

HOUSTON PLANNING COMMISSION

AGENDA

DECEMBER 3, 2015



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

PLANNING COMMISSION MEMBERS



Mark A. Kilkenny, *Chair*
M. Sonny Garza, *Vice Chair*
Susan Alleman
Kenneth J. Bohan
Fernando L. Brave
Antoine Bryant
Lisa Clark
Algenita Davis
Truman C. Edminster, III
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Shafik I. Rifaat
Patricio Sanchez
Mark Sikes
Martha Stein
Eileen Subinsky
Shaukat Zakaria

The Honorable 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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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

December 3, 2015

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

Call to Order

Director's Report

Approval of the November 12, 2015 Planning Commission Meeting Minutes

I. Presentation on fee modifications and proposed special revenue fund for development-related activities led by the Planning & Development Department (Brian Crimmins)

II. Platting Activity (Subdivision and Development plats)

- a. Consent Subdivision Plats (Christa Stoneham)
- b. Replats (Christa Stoneham)
- c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Suvidha Bandi)
- d. Subdivision Plats with Variance Requests (Suvidha Bandi, Aracely Rodriguez, Marlon Connley, Muxian Fang and Christa Stoneham)
- e. Subdivision Plats with Special Exception Requests (Aracely Rodriguez)
- f. Reconsiderations of Requirement (Christa Stoneham)
- g. Extension of Approvals (Chad Miller)
- h. Name Changes (Chad Miller)
- i. Certificates of Compliance (Chad Miller)
- j. Administrative
- k. Development Plats with Variance Requests (Chad Miller and Christa Stoneham)

III. Establish a public hearing date of January 7, 2016

- a. Amended plat of Alameda Place partial replat no 7
- b. Ayrshire Addition Sec 1 partial replat no 1
- c. Clay Estate partial replat no 3
- d. Greenway Addition Gulfgate Dodge
- e. Lindale Park Sec 2 partial replat no 1
- f. Newport Sec 8 partial replat no 2
- g. Windsor Estates Sec 1 partial replat no 1 and extension

IV. Consideration of an Off-Street Parking Variance for a property located at 4401 Harrisburg Blvd. (Muxian Fang)

V. Consideration of an Off-Street Parking Variance for a property located at 516 Westheimer St. (Indika Restaurant) (Muxian Fang)

VI. Consideration of a Hotel Motel Variance located at 3717 Antoine Drive (Marlon Connley)

VII. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 3000 block of Coal Street, north side (MLS 581) (Christopher Andrews)

VIII. Excuse the absences of Commissioners Sanchez and Subinsky.

IX. Public Comment

X. Adjournment

Director's Report

12-3-15

Since we varied your 2-week meeting schedule for the Thanksgivings Holiday to a 3 week separation between meetings any items that are carrying a deferral today must be acted upon (approved or disapproved) and cannot be deferred a second time. If you do not act on each item with a deferral and attempt a second deferral this will put us in violation of the 30 day approval rule per Texas Local Government Code 212.009a and the item would automatically be approved.

Let me direct your attention to your iPad and two new features we have added to your agenda. When you open the agenda, there are two new tabs at the top that you can click on. One is the Major Thoroughfare and Freeway map and the other is a map of the Street Width Exception Area.

Minutes of the Houston Planning Commission

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

November 12, 2015
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order

Vice Chair, Sonny Garza called the meeting to order at 2:36 p.m. with a quorum present.

Mark A. Kilkenny, Chair	Absent
M. Sonny Garza	
Susan Alleman	
Fernando Brave	
Kenneth Bohan	Left at 4:22pm during item #120
Antoine Bryant	
Lisa Clark	Left at 4:04pm during item #119
Algenita Davis	Arrived at 2:37pm during director's report and Left at 4:31 during item #124
Truman C. Edminster III	
James R. Jard	
Paul R. Nelson	
Linda Porras-Pirtle	Absent
Shafik Rifaat	
Pat Sanchez	Absent
Mark Sikes	
Martha Stein	Absent
Eileen Subinsky	Absent
Shaukat Zakaria	Arrived at 2:38pm during director's report
Mark Mooney for	Left at 4:11pm during item #119
Honorable James Noack	
Gerald P. Wilson for	Absent
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 OCTOBER 29, 2015 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 29, 2015 Planning Commission meeting minutes.

Motion: **Rifaat**

Second: **Clark**

Vote: **Carries**

Abstaining: **Brave**

I. Presentation and consideration of the 2016 Planning Commission Calendar

Commission action: Approved the Planning Commission calendar for 2016.

Motion: **Sikes**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

II. PLATTING ACTIVITY (Consent items A and B, 1- 95)

Items removed for separate consideration: **16, 21, 41, 57, 59, 60 and 61.**

Staff recommendation: Approve staff's recommendations for items **1 - 95** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 95** subject to the CPC 101 form conditions.

Motion: **Bryant**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Commissioners Alleman and Jard recused themselves and left the room.

Staff recommendation: Approve staff's recommendation to approve items **16, 21, 41, 59, 60 and 61** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approved items **16, 21, 41, 59, 60 and 61** subject to the CPC 101 form conditions.

Motion: **Sikes**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Commissioners Alleman and Jard returned.

57 Westbury Estates

C3P

Defer

Staff recommendation: Defer the requested variances for three weeks for further study and review at the request of Council Member Cohen.

Commission action: Deferred the requested variances for three weeks for further study and review at the request of Council Member Cohen.

Motion: **Rifaat**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Chris Weekly, applicant - supportive

C- Public Hearings

Commissioner Edminster rescued himself and left the room.

96 Camellia Sec 1

C3N

Approve

partial replat no 1

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

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

Motion: **Zakaria**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Edminster returned.

97 Candlelight Estates Sec 1 C3N Approve
partial 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: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Speakers: Julian Chahin - supportive, Dave Eng- undecided

98 Greenway Addition Gulfgate Dodge C3N Withdrawn

99 Royal Brook at Kingwood Sec 1 C3N Approve
partial replat no 1 and extension

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

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

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

100 Scoya Brittmoore Development 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: **Alleman** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman rescued herself and left the room.

101 University Grove 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: **Rifaat** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

102 Villages of Northgate Crossing Sec 8 C3N Defer
partial replat no 1

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

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

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

103 West Side Villas C3N Withdrawn
partial replat no 1

Staff recommendation: Withdraw and establish a public hearing date for December 17, 2015.

Commission action: Withdrawn and established a public hearing date for December 17, 2015.

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

Commissioner Edminster recused himself and left the room.

D - Variances

104 Atascocita Trace Sec 5

C3P

Approve

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

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

Motion: **Clark**

Second: **Anderson**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Edminster returned.

Item VII was taken out of order and taken together with item 105.

105 Canal Street Reserve

C2

Approve

VII CONSIDERATION OF A LANDSCAPE PLAN VARIANCE FOR A PROPERTY LOCATED 3302 Canal Street

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: **Jard**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

106 Damon Court Estate

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: **Zakaria**

Second: **Brave**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Laura Jewett – no position

107 Fairgrounds Addition Block 43 partial replat no 1

C2R

Defer

Staff recommendation: Defer the plat for three weeks per Chapter 42 planning standards.

Commission action: Deferred the plat for three weeks per Chapter 42 planning standards.

Motion: **Alleman**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Items 108, 109, 110 and 111 were taken together at this time.

108 Harmony GP

GP

Approve

109 Harmony Village Sec 2

C3P

Approve

110 Harmony Village Sec 3

C3P

Approve

111 Harmony Village Sec 5

C3P

Approve

Staff recommendation: Grant the requested variances and deny the third variance and approve the plats subject to the CPC 101 form conditions.

Commission action: Granted the requested variances and deny the third variance and approved the plats subject to the CPC 101 form conditions.

Motion: **Mooney**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Mikalla Hodges, applicant - supportive

112 Holiday Inn Express North Main C2 Defer
Staff recommendation: Grant the requested variance to not provide ROW widening to East Norma Street and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the requested variance and plat for three weeks for more information.
Motion: **Jard** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

113 Kay Trails Sec 2 C3P Defer
Staff recommendation: Defer the plat for three weeks per Chapter 42 planning standards.
Commission action: Deferred the plat for three weeks per Chapter 42 planning standards.
Motion: **Davis** Second: **Brave** Vote: **Unanimous** Opposed: **None**

114 Kirby Mansion 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: **Jard** Second: **Edminster** Vote: **Unanimous** Opposed: **None**
Speaker: Julie Shockley - opposed

115 Lyons Redev Second Venture replat no 1 C2R Defer
Staff recommendation: Defer the requested variances for three weeks for further study and review.
Commission action: Deferred the requested variances for three weeks for further study and review.
Motion: **Rifaat** Second: **Davis** Vote: **Unanimous** Opposed: **None**
Speaker: Franklin Hart - opposed

Items 116 and 117 were taken together at this time.

116 Mainstreet Humble LLC GP GP Defer
117 Main Street Humble LLC C2 Defer
Staff recommendation: Defer the requested variances for three weeks additional information is required
Commission action: Deferred the requested variances for three weeks additional information is required.
Motion: **Clark** Second: **Rifaat** Vote: **Unanimous** Opposed: **None**

118 Oakview Farms Sec 1 C3P Defer
Staff recommendation: Defer the requested variances for three weeks to give the applicant time to submit revised information.
Commission action: Deferred the requested variances for three weeks to give the applicant time to submit revised information.
Motion: **Zakaria** Second: **Bryant** Vote: **Unanimous** Opposed: **Rifaat and Anderson**

**119 Park Place River Oaks
replat no 1**

C2R

Approve

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

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

Motion: **Zakaria**

Second: **Alleman**

Vote: **Carries**

Opposed: **Bohan, Jard and Sikes**

Speakers: Peggy Brenner, Joseph Williams, Trent Campbell and David Brenner – opposed

120 Tealpointe Lake Estates

C3P

Approve

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

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

Motion: **Anderson**

Second: **Sikes**

Vote: **Unanimous**

Opposed: **None**

Commissioners Alleman and Edminster recused themselves and left the room.

121 Towne Lake Greene Sec 5

C3P

Approve

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

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

Motion: **Bryant**

Second: **Zakaria**

Vote: **Unanimous**

Opposed: **None**

Commissioners Alleman and Edminster returned.

E – Special Exceptions

122 Lakes at Creekside GP

GP

Defer

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

Commission action: Deferred the requested plat s for three weeks for further study and review.

Motion: **Anderson**

Second: **Rifaat**

Vote: **Unanimous**

Opposed: **none**

F – Reconsideration of Requirements

123 Preserve Gym

C2R

Approve

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

Commission action: Denied the reconsideration of requirement and approved the plat subject to the CPC 101 form conditions.

Motion: **Edminster**

Second: **Nelson**

Vote: **Carries**

Opposed: **Alleman and Sikes**

G EXTENSIONS OF APPROVAL

124	Aliana Sec 34	EOA	Approve
125	Anchor Fellowship Crosby	EOA	Approve
126	Apache Multipurpose Campus Sec 2	EOA	Approve
127	Fallbrook Church North Addition	EOA	Approve
128	Fallbrook Church Northwest Addition	EOA	Approve
129	Gateway 290 Business Park	EOA	Approve
130	Grand Crossing replat no 1 partial replat no 1	EOA	Approve
131	Houmont Park Addition partial replat no 1	EOA	Approve
132	Little White Oak Park	EOA	Approve
133	Morton Center	EOA	Approve
134	Reserve at Aldine Westfield	EOA	Approve

H NAME CHANGES

135	Long Point Woods Sec 1 partial replat no 1 NC (prev. Long Point Woods partial replat no 1)		Approve
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I CERTIFICATES OF COMPLIANCE

136	21355 FM 529 Rd.	COC	Approve
137	11738 Possum Hollow	COC	Approve
138	7636 Ave L.	COC	Approve
139	27550 Peach Creek Dr.	COC	Approve

Staff recommendation: Approve staff's recommendation for items 124-139.

Commission action: Approved staff's recommendation for items 124-139.

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

J ADMINISTRATIVE

NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

140	2304 Goldsmith Street	DPV	Approve
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Staff recommendation: Grant the requested variance to allow 15' building line on Greenbriar Drive.

Commission action: Granted the requested variance to allow 15' building line on Greenbriar Drive.

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

Item III was skipped and Item IV was taken at this time.

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3505 COYLE ST. (LAW & JUSTICE HIGH SCHOOL)

Staff recommendation: Grant the requested parking variance to allow 171 off street parking spaces with 20 bicycle parking on the proposed campus.

Commission action: Granted the requested parking variance to allow 171 off street parking spaces with 20 bicycle parking on the proposed campus.

Motion: **Brave** Second: **Zakaria** Vote: **Carries** Abstaining: **Edminster**

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 4401 HARRISBURG BLVD.

Staff recommendation: Defer the requested parking variance for three weeks to allow the applicant time to submit revised information.

Commission action: Deferred the requested variance for three weeks to allow the applicant time to submit revised information.

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

VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 516 WESTHEIMER ST. (INDIKA RESTAURANT)

Staff recommendation: Defer the requested parking variance for three weeks to allow the applicant time to submit revised information.

Commission action: Deferred the requested parking variance for three weeks to allow the applicant time to submit revised information.

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

Item VII was taken at an earlier time.

III. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 17, 2015 FOR:

- a. **Aliana Sec 44 replat no 1**
- b. **Canyon Lakes at Spring Trails sec 1 partial replat no 2 and extension**
- c. **Central City partial replat no 2**
- d. **Hyde Park Main Addition replat partial replat no 1**
- e. **Live Oak Landing partial replat no 1**
- f. **Live Oak Landing partial replat no 2**
- g. **Meadowbrook E partial replat no 1**
- h. **Pecore Complex**
- i. **Shadyvilla Addition no 2 partial replat no 3**
- j. **Westhaven Estates Sec 1 partial replat no 3**

Staff recommendation: Establish a public hearing date of December 17, 2015 for items **III a-j**.

Commission action: Established a public hearing date of December 17, 2015 for items **III a-j**.

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

VIII. PUBLIC HEARING AND CONSIDERATION OF SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR PORTIONS OF THE RIVERSIDE TERRACE AND SOUTHLAND TERRACE SUBDIVISIONS (MLSA 402)

Staff recommendation: : Approve the consideration of a Special Minimum Lot Size Area application for portions of the Riverside Terrace and Southland Terrace Subdivisions and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Area application for portions of the Riverside Terrace and Southland Terrace Subdivisions and forwarded to City Council.

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

Speakers: Tomaro Bell, Elizabeth Brey, Alan Nash and Joseph Middleton – supportive

IX. Public Comment

Lonnie Sikes voiced his concerns about the parking spaces for item #123.

Commissioner Anderson announced the passing of Verna Reese.

X. Adjournment

There being no further business brought before the Commission, Vice Chair, Sonny Garza adjourned the meeting at 4:54pm.

Motion: **Rifaat**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Sonny Garza, Vice Chair

Patrick Walsh, Secretary

Planning & Development Department: Fee Modification & Special Revenue Fund Proposals

Presented by Patrick Walsh, P.E.
Director, Planning & Development Department
City of Houston

Budget and Fiscal Affairs Committee
December 8, 2015



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Presentation Overview

- Proposed fee modifications
- Proposed special revenue fund
- Next steps

Fee Modifications

- 2013 – City initiates city-wide fee study
 - First time in over 10 years
 - Included all fees not set by other requirements (contracts, statute)
 - All departments, including Planning
 - Currently finalizing recommendations
 - Council consideration expected early 2016
- Basis: align fees with cost of service
 - City policy
- Some fees expected to be lowered, others raised

Planning & Development Fees

- 48 fees
 - 28 existing fees
 - 20 authorized, not yet assessed

Proposed 2016 Planning & Development Department Fee Modification
Draft Document: For discussion purposes only. This information may be modified prior to Council Consideration
Document Date: 11/12/2015

Name	Description	Current Fee ⁽¹⁾	Proposed Fee ⁽²⁾	Statutory Authority
Certificate of Appropriateness	Application - Construction Plan Review	\$ -	\$ 49.44	33-238
Certificate of Appropriateness	Application - Construction Plan Review (Accessory Structure)	\$ -	\$ 27.67	33-238
Certificate of Appropriateness	Application - Construction Plan Review (Single-Family Residential Only)	\$ -	\$ 27.67	33-238
Certificate of Appropriateness	Application - Demolition/Recreation	\$ -	\$ 62.42	33-238
Chapter 42 ⁽³⁾	Special Exception ⁽⁴⁾	\$ 237.41	\$ 194.46	42-54(a); 42-46
Chapter 42 ⁽³⁾	Variance Application	\$ 237.41	\$ 168.96	42-54(a); 42-47
Development - General	Investigation - Unpermitted Work	\$ -	\$ 328.37	42-54(a)
Development - General	Investigation - Unpermitted Work (Single Family Only)	\$ -	\$ 168.18	42-54(a)
Development Plat	Application - Additional Review/Revision ⁽⁵⁾	\$ -	\$ 87.54	42-54(a); 42-46
Development Plat	Application - Base Fee (Affordable Housing - three reviews/revisions) ⁽⁶⁾	\$ 509.13	\$ 286.73	42-54(a); 42-46
Development Plat	Application - Base Fee (Single Family) - three reviews/revisions ⁽⁶⁾	\$ 509.13	\$ 439.10	42-54(a); 42-46
Development Plat	Application - Base Fee (Three reviews/revisions)	\$ 509.13	\$ 561.35	42-54(a); 42-46
Hazardous Enterprises	Permit, restricted or unpermitted	\$ 276.70	\$ 332.10	28-233(d)
Hazardous Enterprises	Registration	\$ 27.67	\$ 61.15	28-233(d)
Hazardous Enterprises	Transfer fee for HAZMAT permit	\$ 27.67	\$ 55.94	28-234
Location of Notes/Notes	Permit to construct, alter or remodel	\$ 221.36	\$ 296.62	28-204
Location of Notes/Notes	Variance Application	\$ 221.36	\$ 254.44	28-207(a)
Notification Requirement	Notification of property owner	\$ -	\$ 3.91	42-54(a); 54-48(a)
On-Street Parking and Loading	Annual Certification of Valet Parking	\$ -	\$ 239.44	26-502(b)
On-Street Parking and Loading	Application - Additional Review/Revision ⁽⁵⁾	\$ -	\$ 88.27	26-473(b)
On-Street Parking and Loading	Application - Designation/Modification of a Special Parking Area	\$ -	\$ 2,482.39	26-511
On-Street Parking and Loading	Application - Parking Site Plan Review (three reviews/revisions)	\$ -	\$ 217.49	26-473(b)
On-Street Parking and Loading	Commission consideration for loss of access parking	\$ -	\$ 446.35	26-501(b)
On-Street Parking and Loading	On-Site Annual Renewal (per lease)	\$ -	\$ 97.35	26-501(c)
On-Street Parking and Loading	On-Site Lease Renewal (per lease)	\$ -	\$ 211.52	26-501(b)
On-Street Parking and Loading	Parking Management Plan Review	\$ -	\$ 1,861.79	26-516(b)
On-Street Parking and Loading	Variance Application	\$ 1,042.61	\$ 897.38	26-561(a)
On-Street Parking and Loading	Variance Application (Single Family Only) ⁽²⁾	\$ 1,042.61	\$ 498.59	26-561(a)
Regulation of Towers	Tower Permit	\$ 385.23	\$ 446.91	28-530(a)
Site Plan Compliance	Application - Additional Review/Revision ⁽⁵⁾	\$ -	\$ 27.67	42-54(a)
Site Plan Compliance	Application - Base Fee (Affordable Housing - three reviews/revisions) ⁽⁶⁾	\$ 49.81	\$ 63.80	42-54(a)
Site Plan Compliance	Application - Base Fee (Single Family Only - three reviews/revisions) ⁽⁶⁾	\$ 49.81	\$ 97.31	42-54(a)
Site Plan Compliance	Application - Base Fee (Three reviews/revisions)	\$ 49.81	\$ 139.68	42-54(a)
Subdivision Plat	Application - Class I Plat Base Fee	\$ 509.13	\$ 554.49	42-40(a); 42-54(a)
Subdivision Plat	Application - Class II Plat Base Fee	\$ 791.37	\$ 891.63	42-40(a); 42-54(a)
Subdivision Plat	Application - Class III Plat Base Fee	\$ 791.37	\$ 891.63	42-40(a); 42-54(a)
Subdivision Plat	Application - General Plan	\$ 791.37	\$ 763.75	42-50; 42-54(a)
Subdivision Plat	Application - Street Dedication Plat	\$ 791.37	\$ 763.75	42-51; 42-54(a)
Subdivision Plat	Extension of Approval	\$ 791.37	\$ 279.62	42-54(a)
Subdivision Plat	Lot Fee (per lot)	\$ 17.88	\$ 34.96	42-54(a)
Subdivision Plat	Plat Name Change	\$ 260.10	\$ 296.62	42-54(a)
Subdivision Plat	Plat Recreation	\$ 287.76	\$ 391.55	42-54(a)
Subdivision Plat	Plat Recreation - Mixed Appointment ⁽⁸⁾	\$ -	\$ 39.15	42-54(a)
Subdivision Plat	Recreation of Requirement	\$ -	\$ 118.62	42-54(a); 54-79(a)
Subdivision Plat	Reserve Fee (per acre)	\$ 116.22	\$ 237.65	42-54(a)
Subdivision Plat	Title & Deed Restriction Review	\$ -	\$ 583.63	42-40(a); 42-54(a)
Subdivision Plat	Vacating Plat	\$ 791.37	\$ 193.67	42-54(a)
Trees, Shrubs, and Screening Fences	Variance Application	\$ 221.36	\$ 274.62	33-137(a)

Draft Document: For discussion purposes only. This information may be modified prior to Council Consideration
Document Date: 11/12/2015

Billboard Notes

⁽¹⁾ Annual increase of 2015 fees based on U.S. Consumer Price Index for All Urban Consumers (CPI-U) in Houston area (1.510%) - Fee Effective 01/01/2015

⁽²⁾ This is a newly stratified fee that is currently part of another classification under the fee schedule

⁽³⁾ Includes two separate fee types - "Development Plat" and "Subdivision Plat" variances and special exceptions

⁽⁴⁾ Hearing requested 24 hours or more in advance will not be assessed the fee

⁽⁵⁾ Fee per additional review/revision beyond the three included in the base fee

⁽⁶⁾ Proposed fees effective 01/01/2016

Cost of Service Methodology

- Direct costs
 - Staffing needs for adequate level of service
 - Position level, time required per review
 - Supplies
- Indirect costs
 - Legal, rent, payroll, HR, IT, etc.
- Market-based compensation
 - Recent salary survey
 - Salaries should align with peer cities
 - Staff attraction, retention challenges

Study Conclusions

- Fees out of alignment
- Proposal to modify fees
 - 9 reduced
 - 19 increased
 - 20 new
- Adjusted revenue will cover expenditures

Proposed Fee Modifications

Proposed 2016 Planning & Development Department Fee Modification

Draft Document: For discussion purposes only. This information may be modified prior to Council Consideration

Document Date: 11/12/2015

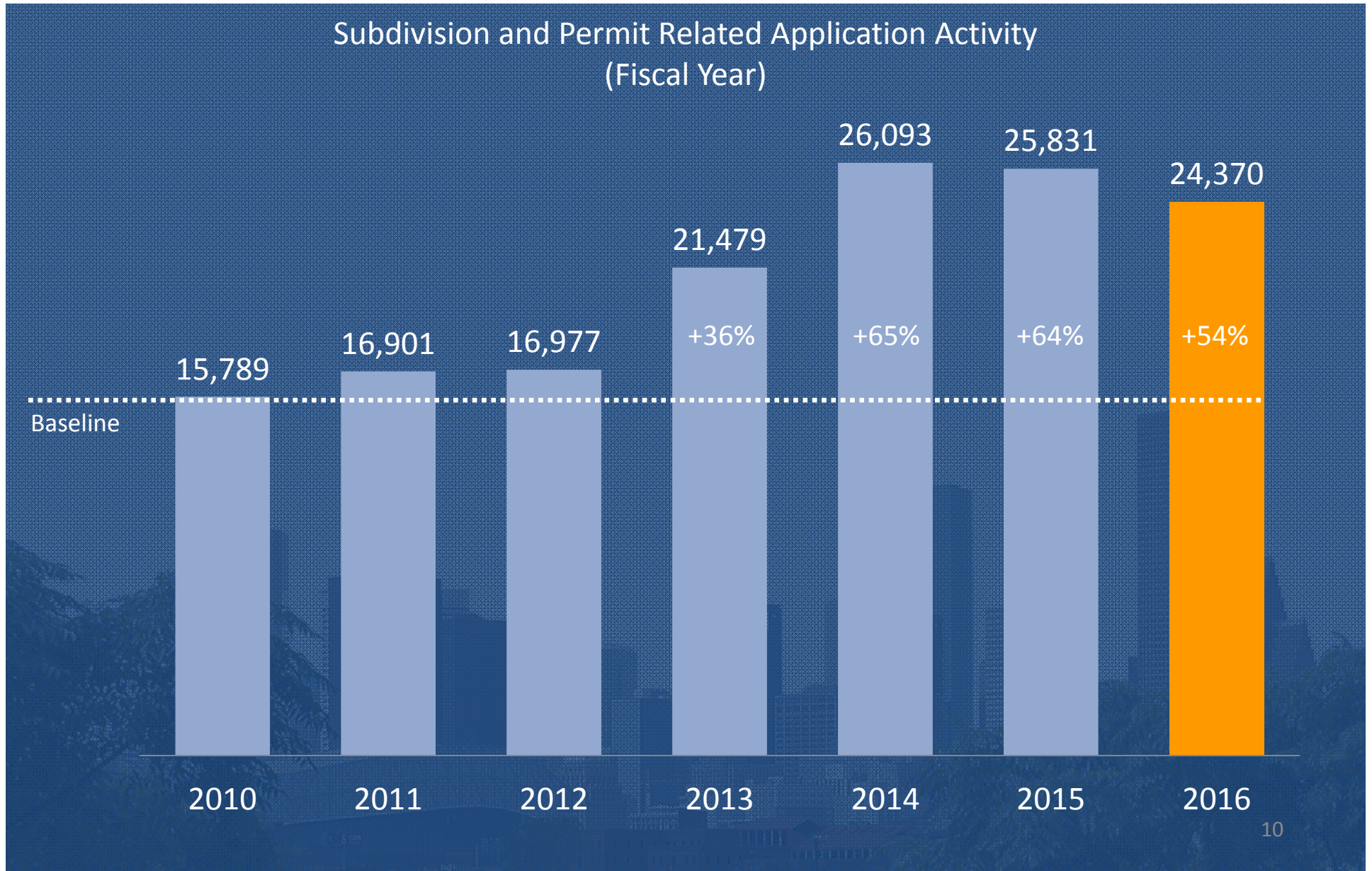
Name	Description	Current Fee ⁽¹⁾	Proposed Fee ⁽⁶⁾	Statutory Authority
Certificate of Appropriateness	Application - Construction Plan Review	\$ -	\$ 40.44	33-238
Certificate of Appropriateness	Application - Construction Plan Review (Accessory Structure)	\$ -	\$ 27.67	33-238
Certificate of Appropriateness	Application - Construction Plan Review (Single-Family Residential Only)	\$ -	\$ 27.67	33-238
Certificate of Appropriateness	Application - Demolition/Relocation	\$ -	\$ 62.42	33-238
Chapter 42 ⁽³⁾	Special Exception ⁽²⁾	\$ 237.41	\$ 184.48	42-54(a); 42-48
Chapter 42 ⁽³⁾	Variance Application	\$ 237.41	\$ 368.96	42-54(a); 42-47
Development - General	Investigation - Unpermitted Work	\$ -	\$ 320.37	42-54(a)
Development - General	Investigation - Unpermitted Work (Single Family Only)	\$ -	\$ 160.18	42-54(a)
Development Plat	Application - Additional Review/Revision ⁽⁵⁾	\$ -	\$ 87.14	42-54(a); 42-46
Development Plat	Application - Base Fee (Affordable Housing - three reviews/revisions) ⁽²⁾	\$ 509.13	\$ 286.73	42-54(a); 42-46
Development Plat	Application - Base Fee (Single Family Only - three reviews/revisions) ⁽²⁾	\$ 509.13	\$ 430.10	42-54(a); 42-46
Development Plat				42-54(a); 42-46
Hazardous Enterprises		\$ 237.41	\$ 184.48	28-231(b)
Hazardous Enterprises				28-231(b)
Hazardous Enterprises				28-234
Location of Hotels/Motels				28-204
Location of Hotels/Motels				28-207(a)
Notification Requirement		\$ 237.41	\$ 368.96	42-54(a); 54-49(a)
Off-Street Parking and Loading				26-502(a)
Off-Street Parking and Loading	Application - Designation/Modification of a Special Parking Area	\$ -	\$ 2,482.39	26-473(a)
Off-Street Parking and Loading	Application - Parking Site Plan Review (three reviews/revisions)	\$ -	\$ 217.69	26-473(a)
Off-Street Parking and Loading	Commission consideration for loss of leased parking	\$ -	\$ 448.25	26-501(b)
Off-Street Parking and Loading	Off-Site Lease Annual Renewal (per lease)	\$ -	\$ 97.35	26-501(c)
Off-Street Parking and Loading	Off-Site Lease Review (per lease)	\$ -	\$ 211.52	26-501(a)
Off-Street Parking and Loading	Parking Management Plan Review	\$ -	\$ 1,861.79	26-516(a)
Off-Street Parking and Loading	Variance Application	\$ 1,042.61	\$ 997.18	26-561(a)
Off-Street Parking and Loading	Variance Application (Single Family Only) ⁽²⁾	\$ 1,042.61	\$ 498.59	26-561(a)
Regulation of Towers	Tower Permit	\$ 365.23	\$ 444.91	28-530(a)
Site Plan Compliance	Application - Additional Review/Revision ⁽⁵⁾	\$ -	\$ 27.67	42-54(a)
Site Plan Compliance	Application - Base Fee (Affordable Housing - three reviews/revisions) ⁽²⁾	\$ 49.81	\$ 63.80	42-54(a)
Site Plan Compliance	Application - Base Fee (Single Family Only - three reviews/revisions) ⁽²⁾	\$ 49.81	\$ 97.31	42-54(a)
Site Plan Compliance	Application - Base Fee (three reviews/revisions)	\$ 49.81	\$ 135.08	42-54(a)
Subdivision Plat	Application - Class I Plat Base Fee	\$ 509.13	\$ 554.60	42-40(a); 42-54(a)
Subdivision Plat	Application - Class II Plat Base Fee	\$ 701.37	\$ 881.63	42-40(a); 42-54(a)

Special Revenue Fund

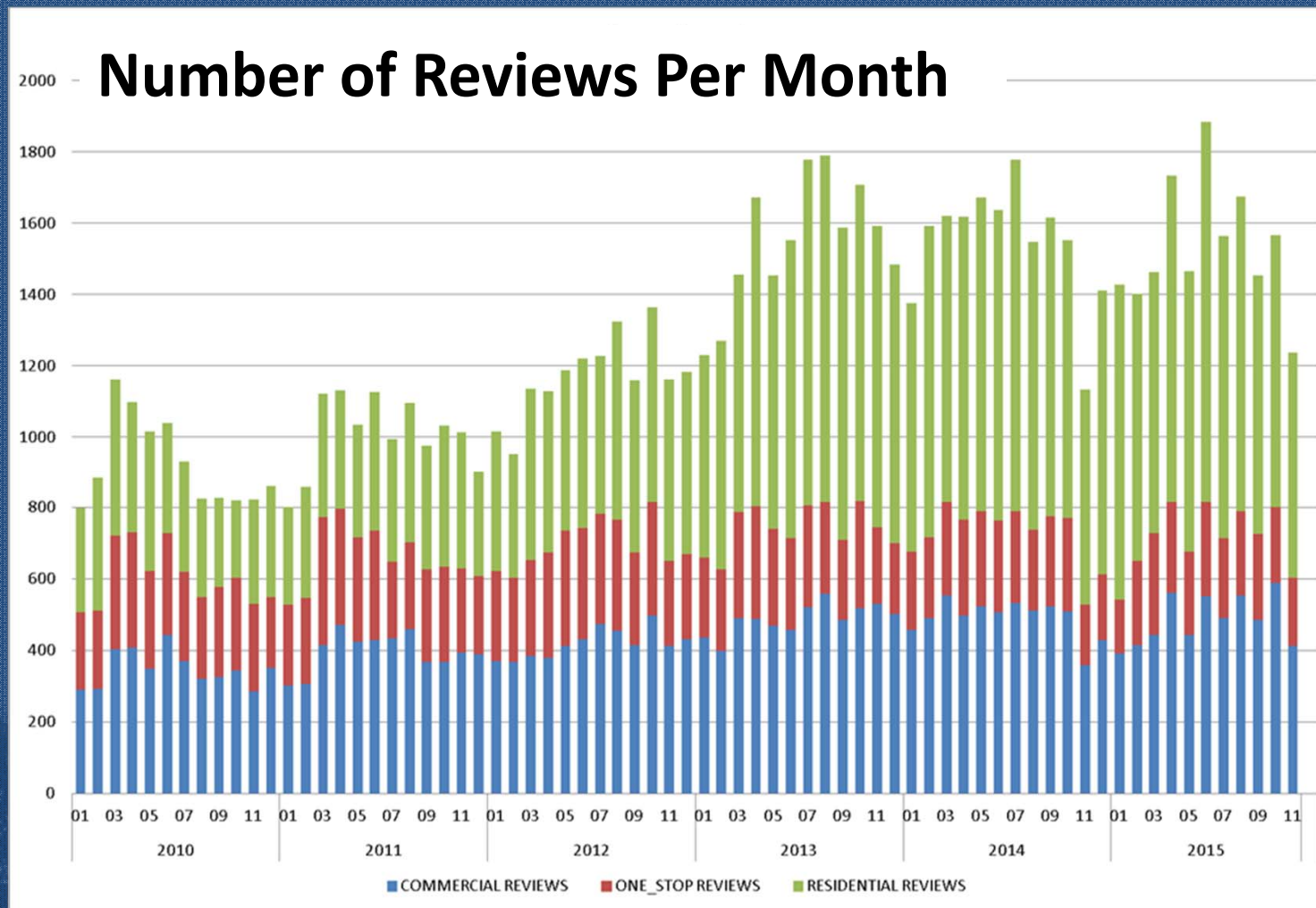
Background – Special Revenue Fund

- Numerous prior proposals
- Department routinely adjusts for business needs
- Challenges remain
 - Diminished level of service
 - Personnel resources & retention
 - Technology, training & other resources
 - Application activity
- FY16 City Council budget amendment request
 - Market fluctuations
 - Service delivery challenges

Market Fluctuations



As Permit Review Numbers Increase...



2010

2011

2012

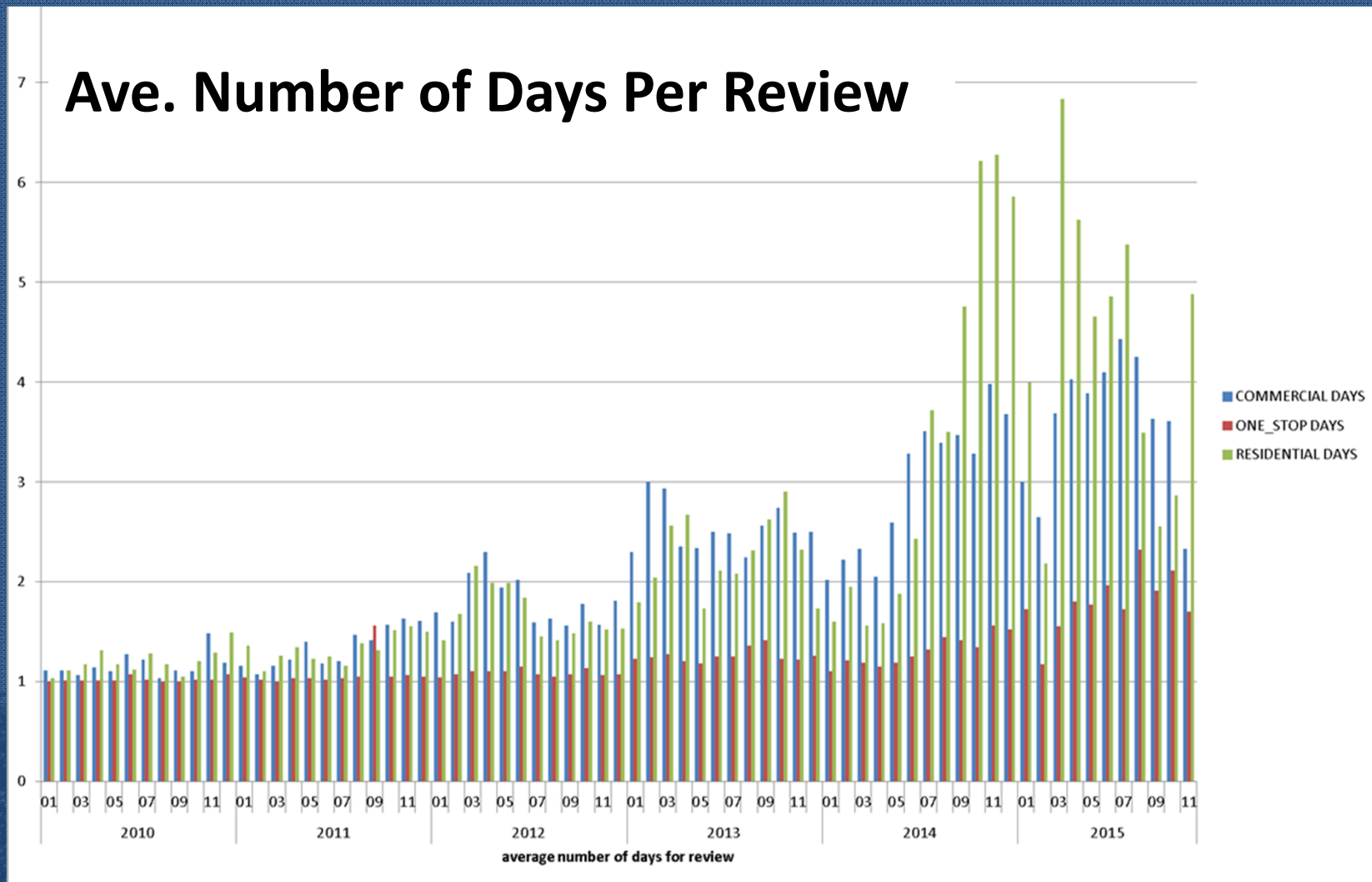
2013

2014

2015

2016

... Level of Service Decreases



2010

2011

2012

2013

2014

2015

2016

Special Revenue Fund Basics

- Special Revenue Funds - Revenues placed into special funds
 - Better track revenues
 - Proceeds spent on specified purposes
- Ensures service levels can respond to market fluctuations
- Contrast to General Fund department
 - Service levels tied to General Fund revenues
 - General Fund revenues relate more slowly to market changes

Proposed P&D Special Revenue Fund

- Dedicates development fees toward development services
 - Preserves level of service through market fluctuations
- Services included
 - Subdivision plat review
 - Permit review (Chapter 42, Off-Street Parking, Landscaping, etc.)
 - Historic preservation
 - Minimum lot size program

Special Revenue Fund Summary

- Returns department to adequate level of service
 - 78 FTEs - increase of 7 FTEs
 - New planner and compliance inspector positions
 - Serves continuing high development volumes
- Expenditures exceed current annual revenue
 - Fees out of alignment with cost of service
 - Consistent with cost of service study
 - Fee adjustment necessary for fund sustainability

Benefits of Proposed Fund

- Accelerated reviews
- Improved enforcement & compliance resolution
- Attract & retain quality employees
- Technology & software upgrades
- Improved training
 - Internal: Department employees & commissions
 - External: Applicants & general public
- Revenue supports development-related services
 - Eliminates General Fund subsidy

Proposed Department Operating Funds

Fiscal Year 2017

	Special Revenue Fund	General Fund	EGIS Revolving Fund
Expenditures	\$9.5 Million	\$1.1 Million	\$1.3 Million
FTEs	78	13	12



PLANNING &
DEVELOPMENT
DEPARTMENT

Next Steps

- Budget & Fiscal Affairs Presentation
 - December 8
- City Council consideration
 - Potentially December 9
- Fee modification effective
 - March 1, 2016

Planning & Development Department: Special Revenue Fund & Fee Modification Proposal

Presented by Patrick Walsh, P.E.

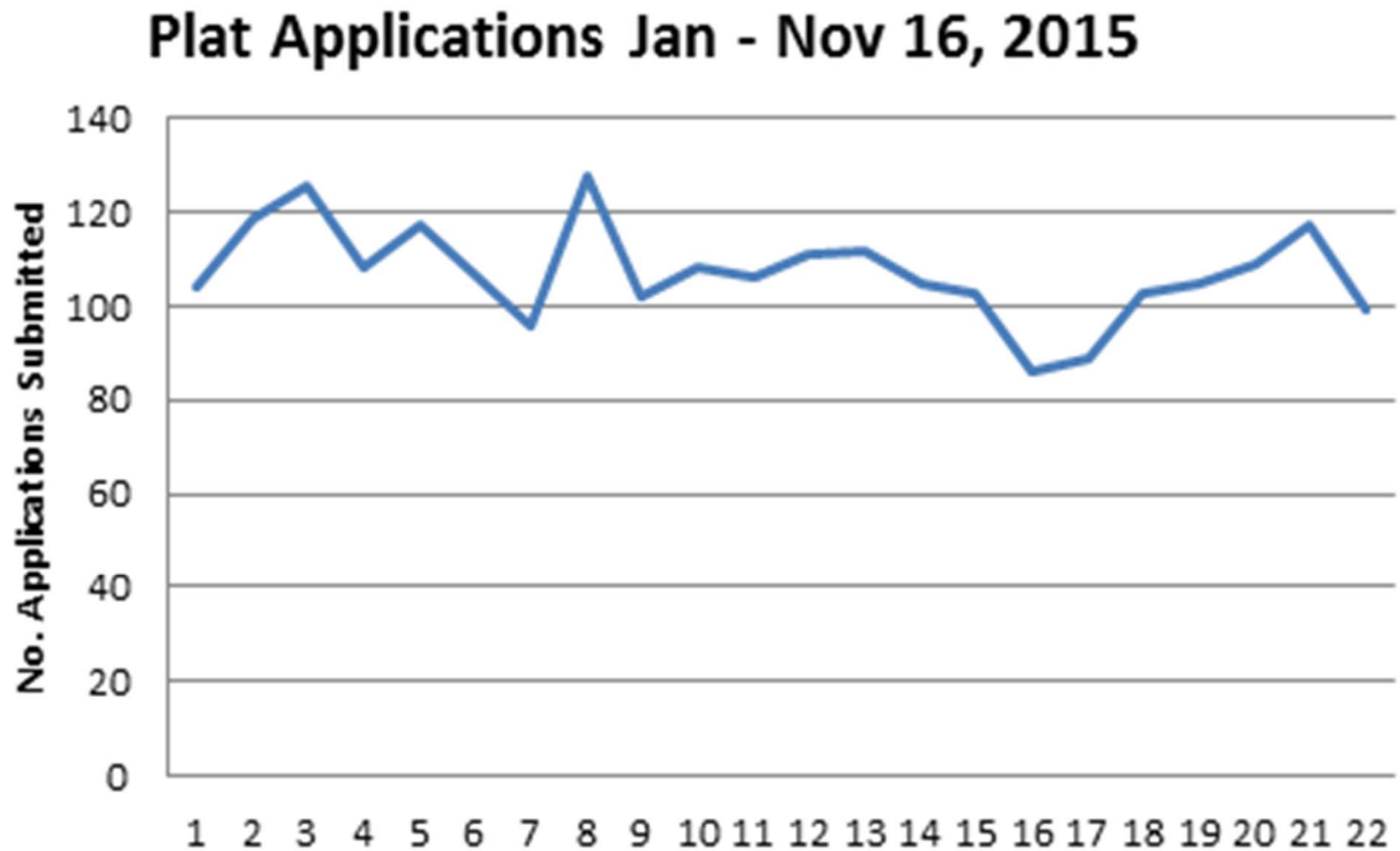
Director, Planning & Development Department
City of Houston

Budget and Fiscal Affairs Committee
November 19, 2015



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Subdivision Plat Activity



Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
A-Consent				
1	Aldine Westfield Self Storage	C2	DEF1	Withdraw
2	Alana Sec 56	C3P	DEF1	Approve the plat subject to the conditions listed
3	Balmoral Park Lakes East Sec 1	C3F		Defer Additional information reqd
4	Balmoral Park Lakes East Sec 2	C3F		Approve the plat subject to the conditions listed
5	Birnam Woods Drive and Reserve at Harmony	C3F		Approve the plat subject to the conditions listed
6	Camellia Amenities Reserve	C2		Approve the plat subject to the conditions listed
7	Cayman Kai	C2	DEF1	Approve the plat subject to the conditions listed
8	Colonial Entrepreneurs on Katy Fort Bend	C2		Approve the plat subject to the conditions listed
9	Contempo Yale	C3F		Approve the plat subject to the conditions listed
10	Creeside Ranch Sec 5	C3F		Approve the plat subject to the conditions listed
11	CST Corner Store No 1916	C2		Defer Chapter 42 planning standards
12	Cypress Creek Commerce	C2		Approve the plat subject to the conditions listed
13	Cypress Springs South Sec 2	C3F		Approve the plat subject to the conditions listed
14	Davis Chevrolet	C2		Approve the plat subject to the conditions listed
15	Discount Tire Post Oak	C2		Approve the plat subject to the conditions listed
16	Estates at Summer Street	C2		Approve the plat subject to the conditions listed
17	Fort Bend County ESD no 2 Fire Station no 3	C2		Approve the plat subject to the conditions listed
18	Fort Bend ISD Elementary School no 50	C2		Approve the plat subject to the conditions listed
19	Franz Industrial Park	C2		Approve the plat subject to the conditions listed
20	Gillespie Street Sec 2 replat no 3	C3F		Approve the plat subject to the conditions listed
21	Grand Vista Lakes Drive and Reserves	C3F		Approve the plat subject to the conditions listed
22	Harvest Corner Drive Street Dedication Sec 1	C3F		Approve the plat subject to the conditions listed
23	Harvest Green Lift Station Site no 2	C2		Approve the plat subject to the conditions listed
24	Harvest Green Sec 13	C3F		Approve the plat subject to the conditions listed
25	Hidden Arbor replat no 1	C3F		Approve the plat subject to the conditions listed
26	I 10 Bella Terra partial replat no 1	C3F		Approve the plat subject to the conditions listed
27	Katy ISD Central Maintenance Annex	C2		Defer Additional information reqd
28	Katy ISD Mayde Creek Complex	C2		Approve the plat subject to the conditions listed
29	Katy Trails GP	GP		Approve the plat subject to the conditions listed
30	Katy Trails Sec 3	C3P	DEF1	Approve the plat subject to the conditions listed

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

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
31	Knox Tract	C2		Approve the plat subject to the conditions listed
32	Lakecrest Forest Sec 8	C3P		Approve the plat subject to the conditions listed
33	Lakecrest Forest Sec 9	C3P		Approve the plat subject to the conditions listed
34	Mason McAlister Place	C2	DEF1	Approve the plat subject to the conditions listed
35	Newer Heights Place	C2		Approve the plat subject to the conditions listed
36	Oreilly Porter	C2		Defer Chapter 42 planning standards
37	Safesite Tract	C2		Approve the plat subject to the conditions listed
38	Sommerall Square Sec 1	C3P		Approve the plat subject to the conditions listed
39	Spring Branch Valley partial replat no 5	C3F		Approve the plat subject to the conditions listed
40	Telge Ranch GP	GP		Approve the plat subject to the conditions listed
41	Telge Ranch Sec 1	C3P		Approve the plat subject to the conditions listed
42	Towne Lake North Reserves Sec 1	C2		Approve the plat subject to the conditions listed
43	Towne Lake Sec 42	C3F		Approve the plat subject to the conditions listed
44	Volta Drive Street Dedication Sec 1	C3P		Approve the plat subject to the conditions listed
45	Westbury Estates	C3P	DEF1	Approve the plat subject to the conditions listed
46	Westpark Charter School	C2		Approve the plat subject to the conditions listed
47	Wildwood at Northpointe Sec 11	C3F		Approve the plat subject to the conditions listed
48	Willowcreek Ranch Sec 9	C3F		Approve the plat subject to the conditions listed
49	Woodlands Village of Alden Bridge Sec 110	C2		Defer Additional information reqd

B-Replats

50	Algregg Place	C2R		Approve the plat subject to the conditions listed
51	Arlington Loop	C2R		Approve the plat subject to the conditions listed
52	Austin at 59 Townhomes	C2R	DEF1	Withdraw
53	Body of Christ Fellowship Church	C2R		Approve the plat subject to the conditions listed
54	Buffalo Pointe	C3R		Approve the plat subject to the conditions listed
55	Canal Townsites	C2R		Approve the plat subject to the conditions listed
56	Clear Lake Marketplace Sec 1	C2R		Approve the plat subject to the conditions listed
57	Cline Homes	C2R		Approve the plat subject to the conditions listed
58	Fifty Nine Heights Reserve	C2R		Approve the plat subject to the conditions listed
59	Houston Acreage Estates replat no 1	C2R		Defer Chapter 42 planning standards
60	Jewett Place	C2R		Approve the plat subject to the conditions listed

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

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
61	Lindale Park Estates	C2R		Approve the plat subject to the conditions listed
62	Lonestar Disposal	C2R		Defer Additional information reqd
63	Manors on Illinois street	C2R		Approve the plat subject to the conditions listed
64	Miles Place	C2R		Approve the plat subject to the conditions listed
65	New Life Baptist Church of Houston	C2R	DEF1	Approve the plat subject to the conditions listed
66	Newman Estates	C2R	DEF1	Withdraw
67	Nicholson Estates	C2R		Approve the plat subject to the conditions listed
68	Nolo Studios	C3R		Approve the plat subject to the conditions listed
69	Opal Link Enterprises	C2R		Approve the plat subject to the conditions listed
70	Owens Grove Baptist Church	C2R		Approve the plat subject to the conditions listed
71	Padel Center USA	C2R		Approve the plat subject to the conditions listed
72	Parker Square	C2R		Approve the plat subject to the conditions listed
73	Paulette Estates	C2R		Approve the plat subject to the conditions listed
74	Raleigh Business Park	C2R	DEF1	Approve the plat subject to the conditions listed
75	Redan Vista	C2R		Approve the plat subject to the conditions listed
76	Sherman Street Villas	C2R		Approve the plat subject to the conditions listed
77	US 59 New Caney Commercial Development Sec 2	C3R		Approve the plat subject to the conditions listed
78	Vantrust Friendswood Addition	C2R		Defer Additional information reqd
79	Village at Archer	C2R		Approve the plat subject to the conditions listed
80	Villas at Spring Shadows	C3R		Approve the plat subject to the conditions listed
81	West Polk Moderno	C2R		Approve the plat subject to the conditions listed
82	Wilson Headquarters	C2R	DEF1	Disapprove
83	Wilson Office	C2R	DEF1	Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

84	Craig Woods partial replat no 17	C3N		Approve the plat subject to the conditions listed
85	Famik Place	C3N		Approve the plat subject to the conditions listed
86	Garcia Oaks Enclave replat no 1	C3N		Approve the plat subject to the conditions listed
87	Hunters Grove	C3N		Defer Additional information reqd
88	Lusco Terrace partial replat no 1	C3N		Defer Additional information reqd
89	Marshall Oaks Sec 2 partial replat no 1	C3N		Approve the plat subject to the conditions listed
90	Quail Glen Sec 1 partial replat no 1	C3N		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
91	Raintree Place Sec 3 replat no 1	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed
92	South Union Sec 2 partial replat no 1	C3N		Disapprove
93	Terraces on West 28th Street replat no 1	C3N		Defer Additional information reqd
94	Villages of Northgate Crossing Sec 8 partial replat no 1	C3N	DEF1	Deny the requested variance(s) and Disapprove the plat

D-Variances

95	Cardosa Estates	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
96	Crossing at Katy Fulshear	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
97	Fairgrounds Addition Block 43 partial replat no 1	C2R	DEF1	Withdraw
98	Holiday Inn Express North Main	C2	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
99	Katy Trails Sec 2	C3P	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
100	Lakes at Creekside GP	GP	DEF1	Grant the requested variance and special exception and Approve the plat subject to the conditions listed
101	Lyons Redev Second Venture replat no 1	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
102	Mainstreet Humble LLC GP	GP	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
103	Mainstreet Humble LLC Sec 1	C2	DEF1	Approve the plat subject to the conditions listed
104	Oakview Farms Sec 1	C3P	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
105	Residences at Fannin Station GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
106	Residences at Fannin Station Sec 1	C3R		Defer Additional information reqd
107	Yale Corner	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed

E-Special Exceptions

None

F-Reconsideration of Requirements

108	South Acres Estates	C2R		Defer Applicant request
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G-Extensions of Approval

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

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
109	Addicks Dam partial replat no 1	EOA	Approve	
110	Clear Lake Marketplace Sec 2	EOA	Approve	
111	Community Reach Boulevard Street Dedication Sec 1	EOA	Approve	
112	Community Reach Boulevard Street Dedication Sec 2	EOA	Approve	
113	Fairfield Towne Center Small Shops	EOA	Approve	
114	FM 1960 Medical Village Reserve	EOA	Approve	
115	Grand Morton North	EOA	Approve	
116	Grand Morton South	EOA	Approve	
117	Greenhouse Road Street Dedication Sec 4	EOA	Approve	
118	Hidden Meadow Sec 13	EOA	Approve	
119	Hidden Meadow Sec 15	EOA	Approve	
120	Houston Community College System Drennan Campus extension no 2	EOA	Approve	
121	Houston Heights partial replat no 11	EOA	Approve	
122	MDS and Laney Tract	EOA	Approve	
123	Stone Creek Ranch Sec 7	EOA	Approve	
124	Stone Creek Ranch Sec 8	EOA	Approve	
125	Stone Creek Ranch Sec 9	EOA	Approve	
126	Westfield Ranch Sec 1	EOA	Approve	

H-Name Changes

127	Cottage Grove Lake (prev. Cottage Grove Green Sec 1)	NC	Approve	
128	Legacy at Long Meadow Farms (prev. Legacy at Long Meadow Farm)	NC	Approve	

I-Certification of Compliance

129	21001 Highway 59	COC	Approve	
130	20085 Red Oaks S.	COC	Approve	
131	19801 Forest Drive W.	COC	Approve	

J-Administrative

None

K-Development Plats with Variance Requests

132	3826 Meadow Lake Lane	DPV	Approve	
133	3830 Meadow Lake Lane	DPV	Approve	

Off-Street Parking Variances

IV	4401 Harrisburg Blvd	PV	Approve	
V	516 Westheimer Street	PV	Approve	



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1

Action Date: 12/03/2015

Plat Name: Aldine Westfield Self Storage

Developer: AMWK Storage Associates LLC

Applicant: Town and Country Surveyors

App No/Type: 2015-2253 C2

Staff Recommendation:

Withdraw

Total Acreage:	7.9500	Total Reserve Acreage:	7.9500
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77386	253N	ETJ

Conditions and Requirements for Approval

1. A General Plan is required.
2. Easements cannot be proposed with a class 2 they must be established by a separate instrument.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 2
Action Date: 12/03/2015
Plat Name: Aliana Sec 56
Developer: Aliana Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2015-2271 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	21.8100	Total Reserve Acreage:	1.2900
Number of Lots:	88	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 134 B
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526Z	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.1. Utility easements outside the plat boundary must be recorded by a separate instrument
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Section 54 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)
1. A revised GP is required and must be approved prior to submittal of the final section.

For Your Information:

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Fort Bend Engineer: Provide d General Land Plan that has been approved by City of Houston.

Change all 25' radii along Abermore Lane to 30' radii.

Change 50' right of way on Abermore to 60' right of way.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 12/03/2015
Plat Name: Balmoral Park Lakes East Sec 1
Developer: Land Tejas Park Lakes 1023, LP
Applicant: Jones & Carter, Inc.
App No/Type: 2015-2440 C3F

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	38.2800	Total Reserve Acreage:	10.9529
Number of Lots:	98	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 400
County	Zip	Key Map ©	City / ETJ
Harris	77396	376Q	ETJ

Conditions and Requirements for Approval

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

052. Balmoral Park Lakes East Sec 2 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. 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)

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

1. Provide exhibits showing the alignment of Future Greens Rd in relation to this plat and another showing the continuation along the northern boundary of the GP.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 12/03/2015
Plat Name: Balmoral Park Lakes East Sec 1
Developer: Land Tejas Park Lakes 1023, LP
Applicant: Jones & Carter, Inc.
App No/Type: 2015-2440 C3F

Staff Recommendation:
Defer Additional
information reqd

CenterPoint: .
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)

Verify that native means for accessing wastewater plant have been established before plat recordation (HC)

Arrowhead Ridge Drive and Arrowhead Ridge Court is a street name duplication. Choose another street name.(HC)

Sec 2 will need to be recorded prior to or simultaneously with this plat (HC)

Verify that there are no gaps in between street dedications for Woodland Hills Drive (HC)

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 12/03/2015
Plat Name: Balmoral Park Lakes East Sec 2
Developer: Land Tejas Park Lakes 1023, LP
Applicant: Jones & Carter, Inc.
App No/Type: 2015-2436 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	25.7000	Total Reserve Acreage:	4.2126
Number of Lots:	118	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 400
County	Zip	Key Map ©	City / ETJ
Harris	77396	376U	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
052. This plat must be recorded prior to or simultaneously with Balmoral Park Lakes East Sec 1.
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)
144. Provide a minimum 50-foot cul-de-sac radius as indicated on the marked file copy. Refer to PWE Design Manual. (131)
187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 4
Action Date: 12/03/2015
Plat Name: Balmoral Park Lakes East Sec 2
Developer: Land Tejas Park Lakes 1023, LP
Applicant: Jones & Carter, Inc.
App No/Type: 2015-2436 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)

Verify that native means for accessing wastewater plant have been established before plat recordation (HC)

Loys Cove Court should be Loys Coves Court to be consistent with street name to the south (HC)

Show existing pipeline through tract per general plan (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: 12/03/2015
Plat Name: Birnham Woods Drive and Reserve at Harmony
Developer: Discovery Spring Trails, LLC
Applicant: Jones & Carter, Inc. - The Woodlands
App No/Type: 2015-2446 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	7.8000	Total Reserve Acreage:	1.0800
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 119
County	Zip	Key Map ©	City / ETJ
Montgomery	77386	293L	ETJ

Conditions and Requirements for Approval

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

052. This plat must be recorded prior to or simultaneously with Harmony Village Sec 1.

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)

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

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

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

1. Add new Center Point 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: 6
Action Date: 12/03/2015
Plat Name: Camellia Amenities Reserve
Developer: Victorian Gardens, LTD. A Texas Limited Liability Corporation
Applicant: EHRA
App No/Type: 2015-2411 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	9.5240	Total Reserve Acreage:	9.5240
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:	FBC 206
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	527S	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.

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

146. Identify, dimension and provide square footage for all right-of-way dedications.

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 Center Point 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. Dash lines outside plat boundary.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 12/03/2015
Plat Name: Camellia Amenities Reserve
Developer: Victorian Gardens, LTD. A Texas Limited Liability Corporation
Applicant: EHRA
App No/Type: 2015-2411 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Fort Bend Engineer: Provide Civil Site Plans

Add 25' building line adjacent to Camellia Gardens Dr. and Madden 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 12/03/2015
Plat Name: Cayman Kai
Developer: Cayman Kai, LLC
Applicant: C & C Surveying, Inc
App No/Type: 2015-2324 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.7990	Total Reserve Acreage:	1.7230
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	327T	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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 12/03/2015
Plat Name: Cayman Kai
Developer: Cayman Kai, LLC
Applicant: C & C Surveying, Inc
App No/Type: 2015-2324 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)

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

Coordinate with Harris County Traffic prior to recordation. (HC)
Limited scope TIA will be required to confirm driveway locations and left turn lane requirements (Traffic)

Coordinate with Harris County CIP Project Manager 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: 8
Action Date: 12/03/2015
Plat Name: Colonial Entrepreneurs on Katy Fort Bend
Developer: 34 DHANANI INVESTMENTS
Applicant: Advance Surveying, Inc.
App No/Type: 2015-2407 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.9000	Total Reserve Acreage:	1.9000
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:	West Harris County MUD 5
County	Zip	Key Map ©	City / ETJ
Harris	77493	444Z	ETJ

Conditions and Requirements for Approval

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

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. 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
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 12/03/2015
Plat Name: Colonial Entrepreneurs on Katy Fort Bend
Developer: 34 DHANANI INVESTMENTS
Applicant: Advance Surveying, Inc.
App No/Type: 2015-2407 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

Harris County Flood Control District: HCFCD Review - Include Key Map information on the Vicinity Map.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

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

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 12/03/2015
Plat Name: Contempo Yale
Developer: Cygnus Builders
Applicant: Total Surveyors, Inc.
App No/Type: 2015-2439 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	4.8874	Total Reserve Acreage:	0.5072
Number of Lots:	42	Number of Multifamily Units:	0
COH Park Sector:	1	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	77091	452D	City

Conditions and Requirements for Approval

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

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

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

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

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

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

For Your Information:

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

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

City Engineer: DETENTION IS REQUIRED, IF THE F.H. AND FIRE LINE ARE PUBLIC, IT NEED 10'X10' F.H.E. AND 20' W.L.E.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 12/03/2015
Plat Name: Creekside Ranch Sec 5
Developer: Ashton Houston Residential
Applicant: Jones & Carter, Inc.
App No/Type: 2015-2403 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	13.9455	Total Reserve Acreage:	0.6469
Number of Lots:	46	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 142
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524S	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

Fort Bend Engineer: Add 1' reserve on Clearstone adjacent to unplatted areas.

Add 1' reserve on Misty Ember Ln. adjacent to unplatted areas.

City Engineer: WLE & SSE CANNOT OVERLAPP, WHICH IS NOT ALLOWED. ALSO 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: 11
Action Date: 12/03/2015
Plat Name: CST Corner Store No 1916
Developer: CST Brands Inc.
Applicant: Weisser Engineering Company
App No/Type: 2015-2395 C2

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	6.0020	Total Reserve Acreage:	6.0020
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	285R	ETJ

Conditions and Requirements for Approval

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

Provide all corresponding documents in regards to ROW information.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 12
Action Date: 12/03/2015
Plat Name: Cypress Creek Commerce
Developer: B.H. Properties
Applicant: The Interfield Group
App No/Type: 2015-2422 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	9.5140	Total Reserve Acreage:	9.5140
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	CNP Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77090	332K	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)

Add the Harris County Clerk Certificate of Commissioners Court Approval paragraph

Add the Road law 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: 12
Action Date: 12/03/2015
Plat Name: Cypress Creek Commerce
Developer: B.H. Properties
Applicant: The Interfield Group
App No/Type: 2015-2422 C2

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)

UVE will need to be checked at Cypress Creek Parkway (HC)

Dedicate 5 feet of ROW along Bammel Road (HC)

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

Verify ROW width. Road log calls out 100' ROW for Bammel Westfield road. (HC)

Label correct recording info. for Bammel Westfield Road and Bammel Road (HC)

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 12/03/2015
Plat Name: Cypress Springs South Sec 2
Developer: DAC ENGINEERS
Applicant: AGS CONSULTANTS LLC
App No/Type: 2015-2431 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	12.7536	Total Reserve Acreage:	1.0100
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:	Combination	Utility District:	Harris County MUD 165
County	Zip	Key Map ©	City / ETJ
Harris	77433	406R	ETJ

Conditions and Requirements for Approval

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

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

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

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 road law paragraph

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 12/03/2015
Plat Name: Cypress Springs South Sec 2
Developer: DAC ENGINEERS
Applicant: AGS CONSULTANTS LLC
App No/Type: 2015-2431 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)

callout recording information for sec 1 plat (HC)

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 12/03/2015
Plat Name: Davis Chevrolet
Developer: CDG Land Partnership, LP
Applicant: Century Engineering, Inc
App No/Type: 2015-2350 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	7.6974	Total Reserve Acreage:	7.6974
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	77054	532U	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

PWE Utility Analysis: A wastewater capacity Reservation letter is required.
City Engineer: DETENTION IS REQUIRED

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 12/03/2015
Plat Name: Discount Tire Post Oak
Developer: Halle Properties, L.L.C.
Applicant: Terra Associates, Inc.
App No/Type: 2015-2356 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.3670	Total Reserve Acreage:	3.3670
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	77045	571Q	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)

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

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

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

For Your Information:

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 16
Action Date: 12/03/2015
Plat Name: Estates at Summer Street
Developer: Mehr Homes
Applicant: PLS
App No/Type: 2015-2387 C2

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	493F	City

Conditions and Requirements for Approval

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

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

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.

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

For Your Information:

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

PWE Utility Analysis: A Wastewater Capacity reservation letter is required.

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

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65% AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

Parks and Recreation: To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (3 units) of dwelling units.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 12/03/2015
Plat Name: Fort Bend County ESD no 2 Fire Station no 3
Developer: Coveler & Katz
Applicant: Weisser Engineering Company
App No/Type: 2015-2372 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.3490	Total Reserve Acreage:	2.3490
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 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.

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

146.1. Provide for dedication of cutback(s) as indicated on the marked file copy.

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 18
Action Date: 12/03/2015
Plat Name: Fort Bend ISD Elementary School no 50
Developer: FBISD c/o Landtech
Applicant: Landtech Consultants, Inc.
App No/Type: 2015-2347 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	13.0000	Total Reserve Acreage:	13.0000
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 190
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526Q	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

Fort Bend Engineer: Provide Civil Plans.

Provide TIA

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 12/03/2015
Plat Name: Franz Industrial Park
Developer: DFJ Franz, LP
Applicant: Windrose Land Services, Inc.
App No/Type: 2015-2349 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	67.4681	Total Reserve Acreage:	67.4681
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	77449	446T	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)

Add the following note to the face of the plat: "Access is hereby denied to Linden Tree Drive".

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 12/03/2015
Plat Name: Franz Industrial Park
Developer: DFJ Franz, LP
Applicant: Windrose Land Services, Inc.
App No/Type: 2015-2349 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Harris County Flood Control District: Show HCFCF Fee strip recorded at HCCF#K420482 and check for property boundary conflicts with this fee strip, Label HCFCF Units U101-04-00 and U101-21-00.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

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

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

Label name and distance of nearest cross street (HC)

Label recording info and owner to the east (HC)

Traffic Impact Analysis will be required before the review of site development plan. It should address, but not limited to, driveway locations to avoid overlapping left turns with school driveway across the road, EB left turn lanes on Franz Road, widening of Franz Road at L intersection, along approach at Fry Road and at Saums 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.



Agenda Item: 20
Action Date: 12/03/2015
Plat Name: Gillespie Street Sec 2 replat no 3
Developer: UNIQUE DEVELOPMENT GROUP
Applicant: ICMC GROUP INC
App No/Type: 2015-2348 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.0900	Total Reserve Acreage:	0.0350
Number of Lots:	29	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

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)

Parking reserves A & B should be moved so that both reserves touch 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.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 12/03/2015
Plat Name: Grand Vista Lakes Drive and Reserves
Developer: Taylor Morrison of Texas Inc.
Applicant: Costello, Inc.
App No/Type: 2015-2434 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	20.8380	Total Reserve Acreage:	17.7677
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 190
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526Q	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.
157. Provide streets names for each street. (133-134)
- 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)
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.

Fort Bend Engineer: Provide civil site plans for reserve B.

Add 25' building line adjacent to Grand Vista Lakes Dr. and Vista Hills Dr.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 12/03/2015
Plat Name: Harvest Corner Drive Street Dedication Sec 1
Developer: Johnson Development
Applicant: Jones & Carter, Inc.
App No/Type: 2015-2394 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	7.7600	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:	Fort Bend County MUD 134A
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	566B	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

Fort Bend Engineer: Provide Construction Plans.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 12/03/2015
Plat Name: Harvest Green Lift Station Site no 2
Developer: Johnson Development
Applicant: Jones & Carter, Inc.
App No/Type: 2015-2427 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2204	Total Reserve Acreage:	0.2204
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 134D
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	566B	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.

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

052. Harvest Corner Drive Street Dedication Sec 1 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.

Fort Bend Engineer: Add 25' Building Line adjacent to Harvest Corner Dr.

Provide Civil Site Plans.

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 12/03/2015
Plat Name: Harvest Green Sec 13
Developer: Johnson Development
Applicant: Jones & Carter, Inc.
App No/Type: 2015-2390 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	27.4500	Total Reserve Acreage:	2.1198
Number of Lots:	123	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	526X	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. Harvest Corner Drive Street Dedication Sec 1 & Sec 2 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.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Fort Bend Engineer: Provide Construction Plans.

Add 1' reserve on Hawthorn Hall Dr. at Future Harvest Corner Dr.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 12/03/2015
Plat Name: Hidden Arbor replat no 1
Developer: Jen Texas XI, LLC
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2015-2352 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	96.4260	Total Reserve Acreage:	40.6270
Number of Lots:	129	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 No. 531
County	Zip	Key Map ©	City / ETJ
Harris	77433	326L	City/ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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)

Replat is for change of street names. Approved construction plan (Project Number 2037737) should be revised to reflect that (Traffic)

Plat calls out show Mystic Canopy Blvd. However, plans call out Arbor Vista Boulevard for same street corridor. Verify if street name on plat or plans need to change. (HC)

Verify that easements on plat and plans match (HC)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 12/03/2015
Plat Name: I 10 Bella Terra partial replat no 1
Developer: I-10 /Katy, Ltd.
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2015-2363 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	15.2375	Total Reserve Acreage:	14.1182
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 Fort Bend Counties MUD 3
County	Zip	Key Map ©	City / ETJ
Harris	77494	485A	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

41' pavement will be required for Western Centre Drive crossing Ernestes Drive ROW. Coordination between two developers (Bella Terra and Grand Crossing) will be required. (Traffic)

Provide two driveway turnouts with STOP signs for the existing privately maintained gravel path at Ernestes." (Traffic)



Agenda Item: 27
Action Date: 12/03/2015
Plat Name: Katy ISD Central Maintenance Annex
Developer: Katy ISD
Applicant: West Belt Surveying, Inc.
App No/Type: 2015-2385 C2

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	5.8840	Total Reserve Acreage:	5.8840
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	77449	446S	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.

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)

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

Add the following note to 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."

1. Address the stub street, aka Cocoplum, and 2,600' intersection spacing prior to recordation.
2. Provide MUD information.

For Your Information:

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 12/03/2015
Plat Name: Katy ISD Central Maintenance Annex
Developer: Katy ISD
Applicant: West Belt Surveying, Inc.
App No/Type: 2015-2385 C2

Staff Recommendation:
Defer Additional
information reqd

City Engineer: DETENTION IS REQUIRED

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

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

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

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

Label Fire and EMS table (HC)

Check with city if a variance is required (HC)

Limited scope TIA should be provided to determine left turn lane storage requirements, either expanding a shared entrance at the school or a new left turn lane directly serving the site. Plat has not been uploaded in CRM. (Traffic)

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



Agenda Item: 28
Action Date: 12/03/2015
Plat Name: Katy ISD Mayde Creek Complex
Developer: West Belt Surveying Inc.
Applicant: West Belt Surveying, Inc.
App No/Type: 2015-2397 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	113.6250	Total Reserve Acreage:	113.6250
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:	238
County	Zip	Key Map ©	City / ETJ
Harris	77084	447S	ETJ

Conditions and Requirements for Approval

Add the following note to 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."

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)

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 12/03/2015
Plat Name: Katy ISD Mayde Creek Complex
Developer: West Belt Surveying Inc.
Applicant: West Belt Surveying, Inc.
App No/Type: 2015-2397 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

CenterPoint: .
City Engineer: DETENTION IS REQUIRED AND NEED B.L.

Harris County Flood Control District: HCFCD comments - make corrections to channel ROW info, show channel unit number, see comments on plat markup.
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 25 foot building line along Greenhouse Road (HC)

Label recording info all roads adjacent to development and verify ROW width (HC)

Label property info west of Greenhouse with recording info.(HC)

Show west ROW line for Greenhouse Road (HC)

Vicinity Map should be revised (Traffic)

Dedicate separate instrument dedication by plat, call out xx acres, xx sft is dedicate to the public for ROW purposes (HC)

Label Fire and EMS table (HC)

Label 10 foot building lines along existing Ashley, Dulaney and Groeschke road (HC)

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

Will need to dedicate additional ROW if Groeschke road ROW is less than 60 feet (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
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 12/03/2015
Plat Name: Katy Trails GP
Developer: Tangle Development
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2015-2417 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	84.0000	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 432
County	Zip	Key Map ©	City / ETJ
Harris	77493	445F	ETJ

Conditions and Requirements for Approval

046. General Plan approval is for street patterns as shown on the plat only. (24)

1. A second point of access will be required upon dedication of future Peak Road.

For Your Information:

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

Harris County Flood Control District: HCFCD Review - 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: 12/03/2015
Plat Name: Katy Trails Sec 3
Developer: Tangle Development
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2015-2261 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	20.2000	Total Reserve Acreage:	4.7600
Number of Lots:	76	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 432
County	Zip	Key Map ©	City / ETJ
Harris	77493	445F	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.

050. Revise plat boundary as indicated on the marked file copy.

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

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

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

Provide the following documents: Vol H Pg 493, Y118119, Y288835, 20140333503 OPRPHCT.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 30

Action Date: 12/03/2015

Plat Name: Katy Trails Sec 3

Developer: Tangle Development

Applicant: BGE|Kerry R. Gilbert Associates

App No/Type: 2015-2261 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: "Any new development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits." (HC)

UVE should be checked at Hawkestone Manor Drive at Clay Road. (Traffic)

Restriping will be required on Clay Road to create designated left turn lane at Hawkestone Manor Drive . (Traffic)

ROW corner radius should be 30 ft at Clay Rd and Hawkestone Manor Drive. (Traffic)

Driveway location for Lots 6 & 7, Block 2 should be 5' from lot line away from the intersection as far as possible. (Traffic)

Dedicate ROW widening on Clay Road by plat. call out xx acres, xx sft is dedicated to the public for ROW purposes.(HC)

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 12/03/2015
Plat Name: Knox Tract
Developer: N/A
Applicant: E.I.C. Surveying Company
App No/Type: 2015-2351 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.0000	Total Reserve Acreage:	3.0000
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286L	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)

1. Easements listed in the title report must match 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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 12/03/2015
Plat Name: Lakecrest Forest Sec 8
Developer: Porter Road LTD.
Applicant: EHRA
App No/Type: 2015-2420 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.3100	Total Reserve Acreage:	1.0000
Number of Lots:	13	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

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.

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)

159. Provide centerline tie.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 12/03/2015
Plat Name: Lakecrest Forest Sec 8
Developer: Porter Road LTD.
Applicant: EHRA
App No/Type: 2015-2420 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

Street name for sec 8 and sec 9 needs to be consistent per our regulations (HC)

Label recording information and ROW widths for Morton Road (HC)

Label property owner info and recording info. across Morton road (HC)

Label ROW widths for Lakecrest Forest Drive (HC)

C2 ROW corner radius at Morton Rd should be 30 ft (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: 33
Action Date: 12/03/2015
Plat Name: Lakecrest Forest Sec 9
Developer: Porter Road LTD.
Applicant: EHRA
App No/Type: 2015-2421 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.3500	Total Reserve Acreage:	1.0000
Number of Lots:	13	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

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.

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)

159. Provide centerline tie.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 12/03/2015
Plat Name: Lakecrest Forest Sec 9
Developer: Porter Road LTD.
Applicant: EHRA
App No/Type: 2015-2421 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 should be checked based on ultimate roadway cross section of Morton Road at Lakecrest Forest Drive. (Traffic)

Corner ROW radius C1 at Lakecrest Forest Drive and Morton Road should be revised from 25' to 30'. (Traffic)

Street name for sec 8 and sec 9 needs to be consistent per our regulations (HC)

Label recording information and ROW widths for Morton Road (HC)

Label property owner info and recording info. across Morton road (HC)

Label ROW widths for Lakecrest Forest Drive (HC)

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 12/03/2015
Plat Name: Mason McAlister Place
Developer: MCI Grand Parkway, LTD
Applicant: Jones & Carter, Inc.
App No/Type: 2015-2334 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	8.5400	Total Reserve Acreage:	8.5400
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 71
County	Zip	Key Map ©	City / ETJ
Harris	77449	445H	ETJ

Conditions and Requirements for Approval

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

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

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

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 abandonment documents for Glenmills Dr at recordation.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 12/03/2015
Plat Name: Mason McAlister Place
Developer: MCI Grand Parkway, LTD
Applicant: Jones & Carter, Inc.
App No/Type: 2015-2334 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)

L7 should be 28.28' for 20 ft x 20 ft ROW corner clip along Mason Rd. -Per HC CIP

L7 should be 28.28' for 20'x20' cutback. -Per HC Traffic

Limited scope TIA will be required prior to approval of site plans to confirm driveway and left turn lane requirements.

Driveway access will not be allowed from the end of the public stub street Glenmills Drive. Driveway access could be approved with County's abandonment of the stub ROW and developer's reconstruction of the stub pavement and the storm sewer to County driveway standards. -Per HC Traffic

Correct recording info for adjacent Mason Rd. (HC)

Glenmills Drive is to be abandoned by Comm. Court before plat is recorded.(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.



Agenda Item: 35
Action Date: 12/03/2015
Plat Name: Newer Heights Place
Developer: Manco Associates, LC
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2015-2401 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3400	Total Reserve Acreage:	0.0200
Number of Lots:	9	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453T	City

Conditions and Requirements for Approval

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

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 the following note to 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."

1. Certificate of complete is required at the time of recordation.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 12/03/2015
Plat Name: Newer Heights Place
Developer: Manco Associates, LC
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2015-2401 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project.
CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.
City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%
AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

PWE Traffic: This plat is approved with on-site parking.
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.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 12/03/2015
Plat Name: Oreilly Porter
Developer: RSI DEV PORTER, LLC
Applicant: Govind Development, LLC
App No/Type: 2015-2340 C2

Staff Recommendation:
 Defer Chapter 42 planning
 standards

Total Acreage:	1.4540	Total Reserve Acreage:	1.4540
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	296E	ETJ

Conditions and Requirements for Approval

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (156)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
- 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)
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Application was submitted as C2 but will be changed to a C2R.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37

Action Date: 12/03/2015

Plat Name: Safesite Tract

Developer: Individual

Applicant: Texas Engineering And Mapping Company

App No/Type: 2015-2368 C2

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	39.6308	Total Reserve Acreage:	39.6308
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	77433	326T	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.

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

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

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

For Your Information:

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

CenterPoint: Coordinate (Disapproval)
City Engineer: DETENTION IS REQUIRED

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 12/03/2015
Plat Name: Sommerall Square Sec 1
Developer: K.B. Home Lone Star Inc
Applicant: Pape-Dawson Engineers
App No/Type: 2015-2414 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	8.3100	Total Reserve Acreage:	0.9960
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:	Harris County MUD 257
County	Zip	Key Map ©	City / ETJ
Harris	77084	407R	ETJ

Conditions and Requirements for Approval

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

082. Certain area(s) have been designated on the plat as compensating open space, which are not permitted. Revise plan to identify acceptable compensating open space areas. (185)

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

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

For Your Information:

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 12/03/2015
Plat Name: Spring Branch Valley partial replat no 5
Developer: cas survey
Applicant: CAS SURVEY
App No/Type: 2015-2443 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1790	Total Reserve Acreage:	0.0110
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	77043	449R	City

Conditions and Requirements for Approval

086. The staff portion of flag lots shall provide vehicular access. Add the Flag Lots plat notes. (188)

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

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

For Your Information:

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

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

Parks and Recreation: To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 10. 2) The then-current fee in lieu of dedication shall be applied to this number (2 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: 40
Action Date: 12/03/2015
Plat Name: Telge Ranch GP
Developer: Woodmere Development Co., Ltd
Applicant: Robert Doley, Planner
App No/Type: 2015-2381 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	72.4419	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Northwest Harris County MUD 5
County	Zip	Key Map ©	City / ETJ
Harris	77429	328N	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.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 41
Action Date: 12/03/2015
Plat Name: Telge Ranch Sec 1
Developer: Woodmere Development Co., Ltd
Applicant: Robert Doley, Planner
App No/Type: 2015-2382 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	15.4343	Total Reserve Acreage:	1.7492
Number of Lots:	61	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Northwest MUD No 5
County	Zip	Key Map ©	City / ETJ
Harris	77429	328N	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)

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.

For Your Information:

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

Coordinate with Centerpointe.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 12/03/2015
Plat Name: Towne Lake North Reserves Sec 1
Developer: CW SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No/Type: 2015-2406 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	18.5029	Total Reserve Acreage:	18.5029
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	367N	ETJ

Conditions and Requirements for Approval

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
047. Make minor corrections and additions as indicated on the marked file copy.
052. Adjoining major thoroughfares (Greenhouse and Cypress North Houston) must be recorded prior to or simultaneously with this plat.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

City Engineer: MAKE SURE B.L.'S ARE SHOWN ON ALL ROADS, ALSO 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: 43
Action Date: 12/03/2015
Plat Name: Towne Lake Sec 42
Developer: CW SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No/Type: 2015-2415 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	41.7900	Total Reserve Acreage:	8.3086
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

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

023. Single-family residential lots shall have minimum 20-foot front building lines along the local street. Should the lot side or back a local street a 10-foot side or rear building line will be required. A further reduction in the front building line shall be allowed when using the typical lot layout.

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

052. Adjoining Towne Lake Pkwy. must be recorded prior to or simultaneously with this plat.

053. Change street name(s) as indicated on the file copy. Label street name as White Wave Court.

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: WLE & SSE CANNOT OVERLAPP, WHICH IS NOT ALLOWED. ALSO 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: 44
Action Date: 12/03/2015
Plat Name: Volta Drive Street Dedication Sec 1
Developer: City of Houston
Applicant: Windrose Land Services, Inc.
App No/Type: 2015-2442 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.3666	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	20	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77338	334Z	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.

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.

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: 12/03/2015
Plat Name: Westbury Estates
Developer: CND-WESTBURY ESTATES, LLC
Applicant: Ridge Planning & Engineering
App No/Type: 2015-2246 C3P

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	4.0000	Total Reserve Acreage:	0.3615
Number of Lots:	44	Number of Multifamily Units:	0
COH Park Sector:	8	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	77096	531W	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 recordation. This is consistent w/ Chapter 19-13. Contact FMO at 713-535-7666.

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

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

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

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. Provide approved and signed drainage plan at final.

For Your Information:

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

Addressing: "Mondavi Court" and "Foxhorn Court" do not end in cul-de-sacs. "Court" street types need to change.

PWE Utility Analysis: A wastewater Capacity reservation letter is required for this project before replat.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 12/03/2015
Plat Name: Westpark Charter School
Developer: RJ Houston, LLC
Applicant: Windrose Land Services, Inc.
App No/Type: 2015-2445 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	14.7598	Total Reserve Acreage:	14.7598
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:	Chelford One MUD
County	Zip	Key Map ©	City / ETJ
Harris	77083	527H	ETJ

Conditions and Requirements for Approval

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

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

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

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

All easements shown on plat must match easements listed in title.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 12/03/2015
Plat Name: Westpark Charter School
Developer: RJ Houston, LLC
Applicant: Windrose Land Services, Inc.
App No/Type: 2015-2445 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: HCFCD Review - Label the channel on the plat with ID: D132-00-00
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 Fire and EMS table (HC)

Label recording info. which Mission Bay Drive and other southern properties were created (HC)

Verify recording info for Bellaire blvd and flood control ditch (HC)

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

Traffic Impact Analysis (TIA) will be required before the review of site development plan. Traffic should be contacted for discussion regarding scopes of TIA. (Traffic)

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 12/03/2015
Plat Name: Wildwood at Northpointe Sec 11
Developer: Friendswood Development Company
Applicant: Costello, Inc.
App No/Type: 2015-2432 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	16.2800	Total Reserve Acreage:	1.8091
Number of Lots:	40	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	328J	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.

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

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

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

147. Provide a copy of the instrument abandoning Shaw Road prior to recordation.

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 12/03/2015
Plat Name: Wildwood at Northpointe Sec 11
Developer: Friendswood Development Company
Applicant: Costello, Inc.
App No/Type: 2015-2432 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 recording information for existing ROW (HC)

N-S segment of Old Shaw will need to be abandoned by Comm. Court before plat is recorded (HC)

Call out block number for reserve B (HC)

Call out "access denied" where private street abuts unplatted property (HC)

Show location of street name break 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: 48
Action Date: 12/03/2015
Plat Name: Willowcreek Ranch Sec 9
Developer: CC Telge Road, L.P., - A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2015-2424 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	41.0100	Total Reserve Acreage:	7.0000
Number of Lots:	28	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:	Harris County MUD 416
County	Zip	Key Map ©	City / ETJ
Harris	77377	288S	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.

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 8 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)

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: 48
Action Date: 12/03/2015
Plat Name: Willowcreek Ranch Sec 9
Developer: CC Telge Road, L.P., - A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2015-2424 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)

Holderrieth Road will need to be included in plat boundary. (HC)

May need to also include "drainage" as a restriction to reserves A and B (HC)

Change Moonlight springs Drive to Sacred Haven Circle (HC)

Sec 8 will need to be recorded prior to or simultaneously with this plat (HC)

Per our regs, street name will need to be consistent through intersection (HC)

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 12/03/2015
Plat Name: Woodlands Village of Alden Bridge Sec 110
Developer: THE WOODLANDS LAND DEVELOPMENT COMPANY, LP
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2015-2399 C2

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	2.9690	Total Reserve Acreage:	2.9690
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77382	215Q	ETJ

Conditions and Requirements for Approval

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

055. Subdivision name shall not be a duplicate. Revise subdivision name.

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

207.1. Staff requests a two week deferral for duplicate plat name

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: CHECK WITH THE COUNTY TO SEE IF 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: 50
Action Date: 12/03/2015
Plat Name: Algregg Place
Developer: DESIGN3 STUDIO INC..
Applicant: Field Data Srvce, Inc
App No/Type: 2015-2374 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1147	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	453W	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.

185.3. Appendix A: Add single family paragraph 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 Deed Restricted Building Line 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.

CenterPoint: .

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

PWE Traffic: No comment.

Parks and Recreation: To be added to the general notes on the face of the plat: No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas, for construction within the subdivision until such time as the funds required under provisions of Section 42-253 of the Code of Ordinances of the City of Houston, Texas, has been submitted and accepted by the City.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 12/03/2015
Plat Name: Arlington Loop
Developer: Coral Loop Partners, Ltd.
Applicant: Windrose Land Services, Inc.
App No/Type: 2015-2413 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.0498	Total Reserve Acreage:	1.0498
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	453N	City

Conditions and Requirements for Approval

014. Establish building setback lines of 25' 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 to the face of the plat: 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.
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.



Agenda Item: 52
Action Date: 12/03/2015
Plat Name: Austin at 59 Townhomes
Developer: The HSL Group, LLC
Applicant: Windrose Land Services, Inc.
App No/Type: 2015-2269 C2R

Staff Recommendation:
Withdraw

Total Acreage:	0.2703	Total Reserve Acreage:	0.0546
Number of Lots:	5	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

1. Coordinate with TxDOT regarding driveway entrance along US-59 at Austin Street.

For Your Information:

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

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

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

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65% AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 12/03/2015
Plat Name: Body of Christ Fellowship Church
Developer: Prime Texas Surveys
Applicant: Owens Management Systems, LLC
App No/Type: 2015-2389 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.7163	Total Reserve Acreage:	0.7163
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412U	City

Conditions and Requirements for Approval

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

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

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

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.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 54
Action Date: 12/03/2015
Plat Name: Buffalo Pointe
Developer: Cityside Homes, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2015-2444 C3R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	3.5414	Total Reserve Acreage:	0.2524
Number of Lots:	64	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	77054	532X	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.

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

060. Provide the property owner's name, the person or firm who prepared the plat and the date on which the plat was drawn. (41)

088.1. A subdivision plat shall identify each reserve by alphabetical letter and shall show the total acreage of the reserve within the delineated reserve boundaries. The use intended for each reserve shall be noted. A reserve tract for which a use has not been determined shall be identified on the plat as an unrestricted reserve. (192)

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

1. Add new Center Point 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. 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.

3. Provide approved parking plans and exhibit for on street parking and reserves at final.

4. Label and show 3' EAE along northern plat boundary as shown in marked file.

5. Re-number lots to go from 1-64 since there is only 1 block.

For Your Information:



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 12/03/2015
Plat Name: Buffalo Pointe
Developer: Cityside Homes, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2015-2444 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

PWE Traffic: The cutback on Grand Fountains Drive is existing and no approval is required. The cutback is acceptable to meet the 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.



Agenda Item: 55
Action Date: 12/03/2015
Plat Name: Canal Townsites
Developer: Townsite Custom Homes
Applicant: The Interfield Group
App No/Type: 2015-2435 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1370	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	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)

146. Identify, dimension and provide square footage for all right-of-way.

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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.

Parks and Recreation: HPARD recommends approval with no conditions for this application.

PWE Utility Analysis: Approval with conditions. A wastewater capacity reservation letter is required for this project.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 12/03/2015
Plat Name: Clear Lake Marketplace Sec 1
Developer: Clear Dorado Land Associates, L.P.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2015-2364 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	23.5900	Total Reserve Acreage:	23.5900
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	21	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	MUD WCID161
County	Zip	Key Map ©	City / ETJ
Harris	77059	578X	City

Conditions and Requirements for Approval

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

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

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

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

1. Provide warranty deed of conveyance of land to Clear Dorado Land Associates from Harris County Flood Control District or include all the detention and remainder of Reserve C in your plat or provide revised GP to prevent further land locks. Acreage will increase and will be changed in Plat Tracker which will require balance to be paid.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 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: 57
Action Date: 12/03/2015
Plat Name: Cline Homes
Developer: GFH Builders Inc
Applicant: Owens Management Systems, LLC
App No/Type: 2015-2393 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2296	Total Reserve Acreage:	0.0041
Number of Lots:	6	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

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)

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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% 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: 58
Action Date: 12/03/2015
Plat Name: Fifty Nine Heights Reserve
Developer: H-D Holdings Number Three, LP
Applicant: Total Surveyors, Inc.
App No/Type: 2015-2396 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.5288	Total Reserve Acreage:	2.5288
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	530G	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.
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: 59
Action Date: 12/03/2015
Plat Name: Houston Acreage Estates replat no 1
Developer: cas survey
Applicant: CAS SURVEY
App No/Type: 2015-2300 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.4030	Total Reserve Acreage:	0.4030
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77087	535N	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.

062. Provide an appropriate numeric and graphic scale. All properties, building lines, right of way widths, and easements on the plat drawing shall be drawn to an engineering scale as follows: (20, 30, 40, 50, 60, or 100 feet) (42 & 44)

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

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.

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

Provide a current title commitment with an effective date of 30 days from the date of submittal of the plat application.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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.all COH recorded or prescriptive easements must be respected or abandoned through 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: 60
Action Date: 12/03/2015
Plat Name: Jewett Place
Developer: Warden
Applicant: Bates Development Consultants
App No/Type: 2015-2386 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.0861	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453X	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 12/03/2015
Plat Name: Lindale Park Estates
Developer: AZH Development
Applicant: The Interfield Group
App No/Type: 2015-2430 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1150	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453V	City

Conditions and Requirements for Approval

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.
- 134.6. The then-current fee in lieu of dedication shall be applied to this number (0 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.

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 Traffic: No comment.

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 (0 units) of dwelling units.



Agenda Item: 62
Action Date: 12/03/2015
Plat Name: Lonestar Disposal
Developer: Lone Star Disposal
Applicant: Manley Engineering and Associates Inc
App No/Type: 2015-2274 C2R

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	4.4557	Total Reserve Acreage:	1.5530
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77041	449D	ETJ

Conditions and Requirements for Approval

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

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)

193. Appendix I: Certificate for Harris County Commissioners' Court is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

1. Provide a copy of the Subdivision Plat that created the ROW for Tanner Road otherwise known as Independence Gardens.
2. Provide a valid Title Report whose acreages is commensurate with this project.
3. Address all punctuation errors.
4. Add "Long Replat Paragraph" to the dedicatory language section.

For Your Information:

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

City Engineer: 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: 63
Action Date: 12/03/2015
Plat Name: Manors on Illinois street
Developer: Dan Investments LLC
Applicant: ICMC GROUP INC
App No/Type: 2015-2245 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2301	Total Reserve Acreage:	0.0043
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533L	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.

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.

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: 64
Action Date: 12/03/2015
Plat Name: Miles Place
Developer: Alleanza Custom Homes, LLC.
Applicant: The Interfield Group
App No/Type: 2015-2357 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1545	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452Q	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)

1. Due to the project's close proximity to routes that leads to schools, parks and playgrounds, sidewalks must be built. Please coordinate with PWE.

For Your Information:

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 12/03/2015
Plat Name: New Life Baptist Church of Houston
Developer: DMAC CONSTRUCTION
Applicant: PLS
App No/Type: 2015-2296 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.9670	Total Reserve Acreage:	6.9670
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:	Chelford One MUD
County	Zip	Key Map ©	City / ETJ
Harris	77083	527G	ETJ

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
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: 65
Action Date: 12/03/2015
Plat Name: New Life Baptist Church of Houston
Developer: DMAC CONSTRUCTION
Applicant: PLS
App No/Type: 2015-2296 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Coordinate with Centerpoint.

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)

Rededicate building lines by plat (HC)

Plat boundary needs to be in bold (HC)

Provide correct recording information for Addicks Clodine Road and adjacent subdivision (HC)

Limited scope TIA will be required for expansion of church capacity addressing left turn lane storage on Addicks Clodine 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: 66
Action Date: 12/03/2015
Plat Name: Newman Estates
Developer: UNICUS DEVELOPMENTS
Applicant: Teran Group LLC
App No/Type: 2015-2279 C2R

Staff Recommendation:
Withdraw

Total Acreage:	0.1149	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	N/A
County	Zip	Key Map ©	City / ETJ

Conditions and Requirements for Approval

Provide registry drawing that meets guidelines. Provide docs of all adjoining ROW's. This plat requires a C3N.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 12/03/2015
Plat Name: Nicholson Estates
Developer: Eagle Rock Custom Homes, Inc
Applicant: Richard Grothues Designs
App No/Type: 2015-2423 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.2021	Total Reserve Acreage:	0.0008
Number of Lots:	5	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.

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 center point 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.

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 12/03/2015
Plat Name: Nolo Studios
Developer: Southern Porch Investments 1, LLC
Applicant: Karen Rose Engineering and Surveying
App No/Type: 2015-2377 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.9330	Total Reserve Acreage:	0.3450
Number of Lots:	14	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452B	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.

Add center point 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.")

Show W.L.E for F.H or add private water system note.

Remove E.A.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.

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

City Engineer: NEED W.M.E.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 12/03/2015
Plat Name: Opal Link Enterprises
Developer: OPAL LINK ENTERPRISES
Applicant: REKHA ENGINEERING, INC.
App No/Type: 2015-2376 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2525	Total Reserve Acreage:	0.2525
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	494V	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)

provide revised vicinity map showing site in correct location and correct/ surrounding street names.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 re plat.
City Engineer: DETENTION IS REQUIRED

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 12/03/2015
Plat Name: Owens Grove Baptist Church
Developer: Owens Grove Baptist Church
Applicant: Field Data Srvce, Inc
App No/Type: 2015-2373 C2R

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:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	533Y	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.

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

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 park sector

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: .

PWE Utility Analysis: A wastewater Capacity reservation letter is required for this project.

City Engineer: DETENTION IS REQUIRED

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 12/03/2015
Plat Name: Padel Center USA
Developer: MIKE MAY
Applicant: REKHA ENGINEERING, INC.
App No/Type: 2015-2369 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3730	Total Reserve Acreage:	0.3730
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453Z	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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 12/03/2015
Plat Name: Parker Square
Developer: Individuals
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2015-2418 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.6142	Total Reserve Acreage:	0.6142
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	413Z	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.

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

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 visibility note

For Your Information:

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

CenterPoint: .

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: 73
Action Date: 12/03/2015
Plat Name: Paulette Estates
Developer: Sweitzer & Associates
Applicant: TRI-TECH SURVEYING CO., L.P./BEC-LIN ENGINEERING,
L.P./GLOBAL SURVEYORS, INC.
App No/Type: 2015-2433 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1435	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	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

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

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

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)

Meet transit corridor requirements at permitting for building lines as indicated.

For Your Information:

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

CenterPoint: .

PWE Utility Analysis: A Wastewater Capacity reservation letter is required for this project before replat.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 12/03/2015
Plat Name: Raleigh Business Park
Developer: Premark Construction
Applicant: The Interfield Group
App No/Type: 2015-2333 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.7484	Total Reserve Acreage:	2.7484
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533K	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. Current legal description shall be shown. (45)

1) Legal review of deed restrictions pending, and may affect reserve designation. 2) Exhibit illustrating property tracts requested for further review. 3) Verify if adjoining major thoroughfares 288 now overlaps original Bowling Green Blvd and OST overlaps Raleigh. Provide additional documentation.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 75
Action Date: 12/03/2015
Plat Name: Redan Vista
Developer: River Valley Developers, LLC
Applicant: replats.com
App No/Type: 2015-2362 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3119	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493B	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.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

PWE Utility Analysis: A wastewater capacity reservation letter is required for this project
CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.
City Engineer: DETENTION 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.



Agenda Item: 76
Action Date: 12/03/2015
Plat Name: Sherman Street Villas
Developer: Applewaterworks
Applicant: TKE Development Services, Ltd.
App No/Type: 2015-2288 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1150	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494N	City

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
- 073.1. Replat Legal Descriptions shall follow guidelines and/or examples.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

PWE Utility Analysis: A wastewater Capacity Reservation letter is required for this project.
CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.
City Engineer: DETENTION 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: 77
Action Date: 12/03/2015
Plat Name: US 59 New Caney Commercial Development Sec 2
Developer: Wal-Mart Real Estate Business Trust
Applicant: Windrose Land Services, Inc.
App No/Type: 2015-2371 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	17.9295	Total Reserve Acreage:	14.5480
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:	New Caney MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	256L	ETJ

Conditions and Requirements for Approval

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 78
Action Date: 12/03/2015
Plat Name: Vantrust Friendswood Addition
Developer: CL Eldorado, LLC
Applicant: Windrose Land Services, Inc.
App No/Type: 2015-2370 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	6.7695	Total Reserve Acreage:	6.7679
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 55
County	Zip	Key Map ©	City / ETJ
Harris	77546	617X	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.

158. Provide for the dedication of widening for 30' road as indicated on the marked file copy.

For Your Information:

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

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 Beacon's View and El Dorado Blvd. (Traffic)

Left Turn Lane will be required on EL Dorado Blvd at proposed driveway in line with existing median opening. (Traffic)

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 12/03/2015
Plat Name: Village at Archer
Developer: cas survey
Applicant: CAS SURVEY
App No/Type: 2015-2331 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.6200	Total Reserve Acreage:	0.0137
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	453D	City

Conditions and Requirements for Approval

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

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 (short replat paragraph).

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

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 12/03/2015
Plat Name: Village at Archer
Developer: cas survey
Applicant: CAS SURVEY
App No/Type: 2015-2331 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

PWE Traffic: No comment.

Parks and Recreation: The applicant is claiming 1 existing, 3 proposed, and 2 incremental dwelling units. The property's HCAD records show no building data and the survey provided by the applicant show the lot as being vacant. The applicant needed to produce a stamped and sealed survey from the last year, a demolition permit from within the last year, or HCAD documentation from within the last year that clearly substantiated 1 residential dwelling unit. In lieu of this documentation, the applicant also did not submit a revised plat reflecting: 0 existing, 3 proposed, and 3 incremental dwelling units.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 12/03/2015
Plat Name: Villas at Spring Shadows
Developer: KB Home
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2015-2405 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.0600	Total Reserve Acreage:	1.1140
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	77043	450J	City

Conditions and Requirements for Approval

008.4. The applicant is required to provide proof of an approved Drainage Plan from PWE, Floodplain Management and Engineering Services offices prior to submittal of a final plat. This is consistent w/ Chapter 19-13. Submit drainage plan to First Floor, 611 Walker.

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.

093. The fire protection of this subdivision does not comply with the requirements. Revise plan to meet the fire hydrant spacing and hose lay distancing requirements. (233)

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

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 12/03/2015
Plat Name: Villas at Spring Shadows
Developer: KB Home
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2015-2405 C3R

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 W.M.E.. 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.

Addressing: For future development, "Village", "Point", and "Grove" are USPS street types and we recommend not using them in combination with other street types.
Harris County Flood Control District: HCFCD Review - HCFCD has a planned ultimate ROW for E115-09-00 of 128 feet. Provide for this ultimate easement.
Provide HCFCD ROW info as stated in the PCPM.
Indicate 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: 81
Action Date: 12/03/2015
Plat Name: West Polk Moderno
Developer: Unika Homes
Applicant: PLS
App No/Type: 2015-2297 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77019	493N	City

Conditions and Requirements for Approval

010.2 Add the following note to the face of the plat (SWD): The residential units or lots located in this subdivision are eligible for solid waste collection services by the city at the time of the filing of the plat. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

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

185.1. Appendix A: Add replat language(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)

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.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 82
Action Date: 12/03/2015
Plat Name: Wilson Headquarters
Developer: Wilson Industries, Inc.
Applicant: Windrose Land Services, Inc.
App No/Type: 2015-2319 C2R

Staff Recommendation:
Disapprove

Total Acreage:	2.7238	Total Reserve Acreage:	2.7238
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	77002	493H	City

Conditions and Requirements for Approval

050. Revise plat boundary 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.

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

1. Provide release from railroad for parcel within plat boundary.

For Your Information:

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 12/03/2015
Plat Name: Wilson Office
Developer: Wilson Industries, Inc.
Applicant: Windrose Land Services, Inc.
App No/Type: 2015-2342 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.5218	Total Reserve Acreage:	3.5218
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	77002	493H	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)

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.

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 - Include Key Map information on the Vicinity Map.
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: 12/03/2015
Plat Name: Craig Woods partial replat no 17
Developer: Habitat Construction
Applicant: Bates Development Consultants
App No/Type: 2015-2209 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1807	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	451X	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.

For Your Information:

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

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

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

Houston Planning Commission

ITEM: 84

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Craig Woods partial replat no 17

Applicant: Bates Development Consultants



C – Public Hearings

Site Location

Houston Planning Commission

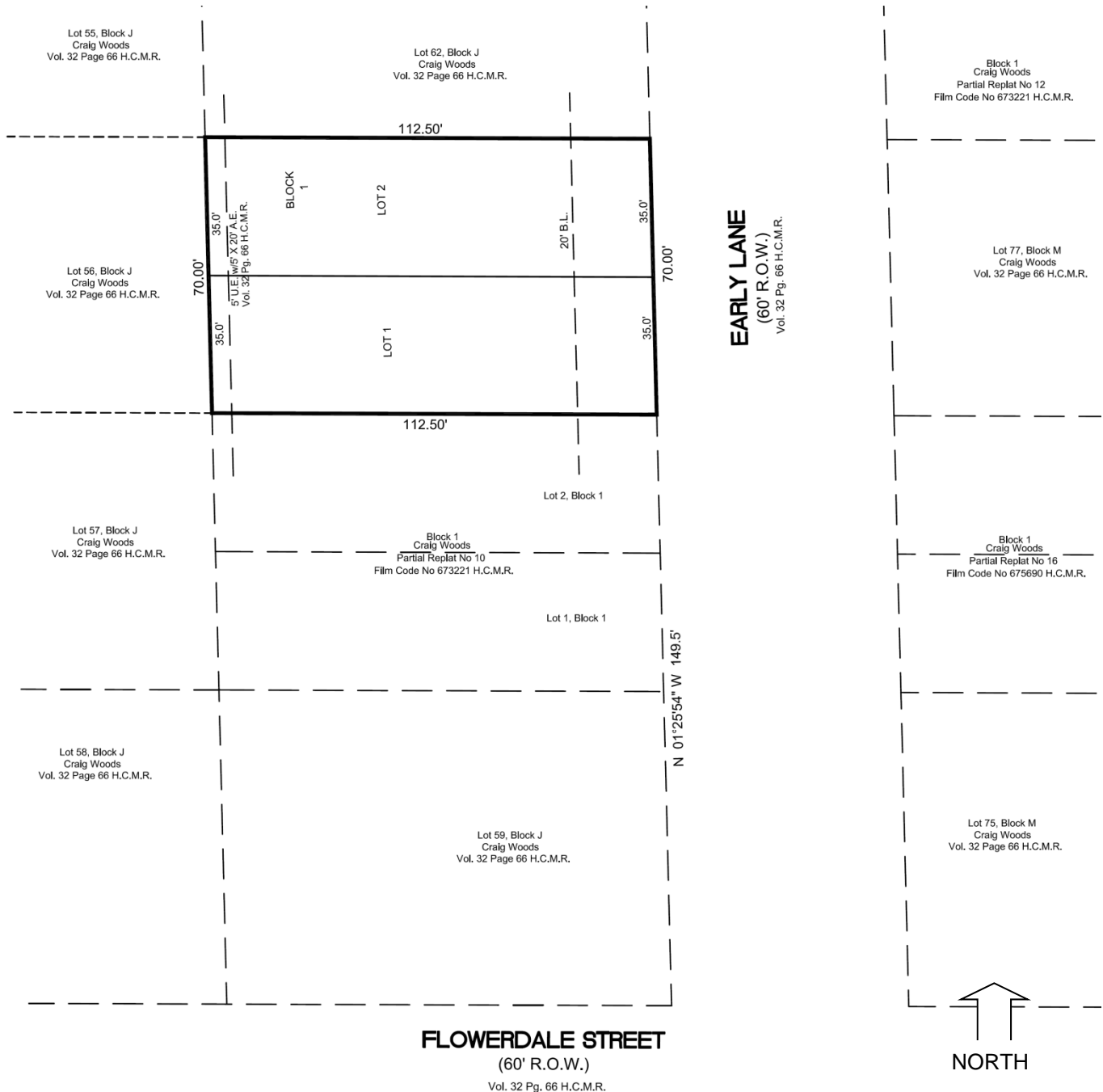
ITEM: 84

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Craig Woods partial replat no 17

Applicant: Bates Development Consultants



C – Public Hearings

Subdivision

Houston Planning Commission

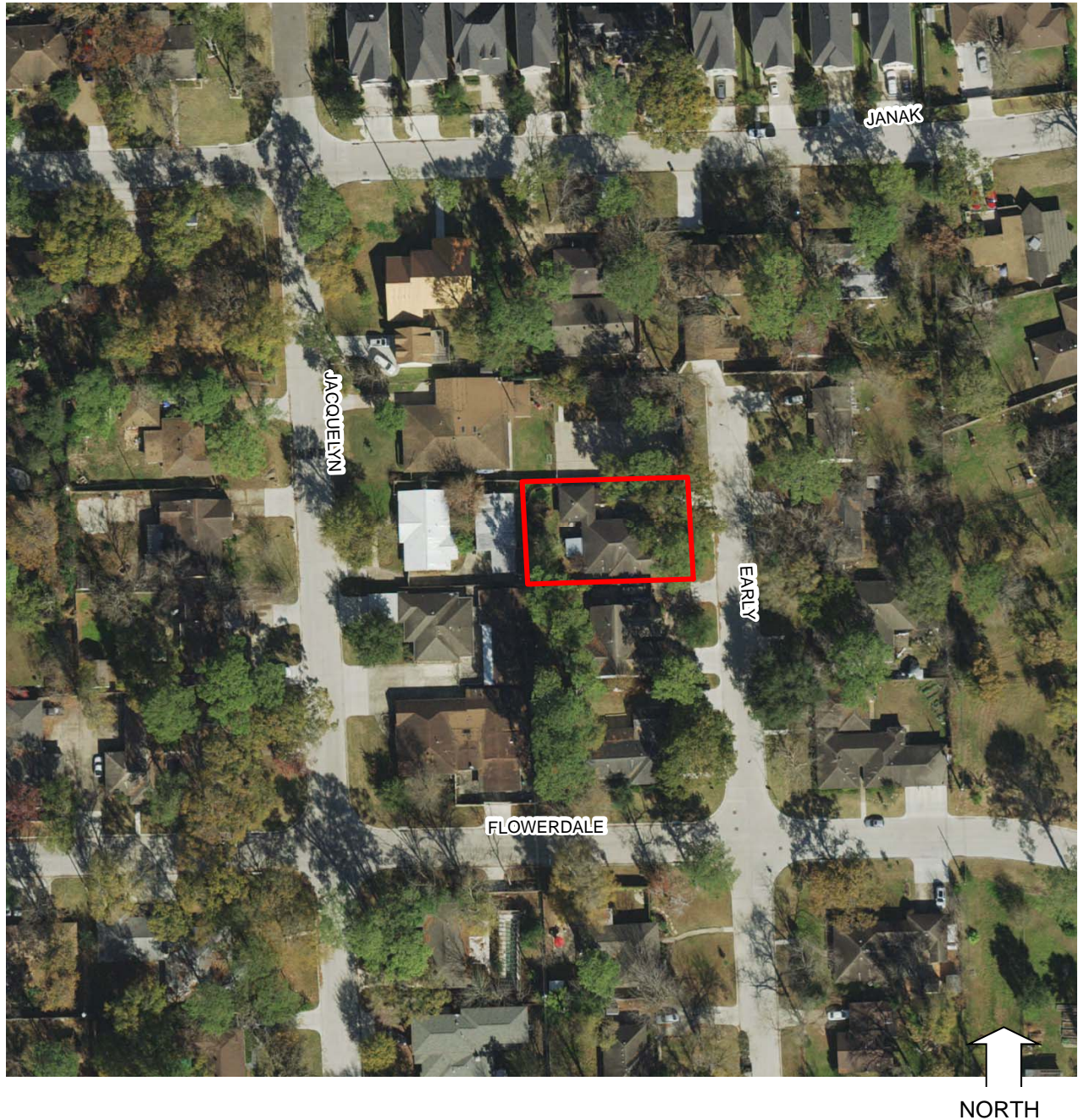
ITEM: 84

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Craig Woods partial replat no 17

Applicant: Bates Development Consultants



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 12/03/2015
Plat Name: Famik Place
Developer: MARINA ERSHAD
Applicant: MAK Design & Drafting LLC
App No/Type: 2015-2194 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1400	Total Reserve Acreage:	0.0000
Number of Lots:	1	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 147
County	Zip	Key Map ©	City / ETJ
Harris	77082	527C	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.

073.2. Change Subdivision name to Wingate Park partial replat no 1 with final submittal.

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

Do not include the Commercial drive to the north as a part of the single family lot. Please address this issue prior to 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85

Action Date: 12/03/2015

Plat Name: Famik Place

Developer: MARINA ERSHAD

Applicant: MAK Design & Drafting LLC

App No/Type: 2015-2194 C3N

Staff Recommendation:

Approve the plat subject to the conditions listed

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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)

If the "Variance(s)" meet with the City's approval, Harris County interposes no objection. (HC)

Verify street geometry. Plat and aerial shows a T intersection (HC)

Plat name must match application (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: 85

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Famik Place

Applicant: MAK Design & Drafting LLC



C – Public Hearings with Variance

Site Location

Houston Planning Commission

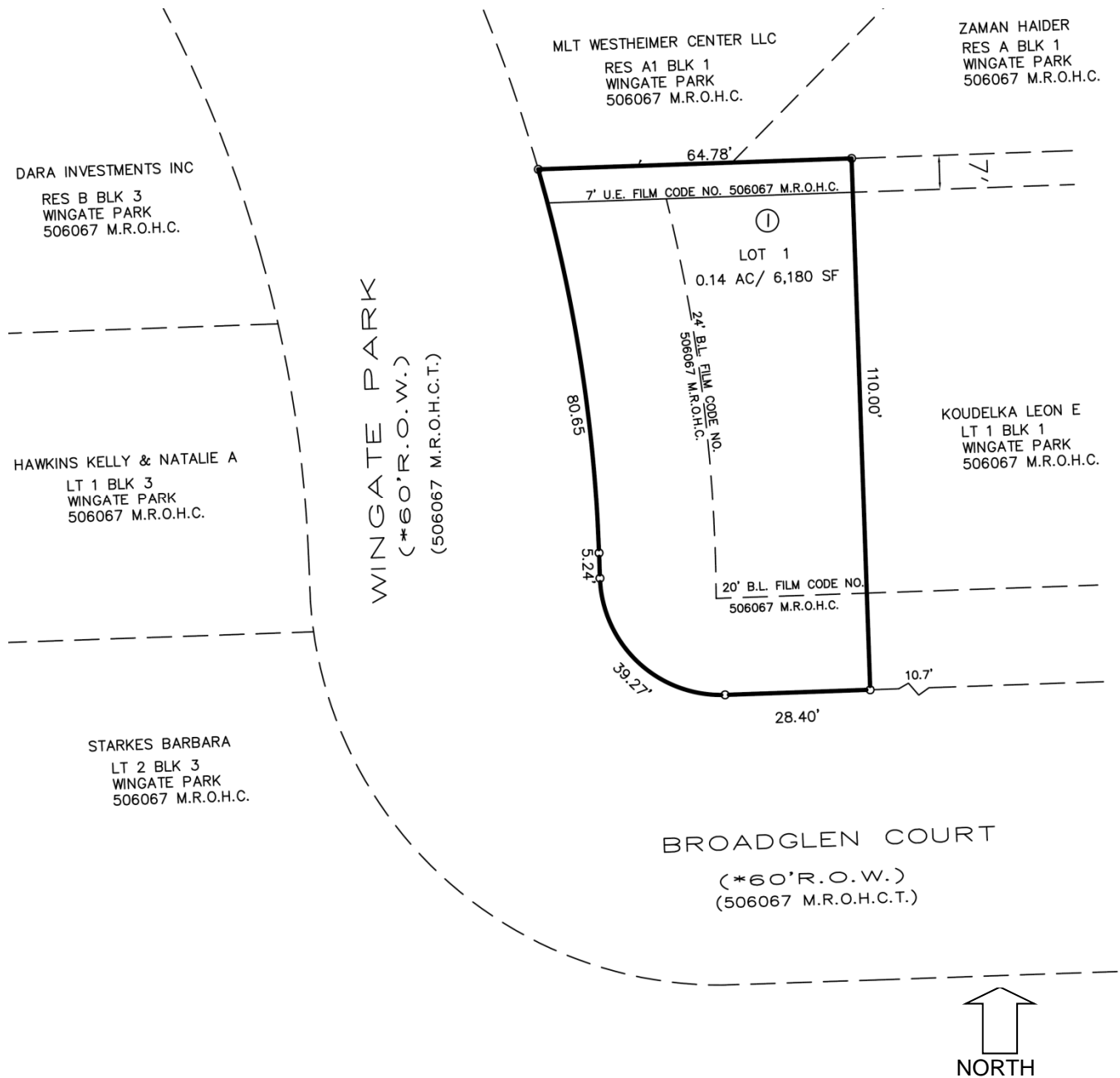
ITEM: 85

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Famik Place

Applicant: MAK Design & Drafting LLC



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 85

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Famik Place

Applicant: MAK Design & Drafting LLC



C – Public Hearings with Variance

Aerial



Application Number: 2015-2194

Plat Name: Famik Place

Applicant: MAK Design & Drafting LLC

Date Submitted: 10/19/2015

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

Specific Variance is being sought and extent of variance:

To replat a landscape open space reserve into single family lot.

Chapter 42 Section: 193

Chapter 42 Reference:

42-193 (c) Property within a subdivision plat that contains lots restricted to single- family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.

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

Originally the subject property was defined as reserve "F". The previous owner sold the property without sufficient information of the intended use of the land. However HOA did not object to build a single family residence on the subject property. The subject property will be used as a single family residential development. The seller did not disclose complete information of the originally intended use of the property. Therefore the current owner was not aware of the original intended use of the property. The imposition of the terms, rules, conditions, policies and standard would create an undue hardship by depriving the applicant of the reasonable use of the land at this point in time.

(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 current intention is to build a single family residential house with all the requirements by City of Houston and Harris County, TX. This will not result in any hardship created or imposed by the owner.

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

The property will be physically in compliance with City of Houston and Harris County requirements and thus the intent and general purposes of this chapter will be preserved and maintained.

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

The property will be physically in compliance with City of Houston and Harris County requirements and therefore the granting of the variance will not be injurious to public health, safety or welfare.

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

The property in question will be preserved and maintained by the owner and therefore minimizing the possibility of unauthorized/ illegal use of the vacant property. This will result in a safer environment for the public. Therefore only economic hardship is not a justification for requesting of the variance.



Application No: 2015-2194

Agenda Item: 85

PC Action Date: 12/03/2015

Plat Name: Famik Place

Applicant: MAK Design & Drafting LLC

Staff Recommendation: Approve the plat subject to the conditions listed

Chapter 42 Sections: 193

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

To replat a landscape open space reserve into single family lot.;

Basis of Recommendation:

The site is located at the intersection of Wingate Park and Broadglen Court south of Westheimer in Harris County. The applicant is seeking a variance to replat a landscape open space reserve into a single family lot. The reason for replat is to create one single family lot and reduce the building line from 24 feet to 20 feet along Wingate Park Drive. Review by Legal indicates that the replat can occur per the deed restrictions and a variance is not required for this change. Review by Legal indicates that the plat does not violate restrictions. Staff's recommendation is to approve the plat per the CPC 101 form conditions.

Statement of Facts

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

Review by legal indicates that a variance is not required for this partial replat.

(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: 86
Action Date: 12/03/2015
Plat Name: Garcia Oaks Enclave replat no 1
Developer: Sabinas Construction C
Applicant: Owens Management Systems, LLC
App No/Type: 2015-2182 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.6082	Total Reserve Acreage:	0.0972
Number of Lots:	12	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77076	453C	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.

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.

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

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

Houston Planning Commission

ITEM: 86

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Garcia Oaks Enclave replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location

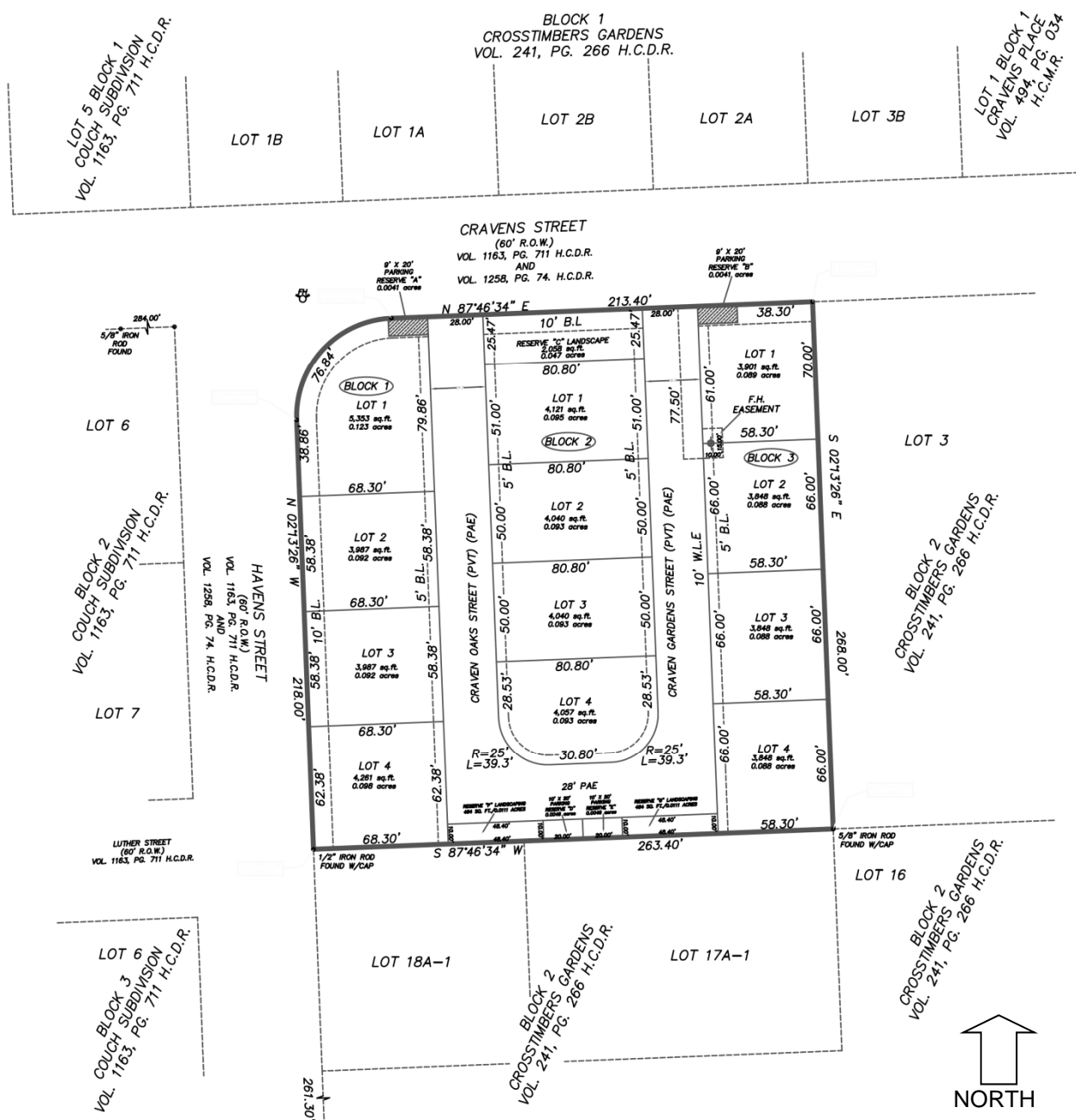
ITEM: 86

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Garcia Oaks Enclave replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 86

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Garcia Oaks Enclave replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Aerial



Agenda Item: 87

Action Date: 12/03/2015

Plat Name: Hunters Grove

Developer: Intownhomes, LTD

Applicant: Vernon G. Henry & Associates, Inc.

App No/Type: 2015-2192 C3N

Staff Recommendation:

Defer Additional
information reqd

Total Acreage:	0.8707	Total Reserve Acreage:	0.0080
Number of Lots:	13	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451X	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.

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

Name of the subdivision should follow the name of the original 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.

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

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

PWE Traffic: The minimum depth of a parking space is 20 feet, and the current spaces are shown as 19 feet. Additionally, the placement of the guest parking spaces is problematic in relation to the two car garage on Lot 8. Revisions are necessary before this parking plan can be approved.

Parks and Recreation: To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 10. 2) The then-current fee in lieu of dedication shall be applied to this number (13 units) of dwelling units.

Houston Planning Commission

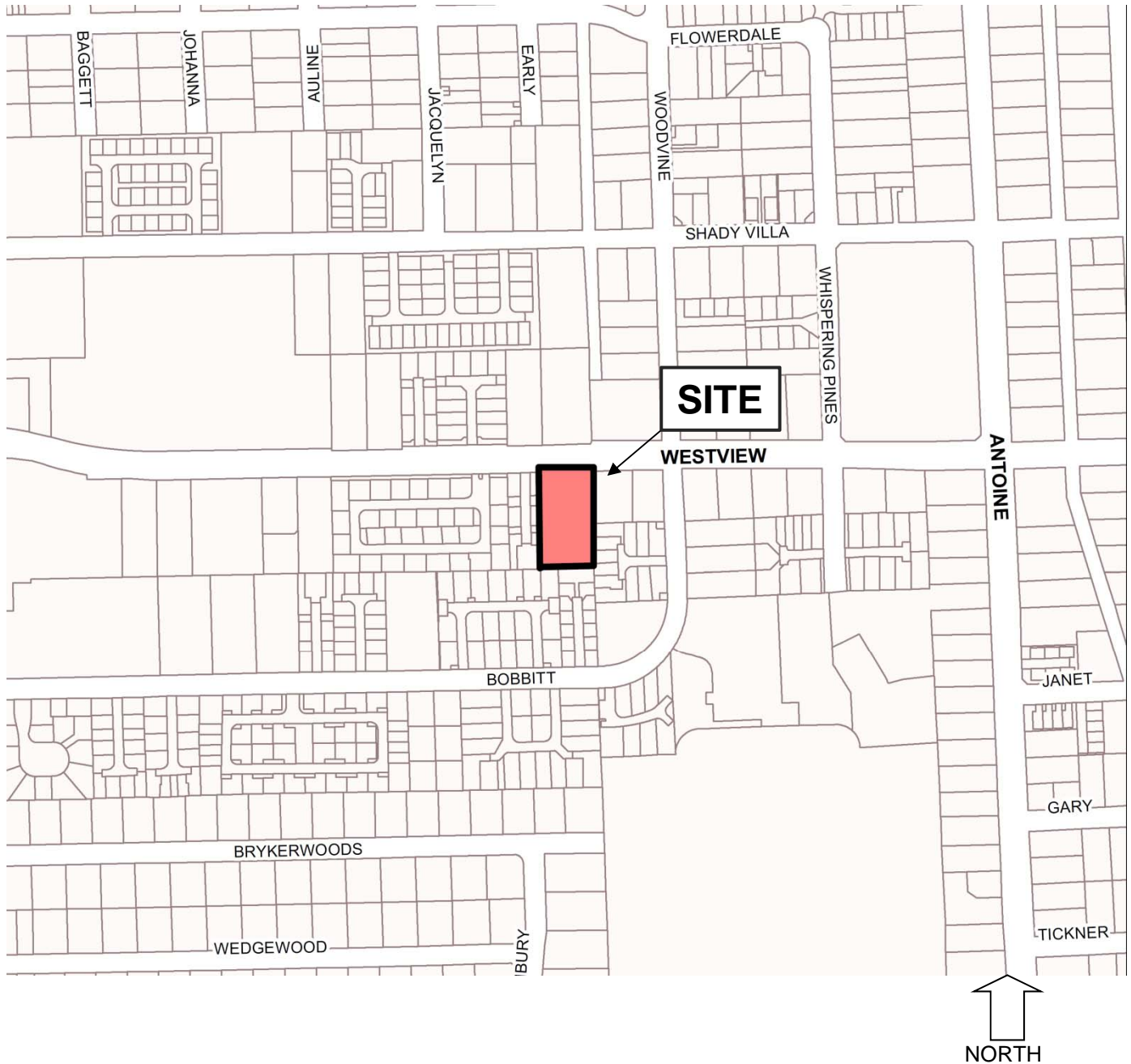
ITEM: 87

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Hunters Grove

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings with Variance

Site Location

Houston Planning Commission

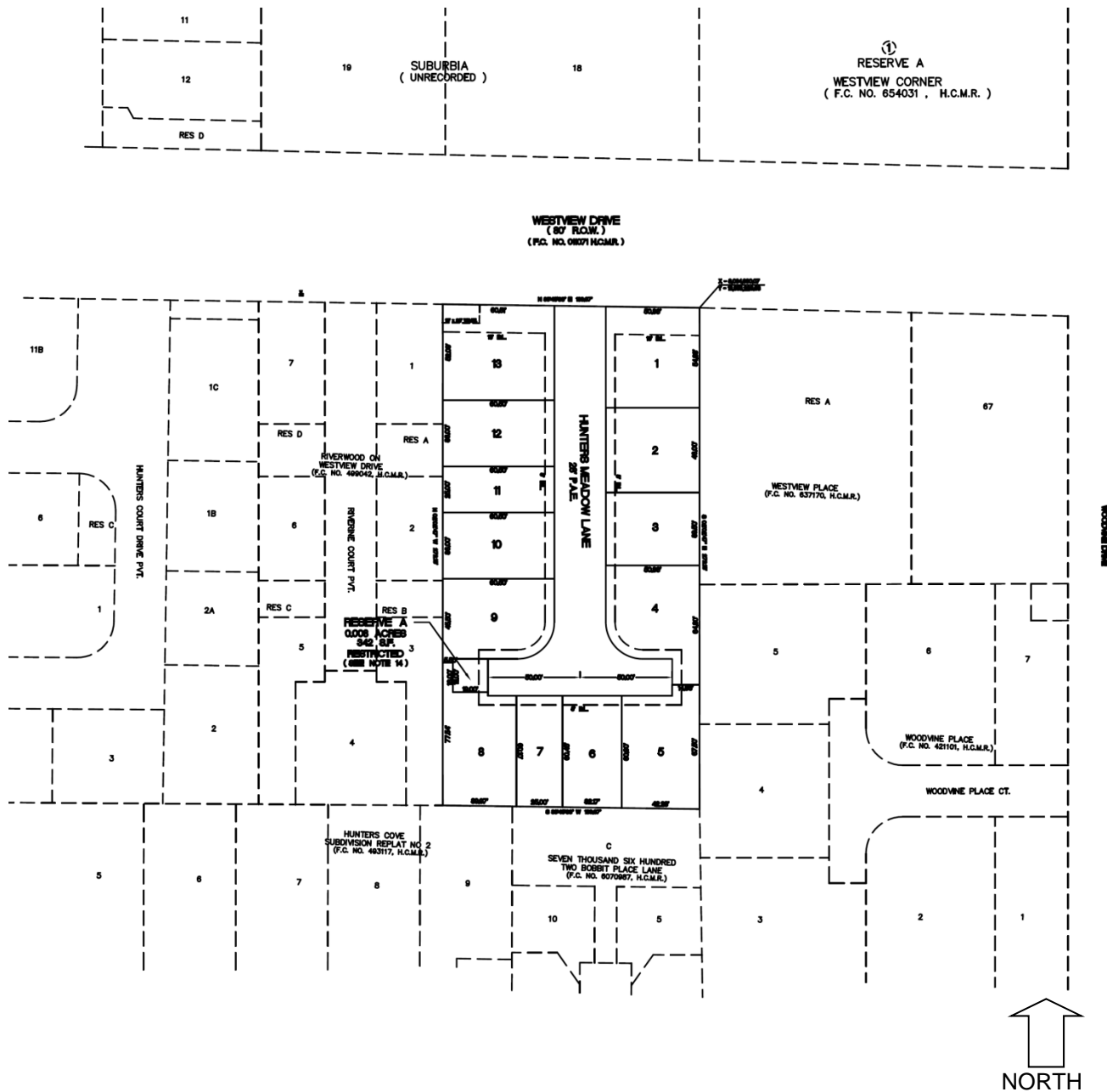
ITEM: 87

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Hunters Grove

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

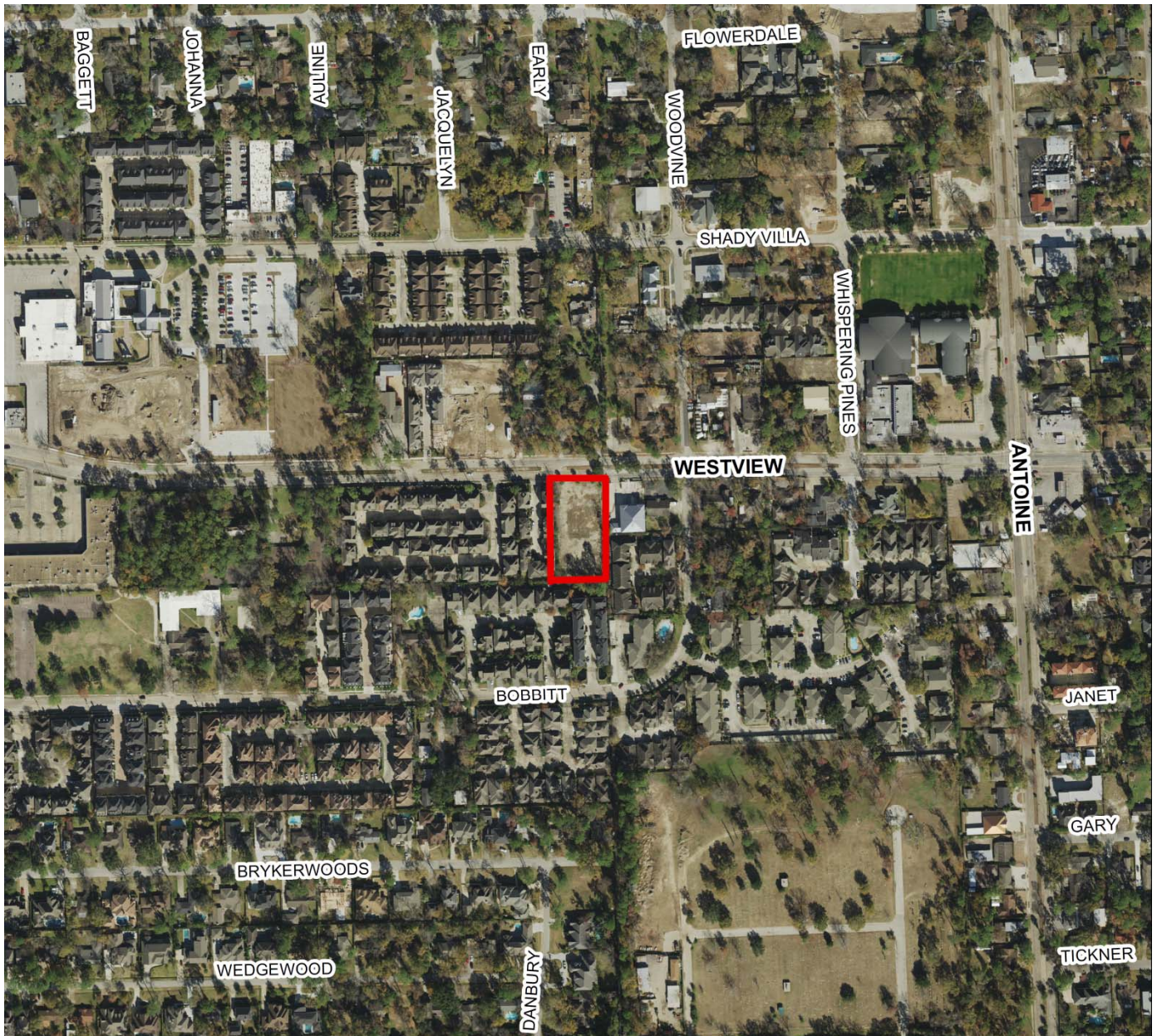
ITEM: 87

Planning and Development Department

Meeting Date: 12/03/2015

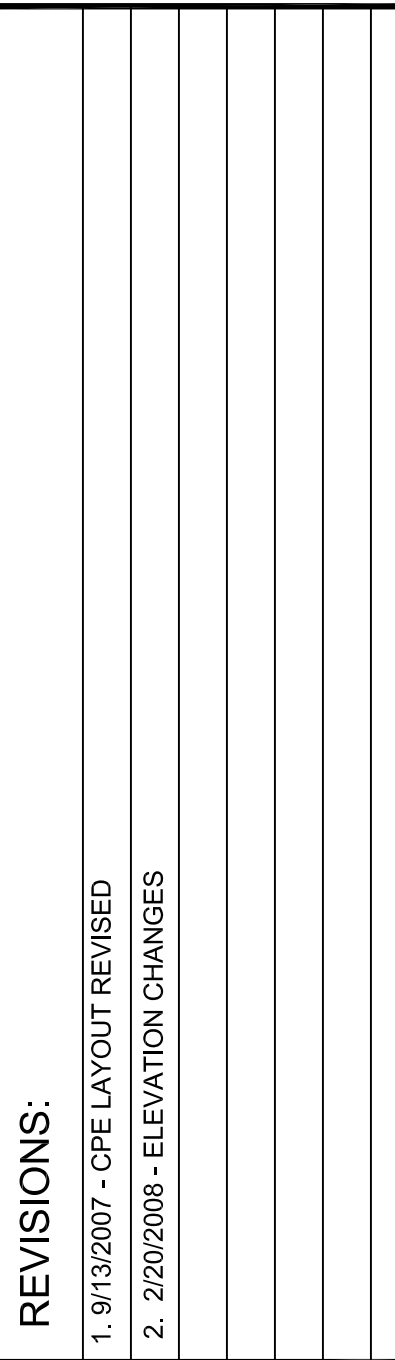
Subdivision Name: Hunters Grove

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings with Variance

Aerial



REVISIONS:

1. 9/13/2007 - CPE LAYOUT REVISED

1. 9/13/2007 - CPE LAYOUT REVISED

InTownHomes

1520 Oliver
Houston, Tx 77007
(713) 880-4811

7611 WESTVIEW STREET

SITE PLAN

DATE
Sep. 12, 2015

SCALE
1" = 20'-0"

DRAWN BY
R.F.W.

CHECKED BY
SC

PROJECT NUMBER

T-1



Application Number: 2015-2192

Plat Name: Hunters Grove

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 10/19/2015

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

Specific Variance is being sought and extent of variance:

To setback 15' rather than 25'

Chapter 42 Section: 152(a)

Chapter 42 Reference:

The portion of a lot or tract is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

Statement of Facts

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

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

This is a replat of an unrecorded subdivision. The property is on the south side of Westview, a designated Major Thoroughfare with a planned width of 80' in this section between Wirt r and Antoine. The area, which was originally suburban residential, is now mixed use. If this were to be an apartment project, for example, the apartments could be setback 15'. Because this thoroughfare has a planned width of 80', uses other than single-family are allowed to setback 15' rather than 25'. For example, apartments could be setback 15', yet townhouses are appropriate to the area and work well on major thoroughfares. They create a more desirable streetscape if they have front doors facing the street, as these are planned, rather than having a wall with homes backing. The developer will increase the sidewalk width to 6' and the street trees will have a minimum caliper of 3". This area just outside the Loop is undergoing redevelopment with homes for people who do not want large yards which require homeowner maintenance of the outdoor spaces. A 25' setback adjacent to Westview for homes facing Westview would recreate a suburban-style front yard, which most buyers would find undesirable.

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

The property was originally developed in 1960 with no setback line along Westview. At that time, the West Loop did not exist and the area was considered to be very suburban. The 25' setback was established in 1982 by City ordinance after this area was developed for single-family homes. The area has changed substantially since that time; this area is now in the center of the City and many of the homes have been converted to businesses. The redevelopment that is now taking place is mostly townhouses and patio homes, suitable to the life-style of those who wish to live in the center of the city and who do not desire the maintenance of large outdoor spaces.

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

The chapter is intended to ensure adequate light, air and open space, which will exist with the 23' distance between the street and the house facades. This distance is permissible for other than single-family uses and has been determined to be sufficient.

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

Adequate light, air, and open space will be maintained to protect the public health and welfare Adequate visibility will be maintained for traffic safety.

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

The justification for the variance is the changing nature of the area and the life-style of many inner-city residents, which includes their desire not to be burdened with large yards to maintain.



Application No: 2015-2192

Agenda Item: 87

PC Action Date: 12/03/2015

Plat Name: Hunters Grove

Applicant: Vernon G. Henry & Associates, Inc.

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: 152(a)

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

[To setback 15' rather than 25';](#)

Basis of Recommendation:

[Subject site is located along Westview Drive, east of Wirt Road and west of Woodvine Dr.](#)

[Purpose of the replat is to create 13 lots and 1 reserve.](#)

[The applicant is requesting a variance to allow 15' BL along major thoroughfare Westview Dr. instead of the required 25'.](#)

[Staff's recommendation is to defer the plat for additional information required.](#)

Statement of Facts

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

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)



Agenda Item: 88
Action Date: 12/03/2015
Plat Name: Lusco Terrace partial replat no 1
Developer: 360 degrees design and construction, LLC
Applicant: 360 degrees design and construction, LLC.
App No/Type: 2015-2096 C3N

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.1159	Total Reserve Acreage:	0.1159
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77076	413W	City

Conditions and Requirements for Approval

001. Provide written approval of plat from Clear Lake Water Authority with Recordation Package.

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

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

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

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

Include all of lot 8 in the plat boundary. Provide revised drawings and pay additional fee. Correct the reserve boundary and the street name.

Provide site plan.

Revise 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 property.

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION
AND NEED B.L.

Houston Planning Commission

ITEM: 88

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name:Lusco Terrace partial replat no 1

Applicant: 360 degrees design and construction, LLC.



C – Public Hearings with Variance

Site Location

Houston Planning Commission

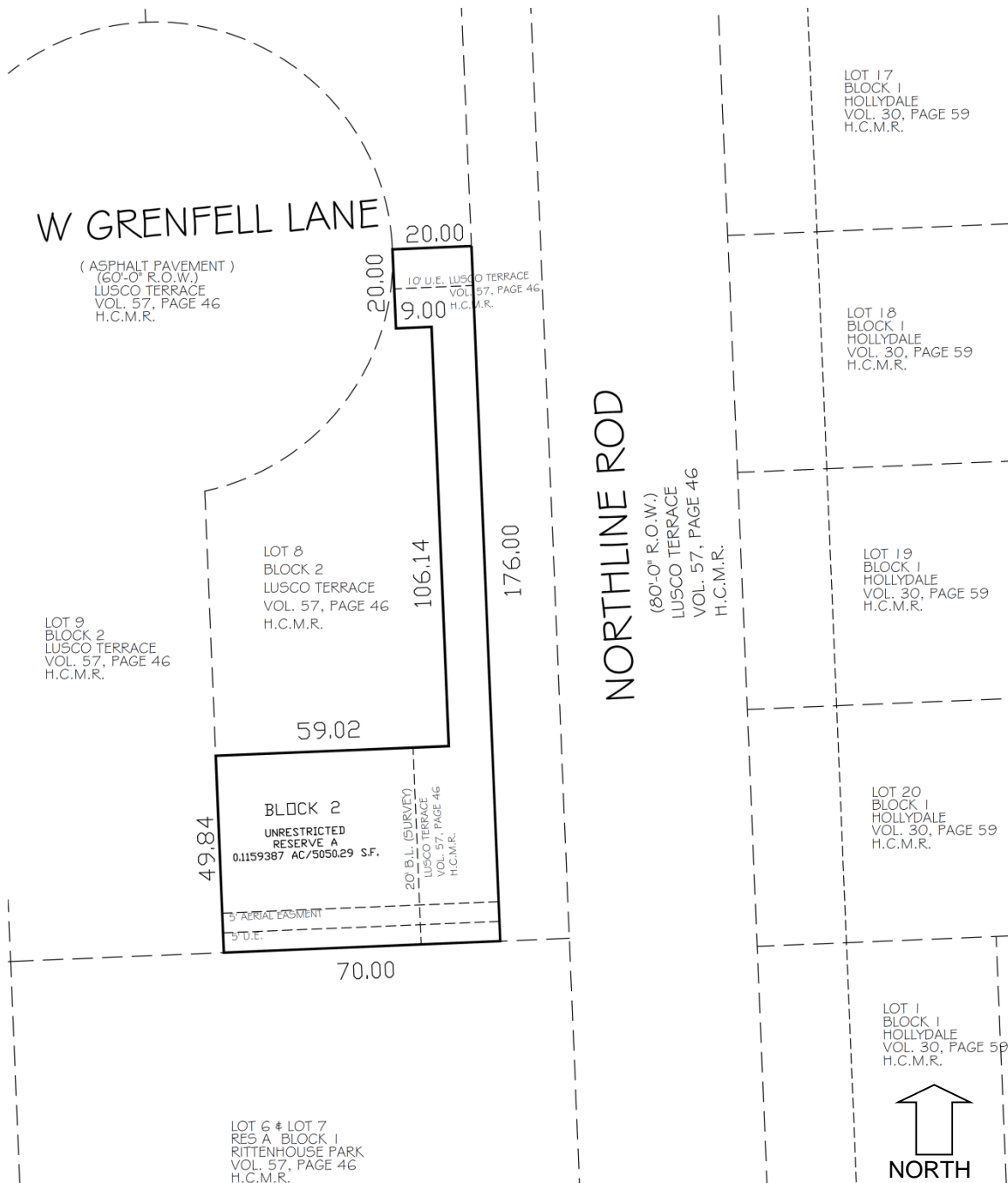
ITEM: 88

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Lusco Terrace partial replat no 1

Applicant: 360 degrees design and construction, LLC.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 88

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Lusco Terrace partial replat no 1

Applicant: 360 degrees design and construction, LLC.



C – Public Hearings with Variance

Aerial



Application Number: 2015-2096

Plat Name: Lusco Terrace partial replat no 1

Applicant: 360 degrees design and construction, LLC.

Date Submitted: 10/05/2015

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

Specific Variance is being sought and extent of variance:

Variant is requested for change land use due to the need of Mr. Jose O Cruz to move his workplace to his home because of the need to avoid further damage to the injury of his hand.

Chapter 42 Section: 42-193

Chapter 42 Reference:

Rules Governing Partial Replats of Certain Property: (a) The rules in this section govern partial replats of subdivision plats recorded in the real property records and shall apply to each subsequent replat as though it were the first replat of the original subdivision plat. These rules do not apply to a replat of all the property in the original subdivision plat by all the current owners thereof. For purposes of this section, "original subdivision plat" means the first recorded subdivision plat in which a plat restriction was included, and a "partial replat" means a replat of a recorded subdivision plat. (b) Property within a subdivision plat that does not contain lots restricted to single family residential or residential use may be replatted to amend any plat restrictions contained on the preceding subdivision plat. (c) Property within the subdivision plat that contains lots restricted to single-family residential or residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property specifically to residential or single-family use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.

Statement of Facts

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

Approval is requested for change of land use from residential to unrestricted reserve, to promote health and prevent further damage Mr. Jose O. Cruz. If the request of Mr. Cruz is not granted, would cause a serious future complications to his life, because he now has a routine that has led for nearly 20 years, driving daily to his workplace, now Mr. Cruz has a hand injury, and he considers suitable for his health, move his workplace to your home to reduce his driving time and avoid damage to his health as long as possible. The damage in his arm would increase, which would in the future stop working and would not be a productive citizen and contributor to society.

(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;

Mr. Cruz needs to reduce the time of driving your car to go to work due to a physical injury suffered involuntarily and that affects his hand, which would reduce his quality of life if he had to keep driving to work in the future.

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

In this property the new construction will maintain the 20 feet building line in the area with 70 feet of depth and the narrow part of the new plat it is will remain as landscape to preserve the character of the neighborhood. Thinking at all times preserve and maintain the purposes of this chapter and without creating discomfort to anyone including Mr. Cruz, who gets his consideration the grant requested variant. Mr. Cruz will meet all the requirements to satisfy security demands of the building code specified for complying with the rules. Access to this reserve would be for the Northline Street, which currently provides access to a shopping mall which is adjacent to the property of Mr. Cruz, whose tracks also belonged to the original subdivision of Lusco Terrace and now are commercial lots .

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

It is his interest to avoid be injurious to the public health, safety or welfare. Mr. Cruz is the owner of a tire shop, he has more than 20 years of experience doing his job and in the process he learned how run the business in a secure way, and It will be built in compliance with building codes of the city, to prevent damage to anyone.

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

Physical health of Mr. Cruz, owner of the lot, is the most valuable reason why the variance of the code is requested, to give access to his workplace and to prevent deterioration of the health of Mr. Cruz and allow remain independent, and responsible with his family.



Application Number: 2015-2096

Plat Name: Lusco Terrace partial replat no 1

Applicant: 360 degrees design and construction, LLC.

Date Submitted: 10/05/2015

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

Specific Variance is being sought and extent of variance:

The land for which is asking a variance has 176 feet of frontage, therefore complies with the minimum dimensions of width, 60 ft of frontage required by the Chapter 42-190(c); but a part of the frontage is shallow enough to build something on it, the narrowest part of the land will not be used to build, only the portion having a suitable depth in this case is 49.84 feet of frontage with a depth of 70.00 feet, this area will be considered which to build.

Chapter 42 Section: 190(c)

Chapter 42 Reference:

Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Type of Reserve - Unrestricted reserve; Minimum Size - 5,000 sq. ft.; Minimum Street Width - 60'; Minimum Street Frontage - 60'.

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

If the request of Mr. Cruz is not granted, it would cause serious future complications to his life, because he has a routine that has been the same for nearly 20 years. Now Mr. Cruz has a hand injury, and he considers suitable to move his workplace to his home to reduce the driving time and avoid damage to his health as long as possible. The damage in his arm would increase, which would in the future stop working and would not be a productive citizen and contributor to society.

(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;

Mr. Cruz needs to reduce the time of driving his car to go to work due to a physical injury suffered involuntarily that affects his hand, which would reduce his quality of lifework if he had to keep driving to work in the future .

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

All the time he is thinking on preserve and maintain the purposes of this chapter without creating discomfort to anyone. Mr. Cruz will meet all the requirements to satisfy security demands of the building code specified for complying with the rules. Access to this reserve will be for the Northline Street, which currently provides access to a shopping mall which is adjacent to the property of Mr. Cruz, whose tracks also belonged to the original subdivision of Lusco Terrace and now are commercial lots .

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

It is his interest to avoid being injurious to the public health, safety or welfare. Mr. Cruz is the owner of a tire shop, he has more than 20 years of experience doing his job and in the process he learned how to run the business in a secure way, and it will be built in compliance with building codes of the city, to prevent damage to anyone.

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

Physical health of Mr. Cruz, owner of the lot, is the most valuable reason why the variance of the code is requested, to give access to his workplace and to prevent deterioration of the health of Mr. Cruz and allow him to remain independent, and responsible with his family and society.



Application No: 2015-2096

Agenda Item: 88

PC Action Date: 12/03/2015

Plat Name: Lusco Terrace partial replat no 1

Applicant: 360 degrees design and construction, LLC.

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: [190\(c\)](#); [42-193](#)

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

The land for which is asking a variance has 176 feet of frontage, therefore complies with the minimum dimensions of width, 60 ft of frontage required by the Chapter 42-190(c); but a part of the frontage is shallow enough to build something on it, the narrowest part of the land will not be used to build, only the portion having a suitable depth in this case is 49.84 feet of frontage with a depth of 70.00 feet, this area will be considered which to build.;

Variant is requested for change land use due to the need of Mr. Jose O Cruz to move his workplace to his home because of the need to avoid further damage to the injury of his hand.;

Basis of Recommendation:

Subject site is located along and west of Northline and north of Rittenhouse.

Purpose of the replat is to create 1 unrestricted reserve. The applicant is requesting 2 variances

- 1) to allow the reserve to have only 10' depth along portion of the 60' frontage
- 2) to allow portion of the lot to be replatted into an unrestricted reserve.

Staff's recommendation is to defer the plat for additional information required.

Statement of Facts

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

[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: 89
Action Date: 12/03/2015
Plat Name: Marshall Oaks Sec 2 partial replat no 1
Developer: D.R. Horton - Texas, LTD
Applicant: Brown & Gay Engineers, Inc.
App No/Type: 2015-2148 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4713	Total Reserve Acreage:	0.4713
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	484V	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Fort Bend Engineer: Provide Civil Site Plans

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

Houston Planning Commission

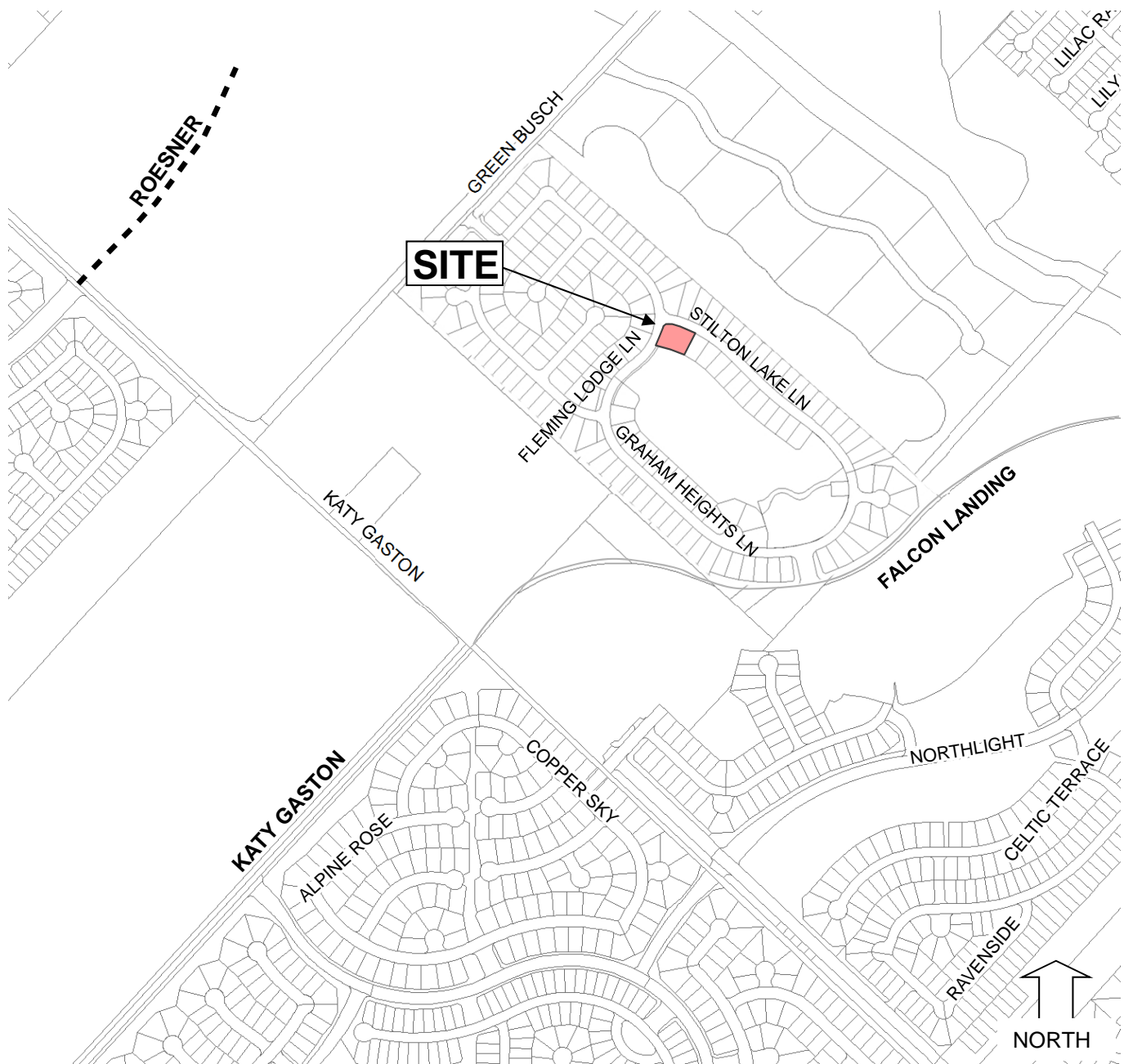
ITEM: 89

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Marshall Oaks Sec 2 partial replat no 1

Applicant: Brown & Gay Engineers, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

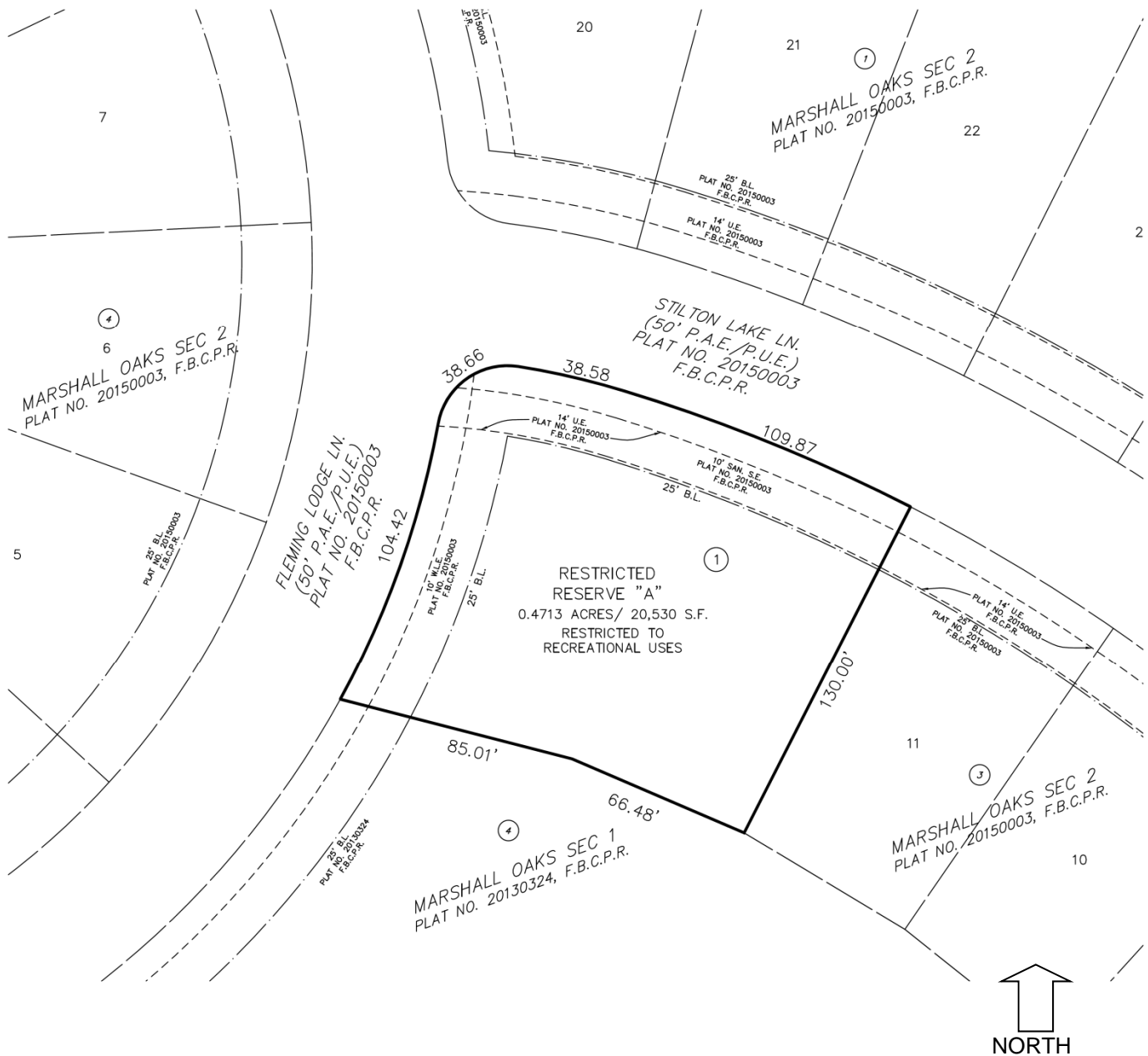
ITEM: 89

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Marshall Oaks Sec 2 partial replat no 1

Applicant: Brown & Gay Engineers, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 89

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Marshall Oaks Sec 2 partial replat no 1

Applicant: Brown & Gay Engineers, Inc.



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 12/03/2015
Plat Name: Quail Glen Sec 1 partial replat no 1
Developer: Afisco Interests
Applicant: Tetra Surveys
App No/Type: 2015-1926 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.6689	Total Reserve Acreage:	1.6689
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
Fort Bend	77489	610G	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.

047.2. 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)

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

Remove Visibility Triangle 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.

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

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

Houston Planning Commission

ITEM: 90

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Quail Glen Sec 1 partial replat no 1

Applicant: Tetra Surveys



C – Public Hearings

Site Location

Planning and Development Department

ITEM: 90

Meeting Date: 12/03/2015

Subdivision Name: Quail Glen Sec 1 partial replat no 1

Applicant: Tetra Surveys



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 90

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Quail Glen Sec 1 partial replat no 1

Applicant: Tetra Surveys



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 12/03/2015
Plat Name: Raintree Place Sec 3 replat no 1
Developer: 5177 Builders, LTD
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2015-2195 C3N

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

Total Acreage:	0.8276	Total Reserve Acreage:	0.0190
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	14	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	77027	491R	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.

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

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

174.1 Provide mutual use agreement at time of recordation for access to the platted 28 feet private street adjacent to the plat boundary. (189c)

For Your Information:

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

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

PWE Traffic: Adequate Parking is provided on-site.

Addressing: Change Street Type. "Court" is used to designate streets that terminate at a cul-de-sac or loops

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

NEED W.M.E.. 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.

Questions concerning the informational comments should be directed to the agency's author. Planning 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

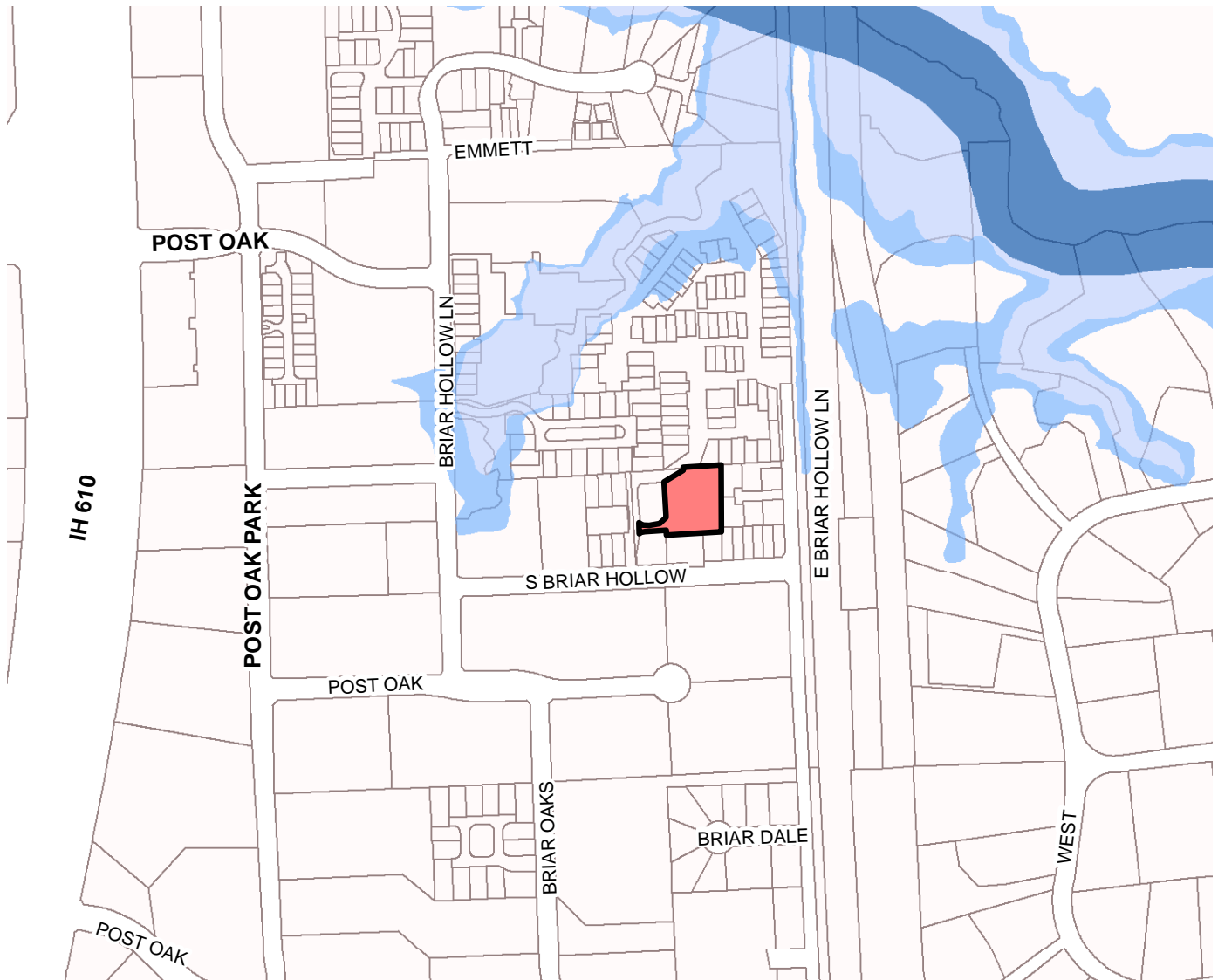
ITEM: 91

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Raintree Place Sec 3 replat no 1

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings with Variance

Site Location

Houston Planning Commission

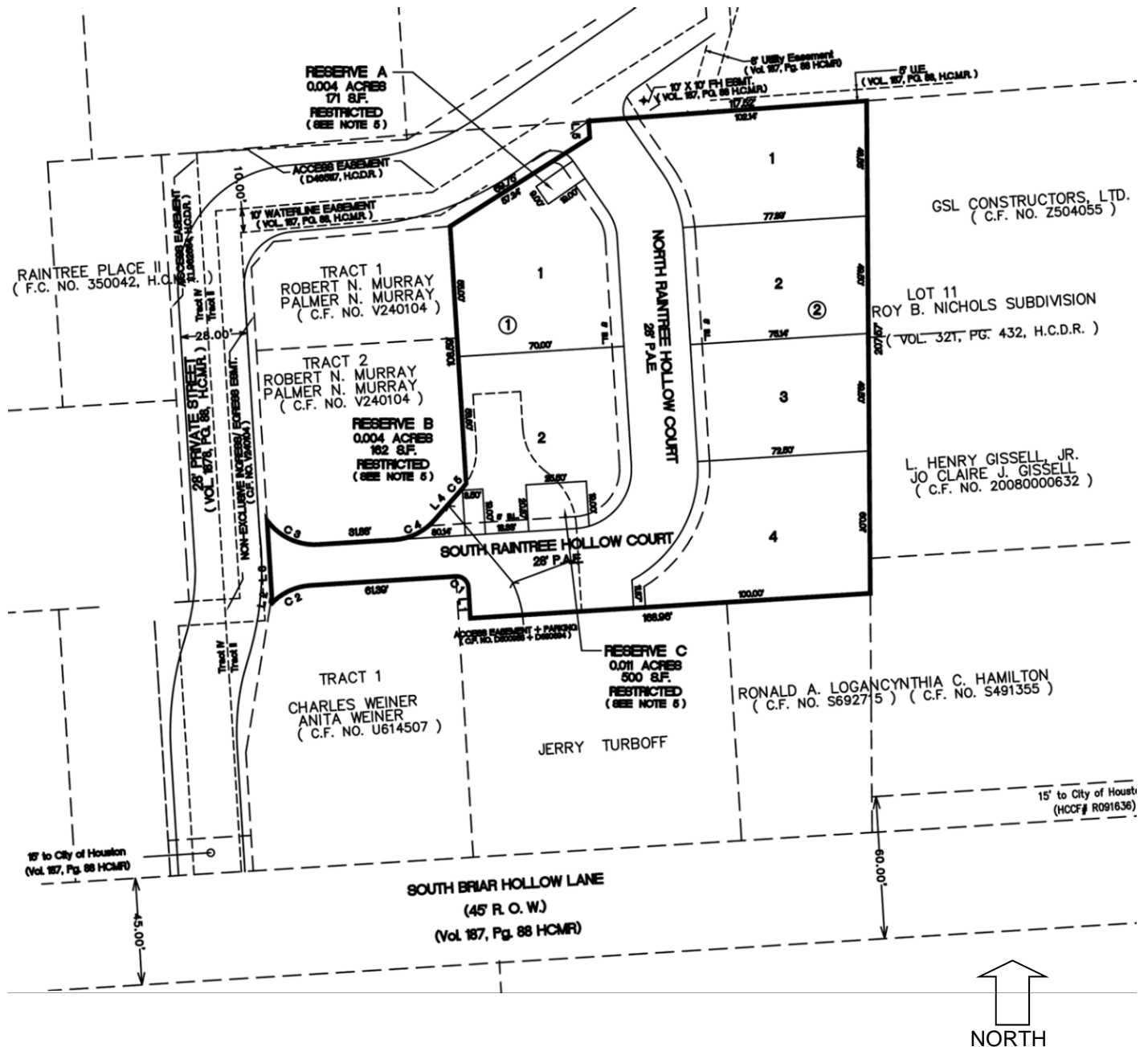
ITEM: 91

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Raintree Place Sec 3 replat no 1

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 91

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Raintree Place Sec 3 replat no 1

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings with Variance

Aerial



Application Number: 2015-2195

Plat Name: Raintree Place Sec 3 replat no 1

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 10/19/2015

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

Specific Variance is being sought and extent of variance:

To allow 6 lots to have access from a platted private street in an adjacent subdivision across an intervening access easement owned by this property; to allow one portion of the proposed new p.a.e. to connect to an existing 20' driveway.

Chapter 42 Section: 122

Chapter 42 Reference:

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: Type 2 permanent access easement - 28 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

All the property surrounding this single ownership was developed decades ago, leaving this property with access only in two locations via an access easement to the private street in the adjacent subdivision.

(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;

Raintree was one of the first large townhouse subdivisions in the Houston area. It was platted and developed in 1972, prior to the passage of the first development ordinance in 1982. The property in this plat is adjacent to the Raintree plat boundary but is not presently included in Raintree's restrictions. However, from the first, the then existing home on this property was granted an access easement that included the platted private street and the strip of land a few feet wide between the private street and the plat boundary. As other home sites were developed to the south and east, any opportunity to have other access to this property was eliminated. Although this property was not platted as a lot during the intervening decades, it continued to be used for a le home site. It was recently platted into two lots and is now proposed to be platted into six lots. The mew builder/purchaser would like to add these lots to the Raintree restrictions or, if that is not possible, impose similar restrictions on these six lots, including obligating these future owners to pay for any services they might receive from Raintree such as guard services at the gated entry. The parking shown on the plat is in access of what is required. Property outside the boundary of this plat to the south has rights to use these parking areas. The circulation system proposed is a new p.a.e. connecting the two points of access.

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

The access for this property was established prior to the passage of the Development Ordinance and was acceptable at that time. The access is similar to all the lots within the original Raintree in that all lot lines are a short distance away from the nearby private street and must cross an access easement to reach the street.

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

The intent of the chapter is to insure that all single-family lots have adequate access. These lots will have adequate access...

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

The physical circumstances will comply with the standards established in the Development Ordinance.

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

The justification for the variance is the existing physical circumstances of the property.



Application No: 2015-2195

Agenda Item: 91

PC Action Date: 12/03/2015

Plat Name: Raintree Place Sec 3 replat no 1

Applicant: Vernon G. Henry & Associates, Inc.

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

Chapter 42 Sections: 122

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

To allow 6 lots to have access from a platted private street in an adjacent subdivision across an intervening access easement owned by this property; to allow one portion of the proposed new p.a.e. to connect to an existing 20' driveway.
;

Basis of Recommendation:

The site is located north of South Briar Hollow east of Post Oak Park and Interstate 610. The applicant is seeking a variance to allow 6 lots to have access from a platted private street in an adjacent subdivision across an intervening access easement owned by this property; to allow one portion of the proposed new p.a.e. to connect to an existing 20 feet driveway. Staff is in support of this variance. The proposed plat is a replat of Raintree Place Sec 3 that was platted in 2010. Raintree was one of the first large townhouse subdivisions in the Houston area. It was platted and developed in 1972, prior to the passage of the first development ordinance in 1982. The property in this plat is adjacent to the Raintree plat boundary and the then existing home on this property was granted an access easement that included the platted private street and the strip of land a few feet wide between the private street and the plat boundary. As other home sites were developed to the south and east, any opportunity to have other access to this property was eliminated. Although this property was not platted as a lot during the intervening decades, it continued to be used for a le home site. Access to the public street is only through the 28 feet Private Street , existing access easements and private drive. The builder/purchaser plans to add these lots to the Raintree restrictions or, if that is not possible, impose similar restrictions on these six lots, including obligating future owners to pay for any services they might receive from Raintree such as guard services at the gated entry. The applicant is providing 3 parking reserves that will provide adequate additional parking. There is no other access to the public street but through the private street and the intervening access easement and to connect the new pae to an existing 20' driveway. Granting of the variance will not injurious to the public health, welfare of the residents. Review by Legal indicates that the plat will not violate restrictions on the face of the plat or those filed separately. Staff's recommendation is to Grant the requested variance and approve the plat per the CPC 101 form conditions.

Statement of Facts

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

There is no other way to access the property except through the platted private street and access easements. The applicant is providing additional private streets to deal with additional traffic and additional parking to deal with parking concerns.

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

There is no other way to access the property except through the platted private street and access easements. The applicant is providing additional private streets to deal with additional traffic and additional parking to deal with parking concerns.

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

The configuration of this neighborhood was designed and platted in this configuration many years to the present ordinance requirements.

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

The intent and general purposes of this chapter will be preserved and maintained.

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

The configuration of this neighborhood was designed and platted in this configuration many years to the present ordinance requirements.

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

Economic hardship is not the sole justification of the variance. It is the unique characteristics of the land and how this neighborhood always had access to the lots.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 12/03/2015
Plat Name: South Union Sec 2 partial replat no 1
Developer: The Jacobs International Group Inc.
Applicant: Bowden Survey
App No/Type: 2015-2299 C3N

Staff Recommendation:
Disapprove

Total Acreage:	0.2295	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533P	City

Conditions and Requirements for Approval

206. Staff recommendation is disapproval for the following reasons: Proposed plat violates applicable deed restrictions. Applicant failed to provide the publication affidavit and pictures of the sign.

For Your Information:

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

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

Houston Planning Commission

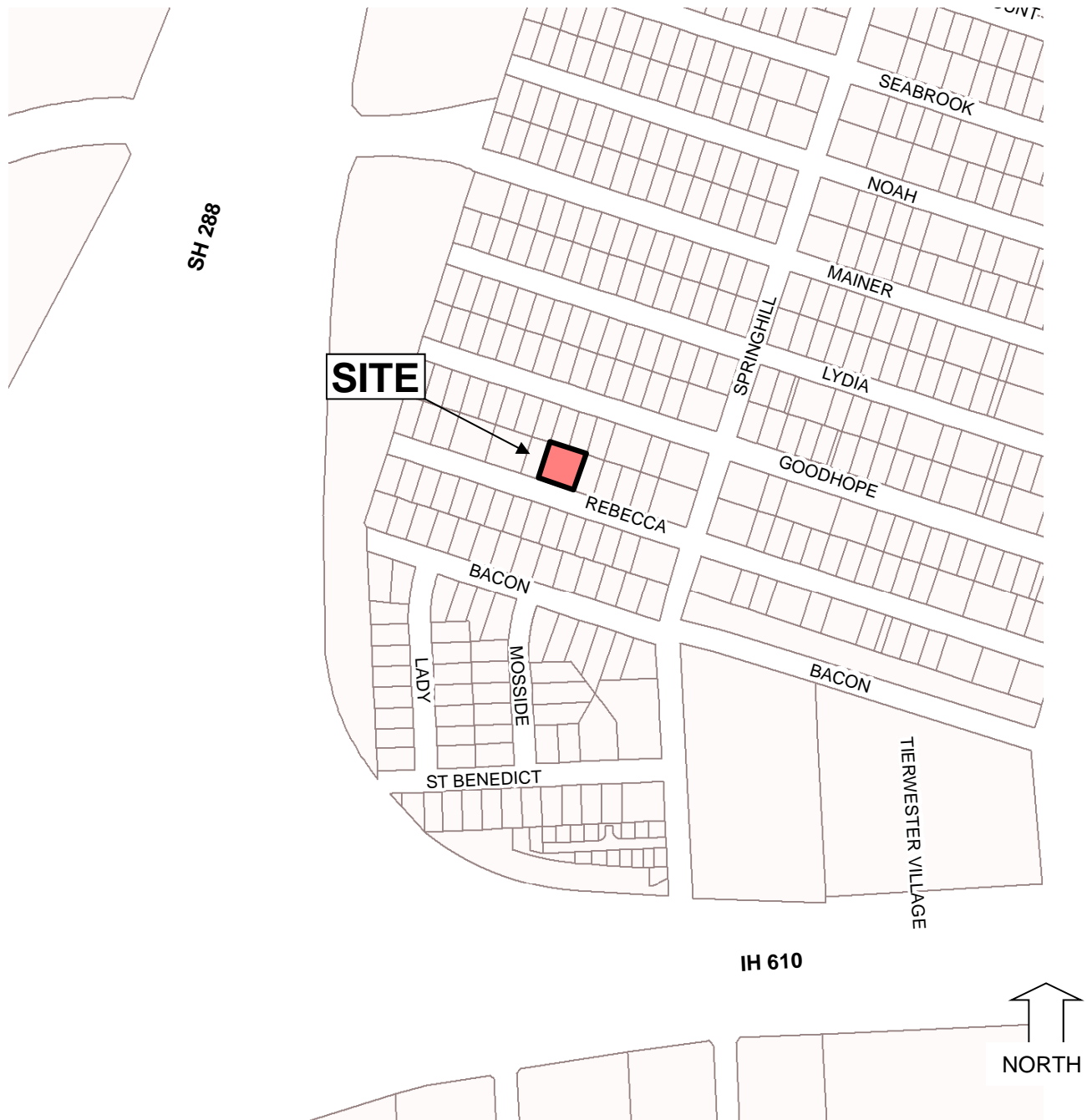
ITEM: 92

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: South Union Sec 2 partial replat no 1

Applicant: Bowden Survey



C – Public Hearings

Site Location

Houston Planning Commission

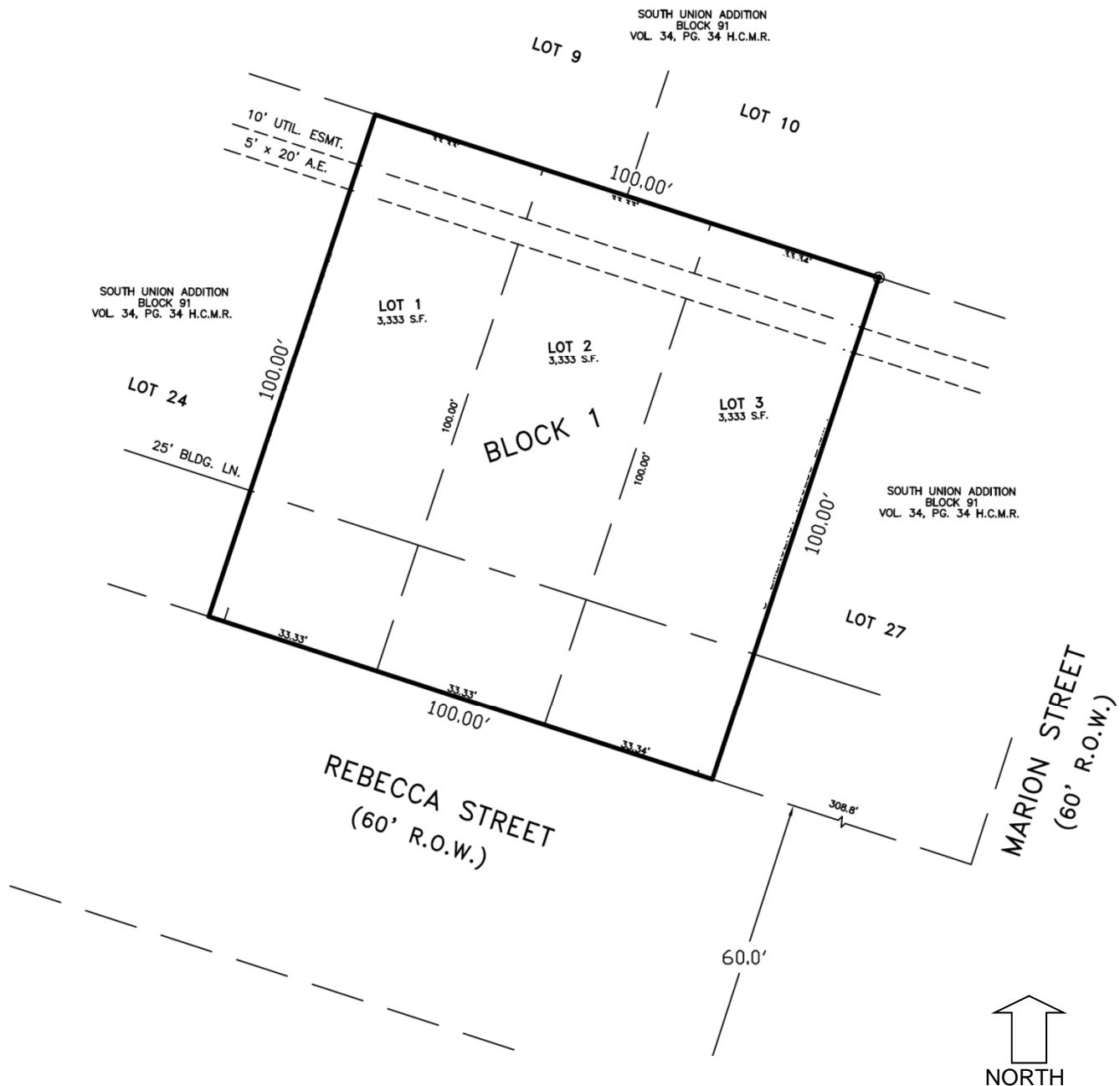
ITEM: 92

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: South Union Sec 2 partial replat no 1

Applicant: Bowden Survey



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 92

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: South Union Sec 2 partial replat no 1

Applicant: Bowden Survey



NORTH

C – Public Hearings

Aerial



Agenda Item: 93
Action Date: 12/03/2015
Plat Name: Terraces on West 28th Street replat no 1
Developer: Fusion Bama, LLC
Applicant: The Interfield Group
App No/Type: 2015-2115 C3N

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.3440	Total Reserve Acreage:	0.0048
Number of Lots:	9	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	452V	City

Conditions and Requirements for Approval

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 (short replat paragraph).

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

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

(1) Submit a revised site plan. The site plan and subdivision plat must match.

(2) Encroachments into 3' B.L. along the shared driveway (Lots 1-4 & Lots 6-8) and into 3' E.A.E. (Lot 1) must be properly depicted on face of the plat.

(3) Per Sec 42-145(d), no objects or obstructions allowed within the 3' E.A.E. (Lot 1)

(4) Revise lot lines for Lots 2, 3 and 4. Buildings cannot cross interior lot lines.

(5) Provide height dimensions on elevation exhibit.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 12/03/2015
Plat Name: Terraces on West 28th Street replat no 1
Developer: Fusion Bama, LLC
Applicant: The Interfield Group
App No/Type: 2015-2115 C3N

Staff Recommendation:
Defer Additional
information reqd

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

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%
AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

CenterPoint: TH= 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.

Parks and Recreation: The applicant is claiming 8 existing, 9 proposed, and 1 incremental dwelling units. The survey provided by the applicant only shows 4 existing dwelling units. The applicant needed to produce a stamped and sealed survey from the last year, a demolition permit from within the last year, or HCAD documentation from within the last year that clearly substantiates these other 4 residential dwelling units.

PWE Traffic: This plat is approved with the on-site parking shown in the site 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

ITEM: 93

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Terraces on West 28th Street replat no 1

Applicant: The Interfield Group



C – Public Hearings with Variance

Site Location

Subdivision

Houston Planning Commission

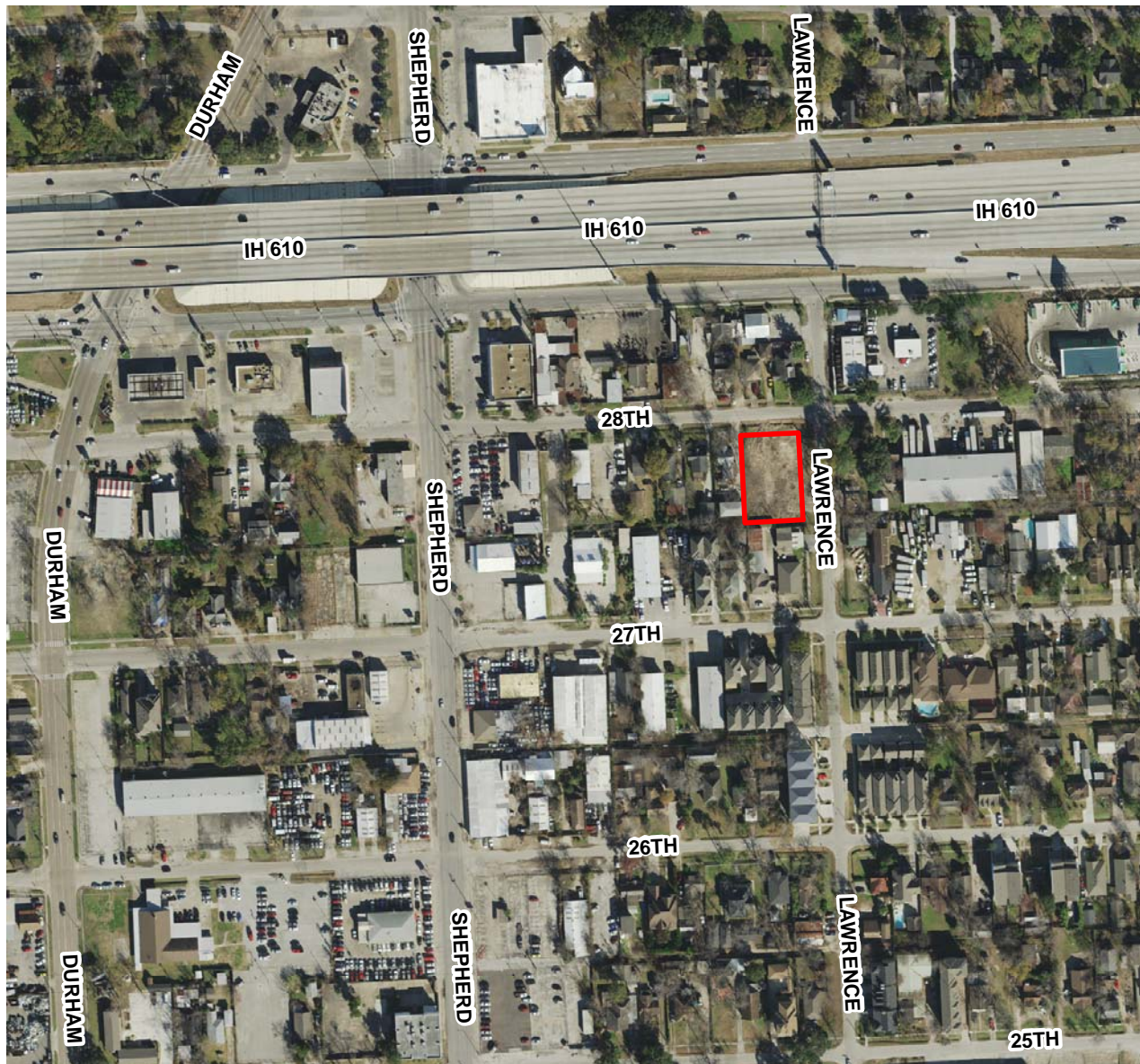
ITEM: 93

Planning and Development Department

Meeting Date: 12/03/2015

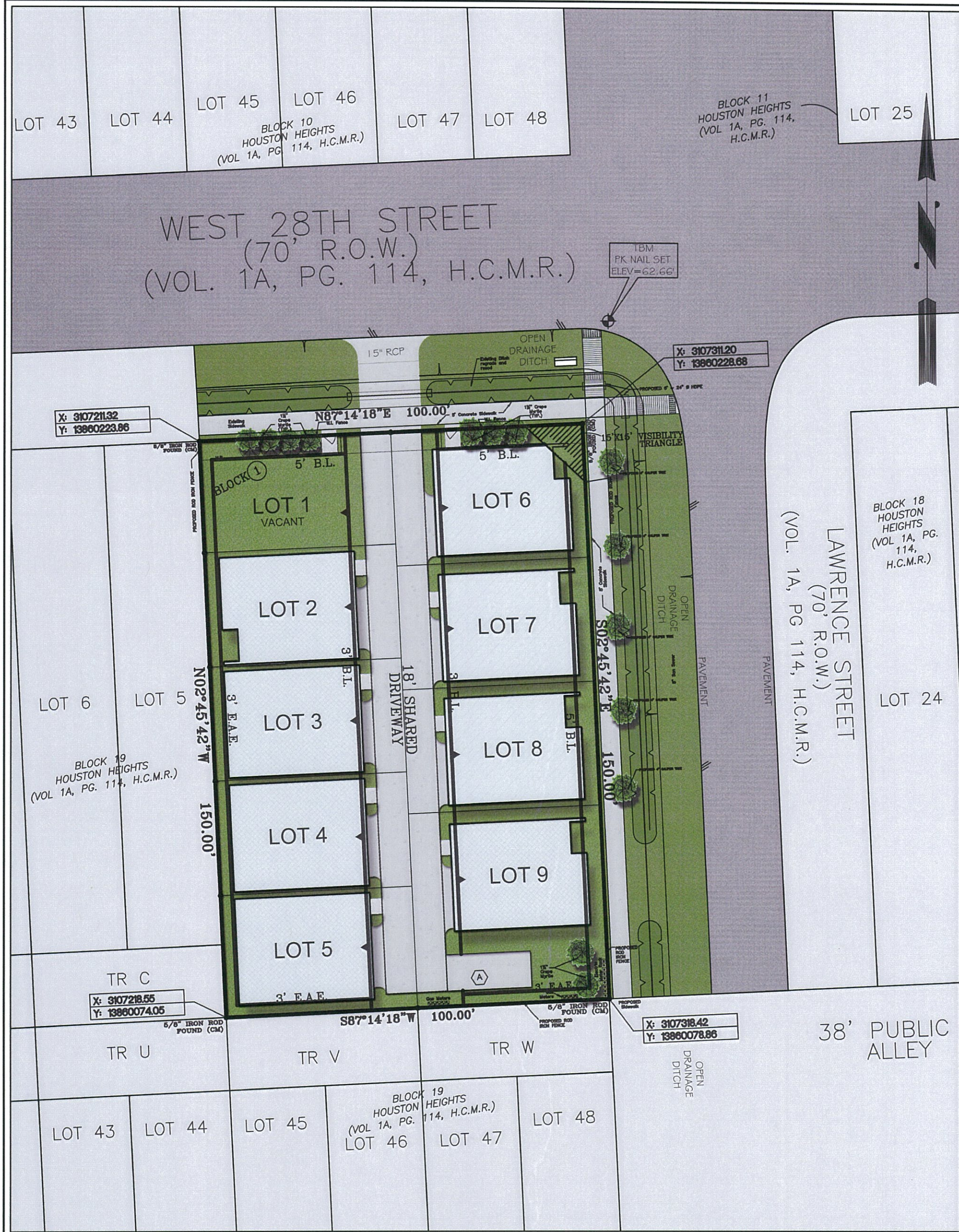
Subdivision Name: Terraces on West 28th Street replat no 1

Applicant: The Interfield Group



C – Public Hearings with Variance

Aerial



LEGEND:	
	EXISTING BUILDING
	BUILDING FORMS

THE INTERFIELD GROUP
CONSULTING ENGINEERS

401 STUDEMONT, SUITE 300
HOUSTON, TEXAS 77007

TEL. (713) 780-0909
FAX (713) 780-8550



TITLE LANDSCAPE & SITE PLAN

PROJECT TERRACES ON WEST 28TH STREET REPLAT NO 1

DATE: OCTOBER, 2015 JOB #: 15115.00

DRAWN BY: OG

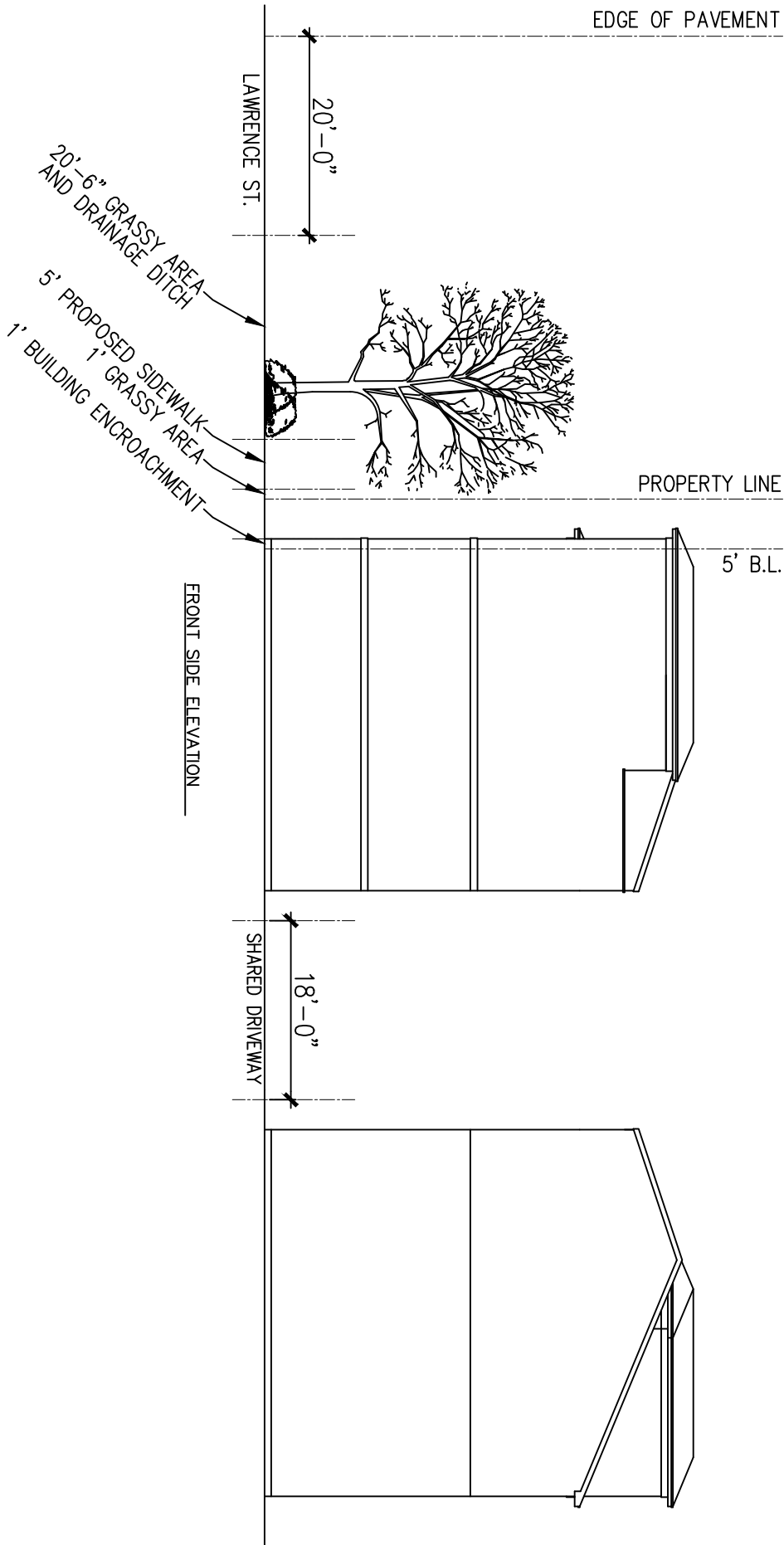
CHECKED BY: MLV

SHEET NO.

1

A **W. 28TH FRONT ELEVATION**

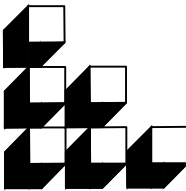
SCALE: 1/16"=1'-0"



THE INTERFIELD GROUP
ARCHITECTURE / PLANNING / ENGINEERING

401 STUDEWOOD, SUITE 300
HOUSTON, TEXAS 77007

TEL. (713) 780-0909
TBPE REG. NO. F-5611
TBAE REG. NO. BR741



TITLE
CROSS SECTION

PROJECT
TERRACES ON WEST 28TH STREET REPLAT NO 1

DATE: OCT, 2015

JOB #:15115.00

SHEET NO.

DRAWN BY: OG

CHECKED BY: MFQ

1

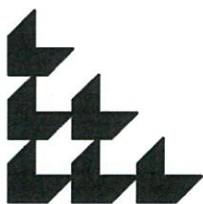


ELEVATION

THE INTERFIELD GROUP
CONSULTING ENGINEERS

401 STUDEMONT, SUITE 300
HOUSTON, TEXAS 77007

TEL. (713) 780-0909
FAX (713) 780-8550



TITLE ELEVATION

PROJECT
TERRACES ON WEST 28TH STREET REPLAT NO 1

DATE: OCTOBER, 2015

JOB #: 15115.00

SHEET NO.

DRAWN BY: OG

CHECKED BY: MLV

2



Application Number: 2015-2115

Plat Name: Terraces on West 28th Street replat no 1

Applicant: The Interfield Group

Date Submitted: 10/05/2015

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

Specific Variance is being sought and extent of variance:

Specific variance is being sought and extent of condition is to allow encroachment into the building line of an existing 18' shared driveway.

Chapter 42 Section: 159(a)

Chapter 42 Reference:

A shared driveway that is 18 feet or greater in width shall have a building line of three feet along each side of the shared driveway.

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;

Terraces on West 28th Street Replat No 1 is located south of West 28th Street, east of North Shepherd Drive, west of Lawrence Street and north of West 27th Street. Project consists of a nine (9) unit development of which five (5) units and three (3) building forms have been constructed. Terraces of West 28th Street was platting with an 18' shared driveway, with a 3' building line and 5' building line along Lawrence Street. Initially developer was of the understanding that only building on Lot 9 was encroaching in the building line. At the time applicant was approached about submitting a variance, applicant was informed that the variance was to be submitted for Lot 9 and building forms on Lots 6, 7 and 8. In a later meeting with applicant, developer discovered that all units, except Lot 5 which is vacant, are encroaching into platted building lines. Developer immediately stopped construction on Lot 9, and continued construction on the remaining buildings, until recently. This is due to not being aware of the other encroachments, until after the discovery work for the variance request was initiated. To our understanding, the following are events and dates provided by those involved in the construction phase of the project: Contractor's construction schedule shows the following: 1. On June 30, 2014, foundation pads were complete and plumbing and site drainage work would commence the week of July 6, 2014. 2. On August 12, 2015, Foundation forms completed. 3. On August 19, 2015, City had one more correction on plans 4. On August 26, 2014, Permits were obtained and plumbing grounds passed inspection foundation cables cut/made. 5. September 2, 2014, Foundation make up underway, so as to try pour the same week and start framing 6. September 9, 2014, Foundation poured. In a meeting with the surveyor, the following was provided: According to surveyor, the first forms released were for Lots 1, 2, 3, 4 and 9, dated September 3, 2015. Field work was conducted on August 23, 2014, and explained the following: 1. Surveyor was initially provided with a site plan, from the first architect, but was later asked to make changes to the width of the shared driveway, per a revised site plan received from a second architect. 2. The discovery of the incorrect building line was discovered when applicant informed the surveyor that the building line along the shared driveway was labeled 3 feet, but actually only measured 2 feet. 3. When drafter made the change to the survey, to reflect an 18' shared driveway, instead of 16', he failed to also adjust the location of the 3' building line, which is why the encroachments of Lots 1, 2, 3 and 4 had not been known. 4. Form surveys for Lots 6, 7 and 8 were conducted on December 14, 2014, and noted encroachments, which were e-mailed to contractor. However, it is believed that the contractor never reviewed the surveys and continued building, until the form surveys were required for inspection. In the process of discovery, there have been several versions of when events happened. The above represents our understanding at this time. However, developer is still left with a dilemma and hopes Staff and Planning Commission will take the following into consideration, in order to provide a positive recommendation: 1. Lawrence is a 70' right-of-way that dead-ends at N 610 Loop feeder road. 2. There is a distance of 26.81', from the property line to pave section in Lawrence Street. 3. The units will be located 30.77' from the travelled lane. 4. The traffic patterns in the area are as such that it is unlikely that the pavement section would need to be improved to no more than 30'. 5. There is a roadside ditch along the east property line.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject property.

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. Proposed development has constructed a 5-foot side walk along Lawrence Street b. Yards between right-of-way line and residences will be landscaped, and will preserve and enhance the general character of the block face c. Developer will install a wrought iron fence d. Residences will have sidewalks that will connect to the public sidewalk.

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

The granting of the variance will not be injurious to the public health, safety or welfare. Property does not impede traffic; nor will in any way compromise public health or safety.

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

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of existing conditions.



Application Number: 2015-2115

Plat Name: Terraces on West 28th Street replat no 1

Applicant: The Interfield Group

Date Submitted: 10/05/2015

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

Specific Variance is being sought and extent of variance:

Specific variance is being sought and extent of condition is to allow an encroachment into the building line along Lawrence Street

Chapter 42 Section: 156(b)(1)

Chapter 42 Reference:

Chapter 42 Reference: 42-156 – Collector and Local Streets – Single Family Residential (b) (1) Sec. 42-156. - Collector and local streets—Single-family residential. (b) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: (1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street; or (2) 10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section.

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;

Terraces on West 28th Street Replat No 1 is located south of West 28th Street, east of North Shepherd Drive, west of Lawrence Street and north of West 27th Street. Project consists of a nine (9) unit development of which five (5) units and three (3) forms have been constructed. Currently, developer has not been able to move forward with the remaining construction, due to the discovery of building line and garage setback encroachments which were discovered during City inspections. In conversations with developer, there appears that there were several mistakes by the contractor that lead to these encroachments, and since has parted ways with developer. Developer also mentioned that when City Inspector had approved Lot four (4), contractor continued with the construction of the other constructed units. Developer is now left with the hardship of resolving the issues, in order to salvage the project. Terraces of West 28t Street was platting with an 18' shared driveway, with a 3' building line and 5' building line along Lawrence Street. Unit on Lot nine (9), and building forms on Lots 5, 6 and 7, on the east side of the shared driveway, encroach into the 5' building line is approximately 1 foot. Please note the following: 1. Lawrence Street is a 70' wide local street, with a 20' pavement section. 2. There is a roadside ditch along Lawrence Street. 3. The distance from the edge of pavement in Lawrence Street to subject tract's east property line is approximately 26.73' 4. Developer has installed a 5' sidewalk along Lawrence Street. Developer would like to request that the City allow the 1 foot encroachment, into the 5' building line along Lawrence Street, with the understanding that a dual building line note will be place on the face of the plat stating the any additional structures or additions must adhere to the building lines shown on this plat. In addition, if the existing structure(s) is ever demolished, then any replacement structure(s) shall adhere to the building line shown on this plat.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject property.

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. Proposed development has constructed a 5-foot side walk along Lawrence Street b. Yards between right-of-way line and residences will be landscaped, and will preserve and enhance the general character of the block face.

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

The granting of the variance will not be injurious to the public health, safety or welfare. Property does not impede traffic; nor will in any way compromise public health or safety.

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

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of existing conditions.



Application Number: 2015-2115

Plat Name: Terraces on West 28th Street replat no 1

Applicant: The Interfield Group

Date Submitted: 10/05/2015

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

Specific Variance is being sought and extent of variance:

Specific variance is being sought and extent of condition is to allow encroachment into 15' x 15' visibility triangle.

Chapter 42 Section: 161

Chapter 42 Reference:

The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

Statement of Facts

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

(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;

Terraces on West 28th Street Replat No 1 is located south of West 28th Street, east of North Shepherd Drive, west of Lawrence Street and north of West 27th Street. Project consists of a nine (9) unit development of which five (5) units and three (3) building forms have been constructed. Terraces of West 28th Street was platting with an 18' shared driveway, with a 3' building line and 5' building line along Lawrence Street. Initially developer was of the understanding that only building on Lot 9 was encroaching in the building line. At the time applicant was approached about submitting a variance, applicant was informed that the variance was to be submitted for Lot 9 and building forms on Lots 6, 7 and 8. In a later meeting with applicant, developer discovered that all units, except Lot 5 which is vacant, are encroaching into platted building lines. Unfortunately, it was later discovered that a portion of the building on Lot 6 encroaches into the visibility triangle. Developer immediately stopped construction on Lot 9, and continued construction on the remaining buildings, until recently. This is due to not being aware of the other encroachments, until after the discovery work for the variance request was initiated. To our understanding, the following are events and dates provided by those involved in the construction phase of the project: Contractor's construction schedule shows the following: 1. On June 30, 2014, foundation pads were complete and plumbing and site drainage work would commence the week of July 6, 2014. 2. On August 12, 2015, Foundation forms completed. 3. On August 19, 2015, City had one more correction on plans 4. On August 26, 2014, Permits were obtained and plumbing grounds passed inspection foundation cables cut/made. 5. September 2, 2014, Foundation make up underway, so as to try pour the same week and start framing 6. September 9, 2014, Foundation poured. In a meeting with the surveyor, the following was provided: According to surveyor, the first forms released were for Lots 1, 2, 3, 4 and 9, dated September 3, 2015. Field work was conducted on August 23, 2014, and explained the following: 1. Surveyor was initially provided with a site plan, from the first architect, but was later asked to make changes to the width of the shared driveway, per a revised site plan received from a second architect. 2. The discovery of the incorrect building line was discovered when applicant informed the surveyor that the building line along the shared driveway was labeled 3 feet, but actually only measured 2 feet. 3. When drafter made the change to the survey, to reflect an 18' shared driveway, instead of 16', he failed to also adjust the location of the 3' building line, which is why the encroachments of Lots 1, 2, 3 and 4 had not been known. 4. Form surveys for Lots 6, 7 and 8 were conducted on December 14, 2014, and noted encroachments, which were e-mailed to contractor. However, it is believed that the contractor never reviewed the surveys and continued building, until the form surveys were required for inspection. In the process of discovery, there have been several versions of when events happened. The above represents our understanding at this time. However, developer is still left with a dilemma and hopes Staff and Planning Commission will take the following into consideration, in order to provide a positive recommendation: 1. Lawrence is a 70' right-of-way that dead-ends at N 610 Loop feeder road. 2. There is a distance of 26.81', from the property line to pave section in Lawrence Street. 3. The units will be located 30.77' from the travelled lane. 4. The traffic patterns in the

area are as such that it is unlikely that the pavement section would need to be improved to no more than 30'. 5. There is a roadside ditch along the east property line.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject property.

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. Proposed development has constructed a 5-foot side walk along Lawrence Street b. Yards between right-of-way line and residences will be landscaped, and will preserve and enhance the general character of the block face c. Developer will install a wrought iron fence d. Residences will have sidewalks that will connect to the public sidewalk.

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

The granting of the variance will not be injurious to the public health, safety or welfare. Property does not impede traffic; nor will in any way compromise public health or safety.

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

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of existing conditions.



Application No: 2015-2115

Agenda Item: 93

PC Action Date: 12/03/2015

Plat Name: Terraces on West 28th Street replat no 1

Applicant: The Interfield Group

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: [159\(a\)](#); [156\(b\)\(1\)](#); [161](#)

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

Specific variance is being sought and extent of condition is to allow encroachment into the building line of an existing 18' shared driveway.;

Specific variance is being sought and extent of condition is to allow an encroachment into the building line along Lawrence Street ;

Specific variance is being sought and extent of condition is to allow encroachment into 15' x 15' visibility triangle.;

Basis of Recommendation:

The site is located at the intersection of West 28th Street and Lawrence Street, east of Shepherd Drive and south of Interstate Highway 10.

The purpose of the replat is to create 9 single-family lots and 1 parking reserve.

There are three variances requested with this item:

- (1) to allow an encroachment into the 5' building line along Lawrence Street;
- (2) to allow an encroachment into the 3' building line along the 18' shared driveway; and
- (3) to allow an encroachment into the 15' x 15' visibility triangle.

Review by legal department indicates that this plat does not violate any restrictions on face of the plat or those filed separately.

Staff's recommendation is to defer the plat to allow time for the applicant to provide revised information by noon next Wednesday.

Statement of Facts

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

N/A

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

N/A

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

N/A



Agenda Item: 94
Action Date: 12/03/2015
Plat Name: Villages of Northgate Crossing Sec 8 partial replat no 1
Developer: Individual
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2015-2099 C3N

Staff Recommendation:
 Deny the requested
 variance(s) and
 Disapprove the plat

Total Acreage:	0.2988	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Northgate Crossing MUD 2
County	Zip	Key Map ©	City / ETJ
Harris	77373	292F	ETJ

Conditions and Requirements for Approval

206. Staff recommendation is disapproval for the following reasons. The applicant is requesting a dual building line for a secondary garage. There is an existing two story brick frame residence that has a garage that takes access from Brannon Park that meets the building line requirement. The request is for a secondary garage that encroaches into the platted building line of 10 feet and is only 5.1 feet from the property line. Cars parked in this driveway will impede pedestrians and the setback requirement for garages in the suburban area is 20 feet. The hardship is self imposed.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 - 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)

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 94

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Villages of Northgate Crossing Sec 8 partial replat no 1 (DEF1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance

Site Location

Houston Planning Commission

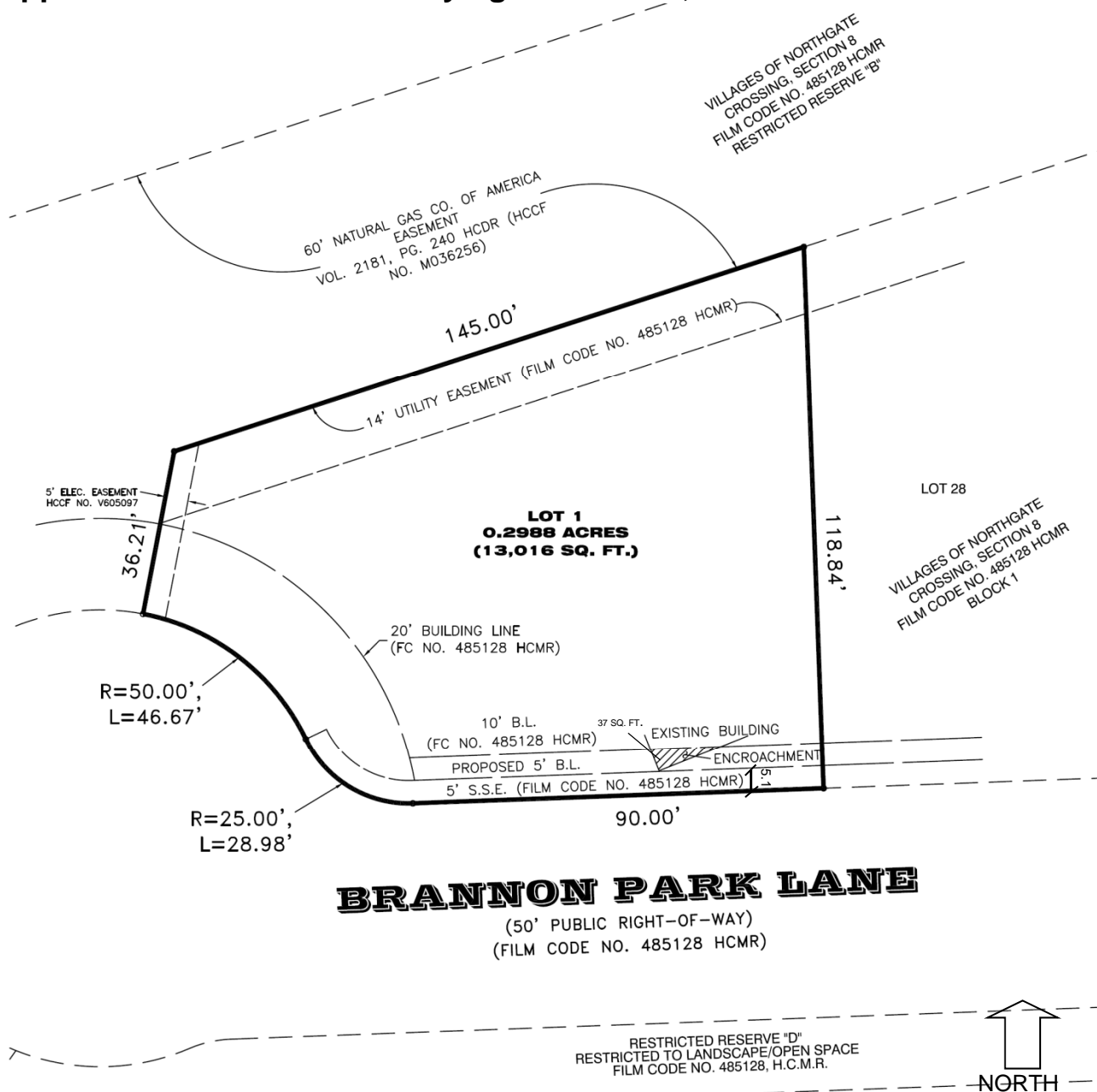
ITEM: 94

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Villages of Northgate Crossing Sec 8 partial replat no 1 (DEF1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

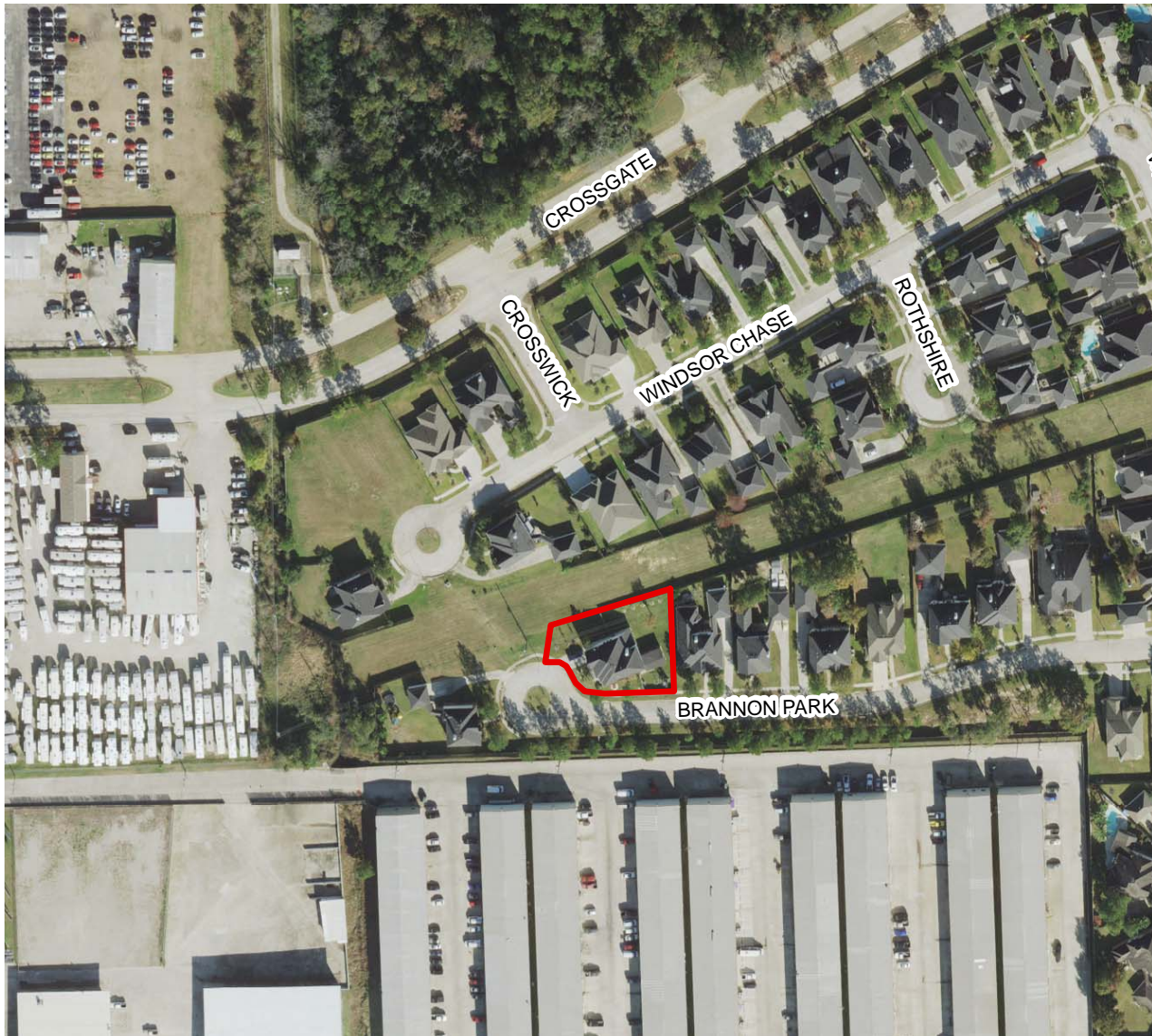
ITEM: 94

Planning and Development Department

Meeting Date: 12/03/2015

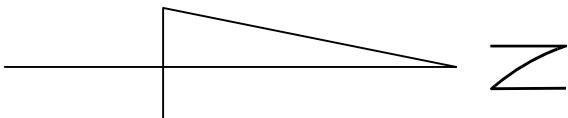
Subdivision Name: Villages of Northgate Crossing Sec 8 partial replat no 1 (DEF1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance

Aerial



80' NATURAL GAS CO. OF AMERICA EASEMENT
VOL. 2181, PG. 240 HCDR (HCCF NO. N036236)

145.00'

N:139635353.111
E:3096402.97

5' ELEC. EASEMENT
HCCF NO. V605097

36.21'

20' BUILDING LINE
(FILM CODE NO. 485128 HCDR)

N:13963517.54
E:3096396.15

EXISTING
DRIVEWAY

R=50.00',
L=46.67'
DELTA=53°28'40"
CB=N 52°24'45" W,
CD=44.99'

R=25.00',
L=28.98'
DELTA=66°25'19"
CB=N 58°53'04" W,
CD=27.39'

PROPOSED 5' B.L.
5' S.S.E. (FILM CODE NO. 485128 HCDR)

4' SIDEWALK

118.84'

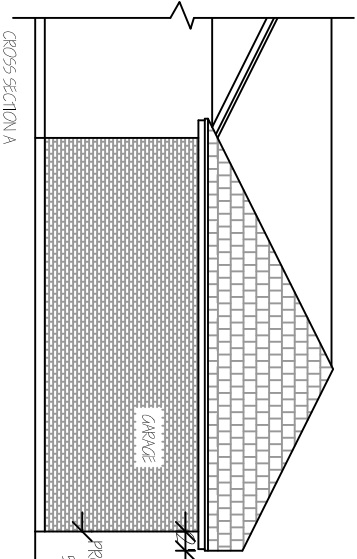
EXISTING
TWO STORY
HOUSE

EXISTING
GARAGE

GARAGE

EXISTING
DRIVEWAY

BRANNON PARK LANE



PROPOSED
5' B.L.
12' TO
PAVEMENT

BRANNON
PARK LANE

SITE PLAN

Firm Name and Address
CLEVER DESIGN & CONSTRUCTION
6125 SHIRLEY ST
HUMBLE, TX 77396
281-960-1609
CLEVERDESIGNCONSTRUCTION@GMAIL.COM

Project Name and Address
MARTHA CHIVERS
1114 BRANNON PARK LANE
SPRING, TX 77375

Project	Sheet
Date 9/4/15	SR/7
Scale 1/4"=1'	



Application Number: 2015-2099

Plat Name: Villages of Northgate Crossing Sec 8 partial replat no 1

Applicant: South Texas Surveying Associates, Inc.

Date Submitted: 10/05/2015

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

Specific Variance is being sought and extent of variance:

Variance request for a dual building line for a newly constructed garage for the life of the structure.

Chapter 42 Section: 150

Chapter 42 Reference:

Sec. 42-150. Building line requirement

Statement of Facts

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

This property is located in the COH ETJ North of the Grand Parkway and East of 45 North. The owner of the property went to her HOA and ACC and was granted approval to construct a new garage in the new location as shown by the pictures provided. The owner provided her own hand sketched site plans for review and approval for the dimensions. The garage was permitted through Harris County using the same site plans done by hand. (Both the approval letter and permits are attached) Unfortunately, the owner is not a professional architect, engineer or surveyor and misinterpreted the survey she had used during the process. The garage has been built and 95% complete when the error was noticed. At this time we are respectfully requesting for the garage to be allowed to remain standing. This was an honest error and several entities reviewed the incorrect information and approved the construction. The owner has taken immediate action to resolve this problem. The HOA is requesting that we move as quickly as possible to obtain approval and finish construction in order to stay in compliance with the exterior repairs section of the deed restrictions. The new garage was built on the side of the lot as opposed to the cul-de-sac area for several reasons. The existing garage is too small to accommodate the bigger trucks they own. We have provided pictures and exhibits of the trucks. Also, the cul-de-sac is an area where the neighborhood children congregate and play. This creates a dangerous situation and was one of the reasons the HOA and ACC approved the new construction. The sidewalks in this area do not lead to bus stops, parks or schools. This is a cul-de-sac area with a landscape reserve directly across the street. There is only 1 other lot on this cul-de-sac and it is currently vacant. This would be other property that would have a need to drive in this area.

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

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

The applicant has not created or imposed any hardship in regards to this project. We are simply trying to resolve an error. This was an honest mistake made by an individual without formal training of site plans or the system.

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

The over all general intent and purpose of Chapter 42 will be maintenance and preserved.

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

The public health, safety and welfare will not be negatively impacted by this granting this request. The general public specifically the neighborhood children are among the top reasons for the new construction of the garage.

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

Economic hardship is not a justification in this situation at all. The new construction.



Application No: 2015-2099

Agenda Item: 94

PC Action Date: 12/03/2015

Plat Name: Villages of Northgate Crossing Sec 8 partial replat no 1

Applicant: South Texas Surveying Associates, Inc.

Staff Recommendation: Deny the requested variance(s) and Disapprove the plat

Chapter 42 Sections: 150

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

Variance request for a dual building line for a newly constructed garage for the life of the structure. ;

Basis of Recommendation:

The site is located along Brannon Park Lane west of Westgate Village Lane and Northgate Crossing Boulevard in Harris County. The reason for replat is to modify a 10 feet building line. The applicant is seeking a variance to allow a dual building line for a newly constructed garage for the life of the structure. Staff is not in support of this variance. The request is for a secondary garage that encroaches into the platted building line of 10 feet and is only 5.1 feet from the property line. Cars parked in this driveway will impede pedestrians and the setback requirement for garages in the suburban area is 20 feet. The hardship is self imposed. Review by Legal indicates that the proposed replat is subject to approval by the Northgate Homeowners Association's Architectural Control Committee and/or the Modification Committee and, if approved by the said entities, will not violate the applicable restrictions. The homeowners association has provided a conditional approval contingent on the decision of Harris County and the City of Houston. Staff's recommendation is to Deny the requested variance(s) and Disapprove 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

The subject property was platted in 2001 with a 20 feet building line along the cul-de-sac portion of Brannon Park Lane and 10 feet building line along the side of the lot along Brannon Park Lane. According to Chapter 42-156 (c) The building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street. The owner did not adhere to the platted building line on the face of the plat and built the secondary garage encroaching into the platted building line. The hardship is self imposed.

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

There is no unique unusual physical characteristics of the land. The owner constructed a garage that encroaches into the platted building line and is too close to the street which will impede pedestrians along the sidewalk.

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

Staff is not in support of this variance. The request is for a secondary garage that encroaches into the platted building line of 10 feet and is only 5.1 feet from the property line. Cars parked in this driveway will impede pedestrians and the setback requirement for garages in the suburban area is 20 feet. The hardship is self imposed.

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

The intent and general purposes of this chapter will not be preserved or maintained.

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

The garage is built too close to the street. It will inhibit pedestrians traveling along the sidewalk and if the car is parked in the driveway it will impede the sidewalk.

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

Economic hardship is the sole justification of this variance and the variance request should be denied.



Application No: 2015-2099

Agenda Item: 94

PC Action Date: 12/03/2015

Plat Name: Villages of Northgate Crossing Sec 8 partial replat no 1

Applicant: South Texas Surveying Associates, Inc.

Staff Recommendation: Deny the requested variance(s) and Disapprove the plat

Chapter 42 Sections: 150

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

Variance request for a dual building line for a newly constructed garage for the life of the structure. ;

Basis of Recommendation:

The site is located along Brannon Park Lane west of Westgate Village Lane and Northgate Crossing Boulevard in Harris County. The reason for replat is to modify a 10 feet building line. The applicant is seeking a variance to allow a dual building line for a newly constructed garage for the life of the structure. Staff is not in support of this variance. The house on the lot is a two story residential structure with an existing garage. The request is for a secondary garage that the owner built as a part of this house that encroaches into the platted building line of 10 feet and is only 5.1 feet from the property line. The hardship is self imposed. Cars parked in this driveway will impede pedestrians and the setback requirement for garages in the suburban area is 20 feet. The house on the lot is a two story residential structure with an existing garage. Review by Legal indicates that the proposed replat is subject to approval by the Northgate Homeowners Association's Architectural Control Committee and/or the Modification Committee and, if approved by the said entities, will not violate the applicable restrictions. The homeowners association has provided a conditional approval contingent on the decision of Harris County and the City of Houston. Staff's recommendation is to Deny the requested variance(s) and Disapprove 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

The subject property was platted in 2001 with a 20 feet building line along the cul-de-sac portion of Brannon Park Lane and 10 feet building line along the side of the lot along Brannon Park Lane. According to Chapter 42-156 (c) The building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street. The owner did not adhere to the platted building line on the face of the plat and built the secondary garage encroaching into the platted building line. The hardship is self imposed.

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

There is no unique unusual physical characteristics of the land. The owner constructed a garage that encroaches into the platted building line and is too close to the street which will impede pedestrians along the sidewalk.

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

Staff is not in support of this variance. The request is for a secondary garage that encroaches into the platted building line of 10 feet and is only 5.1 feet from the property line. Cars parked in this driveway will impede pedestrians and the setback requirement for garages in the suburban area is 20 feet. The hardship is self imposed.

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

The intent and general purposes of this chapter will not be preserved or maintained.

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

The garage is built too close to the street. It will inhibit pedestrians traveling along the sidewalk and if the car is parked in the driveway it will impede the sidewalk.

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

Economic hardship is the sole justification of this variance and the variance request should be denied.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95

Action Date: 12/03/2015

Plat Name: Cardoso Estates

Developer: Mbella Properties

Applicant: Survey 1, Inc.

App No/Type: 2015-2416 C2R

Staff Recommendation:

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

Total Acreage:	1.0860	Total Reserve Acreage:	1.0860
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:	Combination	Utility District:	
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.

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)

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95

Action Date: 12/03/2015

Plat Name: Cardoso Estates

Developer: Mbella Properties

Applicant: Survey 1, Inc.

App No/Type: 2015-2416 C2R

Staff Recommendation:

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

CenterPoint: .

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)

Define easement (HC)

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

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

Houston Planning Commission

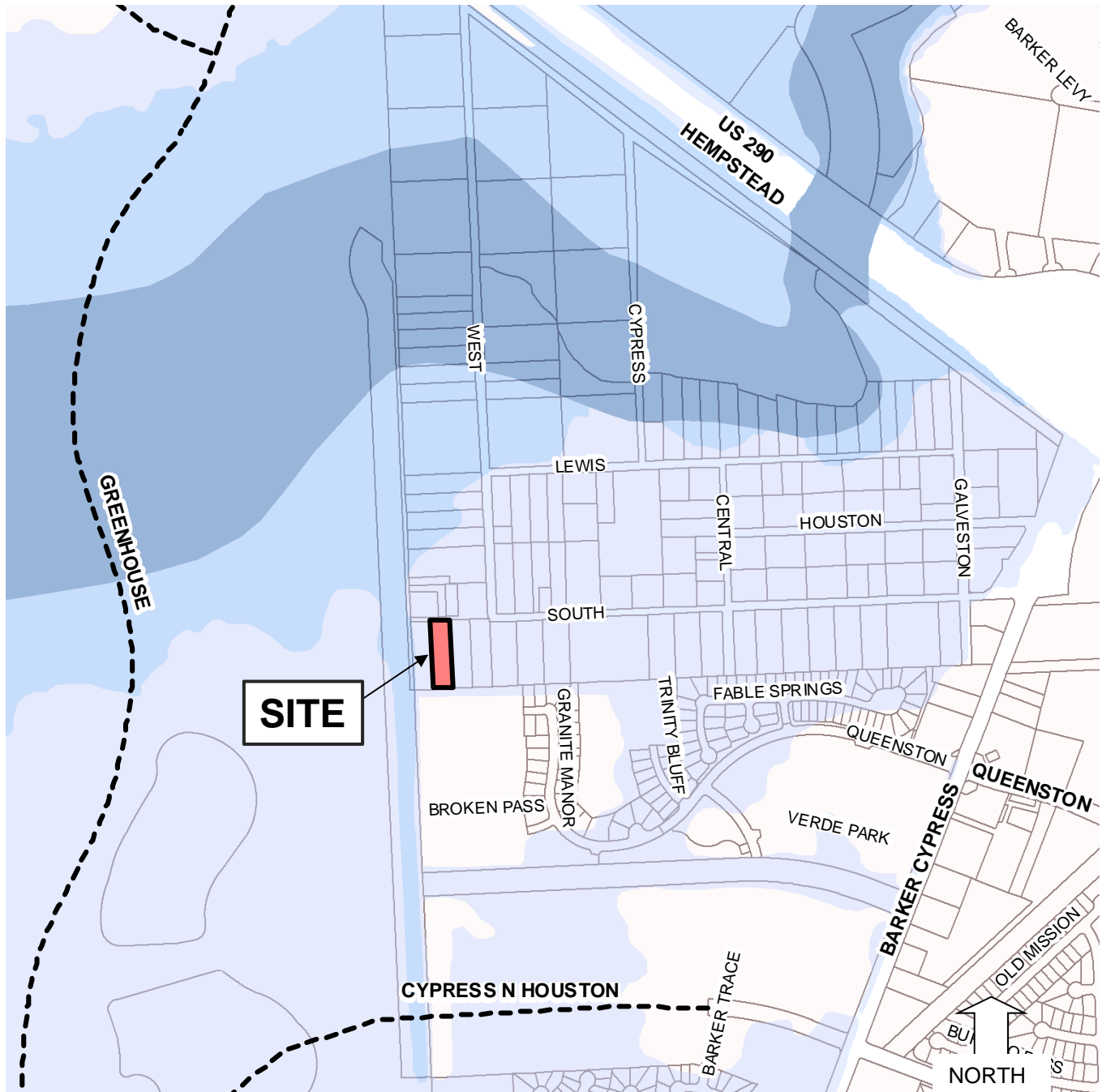
ITEM: 95

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Cardosa Estates

Applicant: Survey 1, Inc.



D – Variances

Site Location

Houston Planning Commission

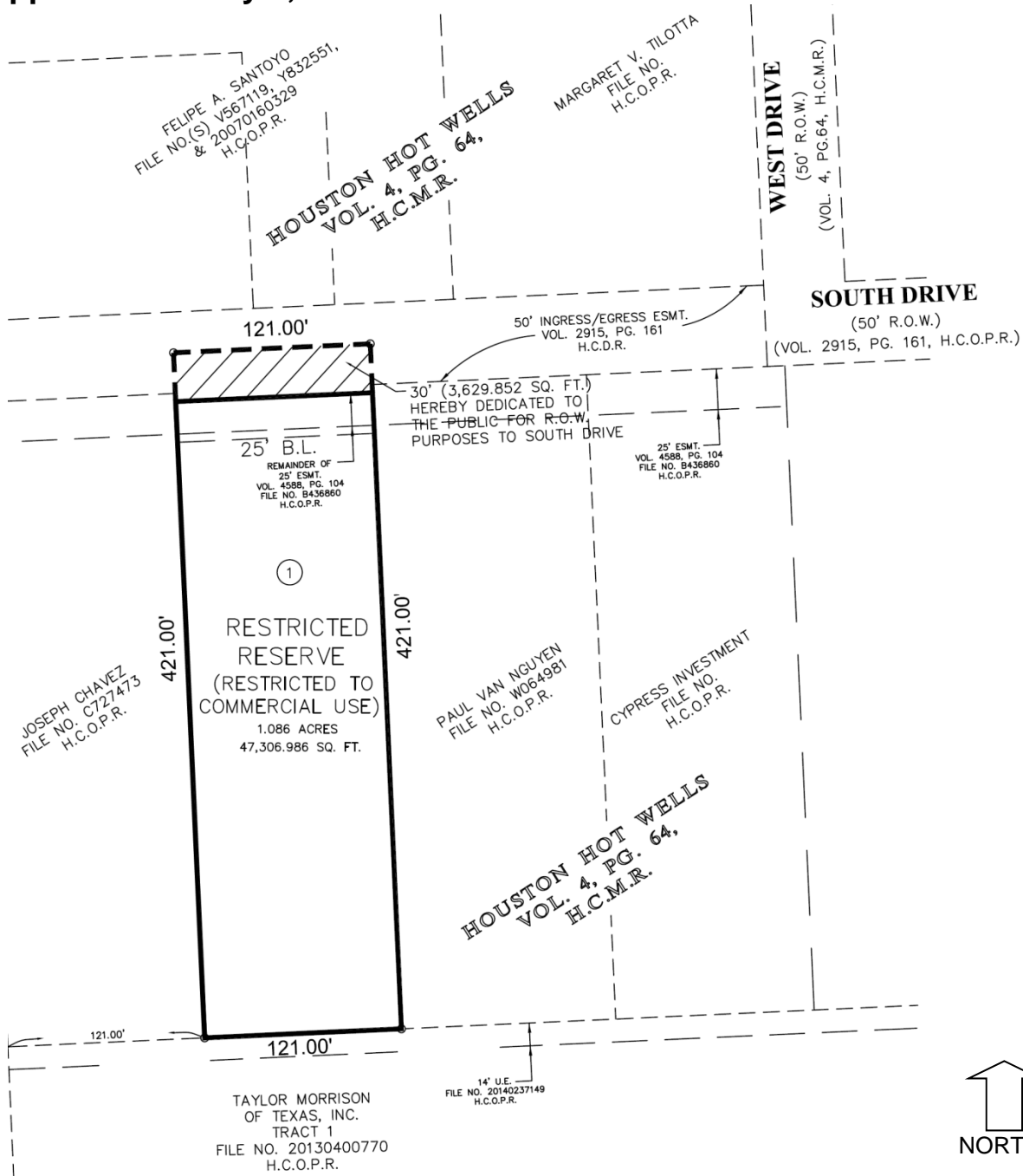
ITEM: 95

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Cardoso Estates

Applicant: Survey 1, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 95

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Cardosa Estates

Applicant: Survey 1, Inc.



D – Variances

Aerial



Application Number: 2015-2416

Plat Name: Cardoso Estates

Applicant: Survey 1, Inc.

Date Submitted: 11/16/2015

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

Specific Variance is being sought and extent of variance:

To allow the use of a dedicated 50' ingress/egress wide strip of land in the Houston Hot Wells subdivision recorded in volume 2915, page 161 of the Harris County Deed Records as a way to enter the proposed subdivision.

Chapter 42 Section: 42-190(c)

Chapter 42 Reference:

Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Type of Reserve: All other; Minimum Size: 5,000 sq. ft.; Type of Street: Public; Minimum Street Width: 60 feet; Minimum Street Frontage: 60 feet.

Statement of Facts

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

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

Cardoso Estates is a proposed subdivision located within the Houston Hot Wells Subdivision and is part of the original block 105 recorded in Volume 4, Page 64, of the Harris County Map Records on August 14, 1913. The applicant is requesting a variance to allow the proposed subdivision to have access and frontage via a 50' access easement instead of a public street as required by the ordinance. The recorded 50' ingress/egress easement extends from the west line of West Drive to the west line of said subdivision as an ingress and egress for the proposed subdivision and is dedicated as a private easement for the purposes of ingress and egress for tracts out of blocks 104 and 105.

(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 by the applicant. The circumstance was created by not having public frontage access for the proposed subdivision. This tract of land has been accessed by the 50' private ingress/egress easement for the past 60 years.

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

The purpose of the variance will not alter the purposes of this chapter. It will allow for the owner of the proposed subdivision to maintain access to the property by continuing to use the dedicated easement.

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

The intent and general purpose of this Chapter will be preserved and maintained as the variance will allow for the land owners to continue to use the dedicated easement as it was intended for. It will help develop a tract of land and continue to allow for normal traffic flow.

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

Economic hardship is not the sole justification for the variance. It is to allow the recorded 50' ingress/egress easement as a way for the property owner to maintain access to their lot as they have since the ingress/egress easement was dedicated.



Application No: 2015-2416

Agenda Item: 95

PC Action Date: 12/03/2015

Plat Name: Cardoso Estates

Applicant: Survey 1, Inc.

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

Chapter 42 Sections: 42-190(c)

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

To allow the use of a dedicated 50' ingress/egress wide strip of land in the Houston Hot Wells subdivision recorded in volume 2915, page 161 of the Harris County Deed Records as a way to enter the proposed subdivision. ;

Basis of Recommendation:

The site is located in Harris County, north of Cypress N Houston Road and west of Barker Cypress Road.

The applicant is requesting a variance to allow a commercial reserve to have access and frontage to a 50' private ingress/egress easement.

Staff is in support of this variance.

The subject site was originally recorded in 1913 and has been accessed by a 50' private access easement for 60 years. This private easement was created in 1955 exclusively for the benefit for Blocks 104 and 105 of Houston Hot Wells Subdivision. The applicant is proposing to redevelop this tract into a commercial reserve. Per the ordinance, a commercial reserve shall have 60' frontage on a public street with a right-of-way of 60' wide. Therefore, the applicant is dedicating 30' to the public for right-of-way purposes to meet the requirements and is requesting a variance to allow the proposed commercial reserve to continue accessing the 50' private access easement until the remainder private easement is dedicated to the public as right-of-way.

Staff's recommendation is to approve the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

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

The subject site was originally recorded in 1913 and has been accessed by a 50' private access easement for 60 years. This private easement was created in 1955 exclusively for the benefit for Blocks 104 and 105. The applicant is proposing to redevelop this tract into a commercial reserve. Per the ordinance, a commercial reserve shall have a 60' frontage on a public street with a right-of-way of 60' wide. Therefore, the applicant is dedicating 30' to the public for right-of-way purposes to meet the requirements and is requesting a variance to allow the proposed commercial reserve to continue accessing the 50' private access easement until the remainder private easement is dedicated to the public for right-of-way purposes.

(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. The subject site has been accessed by a 50' private access easement for 60 years.

(3) The intent and general purposes of this chapter will be preserved and maintained;
30' is being dedicated to the public for right-of-way purposes to meet the requirements.

(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. The existing condition is the justification of the variance.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 12/03/2015
Plat Name: Crossing at Katy Fulshear
Developer: Sage Fulshear West, LLC
Applicant: Windrose Land Services, Inc.
App No/Type: 2015-2429 C2

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

Total Acreage:	93.2280	Total Reserve Acreage:	86.2004
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	524E	ETJ

Conditions and Requirements for Approval

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.

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)

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

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

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) Coordinate with Ft. Bend County Engineering prior to recordation.

2) Access easements must be dedicated by separate instrument. Provide record info on the face of the plat at recordation.

3) Legal description must match title.

4) Provide 10' BL from Papaya Bend Drive.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 12/03/2015
Plat Name: Crossing at Katy Fulshear
Developer: Sage Fulshear West, LLC
Applicant: Windrose Land Services, Inc.
App No/Type: 2015-2429 C2

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

Fort Bend Engineer: Dedicate additional ROW along 1463 and contribute to build agreement, Coordinate with TXDOT for future ROW(ultimate) along F.M. 1463.

Coordinate with Toll road authority for future ROW(ultimate) along F.M. 1093

Provide 60' access easement to reserve N.

Provide 35' radii for all curb returns along F.M. 1093

Provide Civil Site Plans.

Provide 30' radii for all curb returns along F.M. 1463
City Engineer: DETENTION IS PROVIDED

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

Houston Planning Commission

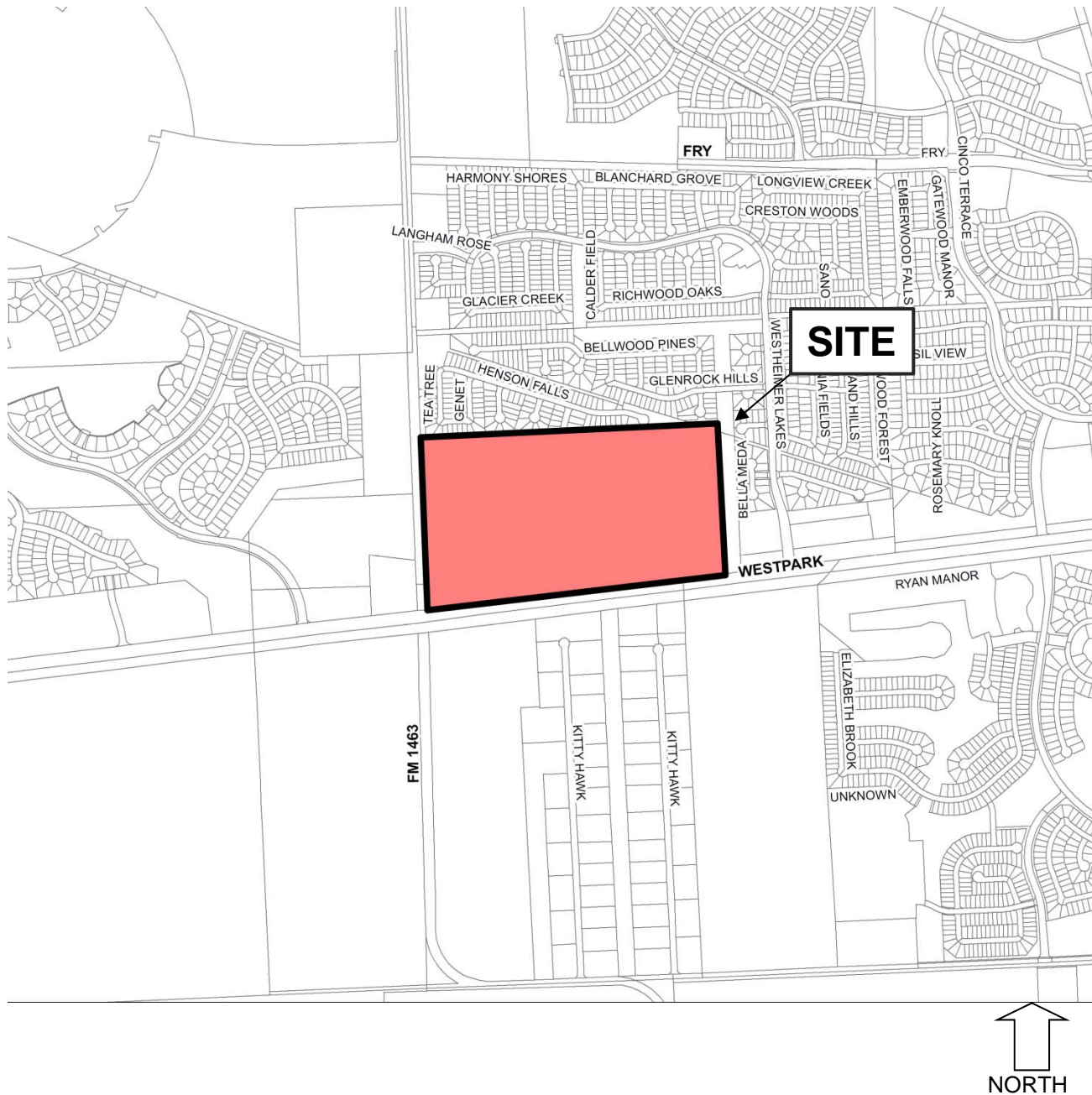
ITEM: 96

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Crossing at Katy Fulshear

Applicant: Windrose Land Services, Inc.



D – Variances

Site Location

Houston Planning Commission

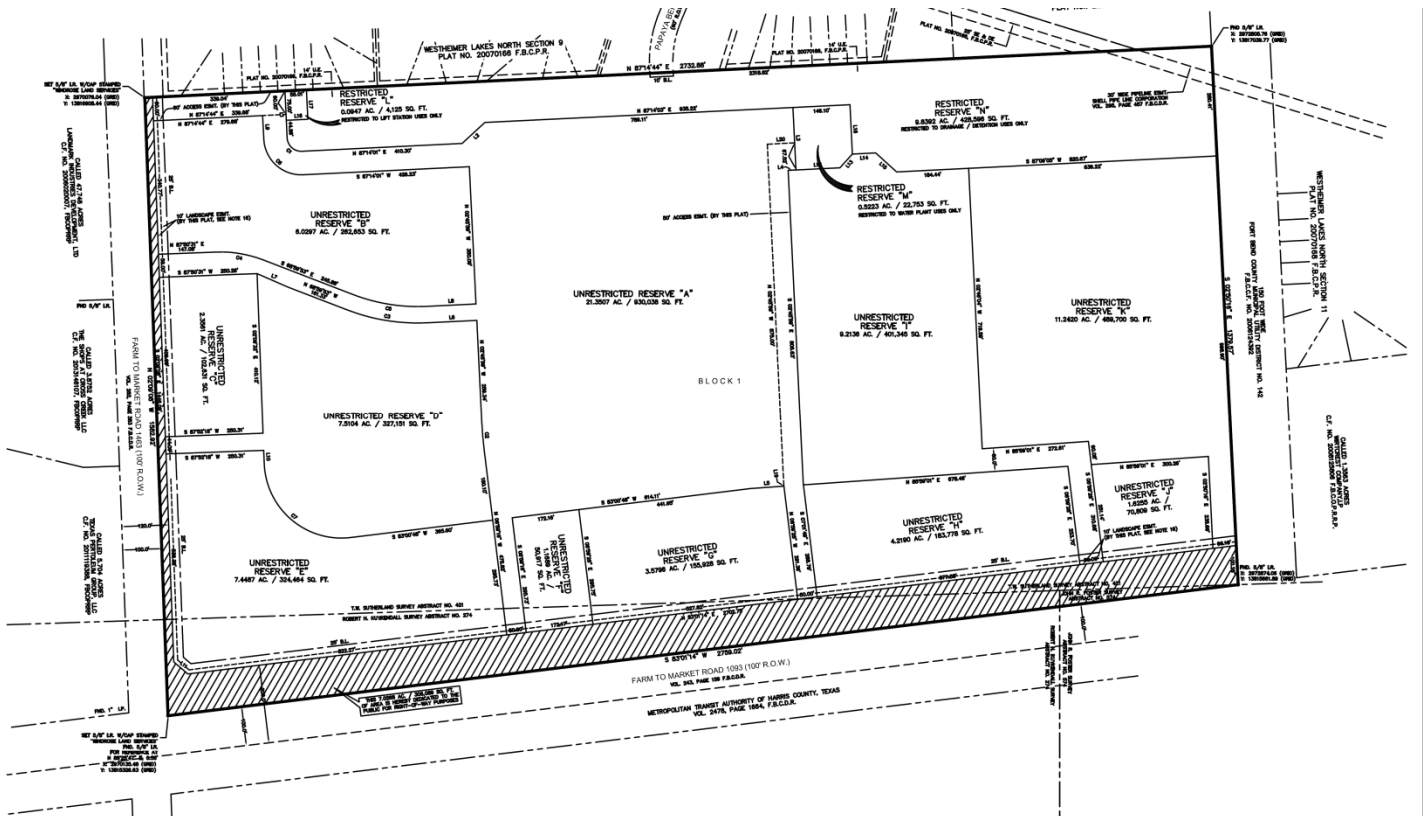
ITEM: 96

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Crossing at Katy Fulshear

Applicant: Windrose Land Services, Inc.



D – Variances

Subdivision

Houston Planning Commission

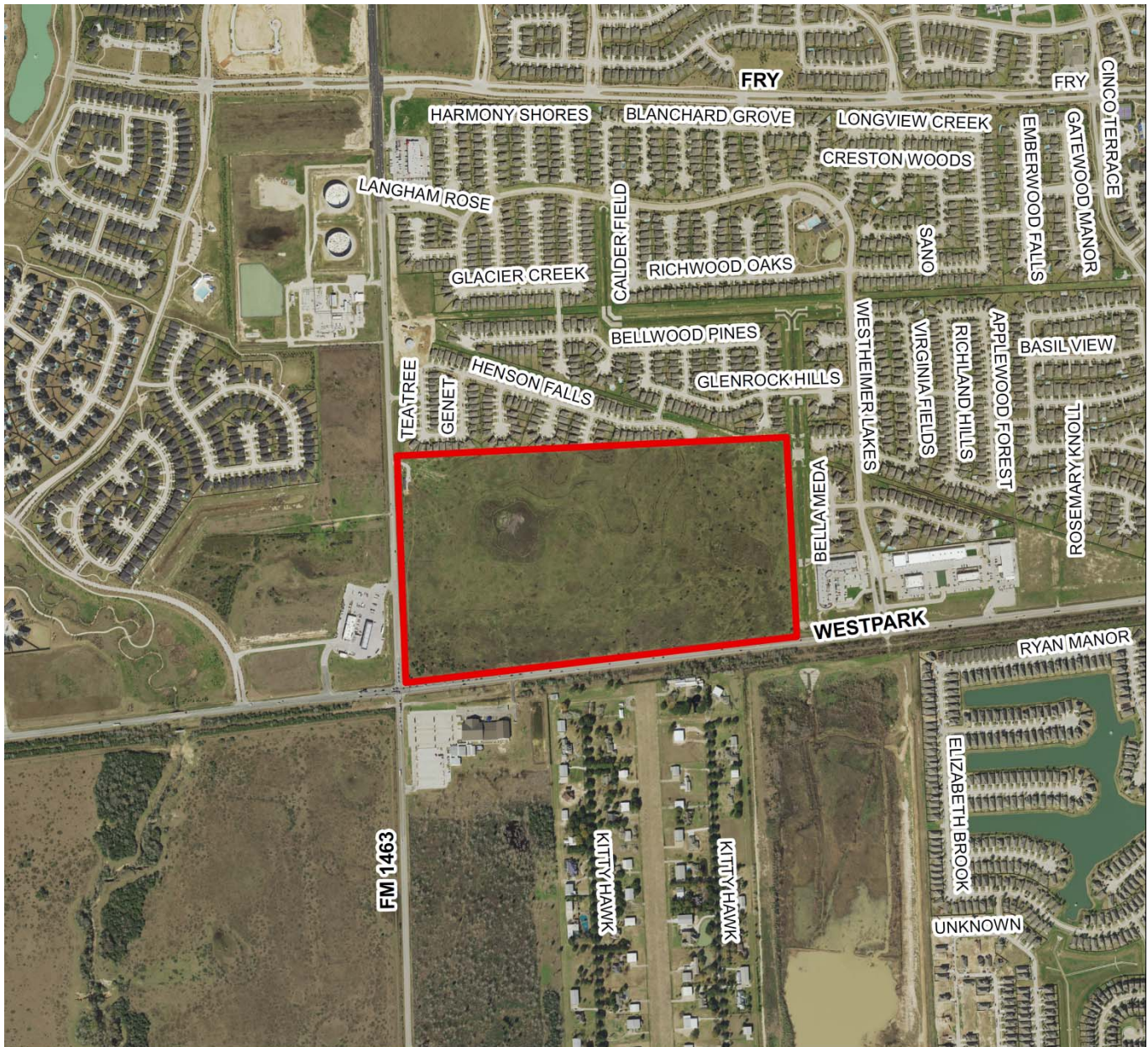
ITEM: 96

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Crossing at Katy Fulshear

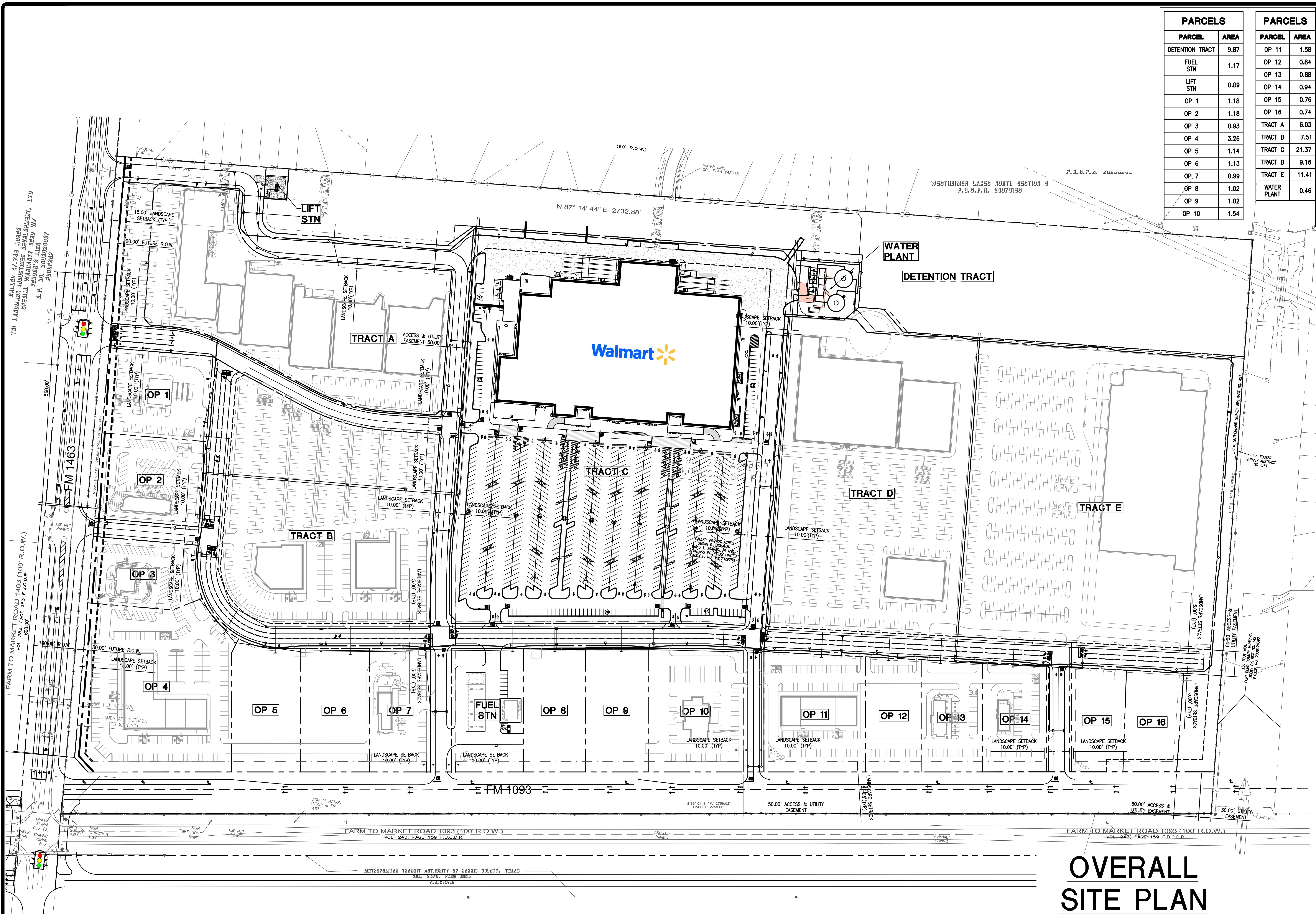
Applicant: Windrose Land Services, Inc.



NORTH


D – Variances

Aerial



PARCELS		PARCELS	
PARCEL	AREA	PARCEL	AREA
DETENTION TRACT	9.87	OP 11	1.58
FUEL STN	1.17	OP 12	0.84
LIFT STN	0.09	OP 13	0.88
OP 1	1.18	OP 14	0.94
OP 2	1.18	OP 15	0.76
OP 3	0.93	OP 16	0.74
OP 4	3.26	TRACT A	6.03
OP 5	1.14	TRACT B	7.51
OP 6	1.13	TRACT C	21.37
OP 7	0.99	TRACT D	9.16
OP 8	1.02	TRACT E	11.41
OP 9	1.02	WATER PLANT	0.46
OP 10	1.54		

REVISION	BY



DUPLANTIS DESIGN GROUP, PC
CIVIL ENGINEERING + ARCHITECTURE
14850 HEATHROW FOREST PARKWAY,
SUITE 160 HOUSTON, TX 77024
WWW.DDCPC.COM PHONE: 832-369-8700 FAX: 832-369-8165
THIBODAUX \ COVINGTON \ HOUSTON \ BATON ROUGE \ HOUMA

SIGNATURE: _____

DATE: _____

STAMP

TBPE FIRM No. 2254

PROPOSED ONSITE INFRASTRUCTURE
IMPROVEMENTS, THE CROSSING AT
KATY-FULSHEAR DEVELOPMENT
FORT BEND COUNTY, TEXAS
LOVETT COMMERCIAL
1520 OLIVER STREET, HOUSTON, TX 77007

DRAWN
CJB

CHECKED
BJC

ISSUED DATE
1/29/2014

ISSUED FOR
COORDINATION

PROJECT NO.
12-317

FILE
12-317 C-1 Overall Site Plan

SHEET

C-1.0

X:\Cadd\12-000\12-317\12-317 C-1 Overall Site Plan.dwg



Application Number: 2015-2429

Plat Name: Crossing at Katy Fulshear

Applicant: Windrose Land Services, Inc.

Date Submitted: 11/16/2015

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

Specific Variance is being sought and extent of variance:

Not to extend Papaya Bend Drive through subject property to connect to FM 1093 (future Westpark Tollway Phase 2)

Chapter 42 Section: 42-128

Chapter 42 Reference:

Sec. 42-128, Intersections of local streets. Paragraph (a) states, "Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet"

Statement of Facts

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

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

The subject property contains 93.23 acres at the northeast intersection of FM 1463 and FM 1093. The entire eastern property line is bordered by a 150-foot channel dedicated to the Fort Bend County Municipal Utility District No. 142. The north property line is adjacent to Sections 5 and 9 of Westheimer Lakes North Subdivision. The western property line abuts FM 1463. The southern property line abuts FM 1093 or what will soon become Phase 2 of the Westpark Tollway. While the City of Houston's maximum intersection spacing, street extension and reserve access policies apply without incident in most subdivisions, they cannot take into account the unique factors of this site. An extension of Papaya Bend Drive, the only available north-south street connection for the applicant's site, would be incompatible with the limited access design of the toll road system. Toll roads require limited access to function properly, which is why the City's standards for local street intersection frequency are not applicable for this site. Papaya Bend Drive currently serves only 8 single-family residences and its total length is less than 250 feet, terminating on the north side at Henson Falls Drive. The extension of Papaya Bend Drive would not provide any increased mobility for the area, but it would be detrimental to the highest and best use of the site. Due to the focused traffic patterns and market conditions caused by the toll road, regional commercial development in a master planned, cross-connected setting is the optimal use. Extending the local street to the rear of the proposed commercial development also has other consequences. First, criminal traffic would stage in the residential areas in order to gain access to the rear of their commercial targets. This would also be an issue if the street was terminated with a cul-de-sac. A cul-de-sac turnaround would give undesirable traffic the ability to loiter unchecked in close proximity to the residential and commercial areas as the turnaround would be screened from view by the retail buildings. Second, the mixture of the commercial traffic into the residential areas is highly undesirable. While the commercial users would do everything possible from a policy and business operations standpoint to prevent this from occurring, there will still be commercial traffic (i.e. large, noisy trucks with restricted movement) that would access a local street connection as a cut-through, turn-around or way of avoiding other commercial vehicles behind them in the delivery cue. If the City and County support the development concept, the applicant requests that access from the terminus of Papaya Drive not be prohibited. This connection will serve as an access point for maintenance vehicles working on the complex's storm water detention reserve. The use of this reserve has been restricted on the face of the plat and there is no direct access from the parking and drive aisles of the commercial complex. These measures will ensure that only infrequent maintenance vehicles will travel through the residential areas. The applicant and their consultants have visited with the Fort Bend County Engineering Department and they generally approve of the development plans, so long as the City approves the requested variances. Most importantly, they agree that an extension of Papaya Drive is not in the best interest of the public and they will not change their position that water treatment plant and lift-station be placed in separate reserves.

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

The circumstances supporting the variance are the restrictions caused by the design and function of the toll road system, the desire to not unnecessarily mix commercial and residential traffic, and the requirements of Fort Bend County and the MUD. The development as proposed protects the limited access function of the toll road, separates the residential and commercial traffic as much as possible, and addresses the requirement to have utility infrastructure in separate reserves. Extending Papaya Drive to the south does not benefit the traffic mobility of the area, but it does prevent the applicant from developing the regional commercial facility that is most appropriate at the intersection of 1463 and the Westpark Toll Road.

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

The intent of the City's intersection spacing and street extension requirements are to establish a safe, efficient and well-planned street network. Due to the existing conditions and the configuration of the street network in the area, the extension of Papaya Bend Drive would not provide tangible increased mobility. It would only cause an unsafe condition at the intersection and further damage the ability to reasonably develop the property. Papaya Bend Drive is a local street for a small single-family residential neighborhood. Extending it to the tollway would dramatically and negatively affect the traffic patterns on this street, which is directly in conflict with the City's regulations. All properties to the north and west of this site are fully developed and are provided with adequate vehicular access by Langham Rose Drive, Ladies Tresses Drive, Glenrock Hills Drive, Westheimer Lakes North Drive and Halton Gripp Drive which provide adequate vehicular and emergency access to the major arterial thoroughfares F.M. 1463, F.M. 1093, and Fry Road.

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

The extension of Papaya Bend Drive is not only impractical, but contrary to the public interest. The local street connection of the high-intensity commercial traffic to the north would be highly detrimental to the residential subdivision. Because of restricted access to the east, cut-through vehicular and pedestrian traffic from the toll road/commercial area interface would use the local street connector. This situation would negatively impact the safety and welfare of the residents of the neighborhood and degrade the functionality of the local street network. The alignment of proposed Westpark Tollway lanes would place Papaya Bend Drive intersection dangerously close to the high speed off ramp and gore point of the highway main lanes and creates an unsafe condition for vehicles at the intersection as well as those exiting the freeway to access F.M. 1093. Maintaining the termination of Papaya Bend Drive will limit the cut-through traffic to Westpark Tollway and direct neighborhood traffic to more appropriate intersections at F.M. 1093 and Westheimer Lakes Drive. Additionally, criminal elements that are attracted by large commercial uses for purposes of theft, loitering, vandalism, etc., would either stage in or have an easy escape into the residential areas by using the local street connector or cul-de-sac if one is required. This would make it more difficult for local law enforcement to police the area and prevent damage to property or threats to residents and customers. Commercial traffic (i.e. large, noisy trucks with restricted movement) would also be tempted to access the local street connection as a cut-through, turn-around or way of avoiding other commercial vehicles behind them in the delivery cue.

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

The conditions supporting the variance are caused by the unique physical characteristics of the land and by the plans to extend the Westpark Tollway – neither of which were caused by the applicant. While the applicant or future developers could extend Papaya Bend Drive, the result would be an unreasonable site that would conflict with the highest and best use of the land and negatively impact the ability of the area to develop in accordance with sound planning and engineering design principles. The street extension only creates unnecessary right-of-way for the County to maintain, eliminates viable square footage from the project, and divides the site in half...essentially killing the project at this location. The proposed development could be a highly beneficial and compatible addition to the community if the requested variances are approved.



Application Number: 2015-2429

Plat Name: Crossing at Katy Fulshear

Applicant: Windrose Land Services, Inc.

Date Submitted: 11/16/2015

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

Specific Variance is being sought and extent of variance:

Allow reserves without frontage on a street or shared driveway.

Chapter 42 Section: 42-188

Chapter 42 Reference:

Sec. 42-188, Lot access to streets, Paragraph (a) states, "Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section."

Statement of Facts

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

The subject property contains 93.23 acres at the northeast intersection of FM 1463 and FM 1093. The entire eastern property line is bordered by a 150-foot channel dedicated to the Fort Bend County Municipal Utility District No. 142. The north property line is adjacent to Sections 5 and 9 of Westheimer Lakes North Subdivision. The western property line abuts FM 1463. The southern property line abuts FM 1093 or what will soon become Phase 2 of the Westpark Tollway. While the City of Houston's maximum intersection spacing, street extension and reserve access policies apply without incident in most subdivisions, they cannot take into account the unique factors of this site. The Municipal Utility District that is being formed to service this development must have lift station and water plant facilities constructed off of the public rights-of-way. Fort Bend County subdivision regulations require that all lift-station and water plant facilities be in separately dedicated reserves on the face of the plat. While the MUD will maintain these reserves and associated facilities, the applicant cannot dedicate flag-lot strips on the plat to connect the reserves to the public rights-of-way as would normally be required by the City of Houston subdivision regulations. This would be an undue burden on the MUD as it would inappropriately shift damage and tax liability for the flag-lot areas away from the developer. The applicant is requesting a variance to allow these reserves to be platted without frontage on a public street or shared driveway in accordance with County and MUD requirements. Note that the applicant is providing access easements connecting each reserve to the public rights-of-way on the face of the plat. Additionally, each reserve is restricted to water plant or lift-station uses as appropriate. The applicant and their consultants have visited with the Fort Bend County Engineering Department and they generally approve of the development plans, so long as the City approves the requested variances. Most importantly, they agree that an extension of Papaya Drive is not in the best interest of the public and they will not change their position that water treatment plant and lift-station be placed in separate reserves.

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

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

The circumstances supporting the variance are the restrictions caused by the design and function of the toll road system, the desire to not unnecessarily mix commercial and residential traffic, and the requirements of Fort Bend County and the MUD. The development as proposed protects the limited access function of the toll road, separates the residential and commercial traffic as much as possible, and addresses the requirement to have utility infrastructure in separate reserves. Extending Papaya Drive to the south does not benefit the traffic mobility of the area, but it does prevent the applicant from developing the regional commercial facility that is most appropriate at the intersection of FM 1463 and the Westpark Toll Road.

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

The applicant has designed the water plant and lift-station facilities in accordance with County regulations and will establish a MUD that will provide utility service to the development. In order to comply with Fort Bend County and MUD maintenance and design requirements, these facilities must be interior to the development and must be in separate reserves. Additionally, the applicant cannot provide flag-lot strips from the reserves to the public right-of-way as that would place inappropriate liability on the MUD. The only way to comply with these requirements is to secure a variance to the City's Code that requires that all reserves have frontage on a public street or shared driveway. The applicant will dedicate access easements to these facilities on the face of the plat to ensure that adequate access is provided in perpetuity.

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

The proposed reserve layout will not be injurious to the public's health, safety or welfare as the design and placement of the facilities is specifically configured to meet public standards. The applicant must provide a utility district to manage and maintain the facilities. In order to do so, they must place the facilities in separate reserves. The reserves as proposed will be easily accessible to the MUD and will not require an inappropriate flag-lot shaped lots that would be contrary to the public's interests.

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

The conditions supporting the variance are caused by the unique physical characteristics of the land and by the plans to extend the Westpark Tollway – neither of which were caused by the applicant. Without the variance the applicant will not be able to provide utility service to the development or meet the requirements of the County, who will be the ultimate building permit approval authority.



Application Number: 2015-2429

Plat Name: Crossing at Katy Fulshear

Applicant: Windrose Land Services, Inc.

Date Submitted: 11/16/2015

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

Specific Variance is being sought and extent of variance:

To not terminate Papaya Bend Drive with a turnaround

Chapter 42 Section: 42-135

Chapter 42 Reference:

Sec. 42-135, Street extension, Paragraph (a), Subparagraphs (3) and (5), state, "A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (3) The existing stub street is only one lot in depth; (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter."

Statement of Facts

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

(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 contains 93.23 acres at the northeast intersection of FM 1463 and FM 1093. The entire eastern property line is bordered by a 150-foot channel dedicated to the Fort Bend County Municipal Utility District No. 142. The north property line is adjacent to Sections 5 and 9 of Westheimer Lakes North Subdivision. The western property line abuts FM 1463. The southern property line abuts FM 1093 or what will soon become Phase 2 of the Westpark Tollway. While the City of Houston's maximum intersection spacing, street extension and reserve access policies apply without incident in most subdivisions, they cannot take into account the unique factors of this site. An extension of Papaya Bend Drive, the only available north-south street connection for the applicant's site, would be incompatible with the limited access design of the toll road system. Toll roads require limited access to function property, which is why the City's standards for local street intersection frequency are not applicable for this site. Papaya Bend Drive currently serves only 8 single-family residences and its total length is less than 250 feet, terminating on the north side at Henson Falls Drive. The extension of Papaya Bend Drive would not provide any increased mobility for the area, but it would be detrimental to the highest and best use of the site. Due to the focused traffic patterns and market conditions caused by the toll road, regional commercial development in a master planned, cross-connected setting is the optimal use. Extending the local street to the rear of the proposed commercial development also has other consequences. Criminal traffic would stage in the residential areas in order to gain access to the rear of their commercial targets. This would also be an issue if the street was terminated with a cul-de-sac. A cul-de-sac turnaround would give undesirable traffic the ability to loiter unchecked in close proximity to the residential and commercial areas as the turnaround would be screened from view by the retail buildings. If the City and County support the development concept, the applicant requests that access from the terminus of Papaya Drive not be prohibited. This connection will serve as an access point for maintenance vehicles working on the complex's storm water detention reserve. The use of this reserve has been restricted on the face of the plat and there is no direct access from the parking and drive aisles of the commercial complex. These measures will ensure that only infrequent maintenance vehicles will travel through the residential areas. The applicant and their consultants have visited with the Fort Bend County Engineering Department and they generally approve of the development plans, so long as the City approves the requested variances. Most importantly, they agree that an extension of Papaya Drive is not in the best interest of the public and they will not change their position that water treatment plant and lift-station be placed in separate reserves.

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

The circumstances supporting the variance are the restrictions caused by the design and function of the toll road system, the desire to not unnecessarily mix commercial and residential traffic, and the requirements of Fort Bend County and the MUD. The development as proposed protects the limited access function of the toll road, separates the residential and commercial traffic as much as possible, and addresses the requirement to have utility infrastructure in separate reserves. Extending Papaya Drive to the south does not benefit the traffic mobility of the area, but it does prevent the

applicant from developing the regional commercial facility that is most appropriate at the intersection of FM 1463 and the Westpark Toll Road.

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

The intent of the City's intersection spacing and street extension requirements are to establish a safe, efficient and well-planned street network. Due to the existing conditions and the configuration of the street network in the area, the extension of Papaya Bend Drive would not provide tangible increased mobility. It would only cause an unsafe condition at the intersection and further damage the ability to reasonably develop the property. Papaya Bend Drive is a local street for a small single-family residential neighborhood. Extending it to the tollway would dramatically and negatively affect the traffic patterns on this street, which is directly in conflict with the City's regulations. All properties to the north and west of this site are fully developed and are provided with adequate vehicular access by Langham Rose Drive, Ladies Tresses Drive, Glenrock Hills Drive, Westheimer Lakes North Drive and Halton Gripp Drive which provide adequate vehicular and emergency access to the major arterial thoroughfares F.M. 1463, F.M. 1093, and Fry Road.

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

The termination of Papaya Bend Drive in a cul de sac is not only impractical, but contrary to the public interest. The cul de sac would negatively impact the safety and welfare of the residents of the neighborhood by attracting unwanted traffic that would stage in this hidden alcove for the purposes of theft, loitering, and vandalism. This would make it more difficult for local law enforcement to police the area and prevent damage to property or threats to residents and customers.

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

The conditions supporting the variance are caused by the unique physical characteristics of the land and by the plans to extend the Westpark Tollway – neither of which were caused by the applicant. While the applicant or future developers could terminate Papaya Bend Drive in a cul de sac, the result would be an unnecessary and unsafe facility. The cul de sac would be useless right-of-way for the County to maintain, jeopardize the well-being of the residents, and be a threat to the security of the commercial establishments.



Application No: 2015-2429

Agenda Item: 96

PC Action Date: 12/03/2015

Plat Name: Crossing at Katy Fulshear

Applicant: Windrose Land Services, Inc.

Staff Recommendation:

Chapter 42 Sections: 42-128; 42-135; 42-188

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

Not to extend Papaya Bend Drive through subject property to connect to FM 1093 (future Westpark Tollway Phase 2);

To not terminate Papaya Bend Drive with a turnaround;

Allow reserves without frontage on a street or shared driveway.;

Basis of Recommendation:

The site is located at the intersection of F.M. 1463 and F.M. 1093 in Fort Bend County. The applicant is requesting 2 variances. The first variance is to not extend nor terminate with a cul de sac Papaya Bend Drive. The second variance is to allow restricted reserves not to have access to, or, frontage on a right of way.

Staff is in support of both requests.

Papaya Bend drive was platted with Westheimer Lakes North GP, a single family residential development. Within this General Plan, the developer created a stub street to meet 1400' intersection spacing requirements. However, 2600' intersection spacing is applicable to the new proposed development, as it has frontage on and access from two major thoroughfares. Additionally, requiring this residential street to be extended would introduce large volumes of commercial traffic into a residential neighborhood. The extension of this street would have no direct connection to Fry Road, and will only route traffic to FM. 1463. Future Westpark Tollway will have an access point close to where the future street would go, and it is questionable if the extension of the street would provide for safe vehicular maneuvering given this information. With the established street pattern providing for adequate vehicular mobility, the extension of Papaya Bend Drive will not improve the overall traffic circulation in the area.

The justification for the second variance is that the requirement of Fort Bend County requires each proposed use to be in it's own respective reserve. The requirement of the municipal utility district requires that the reserves be interior to the site. The developer plans to create access easements to serve the site for which the MUD and general public would be permitted to use. The MUD intends to maintain the water plant and lift station facilities. Since the MUD and Fort Bend County are entities of the state with their own subdivision and development regulations, Staff supports this variance.

Staff recommends the Planning Commission approve the requested variances not to extend Papaya Bend Drive nor terminate with a cul de sac, and to allow reserves restricted to water plant and lift station uses to not have access or frontage on a right of way.

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;

There will be several commercial developments within the site, including Wal-Mart. The location of a future north-south street would make this development infeasible, impractical, and contrary to sound public policy. The street is not required for intersection spacing, and mixing incompatible land uses does not maintain the intent of this chapter.

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

Future Westpark Tollway is at the southern boundary of the site, where the approximate location of an access ramp will be located. Additionally, the applicant did not own or create the adjacent single family development.

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

Intersection spacing is not warranted at this location. The extension of Papaya Bend Drive will introduce commercial traffic to a residential neighborhood, and will not improve mobility in the area.

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

By not extending the street through the proposed site, this variance will preserve the welfare of the residents living north of the site.

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

The justification for the variance is to create a viable development on the subject site.



Agenda Item: 97

Action Date: 12/03/2015

Plat Name: Fairgrounds Addition Block 43 partial replat no 1

Developer: REAL Designs

Applicant: REAL Designs

App No/Type: 2015-2114 C2R

Staff Recommendation:

Withdraw

Total Acreage:	0.4591	Total Reserve Acreage:	0.4591
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77006	493T	City

Conditions and Requirements for Approval

Provide a revised site plan to eliminate the existing curb cut along Milam Street, eliminate the head-in parkings along Francis Street

Submit a revised site plan and elevation plan to demonstrate the pedestrian friendly environment.

For Your Information:

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

PWE Utility Analysis: A Wastewater Capacity reservation letter is required for this project.
City Engineer: DETENTION IS REQUIRED AND NEED B.L.

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

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

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

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

Houston Planning Commission

ITEM: 97

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Fairgrounds Addition Block 43 partial replat no 1 (DEF 1)

Applicant: REAL Designs



D – Variances

Site Location

Houston Planning Commission

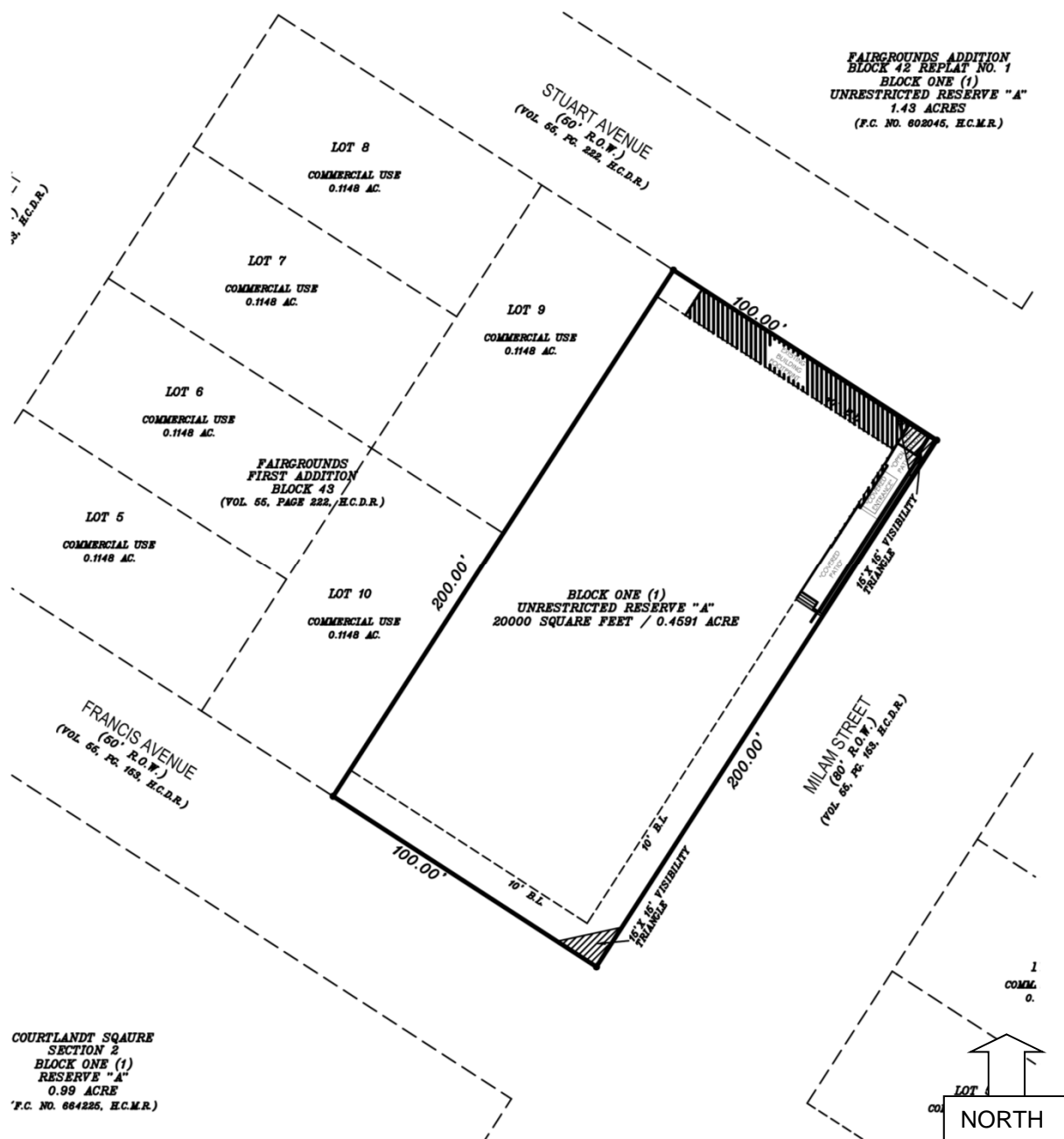
ITEM: 97

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Fairgrounds Addition Block 43 partial replat no 1 (DEF 1)

Applicant: REAL Designs



D – Variances

Subdivision

Houston Planning Commission

ITEM: 97

Planning and Development Department

Meeting Date: 12/03/2015

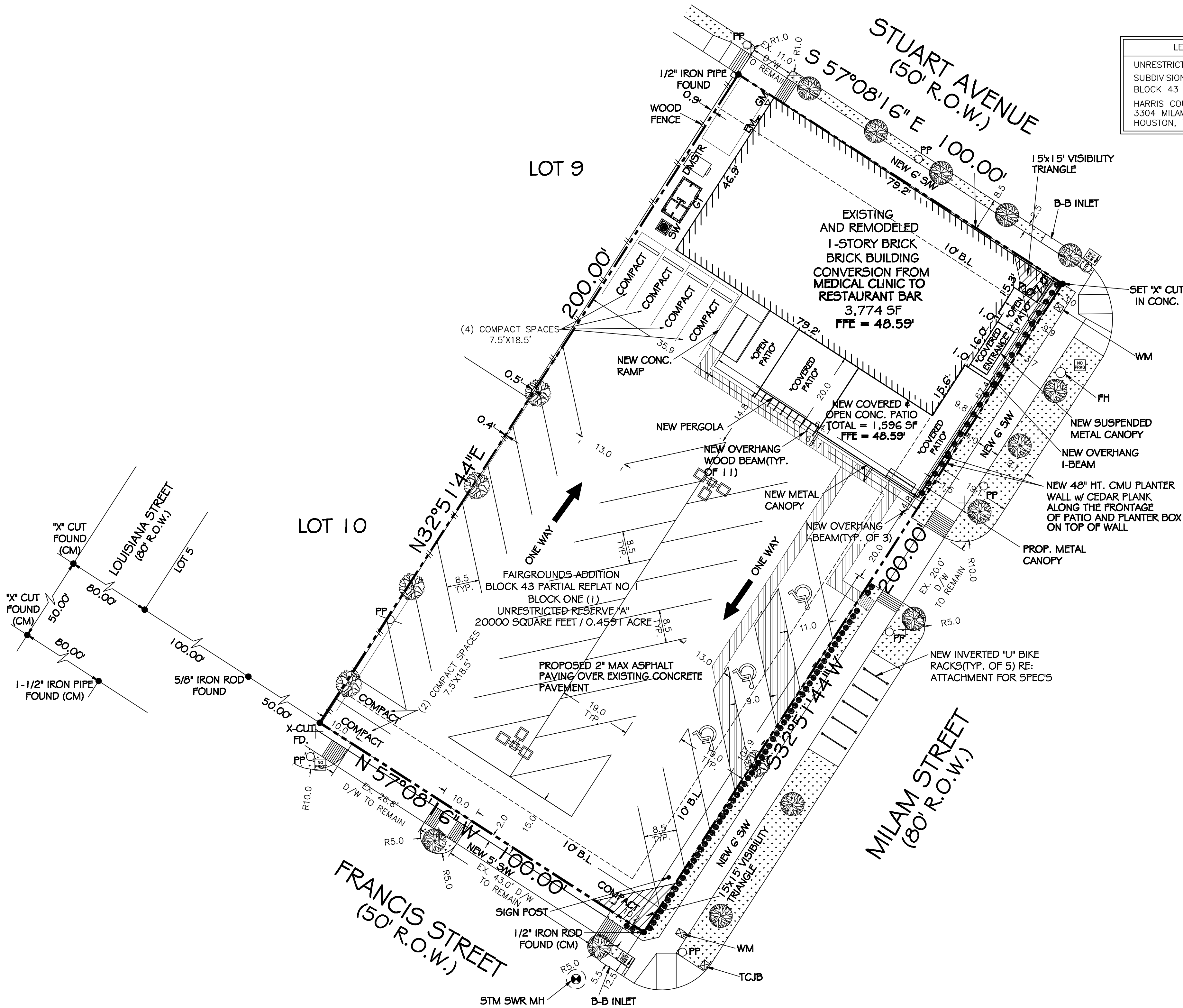
Subdivision Name: Fairgrounds Addition Block 43 partial replat no 1 (DEF 1)

Applicant: REAL Designs

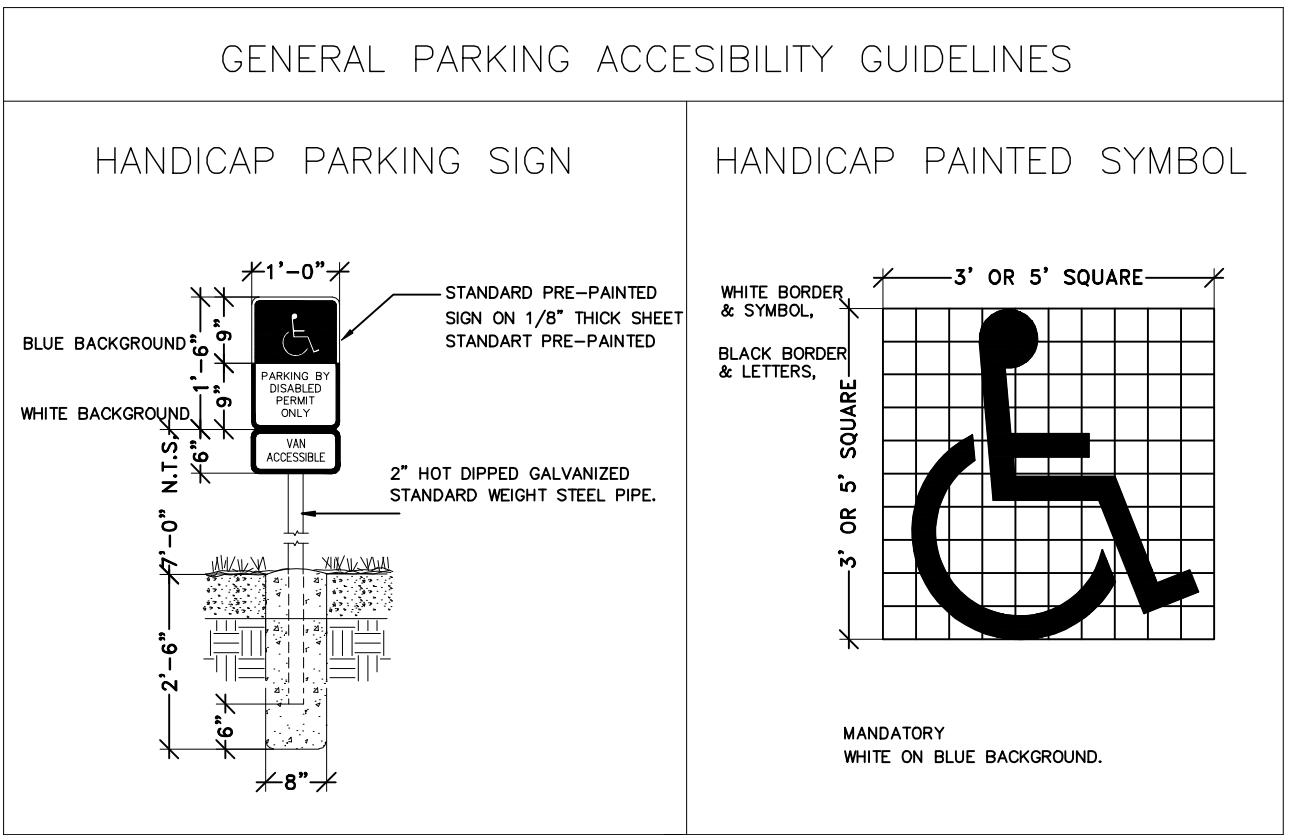
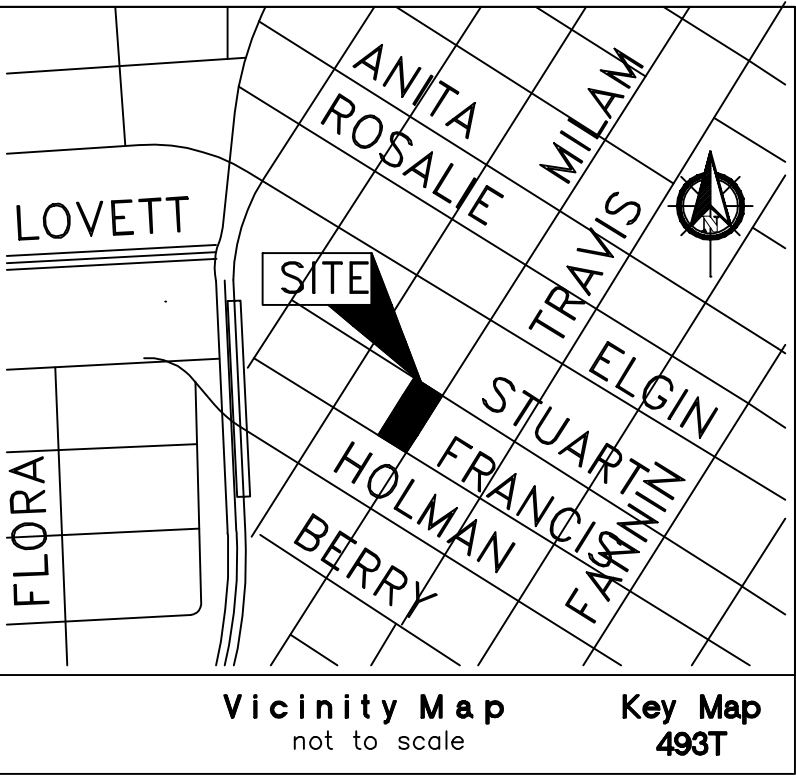


D – Variances

Aerial



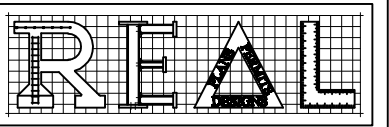
LEGAL DESCRIPTION
UNRESTRICTED RESERVE A BLOCK 1
SUBDIVISION: FAIRGROUNDS ADDITION
BLOCK 43 PARTIAL REPLAT NO 1
HARRIS COUNTY TEXAS
3304 MILAM STREET
HOUSTON, TEXAS 77006



CITY OF HOUSTON DEPARTMENT OF PLANNING AND DEVELOPMENT
PARKING LOT ANALYSIS

1. RESTAURANT (A-2) SQUARE FEET = <u>3,774 SQ. FT.</u> FREE SPACE (3,774 SQ. FT. X 15) = <u>566 SQ. FT.</u> PROPOSED COVERED & OPEN PATIO SQUARE FEET = <u>1,596 SQ. FT.</u> TOTAL PROPOSED RESTAURANT & PATIO = <u>5,370 SQ. FT.</u> TOTAL PROPOSED ((RESTAURANT - FREE SPACE) + PATIO) = <u>4,804 SQ. FT.</u> NUMBER OF PARKING SPACES REQUIRED @ SMALL RESTAURANT: 9.0 PARKING SPACES FOR EVERY 1,000 SQ. FT. OF GFA. GROSS AREA(4,804/1,000) * 9= <u>43</u> NOTE: 10% REDUCTION OF THE NUMBER OF PARKING SPACES REQUIRED UNDER SEC.26-497(b) PARKING REQUIRED(43 x .10) = <u>4</u> . REDUCED PARKING TOTAL NUMBER OF PARKING SPACES REQUIRED: <u>38</u>
2. TOTAL NUMBER OF ON-SITE PARKING SPACES PROVIDED: <u>34</u> TOTAL NUMBER OF OFF-SITE PARKING SPACES PROVIDED: <u>4</u> TOTAL NUMBER OF COMBINED PARKING SPACES PROVIDED: <u>38</u> (INCLUDING <u>3</u> H/C PARKING SPACES) TOTAL NUMBER OF BIKE RACKS PROVIDED: <u>5</u>

REVISIONS	DESCRIPTION
No.	DATE
1	
2	



P.O. BOX
23398
Houston, Texas 77228
Ph: 281-888-6747
real_designs@live.com
www.real-designs-inc.com

OWNER:
REINVESTTX, LLC

**PROPOSED
ADDITION & REMODEL FOR
"BEER MARKET 2"
LOCATED AT
3304 MILAM STREET
HOUSTON, TEXAS 77006**

DRAWING TITLE:

**SITE
PLAN**

DATE: **11/04/2015**

DESIGN: **8530**

DRAWN: **8530**

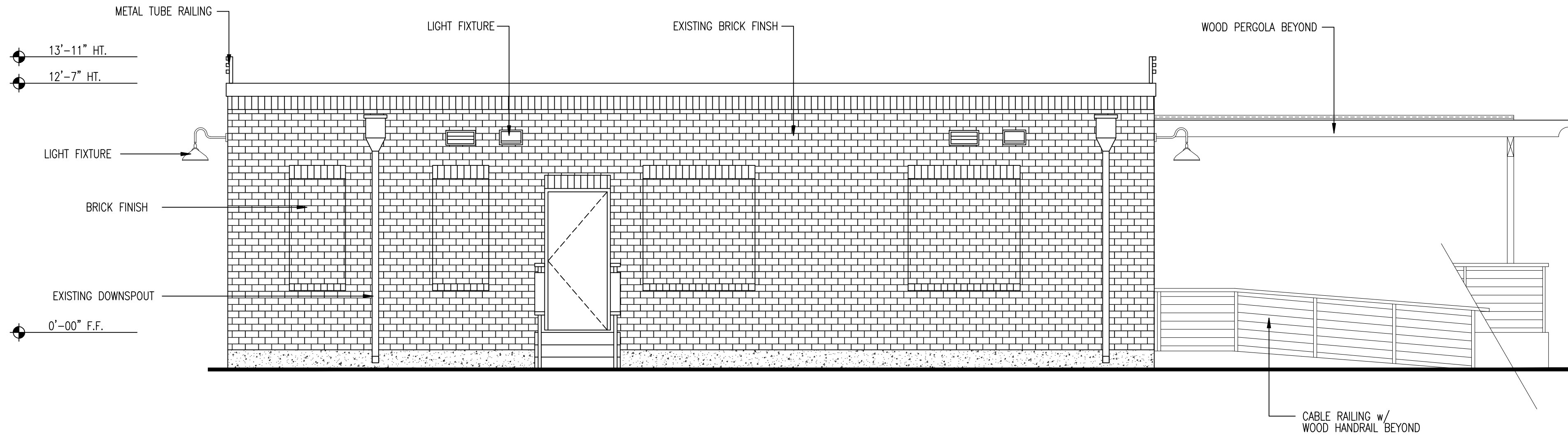
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JOB No: **15021011**

FILE: **P:\REAL\2015\11021011\2015 MILAM ARCH**

DRAWING

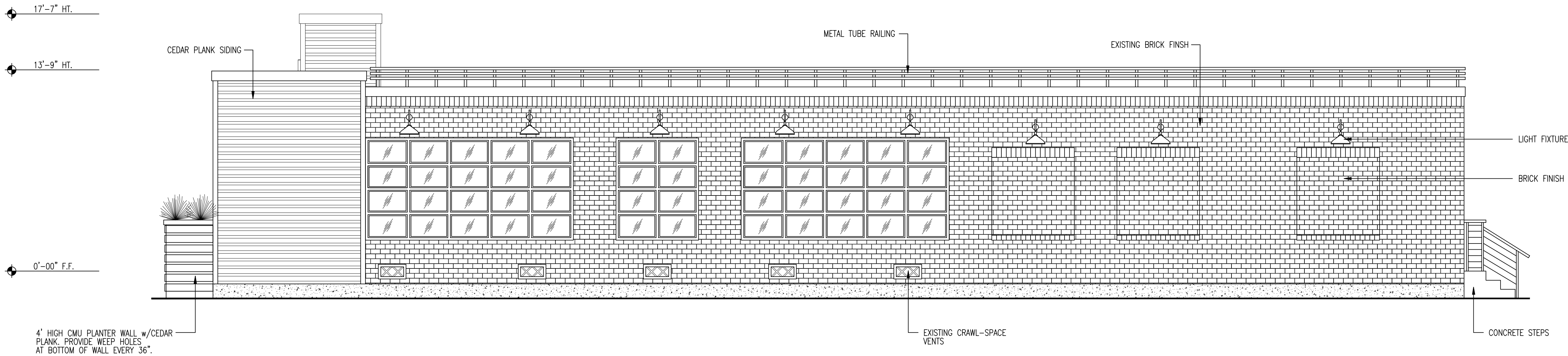
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REAR ELEVATION

1/4"= 1'-0"

02

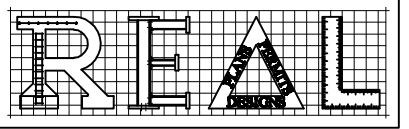


RIGHT ELEVATION

1/4"= 1'-0"

01

REVISIONS	
No.	DESCRIPTION
1	
2	



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OWNER:

**BEER
MARKET CO.**

**PROPOSED
ADDITION & REMODEL FOR
"BEER MARKET 2"
LOCATED AT
3304 MILAM STREET
HOUSTON, TEXAS 77006**

DRAWING TITLE:

**EXTERIOR
ELEVATIONS**

DATE:

3/10/2015

DESIGN:

8613

DRAWN:

8613

SCALE:

1/4"= 1'-0"

JOB No:

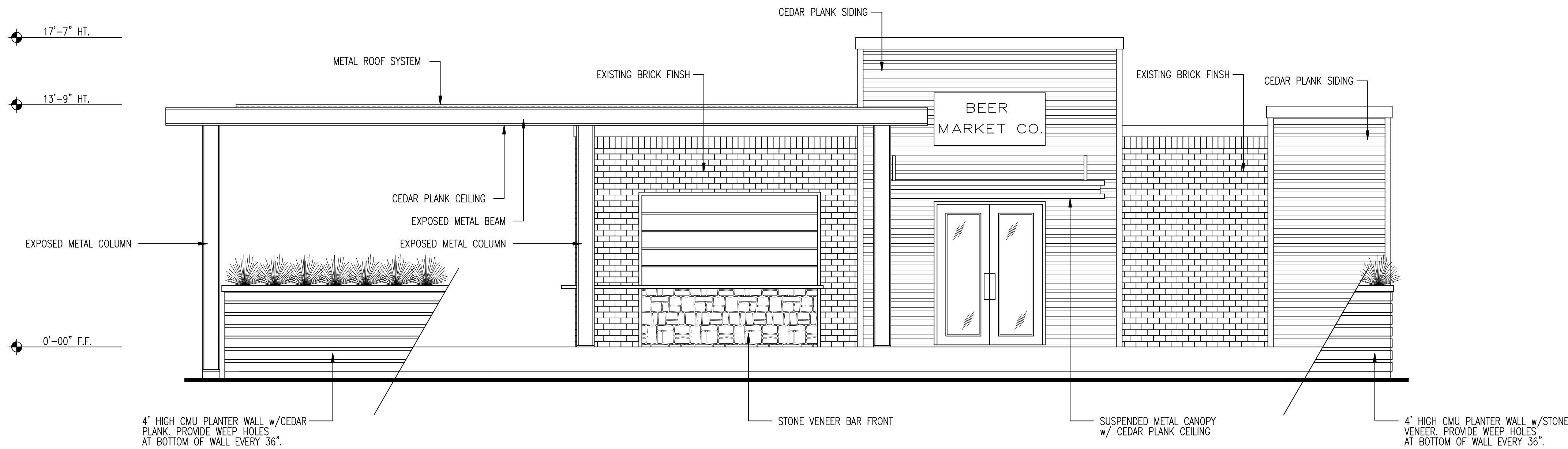
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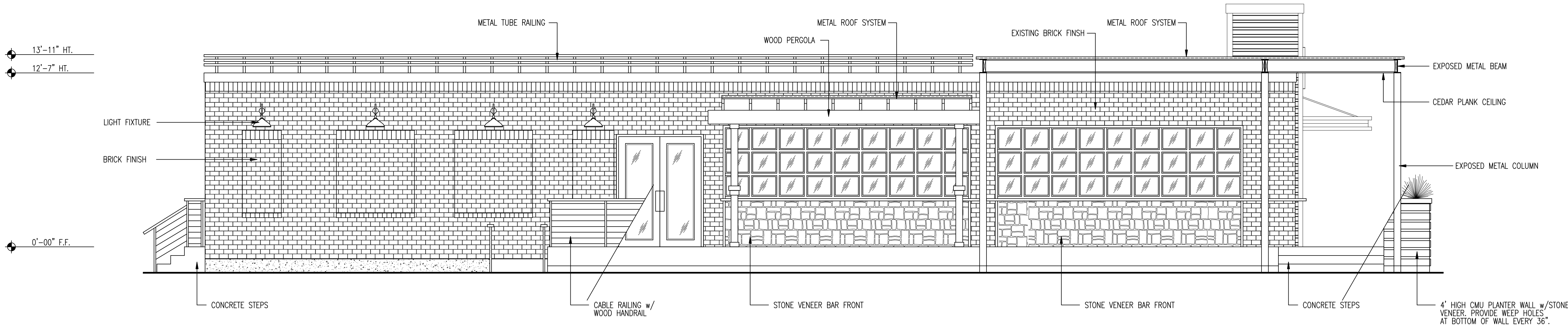
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FRONT ELEVATION

1/4"= 1'-0"

02

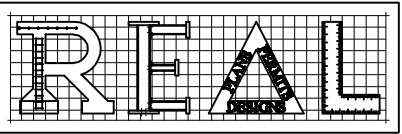


LEFT ELEVATION

1/4"= 1'-0"

01

REVISIONS		DATE	DESCRIPTION
No.	1	-	-
2	-	-	-



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23398
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OWNER:

**BEER
MARKET CO.**

**PROPOSED
ADDITION & REMODEL FOR
"BEER MARKET 2"
LOCATED AT
3304 MILAM STREET
HOUSTON, TEXAS 77006**

DRAWING TITLE:

**EXTERIOR
ELEVATIONS**

DATE:

3/10/2015

DESIGN:

8613

DRAWN:

8613

SCALE:

1/4"= 1'-0"

JOB No:

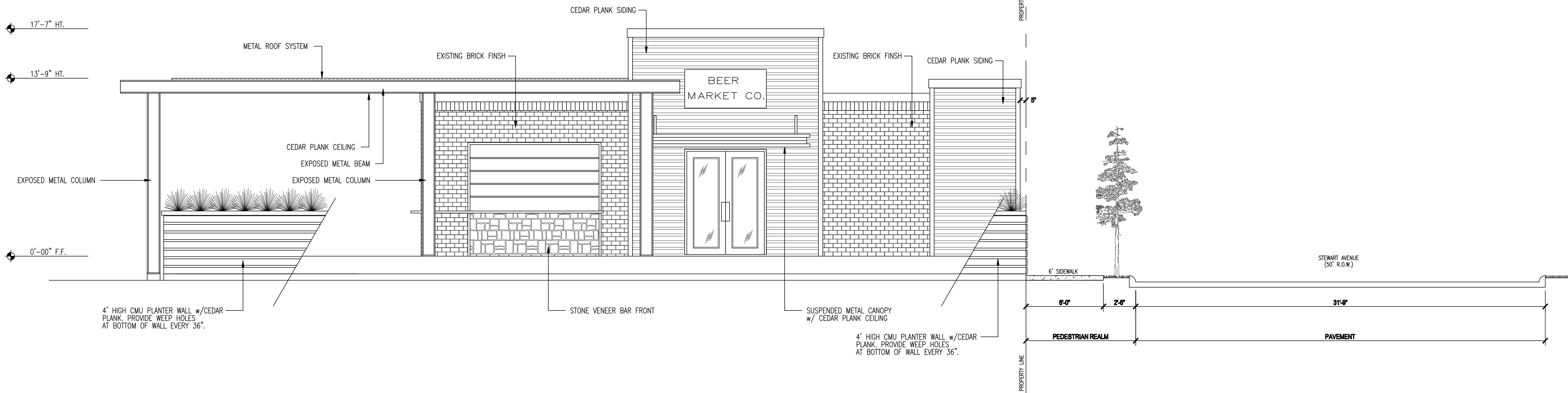
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FILE:

PROJECT: 15021011 3304 MILAM STREET

DRAWING

A1.3

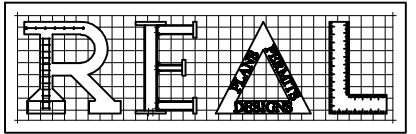


CROSS SECTION @ STUART AVE.

1/4"= 1'-0"

01

REVISIONS	
No.	DESCRIPTION
1	
2	



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Houston, Texas 77228
Ph: 281-888-6747
real_designs@live.com
www.real-designs-inc.com

OWNER:

BEER
MARKET CO.

PROPOSED
ADDITION & REMODEL FOR
"BEER MARKET 2"
LOCATED AT
3304 MILAM STREET
HOUSTON, TEXAS 77006

DRAWING TITLE:

CROSS
SECTION
@ STUART AVE.

DATE:

3/10/2015

DESIGN:

8613

DRAWN:

8613

SCALE:

1/4"= 1'-0"

JOB No:

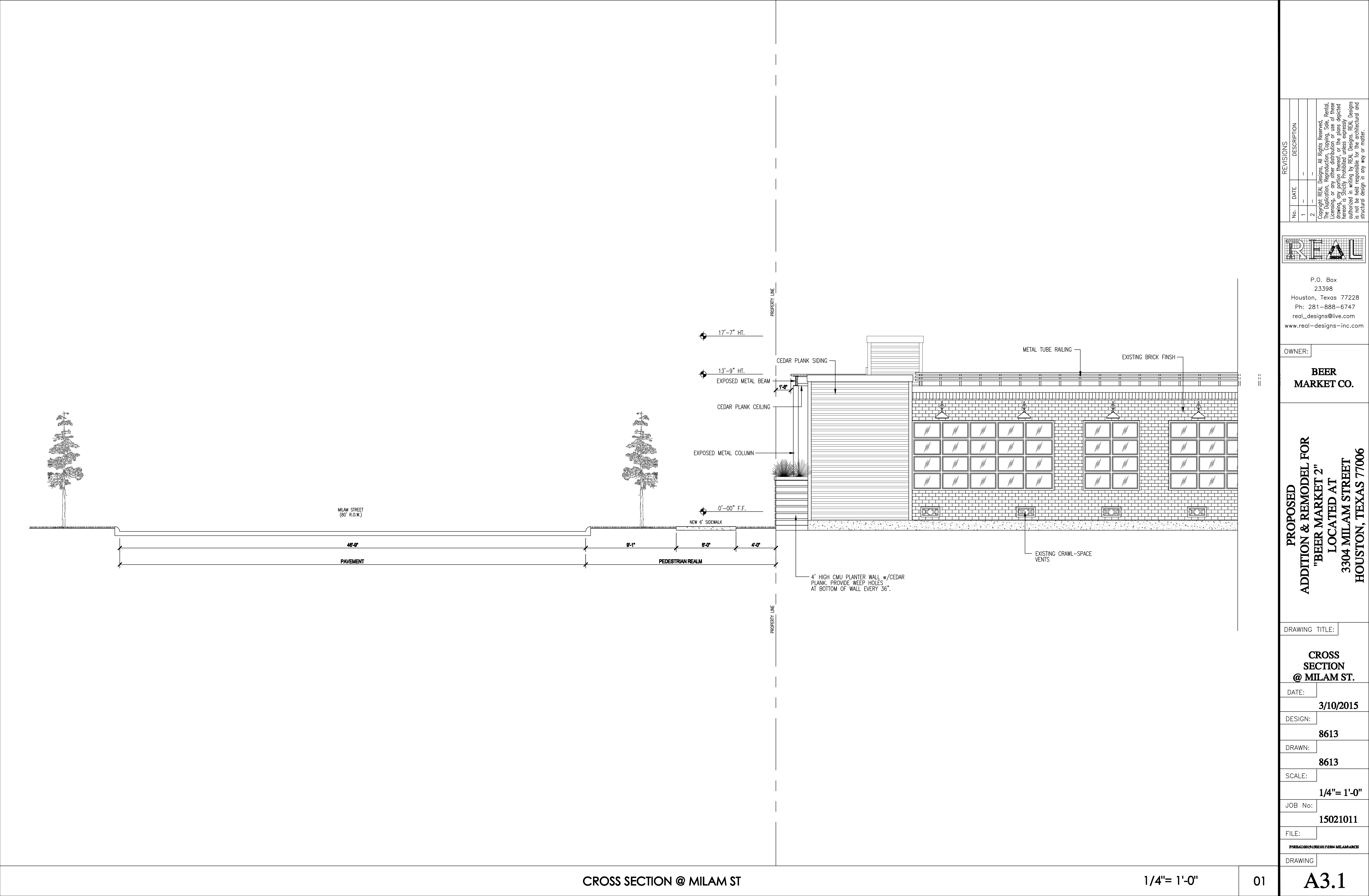
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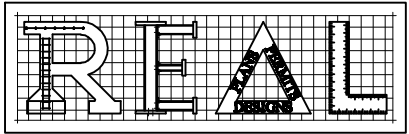
PROJECT: 15021011 3304 MILAM AVE

DRAWING

A3.0



REVISIONS	
No.	DESCRIPTION
1	
2	



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www.real-designs-inc.com

OWNER:

**BEER
MARKET CO.**

**PROPOSED
ADDITION & REMODEL FOR
"BEER MARKET 2"
LOCATED AT
3304 MILAM STREET
HOUSTON, TEXAS 77006**

DRAWING TITLE:

**CROSS
SECTION
@ MILAM ST.**

DATE:

3/10/2015

DESIGN:

8613

DRAWN:

8613

SCALE:

1/4"= 1'-0"

JOB No:

15021011

FILE:

P:\REAL\2015\15021011\3304 MILAM.A3.1

DRAWING

CROSS SECTION @ MILAM ST

1/4"= 1'-0"



Application Number: 2015-2114

Plat Name: Fairgrounds Addition Block 43 partial replat no 1

Applicant: REAL Designs

Date Submitted: 10/05/2015

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

Specific Variance is being sought and extent of variance:

Said property located at 3304 Milam St has an existing one-story building that was built in the 1950's and sits on zero lot lines on the property. The remaining portion of the property, which is currently empty asphalt/concrete parking area, has a 10' building setback line per chapter 42 COH ordinance, which creates a unique situation for the project. The proposed 1-story restaurant design implements a patio in this existing asphalt/concrete area/setback area to abide to the ordinance. However, a canopy projects 9'-1" off the existing building that overlooks the patio and also encroaches the building line. This proposed canopy overhang also offers protection to the bi-fold and glass doors below from heavy rains. There is a 12' tall existing brick wall, which is the height of the existing structure, which we are proposing to extend 5' vertically to serve as screen for the A/C Rooftop Units and Marquee façade of the building. We are proposing 7'x7' Fire Riser room horizontal and 12' vertical addition to the existing building. Even though the existing building sits on the zero lot-line, the horizontal and vertical addition, since it is new, encroaches the building line. There is a chance this could be slightly more or less during construction.

Chapter 42 Section: 42-150,152,161

Chapter 42 Reference:

Building lines and Triangular Visibility

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 above mentioned canopy offers protection to the bi-fold and glass doors below. Without overhanging projection, the dining in the patio area will be exposed to heavy Houston rainfall. The proposed canopy over the patio extend off the existing building, which is exempt from the Chapter 42 ordinance.

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

The existing conditions of the site are the unusual characteristics of the property. ½ of the site has an existing building on it, which sits on the lines, while the remaining area of the site are required to abide to the 10' building setback.

(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 a result of a hardship created or imposed by the applicant. The existing physical characteristics of the site pose the unusual circumstances for this project.

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

The intent was to fully abide to the 10' building setback for a portion of the site. And it was accomplished through the implementation of the patio in the building setback area. The canopy overhang is our only issue that is in conflict with the Chapter 42 ordinance requirements.

(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 granting of the variance will actually help protect the proposed structure as designed.

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

Economic hardship is not the sole justification of the variance. Although it will help protect the structure.



Application No: 2015-2114

Agenda Item: 97

PC Action Date: 12/03/2015

Plat Name: Fairgrounds Addition Block 43 partial replat no 1

Applicant: REAL Designs

Staff Recommendation: *Withdraw*

Chapter 42 Sections: 42-150,152,161

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

The purpose of this letter is summarize the need of Variance for a "Dual Building Lines" setback with the existing building on Stuart Avenue, "Dual Building Lines" setback on Milam St. Last but not least, not to provide a visibility triangle at the corner of Milam Street and Stuart Avenue. ;

Basis of Recommendation:

This application has been withdrawn by the applicant.

Statement of Facts

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

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

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: 98
Action Date: 12/03/2015
Plat Name: Holiday Inn Express North Main
Developer: Nap Properties II. LLC
Applicant: MOMENTUM ENGINEERING
App No/Type: 2015-2250 C2

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

Total Acreage:	1.4005	Total Reserve Acreage:	1.4005
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	493C	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
- 073.2. Subdivision name shown 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)
- 1) Show all easements or show abandonment docs at recordation.
 - 2) Provide new visibility triangle note.
 - 3) Address all applicable lienholders.

For Your Information:

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

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

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

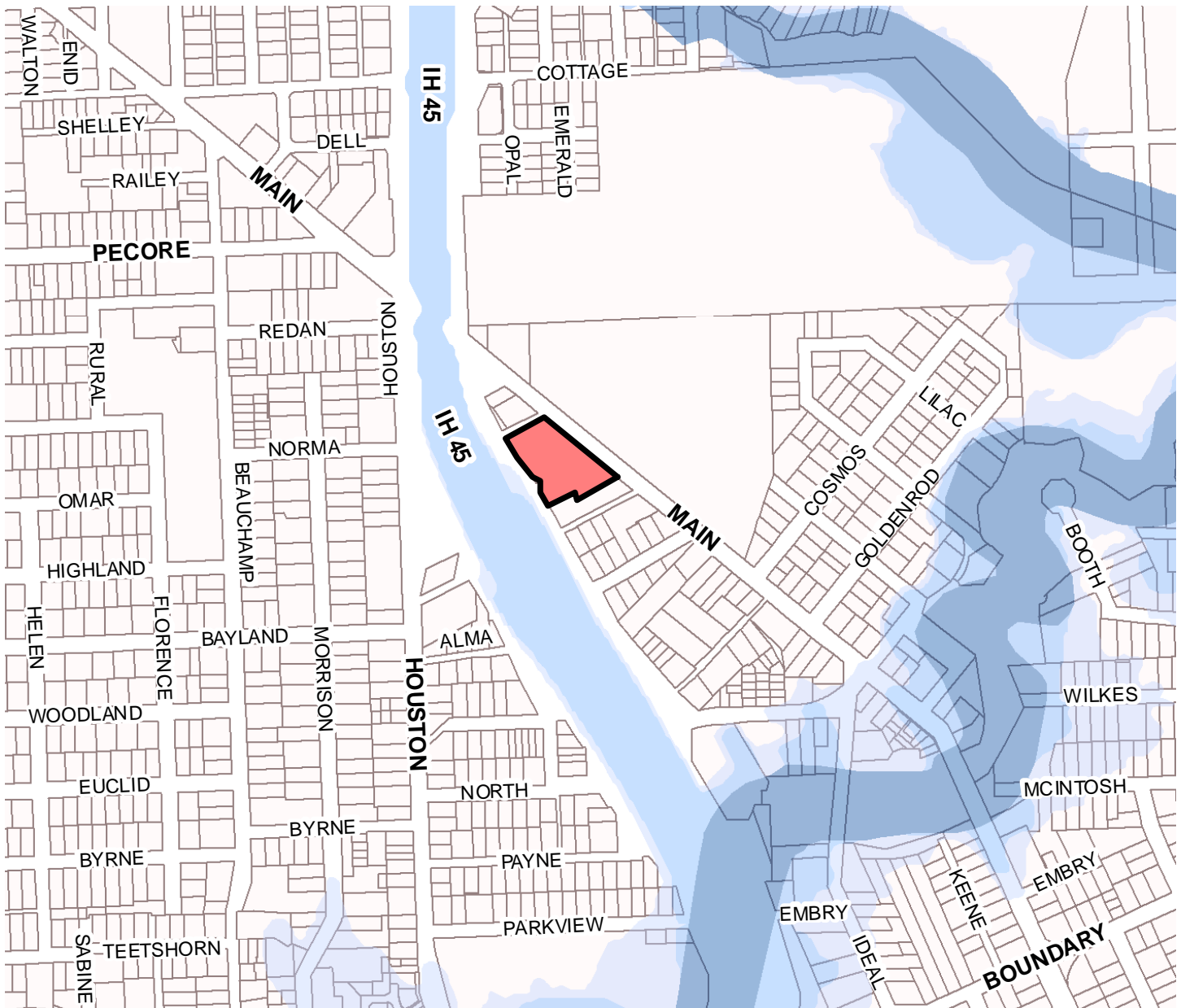
Houston Planning Commission ITEM: 98

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Holiday Inn Express North Main (DEF 1)

Applicant: MOMENTUM ENGINEERING



D- Variances

Site Location

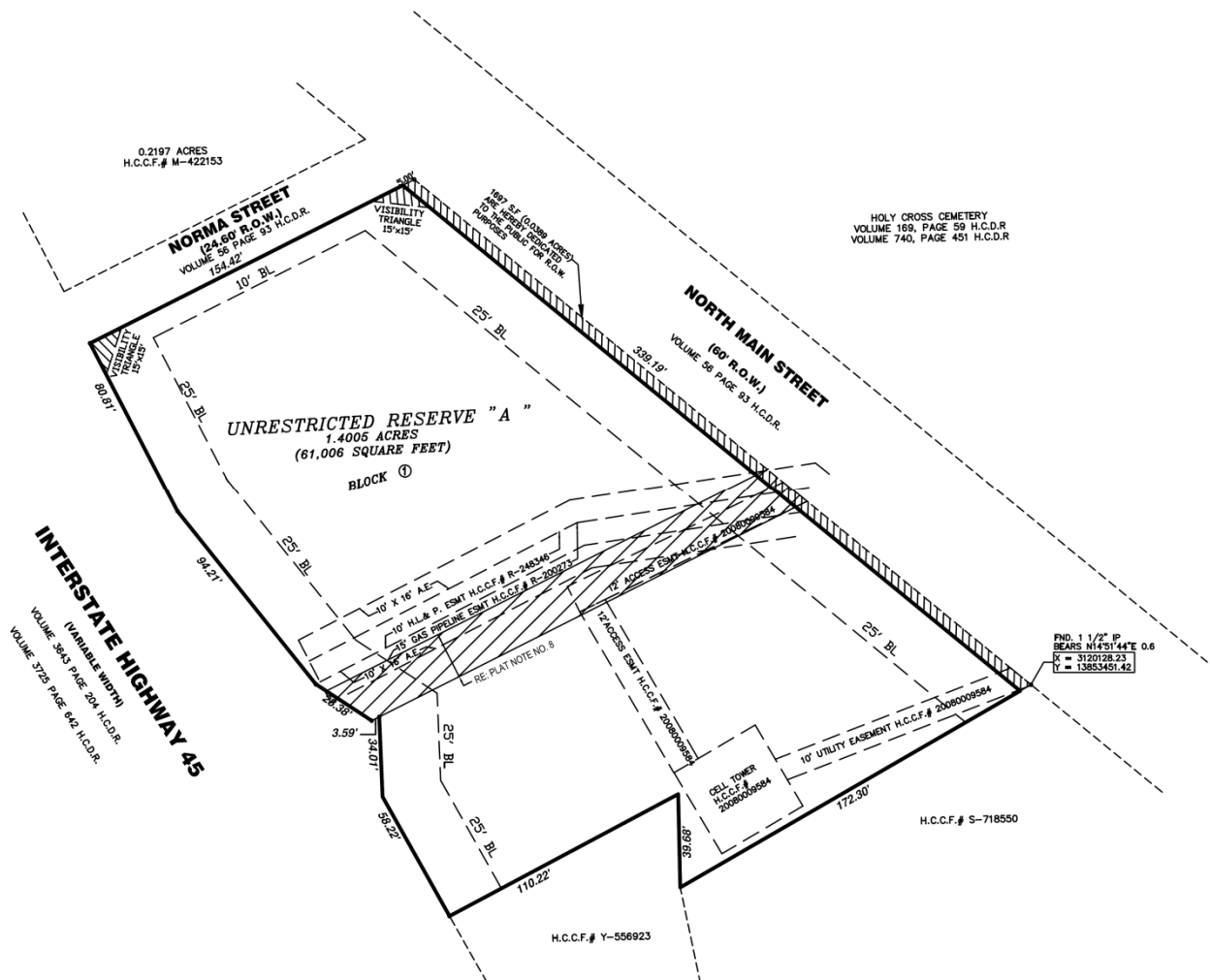
Houston Planning Commission ITEM: 98

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Holiday Inn Express North Main (DEF 1)

Applicant: MOMENTUM ENGINEERING



D- Variances

Subdivision

Houston Planning Commission ITEM: 98

Planning and Development Department

Meeting Date: 12/03/2015

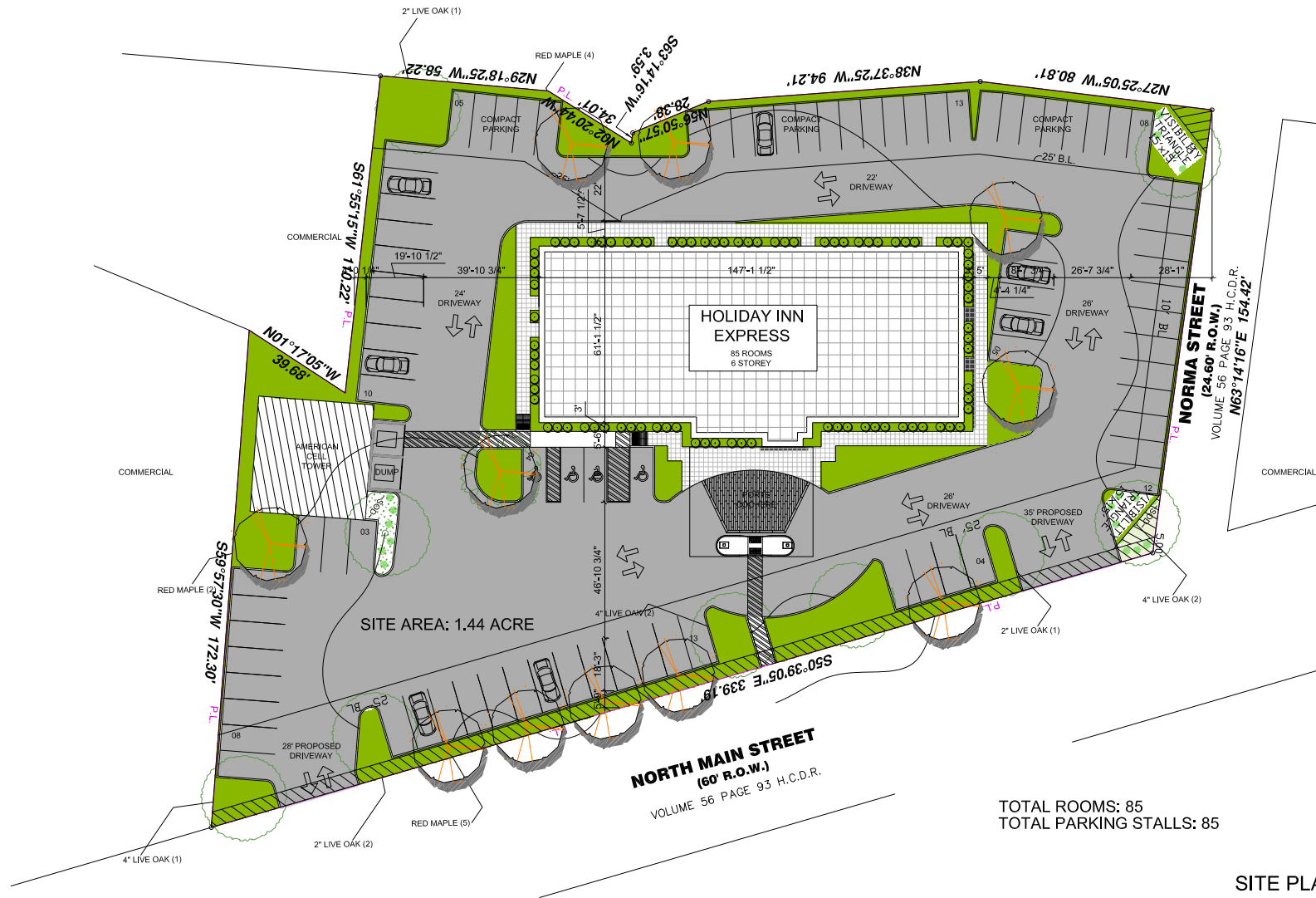
Subdivision Name: Holiday Inn Express North Main (DEF 1)

Applicant: MOMENTUM ENGINEERING



D- Variances

Aerial



SITE PLAN



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2015-2250

Plat Name: Holiday Inn Express North Main

Applicant: MOMENTUM ENGINEERING

Date Submitted: 10/30/2015

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

Specific Variance is being sought and extent of variance:

To not be required to extend or widen ROW (42-121 & 42-122)

Chapter 42 Section: 121 and 122

Chapter 42 Reference:

42-121 and 42-122 ROW extension and widths.

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 owner/developer of the proposed plat is planning on building a Holiday Inn Express on the 1.4395 acre tract situated along Interstate 45 North where it intersects with North Main street inside the 610 Loop in the City of Houston. The project is bounded by Norma Street on the north, I-45 on the west, North Main on the east, and Grota Street has been abandoned on the south end of the property. The future motel will take vehicular access from North Main street. Access will be denied from I-45. A variance to not extend and widen Norma Street is necessary because the owner does not own the property needed to connect the street to the I-45 feeder road. Additionally, the approximately 17.7' (half the dedication needed to make Norma a 60' ROW) would squeeze the project in size and make it too difficult for its proposed use.

(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 42-121 and 42-122 (extension and widening of Norma Street) would not only make this project infeasible but would also violate minimum intersection spacing along a major thoroughfare which is 600'. The requirement to extend and widen Norma Street would make intersection spacing along the I-45 feeder road (a major thoroughfare) about 300' about half of the 600' minimum intersection spacing that's required.

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

The 1.4 acre property has several easements on the property that make the total useable area less than the actual 1.4 acres. The location along North Main Street and its proximity to I-45 make this a good location for a commercial property like a hotel. Grota Street has been abandoned and Oleander street to the south has not been required to be extended. The variance requested is to not be required to widen Norma Street. Norma Street currently does not tie into the I-45 feeder road nor does the property owner have the property to allow for the tie to I-45 feeder road. Additionally, it is doubtful that TXDOT would allow for a street to punch through because the intersection of North Main and the feeder road is about 300' from our north property line (275' from the north end of Norma to the intersection of I-45 and North Main Street). The owner has paid for the franchise requirement flag fees for an 85 room hotel. With the given land geometry and usable area the widening of Norma street will affect the number of parking stalls needed for the development. The 17.7' of widening required to bring Norma Street to 60' ROW (the owner's half of the requirement) would require the owner to dedicate 2733 square feet of widening that could not be used for the overall site. Therefore our variance to not widen Norma Street is the only option the owner has in order to meet franchise requirements that have already been approved. Norma Street is currently 24.60 feet in width. Half of the widening needed to make the street a 60' ROW would be 17.7' which would make the project near impossible to complete. The circumstances supporting the granting of the variance are existing conditions already on the ground. The property is bounded by ROW on three sides (I-45 feeder, North Main Street, Norma Street) and the building lines and widening that would normally be required would make the project infeasible.

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

The intent and general purposes of chapter 42 will be met by allowing this property to be developed as a hotel which is commercial in nature. The property owner to the north is a flooring and tile business, the property to the south is retail/commercial, and to the east across from North Main is a cemetery which is screened by a cyclone fence and dense shrubbery. The neighbor to the west is 1-45 feeder and the interstate. The area is commercial in nature and the intent and general purposes of Chapter 42 are preserved by allowing Norma Street not to be widened. Because the street will most likely always dead-end at the end of the plat boundary a variance to not widen Norma street is keeping with the intent of Chapter 42-122.

(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 and safety of the area. The location of the property being so close to the intersection of 1-45 and North Main makes the extension and widening of Norma Street totally unnecessary. By not widening Norma Street we are allowing the street to dead end and not be used as an access from North Main to the I-45 feeder. Oleander street to the south and Norma Street to the north have not been required to be widened yet. This is probably due to the close proximity of these streets to the intersection of the I-45 feeder and North Main. Not widening the street will not be injurious to the public safety or welfare of the area because Norma Street does not extend to the feeder road.

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

Economic hardship is not the sole justification of the variance. The existing streets and the location of the property so close to both North Main and I-45 feeder road really encumbers the property and limits what can be developed. The variance allows for the property to be developed as a commercial entity and allows for the area to evolve from older properties and vacant property to a new hotel that will bring jobs and visitors to the area. The existing property configuration is the justification for the variance.



Application No: 2015-2250

Agenda Item: 98

PC Action Date: 12/03/2015

Plat Name: Holiday Inn Express North Main

Applicant: MOMENTUM ENGINEERING

Staff Recommendation:

Chapter 42 Sections: 121 and 122

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

To not be required to extend or widen ROW (42-121 & 42-122) ;

Basis of Recommendation:

The site is located east of Interstate 45, west of N. Main Street and north of major thoroughfare Quitman Street. The applicant is requesting a variance not to provide widening to East Norma Street.

Staff is in support of this request.

East Norma street is approximately 150 feet long and only serves as an access point to 1 property. Norma street is not a through street and does not provide access to interstate 45. The hotel's sole access will be from North Main Street. The required widening required is 17.7 feet, and would deprive the applicant from providing the required number of spaces for the hotel. The applicant is proposing an 85 unit Holiday Inn Express and is required to provide 1 space per unit. The proposed hotel location meets all the requirements of Chapter 28. Therefore, Staff recommends the planning commission grant the requested variance to not provide widening to E. Norma Street 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

Providing 17.7 feet of ROW widening at this location will not serve the general interests of the public or the adjacent property owner(s). Since this portion of ROW is less than 150 in length, and because of its current use, it is unlikely that the paving section of this street will be widened. The applicant is using this space to provide for the required parking in the ordinance.

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

N/A

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

E. Norma Street was dedicated as an extremely narrow right of way and is considered substandard by today's requirements. The street is being used currently for access to only 1 property.

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

Norma Street is not needed for intersection spacing, carries a low volume of traffic, and does not provide access to the interstate. In addition, this ROW is only 150 feet in length. By granting this variance, the general purpose of this chapter is maintained.

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

Granting this variance will have no adverse impacts on the public health, safety or welfare.

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

Providing the required number of parking for the proposed development and the circumstances of the existing ROW are the justifications of the variance.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 12/03/2015
Plat Name: Katy Trails Sec 2
Developer: Tangle Development
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2015-2254 C3P

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

Total Acreage:	13.1000	Total Reserve Acreage:	0.5300
Number of Lots:	56	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 432
County	Zip	Key Map ©	City / ETJ
Harris	77493	445F	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

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

1) Provide all dedication instruments (referenced on the plat) for Clay Road at final submittal.

2) Remove proposed access to Sec 2 from Clay Road.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 99

Action Date: 12/03/2015

Plat Name: Katy Trails Sec 2

Developer: Tangley Development

Applicant: BGE|Kerry R. Gilbert Associates

App No/Type: 2015-2254 C3P

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)

Coordinate with Harris County Traffic prior to recordation. (HC)

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

Houston Planning Commission

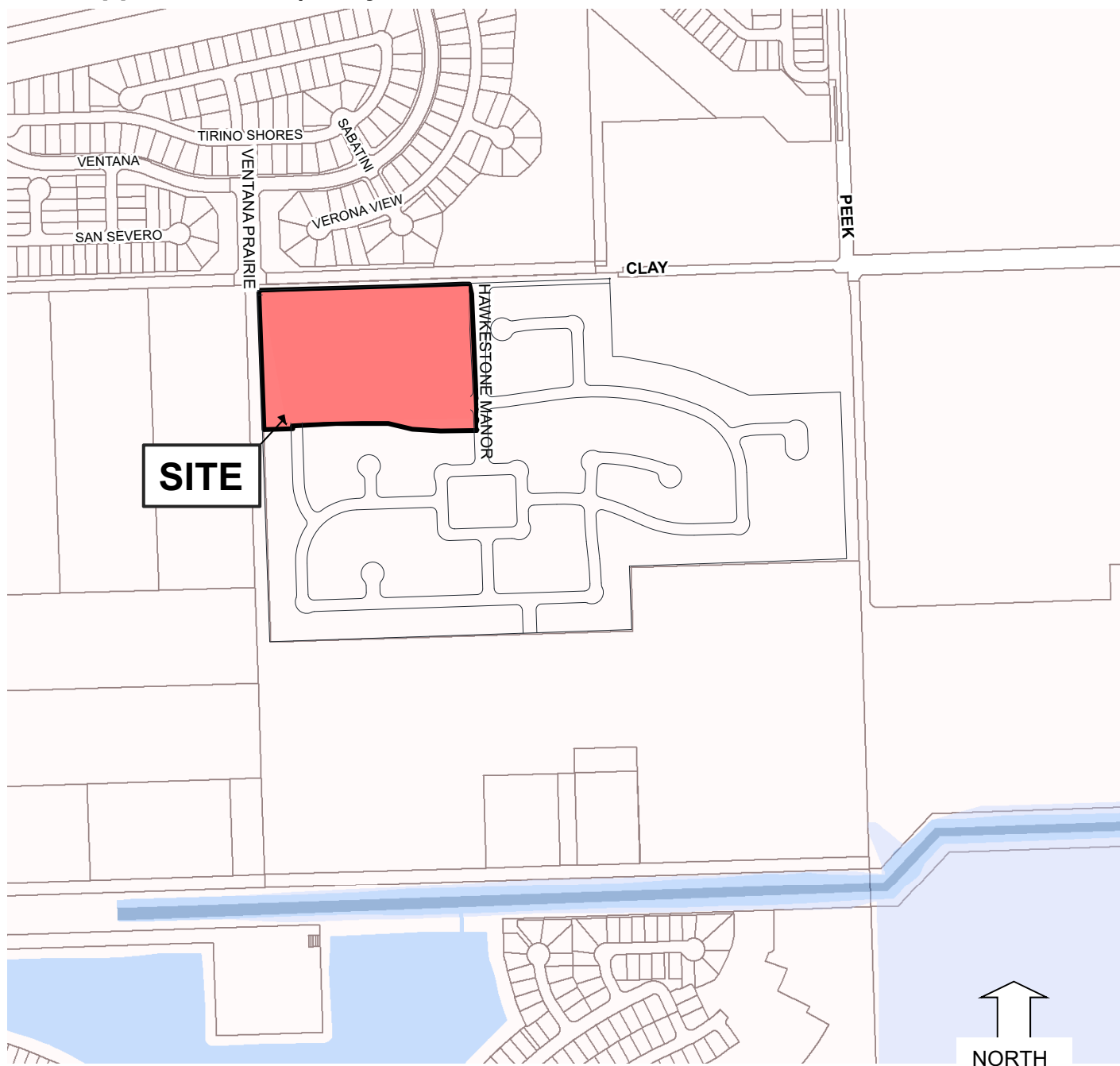
ITEM: 99

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Katy Trails Sec 2 (DEF 1)

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Site Location

Houston Planning Commission

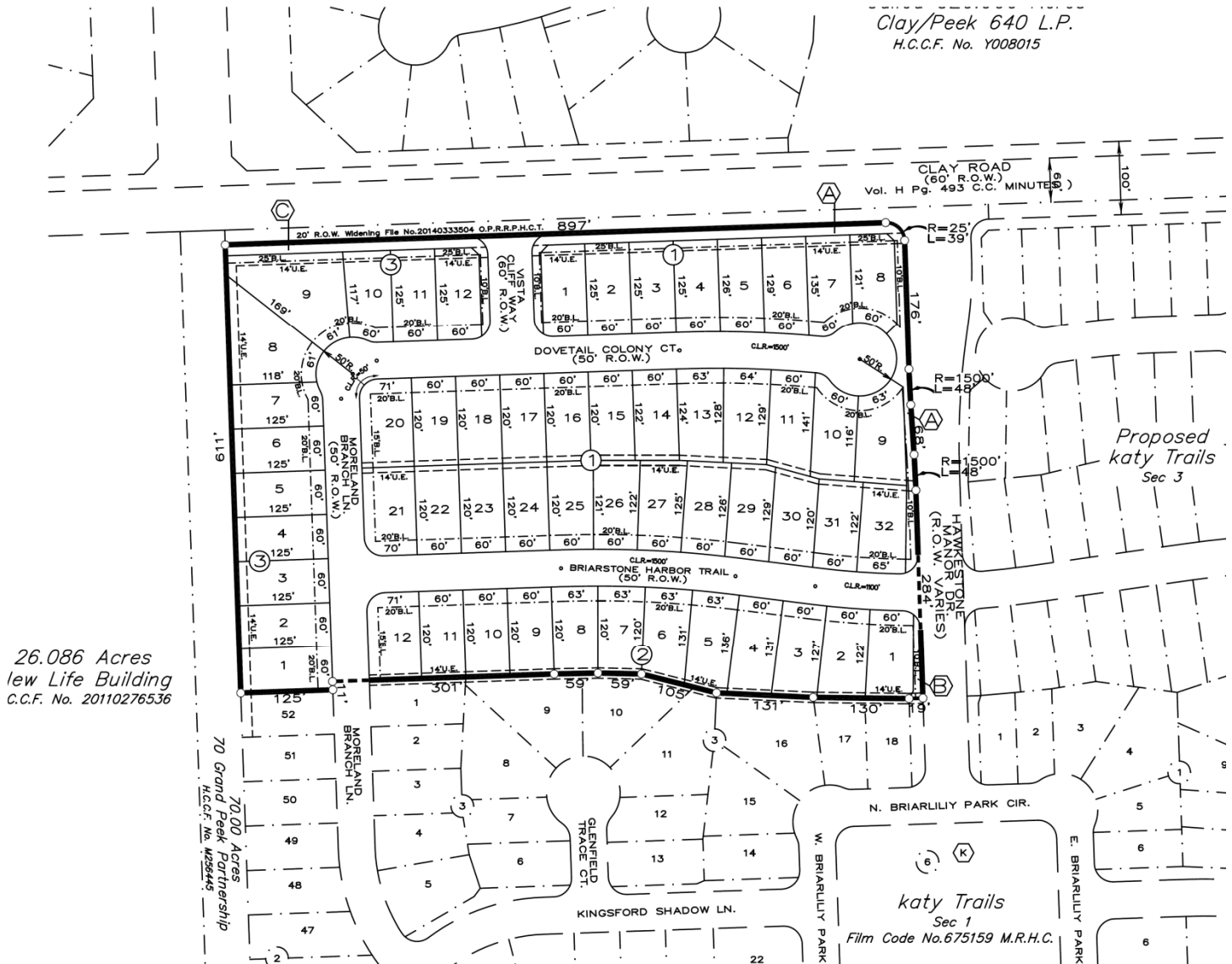
ITEM:99

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Katy Trails Sec 2 (DEF 1)

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Subdivision

Houston Planning Commission

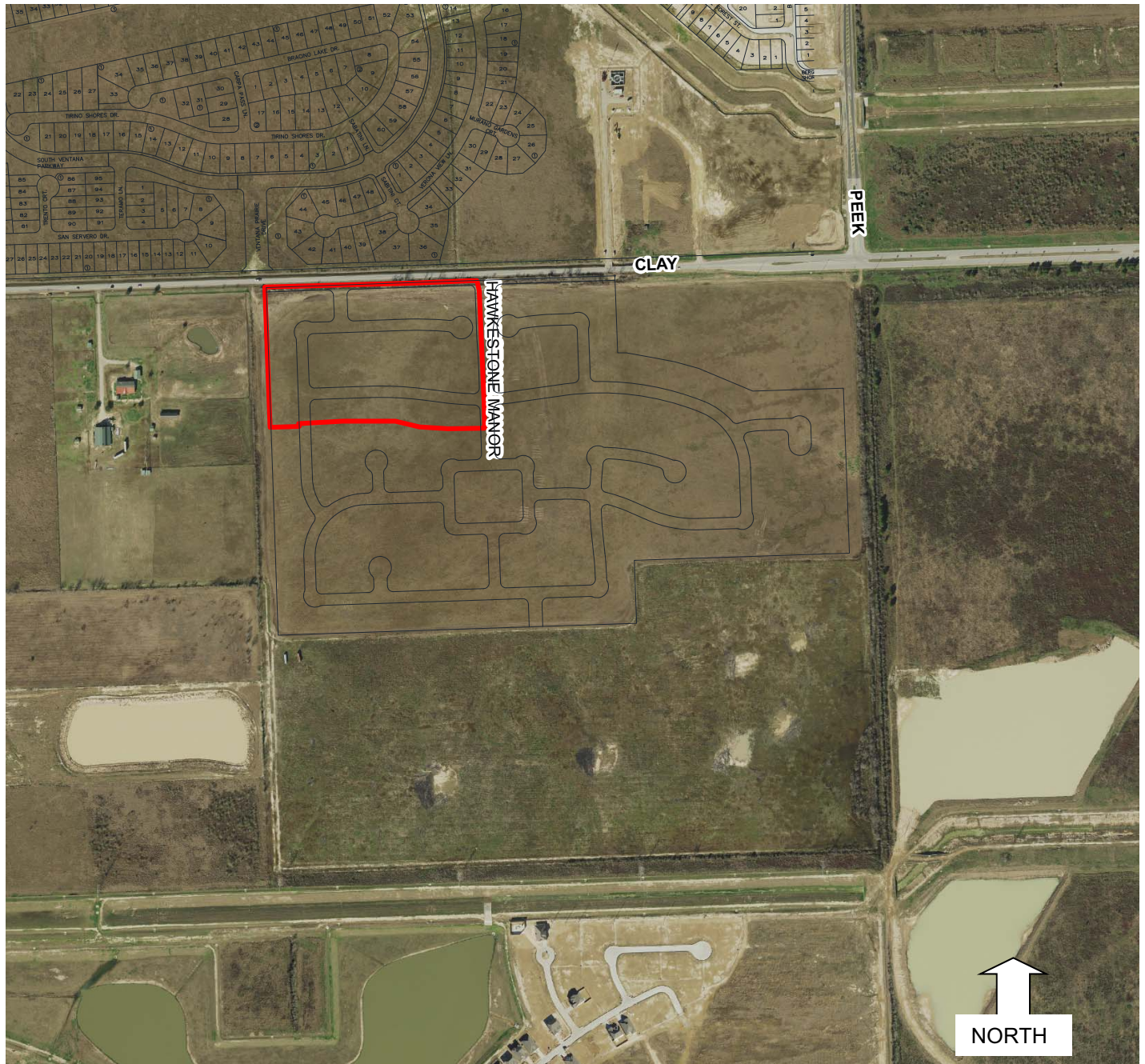
ITEM:99

Planning and Development Department

Meeting Date: 12/03/2015

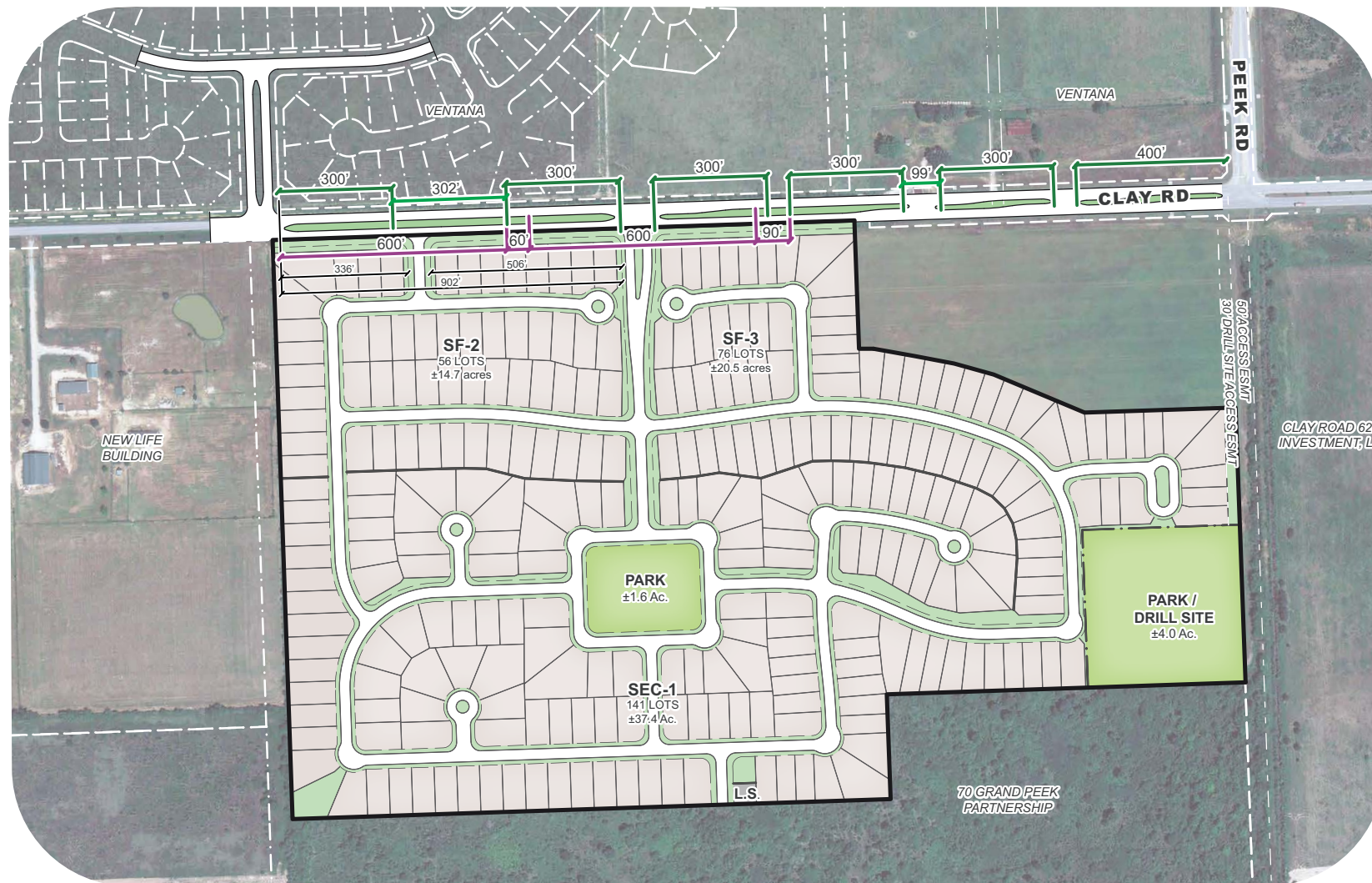
Subdivision Name: Katy Trails Sec 2 (DEF 1)

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Aerial



LEGEND

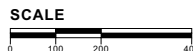
- HARRIS COUNTY
- CITY OF HOUSTON

a driveway spacing exhibit for CLAY/PEEK TRACT ± 72.6 ACRES OF LAND

prepared for
TANGLEY DEVELOPMENT

BGE | KERRY R. GILBERT & ASSOCIATES

Land Planning Consultants



MARCH 05, 2014
KGA #I-319

23501 Cinco Ranch Blvd.
Suite A-250
Katy, Texas 77494
(281) 579-0340
Fax (281) 579-8212

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Application Number: 2015-2254

Plat Name: Katy Trails Sec 2

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 10/30/2015

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

Specific Variance is being sought and extent of variance:

To allow intersection offsets of $\pm 510'$ and $\pm 340'$ between existing and proposed streets along Clay Rd, a major thoroughfare.

Chapter 42 Section: 127

Chapter 42 Reference:

(b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

Statement of Facts

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

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

Katy Trails is a ± 73 -acre single-family community located near the southwest corner of the intersection of major thoroughfares Clay Road and Peek Road, north of IH-10 near the City of Katy in west Harris County. The Ventana Lakes single-family community is located directly to the north across Clay Road. An acreage tract under separate ownership is located at the Clay/Peek thoroughfare corner adjacent to the subject site, and the community is bounded on the south and west by the Grand Parkway Industrial Park, a platted development restricted to industrial/commercial use. The only access for the development is from $\pm 1540'$ of frontage on existing Clay Road, which forms the northern boundary of the development. The primary access for the site was established with Katy Trails Sec 1. Katy Trails Sec 2, the north-eastern third of the development, proposes a second point of access for the development. This second point of access is located less than 600' from the western project boundary, which is also the approximate edge of the aligned entrances for both Ventana Lakes north of Clay Rd and the Grand Parkway Industrial Park south of Clay Rd. At the time of the approval of the Katy Trails GP (2014-0294) and Katy Trails Sec 1 (2014-0296), coordination occurred with Harris County (see attached correspondence) to address the intersection and median offsets along Clay Road between the three entry streets. Changes were made at that time to re-align the location of the median cuts to distances that would allow for safe traffic movements, which is the intent of the ordinance regarding street offsets. Per the attached exhibit, the median cut locations created by the proposed intersection offsets are at appropriate distances to allow for the safe movement of vehicles along Clay Rd, with turns into and out of the entrances to the various developments via the approved median openings. This configuration was determined to be more beneficial than a configuration that meets the 600' offset requirements, since it allows for additional access points to the future commercial tracts at the thoroughfare corners that would not otherwise be possible.

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

The subject site has sole access to Clay Road, and the configuration of property lines between the subject site and the adjoining tracts makes a condition where meeting the 600' offset requirement would be less optimal than the proposed configuration for both the subject development and the adjoining developments; therefore the granting of the variance is beneficial to all.

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

The agreed-upon configuration satisfies the needs and requirements for the safe turning of vehicles along Clay Rd, which is the intent and general purpose of this Chapter.

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

The granting of the variance will allow for traffic movements that are not injurious to the public health, safety, or welfare, and will additionally provide benefits to traffic circulation at the Clay/Peek thoroughfare corner.

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

The configuration of property between the subject site and the adjoining tracts is the justification for the variance request.



Application No: 2015-2254

Agenda Item: 99

PC Action Date: 12/03/2015

Plat Name: Katy Trails Sec 2

Applicant: BGE|Kerry R. Gilbert Associates

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

Chapter 42 Sections: 189

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

To allow less than 600 feet intersection spacing on a major thoroughfare.;

Basis of Recommendation:

This site is located south of Clay Road, west of Peek Road, north of Morton Ranch Road, and east of Porter Road. The applicant is requesting variances to allow intersection spacing less than 600 feet at two locations on a major thoroughfare.

Staff is in support of this request.

The proposed development contains 276 lots and two points of access is required. The only way to achieve this is by proposing a second connection to Clay Road. Harris County Engineering has coordinated extensively with the adjacent developers to create a viable solution for access to the developments in the immediate area.

Future Peek Road will be platted with a commercial development in the near future, and will extend to Grand Parkway. Harris County Engineering is opposed to Katy Trails development accessing Peek Road, as this would cause the median spacing requirements to not be met.

Staff recommends that the Planning Commission grant the requested variances to allow intersection spacing of less than 600' on a major thoroughfare 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

Peek Road will be dedicated in the near future by the adjacent land owner. Not permitting the applicant to proceed with the proposal would cause an undue hardship by depriving the developer of reasonable use of the land.

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

N/A

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

The applicant does not own the property that will become future Peek Road, and thus this hardship is not self-imposed.

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

Establishing two permanent points of access that meets the standards of the code and Harris County Engineering geometric guidelines will preserve and maintain the intent of the ordinance.

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

Granting this variance will not adversely impact the public welfare, as Harris County and the adjacent developers have coordinated to create a viable safe solution.

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

The justification of this variance is based on the adjacent ownership of Peek Road and intended development of such property in the near future.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 12/03/2015
Plat Name: Lakes at Creekside GP
Developer: Flair Development
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2015-2265 GP

Staff Recommendation:
Grant the requested
variance and special
exception and Approve the
plat subject to the
conditions listed

Total Acreage:	273.0000	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 No. 1
County	Zip	Key Map ©	City / ETJ
Harris	77375	249Z	ETJ

Conditions and Requirements for Approval

046. General Plan approval is for street patterns as shown on the plat only. (24)

046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.

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

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

143. Minimum intersection spacing along a local street shall be 75 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.

Harris Engineer: This General plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats.

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)

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

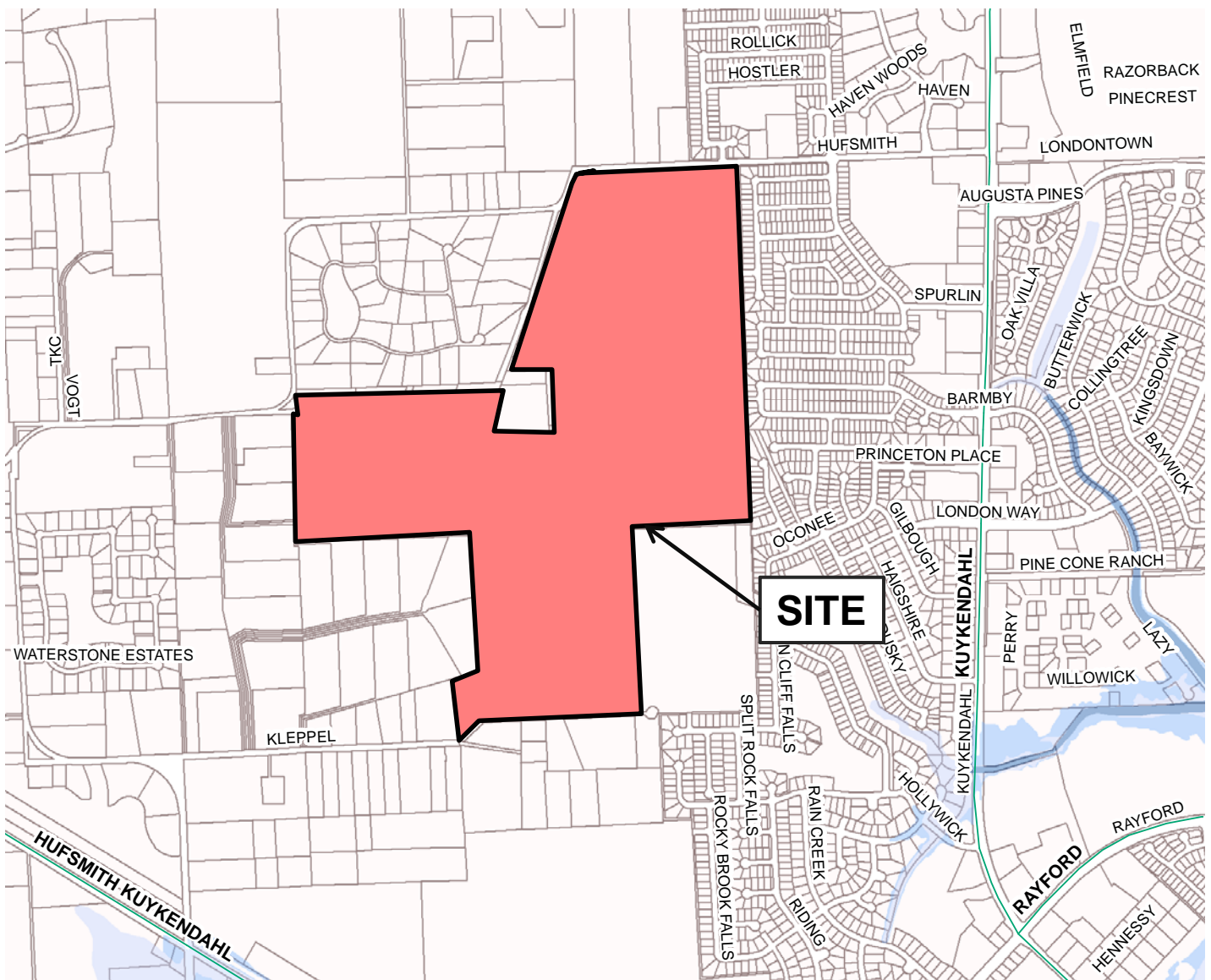
Houston Planning Commission **ITEM: 100**

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Lakes at Creekside GP (DEF 1)

Applicant: BGE|Kerry R. Gilbert Associates



D- Variances

Site Location

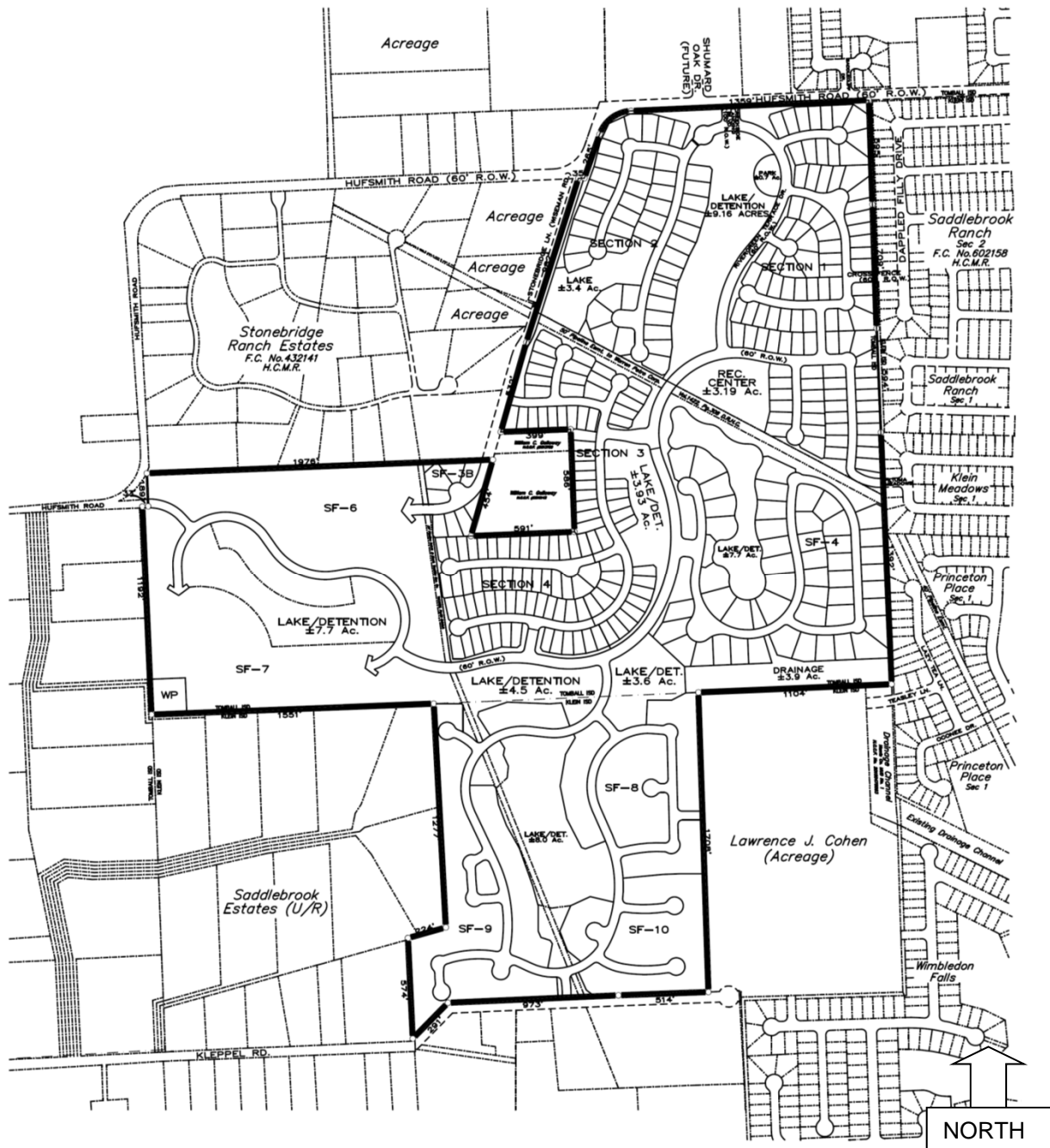
Houston Planning Commission ITEM: 100

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Lakes at Creekside GP (DEF 1)

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Subdivision

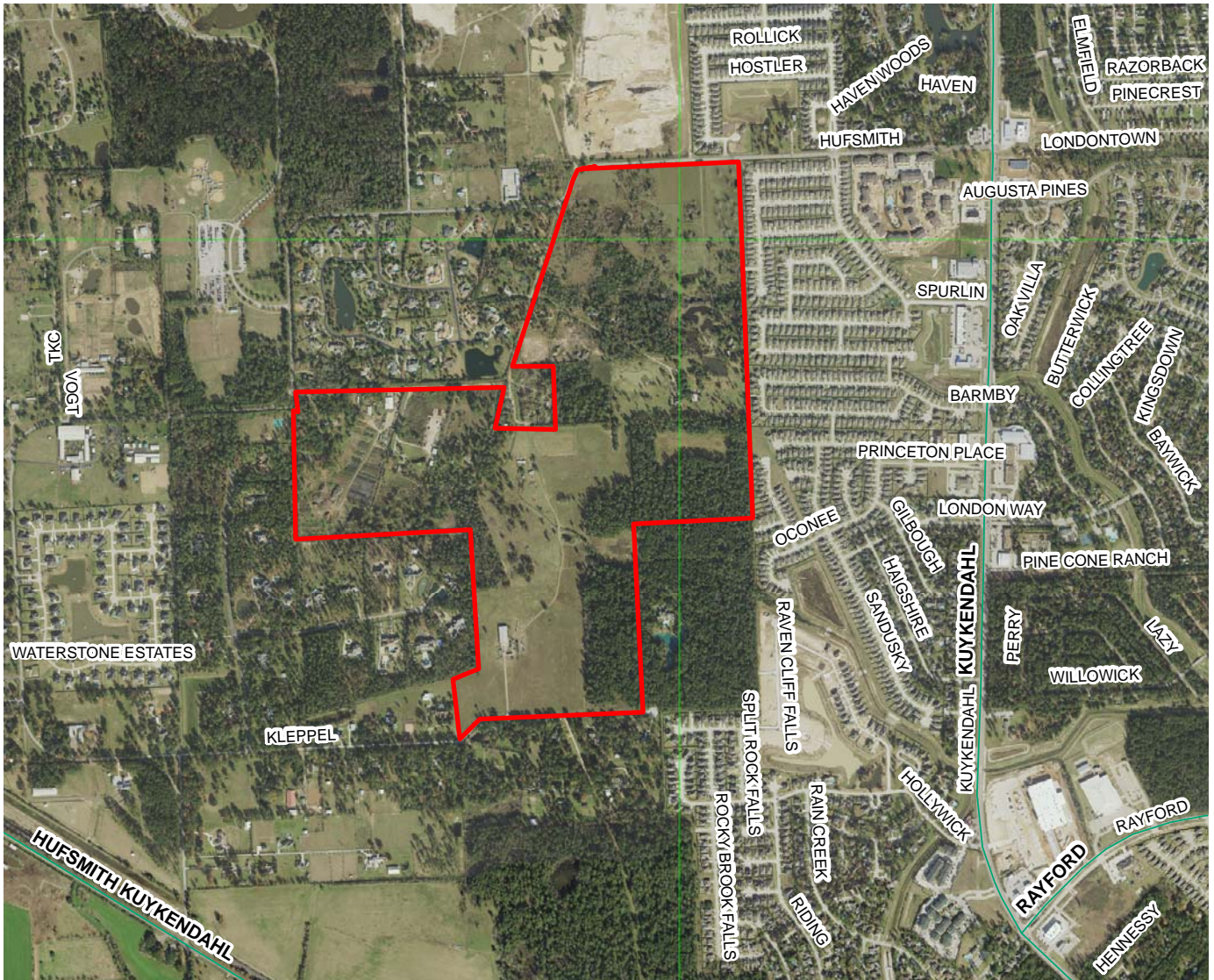
Houston Planning Commission ITEM: 100

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Lakes at Creekside GP (DEF 1)

Applicant: BGE|Kerry R. Gilbert Associates



D-Variations

Aerial



LAKES AT CREEKSIDE

OUT of THE
W.H. MARCH SURVEY, A-567
HARRIS COUNTY, TEXAS



KERRY R. GILBERT
& ASSOCIATES

- Land Planning Consultants -
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281-579-0340

SCALE: 1" = 300'

A horizontal scale bar with tick marks at 0, 150, 300, and 600 feet. The bar is divided into three equal segments, each representing 150 feet.

NOVEMBER 2, 2015
KGA# I-316

- 1.) ALL RIGHTS- OF- WAY ARE FIFTY (50') IN WIDTH UNLESS OTHERWISE NOTED.
- 2.) ALL CUL-DE-SAC RADIUSSES ARE FIFTY (50') FEET UNLESS OTHERWISE NOTED.

DISCLAIMER AND LIMITED WARRANTY

THIS GENERAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF HOUSTON ORDINANCE NO. 1998-262 IN EFFECT AT THE TIME THIS PLAN WAS PREPARED. PLANS WITH ANY VARIANCE OR VARIATIONS TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF HOUSTON PLANNING COMMISSION, THIS GENERAL PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL PLANS. THE PREPARED PLANS DO NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER G. KERRY R. GILBERT & ASSOCIATES, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE ACCURACY OR QUALITY OF THE INFORMATION OR DATA PROVIDED BY ANY OTHER FACILITIES, IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE GENERAL PLAN.



Application Number: 2015-2265

Plat Name: Lakes at Creekside GP

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 10/30/2015

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

Specific Variance is being sought and extent of variance:

To provide only one stub street between Petunia Meadows and the southern boundary of the project for a distance of \pm 1860', and to therefore exceed the minimum intersection spacing.

Chapter 42 Section: 128

Chapter 42 Reference:

Intersections of local streets - a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

Statement of Facts

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

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

Lakes at Creekside is a \pm 273-acre single-family community in northwest Harris County. The subject site is located south of Hufsmith Road, a collector street that connects Kuykendahl Road with Hufsmith Kohrville Road aka HWY 2978. The site is bounded by Hufsmith Road on the north, the Stonebridge Ranch Estates gated community on the northeast, the Saddlebrook Estates community to the west and southwest, Kleppel Road to the south, an acreage tract on the southeast, and the several single-family residential communities on the east, including Saddlebrook Ranch and Princeton Place. The primary entrance to the development is on Hufsmith Road, from which a collector street system moves south through the project. Other local street connections include a secondary connection to Hufsmith Rd on the west, an eventual connection to Kleppel Road at the southern project boundary, and various stub street connections to the existing communities and the acreage tract on the east and southeast. Along the entirety of the eastern boundary line for the project, there are only two existing stub streets to connect to, Cross Fence and Petunia Meadows. Of these, Petunia Meadows is the most southern stub street. Though Kleppel Road runs along our southern property line, it does not connect to the development east of the subject property and is therefore not considered a thru street. As a result, the only other location to provide an additional stub streets is along the acreage tract east of the property. This +/- 41.5 acre tract shares a 1708' long property line with the subject property, along which we are required to provide two stub streets. However, the adjacent acreage already has four existing connection points 1) Sky Falls Drive, 2) Teasley Lane 3) Copper Creek Falls and 3) Kleppel Road. Providing two additional stub streets from our tract into the acreage tract creates impractical development for the tract. When the tract develops it would be have to address 6 existing street connections including 5 stub streets. In addition a 150' wide drainage channel running east west along the northern edge of the acreage tract and within our property, prevents us from providing a stub street any further north of the acreage tract. The location of this drainage channel is imperative to the overall drainage system for the property and cannot be relocated. In order to provide adequate circulation between adjacent developments and meet the intent of the rule, we are providing a centralized stub street along the 1708' boundary. The proposed stub street is approximately 1860' from the right of way of Petunia Meadows. This creates the necessary connection to future development within the acreage tract while limiting unnecessary constraints and impractical development on the tract.

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

The existing adjacent residential developments are pre-existing conditions and were not created by the applicant.

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

The overall circulation of the area is maintained by Hufsmith Road, Kleppel Road, and the internal circulation of the proposed development and the adjacent existing residential developments, thereby preserving 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 not be injurious to the public health, safety, or welfare, due to the existing and proposed street patterns, which are sufficient for both the existing adjacent subdivisions and the proposed Lakes at Creekside development.

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

The existing adjacent residential developments and acreage tracts are the justification for this request.



Application Number: 2015-2265

Plat Name: Lakes at Creekside GP

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 10/30/2015

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To allow an intersection spacing (block length) of $\pm 1850'$ along the property boundary and the adjacent drainage channel.

Chapter 42 Section: 128

Chapter 42 Reference:

(a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or....

Statement of Facts

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

Lakes at Creekside is a ± 273 -acre single-family community in northwest Harris County. The subject site is located south of Hufsmith Road, a collector street that connects Kuykendahl Road with Hufsmith Kohrville Road aka HWY 2978. The site is bounded by Hufsmith Road on the north, the Stonebridge Ranch Estates gated community on the northeast, the Saddlebrook Estates community to the west and southwest, Kleppel Road to the south, an acreage tract on the southeast, and the several single-family residential communities on the east, including Saddlebrook Ranch and Princeton Place. The primary entrance to the development is on Hufsmith Road, from which a collector street system moves south through the project. Other local street connections include a secondary connection to Hufsmith Rd on the west, an eventual connection to Kleppel Road at the southern project boundary, and various stub street connections to the existing communities and the acreage tract on the east and southeast. The acreage tract at the southeast corner of the subject site is approximately 1100' wide and forms the boundary for this portion of the development. To the east is Princeton Place, and to the west within the subject site is proposed single-family and detention and the southern extension of the collector street system. The same boundary line is also the Tomball ISD / Klein ISD district boundary. Measuring along the boundary line, the distance from the proposed collector street within the subject site to the existing intersection of Last Tea Ln and Teasley Ln is approximately $\pm 1850'$, a 32% deviation from the standard.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The special exception will allow for a block length within 33% of the standard, between a collector street and the existing adjacent street network, with future connections made possible to the south; this is a result contemplated by the standards of this Chapter.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;
The modification is a 32% deviation from the standard.

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

Overall circulation will be preserved and maintained by the existing and proposed street network and the stub street connections provided elsewhere to the acreage tract.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The granting of the special exception will not create any unsafe intersection conditions or stifle the public street network, and the special exception is therefore not injurious to the public health, safety, or welfare.



Application No: 2015-2265

Agenda Item: 100

PC Action Date: 12/03/2015

Plat Name: Lakes at Creekside GP

Applicant: BGE|Kerry R. Gilbert Associates

Staff Recommendation: Grant the requested variance and special exception and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128

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

To provide only one stub street between Petunia Meadows and the southern boundary of the project for a distance of \pm 1860', and to therefore exceed the minimum intersection spacing. ;

Basis of Recommendation:

The site is located in Harris County, west of Kuykendahl Road, north of Hufsmith-Kuykendahl Road and east of FM 2978.

The applicant is requesting a variance to exceed 1400' intersection spacing along the eastern GP boundary (between Petunia Meadows Drive and the proposed stub street) by providing one east-west street and a special exception to allow an intersection spacing of 1850' between a proposed local street, located south of future Lakes of Creekside Sec 3, and Lazy Tea lane.

Staff is in support of these requests.

The applicant proposes to provide one centralized stub street along the southeastern GP boundary, which is approximately 1860 feet from Petunia Meadows Drive. This proposed stub street would be sufficient to provide the necessary street connections to the east and south. It would also reduce the number of stub streets into the adjacent 40-acre tract making it feasible to develop. The GP overall provides adequate street connections to the north, east, west and south ensuring adequate traffic circulation in the area.

The proposed block length between Lazy Tea Lane and the future local street is about 1850', which is a 32% modification of the standards. This would still maintain the intent of Chapter 42. Internal traffic circulation would be addressed by the proposed street patterns within the GP.

Staff's recommendation is to grant both of the requested variance and special exception 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;

The applicant proposes to provide one centralized stub street along the southeastern GP boundary, which is approximately 1860 feet from Petunia Meadows Drive. This proposed stub street would be sufficient to provide the necessary street connections to the east and south. It would also reduce the number of stub streets into the adjacent acreage tract making it feasible to develop. The GP overall provides adequate street connections to the north, east, west and south ensuring adequate traffic circulation in the area.

(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 proposed stub street would be sufficient to provide the necessary street connections to the east and south. It would also reduce the number of stub streets into the adjacent acreage tract making it feasible to develop.

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

The GP overall provides adequate street connections to the north, east, west and south ensuring adequate traffic circulation in the area.

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

The granting of the variance will not be injurious to the public health, safety or welfare.

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

Economic hardship is not the sole justification of the variance. The proposed centralized stub street would be sufficient to provide the necessary street connections to the east and south. It would also reduce the number of stub streets into the adjacent acreage tract making it feasible to develop. The GP overall provides adequate street connections to the north, east, west and south ensuring adequate traffic circulation in the area.



Application No: 2015-2265
Agenda Item: 100
PC Action Date: 12/03/2015
Plat Name: Lakes at Creekside GP
Applicant: BGE|Kerry R. Gilbert Associates

Staff Recommendation: Grant the requested variance and special exception and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

To allow an intersection spacing (block length) of $\pm 1850'$ along the property boundary and the adjacent drainage channel.;

Basis of Recommendation:

The site is located in Harris County, west of Kuykendahl Road, north of Hufsmith-Kuykendahl Road and east of FM 2978.

The applicant is requesting a variance to exceed 1400' intersection spacing along the eastern GP boundary (between Petuma Meadows Drive and the proposed stub street) by providing one east-west street and a special exception to allow an intersection spacing of 1850' between a proposed local street, located south of future Lakes of Creekside Sec 3, and Lazy Tea lane.

Staff is in support of these requests.

The applicant proposes to provide one centralized stub street along the southeastern GP boundary, which is approximately 1860 feet from Petuma Meadows Drive. This proposed stub street would be sufficient to provide the necessary street connections to the east and south. It would also reduce the number of stub streets into the adjacent 40-acre tract making it feasible to develop. The GP overall provides adequate street connections to the north, east, west and south ensuring adequate traffic circulation in the area.

The proposed block length between Lazy Tea Lane and the future local street is about 1850', which is a 32% modification of the standards. This would still maintain the intent of Chapter 42. Internal traffic circulation would be addressed by the proposed street patterns within the GP.

Staff's recommendation is to grant both of the requested variance and special exception and approve the plat subject to CPC 101 Form conditions.

Staff Evaluation

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

The proposed centralized stub street along the eastern GP boundary would be sufficient to provide the necessary street connections to the east and south. It would also reduce the number of stub streets into the adjacent 40-acre tract making it feasible to develop. The GP overall provides adequate street connections to the north, east, west and south ensuring adequate traffic circulation in the area.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The proposed block length between Lazy Tea Lane and the future local street is about 1850', which is a 32% modification of the standards. This would still maintain the intent of Chapter 42. Internal traffic circulation would be addressed by the proposed street patterns within the GP.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The proposed block length between Lazy Tea Lane and the future local street is about 1850', which is not disproportionate to the ordinance requirement.

(4) 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.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The GP overall provides adequate street connections to the north, east, west and south ensuring adequate traffic circulation in the area.



Agenda Item: 101
Action Date: 12/03/2015
Plat Name: Lyons Redev Second Venture replat no 1
Developer: South by Northwest, LP
Applicant: Karen Rose Engineering and Surveying
App No/Type: 2015-2280 C2R

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

Total Acreage:	0.3444	Total Reserve Acreage:	0.3444
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	77020	494G	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)

1. Provide 6 foot unobstructed sidewalks within the ROW and 5' pedestrian hardscape within the property along Lyons Ave
2. Provide 6 foot unobstructed sidewalks on Schweikhardt and New Orleans Street
3. Provide 3" caliber trees on all streets

For Your Information:

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

PWE Utility Analysis: A Wastewater Capacity reservation letter is required 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.

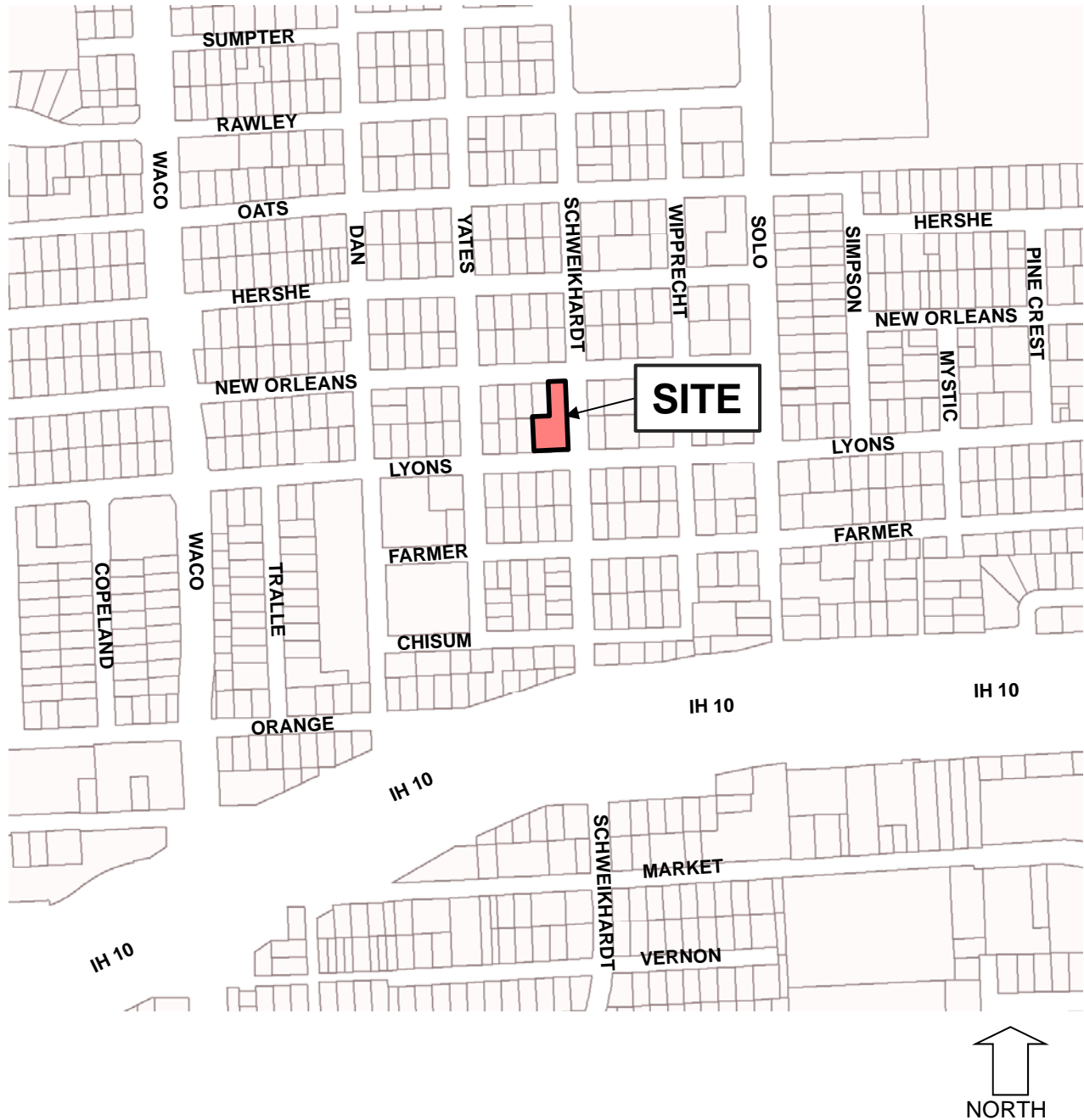
Houston Planning Commission ITEM: 101

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Lyons Redev Second Venture replat no 1 (DEF 1)

Applicant: Karen Rose Engineering and Surveying



D – Variances

Site Location

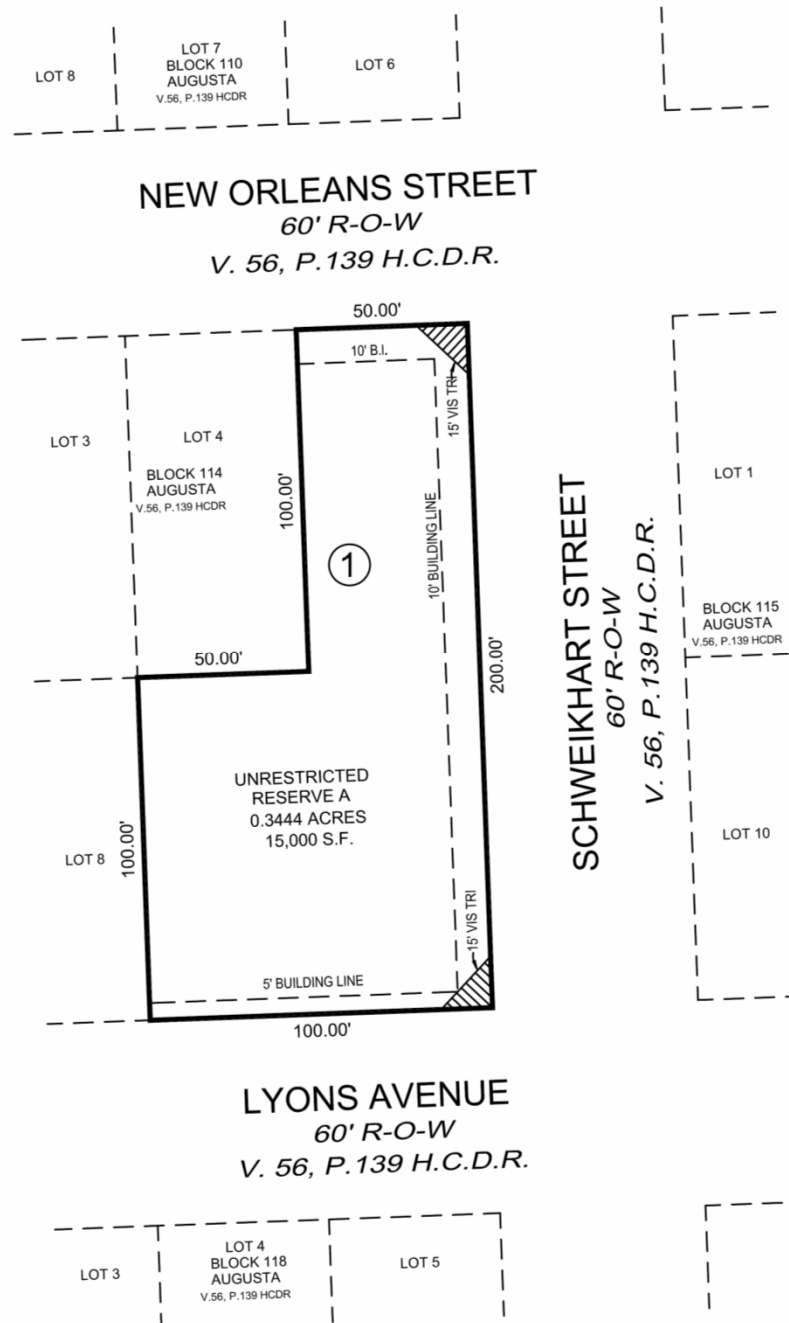
Houston Planning Commission ITEM: 101

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Lyons Redev Second Venture replat no 1 (DEF 1)

Applicant: Karen Rose Engineering and Surveying



D – Variances

Subdivision

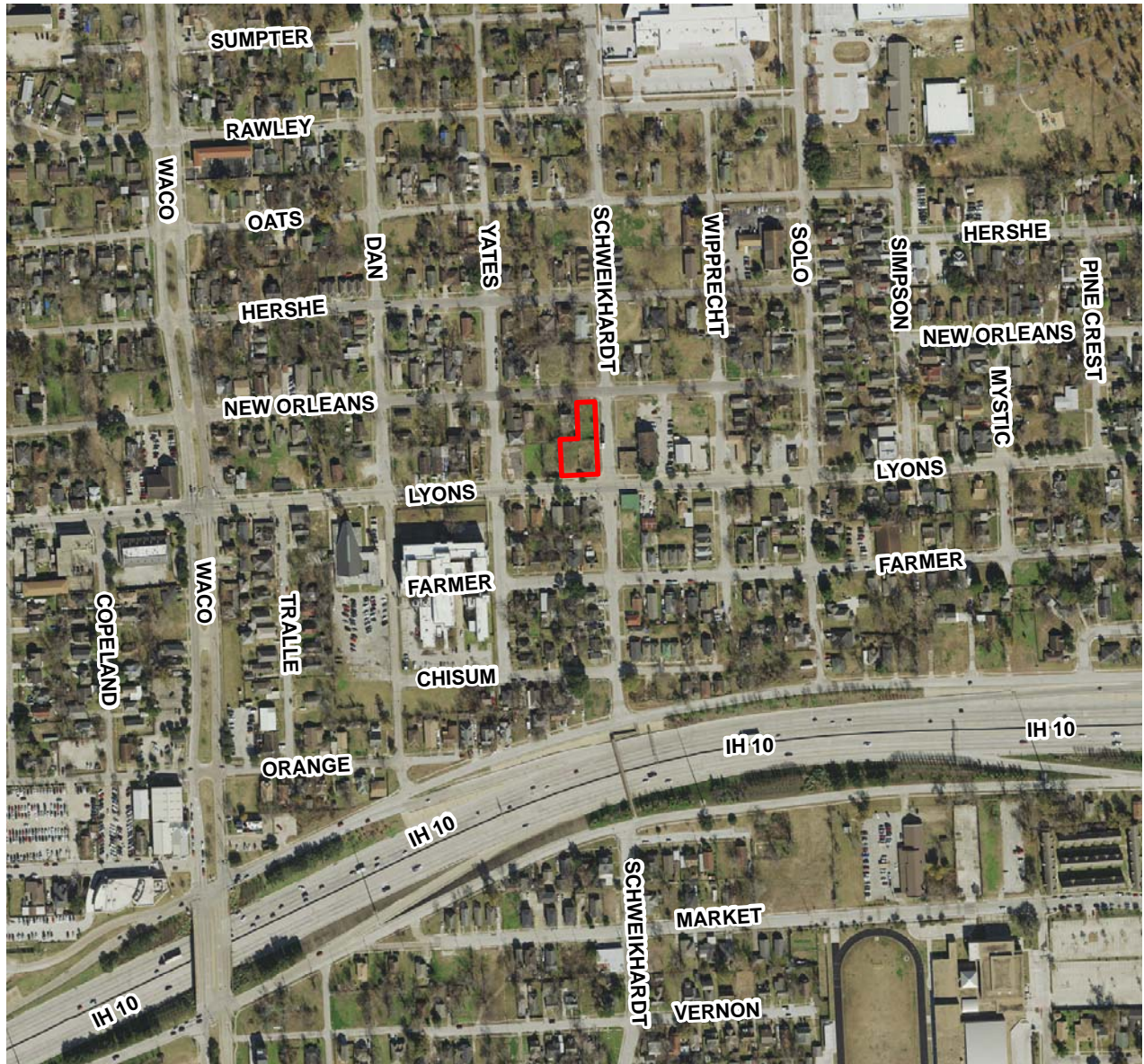
Houston Planning Commission ITEM: 101

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Lyons Redev Second Venture replat no 1 (DEF 1)

Applicant: Karen Rose Engineering and Surveying



D – Variances

Aerial

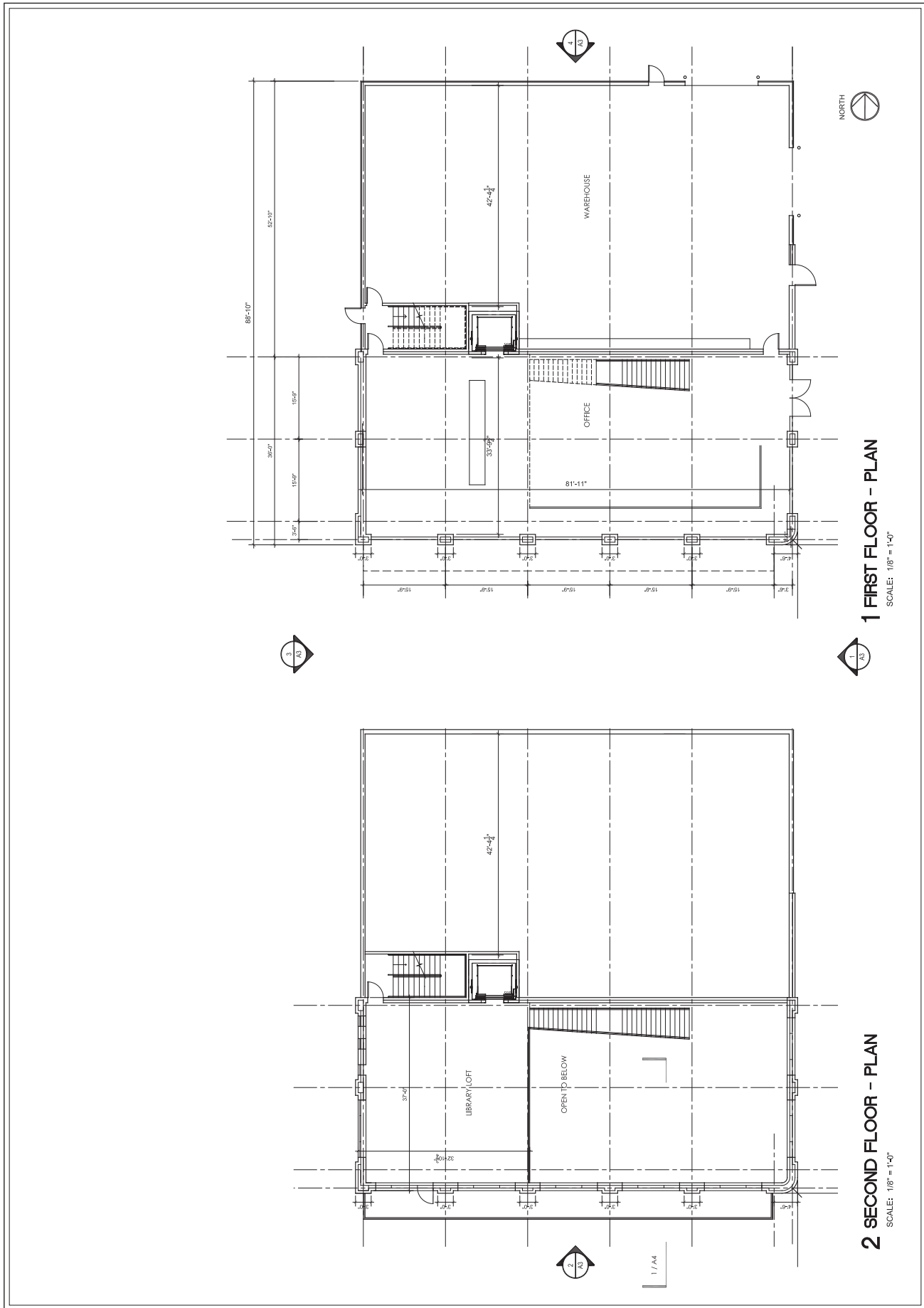
REVISIONS	
NO.	DATE



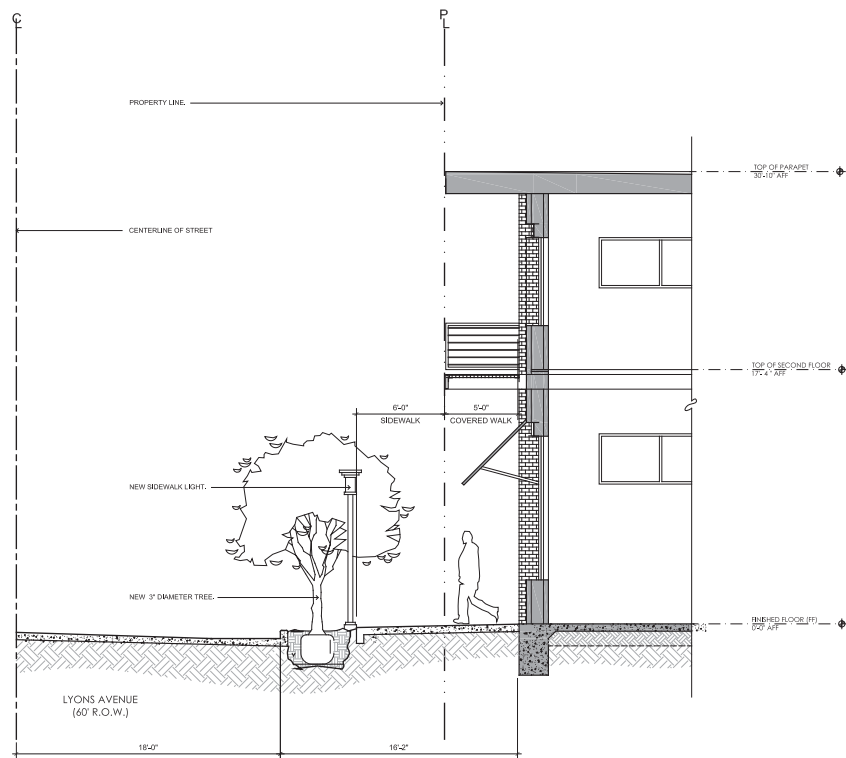
OFFICE BUILDING
 4619 LYONS AVENUE
 HOUSTON, TEXAS 77020

PROJECT #	09-0005
DATE	SEPTEMBER 03, 2015
DRAWN BY	CHEN/CDP
FLOOR PLANS	

SHEET NO.
A2







1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

REVISIONS	
NO.	DATE



OFFICE BUILDING
4619 LYONS AVENUE
HOUSTON, TEXAS 77020

PROJECT # 10314015	
DATE: SEPTEMBER 03, 2015	
DRAWN TO	CHECKED: CP
BUILDING SECTION	
SHEET NO.	
A4	
© 2014 PARRA DESIGN GROUP, LTD.	





**FIFTH WARD
COMMUNITY
REDEVELOPMENT
CORPORATION**

4300 Lyons Ave., Suite 300
P.O. Box 21502
Houston, TX
77226-1502

Main 713-674-0175
Fax: 713-674-0176
<http://www.fifthwardcrc.org>

Mission Statement

A catalytic organization
dedicated to the
collaborative fostering
of holistic community
development.

Chairman

Ian Rosenberg

Trustees

Gayla Bolden
Charlotte Booker
Jo Carcedo
Harvey Clemons
April Daniel
Bridgette Dorian
Bob Eury
Ted Hamilton
Wiley Henry
Carl Shields
Bridgette Steele
Charles Turner
Marcus Vasquez
Andrew Wright

President/CEO

Kathy Flanagan-Payton

Christa Stoneham
Senior Planner
City of Houston Planning and Development Department
611 Walker, 6th floor
Houston, Texas 77002

Dear Ms. Stoneham:

The Fifth Ward Community Redevelopment Corporation has reviewed the proposed development at 4619 Lyons by Parra Design Group, Ltd. The proposed office complex is a welcome addition to the Fifth Ward and we are in support of the variance request to have a reduced setback. The reduced setback is in keeping with the Lyons Corridor planning and we are working with Parra so that they implement the lighting and landscape standards of the Corridor.

Please let me know if you have any questions.

Sincerely,

Kathy Flanagan Payton,
CEO, Fifth Ward Community Redevelopment Corporation



Equal Housing Opportunity



Application Number: 2015-2280

Plat Name: Lyons Redev Second Venture replat no 1

Applicant: Karen Rose Engineering and Surveying

Date Submitted: 10/31/2015

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

Specific Variance is being sought and extent of variance:

A variance is being sought to allow for a 5 feet building line along a major thoroughfare instead of a 25 feet building line per Sec 42-150 and allow a canopy to encroach within the building line.

Chapter 42 Section: 42-152

Chapter 42 Reference:

Sec. 42-152. Building line requirement along major thoroughfares. (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

Statement of Facts

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

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

Strict application of the requirements would result in a project that is contrary to sound public policy. Current public policy such as the Complete Streets Order, the Transit Corridor Ordinance and Chapter 42 "provide incentives for developers to create walkable urban development such as active ground floors." Given the L shaped configuration of the site, with the short side of the L fronting on the major thoroughfare, the strict application of the required building setback would not allow for a sales office to activate the ground floor and would encourage a parking lot along the sidewalk along Lyons Avenue, a major thoroughfare.

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

The site can be developed with a 25 foot building setback along Lyons Avenue. The applicant wishes to create a better pedestrian friendly, public realm, along Lyons Avenue, defined as the "traditional commercial spine" of the Fifth Ward community, in the Lyons Avenue Revitalization Plan prepared by the City of Houston Planning and Development Department in 1996. The overall sidewalk "zone" is within the best practices guide from the U.S. Department of Transportation. We have 6' planter zone, a 6' pedestrian zone, and a 5' covered, frontage zone. This results in an effective 11' sidewalk.

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

The intent of Chapter 42 to encourage compact urban redevelopment throughout the city will be maintained because the parking lot would be located in the rear and there would be a covered walk 6' wide along the 5' sidewalk and right-of-way.

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

The granting of the variance will encourage people to walk with a covered walk and tree lined sidewalk and an "active ground floor." Kaid Benfield, Senior Counsel for Environmental Strategies for PlaceMakers, writes "you can put just as much parking in back as in front, but the result when you do is far more inviting to pedestrians and conducive to having a "there" there." (Benfield Blog, April 20, 2010, Natural Resources Defense Council Staff Blog)

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

The granting of the variance would allow the development to be in harmony with the historic nature of the Lyons Avenue Corridor, as visible in the revitalization of the Deluxe Theater by the City of Houston. The Fifth Ward CDC, in conjunction with TIRZ 18, seeks to revitalize the Lyons Avenue Corridor through commercial improvements and amenities such as sidewalks and bicycle lanes. We are working with the CDC to implement the Corridor Plan design guidelines such as sidewalk lighting and landscaping.



Application No: 2015-2280

Agenda Item: 101

PC Action Date: 12/03/2015

Plat Name: Lyons Redev Second Venture replat no 1

Applicant: Karen Rose Engineering and Surveying

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

Chapter 42 Sections: 42-152

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

A variance is being sought to allow for a 5 foot building line along a major thoroughfare instead of a 25 foot building line per Sec 42-150 and allow a canopy to encroach within the building line.;

Basis of Recommendation:

The site is located in fifth ward, north of I-10, west of Lockwood Drive and east of Waco Street. The applicant is requesting two variances 1) to allow a 5 foot building line along the major thoroughfare, Lyons Avenue, and 2) to allow a balcony to encroach the requested building line. Staff is in support of the requested variances.

The subject site is proposed to be an office and a warehouse to be operated by an architectural company. The developer will incorporate elements from the Complete Street Order, the Transit Corridor Standards and the planned improvements for the Lyons Avenue Corridor by the Fifth Ward Community Redevelopment Corporation. The proposed urban development includes pedestrian friendly amenities such as 6 foot sidewalks and 3 inch caliper trees; and the applicant is also proposing a 5 foot pedestrian hardscape within the property, in order to create an 11 foot sidewalk along Lyons Avenue. Parking will be located at the rear of the property in order to provide a safer pedestrian zone and the applicant in conjunction with the Fifth Ward CRC will implement the planned lighting and streetscape standards for the Lyons Ave Corridor.

The major thoroughfare is sufficient in width and the proposed structure will be approximately 16 feet from the back of curb. The proposed building will complement the initiatives of TIRZ 18 and a letter of support has been provided in the variance package. Requiring a 25 foot setback would be incompatible with the community's revitalization plan and reduced setback will be consistent with existing structures along Lyons Avenue. Therefore, staff's recommendation is to grant the requested variances for a 5 foot building line and an encroachment for a balcony; 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;

Requiring a 25 foot building line would be inconsistent with the community's revitalization plan and would discourage a pedestrian friendly environment.

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

The proposed building will complement the initiatives of TIRZ 18

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

The major thoroughfare is sufficient in width and the proposed structure will be approximately 16 feet from the back of curb.

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

The developer will incorporate elements from the Complete Street Order, the Transit Corridor Standards and the planned improvements for the Lyons Avenue Corridor by the Fifth Ward Community Redevelopment Corporation.

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

Requiring a 25 foot setback would be incompatible with the community's revitalization plan and reduced setback will be consistent with existing structures along Lyons Avenue



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 12/03/2015
Plat Name: Mainstreet Humble LLC GP
Developer: Mainstreet
Applicant: SAM, Inc.
App No/Type: 2015-2320 GP

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

Total Acreage:	9.0720	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	20	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	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.

Access easement is required to be 45' wide and needs to be recorded prior to the Sec 1 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 site.
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

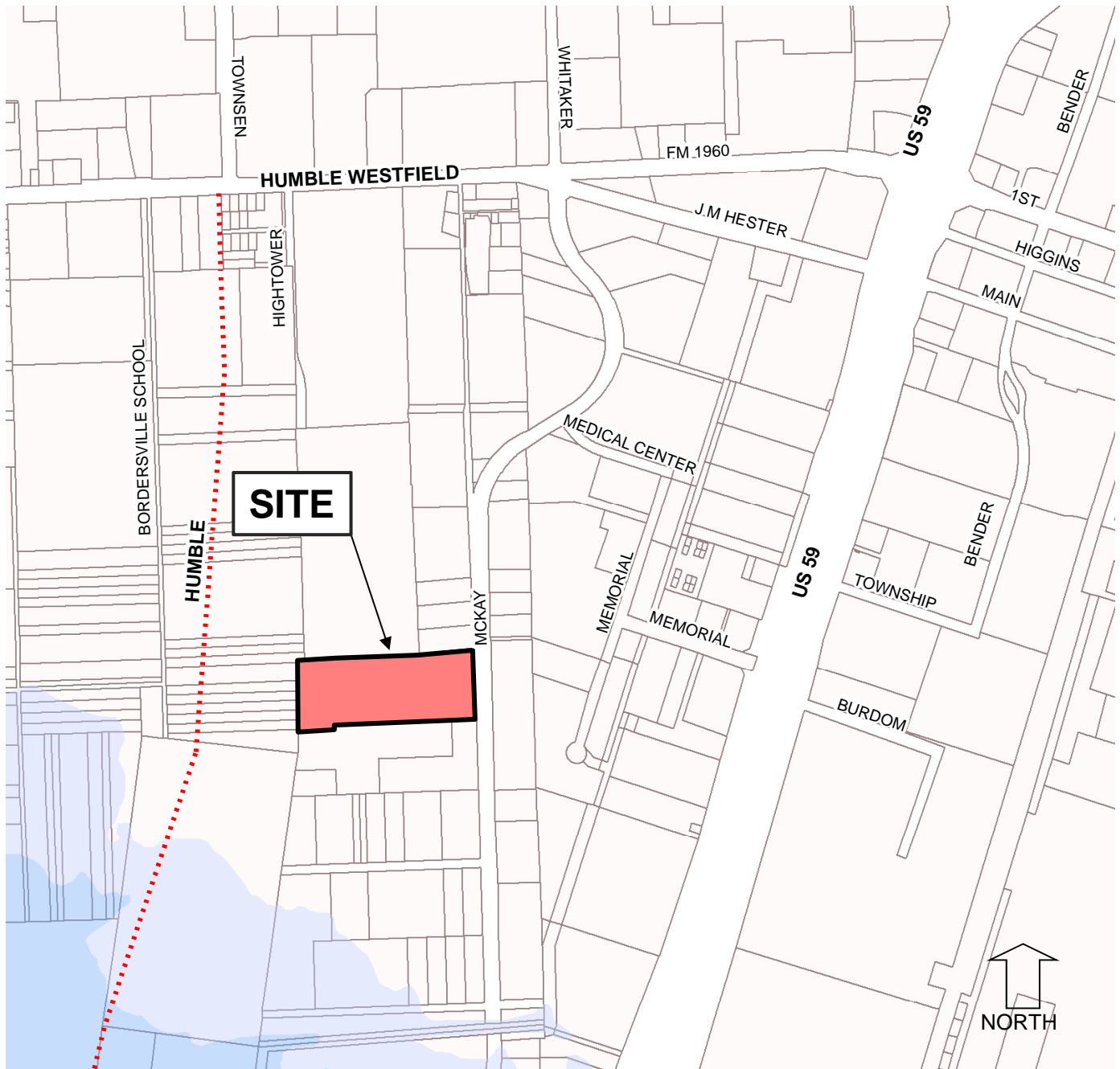
ITEM:102

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Mainstreet Humble LLC GP (DEF 1)

Applicant: SAM, Inc.



D – Variances

Site Location

Houston Planning Commission

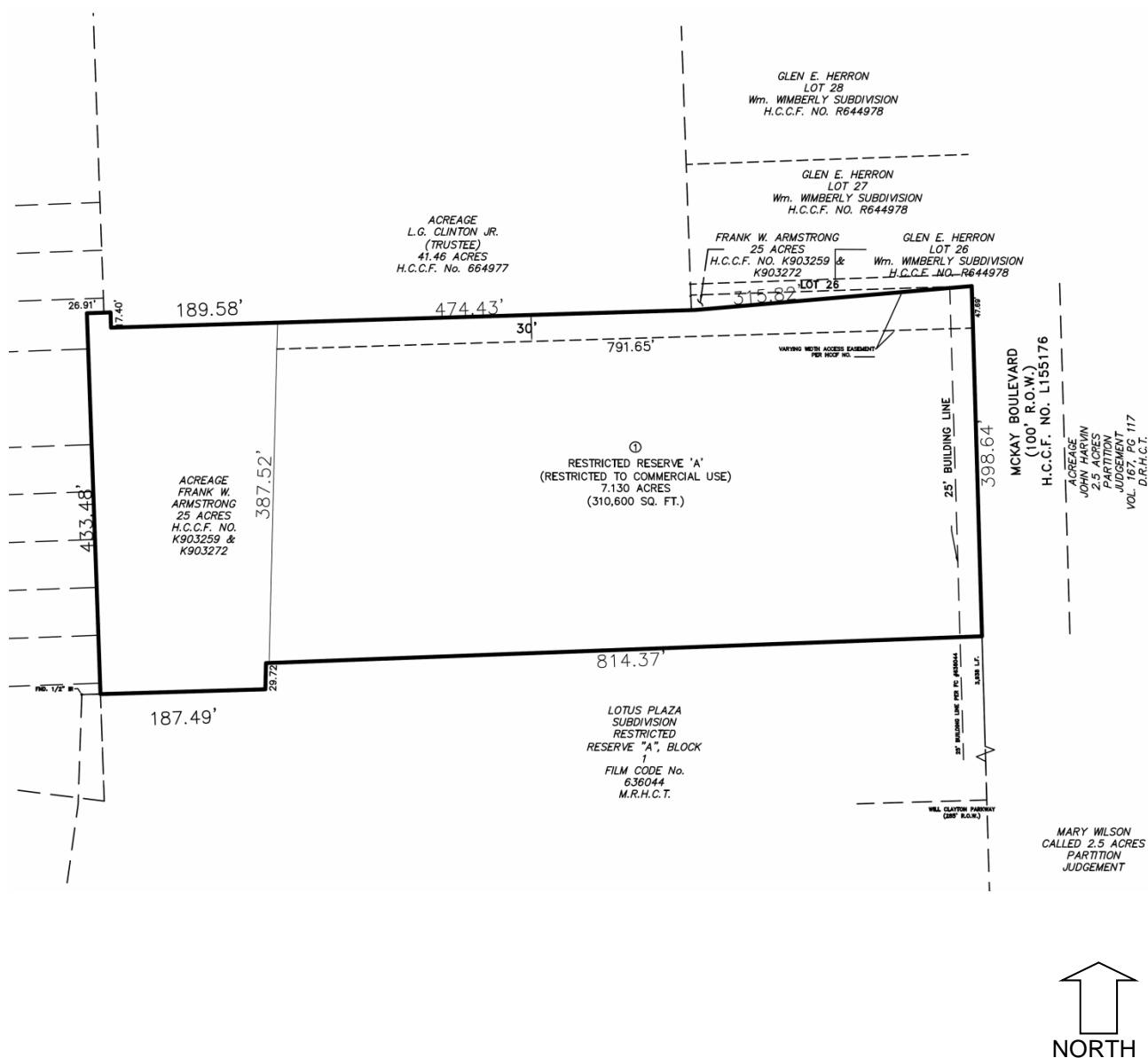
ITEM:102

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Mainstreet Humble LLC GP (DEF 1)

Applicant: SAM, Inc.



D – Variances

Subdivision

Houston Planning Commission

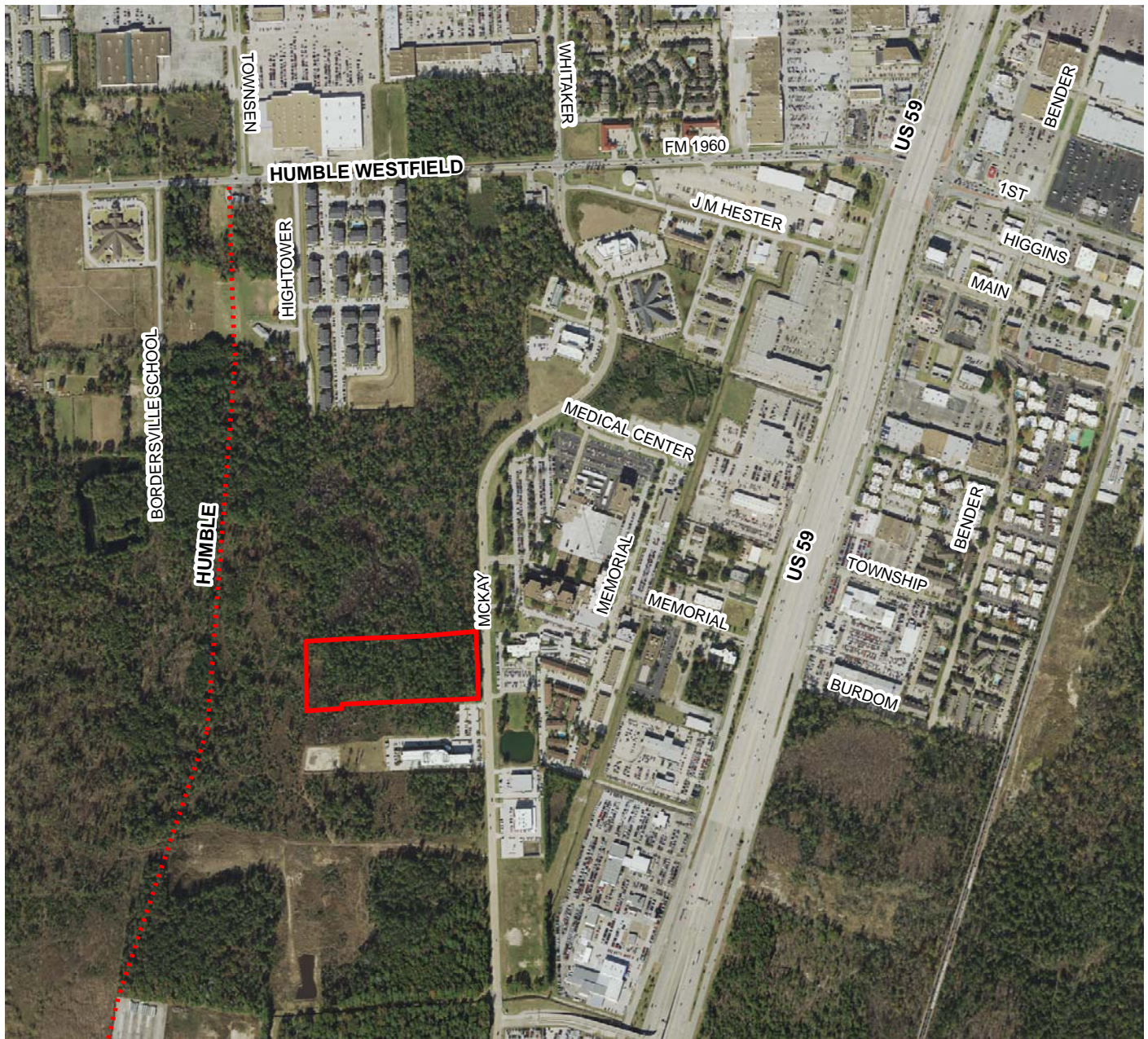
ITEM:102

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Mainstreet Humble LLC GP (DEF 1)

Applicant: SAM, Inc.



D – Variances

Aerial



Application Number: 2015-2320

Plat Name: Mainstreet Humble LLC GP

Applicant: SAM, Inc.

Date Submitted: 11/02/2015

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

Specific Variance is being sought and extent of variance:

To provide access to an adjacent parcel be permitted via an access easement instead of dedicating a public right of way.

Chapter 42 Section: 190

Chapter 42 Reference:

42-190 (Minimum Street Frontage)

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

Mainstreet Investments, the developer for this project, utilizes a standard building footprint, as shown on the attached Site Concept Plan, for all their properties and choose their locations based on that footprint. Dedicating an east-west street right-of-way across Tract B, on the attached Variance Exhibit Drawing, along with the requisite building setback line would result in the site having insufficient width for their building; effectively killing the project.

(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 south property line of Tract A does not line up with the south property line of Tract B. If a street right-of-way were to be dedicated along the south property line of the subject property, and subsequently extended across Tract A, it would split the property and result in the creation of an unusable "strip" of land on the south side of the right-of-way. Also, there exists a driveway on Tract C near the southeast corner of this site which would be too close to the intersection of the existing McKay Boulevard and the proposed right-of-way. These two facts support conclusion that dedication of a public right-of-way would have to be located along the north property line of Tract B. As shown on the Variance Exhibit Drawing, dedication of a street right-of-way would not only adversely affect the subject property but those properties to the west as well, specifically: 1). Tract A would be divided with a 475 square foot (approximately) piece lying on the north side of the right-of-way, 2). The Jaydan Company tract (Lot 143) would be effectively cut in half, leaving approximately a thirty-four foot strip of land; which with any type of setback along the right-of-way would be effectively worthless, 3). The Ram Garg tract (Lots 144 & 145) would lose over a third of their property width and acreage; resulting in a seventy foot wide strip of developable land, also subject to building setback requirements. The attached screen shot of My City Map Viewer shows an east-west road "McKay Crossing Drive" connecting McKay Boulevard to Humble Parkway has been dedicated by the plat of McKay International Trade Center Section 1 (application no. 2015-1086). This roadway lies approximately 1,100 feet south of the north property line of Tract B. The Broadmore Health General Plan (application no. 2015-1438) has been approved subject to the dedication of an east-west road connecting McKay Boulevard and proposed Humble Parkway, at a yet-to-be-determined location. The plat of Broadmore Health, a part of the Broadmore Health General Plan (application no. 2015-1643), has been approved and recorded (Film Code No. 2015046753). The south line of the recorded plat lies approximately 967 feet north of Tract B. Based on these numbers, no matter where the required right-of-way on the General Plan is dedicated it will be less than the 2,600 feet north of "McKay Crossing Drive" and therefore the maximum block length along major thoroughfares is maintained. The screen shot also indicates that the north half of a proposed sixty foot right-of-way has been dedicated on the west side of proposed Humble Parkway. This intersection lies less than four hundred feet north of the north line of Tract B, therefore if a right-of-way were created along the north line of Tract B and extended through to Humble Parkway it would be a direct violation of Chapter 42, Section 42-127.

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

Tracts A, B & C of the Variance Exhibit Drawing are out of the original called 25 acre tract owned by Frank Armstrong. Mr. Armstrong sold Tract B to the Garcia's and subsequently sold Tract C to Intercontinental Medical Plaza L.P. and thus himself created the "land locked" condition of his property, Tract A. A plat for Tract C was submitted, accepted and recorded (Film Code No. 636044) without being required to remedy the "land locked" condition of Tract A, through neither access easement nor right-of-way. My client, in attempting to plat this property and promote development in this area, is trying to remedy a situation not of their making. The owners are willing to work with the city to resolve this condition; they only ask that this variance be granted.

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

The proposed access easement will provide legal access to the 2.00 acre tract and correct the "land locked" status thereof without producing the negative side effects listed previously.

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

Granting the variance will result in bringing the 2.00 acre tract in compliance with the requirements for public access and make future development of this tract viable without the injurious consequences, to both our client's tract and those to the west, of a right-of-way dedication.

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

As stated above, there are numerous reasons that the granting of this variance will be beneficial to our client and other land owners who would be adversely affected by the extension of a right-of-way from Tract B to the proposed Humble Parkway. The lack of legal access for Tract A must be addressed, however; it must be done in a way that does not create more "issues" than it solves. Therefore it is our position that the best solution to the issue would be an access easement that resolves the problem without causing any new ones.



Application No: 2015-2320

Agenda Item: 102

PC Action Date: 12/03/2015

Plat Name: Mainstreet Humble LLC GP

Applicant: SAM, Inc.

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

Chapter 42 Sections: 190

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

To provide access to an adjacent parcel be permitted via an access easement instead of dedicating a public right of way.
;

Basis of Recommendation:

Subject site is located along and west of MCKay Blvd, south of Humble Westfield Rd. and north of Will Clayton Parkway. The applicant is requesting a variance to provide access to an adjacent parcel be permitted via an access easement instead of an east-west public street through the subject site.

Staff is in support of the variance.

Site is surrounded by Humble Westfield to the north, proposed Humble Rd to the west, US 59 to the east and Will Clayton Parkway to the south. The total distance between Humble Westfield and Mckay Crossing Drive is 4000'. To meet the intersection spacing requirement along Proposed Humble Rd there is a need for only one east-west street. Broadmore Health GP approved in October 2015 had a condition to provide an east-west street just north of the subject site. Therefore there is no need for additional east-west local street through the site.

However, the landlocked tract needs access to a public street and it could be achieved with a private access easement. Initially the applicant proposed a 30' access easement but after further review they are able to accommodate a 45' wide private access easement within their plat boundary.

Justification for granting the variance is based on the fact that if the landlocked tract owner was ready to develop the property today, they could have platted the whole property as one reserve and then later subdivided it by metes and bounds. However, the landlocked property owner has not expressed willingness to move forward in that direction.

Therefore, the applicant is proposing to develop his property with a 45' private access easement to the landlocked tract so that it could develop in future. 45' private access easement is adequate to accommodate a commercial driveway.

Overall circulation in this area is served by the existing street pattern.

Therefore, staff's recommendation is to grant the requested variance and approve the plats subject to the 45' private access easement being recorded prior to the plat.

The applicant has agreed to this condition.

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 imposition of the conditions would create an undue hardship by depriving the applicant reasonable use of land. Their standard site plan within the site cannot accommodate the 60' public street and a public street is already proposed within the Broadmore Health GP just north of the site.

(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;

Justification for granting the variance is based on the fact that if the landlocked tract owner was ready to develop the property today, they could have platted the whole property as one reserve and then later subdivided it by metes and bounds.

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

The landlocked tract needs access to a public street and it could be achieved with a 45' private access easement.

(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 an safety as the overall circulation in this area is served by the existing street pattern.

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

Economic hardship is not the sole justification of this variance. It is the existing conditions and the east-west street expected just north of the subject site.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 12/03/2015
Plat Name: Mainstreet Humble LLC Sec 1
Developer: Mainstreet
Applicant: SAM, Inc.
App No/Type: 2015-2199 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	7.1360	Total Reserve Acreage:	7.1360
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	20	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77338	335X	City

Conditions and Requirements for Approval

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

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)

Provide a 45' access easement as indicated on the marked file copy.

Provide the access easement documents at recordation.

For Your Information:

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

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

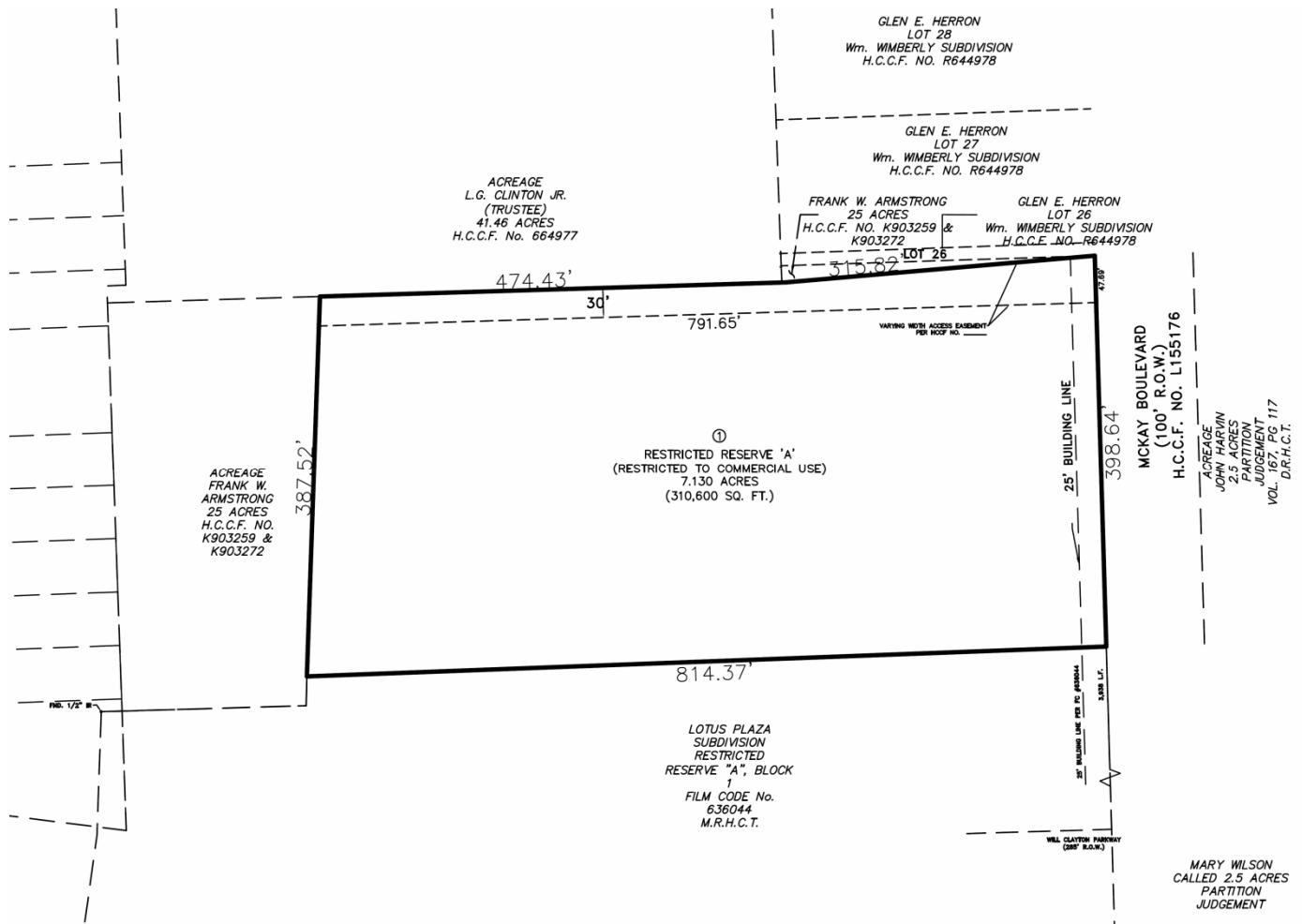
ITEM: 103

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Mainstreet Humble LLC (DEF 1)

Applicant: SAM, Inc.



D – Variances

Subdivision



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 12/03/2015
Plat Name: Oakview Farms Sec 1
Developer: OAKVIEW FARMS LLC
Applicant: Provident
App No/Type: 2015-2031 C3P

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

Total Acreage:	18.5834	Total Reserve Acreage:	4.4667
Number of Lots:	26	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:	Dowdell PUD
County	Zip	Key Map ©	City / ETJ
Harris	77375	290J	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.

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

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

087. SF residential lots are allowed to take vehicular access to a major thoroughfare only when the lot is greater than one acre in size. Add access denied note for lots adjacent to Boundreax Road.

137. Reverse curves for collector and local streets shall have a minimum centerline radius of 300 feet and be separated by a tangent distance of not less than 50 feet. (132)

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

191.1. Provide new Harris County Engineer certificate. Reference recordation dedicatory acknowledgement and certifications for requirements.

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

1) Provide all corresponding ROW docs for Boudreaux Road at final submittal.

2) This plat contains 3 blocks. Re-number lots and block. See markup.

3) Remove urban lot typical. Suburban lot typical allowed. Show correct diagram, provide corresponding notes. Show lot typical BL on corner lots.

4) Show utility easements on the face of the plat at final submittal.

5) Designate Type 1 PAE as "PAE/PUE" for each street name in the subdivision.

For Your Information:



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 12/03/2015
Plat Name: Oakview Farms Sec 1
Developer: OAKVIEW FARMS LLC
Applicant: Provident
App No/Type: 2015-2031 C3P

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.

City Engineer: 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)

Coordinate with HC Traffic regarding required UVE's and other Traffic comments as shown on markup. (Traffic)

NB left turn lane will be required on Boudreaux Road at Matted Oak View Ct. (pvt) (Traffic)

Turn around space will be required before the gate (Traffic)

Call out name, ROW width, and dimensions of road being created @ SW corner of Reserve A. (HC)

Verify adjacent road's names. (HC)

If ponds are to be if maintained by public entity, access will be needed from public ROW (HC)

County supports first variance to not extend street but denies second variance. A T-design is not recommended. Provide a circular turnaround with building lines if street is not extended

Establish 25' BL along Spring Stuebner Rd (Boudreaux Rd). (HC)

Call out property south of Spring Stuebner Rd (Boudreaux Rd). (HC)

Establish building lines along unnamed street in Reserve A. (HC)

Correctly call out name and recording info for adjacent Willow Wilde Dr. (HC)

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

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

Correctly label blocks. There appears to be 3 separate blocks. (HC)

Correct block count in title block. (HC)

20 ft x 20 ft ROW corner clips at Boudreaux.(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.

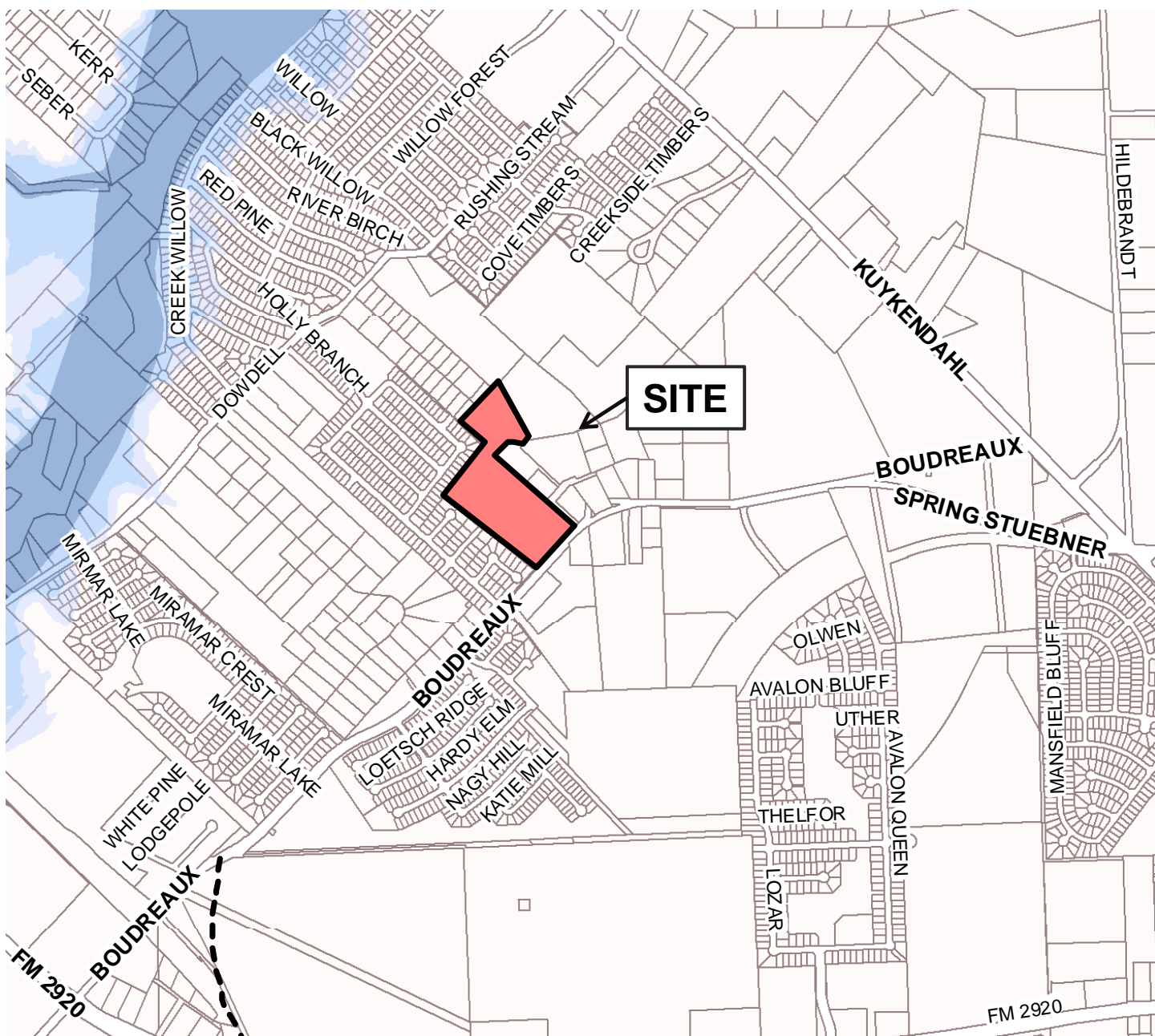
Houston Planning Commission ITEM:104

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Oakview Farms Sec 1 (DEF 1)

Applicant: Provident Engineers, Inc.



D-Variances

Site Location

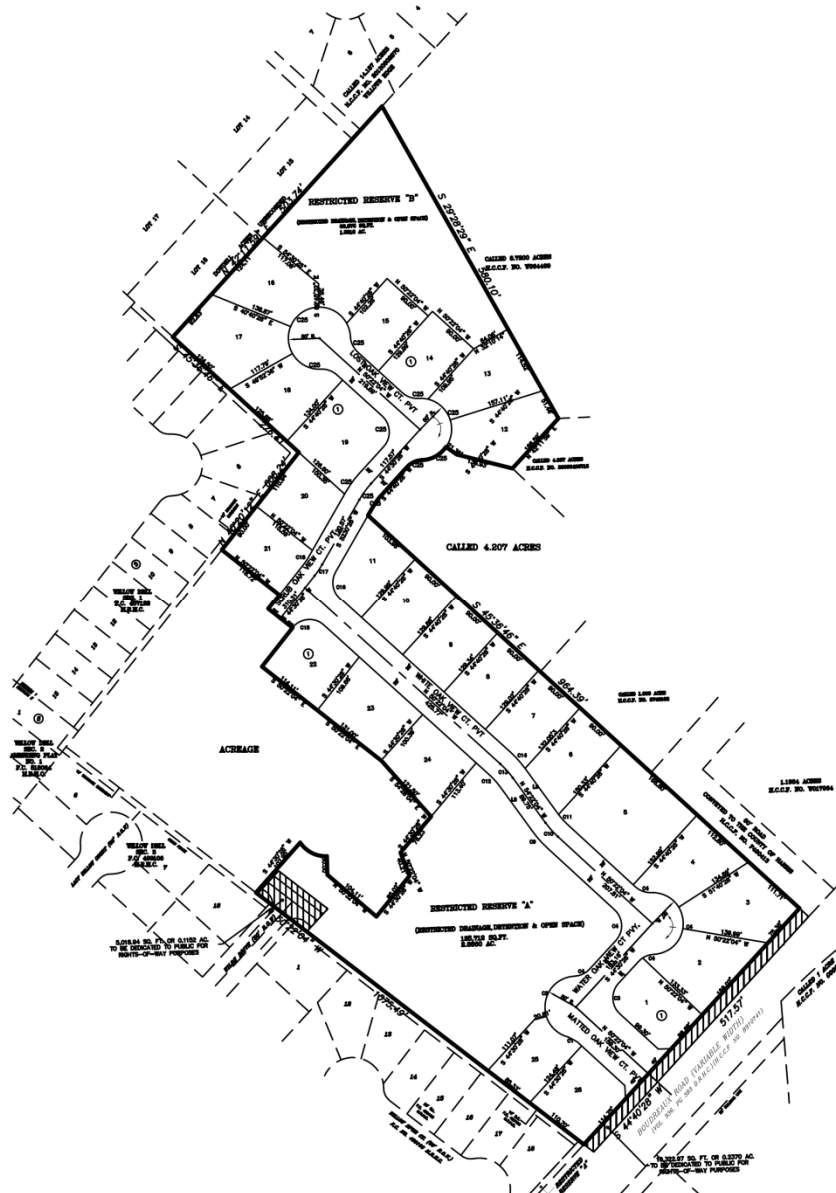
Houston Planning Commission ITEM: 104

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Oakview Farms Sec 1 (DEF 1)

Applicant: Provident Engineers, Inc.



D-Variances

Subdivision

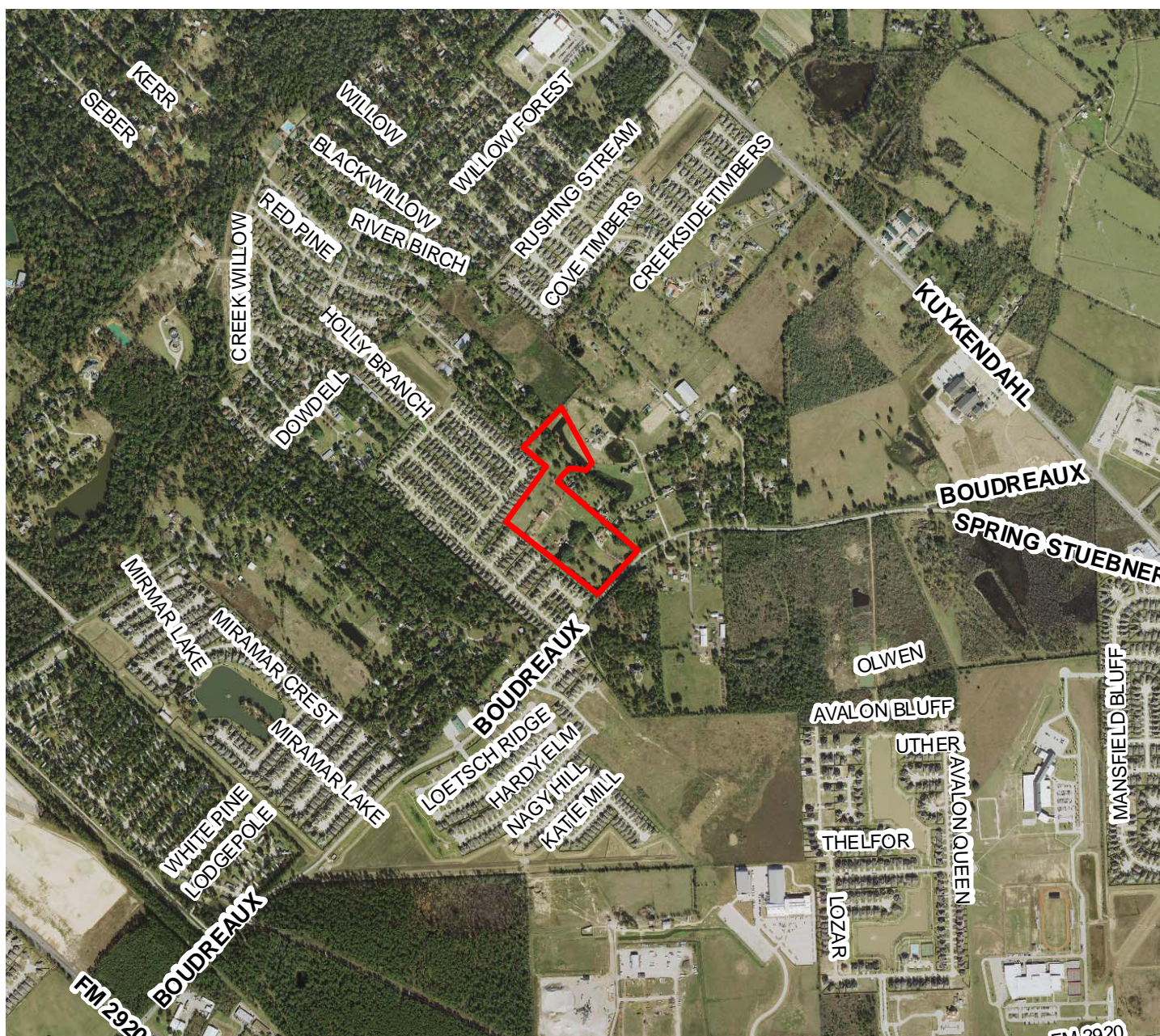
Houston Planning Commission ITEM: 104

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Oakview Farms Sec 1 (DEF 1)

Applicant: Provident Engineers, Inc.



D-Variances

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**VARIANCE
Request Information Form**

Application Number: 2015-2031

Plat Name: Oakview Farms Sec 1

Applicant: Provident

Date Submitted: 10/02/2015

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

Specific Variance is being sought and extent of variance:

To allow intersection spacing greater than the 1400 feet maximum.

Chapter 42 Section: 128

Chapter 42 Reference:

Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

Statement of Facts

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

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

The eastern boundary line, there is existing homes in the Lain Development , which would have to be removed to extend the east-west street within the 1400' spacing rule. To the west, the same situation is in effect, homes within the Trailwood Estates. Therefore, it is not feasible to continue a east-west street due to the inability for future extension. The proposed subdivision is a private street and gated development, to extend a public street through the middle of the development would require two additional gated entrances and would ruin the neighborhood and harmony of the neighborhood.

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

The applicant did not create this hardship.

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

The proposed plat provides adequate circulation for emergency vehicles and the general public. This variance request helps preserve the general intent of Chapter 42 by taking traffic circulation and emergency service needs into consideration.

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

The proposed plat provides adequate circulation for emergency vehicles and the general public.

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

The alternatives available do not create good subdivision circulation nor do they provide a safe option for vehicle traffic or emergency services. This variance request takes traffic circulation and emergency services needs into consideration.



Application Number: 2015-2031

Plat Name: Oakview Farms Sec 1

Applicant: Provident

Date Submitted: 10/02/2015

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

Specific Variance is being sought and extent of variance:

To terminate a stub street with a T turnaround instead of a cul-de-sac

Chapter 42 Section: 42-135

Chapter 42 Reference:

A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted

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

Oakview Farms Sec 1 is a subdivision of 26 lots and two drainage reserves in Northern Harris County north of Boudreaux Road and south of Dowdell Road near Kuykendahl. The proposed subdivision abuts Willow Dell Sec 1 and Sec 3 on the western boundary. Willow Wilde Drive stubs into the proposed Oakview Farms Sec 1. The plat proposes a "T" type turnaround with a standard 28' pavement with and a 50' turnaround length in each direction. The area will be fenced off with a 6' high property fence. Boudreaux Road and Dowdell Road are the two east/west arterials that provide vehicle circulation for the area. The imposition of the terms and conditions to require Willow Wilde Drive (dedicated in Willow Dell Sec 3) would create an undue hardship because the property needs the 4.46 acres of land for detention and open space to allow for good drainage. The resulting open fields could provide an amenity for neighbors who like the green spaces that would be developed. The variance to allow a T-turn-around would also require that a variance be granted to exceed the 1400' maximum intersection spacing or block length.

(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 requiring that the street stub be extended and that the 1400' block length be met would make this project infeasible because it would require Willow Wild Drive to be extended through a proposed drainage reserve which is needed for detention within the area. Additional ROW would lessen the amount of open space being provided and would not be practical. There are two single-family homes of Lain Road that would make a future connection to an east/west street unlikely.

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

Willow Dell Sec 1 and 3 abut the proposed plat to the west and there are some acreage tracts to the east that have single family homes that were created without the benefit of subdivision platting. The distance between Boudreaux and Dowdell to the north and south is approximately 2900' in length. This is a small development that is only yielding 26 lots due to drainage requirements and the location of the property. Each lot will be about 12,000 square feet and will be a nice addition of larger single-family lots to the overall area. The circumstances supporting the granting of the variance is due to existing conditions of the area. Lain Road curves northward from Boudreaux and heads east and becomes a north/south street eventually. Lain Road curves at a 90 degree angle where it abuts the east end of our proposed plat (it is labeled as a 60' County Road). The existing nature of Lain Road (curvature) would make a street connection difficult.

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

The intent and general purposes of this chapter will be preserved and maintained because this developer is actually solving one current problem that is facing the residents of Willow Dell Sec 3 (home owners on Willow Wild Drive). On Willow Wilde Drive the street stubs into the proposed plat without a turn-around. The street currently has a fence or

barricade and therefore visitors must either u-turn on the street or back into someone's driveway to turn around and head out of the subdivision. The property owner of Oakview Farms Sec 1 is proposing a T-Turna-around (that will not be accessible to the residents of Oakview Farms Sec 1) for the residents that live on Willow Wild Drive. The intent and general purposes of this chapter will be preserved and maintained if the Planning Commission grants the variance to exceed 1400' block length along the west and eastern boundaries of the proposed plats because it allows for a small development to utilize the property for its best use which is single-family and detention. Additionally, an east/west street would be difficult because there are two single-family homes along Lain Road.

(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 and safety to the area. While the proposed plat would exceed the 1400' in block length allowed the proposed "T" type turnaround gives the residents of Willow Wilde Drive a way to turn around which they previously did not have. The granting of the variance to not extend the street will not be injurious to public health and welfare because both subdivisions have adequate vehicle circulation. Both variances will allow for this proposed development to offer good drainage and open space options for the residents.

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

Economic hardship is not the justification for the variances. The existing conditions of the area make the variance a necessity. There are two single-family homes that would block an east/west extension of Willow Wilde Drive to Lain Street. The unusual path and curvature of Lain Street makes it unlikely that the road could have a connection. The variance would allow for a nice development that would have good drainage and open space for residents.



Application Number: 2015-2031

Plat Name: Oakview Farms Sec 1

Applicant: Provident

Date Submitted: 10/02/2015

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

Specific Variance is being sought and extent of variance:

To allow maximum intersection spacing to exceed 1400' minimum intersection spacing on the north boundary

Chapter 42 Section: 42-128

Chapter 42 Reference:

Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

Statement of Facts

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

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

Oakview Farms Sec 1 is a subdivision of 26 lots and two drainage reserves in Northern Harris County north of Boudreaux Road and south of Dowdell Road near Kuykendahl. The proposed subdivision abuts Willow Dell Sec 1 and Sec 3 on the western boundary. Willow Wilde Drive stubs into the proposed Oakview Farms Sec 1. The overall width of the proposed plat is about 1020' in length with 517' of frontage on Boudreaux Road. Boudreaux Road is a major thoroughfare which would require a north/south street every 2600'. The two north/south streets that connect Boudreaux Road to Dowdell Road is Willow Downs Drive/Holly Branch Drive on the west and Kuykendahl Road to east. The distance between Willow Downs Drive/Holly Branch and Kuykendahl is about 5200' on the south end along Boudreaux and about 4200' on northern end of the property. The distance between Willow Downs Drive and the eastern edge of the proposed plat along Boudreaux is about 1000'. To require that a north/south street on our property is not necessary because the middle point between Kuykendahl Road and Willow Downs Drive is approximately where Lain Road lies. Lain Road is a 60' county ROW that starts at the plat's eastern boundary and loops back to Boudreaux about 1200' to the west. The two north/south streets and Lain Road provide good vehicle circulation for the area.

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

The circumstances supporting the granting of the variance is due to the fact that there is a north/south Street Willow Downs Drive that eventually runs into Holly Branch Drive. While the property does exceed maximum block length along the northern boundary a street punch would never be able to extend to existing ROW because Willow Dell Sec 1 is directly north of Lost Oak View Court. Our proposed plat abuts Lots 15 and 16 of Willow Dell Sec 1. Maximum block length should not apply on the northern boundary because Lain Road intersects with Boudreaux in two places (as it loops) along the major thoroughfare.

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

The intent and general purposes of the chapter 42 is being met as Willow Downs Drive and Kuykendahl Road connect Boudreaux to Dowdell Road. The extension of Matted Oakview Court (eventually becoming Lost Oakview Court) would not help the vehicle circulation or block length of the area because it would terminate into lots in the form of a recorded subdivision (Willow Dell Sec 1). Two north/south streets and Lain Road provide the area with good vehicle circulation. The north end of the property has exceeded maximum intersection spacing but a connection isn't likely because of the existing subdivision.

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

The granting of the variance to not extend Lost Oak View Ct will not be injurious to public health and welfare because both Oakview Farms and Willow Dell Sections 1 and 3 have adequate vehicle circulation. The variance to not extend the street will allow for this proposed development to offer good drainage and open space options for the residents. An extension of the street would just dead-end into single-family lots.

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

Economic hardship is not the justification for the variances. The existing conditions of the area make the variance a necessity. The Willow Dell community makes a north/south connection virtually impossible because of the plat single family lots. Both Willow Downs Drive/Holly Branch Drive and Kuykendahl Road allow for good north/south access for the community.



Application No: 2015-2031

Agenda Item: 104

PC Action Date: 12/03/2015

Plat Name: Oakview Farms Sec 1

Applicant: Provident

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

Chapter 42 Sections: 128 ; 42-135; 42-128

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

To allow intersection spacing greater than the 1400 feet maximum.;

To terminate a stub street with a T turnaround instead of a cul-de-sac;

To allow maximum intersection spacing to exceed 1400' minimum intersection spacing on the north boundary;

Basis of Recommendation:

The site is located north of Boudreaux Road, south of Dowdell Road, and west of Kuykendahl Road. The applicant is requesting 3 variances: 1) To exceed 1400' intersection spacing by not providing an east west street through the subject property. 2) To terminate a stub street (Willow Wilde Drive) in a T- turnaround instead of a cul de sac. 3) To exceed 2600' intersection spacing by not providing a north-south street through the subject property.

Staff is not in support of the requests to exceed 1400' intersection spacing or to not extend Willow Wilde Drive.

Staff is in support, however, of exceeding 2600' intersection spacing along Boudreaux Road.

There exists large undeveloped tracts to the east of the subject property. Surrounding the site, there are many unrecorded and private cell developments in the surrounding area, and thus traffic circulation has not been adequately served. Alike, the applicant is proposing a private street development with no connections to the existing public street network. The adjacent subdivision to the west dedicated a stub street so that a public street may continue to the east. If a public street continues to the east, intersection spacing can ultimately be met along Kuykendahl Road. Currently there is a 4250' intersection spacing gap along Kuykendahl, which is nearly double the standard.

Extending Willow Wilde Lane will serve the public interest by providing additional routes and serving traffic demands, provide support for and alleviate the burden of our major thoroughfares, and meet intersection spacing requirements for future 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

The applicant is proposing a private street system for single family lots. This goal can ultimately be achieved by providing private cells on each side of the public street. This way the development will meet the standards of the code.

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

N/A

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

The applicant has not demonstrated a hardship. The applicant has referenced the configuration of Lain Drive as justification of not extending an east-west street. Lain drive would not tie into the public street system, as it is a private street.

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

By denying the variance not to extend an east-west street through the subject property, the intent 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;

Granting this variance will limit traffic mobility and not support the major thoroughfare network.

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

Economic hardship is the sole justification of the variance.



Agenda Item: 105

Action Date: 12/03/2015

Plat Name: Residences at Fannin Station GP

Developer: Warehouse Associates Corporate Centre Fannin Almeda, LTD

Applicant: Vernon G. Henry & Associates, Inc.

App No/Type: 2015-2353 GP

Staff Recommendation:

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

Total Acreage:	53.0900	Total Reserve Acreage:	0.0000
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	77045	532Z	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.

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

Provide correct legal description as indicated on the marked file copy.

The whole right-of-way of Fannin Station Way must be included within Sec 1 as indicated on the marked file copy.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 105

Action Date: 12/03/2015

Plat Name: Residences at Fannin Station GP

Developer: Warehouse Associates Corporate Centre Fannin Alameda, LTD

Applicant: Vernon G. Henry & Associates, Inc.

App No/Type: 2015-2353 GP

Staff Recommendation:

Grant the requested variance(s) and 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.

Addressing: Duplicate street names.

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 8.

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

Houston Planning Commission

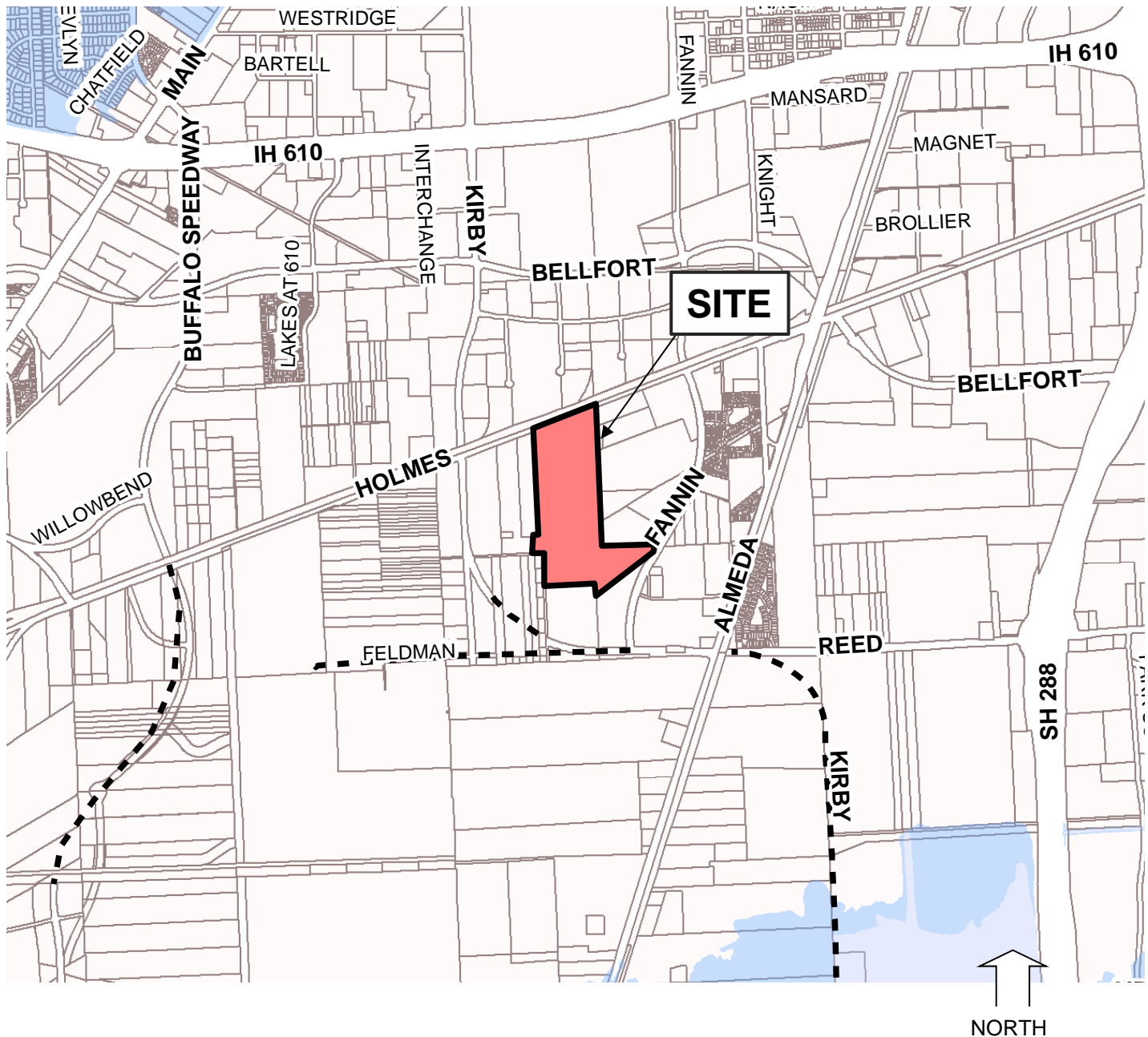
ITEM: 105

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Residences at Fannin Station GP

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

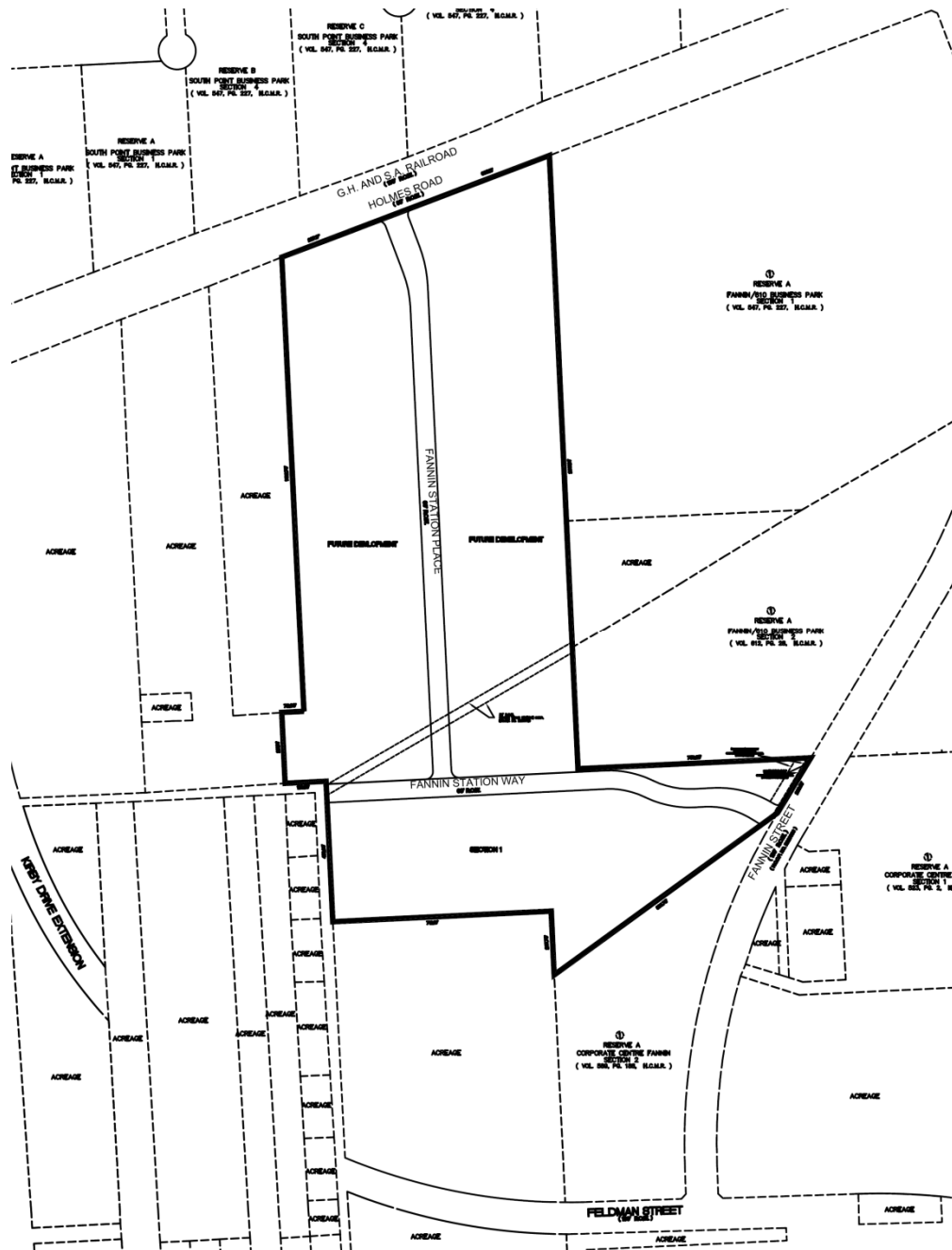
ITEM: 105

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Residences at Fannin Station GP

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

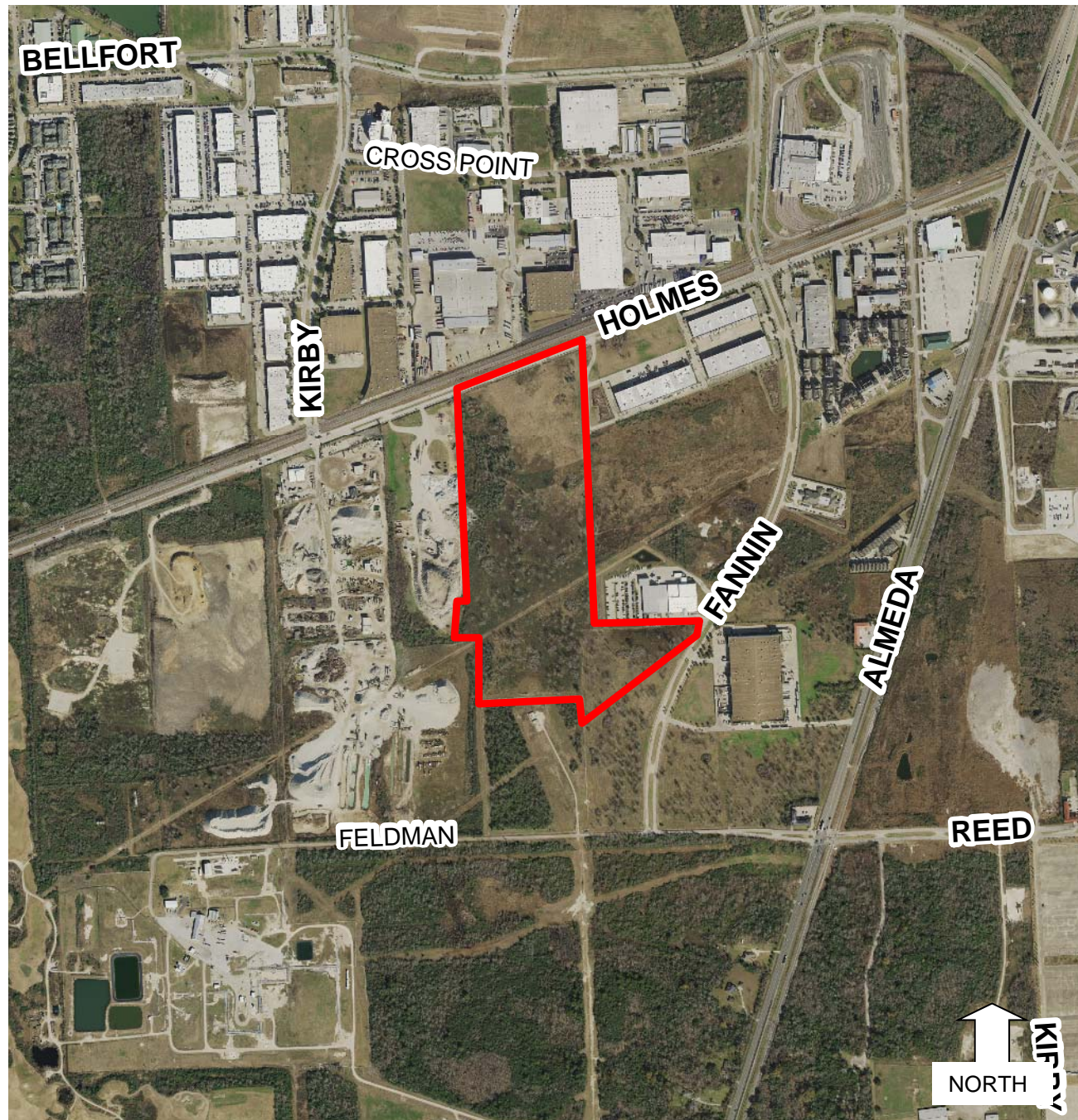
ITEM: 105

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Residences at Fannin Station GP

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial



Application Number: 2015-2353

Plat Name: Residences at Fannin Station GP

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 11/13/2015

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

Specific Variance is being sought and extent of variance:

Not to provide an east/west street between Fannin Station Way and Holmes Road.

Chapter 42 Section: 128

Chapter 42 Reference:

128

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 along Fannin Street east of this property have previously been platted without any east/west street. Any street within this property north of its frontage on Fannin Street could not be extended beyond the property boundary and therefore would serve no circulation purpose. Fannin Station Way Has been located at the esplanade opening on Fannin Street. On the west side of the property. Fannin Station Way ties into an old created but unimproved street created in the Calvert to Garvin partition subdivision in 1936. North of this on the adjacent property is a concrete recycling facility with a very large mound of concrete pieces awaiting re-processing? The concrete recycling facility is not likely to be relocated in the near future because of the difficulties of securing an air quality permit for such an operation. New development to the west beyond the recycling facility will need to use the existing right-of-way for east / west circulation.

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

The subdivisions to the east were allowed intersection spacing of 2600' south of Holmes Road along Fannin Street because of its designation as a Major Thoroughfare. The concrete recycling plant is an existing condition unrelated to this developer.

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

The intent of the Chapter is to create adequate area circulation for urban development; the public streets that will be created in this development will create adequate circulation.

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

Public safety will be protected by the public street system to be created in this development.

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

The justification for this variance is the existing physical and legal conditions.



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Staff Report

Application No: 2015-2353

Agenda Item: 105

PC Action Date: 12/03/2015

Plat Name: Residences at Fannin Station GP

Applicant: Vernon G. Henry & Associates, Inc.

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

Chapter 42 Sections: 128

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

Not to provide an east/west street between Fannin Station Way and Holmes Road.;

Basis of Recommendation:

The site is located south of Holmes Street, east of the future Kirby Drive and west of Fannin Street. The applicant requests a variance to allow an excessive block length north of the proposed Fannin Station Way, along both the eastern and western boundary. Staff supports the requested variance.

The site is located in an urban area mainly with commercial and industrial development. The applicant proposes to develop the site with multifamily use. Fannin Station Place and Fannin Station Way are two 60' wide local street proposed to provide access and improve circulation for the site. The block length north of Fannin Station Way along both the eastern and western boundary is about 2000'. With the existing business park to the east and the concrete recycling facility to the west, addressing any east-west streets north of Fannin Station Way would not be extended. Strict application of the ordinance would create an impractical development. In addition, traffic circulation in the overall area would be addressed by the adjacent major thoroughfare system.

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

Statement of Facts

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

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

With the existing business park to the east and the concrete recycling facility to the west, addressing any east-west streets north of Fannin Station Way would not be able to extended. Strict application of the ordinance would create an impractical development. In addition, traffic circulation in the overall area would be addressed by the adjacent major thoroughfare system.

(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;

With the existing business park to the east and the concrete recycling facility to the west, addressing any east-west streets north of Fannin Station Way would not be able to extended. Strict application of the ordinance would create an impractical development.

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

The granting of the variance will not be injurious to the public health, safety or welfare.

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

The main justification for granting the requested variance is based on the existing conditions adjacent to the site.



Agenda Item: 106
Action Date: 12/03/2015
Plat Name: Residences at Fannin Station Sec 1
Developer: Warehouse associates corporate centre fannin almeda, ltd.
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2015-2354 C3R

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	14.8040	Total Reserve Acreage:	12.7100
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	77045	532Z	City

Conditions and Requirements for Approval

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

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

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

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

050. Revise plat boundary as indicated on the marked file copy.

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

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

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

127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. (162)

137. Reverse curves for collector and local streets shall have a minimum centerline radius of 300 feet and be separated by a tangent distance of not less than 50 feet. (132)

139. Provide for naming and widening of local street at western boundary. (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.

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

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

Provide d CPL/Title.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 106

Action Date: 12/03/2015

Plat Name: Residences at Fannin Station Sec 1

Developer: Warehouse associates corporate centre fannin almeda, ltd.

Applicant: Vernon G. Henry & Associates, Inc.

App No/Type: 2015-2354 C3R

Staff Recommendation:

Defer Additional
information reqd

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 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

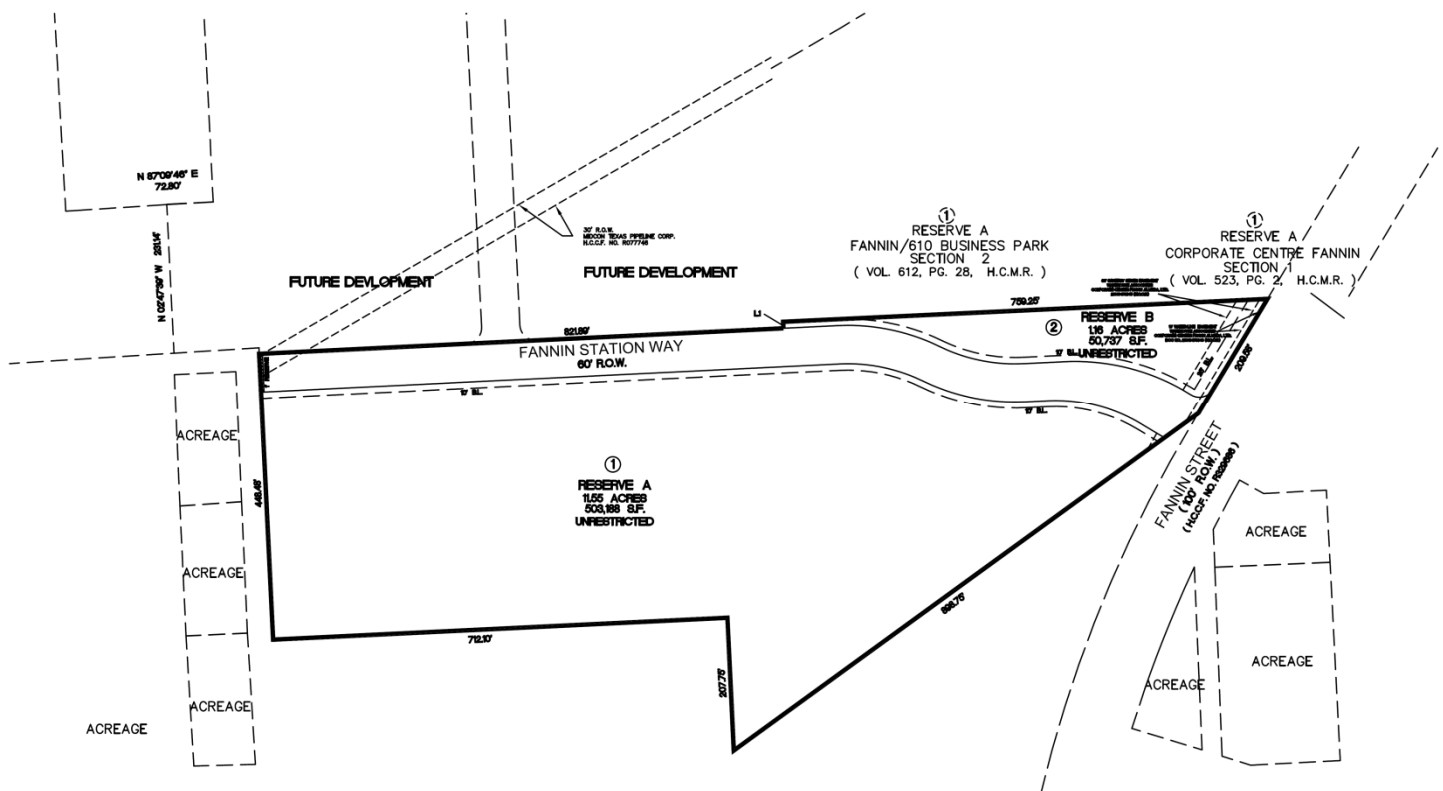
ITEM: 106

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Residences at Fannin Station Sec 1

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision



Agenda Item: 107
Action Date: 12/03/2015
Plat Name: Yale Corner
Developer: Yale/610 Associates, LLC
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2015-2360 C2

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

Total Acreage:	4.1389	Total Reserve Acreage:	4.0912
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	453N	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)

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.

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

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

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

1. Provide 6 foot sidewalks and 3" caliber trees along frontage on 610 and Yale Street ROW
2. Provide pedestrian access gate at permitting from E 30th Street, coordinate with PWE and Planning
3. Coordinate driveway access/curb cut design to Yale Street with PWE prior to permitting

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 107

Action Date: 12/03/2015

Plat Name: Yale Corner

Developer: Yale/610 Associates, LLC

Applicant: Vernon G. Henry & Associates, Inc.

App No/Type: 2015-2360 C2

Staff Recommendation:

Grant the requested variance(s) and 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

Metro: To maintain ADA accessibility to the existing bus stop along Yale Street METRO requires an unobstructed 20' long by 10' deep from face of curb, 6" thick concrete/paved access section along Yale Street free of landscaping. Coordinate with and contact METRO (Yuhayna McCoy, 713.739.6037) during the design phase of this project for the placement of the access to the existing bus stop.

Questions concerning the informational comments should be directed to the agency's author. Planning 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

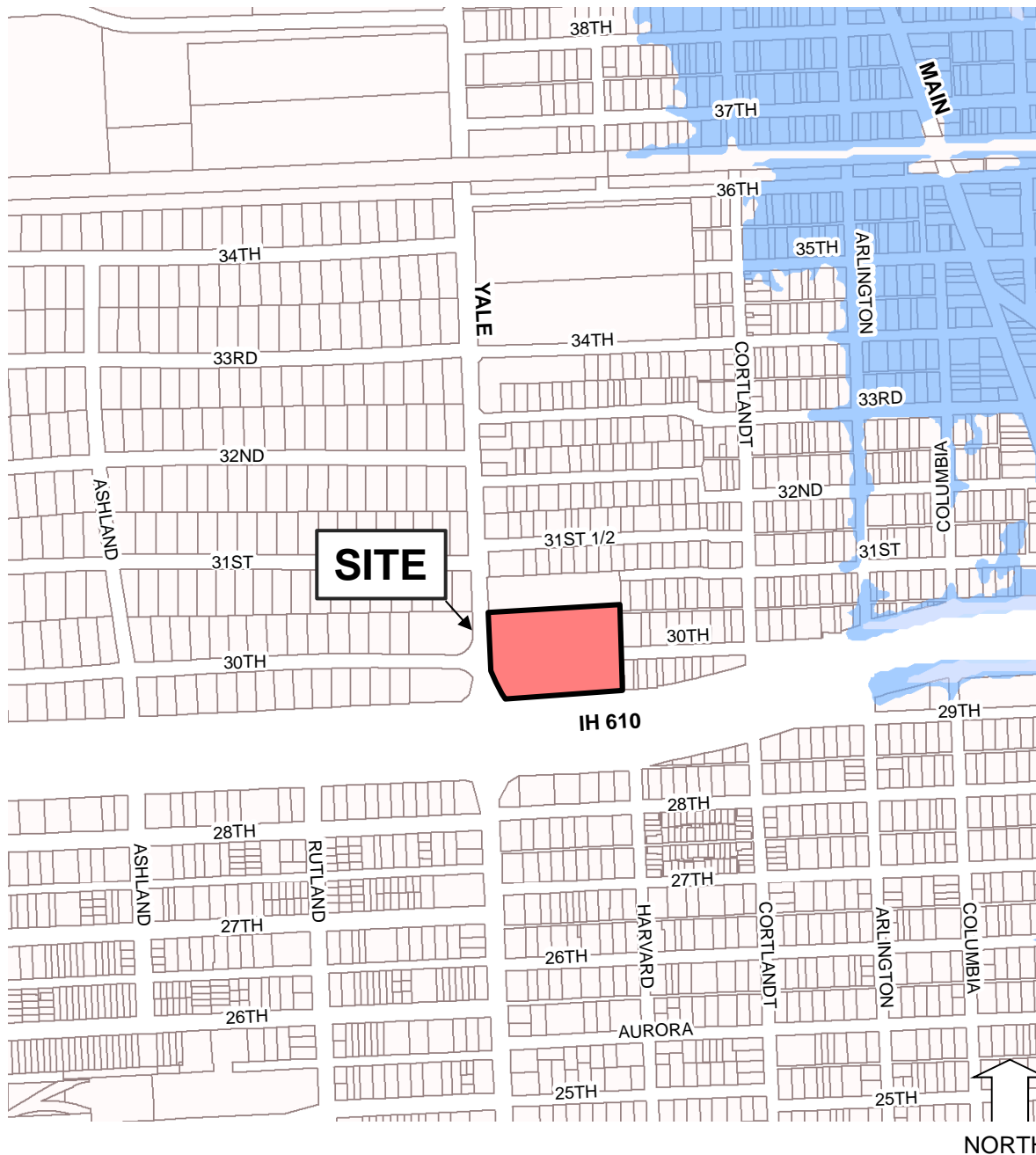
ITEM: 107

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Yale Corner

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

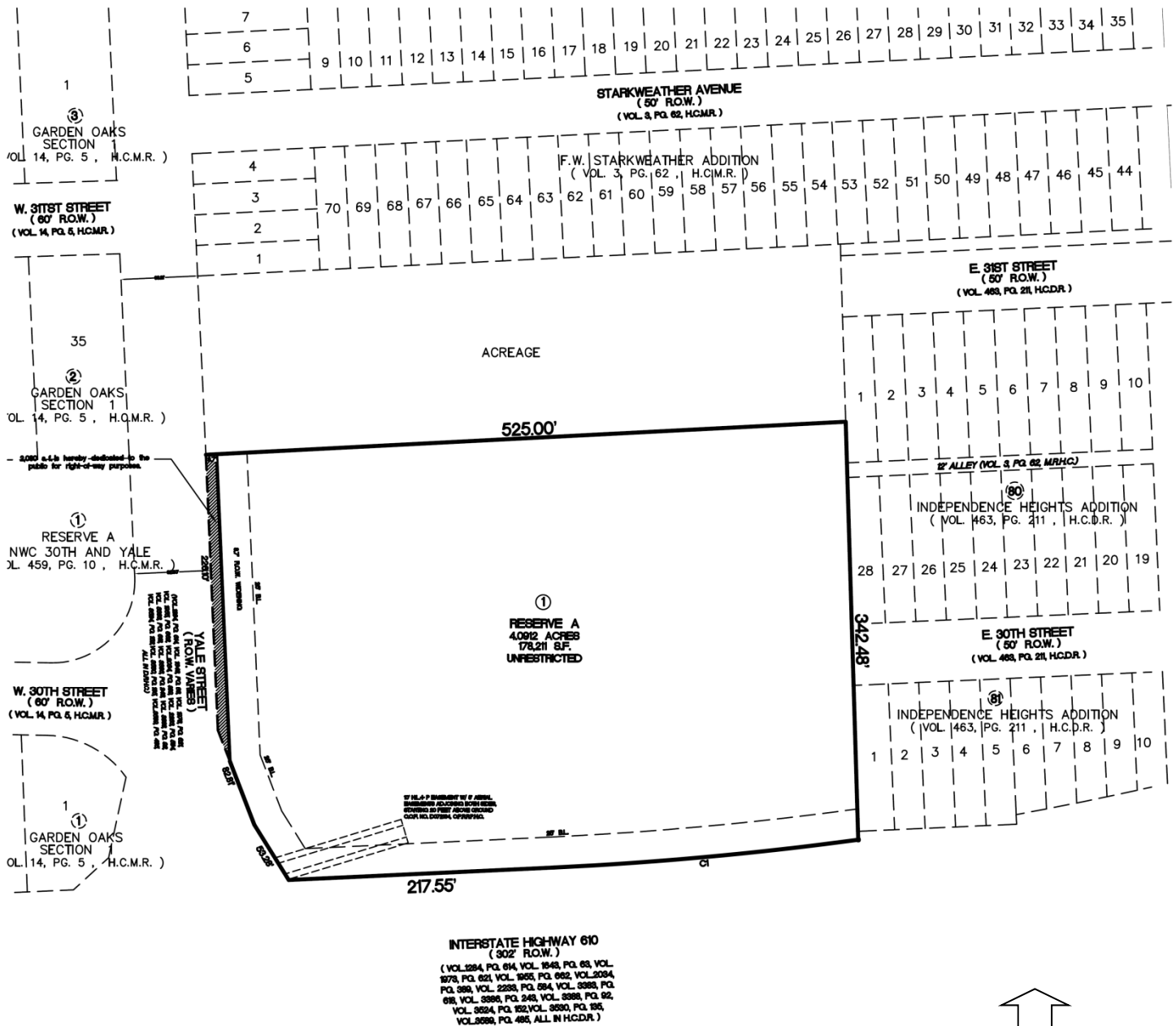
ITEM: 107

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Yale Corner

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 107

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: Yale Corner

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**VARIANCE
Request Information Form**

Application Number: 2015-2360

Plat Name: Yale Corner

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 11/13/2015

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

Specific Variance is being sought and extent of variance:

Not to extend East 30th Street through this property; not to terminate East 30th with a cul-de-sac bulb

Chapter 42 Section: 135

Chapter 42 Reference:

42-135

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;

East 30th Street was platted as a part of Independence Heights Subdivision in 1920. East 30th is a local, residential street with modest single-family homes. It was constructed without a cul-de-sac bulb and has remained that way for almost 100 years... Extending E. 30th to Yale would connect dissimilar uses to the disadvantage of the residents. Yale is a busy, major thoroughfare with commercial and industrial uses. This property is to be redeveloped as a shopping center, which will include a popular grocery store that will generate heavy traffic. The east side of the property will be the rear of the center where deliveries will be made. An E. 30th street extension or bulb would allow large trucks to circumvent the Yale/Loop 610 intersection to enter the service area. This plat proposes to deny any access from this property to East 30th. An extension of East 30th would be undesirably close to the Yale/Loop 610 intersection.

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

Independence Heights was platted decades ago; Loop 610 was developed by TxDOT in the 1970's.

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

Adequate local circulation already exists. The extension of East 30th through the property to Yale would create an intersection on Yale that would be too close to Loop 610 and create traffic problems. East 30th has existed without a turn-around for decades and carries very little traffic; the traffic that is there is destined for the residential driveways.

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

Granting the variance will promote public health, safety and welfare by keeping commercial traffic separated from residential uses and preventing a new intersection on Yale too close to Loop 610 for traffic safety.

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

The existing physical conditions are the justification for the variances.



Application No: 2015-2360

Agenda Item: 107

PC Action Date: 12/03/2015

Plat Name: Yale Corner

Applicant: Vernon G. Henry & Associates, Inc.

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

Chapter 42 Sections: 135

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

Not to extend East 30th Street through this property; not to terminate East 30th with a cul-de-sac bulb;

Basis of Recommendation:

The site is located north of 610, east of Yale Street and west of North Main Street. The applicant is requesting variance to not extend or terminate with a cul-de-sac the stub street, East 30th street. Staff is in support of the request.

East 30th street was dedicated with the Independence Heights Subdivision in 1920 and the stub street is approximately 480 feet long. East 30th Street is a primarily residential street and the extension of the ROW is not required for intersection spacing. The applicant is proposing a commercial shopping center and the extension of East 30th street would introduce commercial traffic into a residential neighborhood; and would violate the required minimum intersection spacing along a major thoroughfare. Vehicular circulation for the surrounding area will be maintained based on the existing street grid and the proposed unrestricted reserve will be denied vehicular access to the stub-street.

The applicant is dedicating the appropriate amount of ROW to Yale Street and the applicant will be required to provide 6 foot unobstructed sidewalks and 3 inch caliber trees along all abutting streets as a condition of approval. The applicant will also be required to provide a pedestrian access gate from East 30th to the subject site at the permitting stage.

Therefore, staff's recommendation is to approve the requested variance to not extend or terminate with a cul-de-sac, East 30th Street.

Statement of Facts

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

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

The applicant is proposing a commercial shopping center and the extension of East 30th street would introduce commercial traffic into a residential neighborhood; and would violate the required minimum intersection spacing along a major thoroughfare.

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

East 30th street was dedicated with the Independence Heights Subdivision in 1920. Extending the street will not be beneficial to the surrounding area

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

Vehicular circulation for the surrounding area will be maintained based on the existing street grid; and the extension of the ROW is not required for intersection spacing.

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

The applicant is dedicating the appropriate amount of ROW to Yale Street and the applicant will be required to provide 6 foot unobstructed sidewalks and 3 inch caliber trees along all abutting streets as a condition of approval. The applicant will also be required to provide a pedestrian access gate from East 30th to the subject site at the permitting stage.

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

Extending the ROW would introduce commercial traffic into a residential neighborhood; and would violate the required minimum intersection spacing along a major thoroughfare.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 12/03/2015
Plat Name: South Acres Estates
Developer: Prime Texas Surveys
Applicant: The Interfield Group
App No/Type: 2015-2398 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	8.7288	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77048	574G	City

Conditions and Requirements for Approval

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

For Your Information:

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

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

Houston Planning Commission

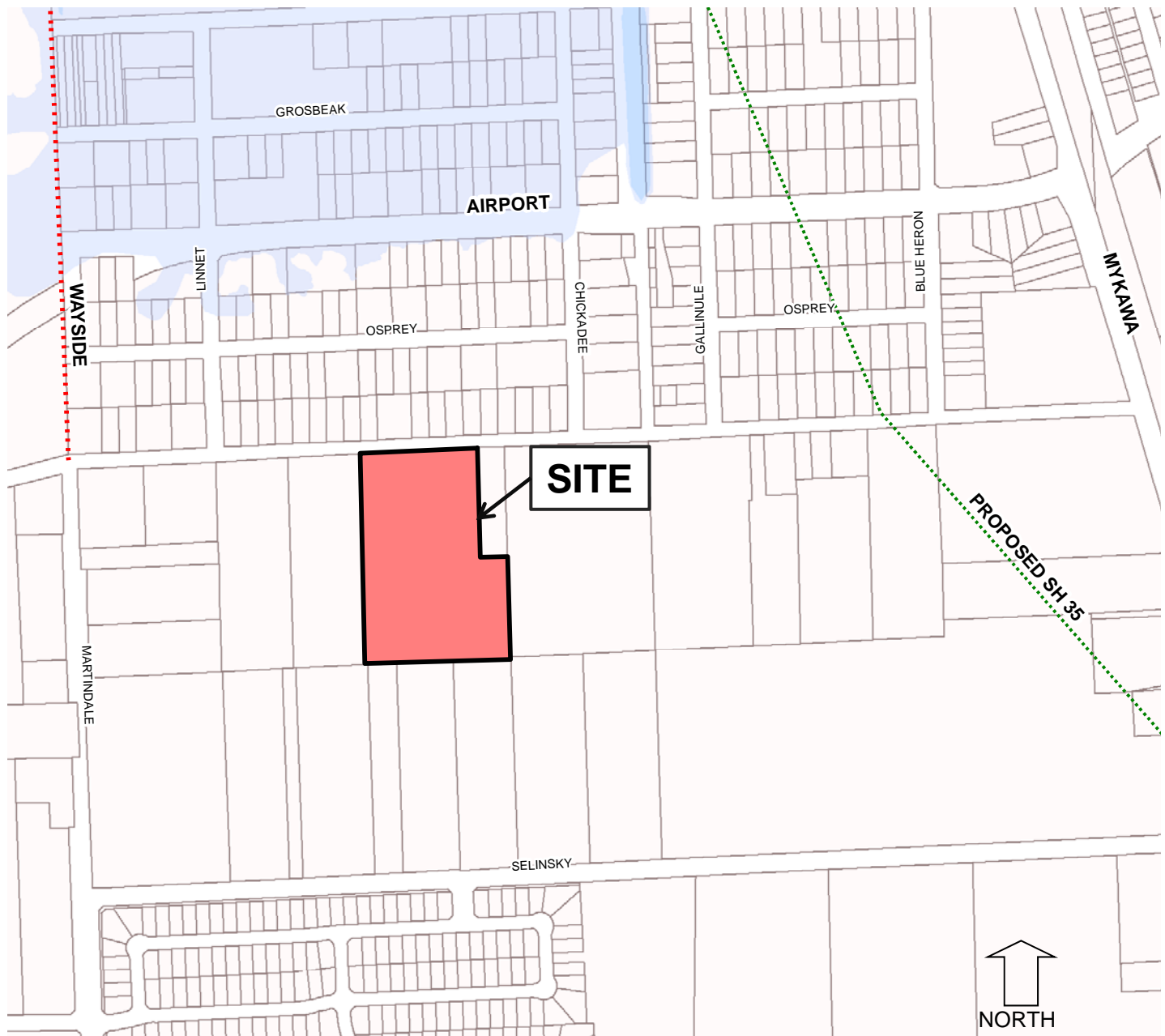
ITEM: 108

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: South Acres Estates

Applicant: The Interfield Group



F- Reconsideration of Requirements

Site Location

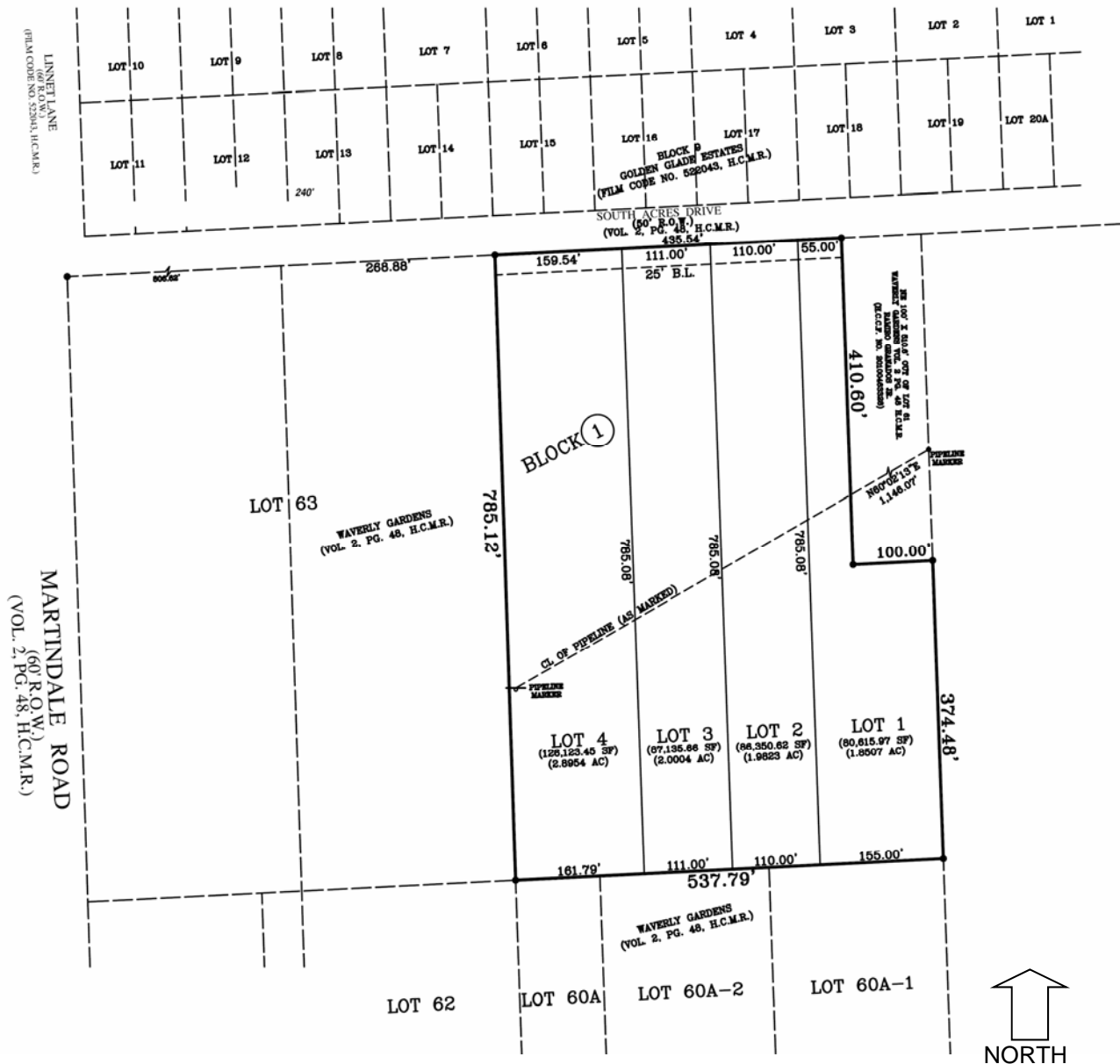
ITEM: 108

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: South Acres Estates

Applicant: The Interfield Group



F – Reconsideration of Requirements

Subdivision

Houston Planning Commission

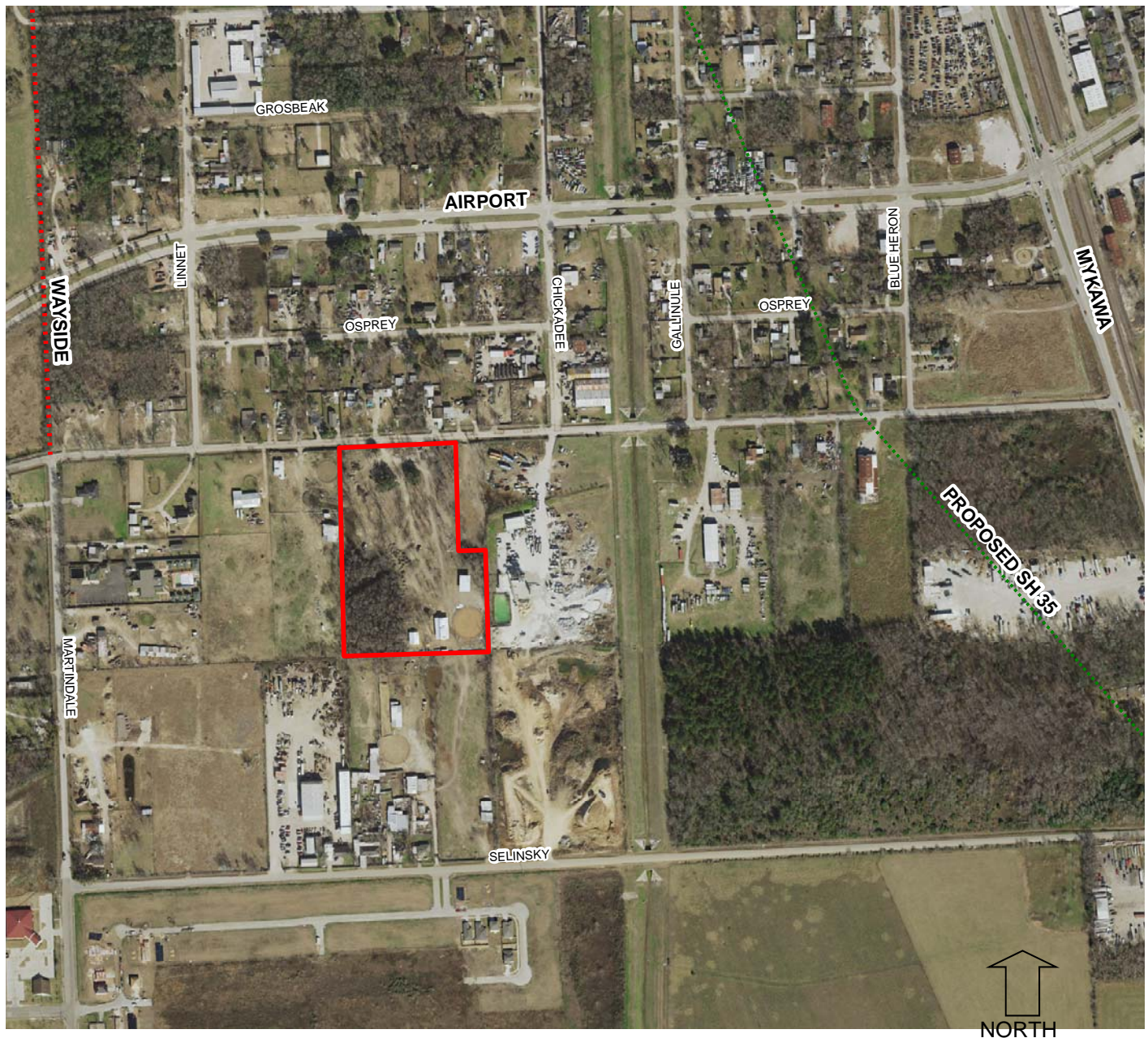
ITEM: 108

Planning and Development Department

Meeting Date: 12/03/2015

Subdivision Name: South Acres Estates

Applicant: The Interfield Group



F- Reconsideration of Requirements

Aerial



PLANNING &
DEVELOPMENT
DEPARTMENT

RECONSIDERATION OF REQUIREMENT
Request Information Form

Application No: 2015-2398
Plat Name: South Acres Estates
Applicant: The Interfield Group
Date Submitted: 11/16/2015

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

Specific requirement or condition being sought:

Specific requirement and condition being sought, is to not extend a public street through subject tract.

Chapter 42 Section: 42-128

Chapter 42 Reference:

A. Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points. B. A street that intersects with a local street will satisfy the intersection length requirement of item (a) (1) of this section if the street: (1) Is a public street that intersects with two different public streets; and (2) Is not a permanent access easement. C. Intersections along local streets shall be spaced a minimum of 75 feet apart.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2015-2398

Plat Name: South Acres Estates

Applicant: The Interfield Group

Date Submitted: 11/16/2015

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

Specific Variance is being sought and extent of variance:

Specific variance is being sought and extent of condition is to not extend a public street through subject tract.

Chapter 42 Section: 128

Chapter 42 Reference:

Chapter 42 Reference: Sec. 42-128. Intersections of local streets. A. Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points. B. A street that intersects with a local street will satisfy the intersection length requirement of item (a) (1) of this section if the street: (1) Is a public street that intersects with two different public streets; and (2) Is not a permanent access easement. C. Intersections along local streets shall be spaced a minimum of 75 feet apart.

Statement of Facts

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

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

South Acres Estates is located north of Selinsky Road, west of Mykawa Road, east of Martindale Road and south of South Acres Drive. The original tract is currently shown to be owned by three (3) owners. A portion of the tract of land was recently subdivided by metes and bounds and sold to two (2) individuals. The individuals were then informed that the property would need to be platted. The first submitted plat of South Acres Estates (By others) was submitted and approved, with the condition that along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. This requirement placed a burden on one of the new owners, in that the location of the street would now need to be located entirely within her tract. This owner's tract is 110' x 785.08'; therefore, in providing a 50' right of way within her tract, owner would lose approximately 0.90-acres (39,254 SF) of land. The location of the 50' right of way would cause her land to be divided into two portions, on either side of the new street. These portions would be 50.45' x 785.08' and 9.56' x 785.08. This latter portion would be unbuildable, due to the depth of this portion of the land and building line which would be required along the 50' right of way. Therefore, making her total lose approximately 1.07-acres out of the recently purchased 1.9825-acres. In reviewing the street patterns in this area, please considering the following: 1. Tract is approximately 412' from Chickadee Lane and 562' from Linnet Lane. These streets are on the north side of South Acres Drive, and would most likely be the streets to be extended to the south. 2. The recent subdivision located to the south, along Selinsky Road provided the right of way of La Playa Drive. However, this street dead ends at single family residential lots also created by this plat. This leads us to believe that any further extension of this new street is not planned. 3. The block length between Linnet Lane and Chickadee Lane is approximately 1,354 feet. The block length between Chickadee Lane and Gallinule Lane, to the east, is approximately 524 feet. The block length between Gallinule Lane and Blue Heron, further east, is approximately 806 feet. All of these streets intersect with Airport Boulevard, to the north, and South Acres Drive. All of these block lengths do not exceed 1400 feet along South Acres Drive. We are of the opinion that there are existing streets in place which can be extended, to provide a satisfactory traffic pattern in the area, so as not to burden this one owner being impacted by the requirement to extend a street through her land. Owner would appreciate staff's and the Planning Commission's granting of this variance.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject property.

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. Proposed development will include a 5-foot side walk along South Acres Drive b. Yards between right-of-way line and homes will be landscaped, and will preserve and enhance the general character of block face.

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

The granting of the variance will not be injurious to the public health, safety or welfare. Property does not impede traffic; nor will in any way compromise public health or safety.

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

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of nearby prevailing conditions.



Application No: 2015-2398

Agenda Item: 108

PC Action Date: 12/03/2015

Plat Name: South Acres Estates

Applicant: The Interfield Group

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: 128

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

Specific variance is being sought and extent of condition is to not extend a public street through subject tract.;

Basis of Recommendation:

The site is located south of Airport Blvd, Selinsky Road, west of Mykawa Road, and east of Martindale Road. The applicant is requesting variance to exceed the required 1400 intersection by not providing a north south street. Staff is not in support of the requested variance, however the applicant has requested a deferral. Therefore, staff's recommendation is to defer per the applicant's request.

Statement of Facts

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

[N/A](#)

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

(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: 109
Action Date: 12/03/2015
Original Action Date: 03/05/2015

Staff Recommendation:
Approve

Plat Name: Addicks Dam partial replat no 1
Developer: Century Engineering, Inc
Applicant: Century Engineering, Inc
App No : 2015-0103
App Type: C2R

Total Acreage:	4.1476	Total Reserve Acreage:	4.1476
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	19	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77079	488C	City

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.

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**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 110
Action Date: 12/03/2015
Original Action Date: 12/18/2014
Plat Name: Clear Lake Marketplace Sec 2
Developer: LJA Engineering, Inc.- (West Houston Office)
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No : 2014-2898
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	6.0640	Total Reserve Acreage:	6.0640
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	21	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77059	578X	City

Extension of Approval Notes:

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 111
Action Date: 12/03/2015
Original Action Date: 12/04/2014
Plat Name: Community Reach Boulevard Street Dedication Sec 1
Developer: Brown & Gay Engineers, Inc.
Applicant: Brown & Gay Engineers, Inc.
App No : 2014-2676
App Type: SP

Staff Recommendation:
Approve

Total Acreage:	2.6400	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 434

County	Zip	Key Map ©	City / ETJ
Harris	77447	325T	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.

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**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 112
Action Date: 12/03/2015
Original Action Date: 12/04/2014
Plat Name: Community Reach Boulevard Street Dedication Sec 2
Developer: Brown & Gay Engineers, Inc.
Applicant: Brown & Gay Engineers, Inc.
App No : 2014-2814
App Type: SP

Staff Recommendation:
Approve

Total Acreage:	0.6187	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 434

County	Zip	Key Map ©	City / ETJ
Harris	77447	325T	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.

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 113
Action Date: 12/03/2015
Original Action Date: 12/04/2014
Plat Name: Fairfield Towne Center Small Shops
Developer: Bury
Applicant: Bury
App No : 2014-2652
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	9.9040	Total Reserve Acreage:	9.9040
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:	Harris County MUD 322

County	Zip	Key Map ©	City / ETJ
Harris	77433	326W	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.

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 114
Action Date: 12/03/2015
Original Action Date: 12/04/2014

Staff Recommendation:
Approve

Plat Name: FM 1960 Medical Village Reserve
Developer: R.G. Miller Engineers
Applicant: R.G. Miller Engineers
App No : 2014-2939
App Type: C3F

Total Acreage:	4.2540	Total Reserve Acreage:	3.9760
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	Harris County MUD 86

County	Zip	Key Map ©	City / ETJ
Harris	77090	332N	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.

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 115
Action Date: 12/03/2015
Original Action Date: 12/04/2014
Plat Name: Grand Morton North
Developer: Texas Engineering And Mapping Company
Applicant: Texas Engineering And Mapping Company
App No : 2014-2901
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	24.3868	Total Reserve Acreage:	24.3868
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 287

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

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 116
Action Date: 12/03/2015
Original Action Date: 12/18/2014
Plat Name: Grand Morton South
Developer: Texas Engineering And Mapping Company
Applicant: Texas Engineering And Mapping Company
App No : 2014-2900
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	61.2774	Total Reserve Acreage:	61.2774
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:	West Harris County MUD 2

County	Zip	Key Map ©	City / ETJ
Harris	77493	445Q	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.

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 117
Action Date: 12/03/2015
Original Action Date: 12/04/2014
Plat Name: Greenhouse Road Street Dedication Sec 4
Developer: EHRA
Applicant: EHRA
App No : 2014-2903
App Type: SP

Staff Recommendation:
Approve

Total Acreage:	4.5703	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 502

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

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 118
Action Date: 12/03/2015
Original Action Date: 12/04/2014
Plat Name: Hidden Meadow Sec 13
Developer: Arborleaf Engineering & Surveying, Inc.
Applicant: Arborleaf Engineering & Surveying, Inc.
App No : 2014-2824
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	13.1000	Total Reserve Acreage:	0.7569
Number of Lots:	55	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:	Greenwood Utility District

County	Zip	Key Map ©	City / ETJ
Harris	77044	416Z	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.

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 119
Action Date: 12/03/2015
Original Action Date: 12/18/2014
Plat Name: Hidden Meadow Sec 15
Developer: Arborleaf Engineering & Surveying, Inc.
Applicant: Arborleaf Engineering & Surveying, Inc.
App No : 2014-2825
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	9.9700	Total Reserve Acreage:	0.2677
Number of Lots:	53	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:	Greenwood Utility District

County	Zip	Key Map ©	City / ETJ
Harris	77044	417W	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.

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 120
Action Date: 12/03/2015
Original Action Date: 12/04/2014

Staff Recommendation:
Approve

Plat Name: Houston Community College System Drennan Campus
extension no 2
Developer: EHRA
Applicant: EHRA
App No : 2014-2942
App Type: C2R

Total Acreage:	1.0013	Total Reserve Acreage:	1.0013
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

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.

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 121
Action Date: 12/03/2015
Original Action Date: 12/04/2014
Plat Name: Houston Heights partial replat no 11
Developer: Terra Surveying Company, Inc.
Applicant: Terra Surveying Company, Inc.
App No : 2014-2855
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	3.7330	Total Reserve Acreage:	3.7330
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77008	452V	City

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.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 122
Action Date: 12/03/2015
Original Action Date: 12/04/2014

Staff Recommendation:
Approve

Plat Name: MDS and Laney Tract
Developer: Atkinson Engineers
Applicant: Atkinson Engineers
App No : 2014-2844
App Type: C2R

Total Acreage:	19.2041	Total Reserve Acreage:	18.9952
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	77050	414M	ETJ

Extension of Approval Notes:

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**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 123
Action Date: 12/03/2015
Original Action Date: 12/04/2014
Plat Name: Stone Creek Ranch Sec 7
Developer: Brown & Gay Engineers, Inc.
Applicant: Brown & Gay Engineers, Inc.
App No : 2014-2820
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	19.3700	Total Reserve Acreage:	0.9100
Number of Lots:	61	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 434

County	Zip	Key Map ©	City / ETJ
Harris	77447	325S	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: 124
Action Date: 12/03/2015
Original Action Date: 12/04/2014
Plat Name: Stone Creek Ranch Sec 8
Developer: Brown & Gay Engineers, Inc.
Applicant: Brown & Gay Engineers, Inc.
App No : 2014-2681
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	32.2500	Total Reserve Acreage:	2.7450
Number of Lots:	104	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 434

County	Zip	Key Map ©	City / ETJ
Harris	77447	325N	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.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 125
Action Date: 12/03/2015
Original Action Date: 12/04/2014
Plat Name: Stone Creek Ranch Sec 9
Developer: Brown & Gay Engineers, Inc.
Applicant: Brown & Gay Engineers, Inc.
App No : 2014-2679
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	49.0600	Total Reserve Acreage:	0.4478
Number of Lots:	166	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 434

County	Zip	Key Map ©	City / ETJ
Harris	77447	325T	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.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 126
Action Date: 12/03/2015
Original Action Date: 12/04/2014

Staff Recommendation:
Approve

Plat Name: Westfield Ranch Sec 1
Developer: AECOM
Applicant: AECOM
App No : 2014-2738
App Type: C3F

Total Acreage:	40.0700	Total Reserve Acreage:	8.1750
Number of Lots:	130	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	77449	446F	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:	127	Staff Recommendation:	
Action Date:	12/03/2015	Approve	
Plat Name:	Cottage Grove Lake		
Original Action Date:	03/19/2015		
Original Plat Name:	Cottage Grove Green Sec 1		
Developer:	InTownHomes, Ltd.		
Applicant:	Windrose Land Services, Inc.		
App No :	2015-0303		
App Type:	C3F		

Total Acreage:	15.2899	Total Reserve Acreage:	2.6840
Number of Lots:	225	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

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.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Subdivision Name Change Approval Conditions

Agenda Item: 128
Action Date: 12/03/2015
Plat Name: Legacy at Long Meadow Farms
Original Action Date: 08/20/2015
Original Plat Name: Legacy at Long Meadow Farm
Developer: PINPOINT EQUITIES LLC
Applicant: KM Surveying LLC
App No : 2015-1625
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	3.2033	Total Reserve Acreage:	3.2033
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 194
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	566A	ETJ

Subdivision Name Change Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 12/03/15

ITEM: 129

Applicant: ENTERGY

Contact Person: JESSICA JONES

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	15-1083	77357	5773	256-Q	ETJ
NORTH OF: COMMUNITY DRIVE EAST OF: US HIGHWAY 59					

ADDRESS: 21001 US Highway 59

ACREAGE:

LEGAL DESCRIPTION: BEING 5 ACRES, MORE OR LESS, IN THE FINLEY MCNAUGHTON SURVEY, ABSTRACT No 392, MONTGOMERY COUNTY, TEXAS, AND RECORDED IN VOLUME 436, PAGE 61, DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Business

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: 12/03/15

ITEM: 130

Applicant: RENE ALBERTO DIAZ PADRON

Contact Person: MARIA PACHECO

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	15-1084	77357	5874	257-M	ETJ
NORTH OF: FM 1485 WEST OF: DEER RUN LN					

ADDRESS: 20085 Red Oaks S

ACREAGE:

LEGAL DESCRIPTION: LOT OR TRACT NO. NORTH 50 FT. OF SOUTH 75 FT. OF LOT THIRTY NINE (39) OF PEACH CREEK FOREST, SECTION ONE (1), A SUBDIVISION OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 647, PAGE 316, OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 12/03/15

ITEM: 131

Applicant: CAMELLIA HOMES

Contact Person: RICARDO MARTINEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	15-1085	77357	5874	257-M	ETJ
NORTH OF: FM 1485 WEST OF: DEER RUN LN					

ADDRESS: 19801 Forest Drive W

ACREAGE:

LEGAL DESCRIPTION: LOT TWO HUNDRED EIGHTY (280), LOT TWO HUNDRED EIGHTY ONE (281), OF PEACH CREEK FOREST, SECTION TWO (2), AN UNRECORDED SUBDIVISION OUT OF A 325.74 ACRE TRACT IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

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



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
Vernon Henry & Associates	Mary Lou Henry, FAICP	713-627-8666	marylou.henry@vhaplanning.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3826 Meadow Lake Lane	15120376	77019	5256	492S	G

HCAD ACCOUNT NUMBER(S):	0731330010005
PROPERTY LEGAL DESCRIPTION:	Lot 6 and the east 25' of Lot 5 and the west 15' of Lot 7, Block 1, Royden Oaks (Vol.23, Pg. 24, H.C.M.R.)
PROPERTY OWNER OF RECORD:	Elron Enterprises, L.P.
ACREAGE (SQUARE FEET):	.28 ac. (12,100 sq.ft.)
WIDTH OF RIGHTS-OF-WAY:	San Felipe: 60'; Meadow Lake: 60'
EXISTING PAVING SECTION(S):	San Felipe: 40'; Meadow Lake: 27'
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	2,636 sq. ft.
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	5,595 sq. ft.

PURPOSE OF VARIANCE REQUEST: To allow a 10' building line along San Felipe instead of the required 25' along Major Thoroughfares.

CHAPTER 42 REFERENCE(S): 42-150 & 42-152: The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The new house to be constructed will remove the driveway access to San Felipe and, instead, have the driveway connect to Meadow Lake. Uninhabitable one story garages that back to a major thoroughfare without access to the thoroughfare are allowed to setback only a 10' building line rather than 25'. This proposed garage will have habitable space on the second floor as do most new homes in the area. Several new homes along San Felipe have received similar variances. San Felipe was designated a Major Thoroughfare after this subdivision was developed. The subdivision plat does not have a recorded building line along San Felipe.

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

Setting a garage that faces the local street, Meadow Lake Lane back 25' would create an unusable yard space behind the new garage. The new house is designed to block the noise from traffic on San Felipe by placing substantial structures along that side of the property. Existing driveways that open onto San Felipe, such as this one, are dangerous because of the heavy traffic they back into; reorienting the garage opening and driveway to Meadow Lake will greatly improve safety for the residents. There is a platted 25' setback line along Meadow Lake. The 25' setback imposed by Chapter 42 on San Felipe means that more than 41% of the lot would be unbuildable. Between Kirby and Wesleyan, many of the new homes have asked for and been granted a variance to allow a 10' building line.

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

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

San Felipe was not a designated Major Thoroughfare at the time this subdivision was developed and no setback was platted along San Felipe. San Felipe is now heavily travelled and the original home orientations are no longer suitable.

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

Traffic safety is one of the intents of the article. It will be improved and the property will be more usable by reducing the setback against San Felipe as proposed.

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

Public health, safety and welfare will be improved upon from the previous home because it will now take access from Meadow Lake rather than San Felipe. Local street access with low traffic will be better for the residents than taking access from a major thoroughfare with heavy traffic.

DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
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ITEM: 132

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Houston Planning Commission

- (5) **Economic hardship is not the sole justification of the variance.**
The justification of this variance is to allow the lot to have more sensible access since the area has changed so much since the previous structure was built in 1950. The new construction will also block traffic noise from the busy major thoroughfare to the north.

DEVELOPMENT PLAT VARIANCE



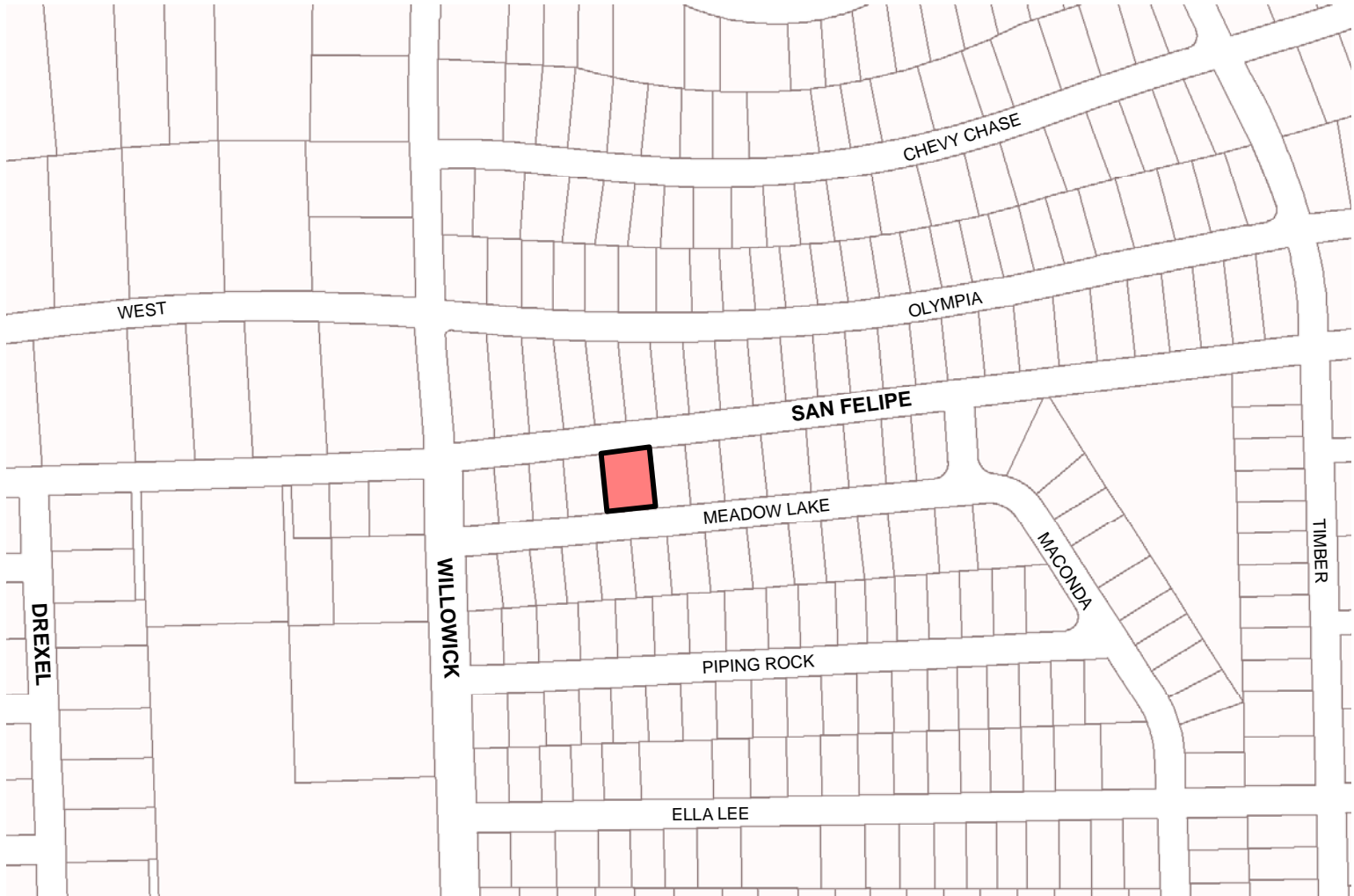
PLANNING &
DEVELOPMENT
DEPARTMENT

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Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



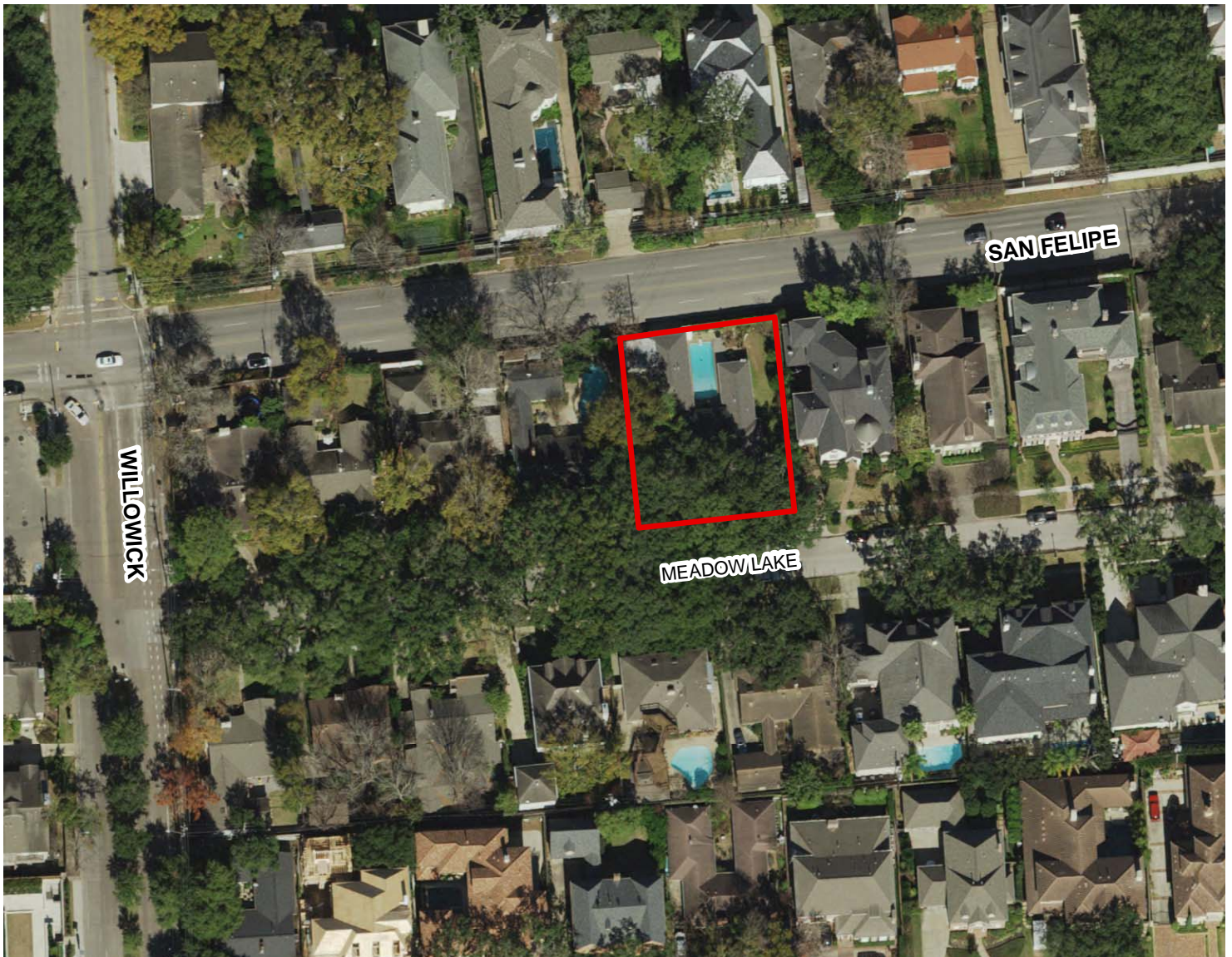
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 132

Meeting Date: 12-03-15

Houston Planning Commission

Aerial Map

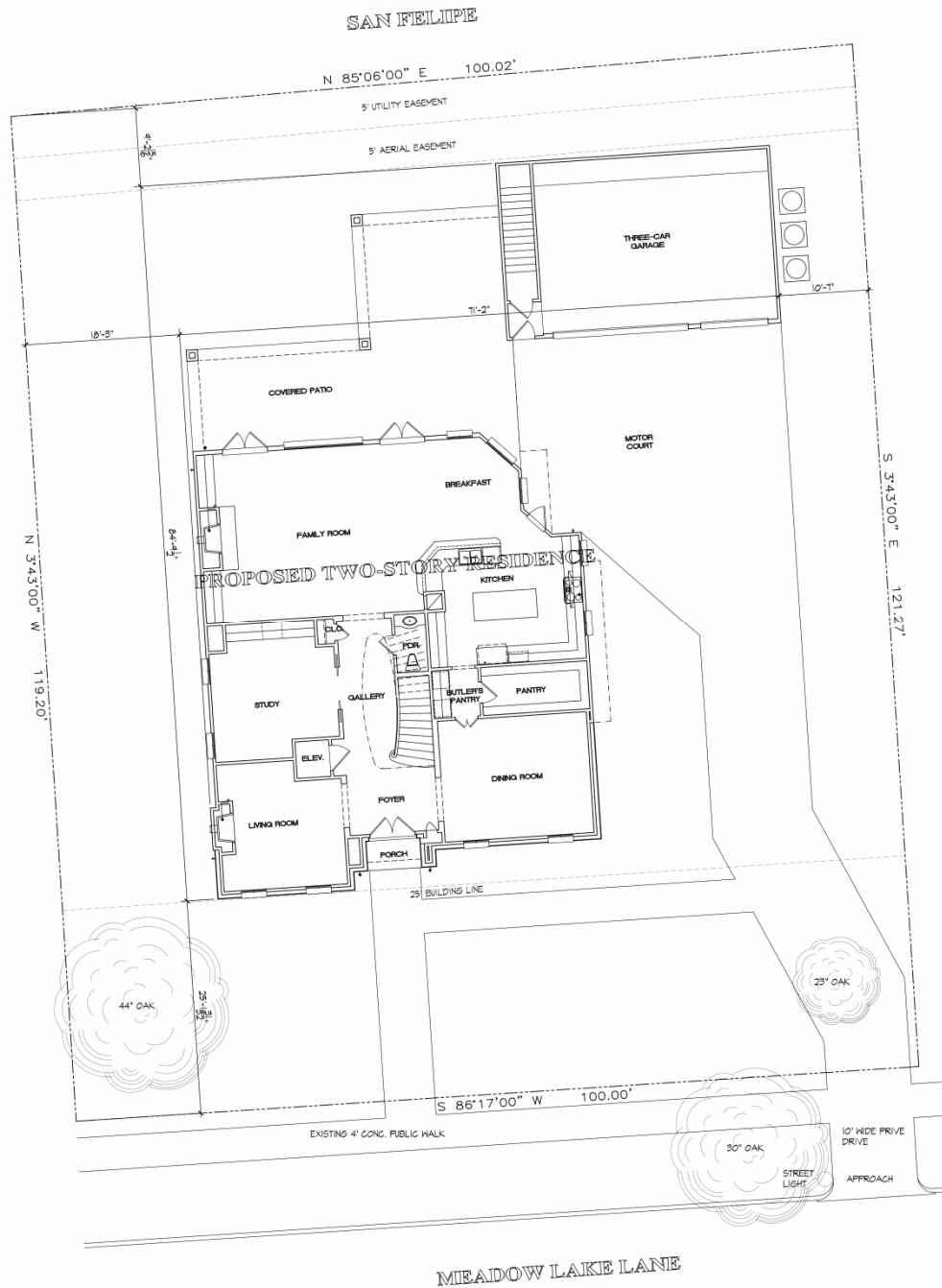


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

SITE PLAN



DEVELOPMENT PLAT VARIANCE



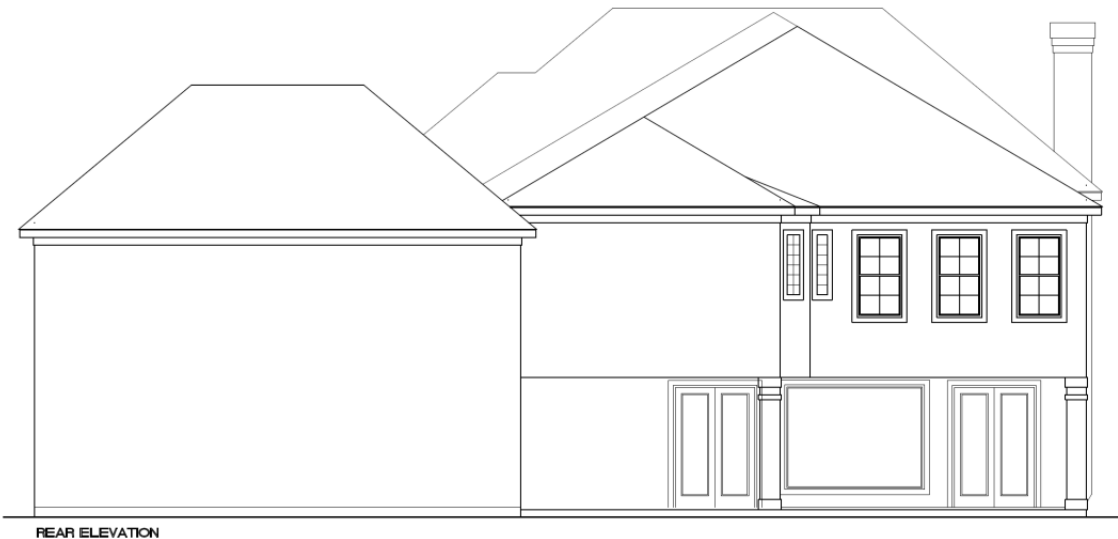
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 132

Meeting Date: 12-03-15

Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve with conditions

Basis of Staff Recommendation: 3826 Meadow Lake Lane. The site is located north of Westheimer Road, east of Willowick Road and south of San Felipe Street. The applicant is requesting a variance to allow a 10 foot rear building line along San Felipe Street instead of a 25 foot setback. Staff is in support of the requested variance.

The applicant is proposing a single family home and is requested a 10 foot building line for a detached garage. Currently the site has vehicular access from San Felipe Street; however the applicant will remove the existing driveway and will propose access from the local street, Meadow Lake Lane.

A reduced building line on San Felipe will suit the character of existing developments in the neighborhood and the imposition of the 25' BL would unreasonably restrict the development of the property. Additionally, the site has a deed restricted building lines which will further limit the buildable area. The Planning Commission has granted several variances for reduced setbacks throughout the neighborhood and San Felipe is sufficient in width.

The applicant has received a letter of approval from The Royden Oaks Association of Property Owners and the proposed structure will sit approximately 15' from the major thoroughfare.

Therefore, staff's recommendation is to grant the requested variance to allow a 10' BL on San Felipe Road. The applicant must close the existing curb cut as a condition of approval

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

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
RICE-TINSLEY CORP JRP COMPANY	RICK RICE JENIFER POOL	713-515-2083 832-594-8420	RRICE@RICETINSLEYCORP.COM JRPCOM@AOL.COM		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3830 MEADOW LAKE LANE	15119259	77027	5256A	492N	G

HCAD ACCOUNT NUMBER(S):	0731330010004
PROPERTY LEGAL DESCRIPTION:	TRACTS 4 & 5A BLOCK 1 ROYDEN OAKS SEC 1
PROPERTY OWNER OF RECORD:	TRACY KEEGAN
ACREAGE (SQUARE FEET):	9,464
WIDTH OF RIGHTS-OF-WAY:	MEADOW LAKE LANE 60'; SAN FELIPE ROAD 60'
EXISTING PAVING SECTION(S):	MEADOW LAKE LANE 35'; SAN FELIPE ROAD 50'
OFF-STREET PARKING REQUIREMENT:	2
OFF-STREET PARKING PROVIDED:	2
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 3,302

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 7,405

PURPOSE OF VARIANCE REQUEST:

- 1.) To allow 10' building setback line, in lieu of 25' building setback line, along San Felipe Road, a major thoroughfare
- 2.) To allow replacement of existing 10' solid fence, on zero lot line, along San Felipe Road, a major thoroughfare with a 10' solid fence, on zero lot line

DEVELOPMENT PLAT VARIANCE



PLANNING &
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CHAPTER 42 REFERENCE (s):

Sec. 42-152. (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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

HCAD identifies property as Tracts 4 & 5A, Block 1 Royden Oaks Sec 1 located at 3830 Meadow Lake Lane. Property currently has a house on a 25' building line per original Royden Oaks Sec 1 plat of 1946. This is a well developed area and most of the houses that abut San Felipe Road are built using the 10' building line or less. Most fences along San Felipe Road are solid fencing; built on a zero lot line and greater than 8' in height.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

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

This is a tract that has functioned as a single family home lot for many years. This lot currently has a single family home that has been there since 1953. Requiring a 25' building line for the San Felipe Road portion of the property would create an undue hardship in that there is a 25' building line on Meadow Lake Lane and this would unduly constrict the size of the buildable portion of the property. The owner would not reasonably build using the larger building lines.

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

Requiring a 25' building line per Sec. 42-152 (a) along San Felipe Road which has no building line per subdivision plat, the property would create an undue hardship in conjunction with the 25' building line per on Meadow Lake Lane.

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

(42-152) the property was originally sized and platted in 1946 with no building line setback along San Felipe Road. The imposition of 25' building setback is an unreasonable hardship imposed on this property by the Development Ordinance not passed until 1982.

The lot is about 79.8' wide, should the 25' BL on San Felipe Road and after east and west side 5' BL, the buildable area of the lot is limited to 69.8' x 67.5'; this creates an unreasonable hardship.

So the circumstance supporting the granting of the variance is not the result of a hardship created or imposed by applicant.

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. A tract 4 & 5A, Block 1 Royden Oaks Sec 1 is an existing lot that does not allow any options for development other than single family. The intent and general purposes of this chapter will be preserved by allowing sensible development and encouraging the uses that are already present in this neighborhood.

(42-152) Our structure honors the prevailing 10' setback conditions along San Felipe Road and the 10' fence on zero lot line adheres to the general condition of the existing fences along San Felipe Road.

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

Meadow Lake Lane is a local street that serves a major artery in the area. The granting of the variance will not be injurious to the public health, safety or welfare as there are other properties in the area with the north side of the properties along San Felipe Road that are generally the same size.

(42-152) The new structure's location itself poses no jeopardy to public safety using the 10' setback BL and with a 10' solid fence along San Felipe Road.

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

The hardship is that Tracts 4 & 5A, Block 1 Royden Oaks Sec 1 is an existing lot platted for a single family home. The request, to not provide a 25' building line along San Felipe Road, a major thoroughfare, per Sec. 42-152 (a) will allow reasonable development and will conform to other houses with similar lot conditions along Meadow Lake Lane with their north boundary facing San Felipe Road. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty lot.

DEVELOPMENT PLAT VARIANCE



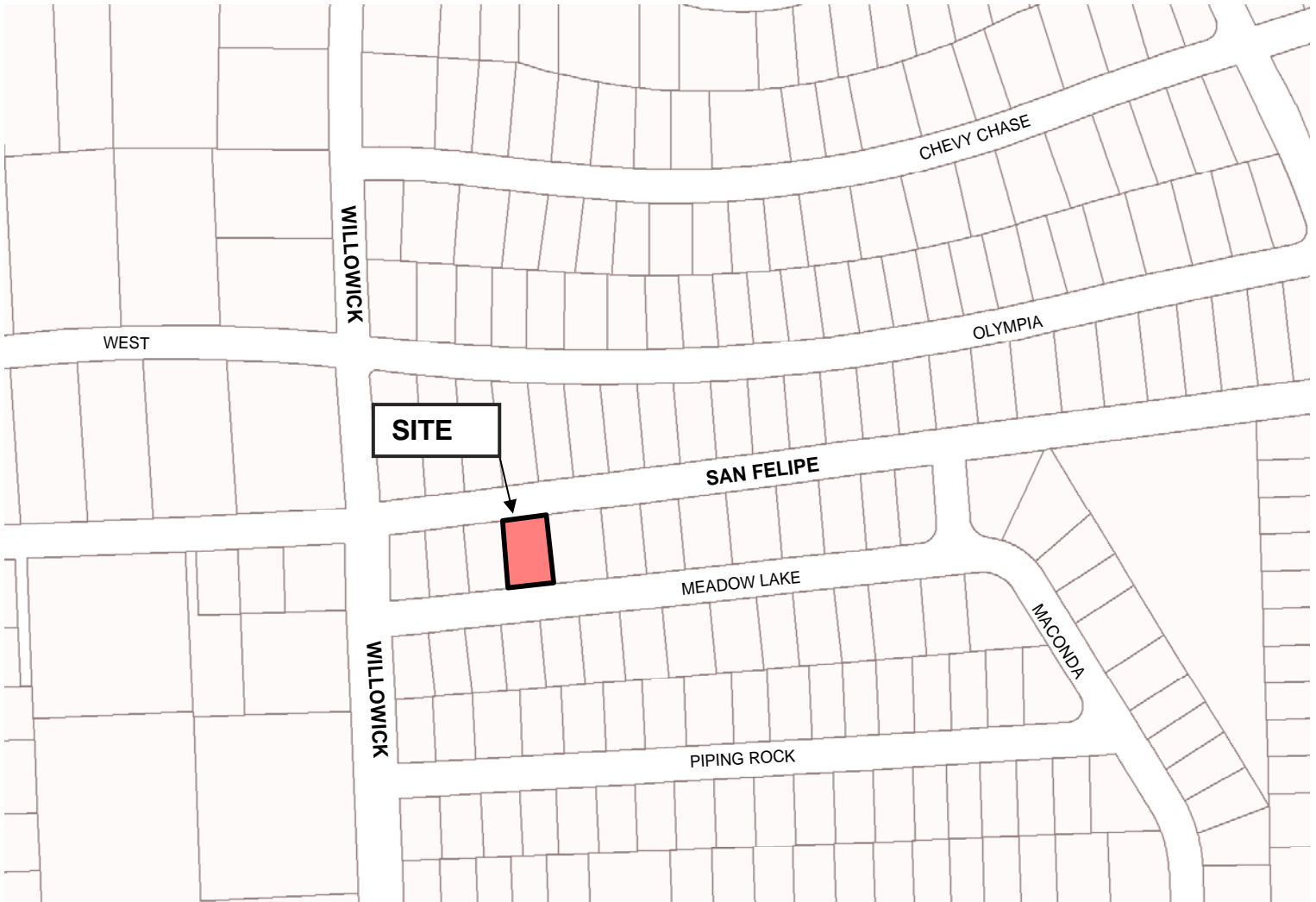
PLANNING &
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Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



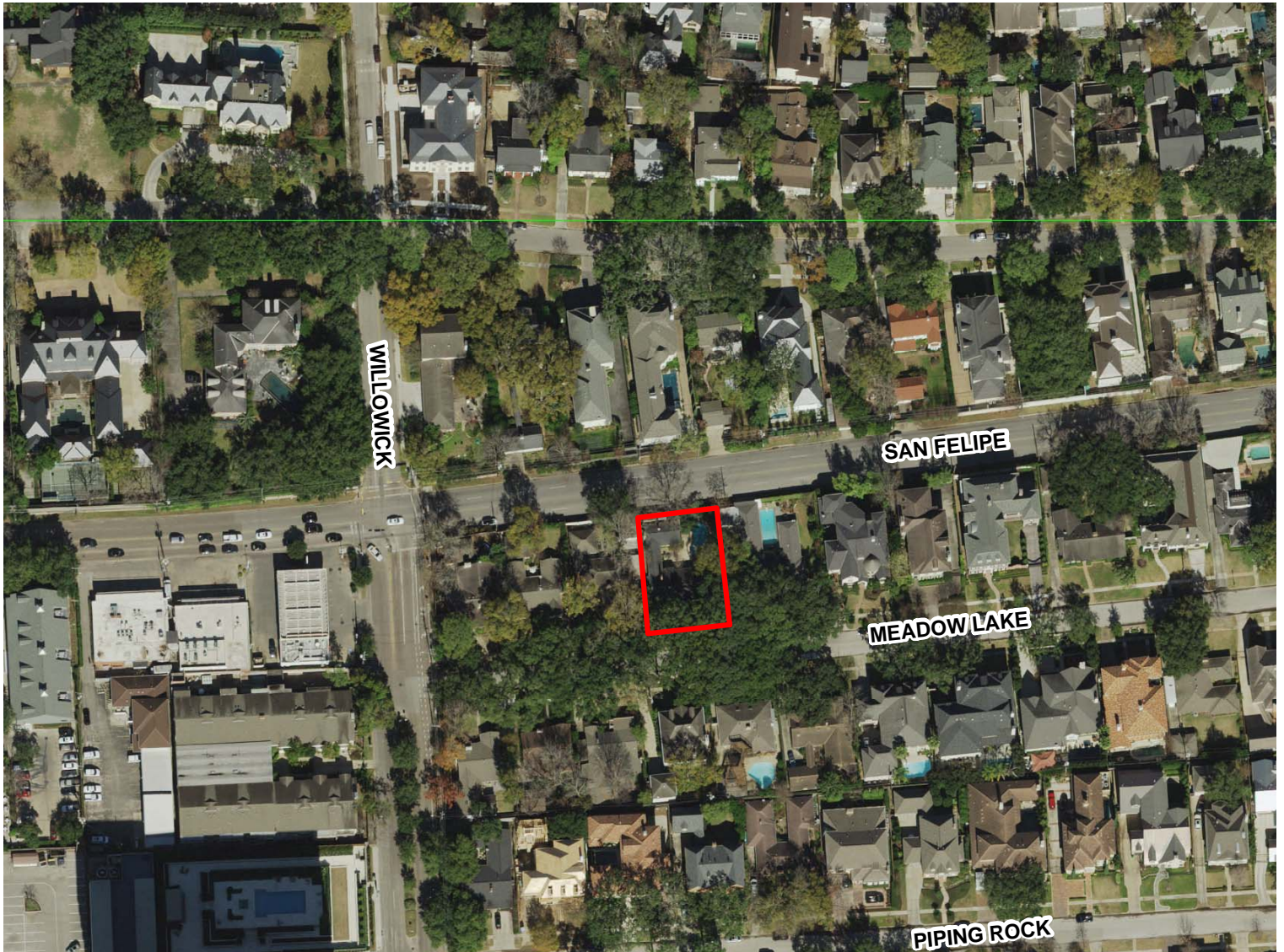
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 133

Meeting Date: 12/03/2015

Houston Planning Commission

Aerial Map

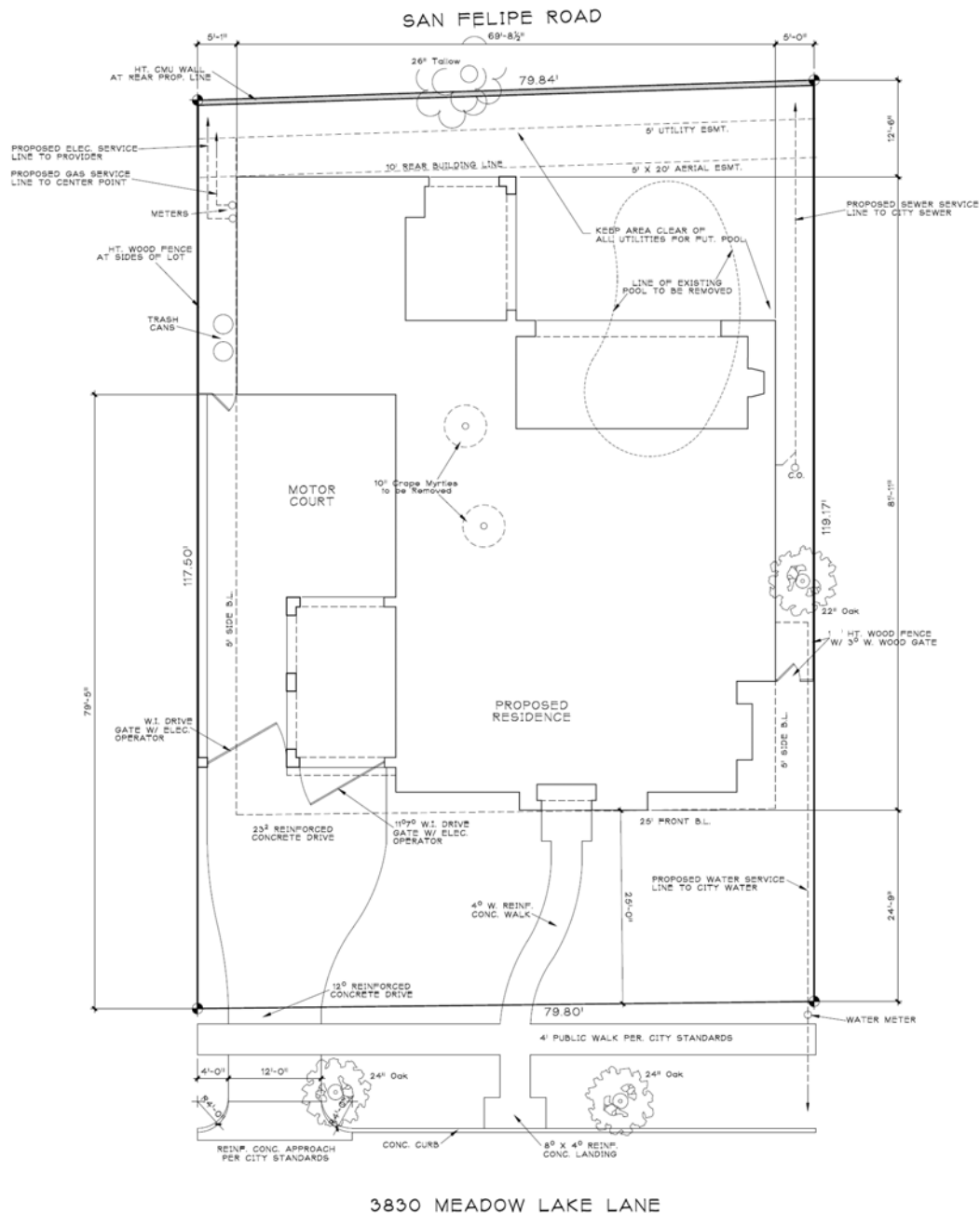


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE

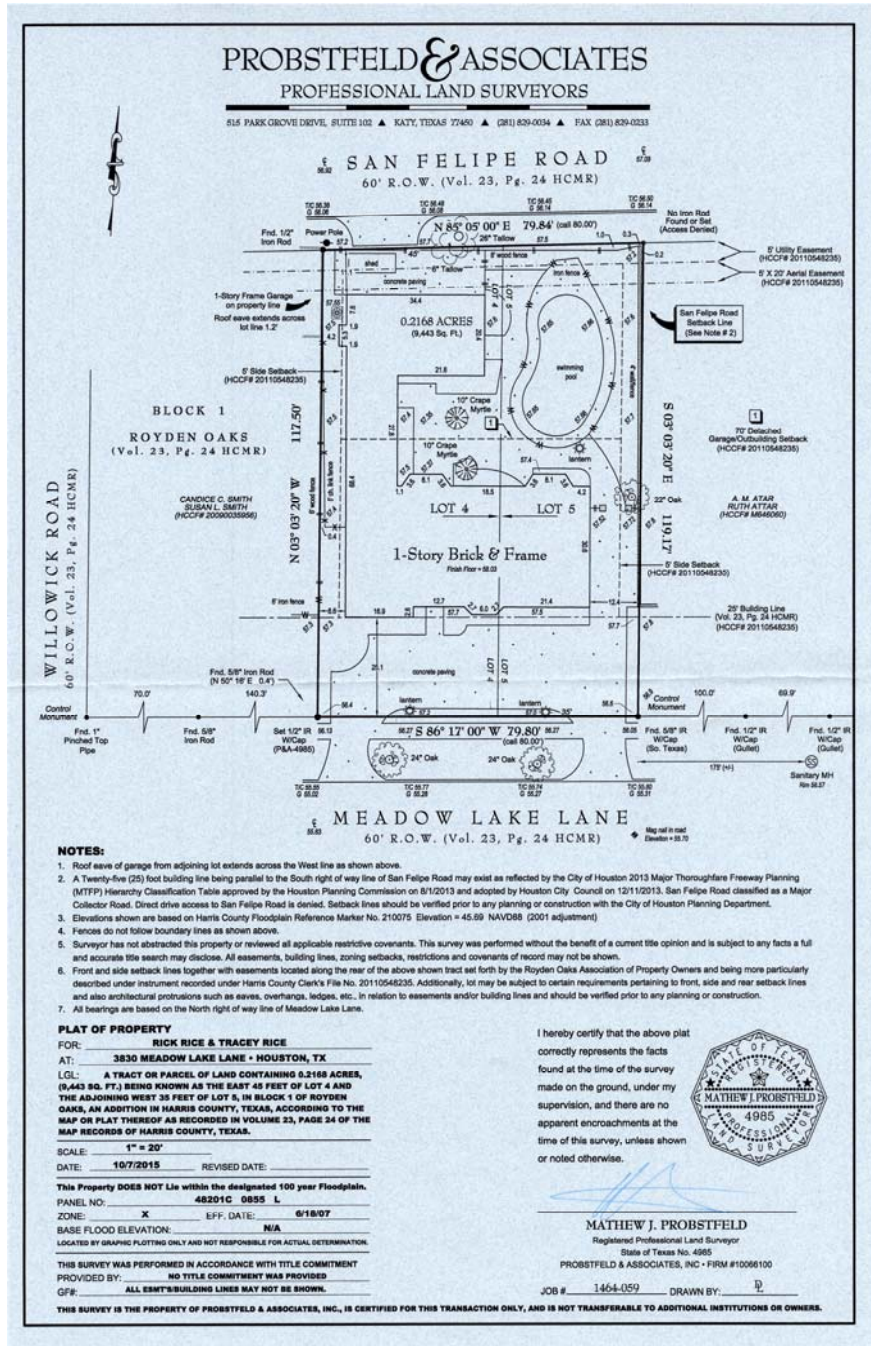


Houston Planning Commission

ITEM: 133

Meeting Date: 12/03/2015

Survey

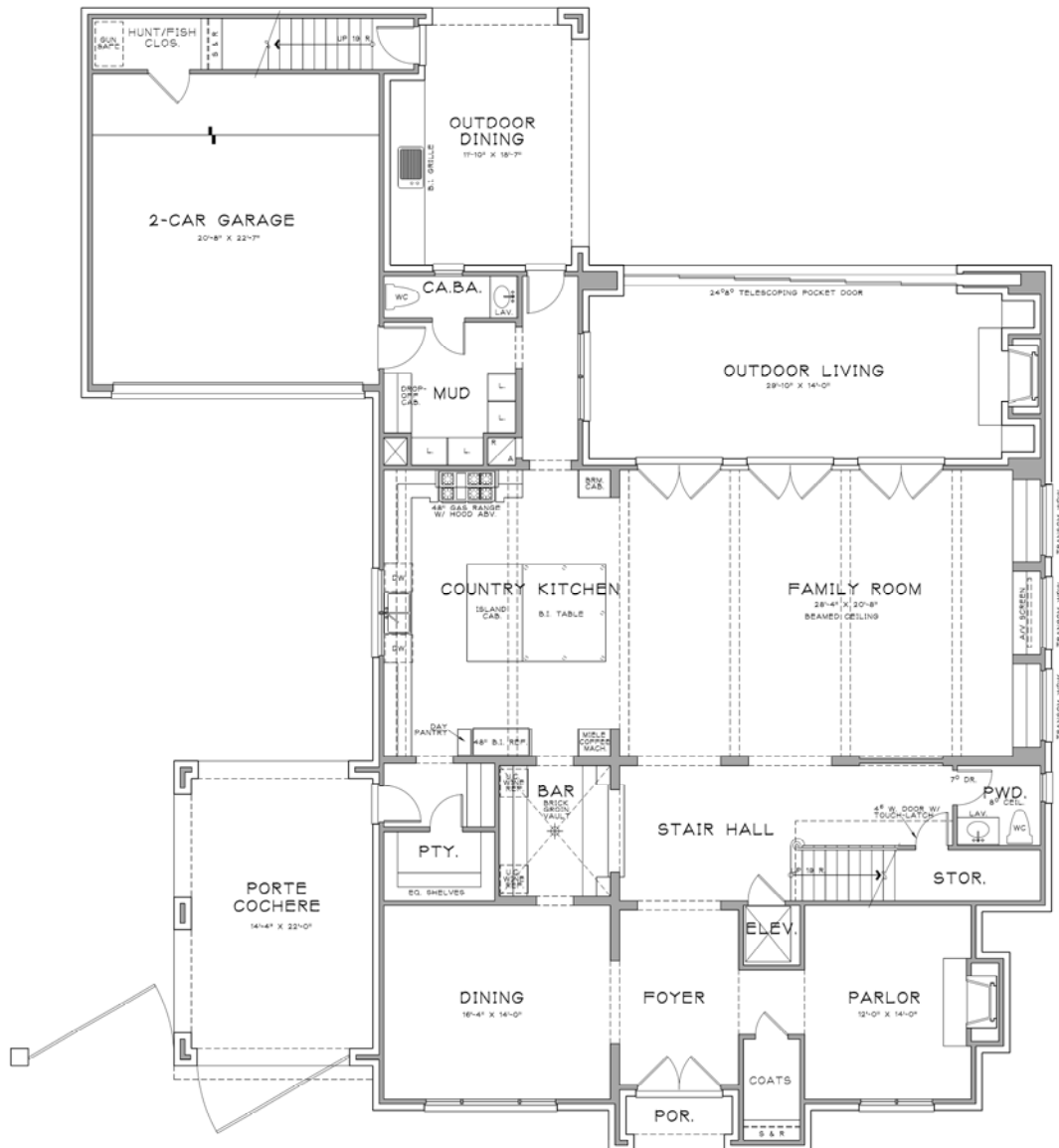


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

First Floor Plan

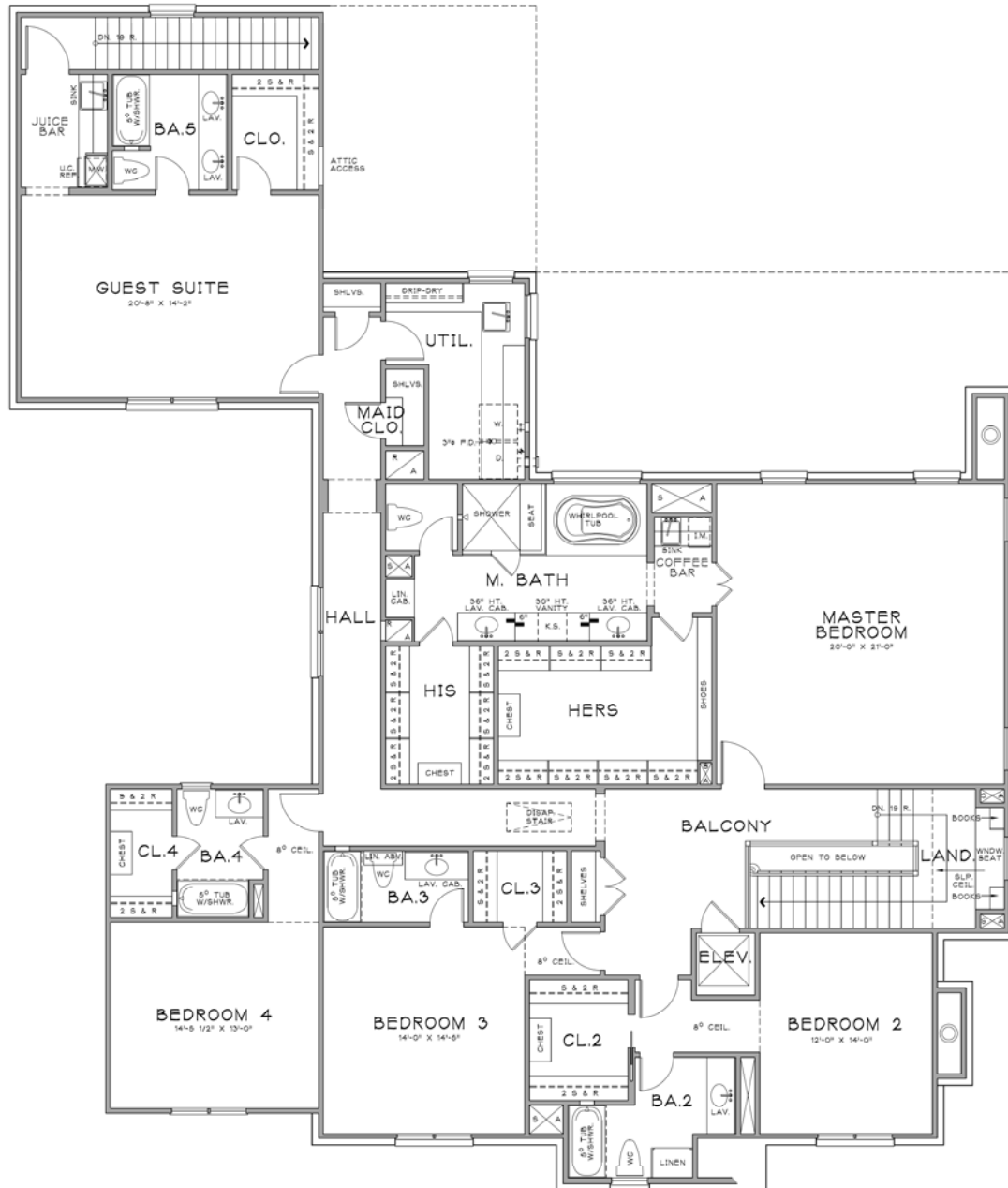


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Second Floor Plan



DEVELOPMENT PLAT VARIANCE

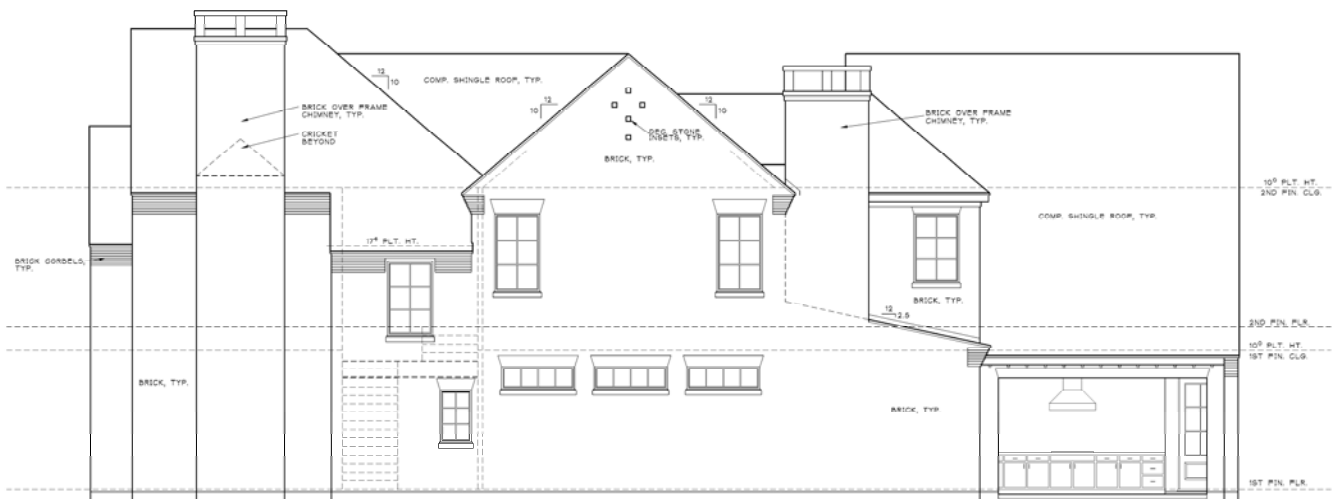


Houston Planning Commission

Elevations



FRONT ELEVATION

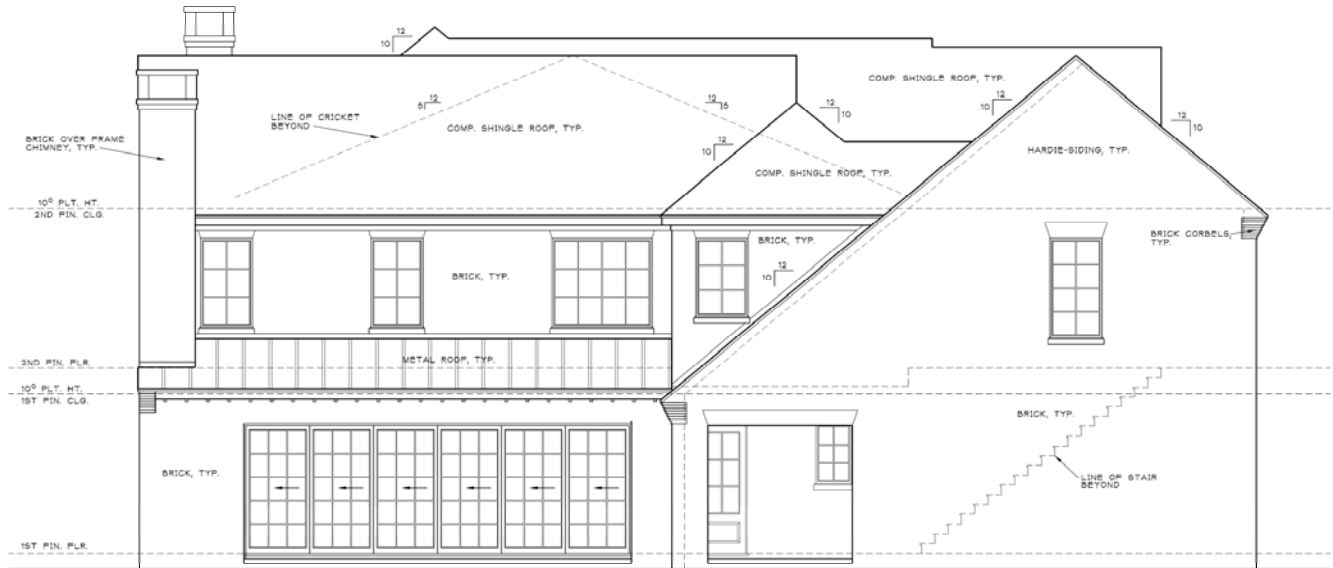


RIGHT SIDE ELEVATION

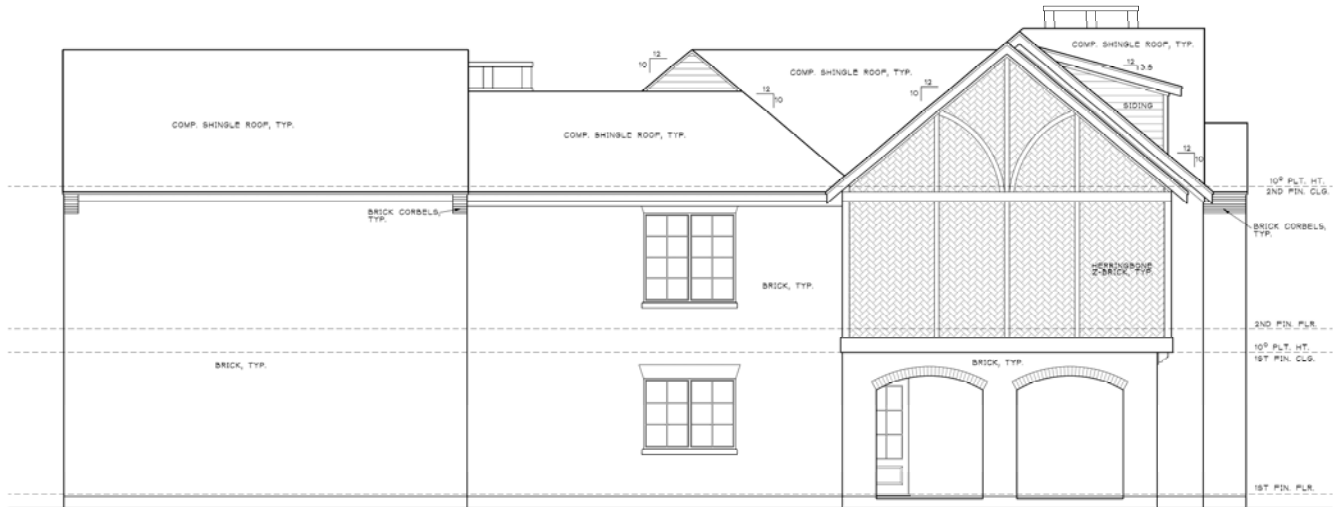
DEVELOPMENT PLAT VARIANCE



Houston Planning Commission



REAR ELEVATION



LEFT SIDE ELEVATION

DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 133

Meeting Date: 12/03/2015

Houston Planning Commission

THE ROYDEN OAKS ASSOCIATION OF PROEPRTY OWNERS

PO Box 541346

Houston, TX 77256

713.807.1787

December 2, 2015

Planning & Development Dept.
City of Houston
PO Box 1562
Houston, TX 77002

Re Setback variance & fence height for 3830 Meadow Lake Lane, Royden Oaks

To Whom it May Concern:

The Royden Oaks Association of Property Owners (ROAPO) supports the applicant's request for a variance to reduce the required building setback from San Felipe to 10 feet. Further the Association supports the request for a 10 ft. fence along the San Felipe property line. The fence height approval does not include side property lines.

Please contact me with any additional questions.

Sincerely,

A handwritten signature in blue ink that reads "Evalyn Krudy".

Evalyn Krudy, Manager
713-807-1787
RoydenOaks@Civic Associates.net

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: 3830 Meadow Lake Lane is located directly east of Agenda item number 132.

The site is located in Royden Oaks Sec 1, east of Willowick along the south side of San Felipe. The applicant is requesting two variances: 1) To allow a rear building line of 10' for a single family residence instead of the required 25' along the major thoroughfare San Felipe Street 2) To allow the fence height along San Felipe to be 10'. Staff is in support of both variances.

The proposed site plan will remove the existing driveway from San Felipe and the applicant will propose vehicular access that will come from the local street Meadow Lake Lane. The proposed 10 foot building line will be located at the rear of the property which will suit the character of the neighborhood, along with the proposed 10' high fence. Additionally, the site is encumbered by two streets and deed restricted building lines which will restrict the buildable area of the property.

The applicant has received a letter of approval from the Royden Oaks Property Owners Association (ROPA), for the reduced building line and the proposed 10 foot fence along San Felipe.

Therefore, staff is in support of both variances.

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 the next available meeting where adequate notification can be provided. 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
Norberto Garza	Norberto Garza	832-508-8685	norbertogarza7@gmail.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4401 Harrisburg Blvd The Kickback Sports Bar	15090314	77011	5456	494T	H

HCAD ACCOUNT NUMBER(S):	0042240000001
PROPERTY LEGAL DESCRIPTION:	LTS 2 3 & TR1 BLOCK 2
PROPERTY OWNER OF RECORD:	NGUYEN LE VAN & NGOC DUNG
ACREAGE (SQUARE FEET):	15,259SF
WIDTH OF ADJACENT RIGHTS-OF-WAY (ROW):	50 FT
WIDTH OF EXISTING ROW PAVING SECTION(S):	30 FT
OFF-STREET PARKING REQUIREMENT:	45 parking spaces (shared parking)
OFF-STREET PARKING PROVIDED:	29 parking spaces (6 bicycle racks)

EXISTING STRUCTURE(S) [SQ. FT.]:	11,091 sf (Existing Strip Center)
PROPOSED STRUCTURE(S) [SQ. FT.]:	3,153 sf (Proposed Conversion Space)

PURPOSE OF VARIANCE REQUEST: To allow a reduction in the number of off-street parking spaces provided onsite to be 29 parking spaces and 6 bicycle racks in lieu of 45 required parking spaces per shared parking - Chapter 26.

CHAPTER 26 REFERENCES(s): Chapter 26-492 Sec. 26-492. - **Parking spaces for certain types of use classifications.** 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. CLASS 7. FOOD AND BEVERAGE: G. - SMALL BAR - 12.0 PARKING SPACES FOR EVERY 1,000 SQUARE FEET OF GFA AND OUTDOOR DECKS, PATIO AND SEATING AREAS .

OFF-STREET PARKING VARIANCE



Houston Planning Commission

SEC. 26-500. - SHARED PARKING REQUIREMENTS. (A) TWO OR MORE DIFFERENT USE CLASSIFICATIONS WITHIN ONE OR MORE TRACTS THAT ARE NOT USED FOR OR RESTRICTED TO SINGLE-FAMILY RESIDENTIAL PURPOSES MAY SHARE PARKING SPACES TO REDUCE THE OVERALL PARKING SPACE REQUIREMENT AS PROVIDED IN THIS SECTION. THIS SECTION SHALL NOT BE USED TO REDUCE THE NUMBER OF REQUIRED BICYCLE SPACES OR LOADING BERTHS.

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

We are applying for an off-street parking variance because we are in need to comply with The City of Houston parking requirements per Chapter 26-492 in order to get the building permits. The facility used to be a bakery and now is being converted to a small sports bar. The parking requirement for the small bar is 38 parking spaces. The site is shared with a convenient store, DJ's Food Market which requires 40 parking spaces. The overall requirement would be 78 parking spaces. We are proposing to use the shared parking requirement allowed by Chapter 26, (45 parking spaces). Currently, we are proposing 33 parking spaces with 5 bicycle racks leaving us 12 parking spaces short. The current strip center has an existing 7 parking spaces along Harrisburg Blvd. The owner is creating a new parking lot in the rear with 26 new parking spaces. Our request is based on having exhausted our resources, on space to provide additional parking. We are hoping that the location of the site helps us to comply with the intent of the ordinance. The site is located adjacent to the transit corridor, (light rail) with bicycle trails and residents living around the area who could walk to the facility.

APPLICANT'S STATEMENT OF FACTS:

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (5); and, if applicable, the sixth (6) condition. The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

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

1 (b) Strict application of the requirements of this article 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 policy;

We did the parking analysis and per our calculations we do not meet the parking requirements per COH. The disadvantage is that we don't have more land to provide the required amount of parking spaces to comply. The owner is building a parking lot in the rear of the property with 22 parking spaces to get

OFF-STREET PARKING VARIANCE



Houston Planning Commission

closer to compliance. The bar does sit near bike and walk trails and also metro rail which would help to lower car traffic.

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

I spoke with various people to try and lease other properties for the purpose of parking and was denied by all property owners. The reason for denial was that they will use the land for future developments and they didn't want to tie up the property by leasing. I hope that by providing over half of the parking requirement and having Metro Rail on Harrisburg Blvd; which is across the street, will help us to comply with parking requirements. I am a small neighborhood sports bar wanting to cater to surrounding neighborhood in which patrons can walk to.

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

We will preserve all sidewalks; driveways, transit corridors, and trails. All of the advantages listed along with my proposed parking would help to comply with parking requirements. The main patron target would be the neighboring area that is located within walking distance and from riders of the metro rail.

(4) The number of proposed parking spaces will be sufficient to serve the use for which it is intended;

The use intended is for a small sports bar and I will be providing 29 parking spaces and 6 bicycle racks. I am hoping that by taking into consideration light rail, bike and walk trails for foot traffic will be sufficient. If taking all this into consideration and the off – street parking variance is granted, I will be able to meet parking requirements.

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

If the off-street parking variance is granted, we believe that it will not affect any of surrounding areas due to the hours of operation of the business. Hours of operation of the business will be during off peak hours which would be less traffic during that time. It will not interfere with public health or safety due to operating hours and also parking provided behind the business by me as illustrated on the proposed site plan. Area around business is not a heavily trafficked area.

(6) If the building is subject to the requirements of article VII of 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 of chapter 33 of this Code.

Not applicable

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

- (a) The commission is authorized to consider and grant a variance from the provisions of this article if the commission determines that the granting of a variance satisfies the following criteria:
- (1) Either:
 - a. The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant of the reasonable use of the land; or
 - b. Strict application of the requirements of this article 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 policy;
 - (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant;
 - (3) The intent and general purposes of this article will be preserved;
 - (4) The number of proposed parking spaces will be sufficient to serve the use for which it is intended;
 - (5) The granting of the variance will not be injurious to the public health, safety or welfare; and
 - (6) If the building is subject to the requirements of article VII of 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 of chapter 33 of this Code.
- (b) In addition, if the building or tract for which the variance is sought proposes to provide parking spaces on an off-site parking facility, the commission shall consider the following factors:
- (1) The locations of the proposed use classification and the proposed off-site parking facility;
 - (2) Existing and potential parking demand created by other use classifications in the vicinity;
 - (3) The characteristics of the use classification, including employee, customer, and patron parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking facility;
 - (4) Adequacy, convenience, and safety of pedestrian access between off-site parking facilities and the tract where the use classification is located;
 - (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking; and
 - (6) The recommendation of 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



Houston Planning Commission

LOCATION MAP



OFF-STREET PARKING VARIANCE



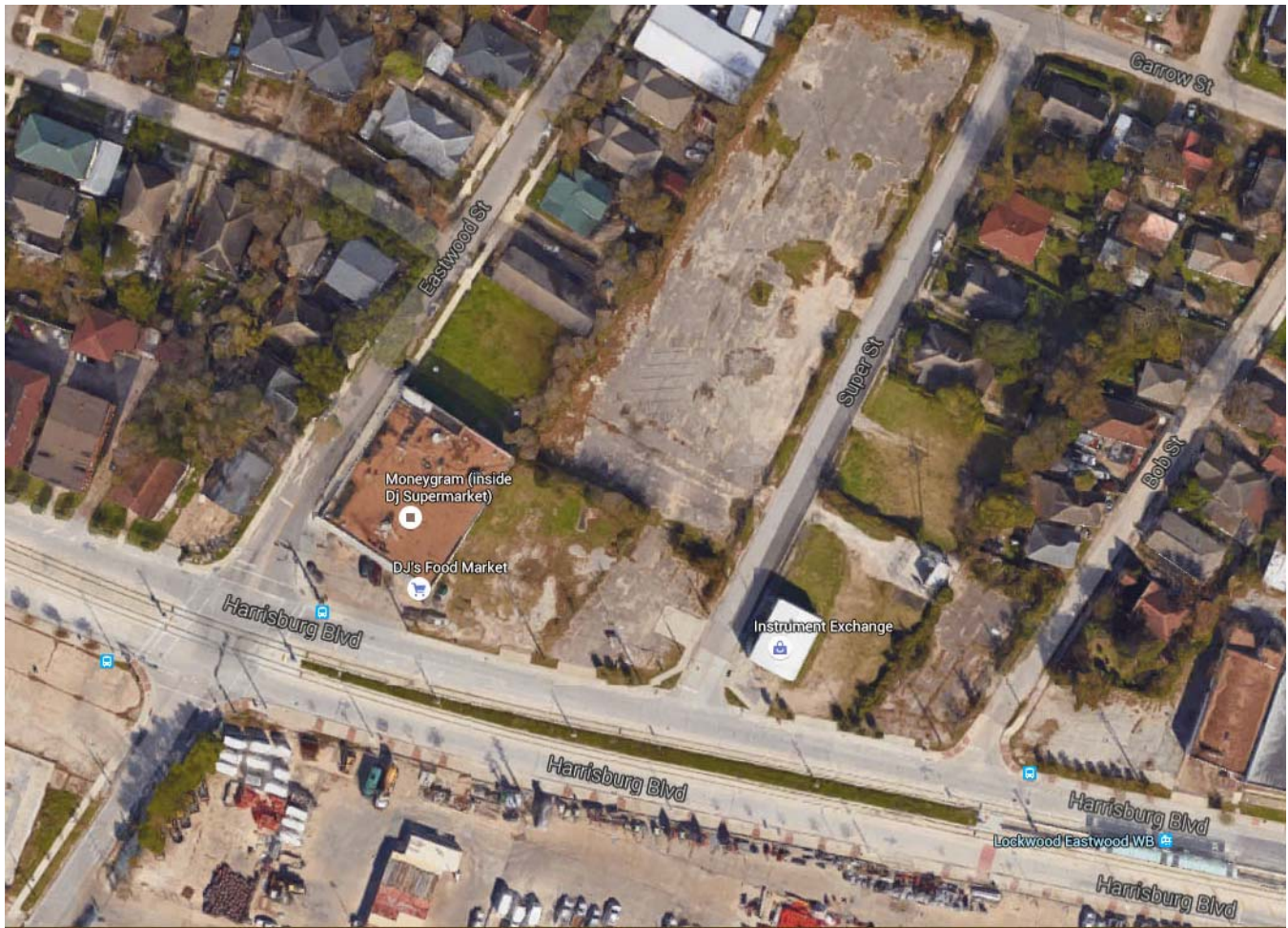
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 12-03-2015

Houston Planning Commission

AERIAL MAP

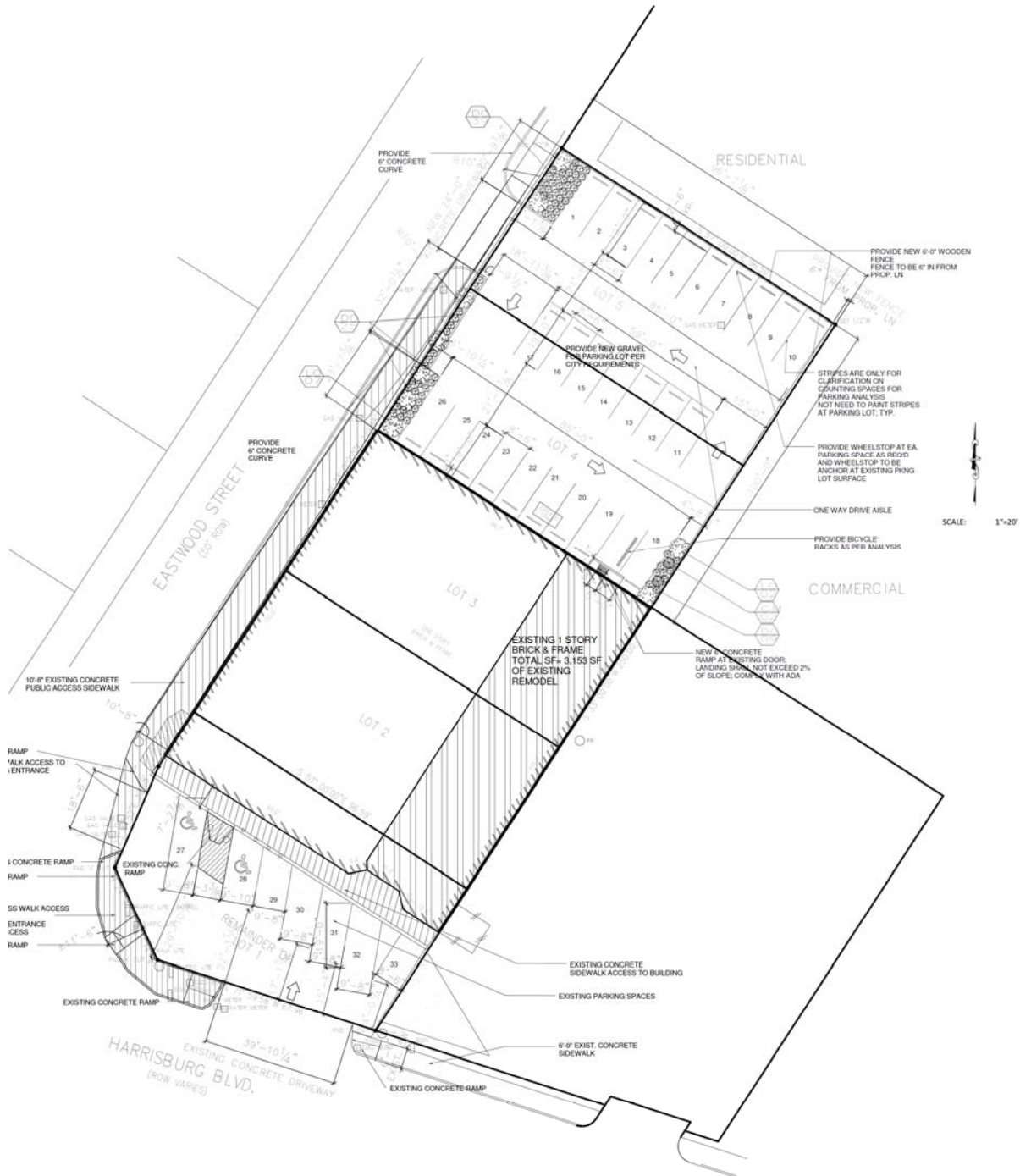


OFF-STREET PARKING VARIANCE



Houston Planning Commission

PROPOSED SITE PLAN

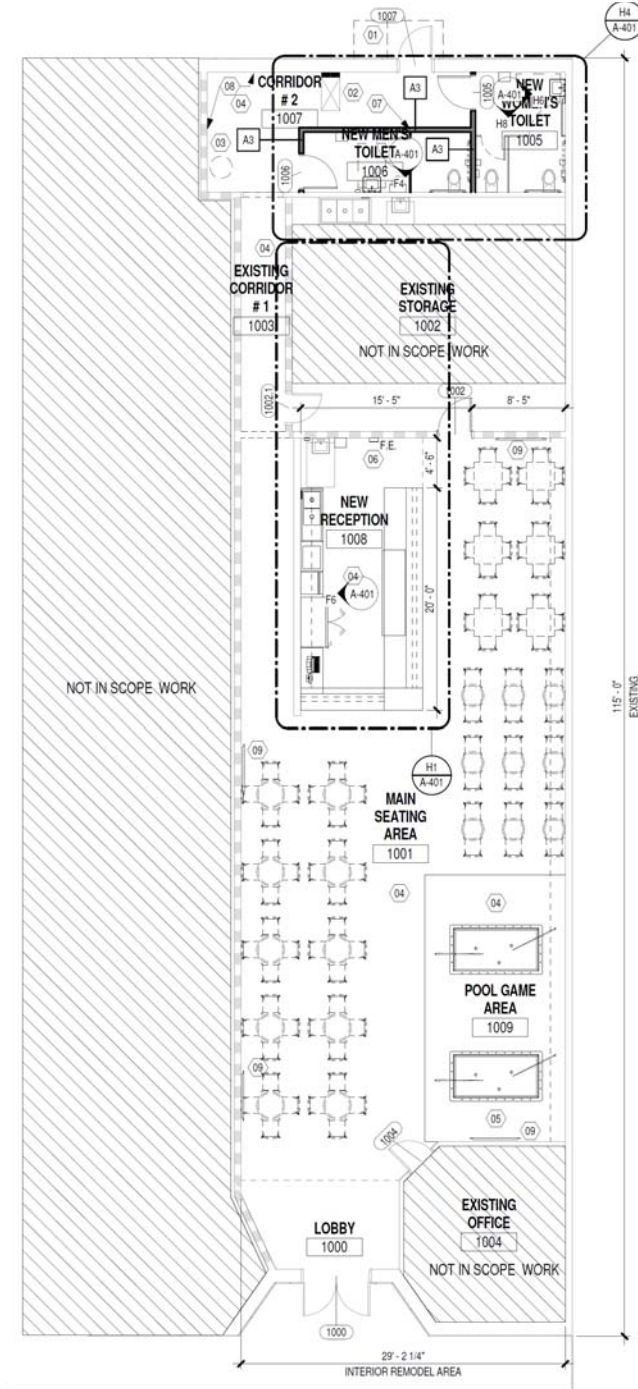


OFF-STREET PARKING VARIANCE



Houston Planning Commission

PROPOSED FLOOR PLAN



OFF-STREET PARKING VARIANCE



Houston Planning Commission

EXISTING SITE PHOTOS



OFF-STREET PARKING VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located north of Harrisburg Boulevard, east of Milby Street and west of Lockwood Drive. The applicant requests a variance to allow 33 on-site parking spaces and 5 bicycle racks, instead of the required 45 spaces on the site. Staff supports the requested variance.

There is an existing structure with a super market and a bakery store located on the subject site. Currently, there are only 7 parking spaces available on site. Since the existing structure predates the ordinance, they are grandfather of the current parking ordinance requirements. However, the applicant proposes to convert the bakery store to a small sports bar. The change of the use makes this property no longer qualify for grandfather.

The applicant proposes to use share parking agreement for both the existing super market and the proposed small sports bar. According to Sec26-500(b), 45 parking spaces are required for both uses. The applicant acquired the adjacent tract to create a new parking lot in the rear. However, the new parking lot could only provide 26 parking spaces and 5 bike racks. With the existing 7 parking spaces, there will be 33 on site parking spaces and 5 bike racks in total. The applicant has exhausted all resources and is not able to purchase or lease space for additional 12 parking spaces. Since the site is located close to the light rail station along Transit Corridor Harrisburg Boulevard, we expect more customers to the bar would use public transit. In addition, there are some on street parking spaces available along Eastwood Road as well. Granting the requested variances will meet 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



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					
Indika Restaurant		Jacob Buckwalter		(832) 272-8423		Jacobhps@yahoo.com					
PROPERTY ADDRESS		FILE NUMBER		ZIP CODE		LAMBERT		KEY MAP		DISTRICT	
516 WESTHEIMER ROAD		15069989		77006		5356		493S		C	

HCAD ACCOUNT NUMBER(S): 026-132-000-0015 / 026-132-000-0016

PROPERTY LEGAL DESCRIPTION: LT 15 & 16 BLK 6 MONTROSE

PROPERTY OWNER OF RECORD: Plant Control Solutions, Inc.

ACREAGE (SQUARE FEET): 0.2525 Acres (11,000 Square Feet)

WIDTH OF RIGHTS-OF-WAY: Westheimer Road - 60'

EXISTING PAVING SECTION(S): Westheimer Road – 40'

OFF-STREET PARKING REQUIREMENT: 27 parking spaces

OFF-STREET PARKING PROVIDED: 17 parking spaces

LANDSCAPING REQUIREMENTS: Project Complies

EXISTING STRUCTURE(S) [SQ. FT.]: 4,614 Sq. Ft.

PROPOSED STRUCTURE(S) [SQ. FT.]: N/A (Existing to remain)

PURPOSE OF VARIANCE REQUEST: To request a reduction in the requirement of off-street parking spaces from 27 required spaces to 17 off-street parking spaces.

CHAPTER 26 REFERENCE(S): **26-492 Class 7. Food and Beverage:** Small Restaurant - 8.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): To allow Indika Restaurant to continue business with the 17 spaces we have on our property, with the help of our valet service. We had parking across the street but the City Parks Dept. purchased the leased lot and is building a park in this area. This leaves us to find additional parking which is unavailable with the code parameters.

APPLICANT'S STATEMENT OF FACTS:

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (5); and, if applicable, the sixth (6) condition. The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;**

(2)

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 land and building. The code requires 27 parking spaces, but with valet parking on site during all open hours, the actual need is satisfied with the existing 17 parking spaces.

Most of our diners carpool and come in less than 1 car/person, quite a few of our employees live nearby and walk/bike to work and some take the metro.

Furthermore, even though our occupancy permit mentions 124 person capacity, our table and dining layout is for 95 persons only so as to permit more comfort space and privacy per table. (We have acquired a parking lease with the Cat Doctor for 10 additional spaces for dinner time which is the prime time. It is located at 534 Westheimer.

- (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 circumstances to support the granting of this variance are not hardships imposed or created by the applicant because the applicant with the services of a valet company does not require the 27 parking spaces. Granting the variance may actually improve the parking situation in the neighborhood as off-premise parking spaces leased to meet code requirements, but not actually used deprive the area of parking availability.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

(3) The intent of this article is preserved;

The intent of this article is maintained as the applicant can do with fewer parking spaces by utilizing valet services, and by reducing the number of dining seats (from the occupancy permit maximum) for the comfort of its clients. The intent of the article is to provide adequate parking for the customers of this business and the intent of this article is being preserved.

(4) The parking provided will be sufficient to serve the use for which it is intended;

Economic hardship is not the sole justification of the variance. This variance allows an existing building and Indika restaurant business (consistently rated in the Top 10 restaurants of Houston, and an Award Winning Restaurant listed on the Greater Houston Convention and Visitors Bureau (GHCVB))) to continue in productive commerce employing residents and paying taxes.

With existing neighboring land being purchased by the City for a park and other buildings/housing fast coming up, there is not sufficient land available for parking according to code standards by all nearby restaurants. For this reason, Valet services have been implemented by most Montrose restaurants.

Without this variance a landmark business may be made to shut-down and the property may revert to deserted and unproductive piece of property.

(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 be injurious to the public health, safety or welfare as the existing 17 spaces are used by valet and the customer's pick-up and drop-off their cars near the restaurant entrance without having to go through the tribulation of parking in a restaurant parking lot. The valet service actually reduces traffic in the parking lot and makes car parking in and out safer for the customer.

If the variance is not granted, leasing of an off-premise/site parking area may be more susceptible to safety and welfare of our dining customers.

(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.

N/A

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: V

Meeting Date: 12/03/15

Houston Planning Commission

SITE LOCATION MAP



OFF-STREET PARKING VARIANCE



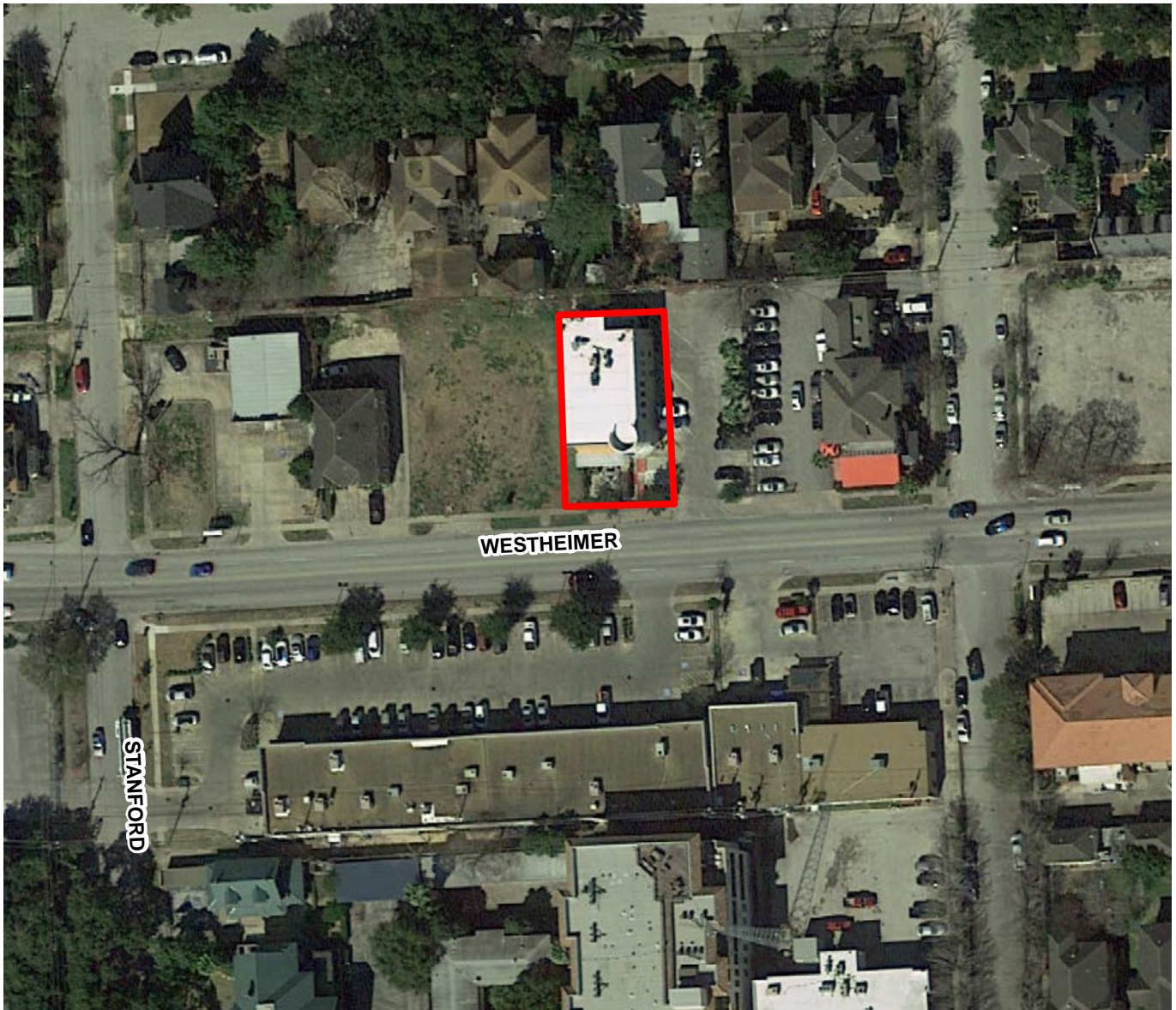
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: V

Meeting Date: 12/03/15

Houston Planning Commission

AERIAL MAP



OFF-STREET PARKING VARIANCE



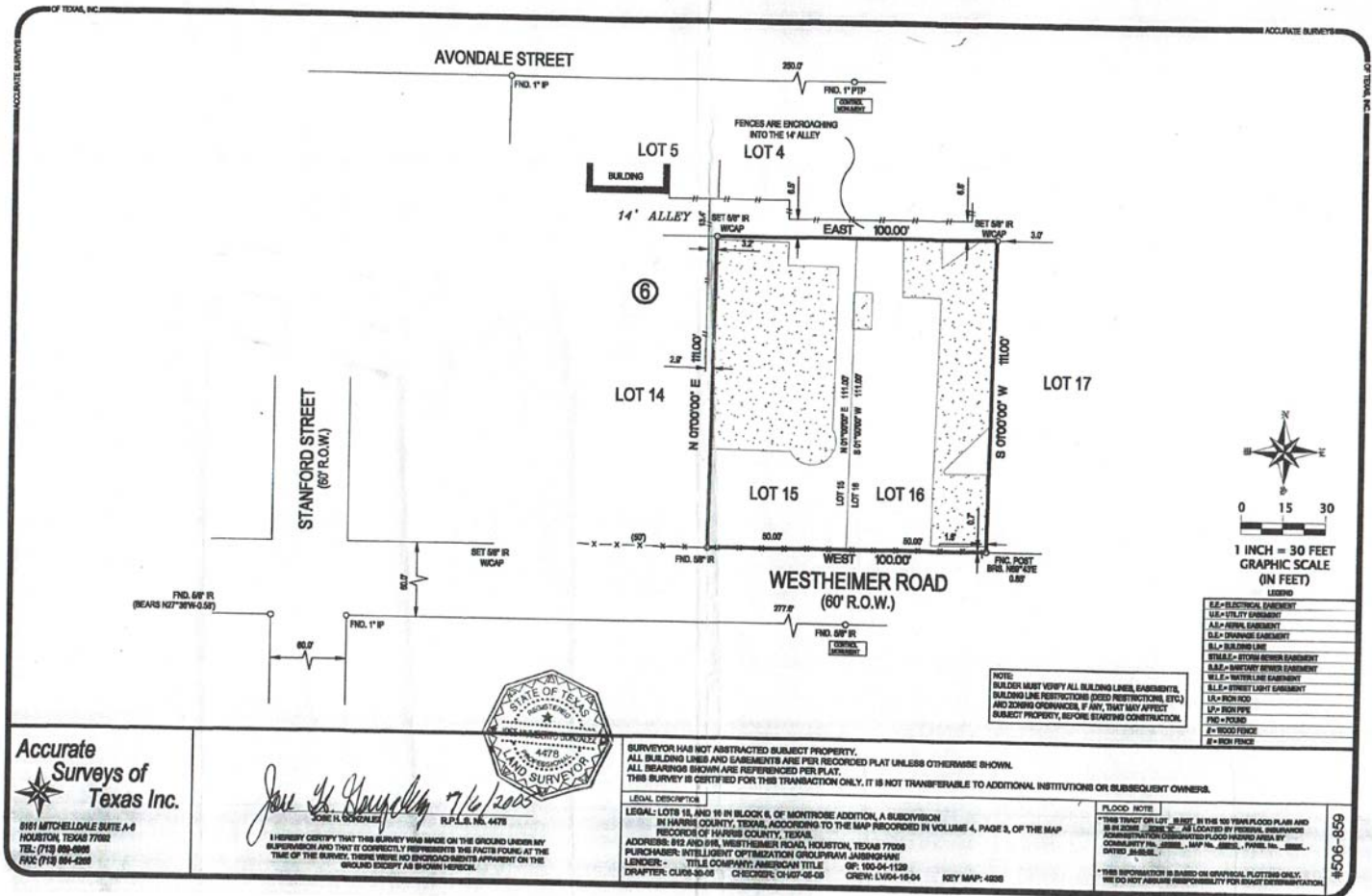
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: V

Meeting Date: 12/03/15

EXISTING SITE SURVEY



OFF-STREET PARKING VARIANCE



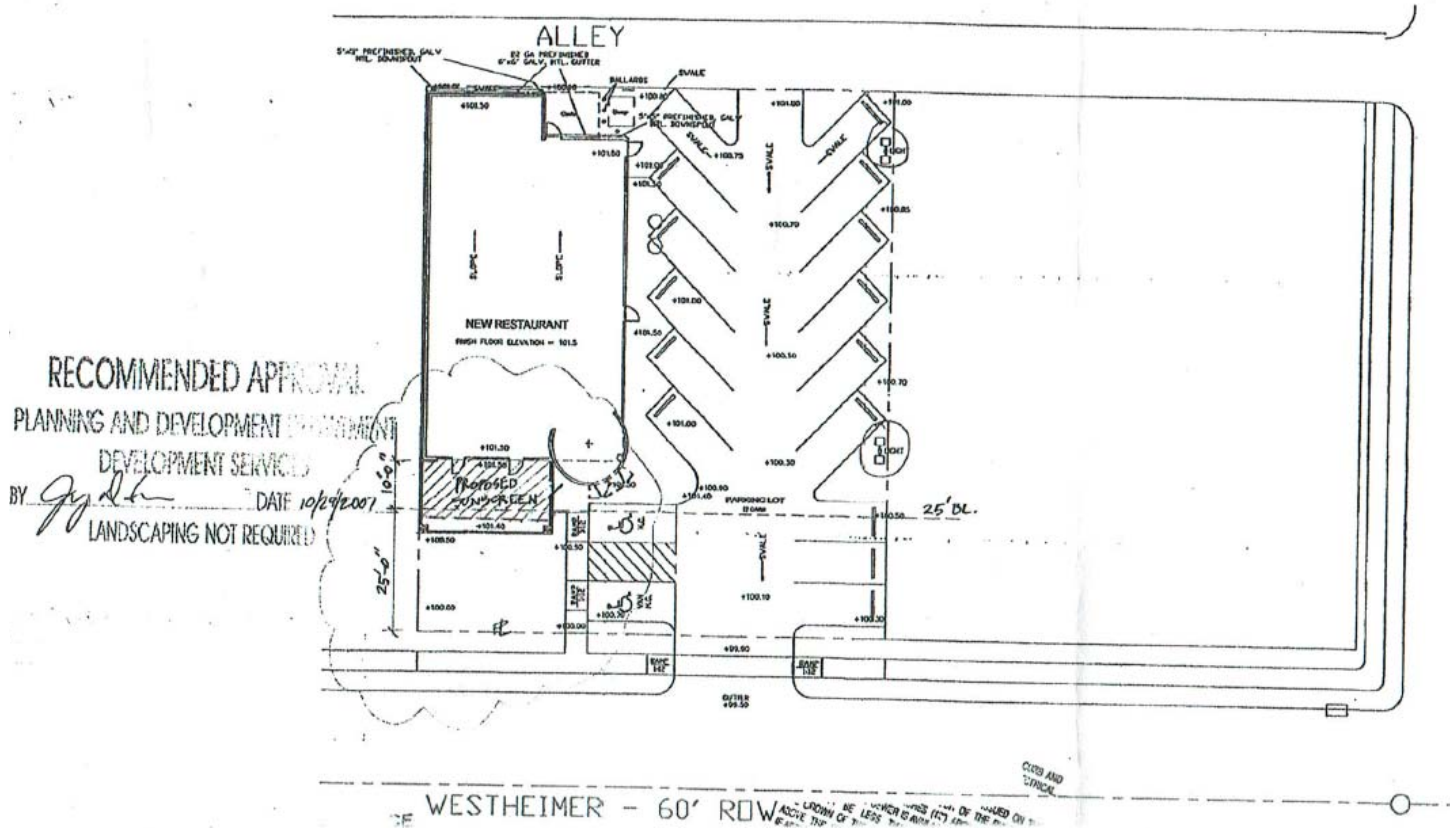
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: V

Meeting Date: 12/03/15

Houston Planning Commission

PREVIOUSLY APPROVED SITE PLAN 2007



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

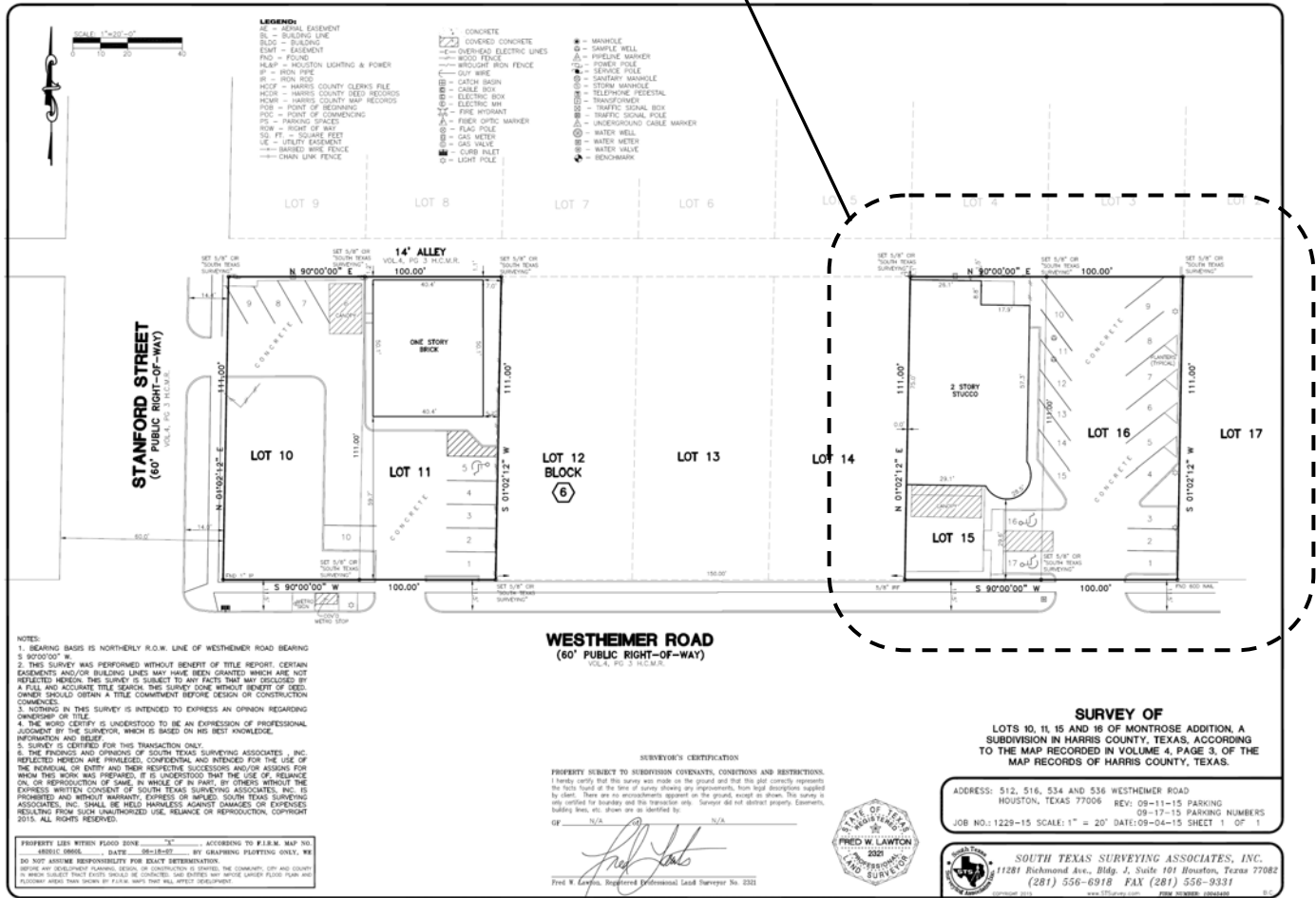
Houston Planning Commission

ITEM: V

Meeting Date: 12/03/15

PROPOSED SITE PLAN AND ADDITIONAL OFF-STREET PARKING LOCATION

SUBJECT SITE



OFF-STREET PARKING VARIANCE



Houston Planning Commission

SUPPORTING PHOTO EXHIBITS

Indika – Lunch Time Parking Lot



July 15, 2015, Wednesday
12:20pm



July 16, 2015, Thursday
12:53pm

Indika – Lunch Time Parking Lot



July 23, 2015, Thursday
1:16pm



July 24, 2015, Friday
12:17pm

OFF-STREET PARKING VARIANCE



Houston Planning Commission



MONTROSE
DISTRICT

July 21, 2015

Shawn Royer
Houston Permit Service
City of Houston
Permitting Department

Subject: Indika Restaurant Parking Variance Request

Dear Mr. Royer,

Thank you for assisting Holli Robinson, Director of Services for the Montrose Management District (MMD), with understanding the proper protocol for parking variance requests.

I am the Executive Director for the District with offices at 5020 Montrose Blvd, Suite 311, Houston, TX, 77006. As you may know we partner with the city on a variety of issues that improve the quality of life and business in the area.

I write in support of Indika Restaurant's request for a parking variance which would require the City of Houston's approval to reduce the number of spaces they currently use from 27 to 17. They have 17 spaces on their property and have lost their lease to contract an additional 10 spaces across the street on property no longer available for lease, and additional shared parking at an adjacent lot that was purchased by the City of Houston Parks Department. I understand that all possible parking locations around Indika are under contract and there is absolutely no space available.

We know the tremendous parking challenges in Montrose with 80% of the restaurants in need of additional space. Granting Indika's request will help keep a preferred restaurant in the Montrose area.

The Montrose Management District has been working with the City of Houston on SPA improving the parking problems in Montrose and hope to see some results in the very near future.

Thank you for your attention to this important matter. Please contact me if you have any questions.

Sincerely,



David H. Hawes
Executive Director

Montrose District | 5020 Montrose Blvd., Suite 311 | Houston, Texas 77006 | 713-595-1200

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located north of Westheimer Road, east of Montrose Boulevard and west of Taft Street. The applicant requests a variance to allow a small restaurant to have 17 on-site parking spaces instead of the required 27 spaces. Staff supports the requested variance.

Indika Restaurant is a small restaurant, which started its business on the subject site since April 2006. According to Sec 26-492, 27 on-site parking spaces are required. There are 17 parking spaces on site. The restaurant has a parking lease with the adjacent veterinary clinic for 10 off-site parking spaces since 2006. The 10 off-site parking spaces are only 150' away from the restaurant. They are available after 6pm during the weekdays and open for the whole day during weekends and holidays. Previously, the restaurant has another parking lease with 424 Westheimer, which provided 10 off-site parking spaces for 24/7. With the 17 on-site parking spaces and 20 off-site parking spaces provided by the two leases, the restaurant did meet the parking requirements.

However, 424 Westheimer was acquired by City of Houston Park Department in May this year. Since then, Indika Restaurant has lost the required 10 parking spaces and no longer meets the parking requirements. The applicant tried to obtain a revised parking lease with the adjacent veterinary clinic to have the 10 off-site parking spaces available 24/7 so that these two businesses could share parking uses. By sharing parking uses, only 24 parking spaces are required for both businesses and no variance would be needed. However, the veterinary clinic has declined the request. The applicant has exhausted all resources and was not able to obtain any additional parking spaces in the adjacent area.

The current parking arrangement provides the restaurant 17 parking spaces during lunch time, and 27 parking spaces during dinner time. Based on the information provided by the applicant and verified by staff's site visit, staff finds that the 17 on-site parking spaces are sufficient to meet the parking demand during lunch time, as most customers come to the restaurant during dinner time. Granting the requested variance would meet the intent of the ordinance. Montrose Management District supports the requested variance.

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

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING & DEVELOPMENT DEPARTMENT

AGENDA ITEM: VI.

MEETING DATE: December 3, 2015

LOCATION	FILE NO.	ZIP	LAMB. NO.	KEY MAP	CITY/ETJ
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NORTH OF: W. 34th
SOUTH OF: W. 43rd

EAST OF: Hempstead Rd
WEST OF: U.S. 290

000 77042 4956 489Y City

APPLICANT: Blue Moon Development Consultants

ADDRESS: 3717 Antoine Drive

EXISTING USE: Vacant

PROPOSED USE: 40 unit Days Inn

HOTEL / MOTEL APPLICATION DATE: 11/20/15

PURPOSE OF REQUEST:

To construct a hotel within a residential area

(a) It shall be unlawful for any person to construct any new hotel, to alter or remodel any existing hotel so as to add more sleeping rooms thereto, or to convert any premises for use as a hotel unless the following requirements are met:

(5) A hotel, with or without service facilities, that has 75 or fewer separately rentable units may not be situated in a residential area unless the hotel is situated upon a tract that is contiguous to and abuts the right-of-way of a limited access or controlled access highway and takes its primary access from the frontage road of that highway, provided that the hotel may not take secondary access from any residential street.

PRIMARY ENTRANCE LOCATION: WILCREST DRIVE

DIRECTOR DECISION: Approve

BASIS OF DECISION: The site is located at the intersection of Antoine and Milwee Street, west of U.S. 290. The applicant is requesting a variance to construct a hotel in a residential area. Staff is in support of this request. The immediate area is mainly commercial and industrial and actually has two hotels within the original plat boundary. Within the residential test area, residential use comprises of 76%, however, different uses occur on each side of the survey line. Residential use is occurring more in the S Moore Survey (north of this site), whereas the J Flowers survey is primarily industrial and commercial. The proposed use is suitable to the immediate area, and this proposal meets the intent of Chapter 28. The Planning and Development Department recommends that the planning department approve this hotel variance. Planning Commission deny this variance.

PLANNING COMMISSION ACTION

DATE: December 3, 2015

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM:

MEETING DATE: December 3, 2015

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION

PLANNING & DEVELOPMENT DEPARTMENT

HOTEL / MOTEL APPLICATION FORM

☒ To expedite this application, please complete entire application form.

Staff will complete shaded items.

1. HOTEL / MOTEL NAME: Days Inn

2. HOTEL / MOTEL ADDRESS: 3717 Antoine

3. PROJECT INFO.: File no.: 5160 Survey: _____ Abstract no.: _____
Lambert: 5160 Census Tract: 520500 School Dist.: HISD
Key Map: 451 L Zip Code: 77092 City Council Dist.: A
County: Harris Super Neighborhood: 86

4. GEOGRAPHIC: North of: W 34th St East of: _____
South of: US 290 West of: Antoine

5. PROJECT DATA: Total acreage: .943 Total no. of rooms: 40
Total no. of suites: _____

Proj#: 15117495

7. CONTACTS:

Owner: Hasu Patel c/o DR Associates
Address: 888 W. Sam Houston Parkway, # 123 Phone: 713-266-3304 Fax: 713-266-3305
City: Houston State: Tx Zip: 77

Applicant: Blue Moon Development Consultants.
Address: 603 Lovett Phone: 281-796-9996 Fax: _____
City: Cleveland State: Tx Zip: 77327
ordener@att.net

8. SUBMITTAL REQUIREMENTS

HM

Completed Application form	<input type="checkbox"/>
One copy complete building permit drawings (including survey or plat)	<input type="checkbox"/>
Title information	<input type="checkbox"/>
Land use parcel map	<input type="checkbox"/>
Copy of the application for building permit with project number	<input type="checkbox"/>
Filing fee (\$200.00 payable to "City of Houston")	<input type="checkbox"/>

Hot_mot

11/20/15

PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED

DATE: December 3, 2015

HOUSTON PLANNING COMMISSION
HOTEL VARIANCE REQUEST - STAFF REPORT



**PLANNING &
DEVELOPMENT
DEPARTMENT**

AGENDA ITEM:

MEETING DATE: December 3, 2015

**CITY OF HOUSTON
DEPARTMENT OF PLANNING AND DEVELOPMENT**

HOTEL/MOTEL VARIANCE FORM

Building Permit Number 1_5_1_1_7_4_9_5_

Applicant: Blue Moon Development Consultants Phone: 281-796-9996

Address: 60s Lovett, Cleveland, Tx Zip Code: 77327

Site Address: 3717 Antoine Dr. Date Disapproved: n/a

Statement of the specific provision of the article from which the variance is requested:

28-202(5) A hotel, with or without service facilities, that has 76 or fewer separately rentable units may not be situated in a residential area unless the hotel is situated upon a tract that is contiguous to and abuts the right-of-way of a limited access or controlled access highway and takes its primary access from the frontage road of that highway, provided that the hotel may not take secondary access from any residential street.

State of the extent of the variance sought and the specific facts and reasons that the applicant believes warrant the granting of the variance:

Please see attached

Signature of Applicant Date

FOR DEPARTMENT USE ONLY

One copy of Hotel Motel Variance Form

Non-refundable fee of \$200.00

Date

Signature of Planning Department Representative

PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED

DATE: December 3, 2015

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM:

MEETING DATE: December 3, 2015

The proposed 40-unit Days Inn motel will comply with the requirements of the hotel/motel ordinance except that the residential test area is 76% residential. The pertinent ordinance sections are:

28-202(5) *A hotel, with or without service facilities, that has 75 or fewer separately rentable units may not be situated in a residential area unless the hotel is situated upon a tract that is contiguous to and abuts the right-of-way of a limited access or controlled access highway and takes its primary access from the frontage road of that highway, provided that the hotel may not take secondary access from any residential street.*

From Definitions:

Residential test area. An area determined by creating a closed curve with a radius as provided below from the boundaries of the proposed hotel tract. Each tract, other than the hotel tract, that is situated in whole or in part within the radius so created shall be a part of the residential test area. For a hotel with 50 or fewer separately rentable units, the applicable radius shall be 1,500 feet. For a hotel with 51 through 75 separately rentable units, the applicable radius shall be 1,000 feet.

Residential area. The area around a hotel site that, within the residential test area, contains 50 percent or more residential tracts that are wholly or partially situated in the test area. For purposes of this computation, tracts that are improved with multi-unit residential occupancies, such as apartments and condominiums, shall be counted on the basis of each one-eighth acre of land, or any fraction thereof that is situated within the test area, being equal to one residential tract.

More Basic Information: The hotel is proposed to be located in the midst of a truly commercial area. There is a clear demarcation in the area between residential and commercial areas. At first glance, one sees that more than $\frac{1}{2}$ the

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM:

MEETING DATE: December 3, 2015

residential lots are north of US 290 in Oak Forest, a subdivision where deed restrictions are still strongly enforced. If one adjusts their perspective to consider what is north of and south of a survey line depicting the boundary between two abstracts, one sees that all but 3 residential parcels are north of that line. Those 3 residences along with ALL of the commercial tracts lie south of that survey line. Please see the attached chart of parcel counts and percentages of residential and nonresidential/non-protected parcels relative to the 1500' residential test area, to US 290, and to the mentioned survey line.

Residential traffic does not have to pass by the hotel site, and doing so on Antoine would not afford a safe driver much chance to be offended by anything that might be on the hotel property. Antoine is a *very* busy street and the hotel site is in the first block off of the freeway.

The lots south of US 290 and abutting the freeway shown on the map have been acquired by the State of Texas for freeway improvements. This also adjusts the edge of a commercial tract that encroaches into the survey line.

Variance Request (1)a:

We, respectfully, request a variance from Houston Planning Commission to allow the proposed hotel to be constructed in a residential area for the reasons set out below:

- 1) *The imposition of the terms, rules, conditions, policies, and standards of this article would create an undue hardship by depriving the applicant or owner of the property of reasonable use of the land; and*

The site is in the first block off of US 290 adjacent to two existing hotels and taking access from Antoine Drive, a major thoroughfare. Because the three hotels will be together in a cluster, the situation is *almost* that of which the ordinance tacitly approves, i.e. abutting a major thoroughfare. Hotel is an excellent use for this tract.

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

The applicant owns the existing and nearly-adjacent Best Western hotel (which abuts and takes access from US 290). It is unfortunate that the letter of the

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM:

MEETING DATE: December 3, 2015

hotel ordinance causes the site to classify as residential. More than half of the residences (130 out of 208) are on the other side of a very busy freeway. None of the residences *has* to pass the hotel except to do business in the *very commercial* immediate environment of the proposed hotel. They would only pass it by on the very fast-paced Antoine Drive. Residents on the south side of US 290 might pass the hotel on Milwee after leaving their own neighborhood by way of Bolin Road. The hotel will present an opaque fence and a fire gate to Milwee.

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

Although the 1500' radius around the hotel is 76% residential, all but two residences on the south side of the freeway are in their own well-segregated neighborhood cluster. The hotel is firmly within a large commercial area that has no real reason to interact with the neighborhoods except for traveling Antoine Drive—and thousands do that daily. The ordinance wants to separate hotels and residences. In this case, they are *very* separate although the terms the ordinance uses to ensure that separation are not met.

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

The hotel does not meet the letter of the ordinance. It very much meets the spirit of the ordinance in that the hotel will be firmly within a commercial area and functionally separate from the residences. The separation of hotel and residences is actually greater in its own way than the ordinance requires. That being said, the hotel cannot be injurious to the public health, safety and welfare.

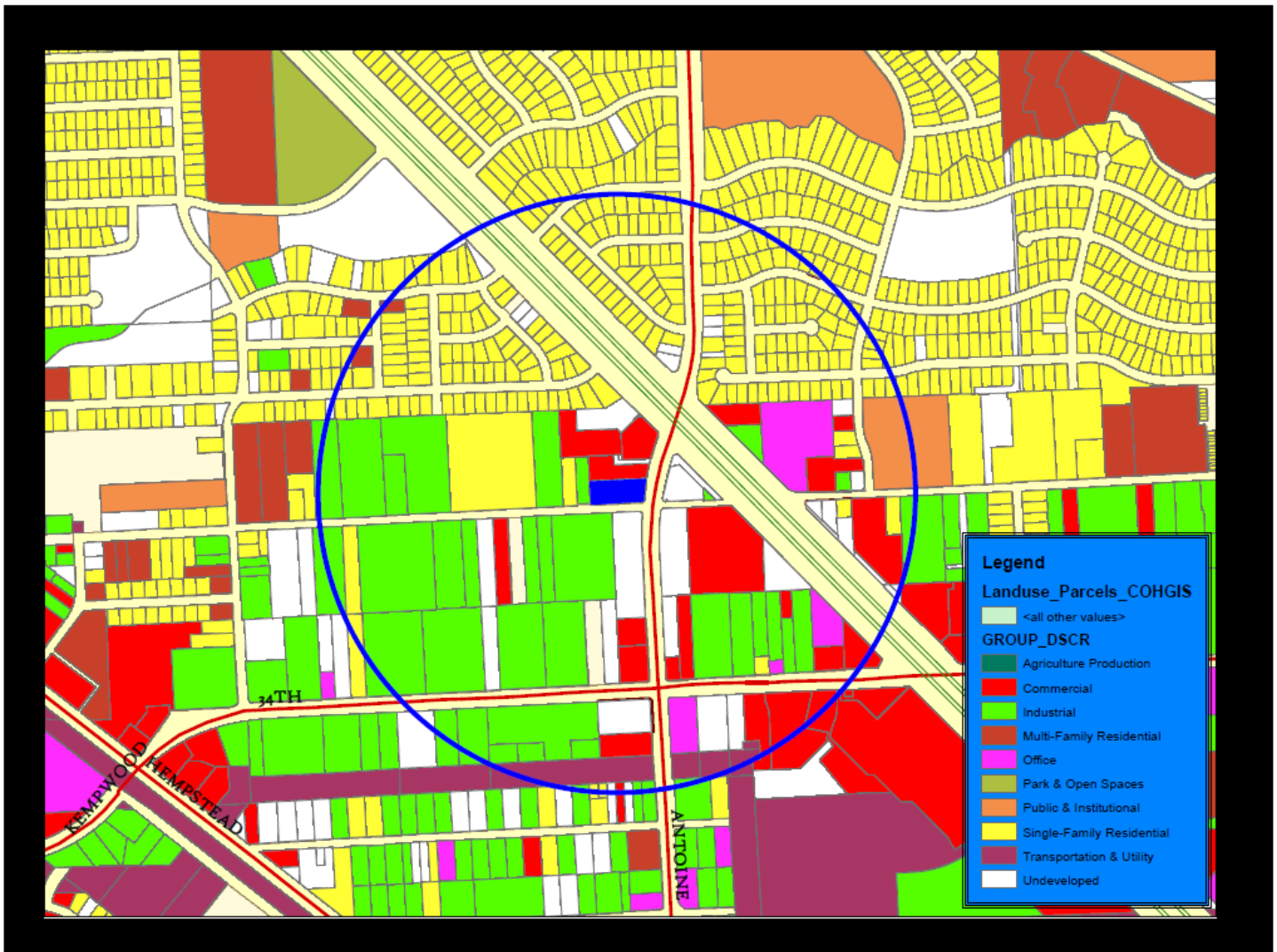
HOUSTON PLANNING COMMISSION
HOTEL VARIANCE REQUEST - STAFF REPORT



**PLANNING &
DEVELOPMENT
DEPARTMENT**

AGENDA ITEM:

MEETING DATE: December 3, 2015



PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: December 3, 2015

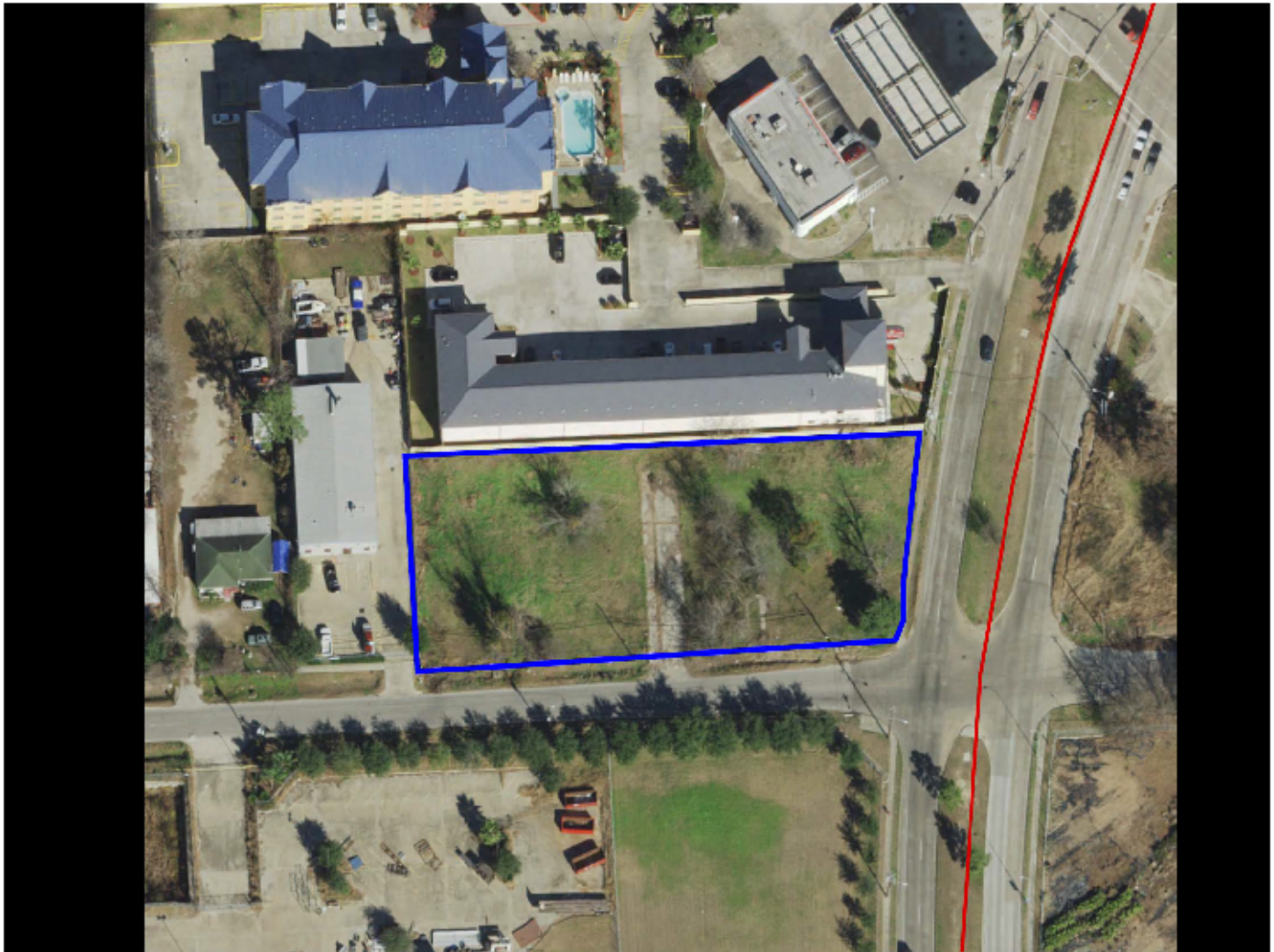
HOUSTON PLANNING COMMISSION
HOTEL VARIANCE REQUEST - STAFF REPORT



**PLANNING &
DEVELOPMENT
DEPARTMENT**

AGENDA ITEM:

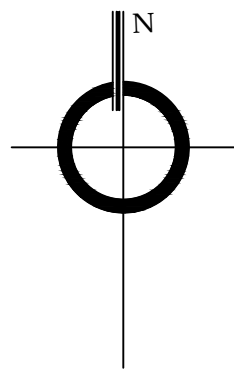
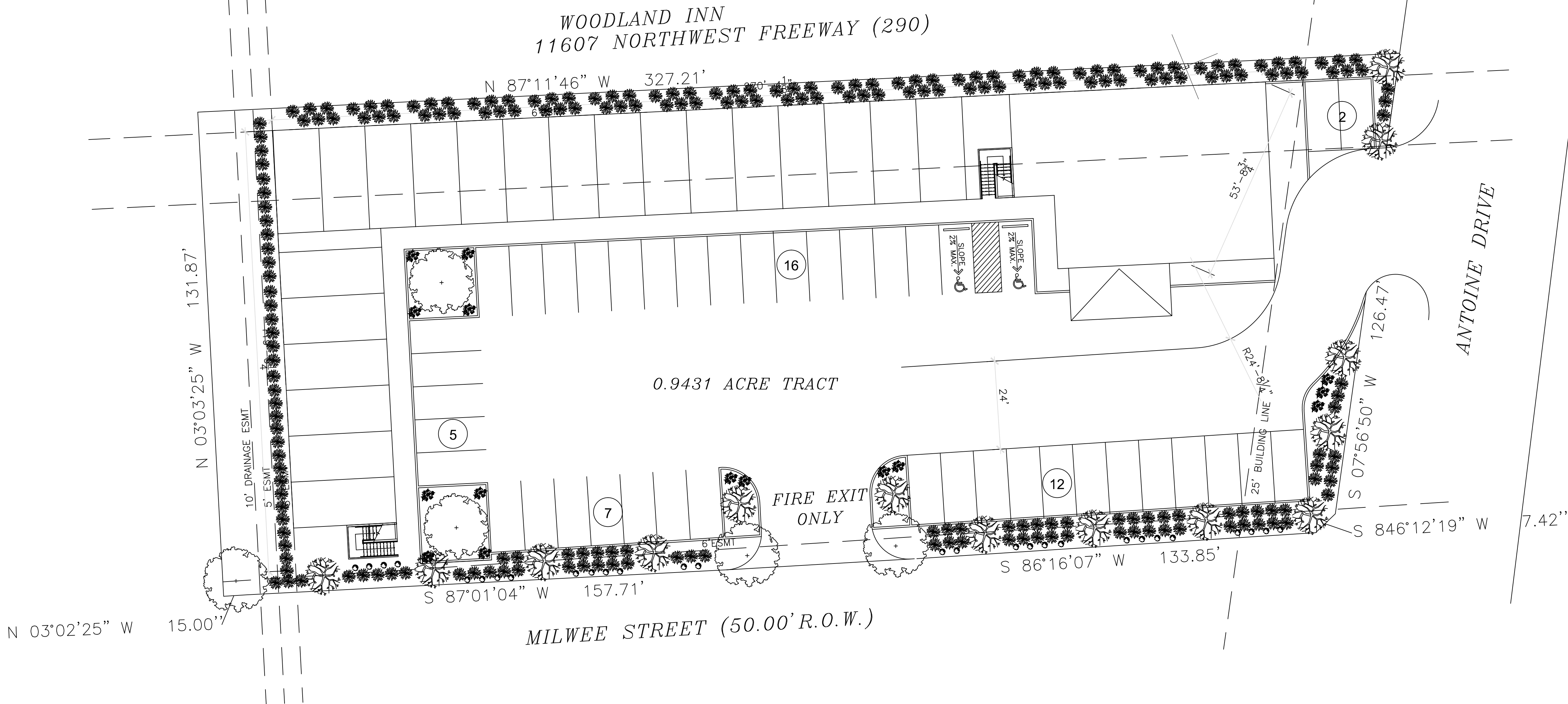
MEETING DATE: December 3, 2015



PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: December 3, 2015



D.R.
ASSOCIATES
ARCHITECTS

800 W. SAM HOUSTON PKWY. S.
SUITE 123
HOUSTON, TX. 77042
PH: (713) 268-3304 FAX: (713) 268-3305
EMAIL: drench@drarchitects.com

THE SEAL APPEARING ON THIS DOCUMENT
WAS AUTHORIZED BY THOMAS D. JARRELL,
R.A. 6630 ON June 26, 2008.

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OF D.R. ASSOCIATES.

REVISIONS	
1	
2	
3	
4	
5	

DAYS INN

SITE PLAN

SHEET TITLE

1/16"=1'-0"

SCALE

6042

PROJECT NUMBER

02/2015

DATE

C03.0

SHEET NUMBER

- CITY OF HOUSTON DEPARTMENT OF PLANNING AND DEVELOPMENT
LANDSCAPE ANALYSIS FORM
- A. STREET TREES:
Length of property line in lineal feet as measured along all sides of the property fronting on a public street(s). 430 lineal feet/30 = 14.2 Street trees required.
(Staff may create an artificial lot)
- B. PARKING LOT TREES:
Number of new parking stalls to be constructed 42 /10 = 4.2 Parking lot trees required.
- C. TOTAL TREE REQUIREMENT:
A + B = 18.4 total number of street and parking lot trees required.
- F. SHRUBS: (Are required for new or the expanded portion of parking lots)
Total number of street trees required, from A above X 10 = 184 shrubs.

PLANT SCHEDULE					
TYPE	SYMBOL	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE & REMARKS
TREE		10	QUERCUS VIRGINIANA	LIVE OAK	2" CAL. STRAIGHT SINGLE TRUNK, FULL SYMMETRICAL HEAD 12"-14" HT X 7"-8" SPRD.
		7	PHOENIX CANARIENSIS	CANARY ISLAND DATE	3 FEET HIGH
		47	CYCAS REVOLUTA	SAGO PALM	1 FEET HIGH
SHRUB		208	NERIUM OLEANDER	OLEANDER(SISSY KING)	2 FEET HIGH
		110	NANDINA DOMESTICA NANA "PURPUREA"	DWARF PURPLE NANDINA	10" HT. X 15" MIN. SPREAD FULL POT, 2 YEAR PLANT 2'-0" o.c.
GROUND COVER		FULL	ATENDTAPHRUM SECUNDATUM	SAINT AUGUSTINE	SOLID SOD GRASS

PROJECT INFORMATION:	
LAND AREA	41081.00 Sft.
FIRST FLOOR AREA	11116.32 Sft.
SECOND FLOOR AREA	11116.32 Sft.
CANOPY AREA	391.62 Sft.
# OF TREES	19
# OF SHRUBS	225
# OF ROOMS	40
# OF PARKING SPACES	42

AGENDA: VII

SMLSB Application No. 581: 3000 block of Coal Street, north side, between Des Chaumes and Linn Streets

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 3000 block of Coal Street, north side, between Des Chaumes and Linn Streets. Analysis shows that a minimum lot size of 6,350 sf exists for the block face. A petition was signed by the owners of 48% of the property within the proposed Special Minimum Lot Size Block. No protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one block face, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for forty years from the effective date of the ordinance.

STAFF ANALYSIS:

The application includes thirteen (13) lots along the 3000 block of Coal Street, north side, between Des Chaumes and Linn Streets.

Analysis of the application resulted in the following findings:

- The boundaries of the proposed SMLSB must include all properties within at least one block face, and no more than two opposing block faces;*
The application comprises one block face, the north side of Coal Street.
- At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
Land uses of the properties consist of thirteen (13) of thirteen (13) single-family residential properties (representing 100% of the total lots within the boundary area).
- The applicant has demonstrated sufficient support for the SMLSB;*
The applicant obtained six (6) of thirteen (13) signatures of support from property owners in the proposed SMLSB (owning 67% of the total area). There was no protest.
- Establishment of the SMLSB will further the goal of preserving the area lot size character;*
A minimum lot size of 6,350 sf exists on eleven (11) lots in the block face.
- The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
The subdivision was platted in 1939. The houses originate from the 1920s. The establishment of a 6,350 sf minimum lot size will preserve the lot size character of the area.
- The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
Eleven (11) out of thirteen (13) lots (representing 86% of the application area) are at least 6,350 square feet in size.

Public notice of the public hearing was transmitted to all property owners on the block face.

ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Additional Map
4. Application
5. Boundary Map

SPECIAL MINIMUM LOT SIZE BLOCK			
Application	581		
Date Received:	9/9/2015	Date Complete:	9/23/2015
Street(s) Name:	Coal Street	Lot(s)	3000 block Coal Street
Cross Streets:	Des Chaumes Street	and	Linn Street
Side of street:	North		
MINIMUM LOT SIZE:			
<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
3001	SFR	Y	5,782
3005	SFR	Y	6,350
3007	SFR	Y	6,350
3009	SFR	Y	6,350
3011	SFR		6,350
3013	SFR		6,350
3015	SFR		6,350
3017	SFR	Y	6,350
3019	SFR		6,340
3121	SFR		6,350
3125	SFR		6,350
3127	SFR		6,350
3129	SFR	Y	10,655

Evidence of Support (must be 51% or more by area for Director administrative approval):							
Of	86,277	Square Feet in the Proposed Application Area	41,837	Square Feet are Owned by Property Owners Signing in Support of the Petition =	48%		
Single Family Calculation:							
Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 60%):							
	13	# developed or restricted to no more than two SFR Units	Of	13	Total number of SFR lots in the Proposed Application Area	13	Total number of lots in the Proposed Application Area 100%
	0	# of Multifamily lots					
	0	# of Commercial lots					
	0	# of Vacant Lots					
	13	Total					

Minimum Lot Size Calculations:					
Total # of lots	13	Total sq. ft. =	86,277	/ # of lots =	6,637 average sq. ft.
					6,350 median sq. ft.
	70 %				
Lots ranked by size	Size	% by Area	Cumulative % by Area		
1	10,655	12.3%	12.3%		
2	6,350	7.4%	19.7%		
3	6,350	7.4%	27.1%		
4	6,350	7.4%	34.4%		
5	6,350	7.4%	41.8%		
6	6,350	7.4%	49.1%		
7	6,350	7.4%	56.5%		
8	6,350	7.4%	63.9%		
9	6,350	7.4%	71.2%		
10	6,350	7.4%	78.6%		
11	6,350	7.4%	85.9%		
12	6,340	7.3%	93.3%		
13	5,782	6.7%	100.0%		

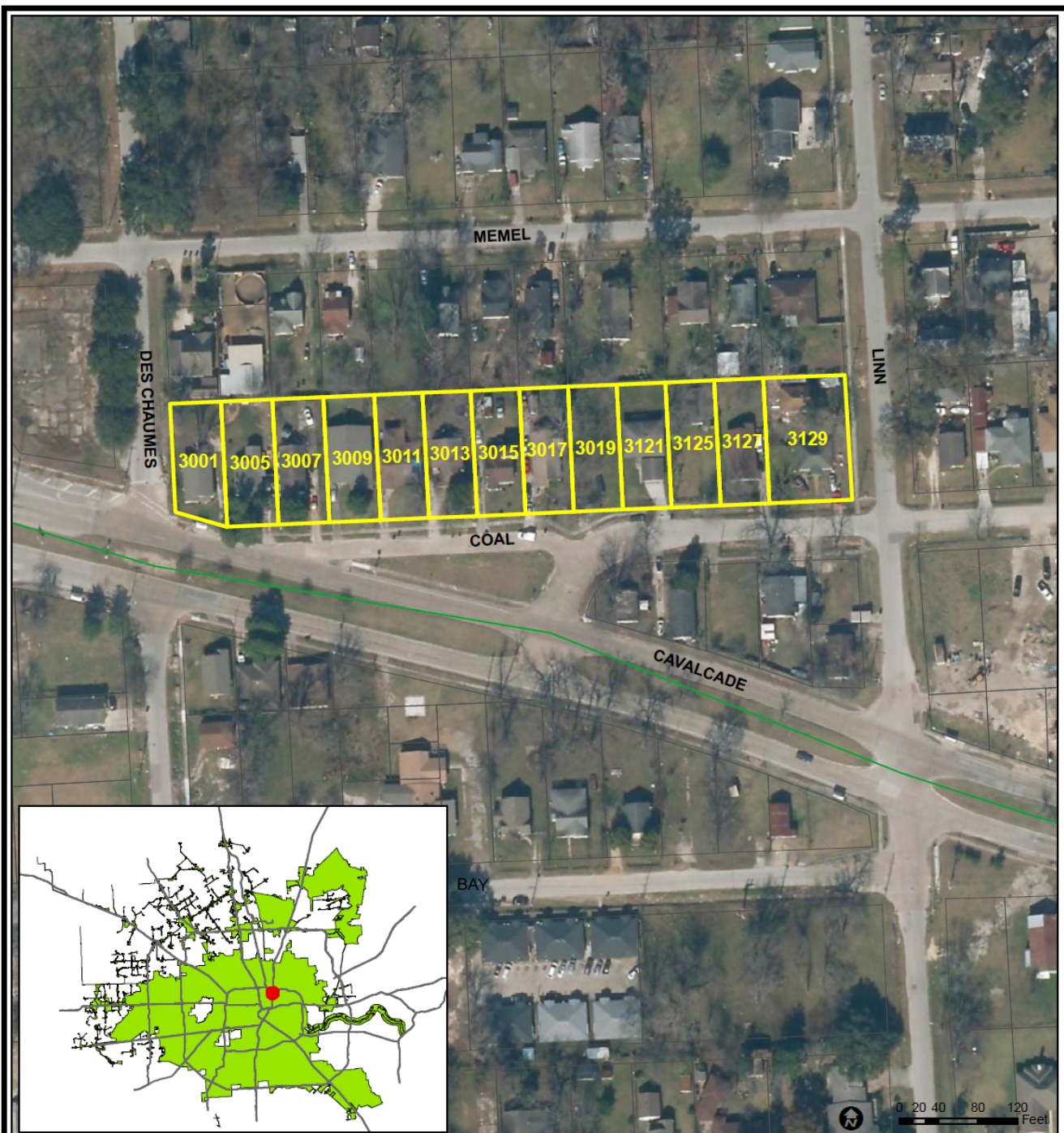
City of Houston

Special Minimum Lot Size Block


Planning Commission Staff Report
Planning and Development Department







Special Minimum Lot Size
3000 block of Coal
North side, between Des Chaumes Street and Linn Street
6,350 Square Feet

 Special Minimum Lot Size Boundary

Source: Harris County Appraisal District
Date: November 30, 2015
Reference: MLS581

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Special Minimum Lot Size Block Application

According to

Section 42-197 of Chapter 42 of the Code of Ordinances



PLANNING &
DEVELOPMENT
DEPARTMENT

Please complete entire application form.

1. Location:

North Side of the 3000 Block of Coal St.

General Location:

Example: North side of Golden Retriever Drive between Boxer and Schnauzer Streets

Specific Legal Description

Lots 66-78, Block 3, IN BAY STREET GARDENS

Example: Blocks 15, Lots 1-5, in Cocker Spaniel Subdivision

2. Contacts:

Primary

Applicant ELEANOR D. SHAFER

Phone # 832-452-4134

Address 3005 COAL ST

E-mail

City HOUSTON, TEXAS

State TX Zip 77026

Alternate

Applicant ANNE STUTTS

Phone #

Address 3520 W BAY ST

E-mail

City HOUSTON

State TX Zip 77026

3. Project Information (Staff Use Only-Do Not Fill In):

File # 581

Key Map #

TIRZ

Lambert #

Super N'hood

Census Tract

City Council District

B

4. Submittal Requirements:

Please Check

Completed application form (this page)

☒

Petition signed by the applicant (page 4)

☒

Evidence of support from the property owners within the boundary (page 5)

☒

Signed deed restriction statement (page 6)

☒

Copy of deed restrictions, if applicable

☒

Sample of Notification Sign (page 8)

☒

Map or sketch showing the address, land use and size of all lots within boundary area

☒

Data showing the actual size of each lot

☒

Special Minimum Lot Size Block

Planning and Development Department

