davis & Company
App No/Type: 2015-1850 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)

UVE should be checked at Spring Pine Forest Drive and Springwoods Village Pkwy (Traffic)

City Plaza Drive and Spring Pine Forest Drive will need to be recorded prior to or simultaneously with this plat. (HC)

TIA will be required before the review of site plan to address driveway locations, median openings and left turn lane (Traffic)

Easements created from removal of stub street will need to be recorded prior to plat recordation (HC)

UVE should be checked at Spring Pine Forest Drive and E. Mossy Oaks Road (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.

Houston Planning Commission

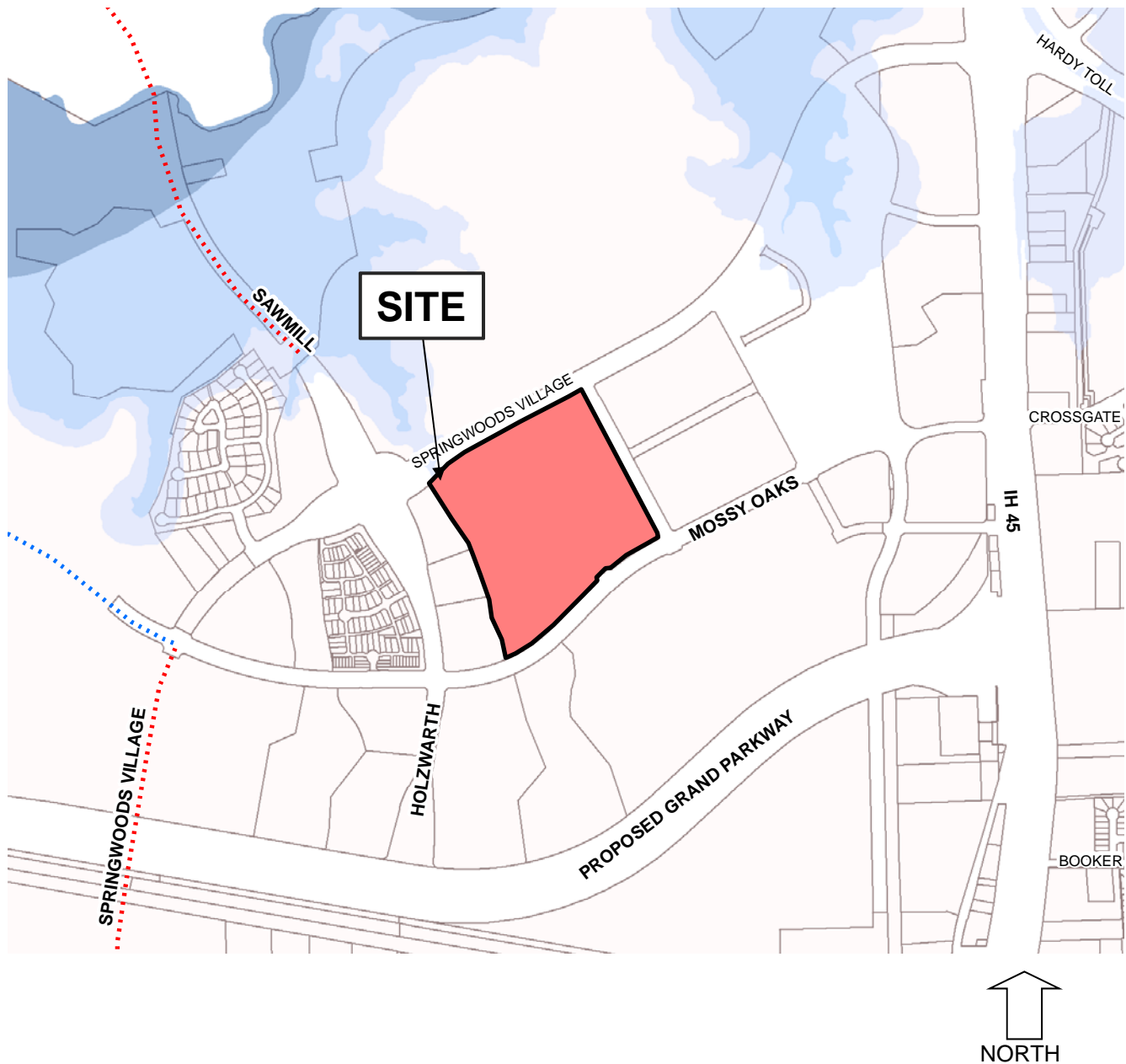
ITEM: 131

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Springwoods Village Post Oak Sec 1 (DEF 1)

Applicant: C.L. Davis & Company



F – Reconsideration of Requirements

Site Location

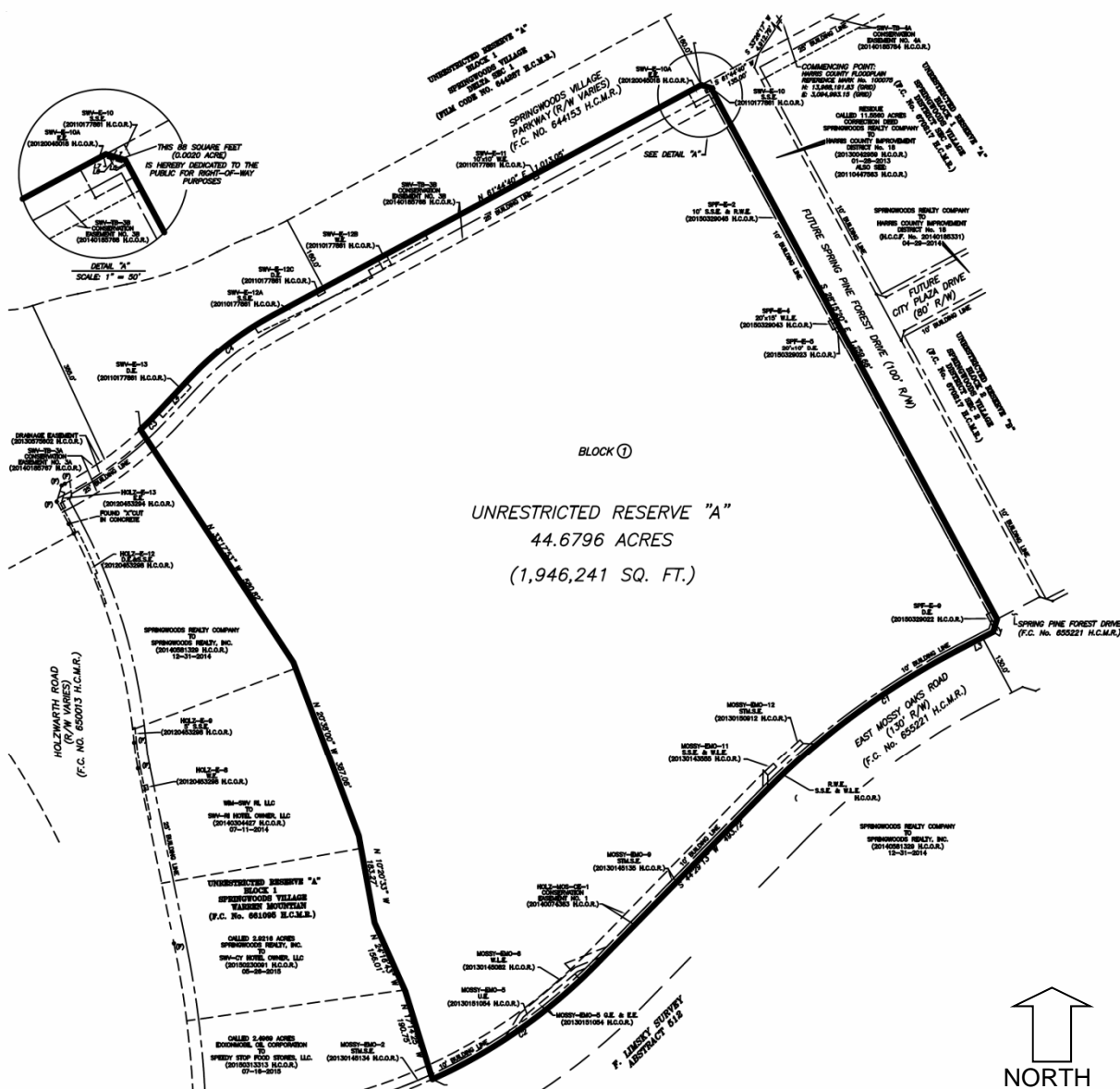
ITEM: 131

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Springwoods Village Post Oak Sec 1 (DEF 1)

Applicant: C.L. Davis & Company



F – Reconsideration of Requirements Subdivision

Houston Planning Commission

ITEM: 131

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Springwoods Village Post Oak Sec 1 (DEF 1)

Applicant: C.L. Davis & Company



F – Reconsideration of Requirements

Aerial



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2015-1850
Plat Name: Springwoods Village Post Oak Sec 1
Applicant: C.L. Davis & Company
Date Submitted: 09/04/2015

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

To not extend Oakhome Drive, nor terminate with a cul-de-sac.

Chapter 42 Section: 150

Chapter 42 Reference:

Chapter 42-150: To not extend Oakhome Drive, nor terminate with a cul-de-sac.

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:

Oakhome Drive is a stub street platted with Springwoods Village East Mossy Oaks Road between Holzwarth Road and Energy Drive Street Dedication plat. It is approximately 490 feet west, southwest of Spring Pine Forest Drive. Spring Pine Forest Drive is awaiting approval of construction drawings from Harris County Engineering before recordation. Oakhome Drive was planned, platted and constructed as a result of an earlier concept in Springwoods Village Master Planned Community. The street extends approximately 30 feet from the intersection of East Mossy Oaks Road. There are no storm drainage inlets at this intersection. They are located in East Mossy Oaks Road. This street is not required for intersection spacing and a cul-de-sac would not improve circulation since the street is only 30 feet long. Springwoods Village Master Planned Community has over 150 acres dedicated as nature preserves, parks, tree preservation easements, and conservation easements. We work closely with Harris County Flood Control District promoting Low Impact Development/Green Infrastructure Roadway Monitoring Plans and Quality Assurance Project Plan (MP/QAPP). It would be a hardship to the development and community to provide a cul-de-sac for this 30 foot long street when it won't improve circulation and that would be contrary to or MP/QAPP.



Application Number: 2015-1850

Plat Name: Springwoods Village Post Oak Sec 1

Applicant: C.L. Davis & Company

Date Submitted: 09/04/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To not extend Oakhome Drive, nor terminate with a cul-de-sac.

Chapter 42 Section: 150

Chapter 42 Reference:

Chapter 42-150: To not extend Oakhome Drive, nor terminate with a cul-de-sac.

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;

Oakhome Drive is a stub street platted with Springwoods Village East Mossy Oaks Road between Holzwarth Road and Energy Drive Street Dedication plat. It is approximately 490 feet west, southwest of Spring Pine Forest Drive. Spring Pine Forest Drive is awaiting approval of construction drawings from Harris County Engineering before recordation. Oakhome Drive was planned, platted and constructed as a result of an earlier concept in Springwoods Village Master Planned Community. The street extends approximately 30 feet from the intersection of East Mossy Oaks Road. There are no storm drainage inlets at this intersection. They are located in East Mossy Oaks Road. This street is not required for intersection spacing and a cul-de-sac would not improve circulation since the street is only 30 feet long. Springwoods Village Master Planned Community has over 150 acres dedicated as nature preserves, parks, tree preservation easements, and conservation easements. We work closely with Harris County Flood Control District promoting Low Impact Development/Green Infrastructure Roadway Monitoring Plans and Quality Assurance Project Plan (MP/QAPP). It would be a hardship to the development and community to provide a cul-de-sac for this 30 foot long street when it won't improve circulation and that would be contrary to or MP/QAPP.

(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, this street is not required for intersection spacing and a cul-de-sac would not improve circulation since the street is only 30 feet long. Springwoods Village Master Planned Community has over 150 acres dedicated as nature preserves, parks, tree preservation easements, and conservation easements. We work closely with Harris County Flood Control District promoting Low Impact Development/Green Infrastructure Roadway Monitoring Plans and Quality Assurance Project Plan (MP/QAPP). It would be a hardship to the development and community to provide a cul-de-sac for this 30 foot long street when it won't improve circulation and that would be contrary to or MP/QAPP.

(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, Oakhome Drive is a stub street platted with Springwoods Village East Mossy Oaks Road between Holzwarth Road and Energy Drive Street Dedication plat. It is approximately 490 feet west, southwest of Spring Pine Forest Drive. Spring Pine Forest Drive is awaiting approval of construction drawings from Harris County Engineering before recordation. Oakhome Drive was planned, platted and constructed as a result of an earlier concept in Springwoods Village Master Planned Community. The street extends approximately 30 feet from the intersection of East Mossy Oaks Road. There are no storm drainage inlets at this intersection.

(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; the street extends approximately 30 feet from the intersection of East Mossy Oaks Road. There are no storm drainage inlets at this intersection. They are located in East Mossy Oaks Road. This street is not required for intersection spacing and a cul-de-sac would not improve circulation since the street is only 30 feet long. Springwoods Village Master Planned Community has over 150 acres dedicated as nature preserves, parks, tree preservation easements, and conservation easements. This is an open ditch subdivision and there are no existing sidewalks; however we are proposing to construct sidewalks.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification for the variance. The street is 30 feet long, with no drainage inlets at the intersection. Additional concrete will create impervious cover while not improving circulation. Oakhome Drive was planned, platted and constructed as a result of an earlier concept in Springwoods Village Master Planned Community but was never required to meet intersection spacing requirement.



Application No: 2015-1850

Agenda Item: 131

PC Action Date: 10/01/2015

Plat Name: Springwoods Village Post Oak Sec 1

Applicant: C.L. Davis & Company

Staff Recommendation: Approve the plat subject to the conditions listed

Chapter 42 Sections: 150

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To not extend Oakhome Drive, nor terminate with a cul-de-sac.;

Basis of Recommendation:

The site is located west of I-45, north of The Grand Parkway and east of Holzwarth Road. The applicant is requesting a variance to not extend or terminate with a cul-de-sac the stub street Oakhome Drive. This item was deferred at the last Planning Commission in order to allow the applicant time to coordinate with staff and Harris County. During the deferral period, the applicant has decided to abandon the stub street by plat, therefore a variance is no longer required. Oakhome Drive is not required for intersection spacing, and according to Harris County's Engineering Department, the stub street was never accepted by Harris County. Therefore, staff's recommendation is to approve the plat as a consent item 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

The stub street is not needed for intersection spacing and the stub street was never accepted by Harris County.

(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;

A variance is no longer required

(3) The intent and general purposes of this chapter will be preserved and maintained;

The stub street will be abandoned

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Traffic Circulation in the area is adequate

(5) Economic hardship is not the sole justification of the variance.

A variance is no longer required



Agenda Item: 132
Action Date: 10/01/2015
Plat Name: Trails at Dowling Street
Developer: Legion Custom Homes
Applicant: ICMC GROUP INC
App No/Type: 2015-1867 C2R

Staff Recommendation:
 Defer Chapter 42 planning standards

Total Acreage:	0.4878	Total Reserve Acreage:	0.0062
Number of Lots:	12	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Y	City

Conditions and Requirements for Approval

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

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

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

1. Provide revised solid waste plan that shows the trash cans on the existing conditions survey (2 trash cans are required for each lot on the shared driveway)
2. provide revised survey. The dimensions are inconsistent with the COH plan and profile drawing. Dimension the distance from the back of curb from Dowling to the property line and revise elevations/cross section to reflect revised dimension. Pedestrian realm is incorrect
3. Provide revised elevations/cross sections/site plan to reflect corrected dimensions Pedestrian enhancements should be made within the ROW of both streets (6' sidewalks/landscaping)
4. revise signs on property to reflect 10/15/15 PC date, provide pictures
5. provide 56+50 plan and profile of Dowling Street

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation 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 Traffic: Guest parking is shown as being provided on-site which is preferred.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 132
Action Date: 10/01/2015
Plat Name: Trails at Dowling Street
Developer: Legion Custom Homes
Applicant: ICMC GROUP INC
App No/Type: 2015-1867 C2R

Staff Recommendation:
Defer Chapter 42 planning
standards

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

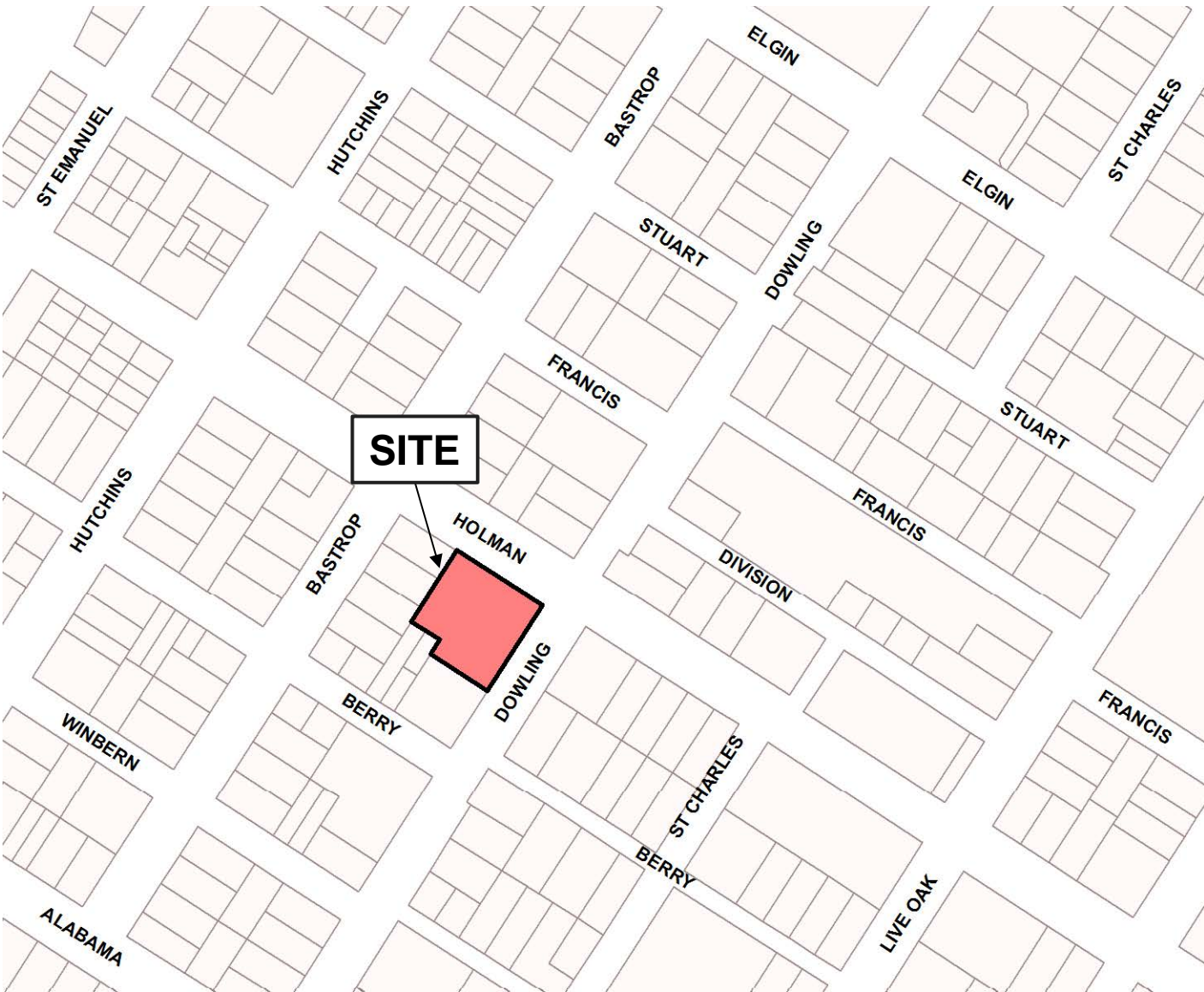
ITEM:132

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Trails at Dowling Street

Applicant: ICMC Group Inc.



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

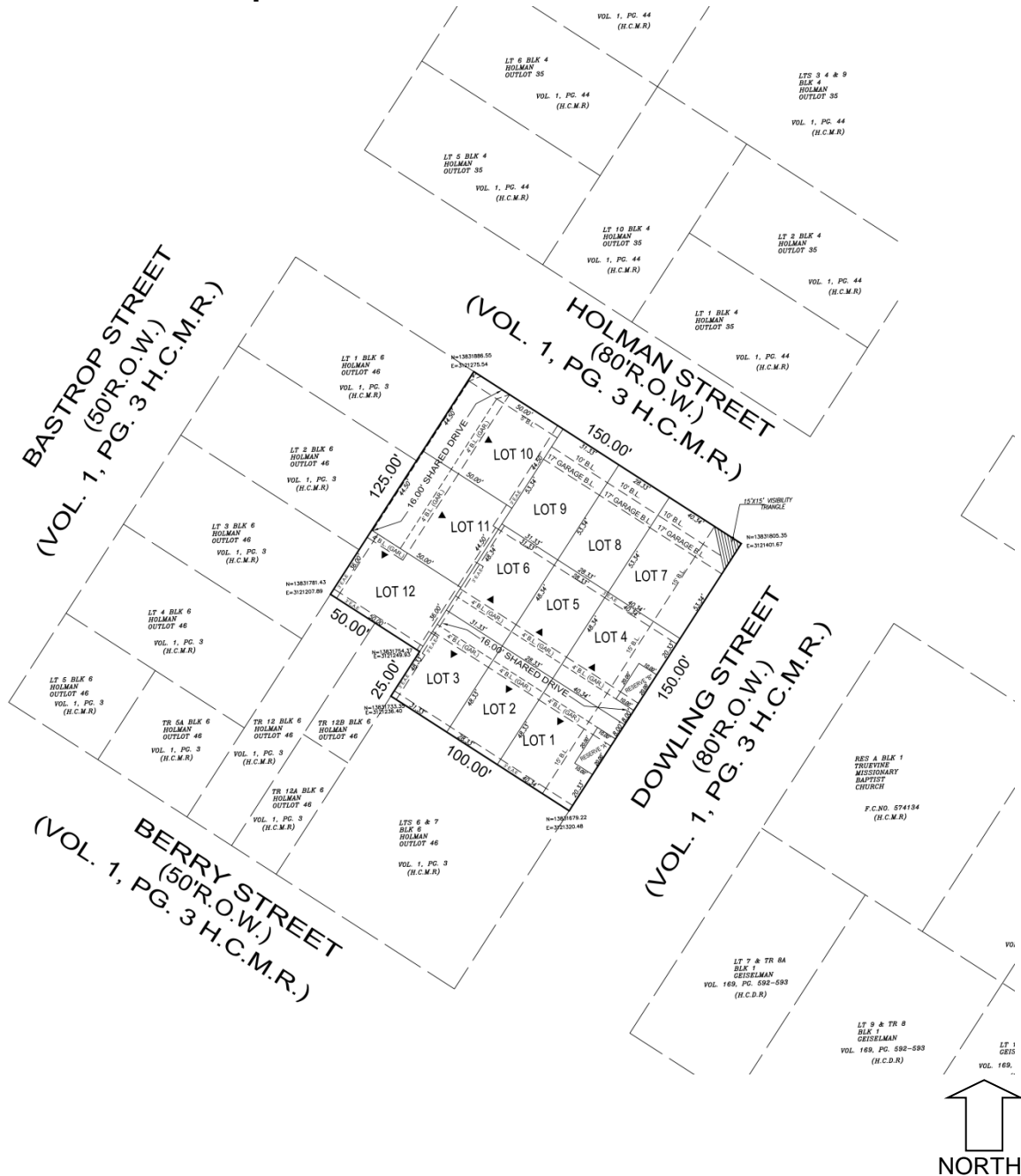
ITEM:132

Planning and Development Department

Meeting Date: 10/01/2015

Subdivision Name: Trails at Dowling Street

Applicant: ICMC Group Inc.



Houston Planning Commission

ITEM:132

Planning and Development Department

Meeting Date: 10/01/2015

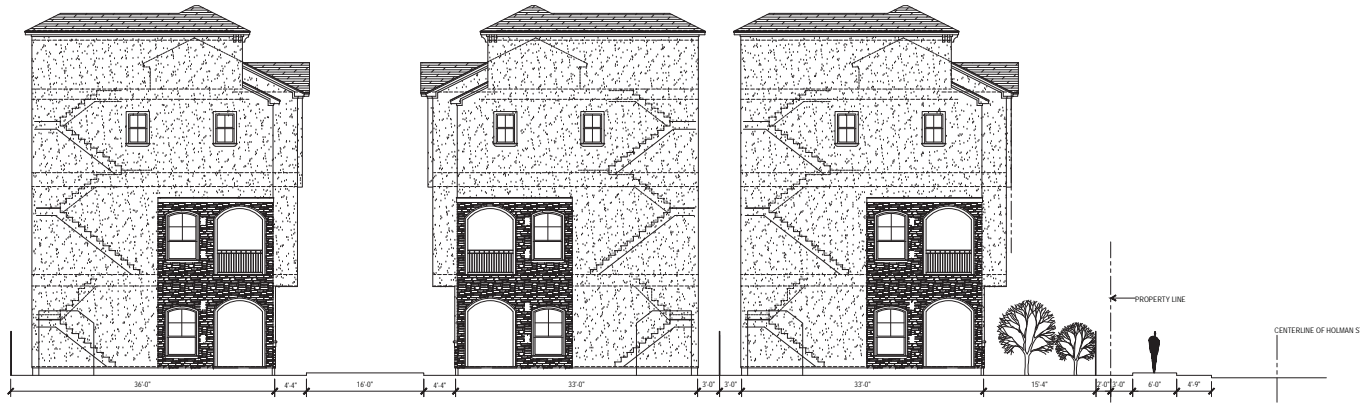
Subdivision Name: Trails at Dowling Street

Applicant: ICMC Group Inc.



F- Reconsideration of Requirements

Aerial

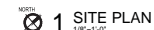


2 DOWLING ELEVATION
1/8"=1'-0"



1 HOLMAN ELEVATION
1/8"=1'-0"

REV.:	DATE:	DESCRIPTION:
	08/12/15	FOR REVIEW



1622 Wycliffe Drive
Houston, Texas 77043
281.685.9561 Phone
832-767-6272 Fax
yamamoto_1@hotmail.com

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2007. ALL RIGHTS RESERVED

The designers of Metro Living LLC are not, and do not intend to be, licensed architects. The designation Professional Building Designer (PBD) does not confer or imply any legal status in the State of Texas as a "registered professional". In the State of Texas the Commercial and Residential Designation by a registered professional architect is limited and permitted by exemptions to the Architect Statute Chapter 1051. The building design works depicted herein are the sole property of Metro Living LLC and may not be constructed or used without its express written permission. The permit to construct and use any of these building design works, including without limitation the construction of any building, is expressed or should be implied from delivery of preliminary drawings or unsealed construction documents. The permit to construct and use any of these building design works, including without limitation the construction of any building, is expressly conditioned on the full and timely payment of all fees otherwise due Metro Living LLC and, in the absence of any written agreement to the contrary, is limited to one-time use on the site indicated on these plans.

SHEET TITLE
SITE PLAN

SHEET NO:



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2015-1867
Plat Name: Trails at Dowling Street
Applicant: ICMC GROUP INC
Date Submitted: 09/07/2015

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

To allow a 15', instead of the required 25' building line along Major Thoroughfare Dowling Street.

Chapter 42 Section: 152

Chapter 42 Reference:

Building Line requirement along major thoroughfares. (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

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:

n.a.



Application Number: 2015-1867
Plat Name: Trails at Dowling Street
Applicant: ICMC GROUP INC
Date Submitted: 09/07/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow a 15', instead of the required 25' building line along Major Thoroughfare Dowling Street.

Chapter 42 Section: 152

Chapter 42 Reference:

Building Line requirement along major thoroughfares. (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The site is located in the third ward, which has experienced a rapid town house redevelopment in the past several years. The applicant purposes to follow the development trend in the area and develop ten town houses on the subject site. The site is located along Dowling Street, south of Emancipation Park. Emancipation Park was created in 1872. Over the years, many improvements have taken place in the park, resulting in a fine recreational facility. In 1998, the parks to standard program resulted in extensive renovations. In 2013, a plan was undertaken to improve the community center and a swimming facility and to build a new building and a grand entrance way. It is expected to finish in 2015. Once it is finished, Emancipation Park boasts tennis courts, a basketball court, a large combined softball/football field, a picnic area, exercise equipment, a playground, a huge swimming pool and a community center. It is surrounded by a busy city and is in constant use. It's the applicant's opinion that the town house development is the best fit for the site. With its close vicinity to downtown, a medical center and Museum district and its wonderful view of the beautiful park, the proposed town houses would definitely be attractive homes for the young professionals. The distance between the curb and the property line along the Dowling Street is about 14'. With the proposed 15' building line, the proposed townhomes will be 29 feet from the Curb. There would be a sufficient space to accommodate a pedestrian friendly amenities supported by the TIRTZ. Specifically, the applicant will provide a 6" sidewalk and 3" caliper street trees located between the street and the proposed wrought- iron fence at the front of the development. It will allow for easier neighborhood walkability for the fronting town homes. In brief, the proposed development is consistent with the approved townhome development in the adjacent area.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The basis for the request variance is the existing development characteristics in the adjacent area. The proposed 15' building line will allow sufficient space to accommodate pedestrian friendly amenities supported by TIRTZ.

(3) The intent and general purposes of this chapter will be preserved and maintained;

There would be sufficient space to accommodate pedestrian friendly amenities supported by the TIRTZ. Specifically, the applicant will provide a 6" walk and 3" caliper street trees located between the street and the proposed wrought-iron fence at the front of the development. Sidewalks at gates in the wrought-iron fence will allow for easier neighborhood walkability for the fronting townhomes. The proposed development is consistent with the approved townhome development in the adjacent area.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The proposed development actually helps to improve the pedestrian friendly environment for the neighborhood. It 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 the requested variance is that the proposed development will be consistent with the existing development characteristics in the adjacent area.



Application No: 2015-1867

Agenda Item: 132

PC Action Date: 10/01/2015

Plat Name: Trails at Dowling Street

Applicant: ICMC GROUP INC

Staff Recommendation: Defer Chapter 42 planning standards

Chapter 42 Sections: 152

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow a 15', instead of the required 25' building line along Major Thoroughfare Dowling Street.;

Basis of Recommendation:

The site is located in the greater Third-Ward and the street width exception area, south of Elgin Street, north of Alabama Street. The applicant is requesting a variance to allow a 15' BL for a proposed single family development along the major thoroughfare Dowling Street instead of the required 25' setback. Staff's recommendation is to defer to allow the applicant time 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;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

N/A

(3) The intent and general purposes of this chapter will be preserved and maintained;

N/A

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

N/A

(5) Economic hardship is not the sole justification of the variance.

N/A



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 133
Action Date: 10/01/2015
Original Action Date: 10/16/2014
Plat Name: Azalea District Sec 2
Developer: Hovis Surveying Company Inc.
Applicant: Hovis Surveying Company Inc.
App No : 2014-2428
App Type: C3P

Staff Recommendation:
Approve

Total Acreage:	25.4000	Total Reserve Acreage:	0.0000
Number of Lots:	113	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Valley Ranch MUD 1

County	Zip	Key Map ©	City / ETJ
Montgomery	77365	296A	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: 134
Action Date: 10/01/2015
Original Action Date: 10/30/2014
Plat Name: Eldridge Forty Six
Developer: The Pinnell Group, LLC
Applicant: The Pinnell Group, LLC
App No : 2014-2553
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	46.1250	Total Reserve Acreage:	45.7910
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77041	408R	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: 135
Action Date: 10/01/2015
Original Action Date: 10/30/2014
Plat Name: Horse Pen Creek 529 Business Park
Developer: Gruller Surveying
Applicant: Gruller Surveying
App No : 2014-2664
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	6.3893	Total Reserve Acreage:	6.3893
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:	Harris County MUD 250

County	Zip	Key Map ©	City / ETJ
Harris	77084	408P	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: 136

Action Date: 10/01/2015

Original Action Date: 10/02/2014

Plat Name: Lakecrest Forest Sec 7

Developer: EHRA

Applicant: EHRA

App No : 2014-2325

App Type: C3F

Staff Recommendation:

Approve

Total Acreage:	6.6711	Total Reserve Acreage:	0.0000
Number of Lots:	41	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 65

County	Zip	Key Map ©	City / ETJ
Harris	77493	444R	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: 137
Action Date: 10/01/2015
Original Action Date: 10/02/2014
Plat Name: Park at Jones Road
Developer: E.I.C. Surveying Company
Applicant: E.I.C. Surveying Company
App No : 2014-2352
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	2.4222	Total Reserve Acreage:	2.4222
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 168

County	Zip	Key Map ©	City / ETJ
Harris	77065	409B	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: 138
Action Date: 10/01/2015
Original Action Date: 10/02/2014
Plat Name: Tristar Katy
Developer: EHRA
Applicant: EHRA
App No : 2014-2271
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	1.6941	Total Reserve Acreage:	1.5503
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 64

County	Zip	Key Map ©	City / ETJ
Harris	77493	445S	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: 139
Action Date: 10/01/2015
Plat Name: City View Flats on Austin Street
Original Action Date: 09/03/2015
Original Plat Name: City View Flats on Austin Sreet
Developer: O'Connor Ventures Inc.
Applicant: South Texas Surveying Associates, Inc.
App No : 2015-1769
App Type: C3F

Staff Recommendation:
Approve

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

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: 10/01/15

ITEM: 140

Applicant: EDITH BAUTISTA

Contact Person: EDITH BAUTISTA

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	15-1067	77357	5874	258-J	ETJ
NORTH OF: FM 1485. WEST OF: DEER RUN LANE.					

ADDRESS: 26789 Spanish Oak Dr.

ACREAGE:

LEGAL DESCRIPTION: LOT 810 OF PEACH CREEK FOREST, SECTION NO. 5, LOCATED IN MONTGOMERY COUNTY, TEXAS, AND MORE PARTICULAR DESCRIBED IN A DEED AT CLERK'S FILE NUMBER 2015000185 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS (TAX ACCOUNT # 00.7810.05.81000).

PURPOSE OF REQUEST: Residence

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: 10/01/15

ITEM: 141

Applicant: CARLOS MENDOZA

Contact Person: CARLOS MENDOZA

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	15-1068	77530	5958	498-F	ETJ
NORTH OF: IH 10. WEST OF: SHELDON ROAD.					

ADDRESS: 15542 South Brentwood.

ACREAGE:

LEGAL DESCRIPTION: BEING A PORTION OF LOT 14, BLOCK 15, OLD RIVER TERRACE SUBDIVISION, SECTION 4, RECORDED IN VOLUME 17, PAGE 50, MAP RECORDED HARRIS COUNTY, TEXAS. SITUATED IN THE PETER J. DUNCAN SURVEY, ABSTRACT NO. 232, HARRIS COUNTY, TEXAS CONTAINING 0.6468 ACRE AND BEING THAT SAME TRACT CONVEYED TO JAMES WALTER BENNETT, RECORDED IN COUNTY CLERK FILE NO. 20070424658, OFFICIAL RECORDS HARRIS 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: 10/01/15

ITEM: 142

Applicant: HORACIO GONZALEZ AND REYNA IBARRA

Contact Person: DAVID AGUERO

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	15-1069	77093	5363	413-L	ETJ

SOUTH OF: ALDINE MAIL RD. **EAST OF:** HARDY TOLL RD.

ADDRESS: 1502 Collins Road.

ACREAGE:

LEGAL DESCRIPTION: TRACT OR PARCEL OF LAND LOCATED IN THE MARTIN K. SNELL SURVEY, A-688, HARRIS COUNTY, TEXAS, BEING PART OF AND OUT OF TRACT 29 OF THE HAHN-SITES SUBDIVISION, AS PER PLAT RECORDED IN VOLUME 13, PAGE 32 OF THE MAP RECORDS OF HARRIS 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
SBWV Architects, Inc.	J. Michael Langley	713-622-1448	jmlangley@sbwvarchitects.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
6700 Gulf Freeway	15092954	77087	5555	534-H	I

HCAD ACCOUNT NUMBER(S):	0410300000224
PROPERTY LEGAL DESCRIPTION:	TR 24X ABST 74 J Thomas
PROPERTY OWNER OF RECORD:	Houston Auto Auction Properties LP
ACREAGE (SQUARE FEET):	80,964 square feet
WIDTH OF RIGHTS-OF-WAY:	Gulflow 60'; Gulf Freeway (I-45) Varies
EXISTING PAVING SECTION(S):	Gulfow 36'; Gulf Freeway (I-45) Varies
OFF-STREET PARKING REQUIREMENT:	Not Applicable
OFF-STREET PARKING PROVIDED:	Not Applicable
LANDSCAPING REQUIREMENTS:	Not Applicable
LANDSCAPING PROVIDED:	Not Applicable

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Type IIB; 32,408 square feet

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Type IIB; 28,203 square feet

PURPOSE OF VARIANCE REQUEST: We are requesting a variance for a front building line that varies from 10" to 25' along the north property line instead of the required 25'-0" building line for Major Thoroughfares in order to salvage the clients building.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

CHAPTER 42 REFERENCE(S): Reference 42-150 & 42-152: The portion of a lot of tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

TXDOT is enacting its right of eminent domain to take approximately 26'-0" of additional right-of-way from this property. This taking, and subsequent new property line requires the owner to remove one bay of the existing tilt-up concrete structure and build a new front closure wall to salvage the building. We are asking that the 25'-0" building setback requirement along a major thoroughfare be waived, or grandfathered, since there was no building set back line at the time this building was originally constructed, the restoration of this property is only being done as a result of a taking of property frontage by TXDOT, which is beyond the control of the owner, and because the requirement of an additional 25'-0" building setback line would render the property useless to the owner and tenant. The only new construction being done is to build a new front wall where the building is being cut-off due to the property line change.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

- (1a) **The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**
- (1b) **Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The requirement of a new 25'-0" building line, along with the taking by TXDOT of approximately 26'-0" of additional Right-Of-Way would render the building useless to the owner and tenant, therefore depriving them of reasonable use of the property due to a circumstance beyond their control. The building currently sits within the area being taken by TXDOT, which is the reason the building is being altered to allow for the new property line.

- (2) **The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances requiring this variance was due to a hardship created by TXDOT, which is beyond the owner's control.

- (3) **The intent and general purposes of this chapter will be preserved and maintained;**

Yes, all other intents and purposes will be maintained with the exception of the building setback, which has never been provided in the past.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of this variance will not alter the conditions that have been in effect for this property since it was originally constructed.

(5) Economic hardship is not the sole justification of the variance.

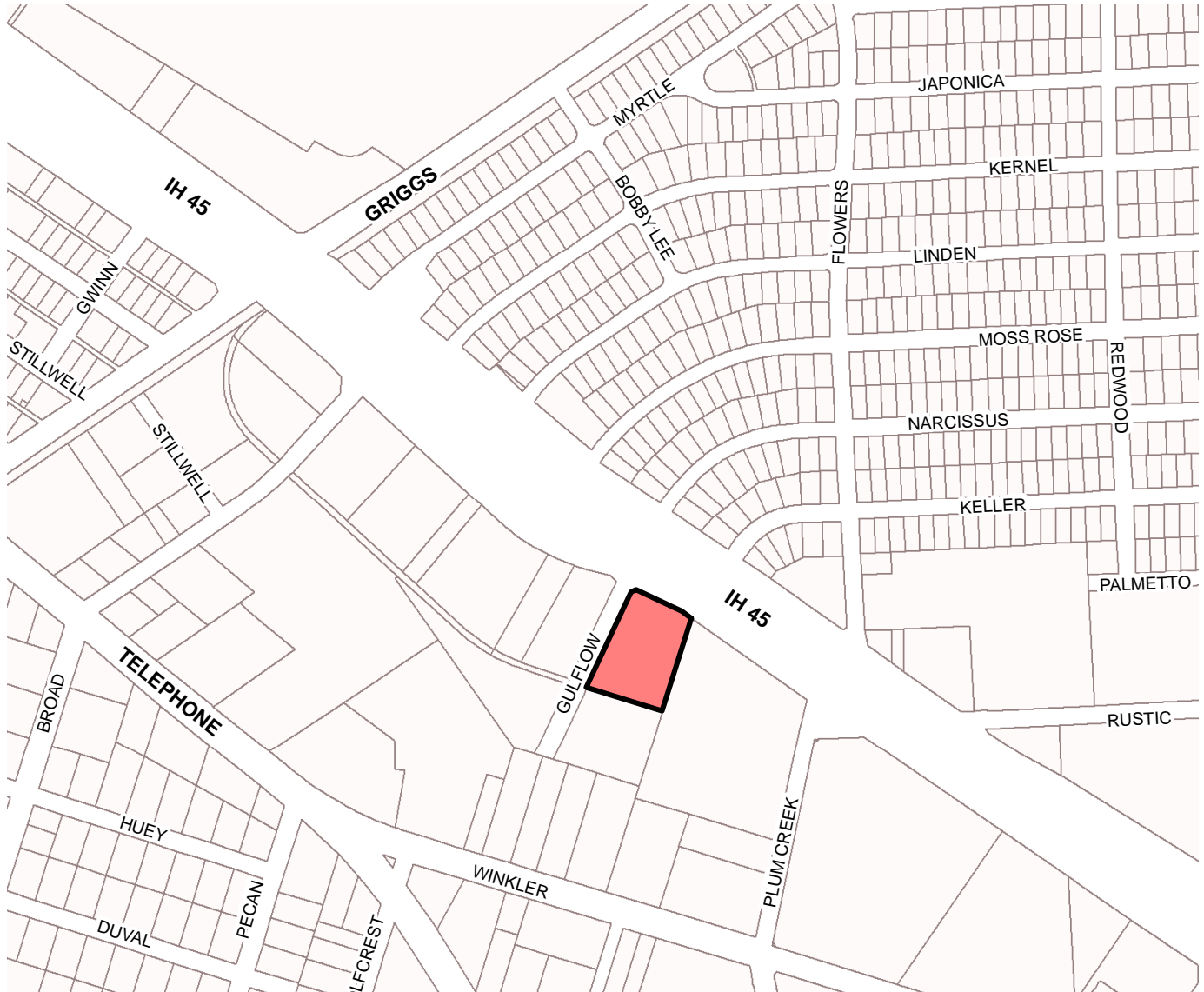
No, salvaging the building for its use is the justification; however, financial hardship on the owner and tenant would be incurred if the variance is not approved.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map

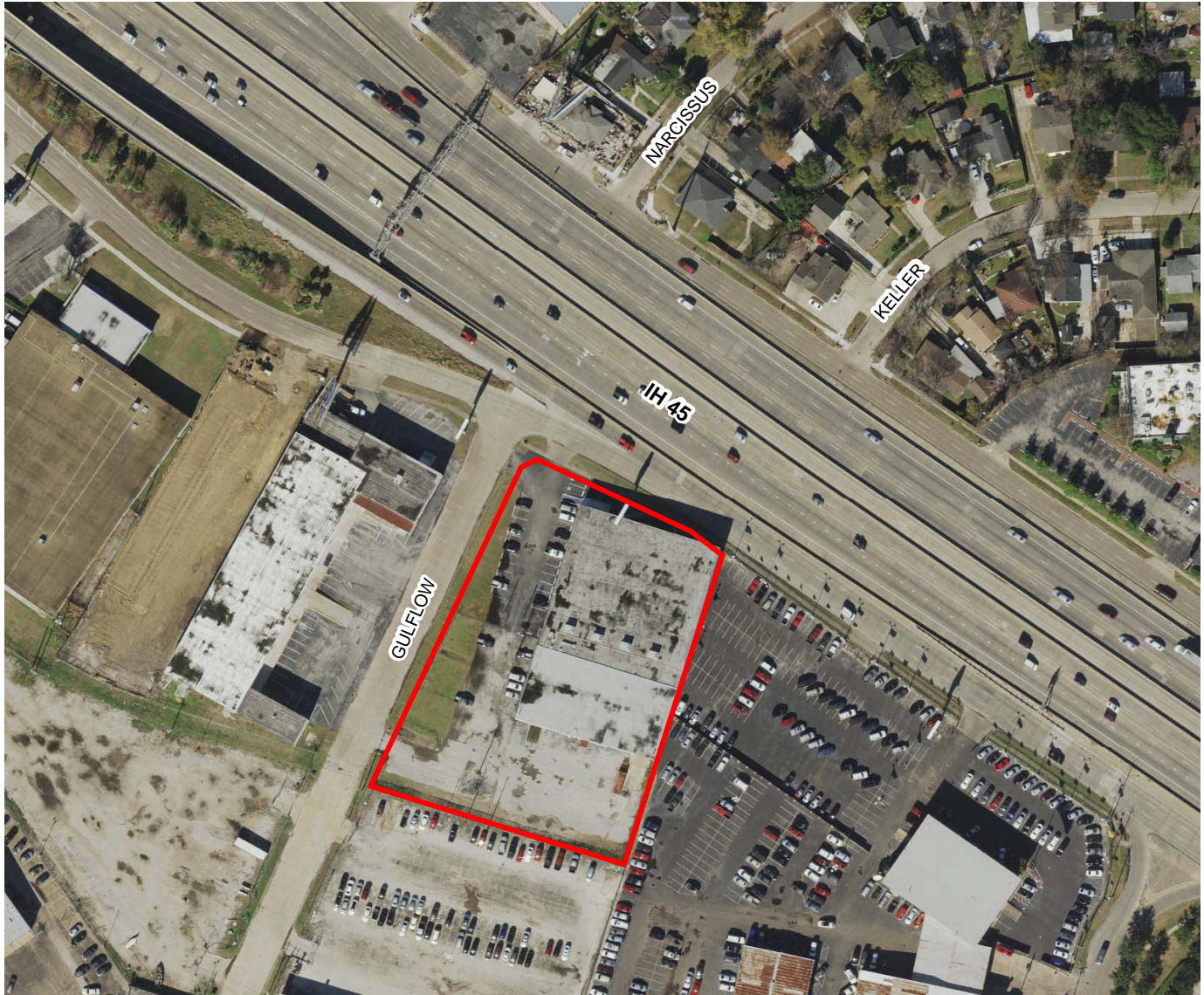


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Aerial Map

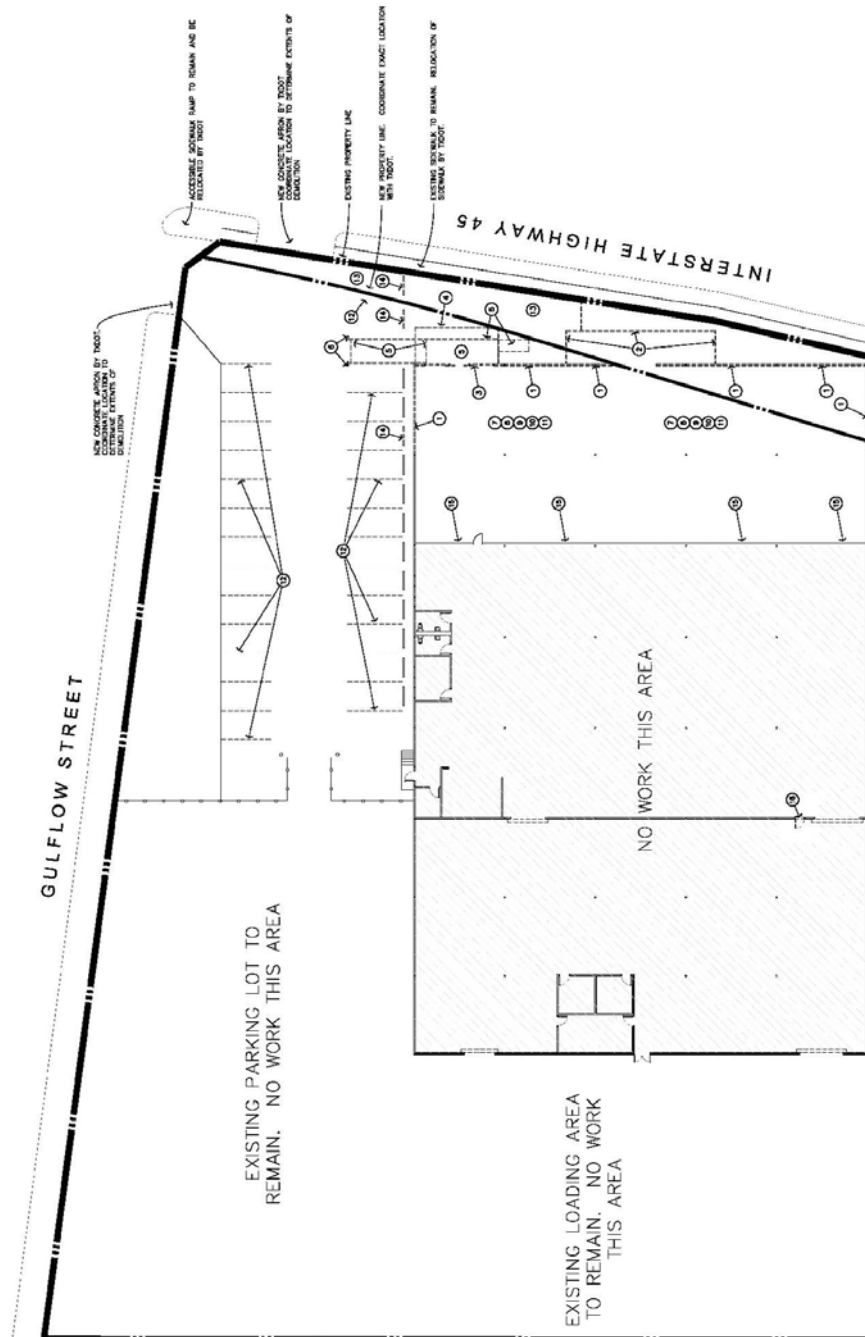


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Existing Site Plan



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: APPROVE

Basis of Staff Recommendation: The site is located south of Griggs Road, north of Woodridge Drive, along the southwest side of I-45. The applicant is requesting a variance to allow a building line that varies from 10" to 25' along I-45 instead of the required 25' for Major Thoroughfares.

Staff is in support of the variance. TXDOT purchased a total of 3,536 square feet of the subject tract in order to widen I-45. The location of the existing building varies from 1.2' to 25' from the property line along the Interstate. If the applicant were to cut the building along the new property line, a variance would not be required. However, the applicant will demolish the front portion of the building further back so it will be lined with the existing columns, which will create a fluctuating building line.

Requiring the applicant to abide by the 25' setback would create an undue hardship upon the applicant & deprive the applicant reasonable use of the land. Therefore, Staff recommendation is to support the requested variance and allow the commercial structure to be built with a building line that varies from 10" to 25' along I-45.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

DEVELOPMENT PLAT 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		
Walter P. Moore	Kosie Okafor	713-394-5738	KOkafor@walterpmoore.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2305 Francis Street	15103580	77002	456C	493X	D

HCAD ACCOUNT NUMBER(S): 0191640000001; 0191640000003; 0191640000009; 0191650000006.

PROPERTY LEGAL DESCRIPTION: LTS 12 & 10 BLK 5, LT 3 BLK 5, LT 9 BLK 5 & LTS 6 & 7 BLK 6
HOLMAN OUTLOT 35

PROPERTY OWNER OF RECORD: Project ROW Houses

ACREAGE (SQUARE FEET): 35,000 SF

WIDTH OF RIGHTS-OF-WAY: Stuart Avenue -50', Bastrop Street – 80'

EXISTING PAVING SECTION(S): DOWLING STREET – 42'; FRANCIS AVENUE – 30'; BASTROP STREET – 43'
STUART AVENUE – 35'

OFF-STREET PARKING REQUIREMENT: 32 Parking Spaces

OFF-STREET PARKING PROVIDED: 21 Parking Spaces

LANDSCAPING REQUIREMENTS: Meets Requirements

EXISTING STRUCTURE(S) [SQ. FT.]: 582 SQ. FT.

PROPOSED STRUCTURE(S) [SQ. FT.]: 8274 SQ. FT. DAY CARE/ PRE-SCHOOL

PURPOSE OF VARIANCE REQUEST: To allow reduced required off-street parking space count from 32 spaces to 21 spaces (Required parking space count based on Daycare use (1 space per every employee plus 1 space per every 5 children) with total occupancy of 102 person (14 staffs and 88 children) on this facility.

CHAPTER 26 REFERENCE(S): Section 26-492 Parking Spaces for Certain Types of Use Classifications. - Class 5

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Religious and Educational The construction of a building or alteration of a building or tract for any of the following types of use classifications shall provide the required number of parking spaces, or the incremental increase in the number of parking spaces in the case of an alteration, as shown below for that use classification. b. Nursery school or day care center; 1.0 parking space for every employee on duty during the largest shift, plus 1.0 parking space for every 5 children in attendance when the facility is operating at maximum capacity

Section 26-499 Off-Site Parking. (a) A parking space required by this article may be provided on off-site parking facilities if the following conditions are met: (1) The off-site parking facilities are located less than 250 feet from the tract where the use classification is located except as provided for in items (2) and (3) of this subsection;

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The proposed development is a daycare/preschool facility to be operated by SEARCH homeless services organization, providing child care and educational services for the children of homeless individuals and families. SEARCH will be leasing the land from Project Row House and Project Row House recognizes this daycare development will be a part of their plan for future development on the remaining properties. There are three existing trees including one 24" Elm, one 18" Elm, and one 18" Hackberry on the middle south of the site that are intended to be preserved and incorporated as a part of the children's playground. In order to accommodate the existing trees and proposed children's playground and building, the daycare site does not provide enough space for on-site parking. Parking spaces for the proposed daycare are provided on an off-site location to the maximum extent where 21 standard size parking spaces can be fit. However, the facility still short of 11 parking spaces to meet the minimum parking space requirements per City of Houston's code for daycare use without on-site children drop-off.

Due to the nature of the users on this facility are homeless, majority of them are expecting to commute with public transportation or shuttle buses. An existing Metro bus stop is at the corner of Francis and Dowling which provides easy access to public transportation. In addition, an on-street drop off is being proposed on Francis Street which will allow children to be dropped off directly at the day care although the on-street drop off is not qualified as the parameter for a lower parking count ratio per Chapter 26. The proposed off-site parking lot is located on a 0.23 acre property at the intersection of Bastrop Street and Stuart Street, within 250 feet of travel distance from the nearest daycare property corner to the nearest off-site parking lot property corner. New sidewalks are being proposed to provide an accessible route between the two locations. The relatively low number of employees utilizing the proposed offsite parking lot will not have an adverse impact to the traffic patterns on the surrounding streets. The owner attempted to obtain a shared parking arrangement with the surrounding neighbors but could not come to an agreement. The applicant is hoping that the planning commission and staff will consider this request of 11 parking space reduction for this development due to the constraints as stated.

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

OFF-STREET PARKING VARIANCE



Houston Planning Commission

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;**

The imposition of the terms of this article would deprive the use land used for building space on his current block of land. The property is confined by adjacent buildings and streets, making this portion of land inadequate for parking. The portion of land for the off-site parking only provides enough space for 21 spaces instead of the required 32 spaces. The owner attempted to obtain a shared parking arrangement with the surrounding neighbors but could not come to an agreement.

- (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;**

The requested variance is an attempt to fit the project within the available property as well as preserve the large existing trees and provide the children a safe enclosed area for recreation. It is not a result of a hardship created or imposed by the applicant.

- (3) **The intent of this article is preserved;**

The intent and purpose of this chapter is preserved, as this variance request is intended to provide parking spaces for the occupants in the building with vehicles.

- (4) **The parking provided will be sufficient to serve the use for which it is intended;**

The development will serve lower economic families and the homeless that are anticipated to walk or use public transportation. The majority of the families do not have cars. There is a bus stop located on the same block. There is also an on-street drop off zone being proposed on Francis Street for easy access to the facility, although the on-street drop off is not qualified as the parameter for a lower parking count ratio per Chapter 26 (1 spaces for every 10 children if a drop off, drive-in or drive-through facility is provided within private property). The proposed 21 parking spaces are sufficient to serve the 14 staff members on the facility. The remaining spaces are for parents who drive their children to the facility.

- (5) **The granting of such a variance will not be injurious to the public health, safety or welfare; and**

The granting of the variance will not impact public health, safety or welfare. Emergency vehicle access and overall traffic movements will not be impacted. The requested variance will not impact site visibility at any corner of the project.

- (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.**

None applicable. This development is not subject to the requirements of article VII, Chapter 33.

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



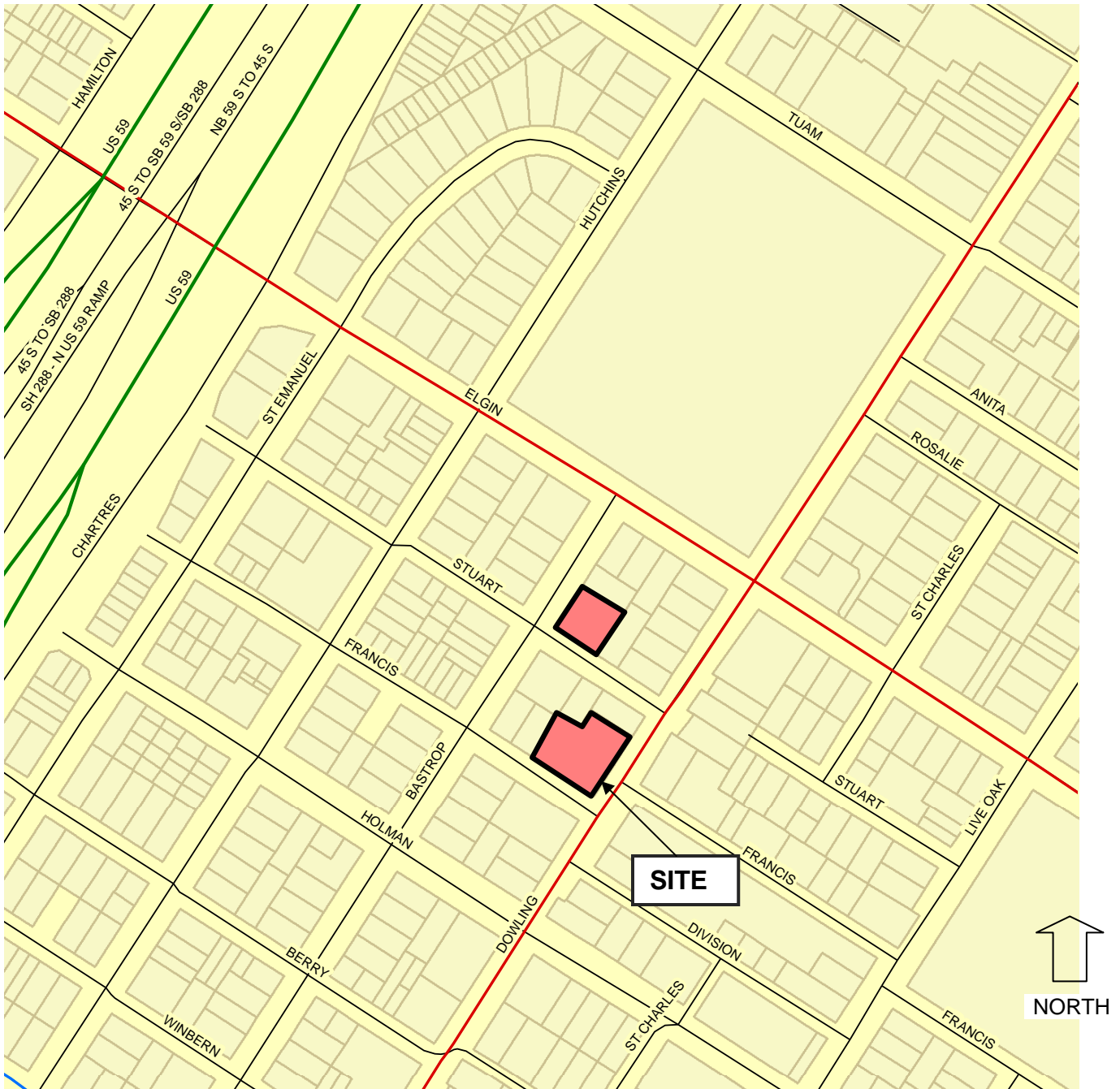
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 10-01-2015

Houston Planning Commission

LOCATION MAP



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 10-01-2015

Houston Planning Commission

AERIAL MAP



OFF-STREET PARKING VARIANCE



Houston Planning Commission

SURVEY

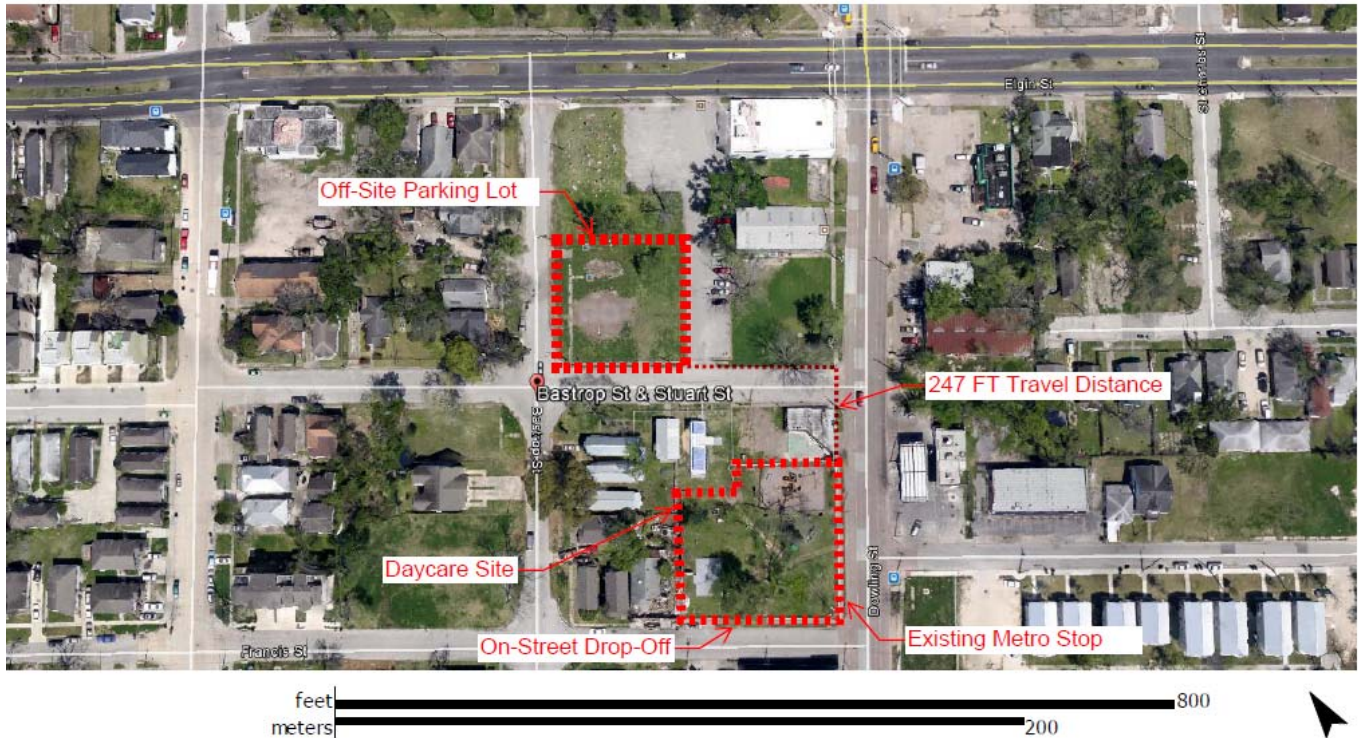


OFF-STREET PARKING VARIANCE



Houston Planning Commission

AERIAL WITH DISTANCE MEASUREMENT FROM SITE TO OFF-STREET PARKING SITE



OFF-STREET PARKING VARIANCE



Houston Planning Commission

AERIAL WITH SITE PLAN OVERLAY



OFF-STREET PARKING VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located south of Elgin Street, east of US 59 and west of Dowling Street. The applicant requests a variance to provide 21 instead of the required 32 off-street parking spaces for a proposed daycare. Staff supports the requested variance.

SEARCH homeless services organization proposes to construct a daycare/ preschool facility on the site. The daycare facility will provide child care and educational services for the children of homeless individuals and families. 21 off-site parking spaces will be provided on the parking lot on Stuart Street. The off-site parking lot is located within 250' from the facilities and meets the ordinance requirements. New sidewalks will be provided to connect the daycare and off-site parking. According to Chapter 26, 32 parking spaces are required for the proposed daycare facility. The applicant attempted to obtain a shared parking arrangement with the surrounding neighbors, but was not able to come to an agreement.

Unlike the regular daycare facility, the proposed daycare facility will provide child care and educational services for the children of homeless individuals and families. During the day, the homeless parents take educational classes and employment services at another SEARCH location. Most of the children would be dropped off the daycare facility by a shuttle or through public transportation. Therefore, the parking demand for the proposed daycare facility is much less than regular daycare facilities. Granting the requested variances will preserve the intent of Chapter 26.

Therefore, staff recommends granting the requested variance.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

OFF-STREET PARKING VARIANCE

EXECUTIVE SUMMARY

Montrose Management District (MMD) engaged Walter P Moore to coordinate and submit a Special Parking Area application to the City of Houston as defined by the City Houston's Code of Ordinances Chapter 26, Section 26-511. Figure ES1 provides a map illustrating the boundaries of the proposed Montrose Special Parking Area (SPA) and the boundaries of each individual property within the proposed special parking area. The Montrose SPA boundary in general is defined as the area along Westheimer Road from Mandell St. to Taft St. and along Montrose Blvd. from Hyde Park Blvd. to Harold St. The proposed Montrose SPA will be subdivided into three sectors. Sector 1 from Mandell to Commonwealth, Sector 2 from Commonwealth to Crocker, and Sector 3 from Crocker to Taft.

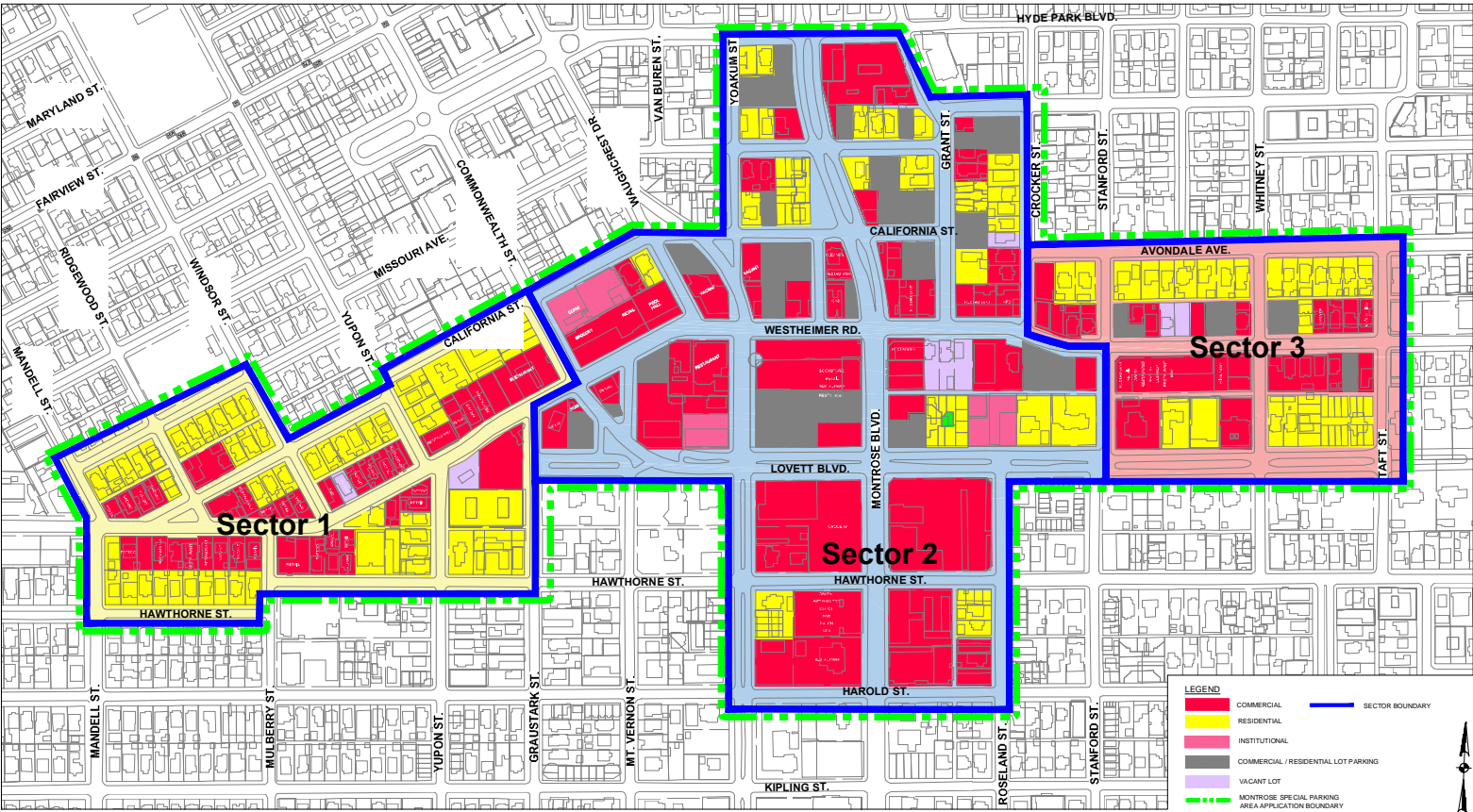
The MMD has designated a Montrose Special Parking Area that is appropriate to the complex and nontraditional character and conditions of the Greater Montrose Area. Additional on-site parking could erode the character of the community. Establishing parking garages could provide substantial additional parking to the area, but installations of garages is a long term strategy that will require financing, partnership and planning to ensure that they are appropriately sited. The Montrose SPA represents an effort to address parking by the following:

- Implement programs to maximize the use of available parking (and build upon ongoing efforts) such as shared parking and valet parking;
- Acquire additional parking where strategic and appropriate, including off-site and on-street parking where contextually appropriate;
- Improve amenities that make walking, biking and transit even better options to arriving via private auto and parking on-site or very nearby;
- Establishing "sectors" as an initial measure of acceptable walking distance (thereby allowing parking at greater distances to count in meeting parking requirements);
- Recognizing that the uniqueness and complexity of Greater Montrose Area requires study and experimentation to determine the most effective set of programs to fully implement and manage a Special Parking Area; and
- Incorporating measurable objectives and milestones that allow all parties to measure effort and success.

The MMD is requesting that 100% of the required off-street parking be allowed to be provided in parking facilities within a proposed development's Sector or adjacent Sector.

Due to the mixed use nature of the proposed Special Parking Area we have further defined the land use classifications with the proposed Special Parking Area to define any specific proposed parking ordinance changes:

- Class 1: Office – utilize parking within its Sector or adjacent Sector
- Class 2: Residential – follow City of Houston’s Code of Ordinance Chapter 26
- Class 3: Healthcare Facilities - utilize parking within its Sector or adjacent Sector
- Class 4: Industrial and Commercial Manufacturing - utilize parking within its Sector or adjacent Sector
- Class 5: Religious and Educational Facilities - utilize parking within its Sector or adjacent Sector
- Class 6: Recreation and Entertainment Facilities - utilize parking within its Sector or adjacent Sector
- Class 7: Food and Beverage - utilize parking within its Sector or adjacent Sector
- Class 8: Retail Services - utilize parking within its Sector or adjacent Sector
- Class 9: Automobiles - follow City of Houston’s Code of Ordinance Chapter 26



WALTER P MOORE
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Project Number: P03-13007-00

FIGURE ES1: MONTROSE SPA BOUNDARY

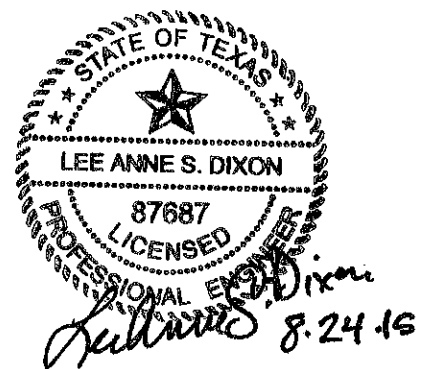
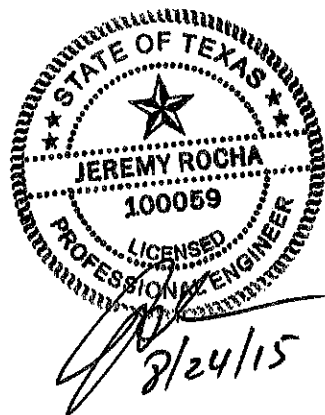
Scale: 1" = 300'-0"

MONTROSE MANAGEMENT DISTRICT
SPECIAL PARKING AREA

JULY 06, 2015

Montrose Special Parking Area Application

Prepared for
Montrose Management District



Prepared by
WALTER P MOORE
Walter P. Moore and Associates, Inc.
1301 McKinney, Suite 1100
Houston, Texas 77010

August 2015

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- TAB ONE: Property Owners within the Montrose Special Parking Area
- TAB TWO: Property Owners within 500 feet of the Montrose Special Parking Area Boundary

EXECUTIVE SUMMARY

Montrose Management District (MMD) engaged Walter P Moore to coordinate and submit a Special Parking Area application to the City of Houston as defined by the City Houston's Code of Ordinances Chapter 26, Section 26-511. **Figure ES1** provides a map illustrating the boundaries of the proposed Montrose Special Parking Area (SPA) and the boundaries of each individual property within the proposed special parking area. The Montrose SPA boundary in general is defined as the area along Westheimer Road from Mandell St. to Taft St. and along Montrose Blvd. from Hyde Park Blvd. to Harold St. The proposed Montrose SPA will be subdivided into three sectors. Sector 1 from Mandell to Commonwealth, Sector 2 from Commonwealth to Crocker, and Sector 3 from Crocker to Taft.

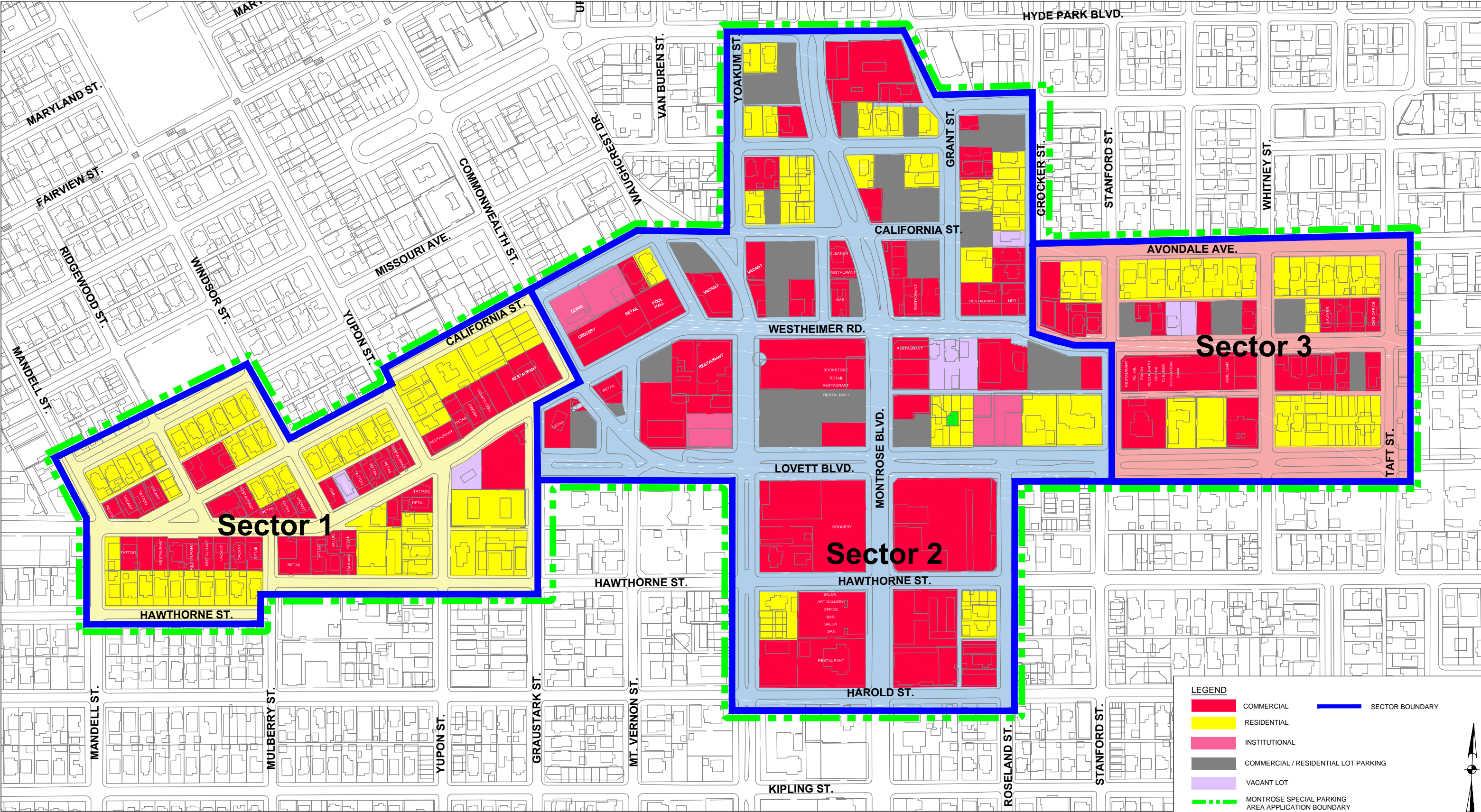
The MMD has designated a Montrose Special Parking Area that is appropriate to the complex and nontraditional character and conditions of the Greater Montrose Area. Additional on-site parking could erode the character of the community. Establishing parking garages could provide substantial additional parking to the area, but installations of garages is a long term strategy that will require financing, partnership and planning to ensure that they are appropriately sited. The Montrose SPA represents an effort to address parking by the following:

- Implement programs to maximize the use of available parking (and build upon ongoing efforts) such as shared parking and valet parking;
- Acquire additional parking where strategic and appropriate, including off-site and on-street parking where contextually appropriate;
- Improve amenities that make walking, biking and transit even better options to arriving via private auto and parking on-site or very nearby;
- Establishing "sectors" as an initial measure of acceptable walking distance (thereby allowing parking at greater distances to count in meeting parking requirements);
- Recognizing that the uniqueness and complexity of Greater Montrose Area requires study and experimentation to determine the most effective set of programs to fully implement and manage a Special Parking Area; and
- Incorporating measurable objectives and milestones that allow all parties to measure effort and success.

The MMD is requesting that 100% of the required off-street parking be allowed to be provided in parking facilities within a proposed development's Sector or adjacent Sector.

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- Class 9: Automobiles - follow City of Houston’s Code of Ordinance Chapter 26



Project Number: P03-13007-00

FIGURE ES1: MONTROSE SPA BOUNDARY

Scale: 1" = 300'-0"

WALTER P MOORE

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MONTROSE MANAGEMENT DISTRICT
SPECIAL PARKING AREA

JULY 08, 2015

INTRODUCTION

At the request of the Montrose Management District (MMD), Walter P Moore conducted a comprehensive parking study within the District focusing on the commercial area centered on the intersection of Montrose Boulevard and Westheimer Road. The MMD encompasses an area of diverse land uses. Located southwest of Downtown Houston, it is bound by W. Dallas to the north, Taft or Spur 527 to the east, US 59 or Bissonnet to the south, and Shepard to the west. Encompassing a 4.4 square mile area, the District is predominately residential but also includes significant retail, entertainment, and institutional land uses. A significant portion of the retail and entertainment land uses are generally centered on the intersection of Montrose and Westheimer which is the focus of the Montrose Special Parking Area application.

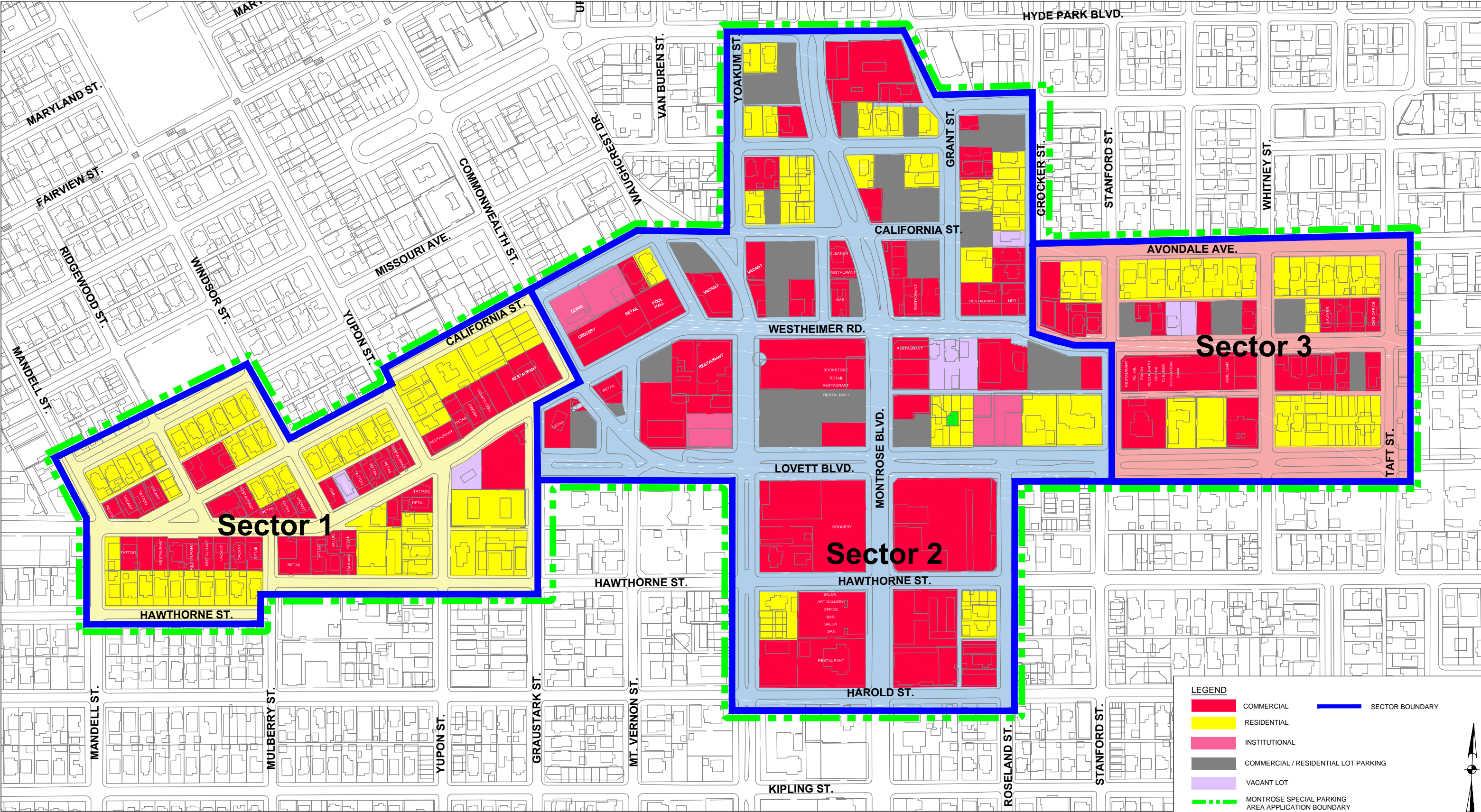
As shown in **Figure 1**, the study's west/east parameters are between Mandell Street and Taft Street along Westheimer Road and north/south between Hyde Park Boulevard and Harold Street along Montrose Boulevard. The proposed Special Parking Area will be divided into three sectors. Sector 1 from Mandell to Commonwealth, Sector 2 from Commonwealth to Crocker, and Sector 3 from Crocker to Taft.

The parking study focused on the area's parking supply and demand, walking distances, and parking restrictions/regulations with the goal of submitting an application to be designated as a Special Parking Area as defined by the City of Houston's Code of Ordinances Chapter 26, Section 26-510-517.

Sec. 26-510. Special parking areas.

The city council may designate special parking areas to accommodate parking needs in certain areas of the city. The department shall maintain a list of current special parking areas, maps and written descriptions of their boundaries, and their approved parking management plans on its website. (Ord. No. 2013-208, § 2(Exh. A), 3-6-2013)

This report presents the requirements for designation of a special parking area as listed in the Ordinance.



Project Number: P03-13007-00

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FIGURE 1: MONTROSE SPA BOUNDARY

Scale: 1" = 300'-0"

MONTROSE MANAGEMENT DISTRICT
SPECIAL PARKING AREA

JULY 08, 2015

SEC. 26-511

Sec. 26-511. Application requirements for designation of a special parking area.

An application for designation of a special parking area may be filed with the department by a management entity that represents the holders of legal interests within the proposed special parking area and has a demonstrated perpetual commitment to the proposed special parking area. The application shall be in the form prescribed by the director and shall include the following:

SEC. 26-511 PART 1

The non-refundable fee set forth for this provision in the city fee schedule;

Montrose Management District will provide the application fee.

SEC. 26-511 PART 2

A list of the names and addresses of owners of each tract within the proposed special parking area as shown on the current appraisal district records;

TAB ONE provides the names and addresses of owners within the proposed special parking area.

SEC. 26-511 PART 3

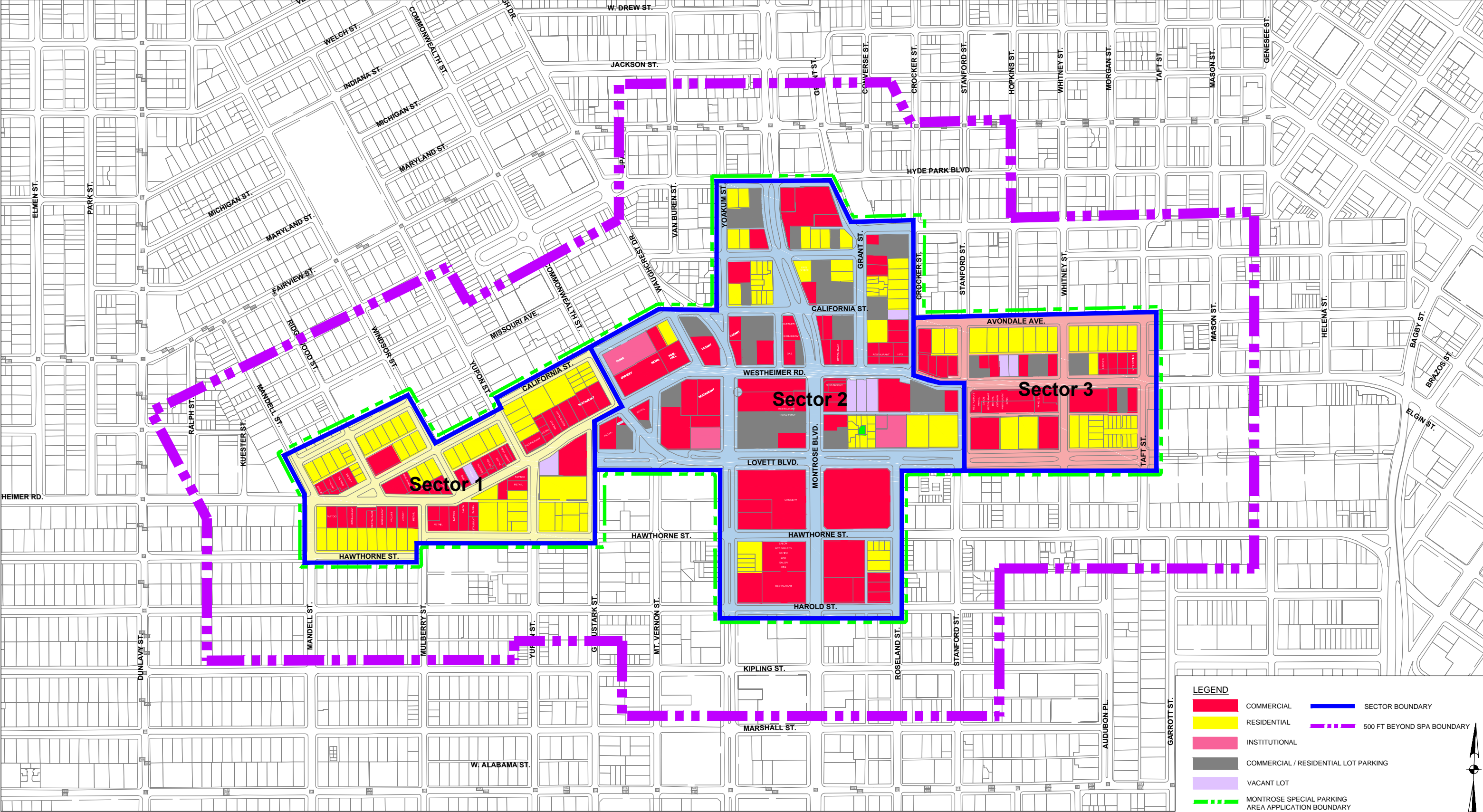
A list of the names and addresses of owners of each tract within 500 feet of the boundary of the proposed special parking area as shown on the most current appraisal district records;

TAB TWO provides the names and addresses of owners within 500 feet of the proposed special parking area as represented in **Figure 2**.

SEC. 26-511 PART 4

One stamped envelope addressed to each property owner indicated on the lists provided in subsections (b) and (c) of this section;

Montrose Management District is delivering to the City stamped envelopes addressed to each owner.



Project Number: P03-13007-00

FIGURE 2: 500 FT BEYOND MONTROSE SPA BOUNDARY

Scale: 1" = 500'-0"

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MONTROSE MANAGEMENT DISTRICT SPECIAL PARKING AREA

JULY 08, 2015

SEC. 26-511 PART 5

A proposed parking management plan that addresses Subsections (a) through (j).

Sec. 26-511 Part 5 Subsection (a)

The current parking requirements for each building and tract as required by this article within the proposed special parking area as well as the anticipated parking requirements of proposed development and redevelopment within the special parking area;

The Montrose Management District is an area of diverse land uses ranging from small boutique shops to popular restaurants/bars and from small bungalow homes to large apartment complexes. This type of diversity translates to a complex, ever-evolving parking demand. The Montrose Special Parking Area boundary attempts to capture a core area of high parking demand, centered around the intersection of Westheimer and Montrose and serving as the heart of the District.

The bulk of the parking demand within the Westheimer/Montrose core is generated by popular restaurants and bars. The potential for redevelopment is also strong. Developers often brainstorm about the potential for large commercial sites to transform into mixed-use opportunities to live, work and play such as 3-acre commercial site at the southwest corner of Montrose and Westheimer. The concentration of these high parking demand generators in a small core area equate to a high peak parking demand.

Many different parking codes govern grandfathered parcels within the Montrose SPA. **Table 1** identifies the amount of parking required by code based on existing land uses within the Montrose SPA.

Table 1. Parking Required by Code Based on Existing Land Use

Address	Land Use	Demand					
		Quantity		Parking Ratio based on Houston Municipal Code			Spaces Required
403 Westheimer	Restaurant	2,203	GSF	10.0	Space per	1000 sqft	23
404 Westheimer	Office	4,734	GSF	2.5	Space per	1000 sqft	12
416 Westheimer	Office	2,472	GSF	2.5	Space per	1000 sqft	7
420 Westheimer	Residence	4,900	GSF	0.0	Space per	1000 sqft	0
425 Westheimer	Strip Center	16,228	GSF	4.0	Space per	1000 sqft	65
500 Westheimer	Restaurant	5,002	GSF	10.0	Space per	1000 sqft	51
503 Westheimer	Bar/Restaurant	6,300	GSF	3.5	Space per	1000 sqft	23
515 Westheimer	Strip Center	13,108	GSF	4.0	Space per	1000 sqft	53
516 Westheimer	Restaurant	4,614	GSF	10.0	Space per	1000 sqft	47
528 Westheimer	Retail (massage) Veterinary Clinic	3,735	GSF	4.0	Space per	1000 sqft	15
534 Westheimer		2,000	GSF	5.0	Space per	1000 sqft	10
604 Westheimer	Retail	2,508	GSF	4.0	Space per	1000 sqft	11
607 Westheimer	Residence (Women's Home)	9,624	GSF	0.0	Space per	1000 sqft	0
608 Westheimer	Retail	4,718	GSF	4.0	Space per	1000 sqft	19
616 Westheimer	Restaurant	8,425	GSF	10.0	Space per	1000 sqft	85
802 Westheimer	Office	2,641	GSF	2.5	Space per	1000 sqft	7
811 Westheimer	Retail	22,581	GSF	4.0	Space per	1000 sqft	91
812 Westheimer	Restaurant	8,736	GSF	10.0	Space per	1000 sqft	88
904 Westheimer	Restaurant	6,953	GSF	10.0	Space per	1000 sqft	70
912 Westheimer	Restaurant	2,884	GSF	10.0	Space per	1000 sqft	29
913 Westheimer	Restaurant (Smoothie King)	966	GSF	4.0	Space per	1000 sqft	4
926 Westheimer	Gas Station (8 bays)	2,791	GSF	1.0	Space per bay		8
1001 Westheimer	Strip Center	44,674	GSF	4.0	Space per	1000 sqft	179
1002 Westheimer	Restaurant (Burger King)	3,739	GSF	4.0	Space per	1000 sqft	15
1018 Westheimer	Restaurant	1,470	GSF	10.0	Space per	1000 sqft	15

1038 Westheimer	Restaurant	6,482	GSF	10.0	Space per	1000 sqft	65
1100 Westheimer	Restaurant	9,928	GSF	10.0	Space per	1000 sqft	100
1111 Westheimer	Restaurant	22,125	GSF	10.0	Space per	1000 sqft	222
1200 Westheimer	Pool Hall (Bar)	8,651	GSF	14.0	Space per	1000 sqft	122
1203 Westheimer	Retail	4,200	GSF	4.0	Space per	1000 sqft	17
1207 Westheimer	Beauty Salon	240	GSF	8.0	Space per	1000 sqft	2
1212 Westheimer	Strip Center	18,474	GSF	4.0	Space per	1000 sqft	74
1225 Westheimer	Restaurant	1,519	GSF	9.0	Space per	1000 sqft	14
1302 Westheimer	Restaurant (McDonalds)	4,125	GSF	4.0	Space per	1000 sqft	17
1303 Westheimer	Restaurant	2,770	GSF	10.0	Space per	1000 sqft	28
1318 Westheimer	Restaurant	5,736	GSF	10.0	Space per	1000 sqft	58
1330 Westheimer	Office	3,702	GSF	2.5	Space per	1000 sqft	10
1340 Westheimer	Strip Center	6,336	GSF	4.0	Space per	1000 sqft	26
1401 Westheimer	Retail (tattoo)	1,556	GSF	4.0	Space per	1000 sqft	7
1402 Westheimer	Restaurant	1,130	GSF	10.0	Space per	1000 sqft	12
1412 Westheimer	Retail	1,651	GSF	4.0	Space per	1000 sqft	7
1416 Westheimer	Retail	1,346	GSF	4.0	Space per	1000 sqft	6
1424 Westheimer	Bar	4,000	GSF	12.0	Space per	1000 sqft	48
1431 Westheimer	Vacant	11,839	GSF	0.0	Space per	1000 sqft	0
1435 Westheimer	Retail	8,600	GSF	4.0	Space per	1000 sqft	35
1512 Westheimer	Retail	1,656	GSF	4.0	Space per	1000 sqft	7
1513 Westheimer	Restaurant	3,400	GSF	9.0	Space per	1000 sqft	31
1521 Westheimer	Restaurant	2,791	GSF	9.0	Space per	1000 sqft	26
1525 Westheimer	Restaurant	1,626	GSF	9.0	Space per	1000 sqft	15
1533 Westheimer	Retail (tattoo)	3,479	GSF	4.0	Space per	1000 sqft	14
1540 Westheimer	Retail	3,800	GSF	4.0	Space per	1000 sqft	16
1544 Westheimer	Retail	2,940	GSF	4.0	Space per	1000 sqft	12
1550 Westheimer	Retail	1,602	GSF	4.0	Space per	1000 sqft	7
1600 Westheimer	Restaurant	5,860	GSF	10.0	Space per	1000 sqft	59

2503 Montrose	Retail (Hollywood Food Store	3,816	GSF	4.0	Space per	1000 sqft	16
2520 Montrose	Niko Nikos Restaurant	4,960	GSF	10.0	Space per	1000 sqft	50
2615 Montrose	Office	1,634	GSF	10.0	Space per	1000 sqft	17
2703 Montrose	Restaurant	920	GSF	8.0	Space per	1000 sqft	8
2710 Montrose	Restaurant	836	GSF	8.0	Space per	1000 sqft	7
2710 Montrose	Retail Cleaners	1,000	GSF	4.0	Space per	1000 sqft	4
3205 Montrose	Retail	5,624	GSF	4.0	Space per	1000 sqft	23
3209 Montrose	Office	5,416	GSF	2.5	Space per	1000 sqft	14
3217 Montrose	Office	16,500	GSF	2.5	Space per	1000 sqft	42
3220 Montrose	Restaurant (Jack in the Box)	2,478	GSF	4.0	Space per	1000 sqft	10
3300 Montrose	Supermarket	47,029	GSF	5.0	Space per	1000 sqft	236
3317 Montrose	Retail (Walgreens)	20,108	GSF	4.0	Space per	1000 sqft	81
3400 Montrose	Office Strip Center	183,816	GSF	2.5	Space per	1000 sqft	460
3407 Montrose	(StarbucksBerryhills)	16,708	GSF	8.0	Space per	1000 sqft	134
3410 Montrose	Restaurant	12,948	GSF	8.0	Space per	1000 sqft	104
1006 Missouri	Dentist Office	1,969	GSF	4.5	Space per	1000 sqft	9
2607 Grant	Restaurant (Baba Yega)	3,410	GSF	10.0	Space per	1000 sqft	35
2607 Grant	Restaurant (Baba Yega)	2,152	GSF	10.0	Space per	1000 sqft	22
1415 California	Clinic (Legacy Community Health)	40,000	GSF	4.5	Space per	1000 sqft	180
804 Pacific	Restaurant	3,368	GSF	10.0	Space per	1000 sqft	34
805 Pacific	Bar	2,809	GSF	14.0	Space per	1000 sqft	40
808 Pacific	Restaurant	6,064	GSF	10.0	Space per	1000 sqft	61
810 Pacific	Bar	9,911	GSF	14.0	Space per	1000 sqft	139
903 Harold	Bar (Griffs)	2,400	GSF	14.0	Space per	1000 sqft	34
1110 Lovett	Office	14,869	GSF	2.5	Space per	1000 sqft	38
1203 Lovett	Retail (Charity Guild Resale shop)	38,285	GSF	4.0	Space per	1000 sqft	154
Total Existing Requirement		788,600					3,936

*Residential land uses is typically not included in parking demand calculations. This is due to the fact that residential land uses are historically land generators which provide parking on-site that is not shared or capable of being shared.

Walter P Moore compared the parking required by code (calculated in **Table 1**) with the current parking supply within the Montrose SPA. **Table 2** illustrates the Montrose SPA's parking deficit, that is related to the fact that many of the Montrose SPA land uses have been grandfathered since they were built under different parking codes or when no parking codes were in effect and with a 20% transit/pedestrian mobility factor (20% is typical for the Montrose SPA area).

Table 2. Comparison of Parking Supply vs. Parking Demand

Est. Off-Street Parking Supply	2,081
Requirement based on COH Parking Codes (March 2013)	3,936
DELTA based on current parking code requirements. SPA's parking requirements differ.	-1,855

As the application area evolves, mode adjustments and adjustments to the base parking ratios based on local transportation characteristics, should be made. As sidewalks, cycle paths, transit frequencies, and transit reliability improve, pedestrian, transit, and cycling preferences will emerge for short trips, relieving some of the pressure on the transportation network and parking infrastructure. An effectively managed Special Parking Area can help address and mitigate some of the perceived parking deficiencies while preserving the unique character of the area.

Sec. 26-511 Part 5 Subsection (b)

Existing parking restrictions such as hours of permitted parking and restrictions relating to use;

Figure 3 identifies the existing parking restrictions such as hours of permitted parking and restrictions relating to use.

Sec. 26-511 Part 5 Subsection (c)

Existing and proposed public and private parking facilities;

Figure 3 identifies the existing and proposed public and private parking facilities.

The parking facilities within the application area are generally self-contained, designated for individual parcel use, and are not typically shared. The rare instances where there is sharing of land for parking is due to a financial agreement between the land owners. There are no public structured

facilities within the application area. The Montrose SPA does currently have sections of metered on-street parking that are at or near capacity during peak parking demand. The metered parking supply is an ever changing variable that makes it hard to predict exact quantities for future use. As the application area evolves and continues to add development, additional parking facilities will be required. The MMD's plan is to create parking facilities that will result in a reduction/removal of overflow parking on residential streets.

Valet parking within the Montrose SPA includes the following:

La Colombe d'Or

3410 Montrose Blvd

Valet Parking offered at:

Lunch 11:00 a.m. – 2:00 p.m.

Dinner 6:00 p.m. – 9:00 p.m.

Valets park on lot behind La Colombe d'Or.

Sorrento Ristorante Italiano

415 Westheimer

Valet Parking offered at:

Dinner 4:00 p.m. – 10:00 p.m.

Valets park on lot in front of restaurant (strip center).

Indika

516 Westheimer

Valet Parking offered at:

Dinner 6:00 p.m. – 10:30 p.m.

Valets park on restaurant lot.

Underbelly / Hay Merchant

1100 Westheimer

Valet Parking offered at:

Dinner 5:00 p.m. – 11:00 p.m.

Valets park on the lot behind the restaurant and also utilize lot behind Blacksmith's which closes at 5:00 p.m.

Royal Oak Grill

1318 Westheimer

Valet Parking offered at:

Dinner 4:00 a.m. – 2:00 a.m.

Valets park on restaurant lot.

Da Marco Restaurant

1520 Westheimer

Valet Parking offered at:

Dinner 5:30 – 10:00 p.m.

Valets park on restaurant lot.

Hugo's

1600 Westheimer

Valet Parking offered at

Lunch/Dinner 11:00 a.m. – 11:00 p.m.

Valets utilize lot behind restaurant.

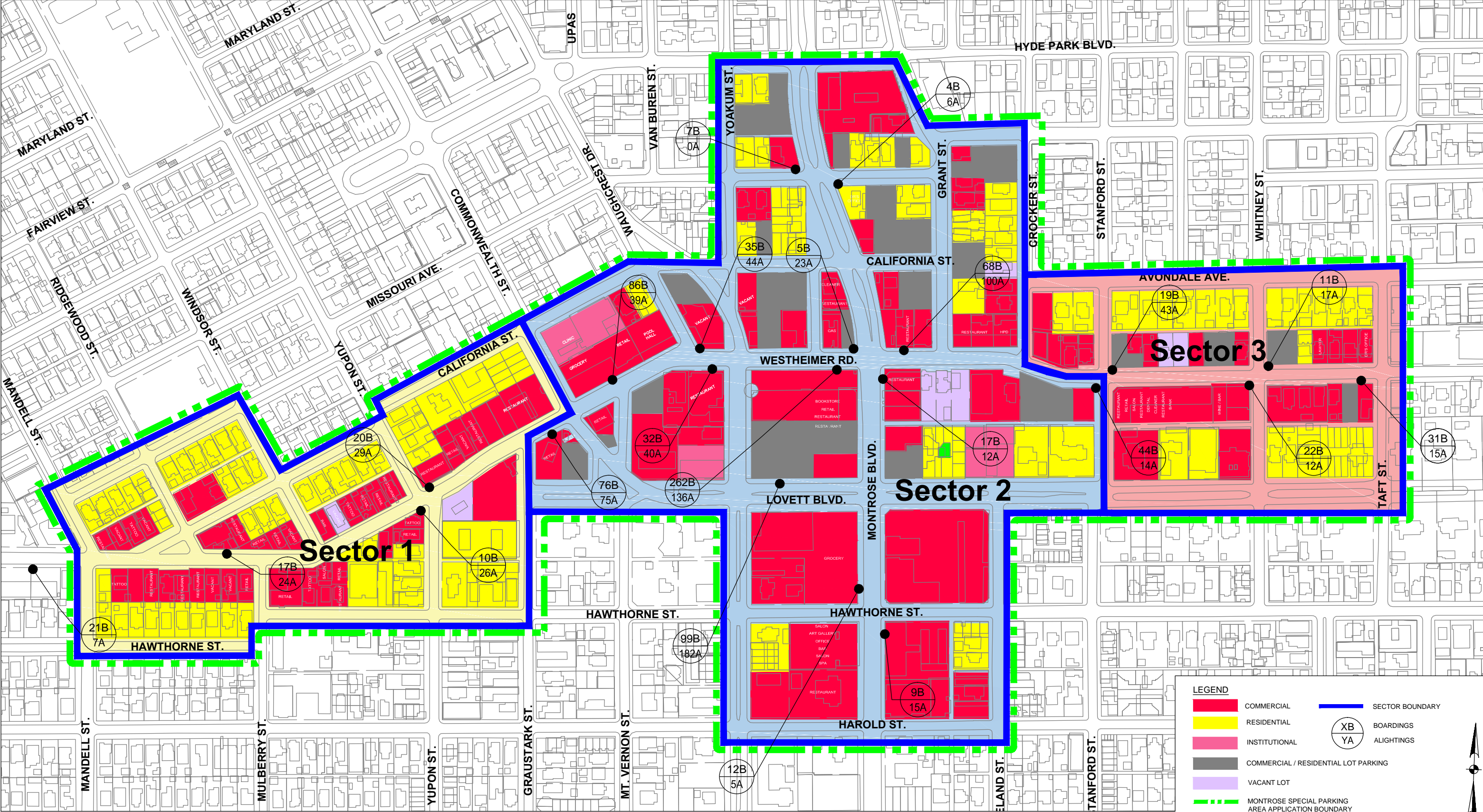
Sec. 26-511 Part 5 Subsection (d)

Existing and proposed transit facilities or other alternative modes of transportation, including, but not limited to:

- [1] Existing and proposed METRO rail stations and fixed-route bus stops;
- [2] Existing and proposed bicycle lanes, bicycle routes, shared-use paths, and pedestrian trails;
- [3] Existing and proposed bicycle spaces and bicycle facilities;
- [4] Existing and proposed taxi-cab stands;
- [5] Existing and proposed services for shuttle, trolley, park and ride, jitney, and similar services; and
- [6] A transit ridership summary that details the extent of usage of the existing transit facilities or modes, the number of vehicles that proposed transit facilities or modes will replace, and other information or evidence that current and future parking facilities will satisfy demand for parking within the boundaries of the proposed special parking area on a permanent basis;

Figure 4 identifies the boardings and alightings at METRO transit stops within the Montrose SPA based on data available from February 19, 2014. **Figure 5** identifies the existing METRO transit routes as of July 2015. **Figure 6** depicts the new METRO transit routes and frequencies that will take effect in August 2015 providing more predictable and frequent headways on major roadways across Houston.

Figure 7 identifies bike infrastructure within the Montrose Management District. B-Cycle stations are also highlighted as well as bike storage. MMD is currently evaluating bike infrastructure throughout the District and coordinating with the update to the City of Houston Bike Plan. Improvements coming include revised bike lane striping along Waugh and Commonwealth to provide wider bike lanes; additional route and wayfinding signage including distance markers to popular destinations such as museums, business districts and parks; and better visibility through enhanced signage and striping at intersections and boundary conditions such as near Spur 527 at Hawthorne/Bagby/Smith/Holman intersection. These efforts are part of an overall objective to improve mobility within the MMD for vehicles, cyclists and pedestrians.



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FIGURE 4: METRO RIDERSHIP (A FEBRUARY 2014 DAY)

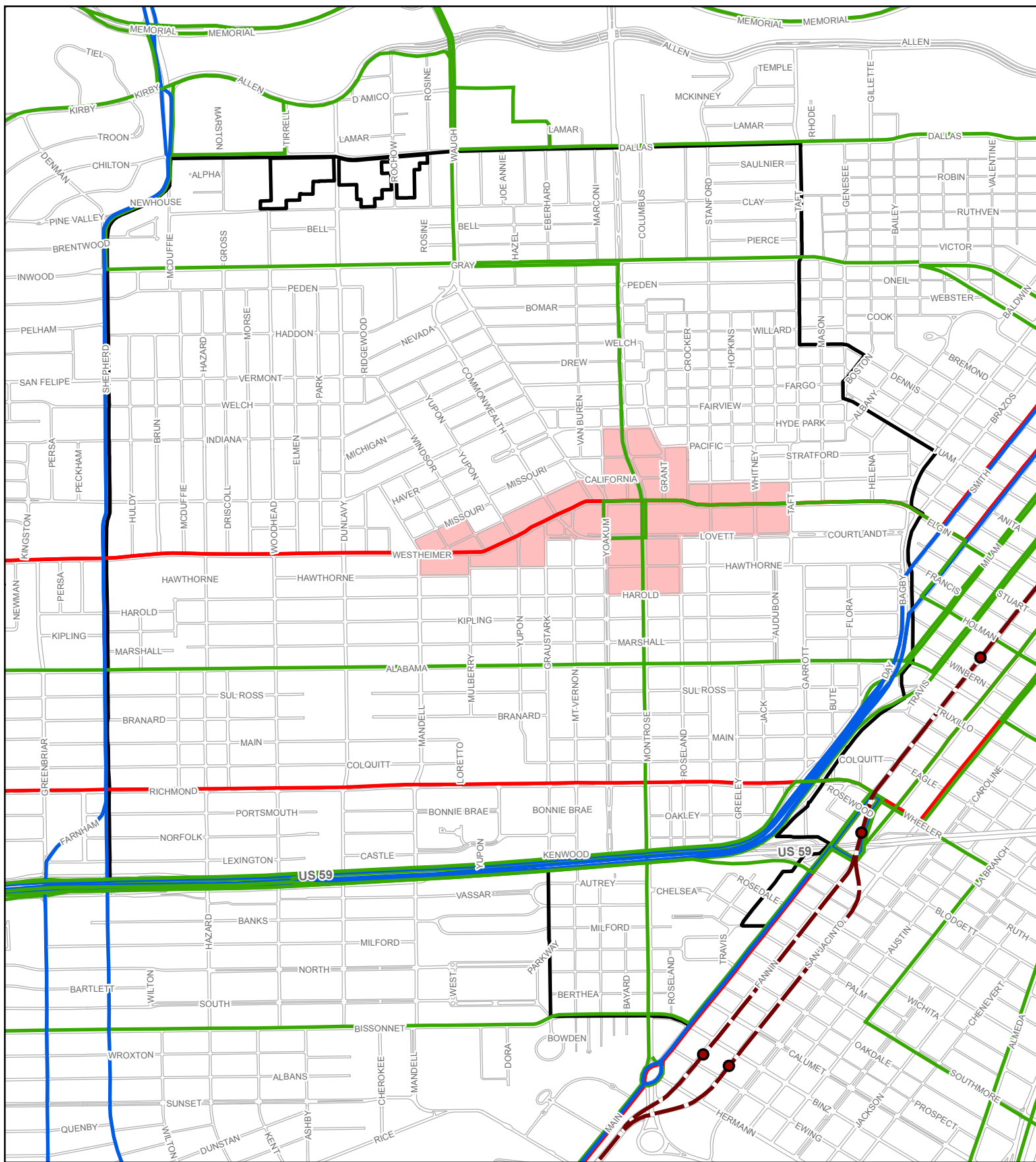
Scale: 1" = 300'-0"

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MONTROSE MANAGEMENT DISTRICT
SPECIAL PARKING AREA

JULY 08, 2015



MONTROSE MANAGEMENT DISTRICT

FIGURE 5. METRO ROUTES (JULY 2015)

Local Routes

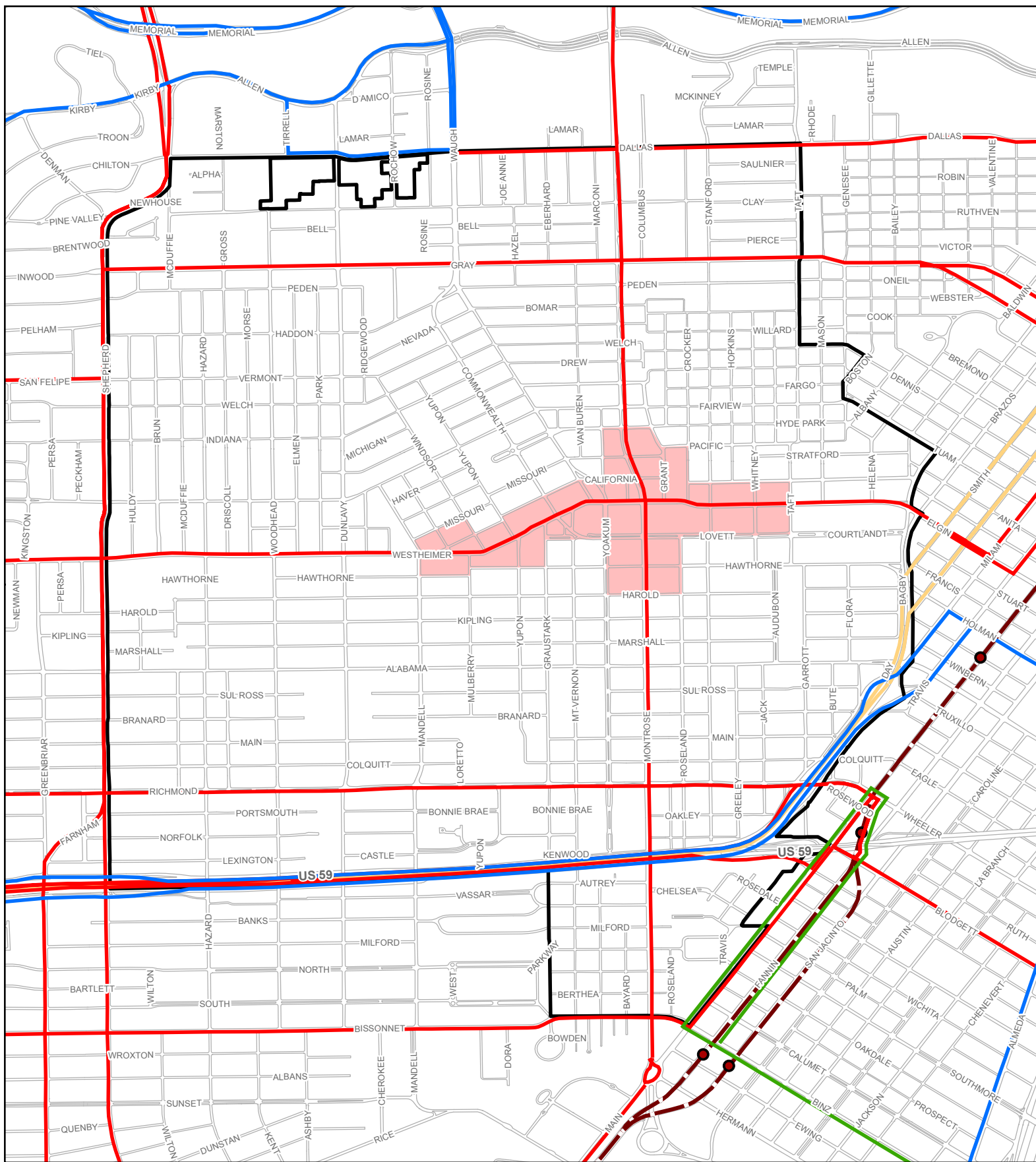
- 10 to 15 minute headway
- 16 to 30 minute headway
- 30+ minute headway

METRO RAIL

- METRO Rail Stations
- Proposed Special Parking Area



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MONTROSE MANAGEMENT DISTRICT

FIGURE 6. METRO ROUTES (AUGUST 2015)

Local Routes

- 10 - 15 minute headway
- 30 minute headway
- 60 minute headway
- Peak Only Service

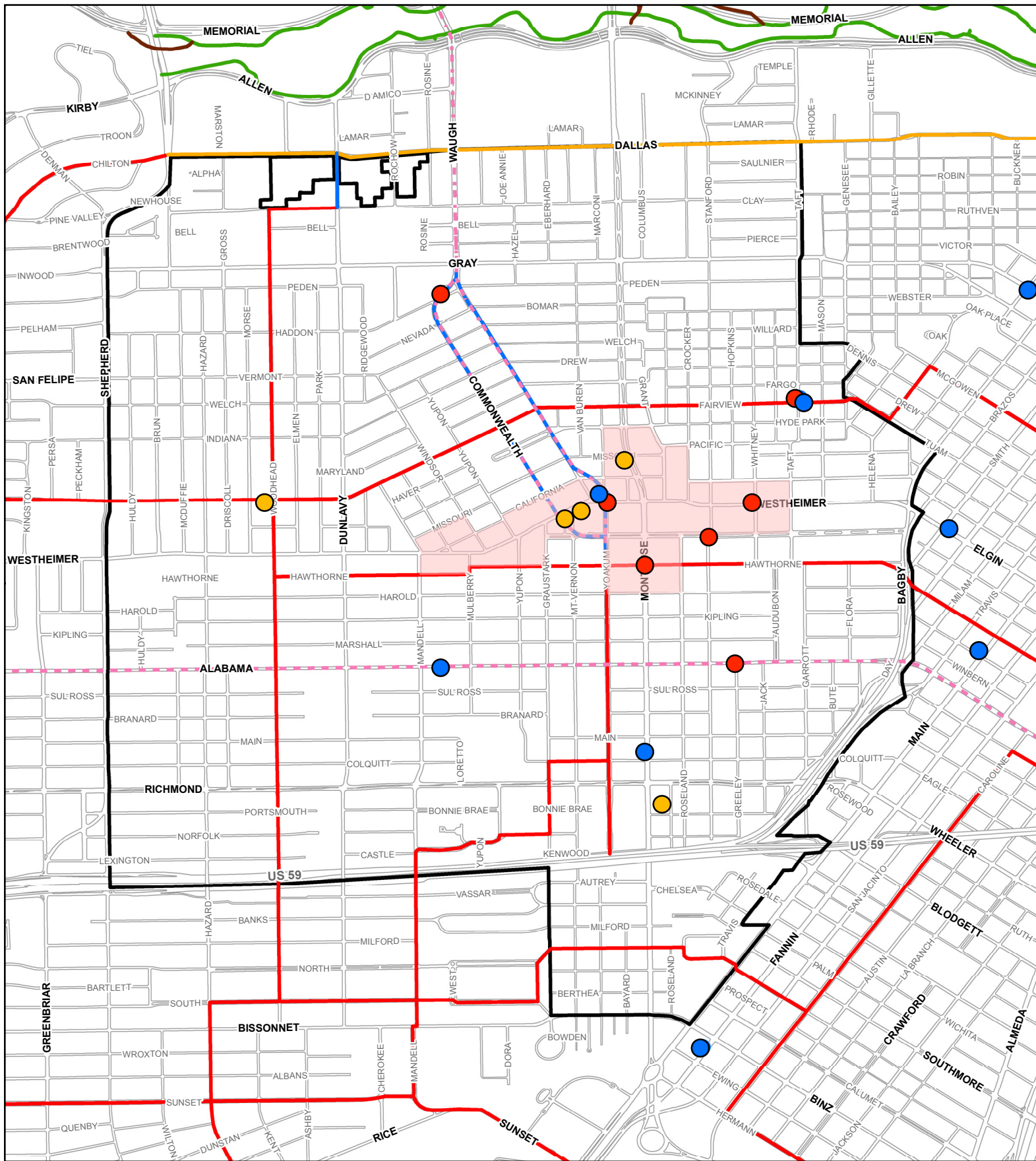
Metro Rail

- METRO Rail Stations

- Proposed Special Parking Area



WALTER P MOORE



MONTROSE MANAGEMENT DISTRICT

FIGURE 7. BICYCLE INFRASTRUCTURE

- Signed Bike Route
- Signed Shared Roadway
- Bike Lane
- Proposed Special Parking Area
- Shared-Use Path
- Other Paths
- Future On Street
- B-Cycle Locations
- Completed Waiver
- Installed or to be Installed



WALTER P MOORE



Figure 8. Montrose Management District Bike Storage and B-Cycle Station Example

Currently, the application area has limited formal taxi service areas and is generally served by patrons calling individual taxi cab or shuttle service companies. **Figure 3** shows the one designated taxi area located along Mt Vernon south of Westheimer where approximately 6 spaces are available.

Sec. 26-511 Part 5 Subsection (e)

The approximate number of vehicular trips generated by the existing use classifications within the proposed special parking area and the average vehicle occupancy;

The approximate number of vehicular trips generated by the existing use classifications within the proposed Special Parking Area was estimated using standard Institute of Transportation Engineers Trip Generation rates. **Table 4** shows a conservative total of vehicular trips generated within the proposed Montrose SPA with no reductions assumed for shared trips (or one vehicle stopping at multiple locations on the same “trip”).

Table 4. Vehicle Trips Generated within Montrose SPA

(Estimated based on Individual Land Uses with no allowance for reduction based on internal trip capture or one vehicle stopping at multiple locations on same "trip")

General Land Use	ITE Code	Trip Generation Land Use	Size	Unit	Weekday				AM Peak Hour				PM Peak Hour			
					Average Rate	Total	Enter	Exit	Average Rate	Total	Enter	Exit	Average Rate	Total	Enter	Exit
Large Restaurant	931	Quality Restaurant	95,498	square feet	89.95	8,590	4,295	4,295	0.81	77	n/a	n/a	7.49	715	479	236
Take Out Restaurant	933	Fast-Food Restaurant without Drive-through window	12,790	square feet	716.00	9,158	4,579	4,579	43.87	561	337	224	26.15	334	170	164
Neighborhood Restaurant	932	High-Turnover Sit-Down Restaurant	4,000	square feet	127.15	509	255	255	10.81	43	24	19	9.85	39	23	16
Bar	925	Drinking Place	18,951	square feet	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	11.34	215	142	73
Retail	826	Specialty Retail Center	65,982	square feet	44.32	2,924	1,462	1,462	n/a	n/a	n/a	n/a	2.71	179	79	100
Grocery Store	850	Supermarket	42,168	square feet	102.24	4,311	2,156	2,156	3.40	143	89	54	9.48	400	204	196
Beauty Salon/Barber	918	Hair Salon	2,400	square feet	n/a	n/a	n/a	n/a	1.21	3	3	0	1.45	3	1	2
Shopping Center	820	Shopping Center	66,364	square feet	42.70	2,834	1,417	1,417	0.96	64	40	24	3.71	246	118	128
Office	710	General Office Building	19,302	square feet	11.03	213	107	107	1.56	30	26	4	1.49	29	5	24
Clinic	630	Clinic	40,000	square feet	31.45	1,258	629	629	n/a	n/a	n/a	n/a	5.18	207	85	122
Vet Office	640	Animal Hospital/ Veterinary Clinic	2,000	square feet	n/a	n/a	n/a	n/a	4.08	8	6	2	4.72	9	4	5
Health Club/Spa	492	Health/Fitness Club	3,735	square feet	32.93	123	62	62	1.41	5	3	3	3.53	13	7	6
Service Station	945	Gasoline/Service Station with Convenience Market	8	pumps	162.78	1,302	651	651	10.16	81	41	41	13.51	108	54	54
		TOTAL				31,222	15,611	15,611		1,015	567	371		2,497	1,371	1,126

Data from Trip Generation 9th edition

* Where applicable Peak Hour is that of the Adjacent Street, not the Generator

Sec. 26-511 Part 5 Subsection (f)

An analysis of the parking supply and demand within the proposed special parking area, including peak demand hours;

The current program and land use of the Montrose SPA experiences a peak hour demand at 7 PM when the restaurants and the bars peak during both the Weekday and Weekend. **Figure 3** identifies parking supply within the proposed Montrose SPA. Discussion of supply versus demand was presented earlier and focused on individual tracts within the Special Parking Area. The purpose of the supply and demand analysis is to determine the current and future amount of parking spaces in relation to demand. The analysis is a tool used to determine if the number of available parking spaces is adequate to serve a particular land use, given factors such as price of parking and the availability of transit, cycling, and walking. The Montrose SPA has developed and redeveloped over time and has a multitude of governing parking codes as many parcels within the application area are grandfathered. This further complicates the parking situation as many grandfathered parcels are not obligated to provide current required parking spaces.

The Montrose SPA encompasses a dynamic ever-evolving core area within the District. The District anticipates a 25% growth in development and demand within the near future.

Sec. 26-511 Part 5 Subsection (g)

The approximate number of people employed within the proposed special parking area;

According to information gathered by ESRI Business Analyst (2012), there are currently 832 people employed within the Montrose SPA.

The Montrose SPA roughly represents the commercial hub of the Montrose Management District surrounded by residential neighborhoods and other developments. The proximity to Midtown, Downtown, Greenway Plaza, the Texas Medical Center, museums, Upper Kirby, West University, River Oaks, and Uptown contributes to the constant influx of patrons visiting the local bars and restaurants. As the District explores and encourages more office development, the application area will begin to benefit more from shared parking as office parking can be utilized for other purposes during off-peak times for the office.

Sec. 26-511 Part 5 Subsection (h)

The approximate number of people who reside within the proposed special parking area;

According to information gathered by ESRI Business Analyst (2012), there are 459 people residing within the Montrose SPA.

Sec. 26-511 Part 5 Subsection (i)

Proposed and existing mitigation measures designed to prevent spillover parking into adjacent properties and residential neighborhoods; and

Several streets near or within the Montrose SPA require Residential Permits for on-street parking between the hours of 6:00 p.m. and 12:00 a.m.:

- 1600 block of California
- 1700-1800 blocks of Missouri Street(Seeking to extend the hours on Sat / Sun
- 400 Block of Lovett Blvd
- 400/100 Block of Avondale

At the time of the submittal, it is our understanding, the adjacent Super Neighborhood 24 (Neartown/Montrose) has two pending Residential Permits. We have reached out to City of Houston:

- 800 Block of Drew
- 2400 Block of Morgan

Sec. 26-511 Part 5 Subsection (j)

The proposed shared parking plan, alternative parking regulations, and substituted requirements for the number of parking spaces, bicycle spaces, or loading berths, as applicable, for the special parking area with a justification for each; and

SEC. 26-511 PART 6

A map illustrating the boundaries of the proposed special parking area and showing the boundaries of each individual property within the proposed special parking area.

Figure ES1 provides a map illustrating the boundaries of the proposed Montrose Special Parking Area (SPA) and the boundaries of each individual property within the proposed special parking area.

In the proposed Montrose SPA, it is requested that **100% of the required off-street parking be allowed to be provided in parking facilities within proposed development's Sector or adjacent Sector.**

As defined above the proposed Special Parking Area will be divided into three Sectors:

- Sector 1: Mandell to Commonwealth (max walking distance approximately 1,685 feet)
- Sector 2: Commonwealth to Crocker (max walking distance approximately 1,400 feet)
- Sector 3: Crocker to Taft (max walking distance approximately 1,300 feet)

The max approximate walking distance within each sector is within or a few hundred feet from the measured maximum walking distance of 1,320 feet defined by the City of Houston's Transit Corridor Ordinance.

By dividing the proposed Special Parking Area into three Sectors it is our plan to allow developments to utilize parking facilities within their respective Sector and adjacent Sector to meet their City of Houston's Code of Ordinances Chapter 26, Section 26-511. That is to say that a development in Sector 1 can utilize available parking facilities with Sector 1 or Sector 2. Developments within Sector 2 can utilize parking facilities within all three Sectors, but Sector 1

cannot utilize parking facilities with Sector 3 and vice versa. However with an approximate walking distance of 3,000 feet between the two Sectors operationally this makes sense.

Due to the mixed use nature of the proposed Special Parking Area we have further defined the land use classifications with the proposed Special Parking Area to define any specific proposed parking ordinance changes:

- Class 1: Office – utilize parking within its Sector or adjacent Sector
- Class 2: Residential – follow City of Houston’s Code of Ordinance Chapter 26
- Class 3: Healthcare Facilities - utilize parking within its Sector or adjacent Sector
- Class 4: Industrial and Commercial Manufacturing - utilize parking within its Sector or adjacent Sector
- Class 5: Religious and Educational Facilities - utilize parking within its Sector or adjacent Sector
- Class 6: Recreation and Entertainment Facilities - utilize parking within its Sector or adjacent Sector
- Class 7: Food and Beverage - utilize parking within its Sector or adjacent Sector
- Class 8: Retail Services - utilize parking within its Sector or adjacent Sector
- Class 9: Automobiles - follow City of Houston’s Code of Ordinance Chapter 26

This increase in allowable walking distance benefits the evolution of a management plan for the Montrose SPA as it will allow the MMD to:

- Advance conversations already in progress with developers to potentially provide additional parking within the District than their development requirements and share with adjacent or other properties,
- Increase area for centralized parking,
- Increase opportunity for shared parking among land owners,
- Allows for developers to “contribute” to centralized parking rather than providing full parking on site,
- Potential to reduce effective parking ratios,

- Reduce parking spillover into neighborhoods, and
- Maximize use of underdeveloped land within the District.

PLAN IMPLEMENTATION

The Montrose Management District is seeking to increase the allowable walking distances with the proposed boundaries of the Special Parking Area. Specifically the District is requesting that **100% of the required off-street parking be allowed to be provided in parking facilities within proposed development's Sector or adjacent Sector with goal of 1,320 foot maximum walking distance.** The Montrose Management District is prepared to take on the responsibility of implementing the provisions of the proposed parking management plan within the Special Parking Area. The District has taken or will take the following steps to manage the responsibility of implementing the Special Parking Area application guidelines:

- 1) Set-up direct communications with City of Houston's Parking Management Division. This open dialogue will provide notifications from the PMD on changes to on-street parking restrictions and Residential Parking Permit applications within or surrounding the proposed Special Parking Area. This will allow the continuance of the Montrose Management District's desire to protect its surrounding neighborhoods.
- 2) The Montrose Management District has performed an inventory of sidewalks, ramps, signage, and pavement conditions within the Special Parking Area. As the Special Parking Area evolves and centralized parking is realized within the boundaries, the Management District has a tool already in place to strategically focus on improvements within the Special Parking Area. Part of the implementation of the Special Parking Area will be to create a more user and pedestrian friendly area within the Montrose District.
- 3) The Special Parking Area will act as a catalyst for the Montrose Management District to continue their discussions with area developers to encourage additional parking within the boundaries to be utilized for shared parking. As more developers support centralized parking, the District's hope is to see Centralized Garages as a means of alleviating parking deficiencies within the Special Parking Area. Garages are long term solutions to the current parking issues and act a benefit to both commercial and residential interests.

- 4) Through the Special Parking Area the Montrose Management District looks to expand on its current signage branding efforts. The Montrose Management District is currently in final stages of adding signature signage and lighting throughout the District. This wayfinding would be expanded within the Special Parking Area to identify areas of centralized parking.
- 5) The Special Parking Area would empower the Montrose Management District to manage or facilitate parking within the Special Parking Area boundaries. The Management District would contract with a provider such as Walter P Moore to facilitate, manage and control parking counts/shared parking spaces within the Special Parking Area.
- 6) The Montrose Management District will submit a review of the parking management plan to the City of Houston Planning Commission every two years after the designation of the Special Parking Area. This will ensure that all concerned and stakeholders are up-to-date on the activities within the Special Parking Area. This review will keep the plan fluid and flexible as the Montrose area continues to evolve.

The MMD plans to utilize the Special Parking Area designation as a tool for organizing and developing parking solutions to further develop the District while being mindful of neighboring land uses. The District has developed milestones to track and measure the Special Parking Area's goals and objectives. The milestone timeline begins upon approval of Montrose SPA application by City of Houston Planning Commission and City Council:

- Confirm Parking supply with the SPA
 - Goal: two months
- Engage the surrounding Home Owner's Associations in regards to the SPA's role in the Residential Permit process
 - Goal: one month
- Customer satisfaction surveys – annually, will focus in terms of experience, location of parking, availability, walking distance, wayfinding
 - Goal: one year
 - Implementation: metric of walking distance (remain within Sectors or maximum of 1,320 feet)

- Gather information on inventory of Shared Parking Agreements within the SPA and begin tracking
 - Goal: one year
- Gather information on inventory of Valet Parking Operations within the SPA
 - Goal: two months
- Gather information on inventory of Parking Rates within the SPA
 - Goal: one month
- Continue conversation with inventory owners and Developers about Shared Parking leveraging SPA as a tool
 - Goal: on-going
- Community Meeting to discuss SPA with area Community Organization, stakeholders, residents
 - Goal: six months
- Reconfirm and enhance Walter P Moore's audit of infrastructure within the SPA (roadways, sidewalks)
 - Goal: within one year
- Develop a bikeway/pedestrian plan for the SPA, leverage the COH bike plan as a baseline. Personalize it for the SPA
 - Goal: within one year
- Investigate alternative modes of transportation within the SPA (jitney, electronic taxi, rickshaw)
 - Goal: two years
- SPA specific wayfinding / navigation system (signage, app, parking, District information)
 - Goal: within two years
- Mobility improvements CIP vehicles/peds plan program
 - Goal: within one year
- Coordinate with developers and potential investors to add parking capacity within the SPA
 - Goal: begin within three months
- Coordinate centralized valet development (starter program) within the SPA with potential investors
 - Goal: within two years

- Coordinate centralized Shared Parking within SPA (starter program)
 - Goal: within two years
- Developing a District/SPA Owned Garage
 - Goal: within 10 years
- Obtain sufficient parking within District to meet code (bringing grandfathered lots up to current parking codes)
 - Goal: within 10 years
- Obtain sufficient parking within District to meet market demand through a SPA wide shared use concept plan (shared parking, valet, alternative transportation)
 - Goal: within 15 years

The District understands that upon not submitting a review for the parking management plan within three years of the designation of the Special Parking Area or the last review for the parking management plan, the provisions of the parking management plan shall not apply within the Special Parking Area and the building official shall issue a building permit or a certificate of occupancy for buildings or tracts that comply with the provisions of this article without reference to the parking management plan.