

# HOUSTON PLANNING COMMISSION

## AGENDA

FEBRUARY 4, 2016



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

# PLANNING COMMISSION MEMBERS



Mark A. Kilkenny, *Chair*  
M. Sonny Garza, *Vice Chair*  
Susan Alleman  
Bill Baldwin  
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.  
Charles O. Dean, 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](http://www.houstonplanning.com)

E-mail us at:  
Planning and Development  
[Suzy.Hartgrove@houstontx.gov](mailto:Suzy.Hartgrove@houstontx.gov)

Plat Tracker Home Page:  
[www.HoustonPlatTracker.org](http://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):** \_\_\_\_\_

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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**

**February 4, 2016**

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

### **Call to Order**

### **Director's Report**

### **Approval of the January 21, 2016 Planning Commission Meeting Minutes**

- I. Semiannual Report of the Capital Improvements Advisory Committee On Drainage Impact Fees** (Rudy Moreno)
- II. Semiannual Report of the Capital Improvements Advisory Committee On Water and Wastewater Impact Fees** (Rudy Moreno)
- III. 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 (Aracely Rodriguez, Marlon Connley, Muxian Fang, Christa Stoneham)
  - e. Subdivision Plats with Special Exception Requests
  - f. Reconsiderations of Requirement (Marlon)
  - 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)
- IV. Establish a public hearing date of March 3, 2016**
  - a. Cypress Creek Lakes Commercial Reserves partial replat no 1
  - b. Hidden Meadow Sec 15 partial replat no 1
  - c. Knoll Park Sec 2
  - d. Kolbe Farms partial replat no 1
  - e. Kolbe Farms partial replat no 2
  - f. Kolbe Farms partial replat no 3
  - g. Langwood Sec 3 partial replat no 3
  - h. North Kingwood Forest partial replat no 1
  - i. Wonderland Educational Estate Association
  - j. Woodland Acres partial replat no 4
- V. Consideration of an Off-Street Parking Variance for a property located at 2605 Reed Road (Muxian Fang)**
- VI. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 2000 block of Brentwood Drive, North and South Sides – MLS 585 (Abraham Zorrilla)**
- VII. Public Comment**
- VIII. Adjournment**

## **Minutes of the Houston Planning Commission**

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

January 21, 2016  
Meeting to be held in  
Council Chambers, Public Level, City Hall Annex  
2:30 p.m.

### **Call to order**

**Chair, Mark A. Kilkenny called the meeting to order at 2:37 p.m. with a quorum present.**

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Fernando Brave

Kenneth Bohan

Absent

Antoine Bryant

Lisa Clark

Algenita Davis

Truman C. Edminster III

James R. Jard

Absent

Paul R. Nelson

Linda Porras-Pirtle

Absent

Shafik Rifaat

Pat Sanchez

Absent

Mark Sikes

Absent

Martha Stein

Eileen Subinsky

Shaukat Zakaria

Arrived at 2:48 p.m. during item #83

Mark Mooney for

Absent

Honorable James Noack

Charles O. Dean for

The Honorable Grady Prestage

Raymond Anderson for

The Honorable Ed Emmett

### **EXOFFICIO MEMBERS**

Carol A. Lewis

Dale A. Rudick, P.E.

## DIRECTOR'S REPORT

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

## APPROVAL OF THE JANUARY 7, 2016 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 7, 2016 Planning Commission meeting minutes.

Motion: **Rifaat**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

### I. PLATTING ACTIVITY (Consent items A and B, 1-78)

Items removed for separate consideration: **4, 12, 29 and 43.**

Staff recommendation: Approve staff's recommendations for items **1 - 78** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 78** subject to the CPC 101 form conditions.

Motion: **Bryant**

Second: **Subinsky**

Vote: **Unanimous**

Opposing: **None**

**Commissioners Alleman and Edminster recused themselves.**

Staff recommendation: Approve staff's recommendation to approve items **4, 12, 29 and 43** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approved items **4, 12, 29 and 43** subject to the CPC 101 form conditions.

Motion: **Clark**

Second: **Subinsky**

Vote: **Unanimous**

Abstaining: **None**

**Commissioners Alleman and Edminster returned.**

### C PUBLIC HEARINGS

#### 79 Ayrshire Addition Sec 1 partial replat no 1

**C3N**

**Defer**

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

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

Motion: **Edminster**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

#### 80 Briggs Estates

**C3N**

**Defer**

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

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

Motion: **Stein**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

#### 81 Evelyn Court replat no 1

**C3N**

**Approve**

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

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

Motion: **Edminster**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

#### 82 Falls at Dry Creek Sec 1 partial replat no 1

**C3N**

**Approve**

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

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

Motion: **Bryant**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

**83 Gaut partial replat no 1 C3N Defer**  
Staff recommendation: Defer the plat for two weeks per the applicant's request.  
Commission action: Deferred the plat for two weeks per the applicant's request.  
Motion: **Clark** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**  
Speaker: Rick Plaeger – opposed

**84 Hyde Park Main Addition no 3 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: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**85 Knoll Park 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: **Edminster** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

**86 Shadyvilla Addition no 1 C3N Approve**  
**partial replat no 2**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**87 Southmont Addition Annex no 4 C3N Defer**  
**partial replat no 1**  
Staff recommendation: Defer the plat for two weeks at the request of Council Member Green.  
Commission action: Deferred the plat for two weeks at the request of Council Member Green.  
Motion: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**88 Viet Hoa Estates 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: **Rifaat** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**89 Willowick Forest 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: **Davis** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

## **D VARIANCES**

**90 Aldine Fire Station GP GP Defer**  
Staff recommendation: Defer the plat for two weeks for further study and review.  
Commission action: Deferred the plat for two weeks for further study and review.  
Motion: **Edminster** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

**91 Harlien Acres C2 Defer**  
Staff recommendation: Defer the plat for two weeks per Chapter 42 planning standards.

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

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

**92      Hidden Meadow East GP      GP      Defer**

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

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

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

**93      Pearl Whole Foods      C2R      Defer**

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

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

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

**94      Riverside Park Reserve      C2R      Approve**

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

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

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

**95      Tran Residence      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: **Clark**      Second: **Alleman**      Vote: **Unanimous**      Abstaining: **None**

**96      Wabash North Shepherd      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: **Clark**      Second: **Garza**      Vote: **Unanimous**      Abstaining: **None**

Speakers: Betty Heacker, applicant and Carol Kleiber – supportive; Council Member Kubosh – no position stated

**E      SPECIAL EXCEPTIONS**

**97      Wrights Landing at Legends Trace Sec 3      C3P      Approve**

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

Commission action: Grant the requested special exceptions and approve the plat subject to the CPC 101 form conditions.

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

**F      RECONSIDERATION OF REQUIREMENTS**

**98      Elyson Sec 8      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: **Alleman**      Second: **Garza**      Vote: **Unanimous**      Abstaining: **None**

**99 U Pull and Pay Houston****C2R****Defer**

Staff recommendation: Defer the requested variance for two weeks per Chapter 42 planning standards.

Commission action: Deferred the requested variance for two weeks per Chapter 42 planning standards.

Motion: **Bryant**Second: **Rifaat**Vote: **Unanimous**Abstaining: **None****100 Union Park GP****GP****Approve**

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

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

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

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

**G EXTENSIONS OF APPROVAL**

101	Alder Trails Sec 5	EOA	Approve
102	Alder Trails Sec 6	EOA	Approve
103	Azalea District Sec 3	EOA	Approve
104	Beckner Place	EOA	Approve
105	Castle Rock Reserve Southwest	EOA	Approve
106	Northpointe Reach Drive Street Dedication Sec 1	EOA	Approve
107	Pillot Gully Stormwater Detention Facility	EOA	Approve
108	Pinafore Reserves partial replat no 1	EOA	Approve
109	Spring Green Corners	EOA	Approve
110	Spring Stuebner Apartments	EOA	Approve
111	Sunrise Montrose	EOA	Approve

**H-NAME CHANGES****NONE****I CERTIFICATES OF COMPLIANCE**

112	0 Donegal Way	COC	Approve
113	4055 Marisco Place	COC	Approve
114	18226 Sentry Pine Ct	COC	Approve

Staff recommendation: Approve staff's recommendation for items 101-114.

Commission action: Approved staff's recommendation for items 101-114.

Motion: **Subinsky**Second: **Bryant**Vote: **Unanimous**Abstaining: **None****J ADMINISTRATIVE****NONE****K DEVELOPMENT PLATS WITH VARIANCE REQUESTS****NONE**

**II. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 18, 2016 FOR:**

a. Sunshine Ranch Estates partial replat no 1

Staff recommendation: Establish a public hearing date of February 18, 2016 for items **II a.**

Commission action: Established a public hearing date of February 18, 2016 for items **II a.**

Motion: **Clark**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**Items III and IV were taken together at this time**

**III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR BRIAR VILLAGE SUBDIVISION, SECTIONS 1 AND 4**

**IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR BRIAR VILLAGE SUBDIVISION, SECTIONS 1, 2 AND 3**

Staff Recommendation: Approve the consideration of a Special Minimum Lot Size Area application for Briar Village Subdivision, Sections 1 and 4 with a modified boundary and forward to City Council.

Approve the consideration of a Special Minimum Lot Size Area application for Briar Village Subdivision, Sections 1, 2 and 3, and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Area application for Briar Village Subdivision, Sections 1 and 4 with a modified boundary and forwarded to City Council.

Approved the consideration of a Special Minimum Lot Size Area application for Briar Village Subdivision, Sections 1, 2 and 3, and forwarded to City Council

Motion: **Edminster**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**V. PUBLIC COMMENT  
NONE**

**VI. ADJOURNMENT**

There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 3:37 p.m.

Motion: **Subinsky**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

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**Mark A. Kilkenny, Chair**

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**Patrick Walsh, Secretary**

Item		App	Staff's	
No.	Subdivision Plat Name	Type	Deferral	Recommendation
A-Consent				
1	Alder Trails Sec 9	C3F		Approve the plat subject to the conditions listed
2	Aldine Western Road Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
3	Aldine Westfield Self Storage	C2		Defer Chapter 42 planning standards
4	Aliana Somerled Avenue at Clouston Avenue Street Dedication	SP		Approve the plat subject to the conditions listed
5	Amended Plat of Almeda Place partial replat no 7	C3F		Approve the plat subject to the conditions listed
6	Bridgeland Parkland Village Sec 3	C3F		Defer Chapter 42 planning standards
7	Bridgeland Parkland Village Sec 4	C3F		Defer Chapter 42 planning standards
8	Clay Estate partial replat no 3	C3F		Approve the plat subject to the conditions listed
9	Clay Estate partial replat no 4	C3F	DEF1	Approve the plat subject to the conditions listed
10	Cypress Creek Park Sec 1	C2	DEF1	Defer Applicant request
11	Deca	C2	DEF1	Defer Chapter 42 planning standards
12	Discount Tire Hillcroft	C2		Approve the plat subject to the conditions listed
13	Emerald Gardens	C3F		Approve the plat subject to the conditions listed
14	Enclave at Kolbe Farms	C2		Defer Chapter 42 planning standards
15	Evlyn Court replat no 1	C3F		Approve the plat subject to the conditions listed
16	Evolve Office Complex	C2		Approve the plat subject to the conditions listed
17	Fresno Mart	C2		Approve the plat subject to the conditions listed
18	GFY Express Car Wash	C2		Approve the plat subject to the conditions listed
19	Golden Valley Shopping Center	C2		Approve the plat subject to the conditions listed
20	Gordon Crossing	C2		Approve the plat subject to the conditions listed
21	Grand Parkway Distribution Center Sec 1	C3F		Approve the plat subject to the conditions listed
22	Greenhouse Road West Apartments	C2		Approve the plat subject to the conditions listed
23	Hampton Creek Sec 9	C3F		Approve the plat subject to the conditions listed
24	HCMUD No 321 Lift Station No 1	C2		Approve the plat subject to the conditions listed
25	Highland Glen Sec 4	C3F		Approve the plat subject to the conditions listed
26	Hyde Park Main Addition no 3 partial replat no 1	C3F		Approve the plat subject to the conditions listed
27	Jacquelyn Oaks	C3F	DEF1	Approve the plat subject to the conditions listed
28	Khera Estates	C3F		Approve the plat subject to the conditions listed
29	Kieth Harrow Boulevard Multi School Site	C2		Approve the plat subject to the conditions listed
30	Lakecrest Forest Sec 8	C3F		Approve the plat subject to the conditions listed



**Platting Summary****Houston Planning Commission****PC Date: February 04, 2016**

<b>Item No.</b>	<b>Subdivision Plat Name</b>	<b>App Type</b>	<b>Deferral</b>	<b>Staff's Recommendation</b>
31	Lakecrest Forest Sec 9	C3F		Approve the plat subject to the conditions listed
32	Lakewood Pines Boulevard Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
33	Madera Run Parkway Street Dedication Sec 2	SP		Approve the plat subject to the conditions listed
34	Madera Run Parkway Street Dedication Sec 3	SP		Approve the plat subject to the conditions listed
35	Marcello Lakes Sec 1	C3F		Approve the plat subject to the conditions listed
36	Morton Creek Ranch GP	GP		Defer Chapter 42 planning standards
37	Morton Creek Ranch Sec 17	C3P		Approve the plat subject to the conditions listed
38	Morton Creek Ranch Sec 18	C3P		Approve the plat subject to the conditions listed
39	Newport Court	C3F		Approve the plat subject to the conditions listed
40	Peek Road Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
41	Pinto Business Park Drive Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
42	Redeemed Christian Church of God Mercy Hall	C2		Defer Additional information reqd
43	Royal Brook at Kingwood Sec 14	C3F		Approve the plat subject to the conditions listed
44	Shadyvilla Addition no 1 partial replat no 2	C3F		Approve the plat subject to the conditions listed
45	Silverglen North Sec 12	C3F	DEF1	Approve the plat subject to the conditions listed
46	Skyview Park Sec 11	C3F		Approve the plat subject to the conditions listed
47	Sommerall Square Sec 1	C3F	DEF1	Approve the plat subject to the conditions listed
48	Super Ohm Inc	C2		Approve the plat subject to the conditions listed
49	Terra Rica Estates	C2		Defer Additional information reqd
50	Tidwell Lakes Sec 5	C3F		Approve the plat subject to the conditions listed
51	Timbercrest Village Drive Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
52	Tinys Center	C2		Approve the plat subject to the conditions listed
53	Valley Ranch Town Center East Market Street	C3P		Approve the plat subject to the conditions listed
54	Valley Ranch Town Center Retail South East	C3P		Approve the plat subject to the conditions listed
55	Varnett Public School	C2	DEF2	Approve the plat subject to the conditions listed
56	Village of Kings Lake Sec 4	C3F	DEF1	Withdraw
57	Westhaven Estates Sec 1 partial replat no 3	C3F	DEF2	Approve the plat subject to the conditions listed
58	Westside Tennis and Fitness	C2		Approve the plat subject to the conditions listed
59	Wildwood at Oakcrest North Sec 24	C3F		Approve the plat subject to the conditions listed
60	Willowcreek Ranch Sec 7	C3F		Approve the plat subject to the conditions listed
61	Wilson Farms	C3F		Defer Additional information reqd
62	Windstone Colony South Sec 5	C3F		Approve the plat subject to the conditions listed

**Platting Summary****Houston Planning Commission****PC Date: February 04, 2016**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
63	Windstone Colony Sec 9	C3F		Approve the plat subject to the conditions listed
64	Woodlands Village of Creekside Park Commercial Sec 8	C2		Withdraw
65	Woodridge Forest Sec 12	C3P		Approve the plat subject to the conditions listed
66	World Houston H and H Site	C2		Approve the plat subject to the conditions listed

**B-Replats**

67	Aragon View	C2R	DEF1	Approve the plat subject to the conditions listed
68	Archer Place	C2R		Defer Chapter 42 planning standards
69	Buck Street Place	C2R	DEF1	Defer Chapter 42 planning standards Final Deferral.
70	Carpenters Landing Detention Reserve	C3R		Approve the plat subject to the conditions listed
71	Childress Place	C2R		Approve the plat subject to the conditions listed
72	Cline Homes	C2R		Approve the plat subject to the conditions listed
73	CMT Spring Cypress	C2R		Approve the plat subject to the conditions listed
74	CVS Spring Creek replat no 1	C2R	DEF1	Defer Chapter 42 planning standards
75	Dalwadi	C2R	DEF1	Approve the plat subject to the conditions listed
76	Dorothy Patio Homes	C2R		Defer Additional information reqd
77	Eastex Shopping Center Little York	C2R		Approve the plat subject to the conditions listed
78	Eigel View Estates	C2R		Approve the plat subject to the conditions listed
79	Elysian Eilat	C2R		Approve the plat subject to the conditions listed
80	Energy Park South partial replat no 1	C2R		Approve the plat subject to the conditions listed
81	Estates at Richton Street	C2R		Defer Chapter 42 planning standards.
82	Fayridge Express	C2R		Approve the plat subject to the conditions listed
83	Fisher Green	C2R		Approve the plat subject to the conditions listed
84	Fry 529 Center partial replat no 2	C2R		Approve the plat subject to the conditions listed
85	Grogans Gate	C2R		Approve the plat subject to the conditions listed
86	Groves Sec 11	C3R		Approve the plat subject to the conditions listed
87	Hardy Acres partial replat no 1	C2R		Approve the plat subject to the conditions listed
88	Magnolia Park partial replat no 2	C2R		Approve the plat subject to the conditions listed
89	Mooney Center	C2R		Approve the plat subject to the conditions listed
90	Mount Houston Road MUD Wastewater Treatment Plant	C2R		Approve the plat subject to the conditions listed
91	North Hempstead Plaza	C2R		Defer Chapter 42 planning standards
92	Pappas at Maxey Road replat no 1	C2R		Approve the plat subject to the conditions listed

**Platting Summary****Houston Planning Commission****PC Date: February 04, 2016**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
93	Plaza at FM 1463	C2R		Approve the plat subject to the conditions listed
94	Plaza on Cypress Station	C2R		Approve the plat subject to the conditions listed
95	Provision at Four Corners	C2R	DEF1	Approve the plat subject to the conditions listed
96	Robin Hood Poultry Farms partial replat no 1	C2R	DEF1	Defer LGL deed rests review pending
97	Shepnett Square	C2R	DEF1	Withdraw
98	Streamside	C2R	DEF2	Withdraw
99	Uptown Crossing Retail Sec 1 partial replat no 1	C2R		Approve the plat subject to the conditions listed
100	Yale Street Plaza at Fifth Street	C2R		Approve the plat subject to the conditions listed

**C-Public Hearings Requiring Notification**

101	Ayrshire Addition Sec 1 partial replat no 1	C3N	DEF2	Disapprove
102	Bradford Place partial replat no 3	C3N		Approve the plat subject to the conditions listed
103	Briggs Estates	C3N	DEF1	Approve the plat subject to the conditions listed
104	Gaut partial replat no 1	C3N	DEF1	Defer Applicant request
105	Monarch Estates Sec 2 partial replat no 1	C3N		Defer Applicant request
106	Northborough Sec 2 partial replat no 1	C3N		Approve the plat subject to the conditions listed
107	Reinerman Townhomes Sec 2 replat no 1	C3N		Defer Applicant request
108	Southmont Addition Annex no 4 partial replat no 1	C3N	DEF1	Approve the plat subject to the conditions listed
109	Terraces on West 28th Street replat no 1	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed

**D-Variances**

110	Aldine Fire Station GP	GP	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
111	Harlien Acres	C2	DEF1	Withdraw
112	Hidden Meadow East GP	GP	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
113	Pearl Whole Foods	C2R	DEF1	Defer Chapter 42 planning standards
114	Provision at Four Corners GP	GP		Withdraw
115	Sanchez Addition on Becker Road	C2		Defer Applicant request
116	University Place First partial replat no 2	C2R		Defer Additional information reqd
117	Villas on Polk	C2		Defer Chapter 42 planning standards
118	Westfield Properties	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed

**E-Special Exceptions**

None

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
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**F-Reconsideration of Requirements**

119	Reserves at FM 529 and Kentwick	C3P		Grant the requested special exception(s) and Approve the plat subject to the conditions listed
120	U Pull and Pay Houston	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed

**G-Extensions of Approval**

121	City Centre at Midtown	EOA		Approve
122	Cypress Creek Lakes Sec 22	EOA		Approve
123	Cypress Creek Lakes Sec 24	EOA		Approve
124	Cypress Gardens Reserve	EOA		Approve
125	Hampton Creek Sec 8	EOA		Approve
126	Laurel Park Sec 3	EOA		Approve
127	Pinnacle at Parkway Lakes	EOA		Approve
128	Willow Creek Industrial Park Sec 1	EOA		Approve

**H-Name Changes**

129	Uptown Houston Development West 23rd Street Townhomes (prev. Uptown Houston Development West 22nd Street Townhomes)	NC		Approve
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**I-Certification of Compliance**

130	22732 Keith Dr.	COC		Approve
131	7403 Greenyard Dr.	COC		Defer
132	Miller Wilson Rd	COC		Approve
133	25447 Needham	COC		Approve

**J-Administrative**

None

**K-Development Plats with Variance Requests**

134	4006 Meadow Lake Lane	DPV		Deny
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**Consideration of Off-Street Parking Variances**

V	2605 Reed Road	PV		Approve
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 1  
**Action Date:** 02/04/2016  
**Plat Name:** Alder Trails Sec 9  
**Developer:** Taylor Morrison of Texas, Inc.  
**Applicant:** GBI Partners, LP  
**App No/Type:** 2016-0176 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	5.8190	Total Reserve Acreage:	0.5920
Number of Lots:	29	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 196
County	Zip	Key Map ©	City / ETJ
Harris	77433	367P	ETJ

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#### ***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. Alder Trail Sec 8 and Alder Trails Cypress North Houston Road Sec 1 must be recorded prior to or simultaneously with this plat.

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

#### ***For Your Information:***

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 1  
**Action Date:** 02/04/2016  
**Plat Name:** Alder Trails Sec 9  
**Developer:** Taylor Morrison of Texas, Inc.  
**Applicant:** GBI Partners, LP  
**App No/Type:** 2016-0176 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION  
WLE & STM S E CANNOT OVERLAPP, WHICH IS NOT ALLOWED

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)

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

Label 25 foot building line

There does not appear to be a street name duplication with this plat

Required UVE has been shown on the Plat. It should be shown on construction plan also

WB left turn lane will be required on Cypress N. Houston Road at Birchwood Grove Blvd

Questions concerning the informational comments should be directed to the agency's author. Planning and Development  
Department 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:** 02/04/2016  
**Plat Name:** Aldine Western Road Street Dedication Sec 1  
**Developer:** Harris County MUD No 406  
**Applicant:** Brown & Gay Engineers, Inc.  
**App No/Type:** 2016-0096 SP

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	0.9862	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 406
County	Zip	Key Map ©	City / ETJ
Harris	77038	372T	ETJ

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#### ***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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 2  
**Action Date:** 02/04/2016  
**Plat Name:** Aldine Western Road Street Dedication Sec 1  
**Developer:** Harris County MUD No 406  
**Applicant:** Brown & Gay Engineers, Inc.  
**App No/Type:** 2016-0096 SP

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)  
Provide recording info at recordation  
Dedications by separate instrument outside of plat boundary needs to be recorded prior to plat recordation  
Show limits of temp. access easement  
NB left turn lane will be required on Ella Blvd at Aldine Western Road.  
EB left turn lane should be added on Aldine Western at Ella Blvd by striping.  
Harris County Traffic and Public Review Groups should be contacted for pavement transition prior to plan submittal.  
Show signage to be revised on existing Aldine Western Road to Sharmon Road (Dead-End, warning arrow etc).  
Speed Limit of 35 MPH should be posted for WB 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:** 3  
**Action Date:** 02/04/2016  
**Plat Name:** Aldine Westfield Self Storage  
**Developer:** AMWK Storage Associates LLC  
**Applicant:** Town and Country Surveyors  
**App No/Type:** 2016-0093 C2

**Staff Recommendation:**  
Defer Chapter 42 planning standards

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***

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

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

056. Sections of a subdivision shall be identified numerically and sequentially.

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.

#### ***For Your Information:***

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

<b>Agenda Item:</b>	4	<b>Staff Recommendation:</b>	Approve the plat subject to the conditions listed
<b>Action Date:</b>	02/04/2016		
<b>Plat Name:</b>	Aliana Somerled Avenue at Clouston Avenue Street Dedication		
<b>Developer:</b>	Aliana Development Company		
<b>Applicant:</b>	LJA Engineering, Inc.- (West Houston Office)		
<b>App No/Type:</b>	2016-0087 SP		

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Total Acreage:	3.2370	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 134 A
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526Y	ETJ

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#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.
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)
- 059.1. Legal Description in title and on plat must match at recordation 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.

Fort Bend Engineer: Change all curb returns adjacent to major thoroughfares from 25' to 30.

Coordinate with adjacent development.

Confirm ROW width with Fort Bend County Engineering.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 02/04/2016  
**Plat Name:** Amended Plat of Almeda Place partial replat no 7  
**Developer:** Kudo Home Solutions  
**Applicant:** Richard Grothues Designs  
**App No/Type:** 2016-0172 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.1515	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493X	City

#### ***Conditions and Requirements for Approval***

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

#### ***For Your Information:***

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

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

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:** 6  
**Action Date:** 02/04/2016  
**Plat Name:** Bridgeland Parkland Village Sec 3  
**Developer:** Bridgeland Development, LP  
**Applicant:** McKim & Creed, Inc.  
**App No/Type:** 2016-0160 C3F

**Staff Recommendation:**  
Defer Chapter 42 planning standards

Total Acreage:	22.4100	Total Reserve Acreage:	4.1220
Number of Lots:	48	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	366S	ETJ

#### ***Conditions and Requirements for Approval***

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. Bridge Parkland Village Sec 1 and Bridge land Creek Pkwy from Creekside Bend to Fry Road must be recorded prior to or simultaneously with this plat.

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

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

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

#### ***For Your Information:***

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 6  
**Action Date:** 02/04/2016  
**Plat Name:** Bridgeland Parkland Village Sec 3  
**Developer:** Bridgeland Development, LP  
**Applicant:** McKim & Creed, Inc.  
**App No/Type:** 2016-0160 C3F

**Staff Recommendation:**  
Defer Chapter 42 planning  
standards

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

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

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

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

There does not appear to be any street name duplications with this plat

Street name should be different at a 90-degree angle at several locations

Sec 1 will need to be recorded prior to or simultaneously with this plat

Verify with city if Lightning Trail is a valid street name at a loop

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 02/04/2016  
**Plat Name:** Bridgeland Parkland Village Sec 4  
**Developer:** Bridgeland Development, LP  
**Applicant:** McKim & Creed, Inc.  
**App No/Type:** 2016-0163 C3F

**Staff Recommendation:**  
 Defer Chapter 42 planning standards

Total Acreage:	14.3300	Total Reserve Acreage:	2.2720
Number of Lots:	48	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	366S	ETJ

#### ***Conditions and Requirements for Approval***

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. Bridge Parkland Village Sec 1 and 3 and Bridge land Creek Pkwy from Creekside Bend to Fry Road must be recorded prior to or simultaneously with this plat.

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

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

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

#### ***For Your Information:***

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

Harris Engineer: 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)

There doesn't appear to be any street name duplications with this plat.

street name will need to change at a 90-degree angle

Sec 3 will need to be recorded prior to or simultaneously with this plat



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 8  
**Action Date:** 02/04/2016  
**Plat Name:** Clay Estate partial replat no 3  
**Developer:** Riddle Development  
**Applicant:** Civil Concepts, Inc.  
**App No/Type:** 2016-0085 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	0.8350	Total Reserve Acreage:	0.0230
Number of Lots:	11	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

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#### ***Conditions and Requirements for Approval***

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

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

#### ***For Your Information:***

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 8  
**Action Date:** 02/04/2016  
**Plat Name:** Clay Estate partial replat no 3  
**Developer:** Riddle Development  
**Applicant:** Civil Concepts, Inc.  
**App No/Type:** 2016-0085 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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PWE Utility Analysis: A WASTEWATER CAPACITY RESERVATION LETTER IS REQUIRED FOR THIS PROJECT.

PLEASE ATTACH A COPY OF THE PROPOSED RE PLAT TO THE WCR APPLICATION (LONG OR SHORT FORM).

City Engineer: DETENTION IS REQUIRED AND W.M.E. IS REQUIRED

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

Parks and Recreation: To be added to the general notes on the face of the plat: 1) No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas, for construction within the subdivision until such time as the funds required under provisions of Section 42-253 of the Code of Ordinances of the City of Houston, Texas, has been submitted and accepted by the City.

2) This property(s) is located in Park Sector number 10.

3) This percentage (100%) shall be applied to the then-current fee in lieu of dedication.

4) The then-current fee in lieu of dedication shall be applied to this number (10 units) of dwelling units.

5) No land is being established as Private Park or dedicated to the public for Park purposes.

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 9  
**Action Date:** 02/04/2016  
**Plat Name:** Clay Estate partial replat no 4  
**Developer:** Intownhomes, LTD  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2016-0054 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	0.8707	Total Reserve Acreage:	0.0100
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

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#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy. Label fire hydrant as indicated on markup.
203. Provide complete Recordation Package when submitting plat for 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  
Please attach a copy of the proposed re-plat to the WCR application.  
City Engineer: DETENTION IS REQUIRED

PWE Utility Analysis: A wastewater Capacity reservation letter is required for this project  
Please attach a copy of the proposed re-plat to the WCR application.  
City Engineer: DETENTION IS REQUIRED

PWE Traffic: The minimum dimensions for parking spaces are 9'X20'. Current spaces are shown as 9'X19'.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 02/04/2016  
**Plat Name:** Cypress Creek Park Sec 1  
**Developer:** Timber Lane Utility District  
**Applicant:** Van De Wiele & Vogler, Inc.  
**App No/Type:** 2016-0074 C2

**Staff Recommendation:**  
Defer Applicant request

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Total Acreage:	79.8820	Total Reserve Acreage:	79.8820
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:	Timber Lane Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77373	332D	ETJ

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#### ***Conditions and Requirements for Approval***

046. General Plan approval is required prior to this section. (24)

047. Make all corrections and additions as indicated on the marked file copy. Address access and block lengths. Revised registry received.

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

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

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

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

General Plan shall be submitted by Monday at 11.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 10  
**Action Date:** 02/04/2016  
**Plat Name:** Cypress Creek Park Sec 1  
**Developer:** Timber Lane Utility District  
**Applicant:** Van De Wiele & Vogler, Inc.  
**App No/Type:** 2016-0074 C2

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**Staff Recommendation:**  
Defer Applicant request

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 recorded plat name, street names, and orientation for Timber Lane sec 3  
Label block number  
Ensure that reserve has access to a public street  
Label Hardy toll road with recording information  
No connection to a public street has been shown. Access thru adjacent single family subdivision will not be allowed from an unrestricted reserve

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 02/04/2016  
**Plat Name:** Deca  
**Developer:** GILLESPIE -JENSEN DEVELOPMENT LLC  
**Applicant:** ICMC GROUP INC  
**App No/Type:** 2015-2495 C2

**Staff Recommendation:**  
Defer Chapter 42 planning  
standards

Total Acreage:	0.6173	Total Reserve Acreage:	0.0043
Number of Lots:	11	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494J	City

#### ***Conditions and Requirements for Approval***

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make all corrections and additions as indicated on the marked file copy.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 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)
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

This plat must be posted as a C2R (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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 11  
**Action Date:** 02/04/2016  
**Plat Name:** Deca  
**Developer:** GILLESPIE -JENSEN DEVELOPMENT LLC  
**Applicant:** ICMC GROUP INC  
**App No/Type:** 2015-2495 C2

**Staff Recommendation:**  
Defer Chapter 42 planning standards

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PWE Utility Analysis: A WASTEWATER CAPACITY RESERVATION LETTER IS REQUIRED FOR THIS PROJECT.  
PLEASE ATTACH A COPY OF THE PROPOSED RE PLAT TO THE WCR APPLICATION.

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:** 12  
**Action Date:** 02/04/2016  
**Plat Name:** Discount Tire Hillcroft  
**Developer:** Halle Properties, L.L.C.  
**Applicant:** Terra Associates, Inc.  
**App No/Type:** 2016-0088 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.8781	Total Reserve Acreage:	0.8781
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77057	490V	City

#### ***Conditions and Requirements for Approval***

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

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

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

1. All engineering data is required.

#### ***For Your Information:***

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

PWE Utility Analysis: A WASTEWATER CAPACITY RESERVATION LETTER IS REQUIRED FOR THIS PROJECT.

PLEASE ATTACH A COPY OF THE PROPOSED RE PLAT TO THE WCR APPLICATION (LONG OR SHORT FORM).

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:** 13  
**Action Date:** 02/04/2016  
**Plat Name:** Emerald Gardens  
**Developer:** Inderra Builders, Inc.  
**Applicant:** Jones | Carter  
**App No/Type:** 2016-0180 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	4.2914	Total Reserve Acreage:	1.0126
Number of Lots:	39	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Type 1 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77047	573T	City/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)

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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 - This will require a Plat Release Letter before approval.  
City Engineer: 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.  
W.M.E IS REQUIRED.

PWE Traffic: Please detail the location and alignment of the proposed on-site parking for approval.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 02/04/2016  
**Plat Name:** Enclave at Kolbe Farms  
**Developer:** Lovett Homes  
**Applicant:** TRI-TECH SURVEYING CO., L.P./BEC-LIN ENGINEERING,  
L.P./GLOBAL SURVEYORS, INC.  
**App No/Type:** 2016-0110 C2

**Staff Recommendation:**  
Defer Chapter 42 planning  
standards

Total Acreage:	0.5956	Total Reserve Acreage:	0.0097
Number of Lots:	14	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450R	City

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#### ***Conditions and Requirements for Approval***

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

085. The minimum acceptable lot width shall be 20 feet. Review 42-135. (187)

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

Lot width averaging table required.

1. Address 10' radius along Shared Driveway as indicated on the PDF Markup. 2. Block face exhibit required.

#### ***For Your Information:***

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





**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 14

**Action Date:** 02/04/2016

**Plat Name:** Enclave at Kolbe Farms

**Developer:** Lovett Homes

**Applicant:** TRI-TECH SURVEYING CO., L.P./BEC-LIN ENGINEERING,  
L.P./GLOBAL SURVEYORS, INC.

**Staff Recommendation:**

Defer Chapter 42 planning standards

**App No/Type:** 2016-0110 C2

PWE Utility Analysis: A WASTEWATER CAPACITY RESERVATION LETTER IS REQUIRED FOR THIS PROJECT.

PLEASE ATTACH A COPY OF THE PROPOSED RE PLAT TO THE WCR APPLICATION (LONG OR SHORT FORM).

PWE Traffic: Approved with proposed on-site parking.

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

City Engineer: DETENTION IS REQUIRED

Parks and Recreation: To be added to the general notes on the face of the plat: 1) This percentage (100%) shall be applied to the then-current fee in lieu of dedication. 2) The then-current fee in lieu of dedication shall be applied to this number (14 units) of dwelling units. 3) No land is being established as Private Park or dedicated to the public for Park purposes.

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



**Agenda Item:** 15  
**Action Date:** 02/04/2016  
**Plat Name:** Evlyn Court replat no 1  
**Developer:** Barry Lynn  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2016-0154 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	0.1148	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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493G	City

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***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. The legal description on the face of the plat shall match the title commitment 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.

Please attach a copy of the proposed re-plat to the WCR application.

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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 16  
**Action Date:** 02/04/2016  
**Plat Name:** Evolve Office Complex  
**Developer:** West Belt Surveying, Inc.  
**Applicant:** West Belt Surveying, Inc.  
**App No/Type:** 2016-0149 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	10.0680	Total Reserve Acreage:	10.0680
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	77070	329P	ETJ

#### ***Conditions and Requirements for Approval***

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

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

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

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

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

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 16  
**Action Date:** 02/04/2016  
**Plat Name:** Evolve Office Complex  
**Developer:** West Belt Surveying, Inc.  
**Applicant:** West Belt Surveying, Inc.  
**App No/Type:** 2016-0149 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, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) .

callout ROW widths on carter road

Show existing 55' ROW on Carter Road as shown on Trendsetter Replat No 2 and Extension. Provide additional 5' ROW dedication to achieve 60' width. Adjust building line accordingly.

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 17  
**Action Date:** 02/04/2016  
**Plat Name:** Fresno Mart  
**Developer:** Fresno Mart  
**Applicant:** Civil-Surv Land Surveying, L.C.  
**App No/Type:** 2016-0002 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	2.0000	Total Reserve Acreage:	2.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77545	611W	ETJ

#### ***Conditions and Requirements for Approval***

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

#### ***For Your Information:***

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

City Engineer: DETENTION IS REQUIRED

Fort Bend Engineer: Provide 10' Landscape easement adjacent to Trammel Fresno Rd and Teal Bend.  
Provide Construction plans.  
Dedicate 12' row adjacent to Teal Bend for right turn lane.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 02/04/2016  
**Plat Name:** GFY Express Car Wash  
**Developer:** GFY Express Car Wash  
**Applicant:** Hovis Surveying Company Inc.  
**App No/Type:** 2016-0147 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	1.0310	Total Reserve Acreage:	1.0310
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:	Northwest Harris County MUD 30
County	Zip	Key Map ©	City / ETJ
Harris	77379	290V	ETJ

#### ***Conditions and Requirements for Approval***

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

#### ***For Your Information:***

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

City Engineer: DETENTION IS REQUIRED

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

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

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

UVE should be checked at Alvine A. Klein Drive and Kuykendahl Road.

20'x20' cutback is required at corner of Alvine A. Klein and Kuykendahl Road.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 19  
**Action Date:** 02/04/2016  
**Plat Name:** Golden Valley Shopping Center  
**Developer:** Huei Lee  
**Applicant:** HRS and Associates, LLC  
**App No/Type:** 2016-0118 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	1.8920	Total Reserve Acreage:	1.8920
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Fort Bend County MUD 30
County	Zip	Key Map ©	City / ETJ
Fort Bend	77083	527N	ETJ

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#### ***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 Construction plans.

Change 10' reserve to 10' landscape easement to comply with City of Houston.

Submit variance request to FBC for 10' Landscape to comply with FBC green space regulations.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 20  
**Action Date:** 02/04/2016  
**Plat Name:** Gordon Crossing  
**Developer:** Daniel P. Gordon  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2016-0142 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	33.6570	Total Reserve Acreage:	33.6570
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Spencer Road PUD
County	Zip	Key Map ©	City / ETJ
Harris	77084	408N	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.

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)

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

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

#### ***For Your Information:***

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 20  
**Action Date:** 02/04/2016  
**Plat Name:** Gordon Crossing  
**Developer:** Daniel P. Gordon  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2016-0142 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

City Engineer: DETENTION IS REQUIRED

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

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

Dedicate 10 foot building line along Shining Sumac Ave.

UVE should be checked at Shining Sumac Ave and FM 529.

Traffic Impact Analysis will be required if access is taken off Shining Sumac Ave. A joint scoping meeting with TxDOT is recommended.

Documentation of TxDOT driveway approval should be submitted with site plans.

Call out width of L3 at corner of Shining Sumac Ave and FM 529. Should be 28.28' for 20'x20' cutback.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 02/04/2016  
**Plat Name:** Grand Parkway Distribution Center Sec 1  
**Developer:** First Industrial, L.P., a Delaware limited partnership  
**Applicant:** Windrose Land Services, Inc.  
**App No/Type:** 2016-0132 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	49.8067	Total Reserve Acreage:	48.4260
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:	West Harris County MUD 2
County	Zip	Key Map ©	City / ETJ
Harris	77493	445P	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.

159. Provide centerline tie.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

Centerline tie and align the proposed right of way for First Park Drive with the right of way to the west located within the Morton Creek Ranch General Plan.

#### ***For Your Information:***

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

City Engineer: DETENTION IS REQUIRED

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)

Left turn lane will be required on Morton Ranch Road at proposed driveway. Storage of LTL will be according approved TIA .

Construction plan of Fast Park Drive (Project Number 2039672) has been approved.

Documentation of TxDOT driveway approval should be submitted with site plans.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 22  
**Action Date:** 02/04/2016  
**Plat Name:** Greenhouse Road West Apartments  
**Developer:** Davis Development  
**Applicant:** R.G. Miller Engineers  
**App No/Type:** 2016-0179 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	13.5010	Total Reserve Acreage:	13.5010
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	West Park MUD
County	Zip	Key Map ©	City / ETJ
Harris	77084	446V	ETJ

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#### ***Conditions and Requirements for Approval***

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

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

#### ***For Your Information:***

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

City Engineer: DETENTION IS REQUIRED

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)

Traffic Impact Analysis will be required to determine locations of driveway, median opening, and left turn lane storage.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 23  
**Action Date:** 02/04/2016  
**Plat Name:** Hampton Creek Sec 9  
**Developer:** D.R. Horton-Texas, Ltd.  
**Applicant:** Jones & Carter, Inc. - The Woodlands  
**App No/Type:** 2016-0133 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	136.7300	Total Reserve Acreage:	110.7700
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:	Combination	Utility District:	Northampton MUD
County	Zip	Key Map ©	City / ETJ
Harris	77389	291A	ETJ

#### ***Conditions and Requirements for Approval***

013. Provide written approval of plat with Recordation Package from the following pipeline company(s). (Houston Pipeline Company)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
052. Hampton Creek Sec 7 must be recorded prior to or simultaneously with this plat.
- 153.1. Measure from ROW edge to ROW edge to accurately measure intersection spacing.
203. Provide complete Recordation Package when submitting plat for 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:** 23

**Action Date:** 02/04/2016

**Plat Name:** Hampton Creek Sec 9

**Developer:** D.R. Horton-Texas, Ltd.

**Applicant:** Jones & Carter, Inc. - The Woodlands

**App No/Type:** 2016-0133 C3F

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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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 recreational use for reserve B for future hike and bike trail

Verify in sec 7 if Pointe Spring Crossing changes names due to a 90 degree bend

There does not appear to be street duplications with this plat

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 24  
**Action Date:** 02/04/2016  
**Plat Name:** HCMUD No 321 Lift Station No 1  
**Developer:** Harris County MUD No 321  
**Applicant:** Brown & Gay Engineers, Inc.  
**App No/Type:** 2016-0099 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.2692	Total Reserve Acreage:	0.2692
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 321
County	Zip	Key Map ©	City / ETJ
Harris	77038	372X	ETJ

#### ***Conditions and Requirements for Approval***

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

052. Pinto Business Park Unrestricted Reserve on Ella and Ella BLVD Street Dedication Sec 2 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)

1. 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.

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)

Ella Blvd will need to be recorded prior to or simultaneously with this plat



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 25  
**Action Date:** 02/04/2016  
**Plat Name:** Highland Glen Sec 4  
**Developer:** Highland Resources  
**Applicant:** Van De Wiele & Vogler, Inc.  
**App No/Type:** 2016-0094 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	13.6217	Total Reserve Acreage:	0.4206
Number of Lots:	69	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Timber Lane Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77373	332D	ETJ

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#### ***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 easements and/or fee strips must be shown on the plat. Identify all easements.

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

159. Provide centerline tie.

203. Provide complete Recordation Package when submitting plat for 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  
MAKE SURE NO OVERLAPPING WLE.

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)

Easements dedicated outside of plat boundary will need to be recorded prior to plat recordation

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 26  
**Action Date:** 02/04/2016  
**Plat Name:** Hyde Park Main Addition no 3 partial replat no 1  
**Developer:** Covington Builders LLC  
**Applicant:** ICMC GROUP INC  
**App No/Type:** 2016-0157 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.1434	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	492R	City

#### ***Conditions and Requirements for Approval***

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

073.1. Replat Legal Descriptions on plat and title shall follow guidelines and/or examples. Original plat name listed in legal description must match what was recorded.

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

#### ***For Your Information:***

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

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

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 27  
**Action Date:** 02/04/2016  
**Plat Name:** Jacquelyn Oaks  
**Developer:** BGT Construction, LLC  
**Applicant:** Bates Development Consultants  
**App No/Type:** 2016-0080 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	1.0106	Total Reserve Acreage:	0.0080
Number of Lots:	15	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451T	City

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#### ***Conditions and Requirements for Approval***

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

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

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

Please attach a copy of the proposed re-plat to the WCR application.

PWE Traffic: Approved with proposed on-site parking spaces.

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 10'X20' W.L.E. TO CONNECT TO FIRE HYDRANT EASEMENT, ALSO DETENTION IS REQUIRED

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 28  
**Action Date:** 02/04/2016  
**Plat Name:** Khera Estates  
**Developer:** Khera Interests Inc  
**Applicant:** Survey 1, Inc.  
**App No/Type:** 2016-0010 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	0.4860	Total Reserve Acreage:	0.1640
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	Septic Tank
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77086	411F	ETJ

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#### ***Conditions and Requirements for Approval***

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

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

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

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

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

1. Change years in dedication language to 2016.
2. Show 10'x10' fire hydrant easement with the proposed fire hydrant.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 02/04/2016

**Plat Name:** Khera Estates

**Developer:** Khera Interests Inc

**Applicant:** Survey 1, Inc.

**App No/Type:** 2016-0010 C3F

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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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)

There does not appear to be a street name duplication with this plat.

5-foot building line would need to be dedicated by separate instrument by adjacent property owner or shift Trath drive 5 feet to the west and include building line on plat

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 29  
**Action Date:** 02/04/2016  
**Plat Name:** Kieth Harrow Boulevard Multi School Site  
**Developer:** Brooks and Sparks, Inc.  
**Applicant:** West Belt Surveying, Inc.  
**App No/Type:** 2016-0152 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	39.8250	Total Reserve Acreage:	39.8250
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:	Barker Cypress MUD
County	Zip	Key Map ©	City / ETJ
Harris	77084	447D	ETJ

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#### ***Conditions and Requirements for Approval***

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (156)
047. Make minor corrections and additions as indicated on the marked file copy.
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
- 146.1. Provide for dedication of cutback(s) as indicated on the marked file copy.
148. Revise street name(s) as indicated on the marked file copy. (133-134)
186. Appendix B: Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

#### ***For Your Information:***

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



## PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 29  
**Action Date:** 02/04/2016  
**Plat Name:** Kieth Harrow Boulevard Multi School Site  
**Developer:** Brooks and Sparks, Inc.  
**Applicant:** West Belt Surveying, Inc.  
**App No/Type:** 2016-0152 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)  
Label fire and EMS table  
ROW hypotenuse L1 at corner of Cairnvillage Drive and Keith Harrow Blvd should be 28.28' for 20'x20' cutback. Additional ROW at NW corner clip

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 02/04/2016  
**Plat Name:** Lakecrest Forest Sec 8  
**Developer:** Porter Road LTD., A Texas Limited Partnership  
**Applicant:** EHRA  
**App No/Type:** 2016-0156 C3F

**Staff Recommendation:**  
 Approve the plat subject to  
 the conditions listed

Total Acreage:	2.3199	Total Reserve Acreage:	0.0808
Number of Lots:	13	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 65
County	Zip	Key Map ©	City / ETJ
Harris	77493	4445	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.
144. Provide a minimum 50-foot cul-de-sac radius as indicated on the marked file copy. Refer to PWE Design Manual. (131)
148. Change street name(s) as indicated on the marked file copy. (133-134)
203. Provide complete Recordation Package when submitting plat for 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)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 02/04/2016  
**Plat Name:** Lakecrest Forest Sec 9  
**Developer:** Porter Road LTD., A Texas Limited Partnership  
**Applicant:** EHRA  
**App No/Type:** 2016-0161 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	2.3528	Total Reserve Acreage:	0.0821
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***

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.

144. Provide a minimum 50-foot cul-de-sac radius as indicated on the marked file copy. Refer to PWE Design Manual. (131)

203. Provide complete Recordation Package when submitting plat for 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)

Exhibit for UVE shown on the plat has not been checked. Exhibit should be sent for review. It should be checked based on ultimate roadway cross section of Morton Road at Lakecrest Forest Drive .  
Corner ROW radius has been revised from 25' to 30' as 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:** 02/04/2016  
**Plat Name:** Lakewood Pines Boulevard Street Dedication Sec 1  
**Developer:** KB Home Lone Star, Inc.  
**Applicant:** Jones | Carter  
**App No/Type:** 2016-0047 SP

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	1.6700	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 422
County	Zip	Key Map ©	City / ETJ
Harris	77044	377T	ETJ

#### **Conditions and Requirements for Approval**

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

#### **For Your Information:**

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

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

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

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

Label name of collector street

Show west lake houston parkway on plat

Provide a temporary roadway easement by separate instrument for a turnaround

EB left turn lane will be required on Lakewood Pines Blvd at Keystone Forest Lane.

WB left turn lane will be required on Lakewood Pines Blvd at future Road on west side.

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 33  
**Action Date:** 02/04/2016  
**Plat Name:** Madera Run Parkway Street Dedication Sec 2  
**Developer:** Crescent LHTX 2012, LLC  
**Applicant:** Brown & Gay Engineers, Inc.  
**App No/Type:** 2016-0104 SP

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	0.7659	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 504
County	Zip	Key Map ©	City / ETJ
Harris	77346	377K	ETJ

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#### ***Conditions and Requirements for Approval***

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

#### ***For Your Information:***

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

Harris Engineer: 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 curve radii along centerline and ROW lines

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 34  
**Action Date:** 02/04/2016  
**Plat Name:** Madera Run Parkway Street Dedication Sec 3  
**Developer:** Crescent LHTX 2012, LLC  
**Applicant:** Brown & Gay Engineers, Inc.  
**App No/Type:** 2016-0103 SP

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	1.5470	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 504
County	Zip	Key Map ©	City / ETJ
Harris	77346	377K	ETJ

#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.
052. Madera Run Parkway Street Dedication Sec 2 must be recorded prior to or simultaneously with this plat.
151. Revise the public street system as indicated on the marked file copy. Label 1200' centerline, per prior approved variance.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

#### ***For Your Information:***

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)  
Sec 2 will need to be recorded prior to or simultaneously with this plat  
Verify curve radii along centerline and ROW lines

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 35  
**Action Date:** 02/04/2016  
**Plat Name:** Marcello Lakes Sec 1  
**Developer:** Benchmark Acquisitions, LLC., A Texas Limited Liability Corporation  
**Applicant:** EHRA  
**Ann No/Type:** 2016-0177 C3F

**Staff Recommendation:**  
 Approve the plat subject to the conditions listed

Total Acreage:	61.6700	Total Reserve Acreage:	24.2700
Number of Lots:	148	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 536
County	Zip	Key Map ©	City / ETJ
Harris	77493	445E	City/ETJ

#### **Conditions and Requirements for Approval**

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

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

#### **For Your Information:**

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

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

"UVE should be checked at Fortunata Way and Clay Road.

WB left turn lane will be required on Clay Road at Fortunata Way.

Traffic should be contacted before initiating the design for roundabout".

There does not appear to be any street name duplications with this plat label recording info for Clay Road and Porter Road



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 36  
**Action Date:** 02/04/2016  
**Plat Name:** Morton Creek Ranch GP  
**Developer:** Woodmere Development Co., Ltd  
**Applicant:** Robert Doley, Planner  
**App No/Type:** 2016-0130 GP

**Staff Recommendation:**  
Defer Chapter 42 planning standards

Total Acreage:	520.5733	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 432
County	Zip	Key Map ©	City / ETJ
Harris	77493	445K	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.

137. Centerline tie collector at south end of GP. 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)

151. Revise the public street system as indicated on the marked file copy (Connection to ROW to south, in Forbidden Gardens area.)

#### ***For Your Information:***

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

Harris County Flood Control District: HCFCD Review - This plat will require a Plat Release Letter before it can be released.  
(HCFCD).

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)

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 37  
**Action Date:** 02/04/2016  
**Plat Name:** Morton Creek Ranch Sec 17  
**Developer:** Woodmere Development Co., Ltd  
**Applicant:** Robert Doley, Planner  
**App No/Type:** 2016-0134 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	3.8140	Total Reserve Acreage:	0.3124
Number of Lots:	11	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 432
County	Zip	Key Map ©	City / ETJ
Harris	77493	445P	ETJ

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#### ***Conditions and Requirements for Approval***

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

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

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

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

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 37  
**Action Date:** 02/04/2016  
**Plat Name:** Morton Creek Ranch Sec 17  
**Developer:** Woodmere Development Co., Ltd  
**Applicant:** Robert Doley, Planner  
**App No/Type:** 2016-0134 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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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 "XX acres, xx sft is to be dedicated to the public for ROW purposes"

Morton Ranch Road is the name of the major thoroughfare

There does not appear to be a street name duplication with this plat

Easements outside of plat boundary dedicated by separate instrument will need to be recorded prior to plat recordation

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](mailto:wastewater@hcpid.org). For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org).

WB Left Turn lane will be required on Morton Road at Winchester Ranch Trail.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 38  
**Action Date:** 02/04/2016  
**Plat Name:** Morton Creek Ranch Sec 18  
**Developer:** Woodmere Development Co., Ltd  
**Applicant:** Robert Doley, Planner  
**App No/Type:** 2016-0138 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	13.0930	Total Reserve Acreage:	0.2360
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 432
County	Zip	Key Map ©	City / ETJ
Harris	77493	445N	ETJ

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#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Sec 17, and western drainage area, must be recorded prior to or simultaneously with the subsequent final plat.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 073.2. Subdivision name shown of the face of the plat must match the subdivision name shown on the CPC101 Form.

#### ***For Your Information:***

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 38  
**Action Date:** 02/04/2016  
**Plat Name:** Morton Creek Ranch Sec 18  
**Developer:** Woodmere Development Co., Ltd  
**Applicant:** Robert Doley, Planner  
**App No/Type:** 2016-0138 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Harris County Flood Control District: HCFCD Review - This plat will require a Plat Release Letter before it can be released.  
(HCFCD).

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 analysis at Cherry Green at Winchester

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](mailto:wastewater@hcpid.org). For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org).

Easements outside of plat boundary are to be recorded by separate instrument prior to plat recordation

Check with Traffic if driveways are permitted on Verdant Spring Trail

Sec 17 is to be recorded prior to or simultaneously with this plat

There does not appear to be any street name duplications with this plat

Verify if RedCedar is one name

WB left turn lane will be required on Morton Road at Winchester Ranch Trail.

Plat name call out at southeast corner of Morton Road and Winchester Ranch Trail as "Morton Creek Ranch South Sec 1" should be "Morton Creek Ranch Sec 17" according to GP.

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 39  
**Action Date:** 02/04/2016  
**Plat Name:** Newport Court  
**Developer:** Newport Court, LTD  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2016-0083 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	23.9180	Total Reserve Acreage:	9.8070
Number of Lots:	68	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:	Newport MUD
County	Zip	Key Map ©	City / ETJ
Harris	77532	379T	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.

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)  
There does not appear to be any street name duplications with this plat  
Check with COH if there is enough public ROW frontage for reserve C  
WB LTL on N. Diamondhead required  
Address a walking route to adjacent elementary school  
Provide TxDOT driveway approval documentation with site plans for development of Reserve B. Contact TxDOT project development staff regarding their plans for FM 2100 expansion.

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 40  
**Action Date:** 02/04/2016  
**Plat Name:** Peek Road Street Dedication Sec 1  
**Developer:** Clay Road 628 Development, LP  
**Applicant:** Brown & Gay Engineers, Inc.  
**App No/Type:** 2016-0141 SP

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	8.8840	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 287
County	Zip	Key Map ©	City / ETJ
Harris	77449	445L	ETJ

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#### ***Conditions and Requirements for Approval***

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

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

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

#### ***For Your Information:***

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

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

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

ROW will need to be obtained from HL and P prior to recordation  
Show curve information. Tables for curves and tangents are missing.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 02/04/2016  
**Plat Name:** Pinto Business Park Drive Street Dedication Sec 1  
**Developer:** Harris County MUD No 406  
**Applicant:** Brown & Gay Engineers, Inc.  
**App No/Type:** 2016-0097 SP

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	2.4230	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 406
County	Zip	Key Map ©	City / ETJ
Harris	77038	372T	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.

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

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 02/04/2016  
**Plat Name:** Redeemed Christian Church of God Mercy Hall  
**Developer:** Redeemed Christian Church of God Mercy Hall  
**Applicant:** The Redeemed Christian Church of God, Mercy Hall  
**App No/Type:** 2016-0005 C2

**Staff Recommendation:**  
Defer Additional  
information reqd

Total Acreage:	2.3791	Total Reserve Acreage:	2.3791
Number of Lots:	0	Number of Multifamily Units:	1
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
Fort Bend	77494	485J	ETJ

#### ***Conditions and Requirements for Approval***

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

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

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

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

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

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

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

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

#### ***For Your Information:***

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



**PLANNING &  
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DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 42  
**Action Date:** 02/04/2016  
**Plat Name:** Redeemed Christian Church of God Mercy Hall  
**Developer:** Redeemed Christian Church of God Mercy Hall  
**Applicant:** The Redeemed Christian Church of God, Mercy Hall  
**App No/Type:** 2016-0005 C2

**Staff Recommendation:**  
Defer Additional  
information reqd

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City Engineer: DETENTION IS REQUIRED

Fort Bend Engineer: Remove detention out of 25' building line.

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:** 43  
**Action Date:** 02/04/2016  
**Plat Name:** Royal Brook at Kingwood Sec 14  
**Developer:** Friendswood Development  
**Applicant:** Jones | Carter  
**App No/Type:** 2016-0007 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	8.9300	Total Reserve Acreage:	1.1895
Number of Lots:	33	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77365	297K	City

#### ***Conditions and Requirements for Approval***

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.

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

052. 2015-2456 and 2015-2249 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)

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

#### ***For Your Information:***

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 43  
**Action Date:** 02/04/2016  
**Plat Name:** Royal Brook at Kingwood Sec 14  
**Developer:** Friendswood Development  
**Applicant:** Jones | Carter  
**App No/Type:** 2016-0007 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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PWE Utility Analysis: A WASTEWATER CAPACITY RESERVATION LETTER IS REQUIRED FOR THIS PROJECT.  
PLEASE ATTACH A COPY OF THE PROPOSED RE PLAT TO THE WCR APPLICATION (LONG OR SHORT FORM).  
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:** 44  
**Action Date:** 02/04/2016  
**Plat Name:** Shadyvilla Addition no 1 partial replat no 2  
**Developer:** Corum Properties LTD  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2016-0181 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.5165	Total Reserve Acreage:	0.5165
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	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.

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

Add: 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 site. Please attach a copy of the proposed re-plat with your application.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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:** 02/04/2016  
**Plat Name:** Silverglen North Sec 12  
**Developer:** DS Silverglen North, LLC  
**Applicant:** IDS Engineering Group  
**App No/Type:** 2015-2650 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	17.8050	Total Reserve Acreage:	0.1247
Number of Lots:	83	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 304
County	Zip	Key Map ©	City / ETJ
Harris	77014	371D	ETJ

#### ***Conditions and Requirements for Approval***

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

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

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

203. Provide complete Recordation Package when submitting plat for 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)

There does not appear to be any street name duplications

check with Traffic dept about driveway permitting along Sandlewood Trail Lane and Sandalwood creek Lane

General plan shows a street stub for lot 1 block 3. Verify if this is a city requirement

Sandlewood Trail Lane has 2 suffixes in the name. Revise street name.

City Engineer: WLE & SSE CANNOT OVERLAPP, WHICH IS NOT ALLOWED. ALSO MAKE SURE THAT THE SUBDIVISION HAS DETENTION



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 46  
**Action Date:** 02/04/2016  
**Plat Name:** Skyview Park Sec 11  
**Developer:** Skymark Development Co., Inc.  
**Applicant:** Brown & Gay Engineers, Inc.  
**App No/Type:** 2016-0100 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	18.8400	Total Reserve Acreage:	1.3090
Number of Lots:	118	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 393
County	Zip	Key Map ©	City / ETJ
Harris	77047	573P	City

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#### ***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)

record West Orem Drive Street Dedication Sec 1 prior to or simultaneously with this plat

#### ***For Your Information:***

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

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this site. Please attach a copy of the proposed re-plat with your application.

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

PWE Traffic: Parking can be accommodated along the curb of the 50' residential streets.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 02/04/2016  
**Plat Name:** Sommerall Square Sec 1  
**Developer:** K.B. Home Lone Star Inc  
**Applicant:** Pape-Dawson Engineers  
**App No/Type:** 2015-2625 C3F

**Staff Recommendation:**  
 Approve the plat subject to  
 the conditions listed

Total Acreage:	8.3100	Total Reserve Acreage:	1.0050
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***

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. 2015-0963 name change must be approved 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 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. (HC)  
 street names do not appear to be duplicates

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 02/04/2016  
**Plat Name:** Super Ohm Inc  
**Developer:** SUPER OHM INC  
**Applicant:** Field Data Srvce, Inc  
**App No/Type:** 2016-0098 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	1.6398	Total Reserve Acreage:	1.6398
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	N/A
County	Zip	Key Map ©	City / ETJ
Harris	77429	368E	ETJ

#### ***Conditions and Requirements for Approval***

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

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."

Revise all dates to 2016

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 02/04/2016  
**Plat Name:** Super Ohm Inc  
**Developer:** SUPER OHM INC  
**Applicant:** Field Data Srvce, Inc  
**App No/Type:** 2016-0098 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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City Engineer: DETENTION IS REQUIRED

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

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

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

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](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) .

Label correct recording info for Blossomheath Road

"UVE should be checked for making right turn on red by EB traffic on Blossomheath at Huffmeister Road Traffic should be contacted prior to submitting site development plan to review driveway locations and geometry. A limited scope TIA should address ingress and egress especially address exits from the property travelling north on Huffmeister Road: a driveway to Blossomheath at the far south corner with median modifications may be required.

Access to Huffmeister Road shall be right-in/right-out driveways".

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 49

**Action Date:** 02/04/2016

**Plat Name:** Terra Rica Estates

**Developer:** KING'S LAND SURVEYING SOLUTIONS, LLC

**Applicant:** KING'S LAND SURVEYING SOLUTIONS, LLC

**App No/Type:** 2016-0045 C2

**Staff Recommendation:**

Defer Additional  
information reqd

Total Acreage:	5.0000	Total Reserve Acreage:	5.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77484	282D	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)

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

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

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

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

revise all dates to 2016.  
add the single family notes

***For Your Information:***

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 49

**Action Date:** 02/04/2016

**Plat Name:** Terra Rica Estates

**Developer:** KING'S LAND SURVEYING SOLUTIONS, LLC

**Applicant:** KING'S LAND SURVEYING SOLUTIONS, LLC

**App No/Type:** 2016-0045 C2

**Staff Recommendation:**

Defer Additional  
information reqd

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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](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) .

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 50  
**Action Date:** 02/04/2016  
**Plat Name:** Tidwell Lakes Sec 5  
**Developer:** Knight Management  
**Applicant:** ICMC GROUP INC  
**App No/Type:** 2016-0033 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	13.3200	Total Reserve Acreage:	0.0000
Number of Lots:	71	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77044	457A	ETJ

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#### ***Conditions and Requirements for Approval***

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

the drawing is to 1'=60" but the scale itself on the drawing indicated its 1'=50" and may be misleading, please revise scale.

#### ***For Your Information:***

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

Verify adjacent section numbers

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](mailto:wastewater@hcpid.org). For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org).

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 02/04/2016  
**Plat Name:** Timbercrest Village Drive Street Dedication Sec 1  
**Developer:** Elmfield Holdings, LLC  
**Applicant:** Windrose Land Services, Inc.  
**App No/Type:** 2016-0136 SP

**Staff Recommendation:**  
 Approve the plat subject to  
 the conditions listed

Total Acreage:	2.4475	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77389	250S	ETJ

#### ***Conditions and Requirements for Approval***

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

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

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)

coordinate r.o.w transition with Harris county.

#### ***For Your Information:***

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

Engineer is to send public review as an "As Built" of the existing roadway to make a determination if geometry will be accepted. This is to be done before final plan approval

Label recording info. for Haven at Augusta Woods village apartments

Label recording info. on west side of Kuykendahl Road

Show west ROW line of Kuykendahl road

Traffic Impact Analysis will be required for new developments on south side of Timbercrest Village Drive



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 52  
**Action Date:** 02/04/2016  
**Plat Name:** Tinys Center  
**Developer:** ZULFIQAR KAREDIA  
**Applicant:** Catalyst Techincal Group, Inc.  
**App No/Type:** 2016-0153 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	1.7854	Total Reserve Acreage:	1.7854
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	77073	333F	ETJ

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#### ***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.

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

label reserve use as commercial

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 52  
**Action Date:** 02/04/2016  
**Plat Name:** Tinys Center  
**Developer:** ZULFIQAR KAREDA  
**Applicant:** Catalyst Technical Group, Inc.  
**App No/Type:** 2016-0153 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, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) .

Label recording info. for adjacent reserve

UVE should be checked at Mesquite Ridge Drive and Aldine Westfield Road.

25'x25' cutback is required . Intersection is a future candidate for traffic signal.

No driveway will be allowed off Mesquite Ridge Drive as there is a landscape reserve.

Geometries of Mesquite Ridge Drive on both sides of Aldine Westfield Road should match.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 02/04/2016  
**Plat Name:** Valley Ranch Town Center East Market Street  
**Developer:** Valley Ranch Town Center Holdings, LLC  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2016-0091 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	6.5860	Total Reserve Acreage:	6.5860
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:	New Caney MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	256T	ETJ

#### ***Conditions and Requirements for Approval***

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

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

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

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

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)

label reserve use as commercial

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 54  
**Action Date:** 02/04/2016  
**Plat Name:** Valley Ranch Town Center Retail South East  
**Developer:** Valley Ranch Town Center Holdings, LLC  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2016-0092 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	4.2500	Total Reserve Acreage:	4.2500
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:	New Caney MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	256T	ETJ

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#### ***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.

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)

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 55  
**Action Date:** 02/04/2016  
**Plat Name:** Varnett Public School  
**Developer:** Varnett Public School  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2015-2601 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	4.2310	Total Reserve Acreage:	4.2310
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77028	455G	City

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#### ***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.  
PLEASE ATTACH A COPY OF THE PROPOSED RE PLAT TO THE WCR APPLICATION.

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:** 56

**Staff Recommendation:**

**Action Date:** 02/04/2016

Withdraw

**Plat Name:** Village of Kings Lake Sec 4

**Developer:** Gateway Land Development/Kings Lake, LP

**Applicant:** Baseline Corporation

**App No/Type:** 2016-0017 C3F

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Total Acreage:	23.6100	Total Reserve Acreage:	5.6500
Number of Lots:	105	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 148
County	Zip	Key Map ©	City / ETJ
Harris	77044	416L	ETJ

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***Conditions and Requirements for Approval***

A public hearing is required

***For Your Information:***

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

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)  
label ROW width for Lockwood Road  
rededicate widening by plat. Adjust plat boundary  
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.  
Add 1-foot reserve at King Olaf Drive  
UVE should be checked at King John Drive and Lockwood Road. Coordination with Lockwood Road CIP Project Manager, Mike Chang, will be required for access and NB LTL"  
easements dedicated by separate instrument outside of plat boundary will need to be recorded prior to plat recordation

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 02/04/2016  
**Plat Name:** Westhaven Estates Sec 1 partial replat no 3  
**Developer:** chateau Construction  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2015-2597 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.2964	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77057	491S	City

#### **Conditions and Requirements for Approval**

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

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

Add Deed restricted B.L 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.

A center-point encroachment approval letter is needed at the time of recordation of this plat.(encroachment into the 5' U.E)

#### **For Your Information:**

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

PWE Utility Analysis: A WASTEWATER CAPACITY RESERVATION LETTER IS REQUIRED FOR THIS PROJECT.  
PLEASE ATTACH A COPY OF THE PROPOSED RE PLAT TO THE WCR APPLICATION.

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%





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 58  
**Action Date:** 02/04/2016  
**Plat Name:** Westside Tennis and Fitness  
**Developer:** Kimley-Horn, Inc  
**Applicant:** Terra Surveying Company, Inc.  
**App No/Type:** 2016-0151 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	14.4060	Total Reserve Acreage:	14.4060
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77042	489P	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.

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)

Show the location and dimensions of all existing easements within the subdivision plat boundaries.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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.  
Please attach a copy of the proposed re-plat to the WCR application.

City Engineer: DETENTION IS REQUIRED

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

PWE Traffic: No comment.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 59  
**Action Date:** 02/04/2016  
**Plat Name:** Wildwood at Oakcrest North Sec 24  
**Developer:** Lennar Homes of Texas Land and Construction, LTD  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2016-0082 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	11.4290	Total Reserve Acreage:	2.4610
Number of Lots:	43	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Northwest Harris County MUD 5
County	Zip	Key Map ©	City / ETJ
Harris	77429	327D	ETJ

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#### ***Conditions and Requirements for Approval***

012.2.1 Dead-end utility easements are not permitted.

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

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

052. Tall Chestnut Street Dedication Sec 1 (App No 2015-2235) must be recorded prior to or simultaneously with this plat.

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

#### ***For Your Information:***

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



**PLANNING &  
DEVELOPMENT  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 59

**Action Date:** 02/04/2016

**Plat Name:** Wildwood at Oakcrest North Sec 24

**Developer:** Lennar Homes of Texas Land and Construction, LTD

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

**App No/Type:** 2016-0082 C3F

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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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)

Section 22 must be recorded prior to or simultaneously with this plat. (HC)

There does not appear to be any street name duplications with this plat

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](mailto:wastewater@hcpid.org). For drainage analysis related questions, email [civildevel@hcpid.org](mailto:civildevel@hcpid.org). (HC)

"UVE should be checked at Della Pines Drive and Tall Chestnut St.

The limits of the ROW dedication at Telge Road must be approved by Harris County CIP Project Manager, Tina Liu, prior to recordation"

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 02/04/2016  
**Plat Name:** Willowcreek Ranch Sec 7  
**Developer:** CC Telge Road, L.P., a Texas Limited Partnership  
**Applicant:** EHRA  
**App No/Type:** 2016-0166 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	47.2800	Total Reserve Acreage:	5.6000
Number of Lots:	13	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:	Open Ditch	Utility District:	Harris County MUD 416
County	Zip	Key Map ©	City / ETJ
Harris	77377	288W	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)

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

1) Provide release letter for the crossing of Willowcreek Ranch Road from all affected pipeline companies.

2) Conditions of approval only apply to the portion of property within City of Houston ETJ.

#### **For Your Information:**

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

City Engineer: DETENTION IS PROVIDED

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 61  
**Action Date:** 02/04/2016  
**Plat Name:** Wilson Farms  
**Developer:** Protus Wilson  
**Applicant:** Stewart Engineering  
**App No/Type:** 2016-0125 C3F

**Staff Recommendation:**  
Defer Additional  
information reqd

Total Acreage:	1.8450	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77336	259S	ETJ

**Conditions and Requirements for Approval**

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

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

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

- 1) Provide record information and corresponding documents for Plum Grove Road.
- 2) Zoom out within vicinity map.

**For Your Information:**

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

City Engineer: DETENTION IS REQUIRED. IF IT CAN ABANDON 36' ROW EASEMENT AND EXTEND PLUM GROVE RD?

City Engineer: DETENTION IS REQUIRED. IF IT CAN ABANDON 36' ROW EASEMENT AND EXTEND PLUM GROVE RD?

City Engineer: DETENTION IS REQUIRED. IF IT CAN ABANDON 36' ROW EASEMENT AND EXTEND PLUM GROVE 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:** 62  
**Action Date:** 02/04/2016  
**Plat Name:** Windstone Colony South Sec 5  
**Developer:** Windstone Development, LTD.  
**Applicant:** Texas Engineering And Mapping Company  
**App No/Type:** 2016-0114 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	1.9854	Total Reserve Acreage:	0.0414
Number of Lots:	10	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 284
County	Zip	Key Map ©	City / ETJ
Harris	77449	446G	ETJ

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#### ***Conditions and Requirements for Approval***

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

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

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)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 02/04/2016  
**Plat Name:** Windstone Colony Sec 9  
**Developer:** Windstone Development, LTD.  
**Applicant:** Texas Engineering And Mapping Company  
**App No/Type:** 2016-0113 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	2.6578	Total Reserve Acreage:	0.1747
Number of Lots:	12	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 284
County	Zip	Key Map ©	City / ETJ
Harris	77449	446C	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.

203. Provide complete Recordation Package when submitting plat for 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 for the full width of a standard 14'UE for the sides of Lots 7 and 8. Existing UE does not qualify as a "Return U.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.

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)  
There does not appear to be any street name duplications with this plat  
Label distance and bearing info on ROW lines for Iris Manor Court  
Label reason for 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.



**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 64

**Action Date:** 02/04/2016

**Plat Name:** Woodlands Village of Creekside Park Commercial Sec 8

**Developer:** THE WOODLANDS LAND DEVELOPMENT COMPANY, LP

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

**App No/Type:** 2016-0049 C2

**Staff Recommendation:**

Withdraw

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Total Acreage:	1.5240	Total Reserve Acreage:	1.5240
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris-Montgomery Counties MUD 386
County	Zip	Key Map ©	City / ETJ
Harris	77389	250N	ETJ

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#### ***Conditions and Requirements for Approval***

#### ***For Your Information:***

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

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 65  
**Action Date:** 02/04/2016  
**Plat Name:** Woodridge Forest Sec 12  
**Developer:** Cernus Development  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2016-0162 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	18.5230	Total Reserve Acreage:	2.0180
Number of Lots:	78	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:	Woodridge MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	296T	ETJ

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#### ***Conditions and Requirements for Approval***

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

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

#### ***For Your Information:***

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 02/04/2016  
**Plat Name:** World Houston H and H Site  
**Developer:** EastGroup Properties, LP  
**Applicant:** Windrose Land Services, Inc.  
**App No/Type:** 2016-0137 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	29.9867	Total Reserve Acreage:	29.5036
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	20	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77032	374Q	City

#### ***Conditions and Requirements for Approval***

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

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

#### ***For Your Information:***

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

PWE Utility Analysis: A WASTEWATER CAPACITY RESERVATION LETTER IS REQUIRED FOR THIS PROJECT.

PLEASE ATTACH A COPY OF THE PROPOSED RE PLAT TO THE WCR APPLICATION (LONG OR SHORT FORM).

ALL PRESCRIPTIVE OR RECORDED EASEMENT 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:** 67  
**Action Date:** 02/04/2016  
**Plat Name:** Aragon View  
**Developer:** Windrose Land Services, Inc.  
**Applicant:** Windrose Land Services, Inc.  
**App No/Type:** 2016-0042 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	1.1114	Total Reserve Acreage:	1.1114
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:	Harris County WCID 132
County	Zip	Key Map ©	City / ETJ
Harris	77379	331F	ETJ

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#### ***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.
202. Include Harris County Road Law certificate to Appendix A: Owners Acknowledgement. (Record.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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)  
Provide correct recording information for Cypresswood Drive  
Verify if utility easement currently exists across tract  
Driveway off Cypresswood Drive will be right-in/right-out type

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 68  
**Action Date:** 02/04/2016  
**Plat Name:** Archer Place  
**Developer:** Real Acquisitions  
**Applicant:** Bates Development Consultants  
**App No/Type:** 2015-2653 C2R

**Staff Recommendation:**  
Defer Chapter 42 planning  
standards

Total Acreage:	0.1429	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453T	City

#### ***Conditions and Requirements for Approval***

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

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

Use the appropriate Shared Driveway Symbolology to indicate primary driveway access.

#### ***For Your Information:***

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

PWE Utility Analysis:

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  
NEED DRAINAGE PLAN

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 69  
**Action Date:** 02/04/2016  
**Plat Name:** Buck Street Place  
**Developer:** Uvalde Center I, Ltd.  
**Applicant:** TKE Development Services, Ltd.  
**App No/Type:** 2016-0064 C2R

**Staff Recommendation:**  
Defer Chapter 42 planning  
standards Final Deferral.

Total Acreage:	0.4634	Total Reserve Acreage:	0.0000
Number of Lots:	7	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	City

#### ***Conditions and Requirements for Approval***

\* Both the Parks & Open Space and Residential Guest Parking tables need to be revised.

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

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

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

The maximum density allowed by Chapter 42 is twenty-seven Units per Acre.

(1.) A revised registry drawing is required as the one provided contains coordinates which do not line up appropriately with our Consolidated Transportation Plan/HCAD interface and, (2.) x1 parking space is required for every 6 units off of a shared driveway. Your parking table indicates you wish to provide off-street parking, however no parking plan was submitted. Please provide an off street parking plan or provide for parking within the plat boundary, either of which will provide for two residential guest spaces.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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  
Please attach a copy of the proposed re-plat to the WCR application.  
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:** 70  
**Action Date:** 02/04/2016  
**Plat Name:** Carpenters Landing Detention Reserve  
**Developer:** Harris County MUD 285  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2016-0084 C3R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	31.3820	Total Reserve Acreage:	31.3820
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 285
County	Zip	Key Map ©	City / ETJ
Harris	77049	457R	ETJ

#### ***Conditions and Requirements for Approval***

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

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

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

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

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

#### ***For Your Information:***

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)  
Define use of reserve

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 71  
**Action Date:** 02/04/2016  
**Plat Name:** Childress Place  
**Developer:** Real Acquisitions  
**Applicant:** Bates Development Consultants  
**App No/Type:** 2016-0178 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	0.1332	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	77005	491Z	City

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#### ***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)

203. Provide complete Recordation Package when submitting plat for 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 site. Please attach a copy of the proposed re-plat with your application.

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 72  
**Action Date:** 02/04/2016  
**Plat Name:** Cline Homes  
**Developer:** GFH Builders Inc  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2016-0144 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.2296	Total Reserve Acreage:	0.0057
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)

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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.  
Please attach a copy of the proposed re-plat to the WCR application.

PWE Traffic: Approved with proposed on-site parking space.

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:** 73  
**Action Date:** 02/04/2016  
**Plat Name:** CMT Spring Cypress  
**Developer:** CMT Spring Cypress, LLC  
**Applicant:** Hovis Surveying Company Inc.  
**App No/Type:** 2016-0058 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	10.7807	Total Reserve Acreage:	10.7807
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	77429	367C	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)

1. Address the stub street 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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 73  
**Action Date:** 02/04/2016  
**Plat Name:** CMT Spring Cypress  
**Developer:** CMT Spring Cypress, LLC  
**Applicant:** Hovis Surveying Company Inc.  
**App No/Type:** 2016-0058 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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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](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) .

Limited scope TIA will be required to address driveway locations and left turn lane requirement. Both reserves must share at single driveway facing existing median opening on Spring Cypress Road

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



**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 74  
**Action Date:** 02/04/2016  
**Plat Name:** CVS Spring Creek replat no 1  
**Developer:** DAC ENGINEERS  
**Applicant:** AGS CONSULTANTS LLC  
**App No/Type:** 2015-2654 C2R

**Staff Recommendation:**  
Defer Chapter 42 planning standards

Total Acreage:	4.3044	Total Reserve Acreage:	4.3044
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 82
County	Zip	Key Map ©	City / ETJ
Harris	77373	292V	ETJ

#### ***Conditions and Requirements for Approval***

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

146. If required, 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.

151. Provide record documentation of the creation of the public street system as indicated on the marked file copy.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

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

#### ***For Your Information:***

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

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)

Road log calls out 80 foot ROW. Show survey points on Aldine Westfield road, provide recording info to prove 100-foot ROW or dedicate 10 feet of ROW by plat.

Coordinate with Harris County CIP Project Manager prior to recordation. Provide 20 ft x 20 ft ROW corner clip at Aldine Westfield/Sciaaca Rd.(HC)



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 75  
**Action Date:** 02/04/2016  
**Plat Name:** Dalwadi  
**Developer:** Dalwadi Hospitality Management  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2015-2599 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	3.3930	Total Reserve Acreage:	3.3930
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
Fort Bend	77494	525G	ETJ

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#### ***Conditions and Requirements for Approval***

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 185.1. Appendix A: Add long replat language pursuant to the provisions of Chapter 42.
203. Provide complete Recordation Package when submitting plat for 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: Set and Hold Public hearing for Replat. (No further comment about landscape easement as shown, or any undocumented private streets.)

Coordinate with Centerpoint.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 76  
**Action Date:** 02/04/2016  
**Plat Name:** Dorothy Patio Homes  
**Developer:** Sandcastle Homes, Inc.  
**Applicant:** The Interfield Group  
**App No/Type:** 2016-0164 C2R

**Staff Recommendation:**  
Defer Additional  
information reqd

Total Acreage:	0.1380	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	492D	City

#### ***Conditions and Requirements for Approval***

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

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (41)

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

#### ***For Your Information:***

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

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

PWE Traffic: No comment.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 77  
**Action Date:** 02/04/2016  
**Plat Name:** Eastex Shopping Center Little York  
**Developer:** Ocires I Limited  
**Applicant:** Brown & Gay Engineers, Inc.  
**App No/Type:** 2016-0165 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	18.8300	Total Reserve Acreage:	18.8300
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	414T	City

#### ***Conditions and Requirements for Approval***

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

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

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

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

119. Add Dual BL plat note: Any additional structures or additions must adhere to the building line as shown on this plat. In addition, if the existing structure(s) is ever demolished, then any replacement structure(s) shall adhere to the building line shown on this plat.

134.02. Add to general notes on face of plat: This property(s) is located in Park Sector number 2.

203. Provide complete Recordation Package when submitting plat for 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:** 77  
**Action Date:** 02/04/2016  
**Plat Name:** Eastex Shopping Center Little York  
**Developer:** Ocires I Limited  
**Applicant:** Brown & Gay Engineers, Inc.  
**App No/Type:** 2016-0165 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this site. Please attach a copy of the proposed re-plat with your application.

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

City Engineer: DETENTION IS PROVIDED

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 78  
**Action Date:** 02/04/2016  
**Plat Name:** Eigel View Estates  
**Developer:** N/A  
**Applicant:** The Interfield Group  
**App No/Type:** 2016-0129 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.1230	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492G	City

#### **Conditions and Requirements for Approval**

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

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

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

1. The segment of Eigel Street in front of the subject replat is unpaved. Therefore a Certificate of Completion is required for the paving of Eigel Street 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.

PWE Utility Analysis: A WASTEWATER CAPACITY RESERVATION LETTER IS REQUIRED FOR THIS PROJECT.

PLEASE ATTACH A COPY OF THE PROPOSED RE PLAT TO THE WCR APPLICATION (LONG OR SHORT FORM).

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

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 79  
**Action Date:** 02/04/2016  
**Plat Name:** Elysian Eilat  
**Developer:** Boyya Investments, Inc.  
**Applicant:** The Interfield Group  
**App No/Type:** 2015-2615 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.4878	Total Reserve Acreage:	0.0000
Number of Lots:	12	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	493D	City

#### ***Conditions and Requirements for Approval***

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

047.1. Address 10' Radius along shared driveway.

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. Add the following note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

#### ***For Your Information:***

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

PWE Utility Analysis: A WASTEWATER CAPACITY RESERVATION LETTER IS REQUIRED FOR THIS PROJECT.

PLEASE ATTACH A COPY OF THE PROPOSED RE PLAT TO THE WCR APPLICATION (LONG OR SHORT FORM).

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

PWE Traffic: Halpern meets the minimum width requirements to allow on-street parking.



**Agenda Item:** 80  
**Action Date:** 02/04/2016  
**Plat Name:** Energy Park South partial replat no 1  
**Developer:** LoneStar Construction  
**Applicant:** GBI Partners, LP  
**App No/Type:** 2016-0004 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	7.2150	Total Reserve Acreage:	7.2150
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
Fort Bend	77053	611G	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.

115. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat does not include residential lots): Further, the owners hereby certify that this replat or amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

(1.) Topographic layer required on all Fort Bend plats.

**For Your Information:**

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

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Fort Bend Engineer: Provide construction plans.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 81  
**Action Date:** 02/04/2016  
**Plat Name:** Estates at Richton Street  
**Developer:** Rezcom  
**Applicant:** PLS  
**App No/Type:** 2016-0127 C2R

**Staff Recommendation:**  
Defer Chapter 42 planning standards.

Total Acreage:	0.1251	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77098	492Y	City

#### ***Conditions and Requirements for Approval***

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

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 further study and legal review of the separately filed deed restrictions.

Provide a Legend for Symbols and Abbreviations.

1. Revise the vicinity map

#### ***For Your Information:***

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

City Engineer: DETENTION 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:** 82  
**Action Date:** 02/04/2016  
**Plat Name:** Fayridge Express  
**Developer:** Advance Surveying  
**Applicant:** Advance Surveying, Inc.  
**App No/Type:** 2016-0148 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	2.0000	Total Reserve Acreage:	2.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77048	574Y	City

#### ***Conditions and Requirements for Approval***

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

134.07. Add to general notes on face of plat: This property(s) is located in Park Sector number 7.

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

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)

Show the deed restricted building line listed on the title commitment.

Provide the following note on the face of the plat: "The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this division."

#### ***For Your Information:***

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 82  
**Action Date:** 02/04/2016  
**Plat Name:** Fayridge Express  
**Developer:** Advance Surveying  
**Applicant:** Advance Surveying, Inc.  
**App No/Type:** 2016-0148 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project.  
Please attach a copy of the proposed re-plat to the WCR application.(Long Form)  
City Engineer: DETENTION IS REQUIRED

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

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

2) This property(s) is located in Park Sector number 7.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 83  
**Action Date:** 02/04/2016  
**Plat Name:** Fisher Green  
**Developer:** 954 LTD, LLC  
**Applicant:** Andrew Lonnie Sikes, Inc.  
**App No/Type:** 2016-0158 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.5000	Total Reserve Acreage:	0.0079
Number of Lots:	6	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	452L	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.

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)

203. Provide complete Recordation Package when submitting plat for 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 three foot emergency access easement along the boundary of the subdivision plat pursuant to Chapter 42-145.

#### **For Your Information:**

The below comments were made by other agencies during this review period. These comments 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. Please, attach a copy of the proposed re-plat to the WCR application (Long form or short form.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 84  
**Action Date:** 02/04/2016  
**Plat Name:** Fry 529 Center partial replat no 2  
**Developer:** Fry-529 Development Group, L.P.  
**Applicant:** Texas Engineering And Mapping Company  
**App No/Type:** 2016-0075 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	2.0429	Total Reserve Acreage:	2.0429
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 157
County	Zip	Key Map ©	City / ETJ
Harris	77449	406Q	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.

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

115. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat does not include residential lots): Further, the owners hereby certify that this replat or amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 84  
**Action Date:** 02/04/2016  
**Plat Name:** Fry 529 Center partial replat no 2  
**Developer:** Fry-529 Development Group, L.P.  
**Applicant:** Texas Engineering And Mapping Company  
**App No/Type:** 2016-0075 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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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)  
Fry 529 Center replat no 1 will need to be recorded prior to or simultaneously with this plat  
Plat name is different from application  
Verify if reserve A should say "restricted"

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 85  
**Action Date:** 02/04/2016  
**Plat Name:** Grogans Gate  
**Developer:** Grogans Gate Development  
**Applicant:** Town and Country Surveyors  
**App No/Type:** 2016-0102 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	2.4000	Total Reserve Acreage:	2.4000
Number of Lots:	0	Number of Multifamily Units:	3
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	Southern Montgomery County MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77380	252N	ETJ

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#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
146. Identify, dimension and provide square footage for all right-of-way dedications.
- 185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (long replat paragraph).
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

#### ***For Your Information:***

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

City Engineer: DETENTION 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:** 86  
**Action Date:** 02/04/2016  
**Plat Name:** Groves Sec 11  
**Developer:** Crescent LHTX 2012, LLC  
**Applicant:** Brown & Gay Engineers, Inc.  
**App No/Type:** 2016-0090 C3R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	9.9900	Total Reserve Acreage:	0.7323
Number of Lots:	36	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 504
County	Zip	Key Map ©	City / ETJ
Harris	77346	377K	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.

052. Madera RUn Parkway Street Dedication Sections 2 and 3 must be recorded prior to or simultaneously with this plat.

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

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)

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 86  
**Action Date:** 02/04/2016  
**Plat Name:** Groves Sec 11  
**Developer:** Crescent LHTX 2012, LLC  
**Applicant:** Brown & Gay Engineers, Inc.  
**App No/Type:** 2016-0090 C3R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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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)

There does not appear to be any street name duplications with this plat

Easements dedicated by separate instrument outside of plat boundary are to be recorded prior to plat recordation

Madera run parkway will need to be recorded prior to or simultaneously with this plat.

City Engineer: WLE & STM S E 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:** 87  
**Action Date:** 02/04/2016  
**Plat Name:** Hardy Acres partial replat no 1  
**Developer:** alberto mani  
**Applicant:** Replat Specialists  
**App No/Type:** 2015-2642 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.9998	Total Reserve Acreage:	0.9998
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	77093	413U	ETJ

#### ***Conditions and Requirements for Approval***

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

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

060.1. Legal description stated in the title opinion and title block must match at the time of recordation.

065. Provide specific reason for replat on the face of the plat.

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

#### ***For Your Information:***

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



## PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 87  
**Action Date:** 02/04/2016  
**Plat Name:** Hardy Acres partial replat no 1  
**Developer:** alberto mani  
**Applicant:** Replat Specialists  
**App No/Type:** 2015-2642 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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

PWE Traffic: No comment.

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 iron rod info. for plat corners

Label plat recording info for adjacent tracts

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](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) .

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 88  
**Action Date:** 02/04/2016  
**Plat Name:** Magnolia Park partial replat no 2  
**Developer:** Community Family Centers  
**Applicant:** The Interfield Group  
**App No/Type:** 2016-0174 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.0530	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77011	495W	City

#### ***Conditions and Requirements for Approval***

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
- 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.

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

PWE Traffic: No comment.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 89  
**Action Date:** 02/04/2016  
**Plat Name:** Mooney Center  
**Developer:** 1101 Realty, LLC  
**Applicant:** Century Engineering, Inc  
**App No/Type:** 2016-0112 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	4.1309	Total Reserve Acreage:	4.1309
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:	Aldine PID
County	Zip	Key Map ©	City / ETJ
Harris	77093	414P	ETJ

#### ***Conditions and Requirements for Approval***

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

#### ***For Your Information:***

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 89  
**Action Date:** 02/04/2016  
**Plat Name:** Mooney Center  
**Developer:** 1101 Realty, LLC  
**Applicant:** Century Engineering, Inc  
**App No/Type:** 2016-0112 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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City Engineer: DETENTION IS REQUIRED

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

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

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

Dimensions of this plat and previous recorded plat are not consistent.

Remove topo info. from plat

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](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) .

Documentation of TXDOT driveway approval should be submitted with 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

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 90  
**Action Date:** 02/04/2016  
**Plat Name:** Mount Houston Road MUD Wastewater Treatment Plant  
**Developer:** Mount Houston Road Municipal Utility District  
**Applicant:** Jones | Carter  
**App No/Type:** 2016-0155 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	13.6500	Total Reserve Acreage:	13.6500
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Mount Houston Road MUD
County	Zip	Key Map ©	City / ETJ
Harris	77038	412A	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.

City Engineer: DETENTION IS REQUIRED AND NEED DRAINAGE PLAN

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

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 91  
**Action Date:** 02/04/2016  
**Plat Name:** North Hempstead Plaza  
**Developer:** Advance Surveying  
**Applicant:** Advance Surveying, Inc.  
**App No/Type:** 2016-0145 C2R

**Staff Recommendation:**  
Defer Chapter 42 planning  
standards

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Total Acreage:	2.3298	Total Reserve Acreage:	2.3298
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77092	451J	City

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#### ***Conditions and Requirements for Approval***

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

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

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

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

Address land locked tract.

#### ***For Your Information:***

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 91  
**Action Date:** 02/04/2016  
**Plat Name:** North Hempstead Plaza  
**Developer:** Advance Surveying  
**Applicant:** Advance Surveying, Inc.  
**App No/Type:** 2016-0145 C2R

**Staff Recommendation:**  
Defer Chapter 42 planning standards

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PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project.  
Please attach a copy of the proposed re-plat to the WCR application.  
City Engineer: DETENTION IS REQUIRED

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

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

2) This property(s) is located in Park Sector number 10.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 92  
**Action Date:** 02/04/2016  
**Plat Name:** Pappas at Maxey Road replat no 1  
**Developer:** Pappas Restaurants, Inc  
**Applicant:** Jones & Carter, Inc. - The Woodlands  
**App No/Type:** 2016-0140 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	9.9400	Total Reserve Acreage:	9.9400
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	5	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77015	496L	City

#### **Conditions and Requirements for Approval**

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

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

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

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

#### **For Your Information:**

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

PWE Utility Analysis: A WASTEWATER CAPACITY RESERVATION LETTER IS REQUIRED FOR THIS PROJECT.

PLEASE ATTACH A COPY OF THE PROPOSED RE PLAT TO THE WCR APPLICATION (LONG OR SHORT FORM).

City Engineer: DETENTION IS REQUIRED



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 93  
**Action Date:** 02/04/2016  
**Plat Name:** Plaza at FM 1463  
**Developer:** CSF Consulting LP  
**Applicant:** CSF Consulting LP  
**App No/Type:** 2016-0081 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	0.9800	Total Reserve Acreage:	0.9800
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	Fort Bend County MUD 58
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	484S	ETJ

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#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.
069. Provide the complete Plat Legend.
203. Provide complete Recordation Package when submitting plat for 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 10' landscape reserve adjacent to FM 1463.

Dedicate 12' right-of-way for future widening of FM 1463.

Coordinate with TXDOT for future improvements of FM 1463.

Remove sign easement out of 25' building line.

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:** 94  
**Action Date:** 02/04/2016  
**Plat Name:** Plaza on Cypress Station  
**Developer:** John Lizer Property L.L.C.  
**Applicant:** ICMC GROUP INC  
**App No/Type:** 2016-0126 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	7.5018	Total Reserve Acreage:	7.5018
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:	CNP Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77090	332P	ETJ

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#### ***Conditions and Requirements for Approval***

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

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

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

#### ***For Your Information:***

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 94  
**Action Date:** 02/04/2016  
**Plat Name:** Plaza on Cypress Station  
**Developer:** John Lizer Property L.L.C.  
**Applicant:** ICMC GROUP INC  
**App No/Type:** 2016-0126 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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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)

rededicate 10 foot building line by this plat

label survey points along Cypress Station Drive

provide corner cut for building line

UVE should be checked at Wells Fargo and Cypress Station Drive.

Driveway off Cypress Station Drive near Butterfield Drive must either line or be offset by at least 100' to avoid overlapping left turn conflicts.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 95  
**Action Date:** 02/04/2016  
**Plat Name:** Provision at Four Corners  
**Developer:** Best Trash, LLC  
**Applicant:** Terra Surveying Company, Inc.  
**App No/Type:** 2016-0025 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	19.9760	Total Reserve Acreage:	19.9760
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:	Kingsbridge MUD
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	527V	ETJ

#### ***Conditions and Requirements for Approval***

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

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

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)

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.

This plat is approved as a Class 3 Replat, a Class 3 Final plat application must be submitted prior to recordation of this plat.

#### ***For Your Information:***

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 96  
**Action Date:** 02/04/2016  
**Plat Name:** Robin Hood Poultry Farms partial replat no 1  
**Developer:** B&B Survey  
**Applicant:** City Errands  
**App No/Type:** 2015-2462 C2R

**Staff Recommendation:**  
 Defer LGL deed rests  
 review pending

Total Acreage:	0.4591	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77061	574H	City

#### ***Conditions and Requirements for Approval***

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

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

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

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

add 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.

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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 96  
**Action Date:** 02/04/2016  
**Plat Name:** Robin Hood Poultry Farms partial replat no 1  
**Developer:** B&B Survey  
**Applicant:** City Errands  
**App No/Type:** 2015-2462 C2R

**Staff Recommendation:**  
Defer LGL deed rests  
review pending

---

PWE Utility Analysis: A WASTEWATER CAPACITY RESERVATION LETTER IS REQUIRED FOR THIS PROJECT.  
PLEASE ATTACH A COPY OF THE PROPOSED RE PLAT TO THE WCR APPLICATION.

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: HCFCD Review - Include Key Map information on the Vicinity Map.  
Parks and Recreation: To be added to the general notes on the face of the plat: 1) No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas, for construction within the subdivision until such time as the funds required under provisions of Section 42-253 of the Code of Ordinances of the City of Houston, Texas, has been submitted and accepted by the City. 2) This property(s) is located in Park Sector number 7. 3) This percentage (100%) shall be applied to the then-current fee in lieu of dedication. 4) The then-current fee in lieu of dedication shall be applied to this number (0 units) of dwelling units. 5) No land is being established as Private Park or dedicated to the public for Park purposes.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

<b>Agenda Item:</b>	97	<b>Staff Recommendation:</b>	Withdraw
<b>Action Date:</b>	02/04/2016		
<b>Plat Name:</b>	Shepnett Square		
<b>Developer:</b>	Collaborative Projects		
<b>Applicant:</b>	TRI-TECH SURVEYING CO., L.P./BEC-LIN ENGINEERING, L.P./GLOBAL SURVEYORS, INC.		
<b>App No/Type:</b>	2015-2574 C2R		

Total Acreage:	0.7404	Total Reserve Acreage:	0.7404
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492H	City

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#### ***Conditions and Requirements for Approval***

#### ***For Your Information:***

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

PWE Utility Analysis: A WASTEWATER CAPACITY RESERVATION LETTER IS REQUIRED FOR THIS PROJECT.  
PLEASE ATTACH A COPY OF THE PROPOSED RE PLAT TO THE WCR APPLICATION.

City Engineer: DETENTION IS REQUIRED

Parks and Recreation: To be added to the general notes on face of plat: This property(s) is located in Park Sector number 14.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 98

**Action Date:** 02/04/2016

**Plat Name:** Streamside

**Developer:** W Gulf Bank Investments LLC

**Applicant:** Advance Surveying, Inc.

**App No/Type:** 2015-2412 C2R

**Staff Recommendation:**

Withdraw

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Total Acreage:	6.2583	Total Reserve Acreage:	6.2583
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	411Q	City

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#### ***Conditions and Requirements for Approval***

#### ***For Your Information:***

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

PWE Utility Analysis: A WASTEWATER CAPACITY RESERVATION LETTER IS REQUIRED FOR THIS PROJECT.  
PLEASE ATTACH A COPY OF THE PROPOSED RE PLAT TO THE WCR APPLICATION.

City Engineer: DETENTION IS REQUIRED AND NEED DRAINAGE PLAN

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

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:** 99  
**Action Date:** 02/04/2016  
**Plat Name:** Uptown Crossing Retail Sec 1 partial replat no 1  
**Developer:** WSS-4 Shops at Uptown Crossing LLC  
**Applicant:** Brown & Gay Engineers, Inc.  
**App No/Type:** 2016-0135 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	1.7010	Total Reserve Acreage:	1.7010
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	77081	531C	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.  
PLEASE ATTACH A COPY OF THE PROPOSED RE PLAT TO THE WCR APPLICATION (LONG OR SHORT FORM).  
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:** 100  
**Action Date:** 02/04/2016  
**Plat Name:** Yale Street Plaza at Fifth Street  
**Developer:** E & I Investment, Inc.  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2016-0171 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.9090	Total Reserve Acreage:	0.9090
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492D	City

#### **Conditions and Requirements for Approval**

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

Use correct vis triangle note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground

#### **For Your Information:**

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

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

Please attached a copy of the proposed re-plat with the WCR application.

Explain if the storm easement will be respected.

All public easements must be respected or abandoned through the Joint referral Committee.

City Engineer: DETENTION IS REQUIRED AND DRAINAGE PLAN IS APPROVED

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:** 101

**Action Date:** 02/04/2016

**Plat Name:** Ayrshire Addition Sec 1 partial replat no 1

**Developer:** GRAYWOOD HOMES

**Applicant:** ICMC GROUP INC

**App No/Type:** 2015-2068 C3N

**Staff Recommendation:**

Disapprove

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Total Acreage:	0.2204	Total Reserve Acreage:	0.0000
Number of Lots:	2	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	77025	532E	City

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#### ***Conditions and Requirements for Approval***

206. Staff recommendation is disapproval for the following reasons.

Review by Legal indicates that this plat violates deed restrictions. The Deed Restrictions states that no residence shall be erected on a lot or homesite of less frontage than seventy (70) feet and an area of 8,775 square feet.

Please be advised that your plat violates restrictions and we will recommend disapproval. If you like you can submit a request of withdrawal in writing to staff no later than 10:00am tomorrow morning, February 4, 2016.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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% ,  
DRAINAGE PLAN IS PROVIDED

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

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

# Houston Planning Commission

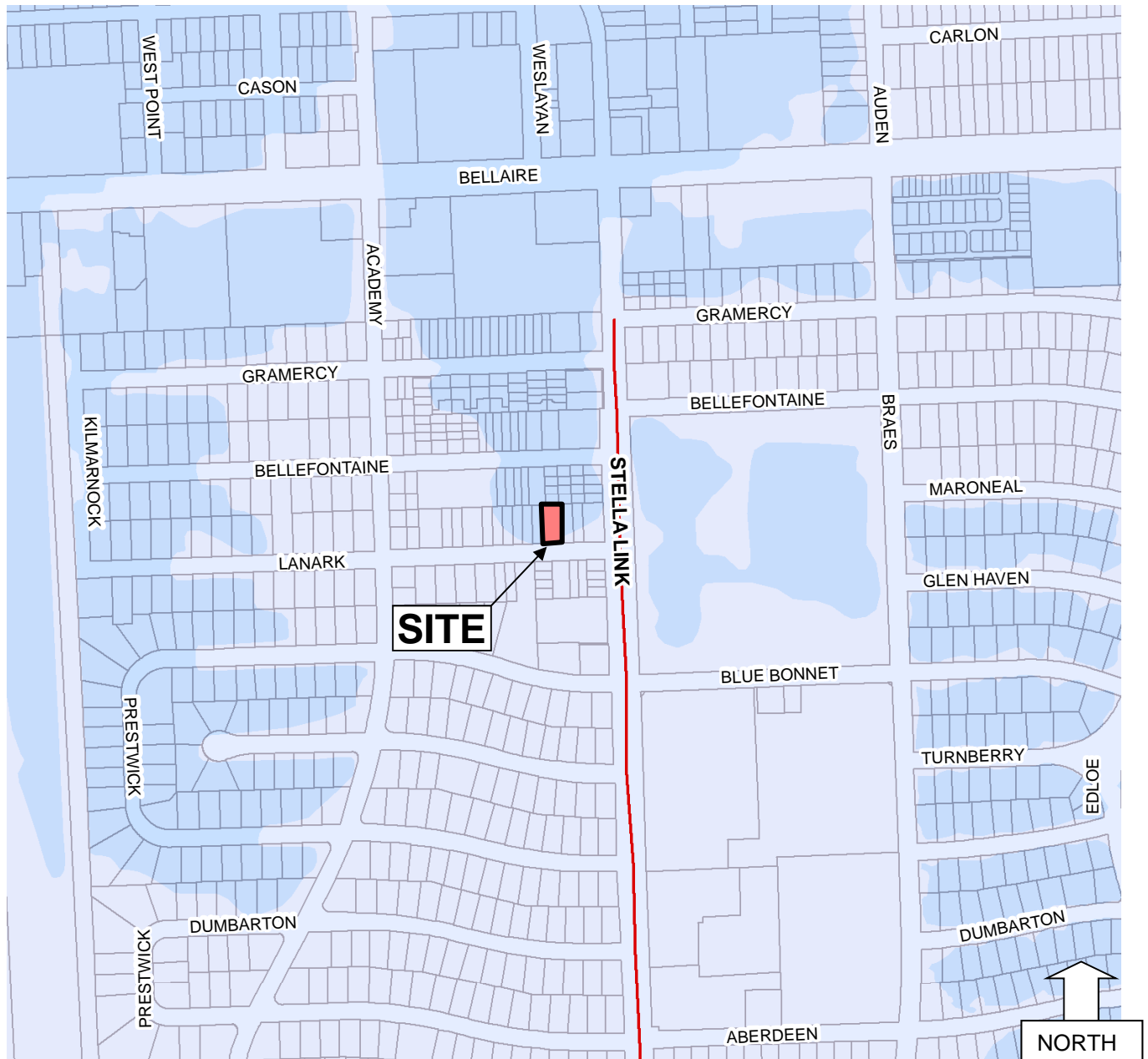
**ITEM: 101**

Planning and Development Department

Meeting Date: 02/04/2016

Subdivision Name: Ayrshire Addition Sec 1 partial replat no 1 (DEF2)

Applicant: ICMC GROUP INC



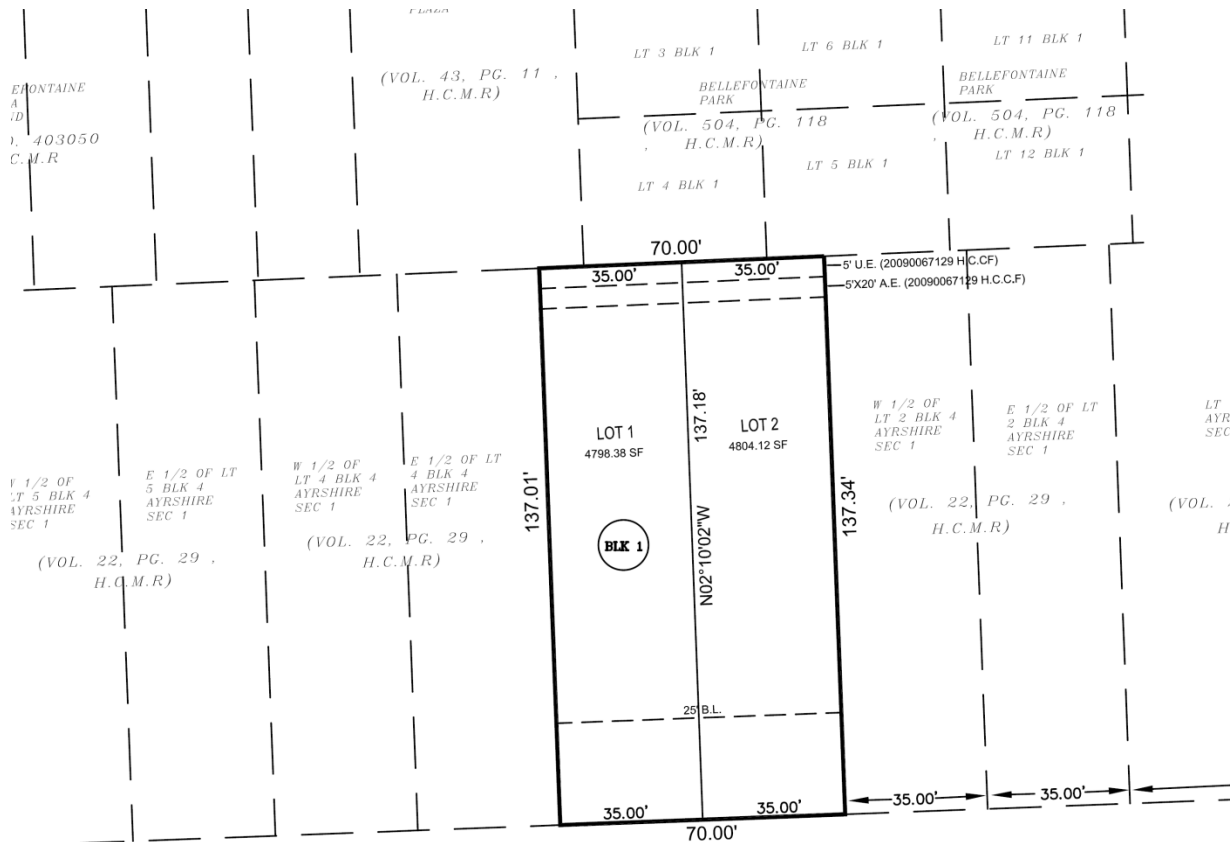
**C – Public Hearings**

**Site Location**



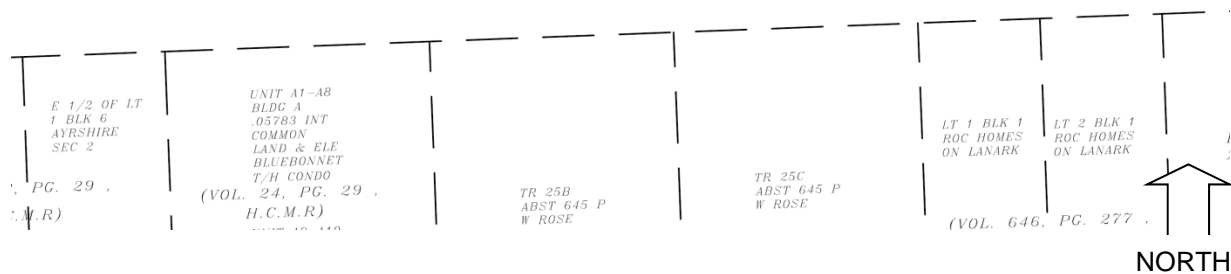
**Meeting Date: 02/04/2016**

**Applicant: ICMC GROUP INC**



LANARK LANE  
( 60'R.O.W.)

RECORDED IN VOL. 24 PG. 29 IN H.C.M.R



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# Houston Planning Commission

## ITEM: 101

Planning and Development Department

Meeting Date: 02/04/2016

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Subdivision Name: Ayrshire Addition Sec 1 partial replat no 1 (DEF2)

Applicant: ICMC GROUP INC



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C – Public Hearings

Aerial

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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 102  
**Action Date:** 02/04/2016  
**Plat Name:** Bradford Place partial replat no 3  
**Developer:** Cotton Surveying  
**Applicant:** Jones | Carter  
**App No/Type:** 2015-2505 C3N

**Staff Recommendation:**  
 Approve the plat subject to  
 the conditions listed

Total Acreage:	0.7170	Total Reserve Acreage:	0.7170
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77025	532F	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. 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.

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

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

#### ***For Your Information:***

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

PWE Utility Analysis: A WASTEWATER CAPACITY RESERVATION LETTER IS REQUIRED FOR THIS PROJECT.

PLEASE ATTACH A COPY OF THE PROPOSED RE PLAT TO THE WCR APPLICATION (LONG OR SHORT FORM).

City Engineer: DETENTION IS REQUIRED AND NEED STREET DEDICATION ON WEST CHESTER AVE  
 NEED DRAINAGE PLAN

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

# Houston Planning Commission

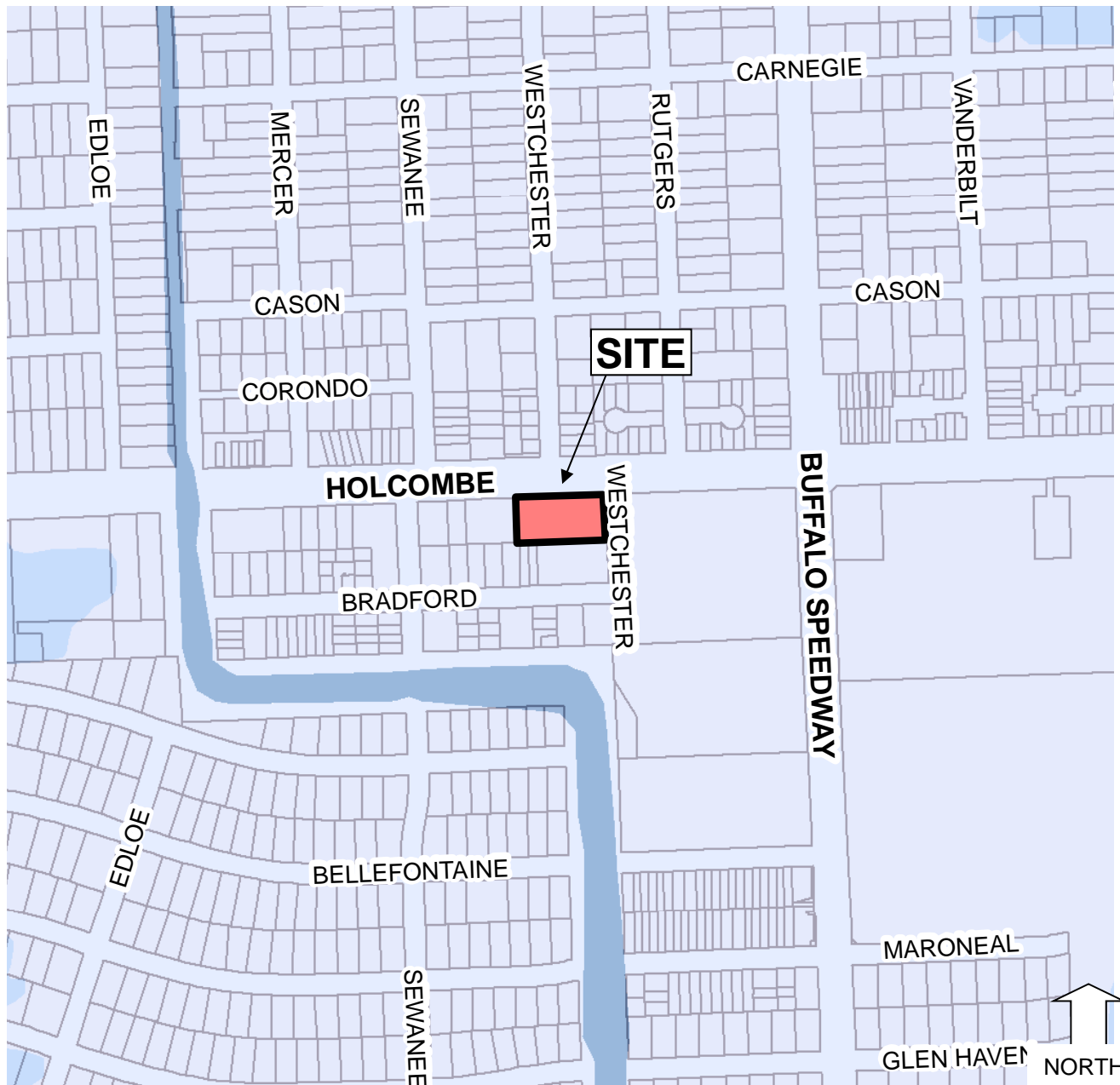
**ITEM: 102**

Planning and Development Department

Meeting Date: 02/04/2016

**Subdivision Name: Bradford Place partial replat no 3**

**Applicant: Jones & Carter, Inc.**



**C – Public Hearings with Variance**

**Site Location**

**ITEM: 102**

**Meeting Date: 02/04/2016**

**Applicant: Jones & Carter, Inc.**



## Subdivision



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# Houston Planning Commission

## ITEM: 102

Planning and Development Department

Meeting Date: 02/04/2016

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**Subdivision Name: Bradford Place partial replat no 3**

**Applicant: Jones & Carter, Inc.**



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**C – Public Hearings with Variance**

**Aerial**

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## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Request Information Form

**Application Number:** 2015-2505

**Plat Name:** Bradford Place partial replat no 3

**Applicant:** Jones | Carter

**Date Submitted:** 12/07/2015

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

**Specific Variance is being sought and extent of variance:**

Not to widen West Chester Avenue from 30 feet to 60 feet along the east side of the subject tract. The ordinance requires a 60 foot wide right-of-way and the applicant is requested a variance to maintain the current width of 30 feet.

**Chapter 42 Section: 122**

**Chapter 42 Reference:**

Chapter 42 Section 122 Rights-of-way 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**

**(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 planned development is for a new building for the church. They plan to add the largest building foot print possible and maximize on lot parking to help with additional expansion. The area is part of an existing campus across West Chester Ave. The church wants to keep all of its buildings in close proximity to one another and maintain adequate parking spaces for its use. The church would need to find another site off campus that would cause a hardship. In addition, the widening would be impractical. There is an existing building on our south adjoiner that currently abuts the existing 30 foot wide right-of-way. The building is a modern two story brick structure that has no plans of being demolished. This area would never be able to be widened. Please see the aerial attached to our application.

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

Support of the variance is not the result of a hardship created by the applicant. They are trying to acquire as much area as possible for a new building that is in close proximity to their other structures. In addition, the owners of the south adjoiner built their building less than 1 foot of the 30 foot right-of-way. The paving is already 7 feet wider at the subject tract compared to the southern adjoiner. This road is a minimal side street that is used to access a few buildings at the southern side of the block. Planning commission must have allowed the development on the tract to the south of our site setting the precedent for approving a variance not to widen the street.

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

The general purpose of this chapter will be preserved. The current street patterns allow for traffic circulation and will provide adequate access for Police, Fire, or EMS. In addition, the existing road is a two lane concrete road striped and consists of curb and gutter.

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

The granting of the variance will not be injurious to the public. The site has adequate access from West Holcombe (120 foot right of way) and along the existing West Chester Avenue should there be a need for Police, Fire, or EMS. In addition, the existing road is a two lane concrete road striped and consists of curb and gutter.

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

Economic hardship has no bearing on the variance request. The church would like the extra space in order to develop a larger building. There is a limited amount of undeveloped land in this area. The church would like their new building to be adjacent to their existing campus. Moving the development would create a hardship for the church in regards to transportation.



**Application No:** 2015-2505

**Agenda Item:** 102

**PC Action Date:** 02/04/2016

**Plat Name:** Bradford Place partial replat no 3

**Applicant:** Jones | Carter

**Staff Recommendation:** 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)

Not to widen West Chester Avenue from 30 feet to 60 feet along the east side of the subject tract. The ordinance requires a 60 foot wide right-of-way and the applicant is requested a variance to maintain the current width of 30 feet.;

**Basis of Recommendation:**

The site is located at the southwest intersection of Holcombe Boulevard and Westchester Street. The reason for replat is to create an unrestricted reserve. The applicant is seeking a variance to not widen West Chester Avenue from 30 feet to the required widening per Section 42-122 along the east side of the subject tract. The ordinance requires a 60 feet right of way for reserves of this type. In 1920, with the creation of the Bradford Place Subdivision a 30 foot right of way was platted with this subdivision along the east side of the subject tract. Section 42-121 requires that the owner of the property subdivision or development adjacent to existing right-of-way to provide one-half of the total right-of-way width necessary to meet the requirements. Therefore, since 30 feet was platted in 1920 with the creation of the original Bradford Place Subdivision additional widening is not required from this side of the property and a variance is not required for widening for this property. However, when the property to the east of this plat is platted the complete additional widening will be required. Review by Legal indicates that this plat does not violate restrictions on the face of the plat or those filed separately. Staff's recommendation is to 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**

n/a

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 103  
**Action Date:** 02/04/2016  
**Plat Name:** Briggs Estates  
**Developer:** Rezcom  
**Applicant:** PLS  
**App No/Type:** 2015-2527 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	5.5000	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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77532	379E	ETJ

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#### ***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.
075. Add Single Family Residential note to the plat. (42-1)
- 185.3. Appendix A: Add single family paragraph in the dedicatory language.

#### ***For Your Information:***

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

Harris County Flood Control District: HCFCD Review - Plat indicates Key Map Pg: 527H which is wrong it is 379E, please correct.

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](mailto:wastewater@hcpid.org). For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org).

Verify recording information

Road log calls out West Stroker Road. Revise on plat.

Coordinate with Harris County CIP Project Manager prior to recordation. (HC)

# Houston Planning Commission

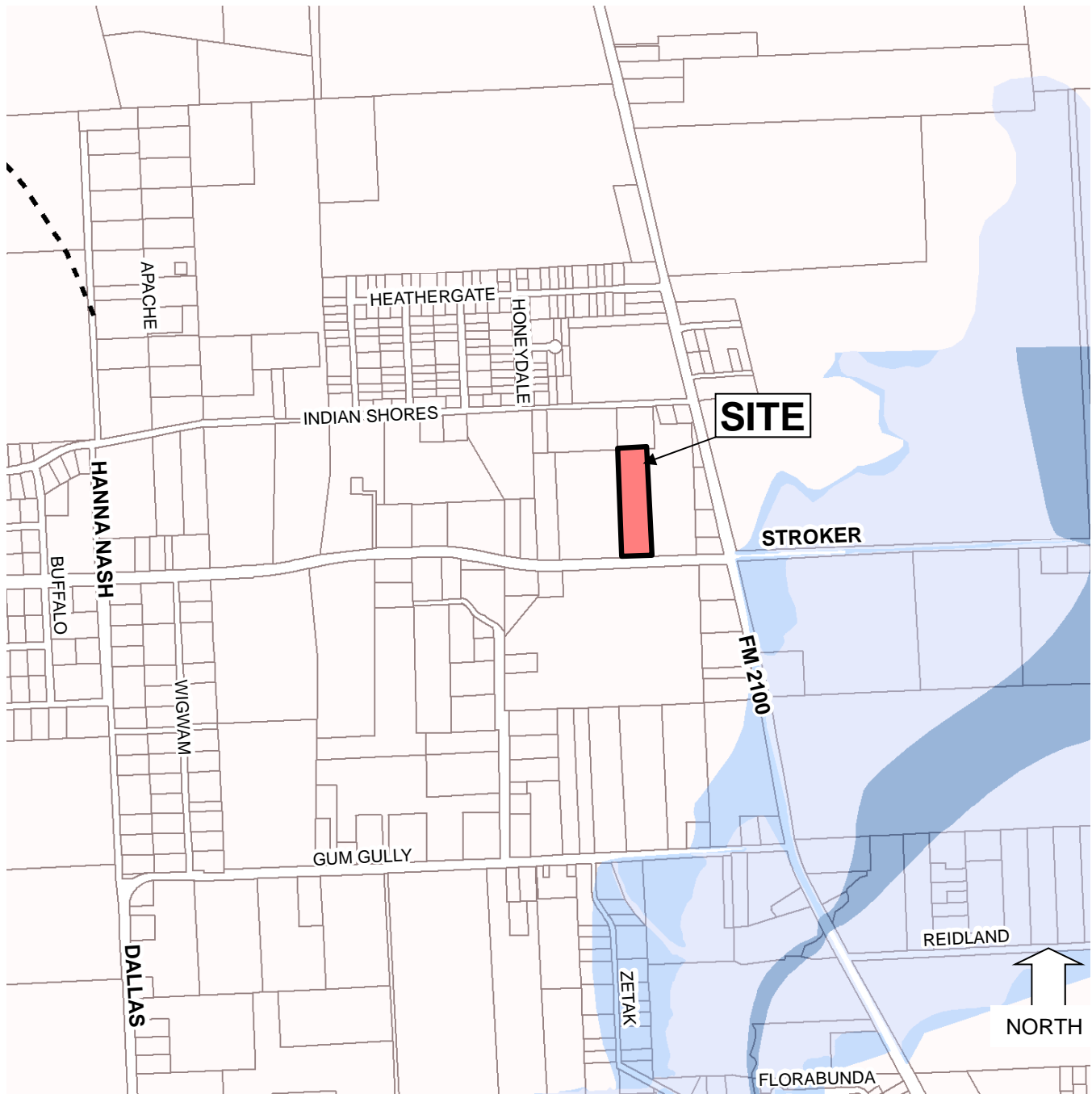
**ITEM: 103**

Planning and Development Department

Meeting Date: 02/04/2016

Subdivision Name: Briggs Estates (DEF1)

Applicant: PLS



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

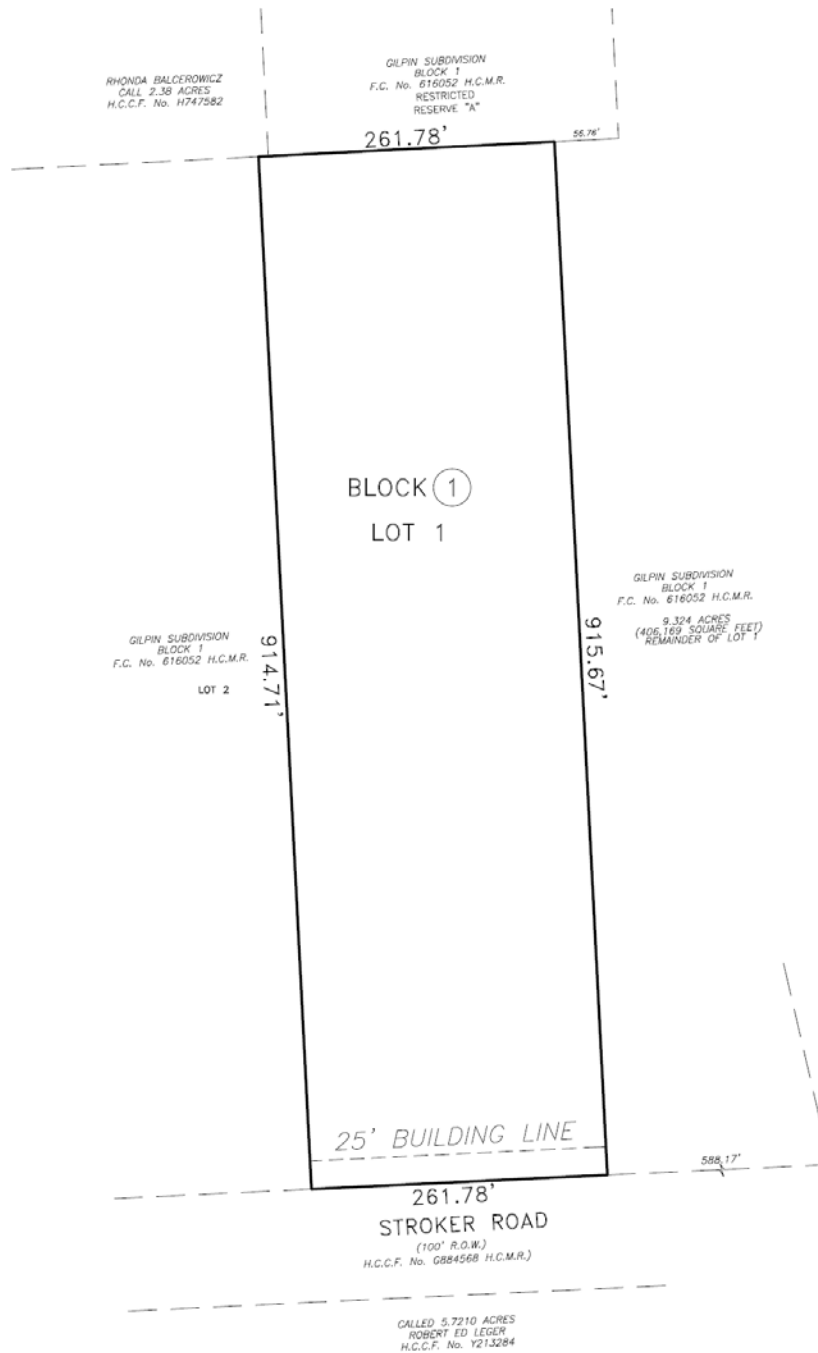
## ITEM: 103

Planning and Development Department

Meeting Date: 02/04/2016

Subdivision Name: Briggs Estates (DEF1)

Applicant: PLS



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 103

Planning and Development Department

Meeting Date: 02/04/2016

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Subdivision Name: Briggs Estates (DEF1)

Applicant: PLS



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C – Public Hearings

Aerial

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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 104  
**Action Date:** 02/04/2016  
**Plat Name:** Gaut partial replat no 1  
**Developer:** Cisneros Design Studio  
**Applicant:** The Interfield Group  
**App No/Type:** 2015-2523 C3N

**Staff Recommendation:**  
 Defer Applicant request

Total Acreage:	0.9990	Total Reserve Acreage:	0.0130
Number of Lots:	10	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77056	491Q	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.

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (41)

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

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

A tree located in the right-of-way (ROW) is identified on the existing conditions survey. Trees located partially or wholly within the City ROW are protected by Article VI of Ch. 33 of the Houston Code of Ordinances. Refer to Ch. 16 of the Infrastructure Design Manual for tree protection procedures. If removal is required, the procedure as outlined in 33-155 must be abide. No tree in the ROW may be removed without an approved tree removal permit.

#### ***For Your Information:***

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

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



# Houston Planning Commission

**ITEM: 104**

Planning and Development Department

Meeting Date: 02/04/2016

**Subdivision Name: Gaut partial replat no 1 (DEF1)**

**Applicant: The Interfield Group**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

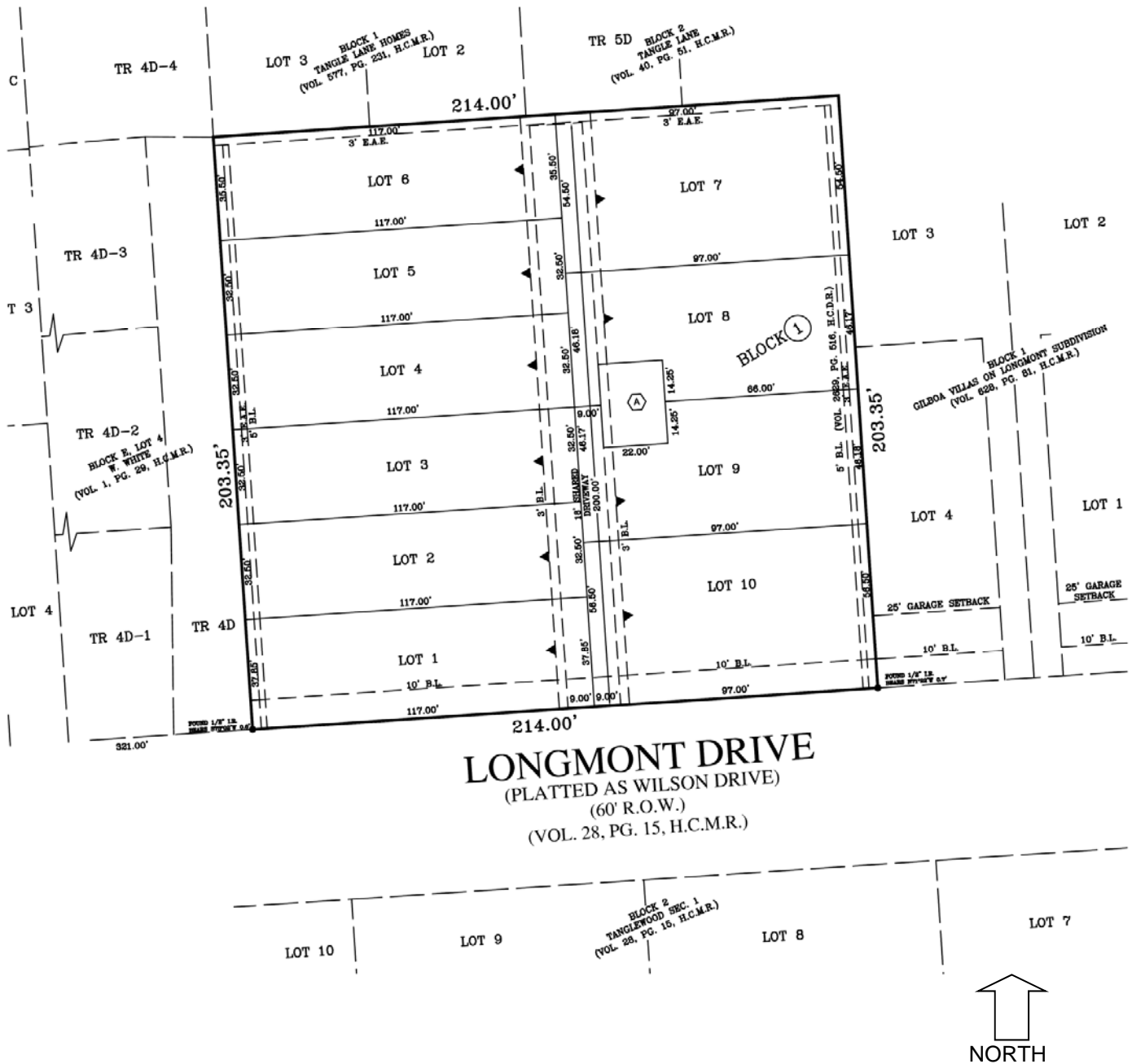
## ITEM: 104

Planning and Development Department

Meeting Date: 02/04/2016

Subdivision Name: Gaut partial replat no 1 (DEF1)

Applicant: The Interfield Group



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 104

Planning and Development Department

Meeting Date: 02/04/2016

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Subdivision Name: Gaut partial replat no 1 (DEF1)

Applicant: The Interfield Group



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**C – Public Hearings**

**Aerial**

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**Agenda Item:** 105  
**Action Date:** 02/04/2016  
**Plat Name:** Monarch Estates Sec 2 partial replat no 1  
**Developer:** Vidal Garcia  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2015-2518 C3N

**Staff Recommendation:**  
Defer Applicant request

Total Acreage:	0.7415	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77047	572V	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. Review by Legal indicates that the front building setback must be 30 feet and no building shall be nearer than 15 feet to the side lot line.

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

Review by Legal indicates that the front building line must be 30 feet and no building shall be nearer than 15 feet to the side lot line. Please revise your drawing accordingly and send to staff by noon next Wednesday.

**For Your Information:**

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

PWE Utility Analysis: A WASTEWATER CAPACITY RESERVATION LETTER IS REQUIRED FOR THIS PROJECT.

PLEASE ATTACH A COPY OF THE PROPOSED RE PLAT TO THE WCR APPLICATION (LONG OR SHORT FORM).

LOTS 2 AND 3 DO NOT FRONT SANITARY SEWER MAIN.

City Engineer: DETENTION IS REQUIRED

PWE Utility Analysis: A WASTEWATER CAPACITY RESERVATION LETTER IS REQUIRED FOR THIS PROJECT.

PLEASE ATTACH A COPY OF THE PROPOSED RE PLAT TO THE WCR APPLICATION (LONG OR SHORT FORM).

LOTS 2 AND 3 DO NOT FRONT SANITARY SEWER MAIN.

City Engineer: DETENTION IS REQUIRED



# Houston Planning Commission

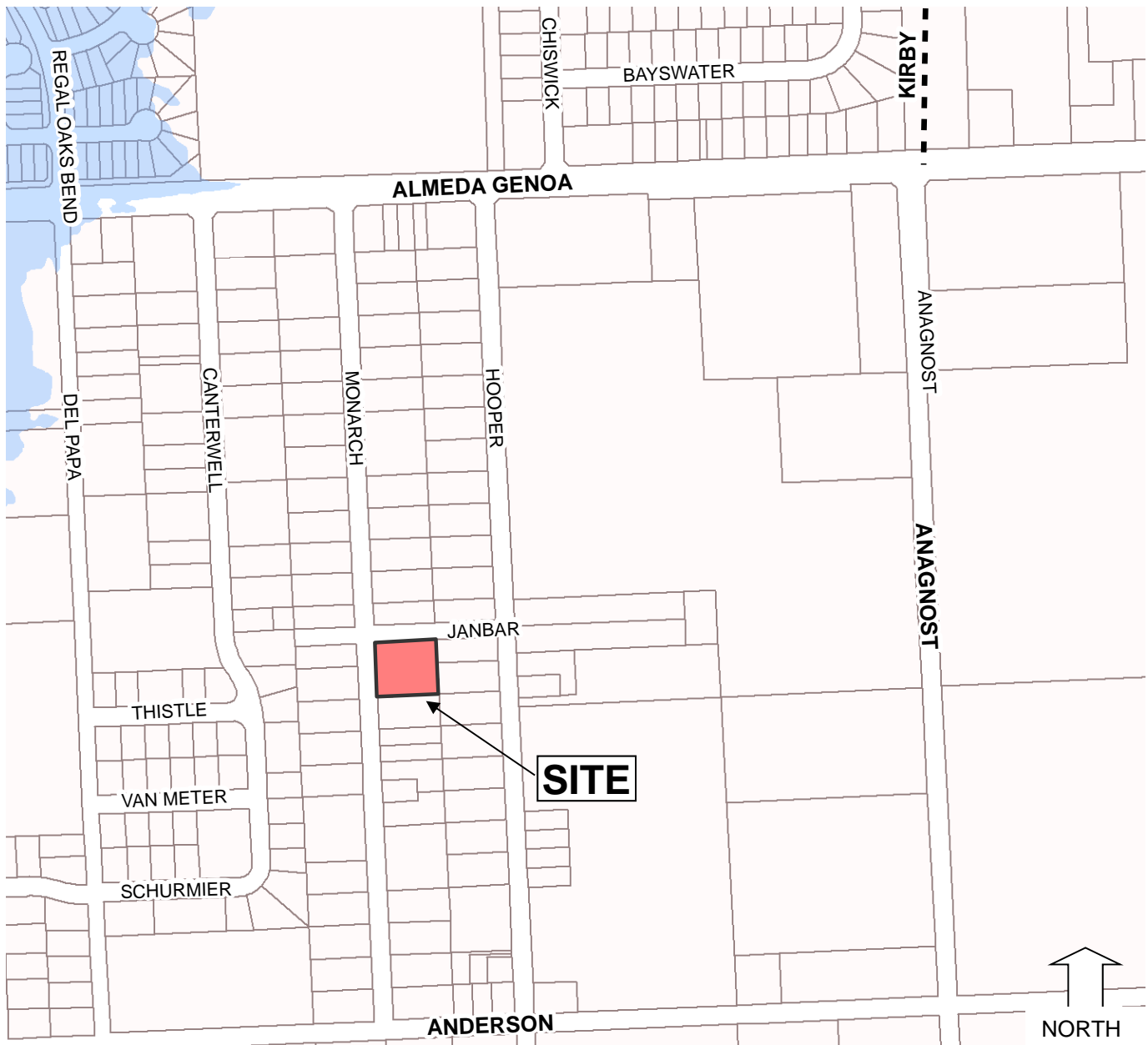
**ITEM: 105**

Planning and Development Department

Meeting Date: 02/04/2016

**Subdivision Name: Monarch Estates Sec 2 partial replat no 1**

**Applicant: Owens Management Systems, LLC**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

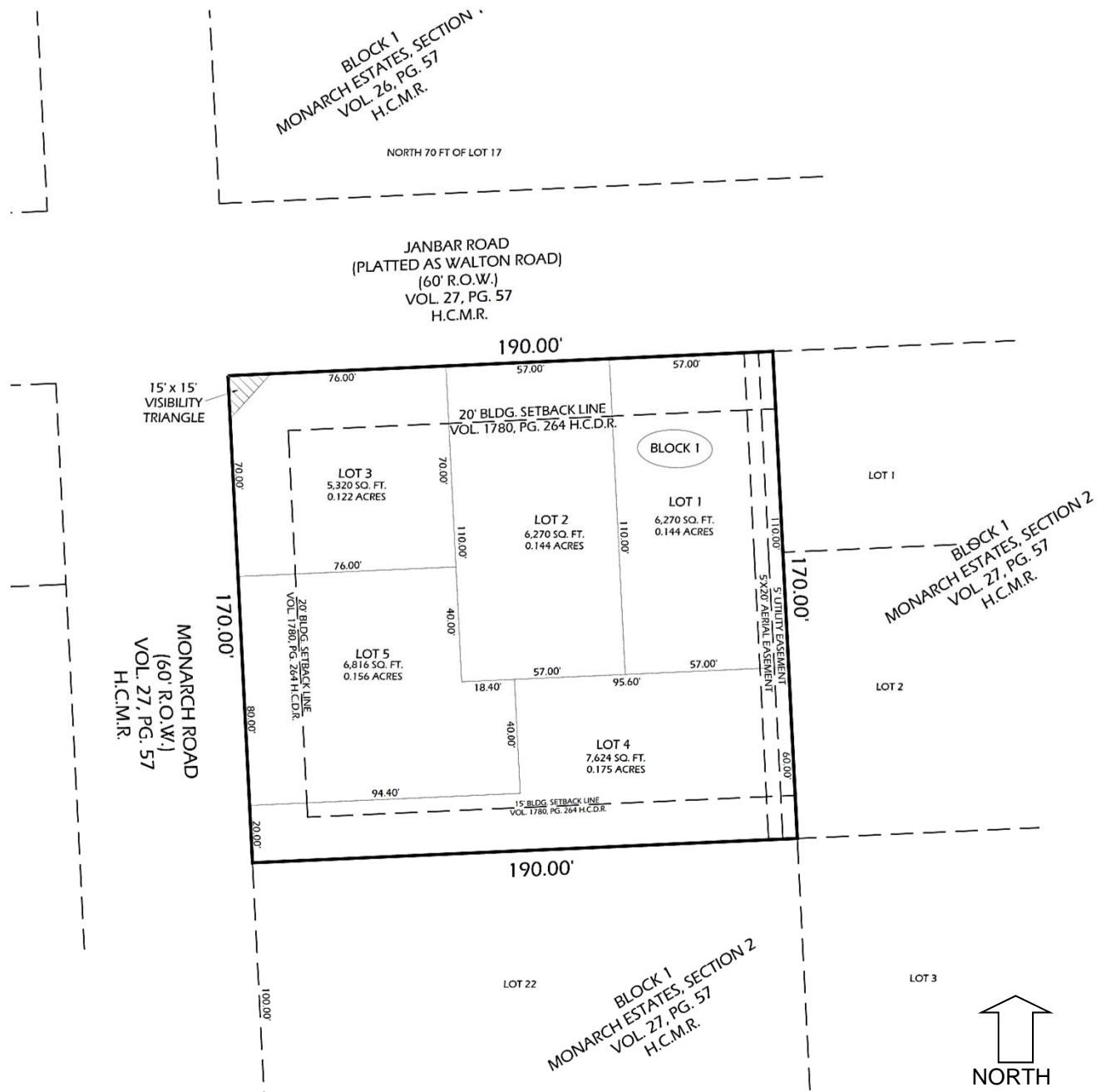
## ITEM: 105

Planning and Development Department

Meeting Date: 02/04/2016

Subdivision Name: Monarch Estates Sec 2 partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearing

Subdivision

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# Houston Planning Commission **ITEM: 105**

Planning and Development Department

Meeting Date: 02/04/2016

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**Subdivision Name: Monarch Estates Sec 2 partial replat no 1**

**Applicant: Owens Management Systems, LLC**



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**C – Public Hearings**

**Aerial**

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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 106  
**Action Date:** 02/04/2016  
**Plat Name:** Northborough Sec 2 partial replat no 1  
**Developer:** The Greater Greenspoint Redevelopment Authority  
**Applicant:** Jones | Carter  
**App No/Type:** 2015-2573 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	19.0000	Total Reserve Acreage:	19.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	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	77067	372L	City

#### ***Conditions and Requirements for Approval***

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

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

047.2. 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).

#### ***For Your Information:***

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

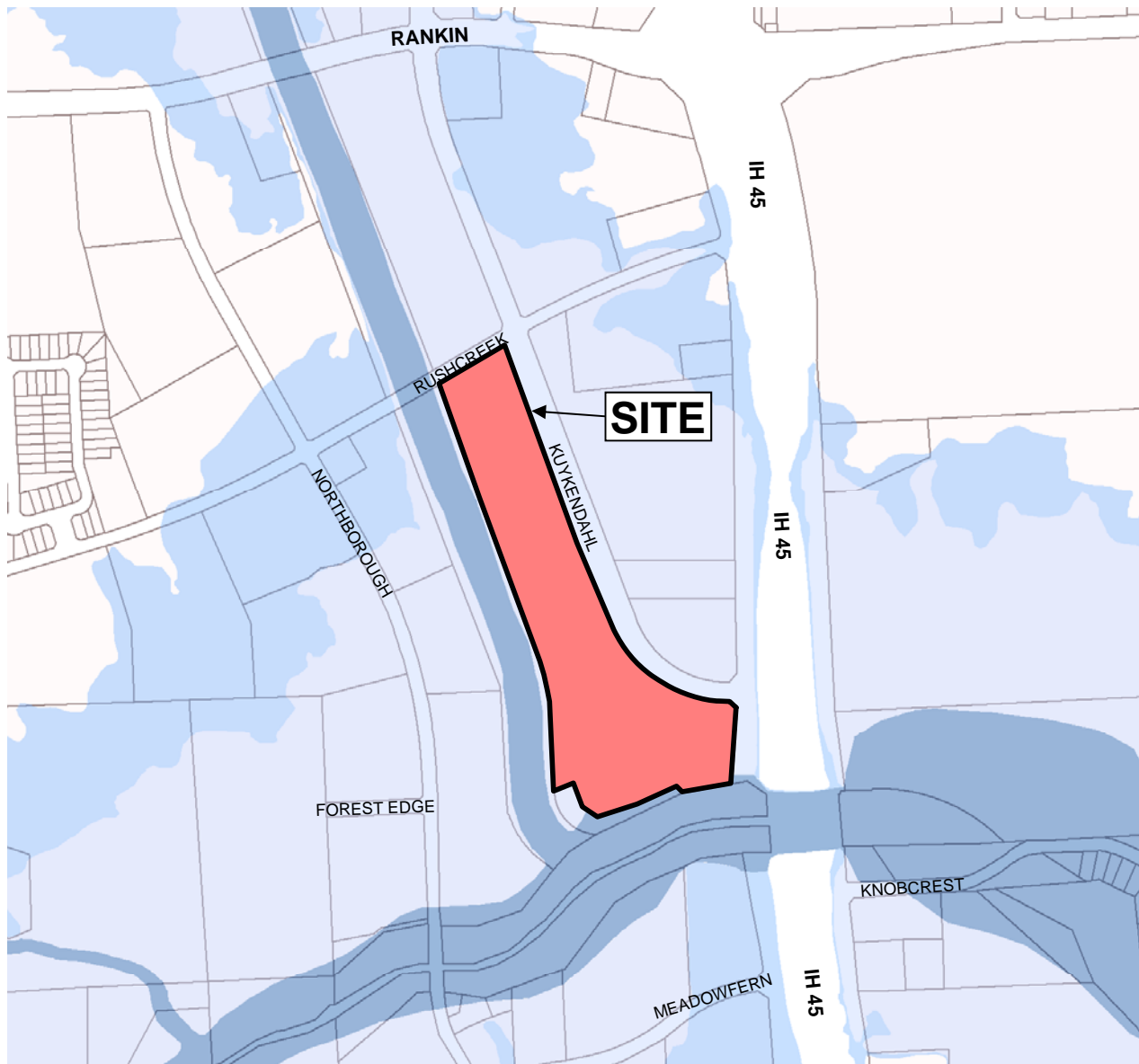
**ITEM: 106**

Planning and Development Department

Meeting Date: 02/04/2016

Subdivision Name: Northborough Sec 2 partial replat no 1

Applicant: Jones & Carter, Inc.



**C – Public Hearings**

**Site Location**



# Houston Planning Commission

**ITEM: 106**

Planning and Development Department

Meeting Date: 02/04/2016

Subdivision Name: Northborough Sec 2 partial replat no 1

Applicant: Jones & Carter, Inc.



**C – Public Hearings**

**Aerial**



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 107

**Action Date:** 02/04/2016

**Plat Name:** Reinerman Townhomes Sec 2 replat no 1

**Developer:** Windrose Land Services, Inc.

**Applicant:** Windrose Land Services, Inc.

**App No/Type:** 2015-2634 C3N

**Staff Recommendation:**

Defer Applicant request

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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	77007	492G	City

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#### ***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.

078.1. Minimum lot size in the urban area may be less than 3500 square feet, but not less than 1400 square feet if the subdivision plat meets the development standards of 42-183(b).

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

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

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

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 02/04/2016

**Plat Name:** Reinerman Townhomes Sec 2 replat no 1

**Developer:** Windrose Land Services, Inc.

**Applicant:** Windrose Land Services, Inc.

**App No/Type:** 2015-2634 C3N

**Staff Recommendation:**

Defer Applicant request

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PWE Utility Analysis: A WASTEWATER CAPACITY RESERVATION LETTER IS REQUIRED FOR THIS PROJECT.

PLEASE ATTACH A COPY OF THE PROPOSED RE PLAT TO THE WCR APPLICATION (LONG OR SHORT FORM).

LOTS 1 AND 2 DO NOT FRONT SANITARY SEWER.

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

**ITEM: 107**

Planning and Development Department

Meeting Date: 02/04/2016

**Subdivision Name: Reinerman Townhomes Sec 2 replat no 1**

**Applicant: Windrose Land Services, Inc.**



**C – Public Hearings with Variance**

**Site Location**

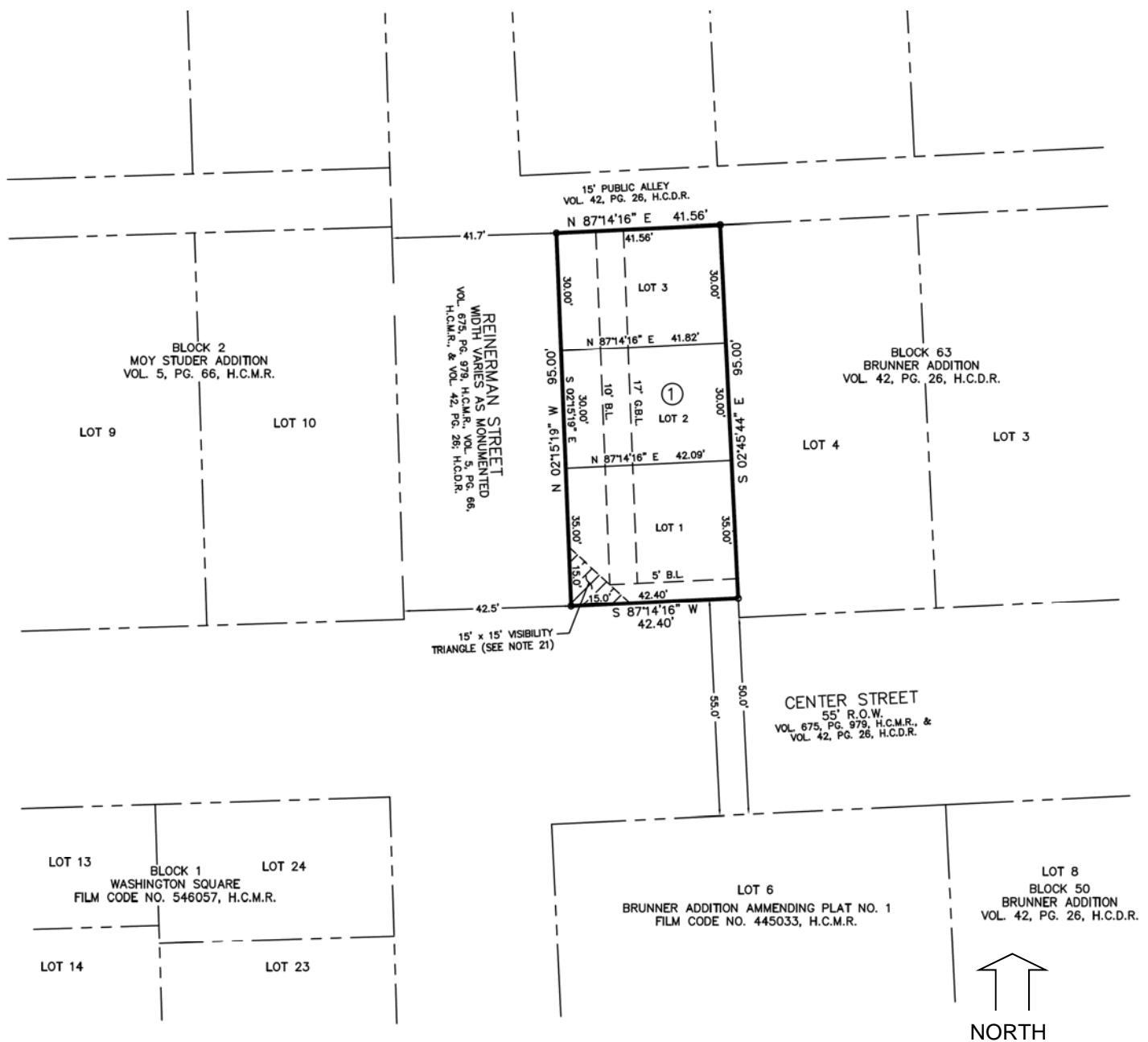
# Houston Planning Commission ITEM: 107

Planning and Development Department

Meeting Date: 02/04/2016

Subdivision Name: Reinerman Townhomes Sec 2 replat no 1

Applicant: Windrose Land Services, Inc.



C – Public Hearings with Variance

Subdivision

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# Houston Planning Commission

## ITEM: 107

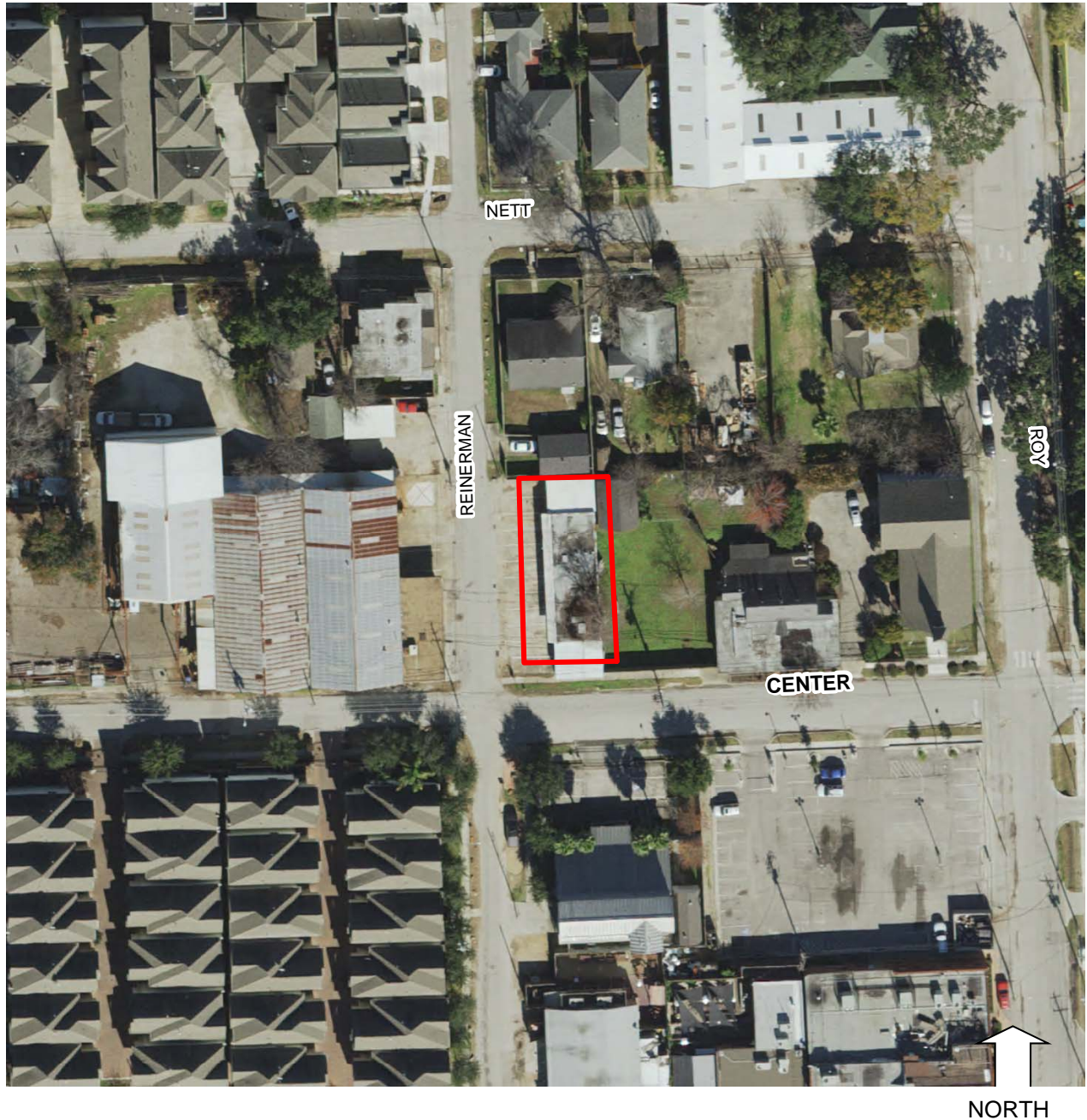
Planning and Development Department

Meeting Date: 02/04/2016

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Subdivision Name: Reinerman Townhomes Sec 2 replat no 1

Applicant: Windrose Land Services, Inc.



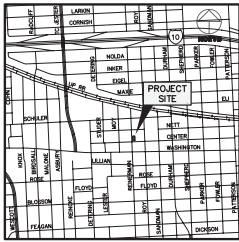
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**C – Public Hearings with Variance**

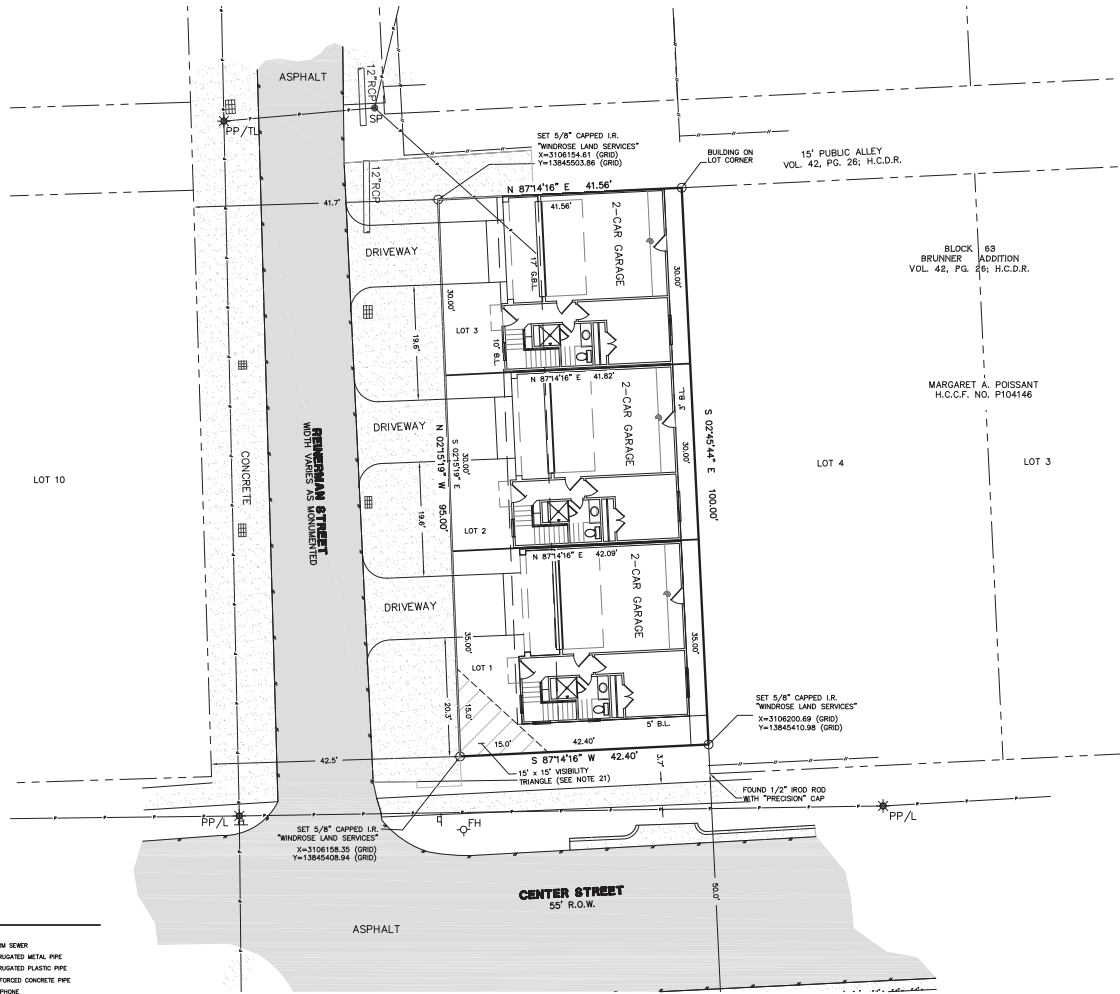
**Aerial**

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HOUSTON, HARRIS COUNTY, TEXAS  
**VICINITY MAP**  
SCALE: 1" = 1/4 MILE



GRAPHIC SCALE: 1" = 20'  
0 20 40 80 Feet

**GENERAL NOTES**

- EASEMENTS, SETBACKS AND ENCUMBRANCES SHOWN HEREON ARE BASED ON INFORMATION RECEIVED FROM A THIRD PARTY PROVIDER IN THE FORM OF A CITY PLANNING LETTER, PREPARED BY CHICAGO TITLE COMPANY, ORDER NO. 2015-0177, DATED JUNE 8, 2015. WINDROSE IS NOT RESPONSIBLE, NOR WILL BE HELD LIABLE FOR ANY INCOMPLETE OR UNDISCLOSED INFORMATION PROVIDED OR OMITTED IN SAID CITY PLANNING LETTER.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 1304503.86 (REVISED/JUNE 09, 2014), THE SUBJECT TRACT APPEARS TO BE WITHIN AN UNDESIGNATED ZONE. THIS DETERMINATION WAS DONE BY GRAPHIC FOOTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FLOOD DAMAGED OR FLOOD DAMAGE TO FINE STRUCTURES THEREON WILL BE FLOOD DAMAGE AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES, INC.
- DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2015-343 WHICH STIPULATES PLAYING AND SETBACK CONSTRAINTS. PROPOSED LOCUS OF THE TRACT WILL DETERMINE ACTUAL BUILDING SETBACK LINES) ALONG ANY ADJOINING STREETS. REFER TO CITY OF HOUSTON BUILDING CODES TO ESTABLISH MINIMUM PUBLISHED SETBACK REQUIREMENTS. ULTIMATELY THE CITY OF HOUSTON PLANNING COMMISSION WILL DETERMINE REQUIRED SETBACKS UPON REVIEW OF PLANS OR PLATS SUBMITTED TO SAID COMMISSION. THIS TRACT MAY REQUIRE PLATTING AS A CONDITION FOR RECEIVING BUILDING PERMITS.
- REARLY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES, INC.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEASURE BETWEEN NEIGHBOR LOCATIONS.
- ALL COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE GRID COORDINATES, SOUTH CENTRAL ZONE (NAD 83), AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR 0.999994001.

**LEGEND**

\* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

- |      |                                      |      |                          |          |                                   |
|------|--------------------------------------|------|--------------------------|----------|-----------------------------------|
| 1.80 | — BOLLARD                            | 1.80 | — SERVICE POLE           | STW.SMB. | — STORM SEWER                     |
| 1.80 | — HANDCAP                            | 1.80 | — GUY ANCHOR             | OMP      | — CORRUGATED METAL PIPE           |
| 1.80 | — GAS METER                          | 1.80 | — OVERHEAD POWER LINE    | OMP      | — CORRUGATED PLASTIC PIPE         |
| 1.80 | — GAS VALVE                          | 1.80 | — BARBED WIRE FENCE      | ROP      | — REINFORCED CONCRETE PIPE        |
| 1.80 | — FIRE HYDRANT                       | 1.80 | — WROUGHT IRON FENCE     | TEL      | — TELEPHONE                       |
| 1.80 | — WATER METER                        | 1.80 | — WOOD FENCE             | SWT      | — SOUTHWESTERN BELL TELEPHONE CO. |
| 1.80 | — WATER VALVE                        | 1.80 | — CHAIN-LINK FENCE       | UTR      | — UTILITY                         |
| 1.80 | — IRRIGATION CONTROL VALVE           | 1.80 | — GATE POST              | UG       | — UNDERGROUND                     |
| 1.80 | — GRAVE INLET                        | 1.80 | — PER PLANS              | UND      | — FOUND                           |
| 1.80 | — GRAVE INLET                        | 1.80 | — APPROXIMATE            | H.C.C.F. | — HARRIS COUNTY CEMETERY          |
| 1.80 | — MANHOLE                            | 1.80 | — HIGHBANK               | H.C.M.   | — HARRIS COUNTY DEED RECORDS      |
| 1.80 | — CLEANOUT                           | 1.80 | — SON                    | H.C.M.   | — HARRIS COUNTY MAP RECORDS       |
| 1.80 | — TELEPHONE PEDESTAL                 | 1.80 | — PIPELINE MARKER        | IP       | — IRON PIPE                       |
| 1.80 | — ELECTRIC BOX                       | 1.80 | — UNDERGROUND CABLE SIGN | IR       | — IRON ROD                        |
| 1.80 | — TRAFFIC SIGNAL BOX                 | 1.80 | — CATHODIC TEST LEAD     | NO       | — NUMBER                          |
| 1.80 | — LIGHT POLE                         | 1.80 | — MONITORING WELL        | PA       | — PAIR                            |
| 1.80 | — TRAFFIC LIGHT                      | 1.80 | — PIN FLAG/PAINT MARK    | R.O.W.   | — RIGHT-OF-WAY                    |
| 1.80 | — GROUND/SPOT LIGHT                  | 1.80 | — TOP OF CURB            | SQ. FT.  | — SQUARE FEET                     |
| 1.80 | — POWER POLE                         | 1.80 | — GUTTER                 | VOL.     | — VOLUME                          |
| 1.80 | — POWER POLE W/TRANSFORMER           | 1.80 | — TOP OF GRAVE           | F.C.     | — FILM CODE                       |
| 1.80 | — POWER POLE W/SPLIT                 | 1.80 | — FLOW LINE              | BL.      | — BUILDING LINE                   |
| 1.80 | — POWER POLE W/TRANSFORMER AND LIGHT | 1.80 | — HIGHBANK               | U.C.     | — UTILITY CASKET                  |
| 1.80 |                                      | 1.80 | — SANITARY SEWER         |          | — TREE/SHRUB                      |

**REVISIONS**

DATE	REASON	BY

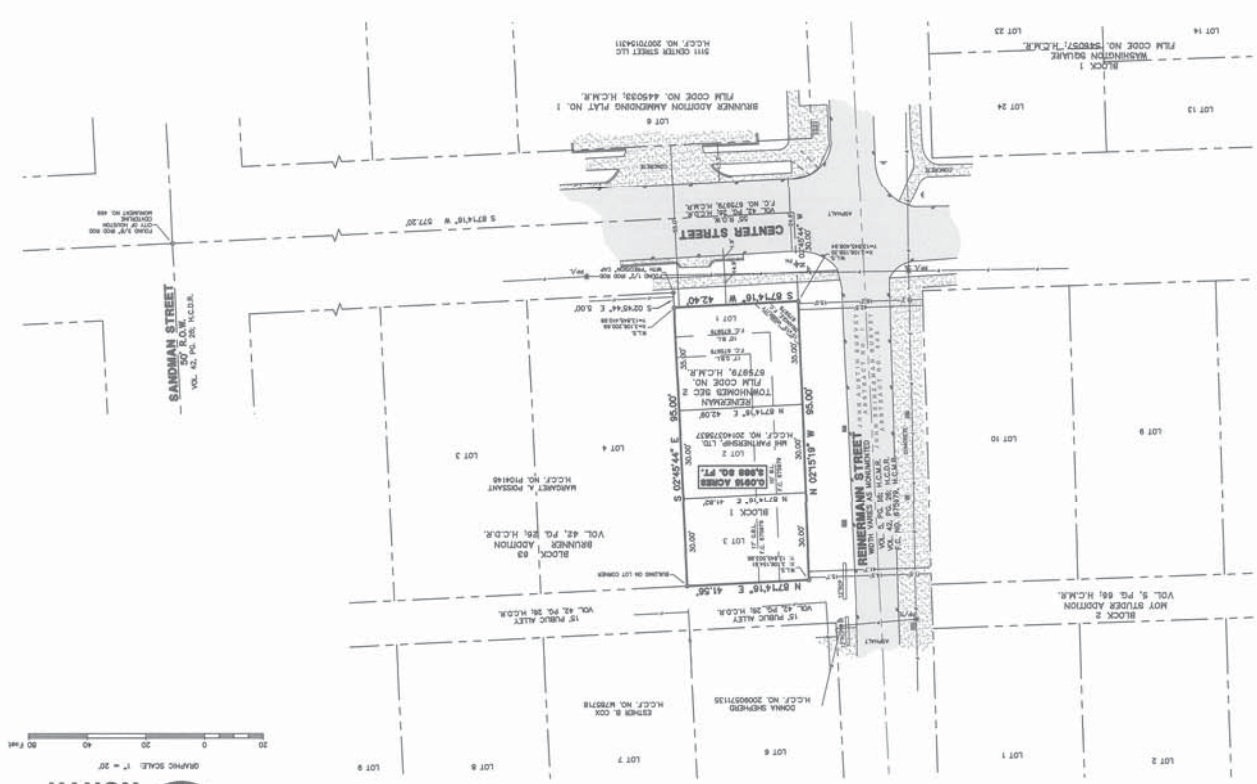
**PRELIMINARY SITE PLAN**  
**RENNERMAN TOWNHOMES sec 1**  
**SITUATED IN THE**  
**JOHN AUSTIN SURVEY**  
**ABSTRACT NO. 1**  
**HARRIS COUNTY, TEXAS**

FIELD BY: DB  
DRAWN BY: AA  
CHECKED BY: RK  
DATE: 02/01/2016  
JOB NO. 52484  
SHEET NO. 1 OF 1



**NATIONAL FLOOD INSURANCE PROGRAM**  
FIRM  
FLOOD INSURANCE RATE MAP  
HARRIS COUNTY, TEXAS  
AND INCORPORATED AREAS  
TOWNSHIP 10 NORTH, RANGE 14 WEST  
JUNE 9, 2014  
DATE REVISED  
FIRM  
FLOOD INSURANCE RATE MAP  
HARRIS COUNTY, TEXAS  
AND INCORPORATED AREAS  
TOWNSHIP 10 NORTH, RANGE 14 WEST  
JUNE 9, 2014  
DATE REVISED

100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000
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DESCRIPTION

1. LOT 1

2. LOT 2

3. LOT 3

4. LOT 4

5. LOT 5

6. LOT 6

7. LOT 7

8. LOT 8

9. LOT 9

10. LOT 10

11. LOT 11

12. LOT 12

13. LOT 13

14. LOT 14

15. LOT 15

16. LOT 16

17. LOT 17

18. LOT 18

19. LOT 19

20. LOT 20

21. LOT 21

22. LOT 22

23. LOT 23

24. LOT 24

25. LOT 25

26. LOT 26

27. LOT 27

28. LOT 28

29. LOT 29

30. LOT 30

31. LOT 31

32. LOT 32

33. LOT 33

34. LOT 34

35. LOT 35

36. LOT 36

37. LOT 37

38. LOT 38

39. LOT 39

40. LOT 40

41. LOT 41

42. LOT 42

43. LOT 43

44. LOT 44

45. LOT 45

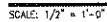
46. LOT 46

47. LOT 47

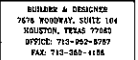
48. LOT 48

49. LOT 49

50. LOT 50







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City/Jurisdiction  
HOUSTON

Title  
REAR ELEVATION

Plan Number  
BLDG. A

SHEET No:  
A-9





**Application Number:** 2015-2634

**Plat Name:** Reinerman Townhomes Sec 2 replat no 1

**Applicant:** Windrose Land Services, Inc.

**Date Submitted:** 12/21/2015

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

**Specific Variance is being sought and extent of variance:**

To allow a reduced building line along a minor collector (Center Street).

**Chapter 42 Section:** 42-157

**Chapter 42 Reference:**

Optional performance standards for collector streets and local streets, Single-family residential, paragraph (2), subparagraph (b) states, "The building line requirement for a subdivision or development in the city restricted to single-family residential use adjacent to a collector street or a local street that is not an alley shall be Ten feet for the principal structure."

### **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 site is located at the northeast corner of Reinerman Street and Center Street within the Washington Urban Development District. The site, being one block north of Washington Avenue and squarely between Shepherd Drive and T.C. Jester Boulevard, is ideal for a high-density, pedestrian-friendly multi-family project. The applicant desires to construct such a development in accordance with the Houston-Galveston Area Council Livable Centers Study completed in August 2010. This project is the second phase of the Reinerman Townhomes GP located at both corners of Reinerman and Center. Section 1 across the street has 5-foot building lines along Center Street as do other townhome developments in the area (i.e. Center Street Lofts at the northeast corner of Center and Detering Street). The justification for the variance is the impact of the right-of-way dedication along Center Street and Reinerman Street that makes the development exactions unreasonable without building line relief along Center Street. Because the applicant is taking their sole access from Reinerman Street, they must have a 5-foot setback along Center Street to leave adequate building area after the right-of-way dedication takes place. Center Street was reclassified as a minor collector on November 24th, 2014, well after the applicant began development of the Reinerman Townhomes project. The applicant will dedicate the required 5-feet of right-of-way per the collector reclassification in order to facilitate required pavement section and sidewalk improvements. Once the right-of-way for Center Street is widened to the ultimate 60 foot right-of-way width, the applicant's development will be consistent with the existing development on the block if the 5-foot building line variance is granted. Without the variance, the code-required building setback on Center Street would result in a building setback that would preclude development on Lot 1 and would transform the high-density townhome development into a two-lot, low-density development that would not be feasible for the developer nor consistent with the City's vision for urban, transit-oriented development. As such, the hardship imposed on the site is the unusual physical characteristics that make it impossible to match the desired development model for this area. By approving the variance, the City would be promoting a development that is complimentary and compatible to other development in Washington Avenue community. Without the variance, the developer cannot provide the density and form necessary to create a viable pedestrian-oriented residential subdivision that is compatible with the other development in the 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;**

In order to provide the square footage necessary for a viable pedestrian-focused townhome subdivision, a variance for the building setback along Center Street is required. Reinerman Street will function as the site's sole point of access and other subdivision with these same restrictions and design considerations have reduced their building line from 10 feet to 5 feet to match the dense, pedestrian-focused style of development consistent with the Washington Avenue area. Due to the relatively recent reclassification of Center Street to a Minor collector, the applicant is required to dedicate 5 feet of right-of-way and increase the building setback from what was originally planned. While the applicant has no issues dedicating the right-of-way along Center and Reinerman, allowing a reduction in the building setback is the only way to



enable them to continue with the planned townhome concept. More importantly, not granting the variance would prevent the applicant or any subsequent developer from matching the City's and HGAC's public policy goals of developing the Washington Avenue area as a pedestrian-friendly, urban transit designed corridor.

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

The development constraints caused by the reclassification of Center Street and the subsequent increase in the building line are circumstances that are not self-imposed by the applicant and that support the granting of the variance. Without the allowance from the City, the proposed development will either not occur in this location or be far from the type of development that the City and HGAC have envisioned for the Washington corridor.

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

Center Street, while recently reclassified to a Minor collector in November 2014, will be widened in conjunction with the right-of-way acquisitions to include the applicant's 5-foot dedication. In general, the mobility adjacent to the site is excellent and is currently adequate to accommodate traffic movement for the applicant's project. The applicant's goal for this project is to provide a development that is aesthetically pleasing, safe and fully integrated with and complimentary to the pedestrian realm. The existing and forthcoming transit-oriented and livable center type development along Washington, Shepherd and Durham, combined with the existing pedestrian traffic volume, create a significant demand for the type of project that the applicant is proposing. The requested variance will allow the developer to achieve a pedestrian-focused development that is in keeping with the intent of the ordinance and the expansion of the urban corridor.

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

The granting of the variance will not be injurious to the public health, safety or welfare as adequate vehicular and pedestrian circulation will be available, including access for emergency vehicles. The sole point of access for the development will be from Reinerman Street, so the reduction of the building setback along Center Street from 10-feet to 5-feet will have no negative impacts on circulation to and from the residential lots nor will it affect the City's ability to maintain or expand Center Street. Additionally, there will be no encroachment in to the 15-foot by 15-foot visibility triangle at the intersection of Center Street and Reinerman Street. The planned improvements along the adjacent streets will increase the efficiency and safety of pedestrian movement in the area and hopefully catalyze similar developments that will be just as beneficial to the public's health, safety and welfare.

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

The primary justifications for the requested variance are the unusual physical and development characteristics affecting the property. The site's location, urban setting, and proposed type of development make it an ideal candidate for redevelopment subject to a reduced building line along Center Street. By granting the variance, the City will be promoting a modern, integrated facility with a strong local identity that will be economically healthy, vibrant, connected, and walkable.



**Application No:** 2015-2634

**Agenda Item:** 107

**PC Action Date:** 02/04/2016

**Plat Name:** Reinerman Townhomes Sec 2 replat no 1

**Applicant:** Windrose Land Services, Inc.

**Staff Recommendation:** Defer Applicant request

**Chapter 42 Sections:** 42-157

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

To allow a reduced building line along a minor collector (Center Street). ;

**Basis of Recommendation:**

Subject site is located at the intersection of Reinerman St and Center St. Purpose of the replat is to create 3 lots and reduce the BL. The applicant is requesting a variance to allow 5' BL along Center St instead of the required 10'.

Staff's recommendation is to defer the plat for two weeks per applicant's request.

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### 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:** 108  
**Action Date:** 02/04/2016  
**Plat Name:** Southmont Addition Annex no 4 partial replat no 1  
**Developer:** None  
**Applicant:** Tetra Surveys  
**App No/Type:** 2015-2361 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.2562	Total Reserve Acreage:	0.2562
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	572J	City

#### ***Conditions and Requirements for Approval***

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

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

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

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

Correct the dates on the drawing.

#### ***For Your Information:***

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

City Engineer: DETENTION IS REQUIRED

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

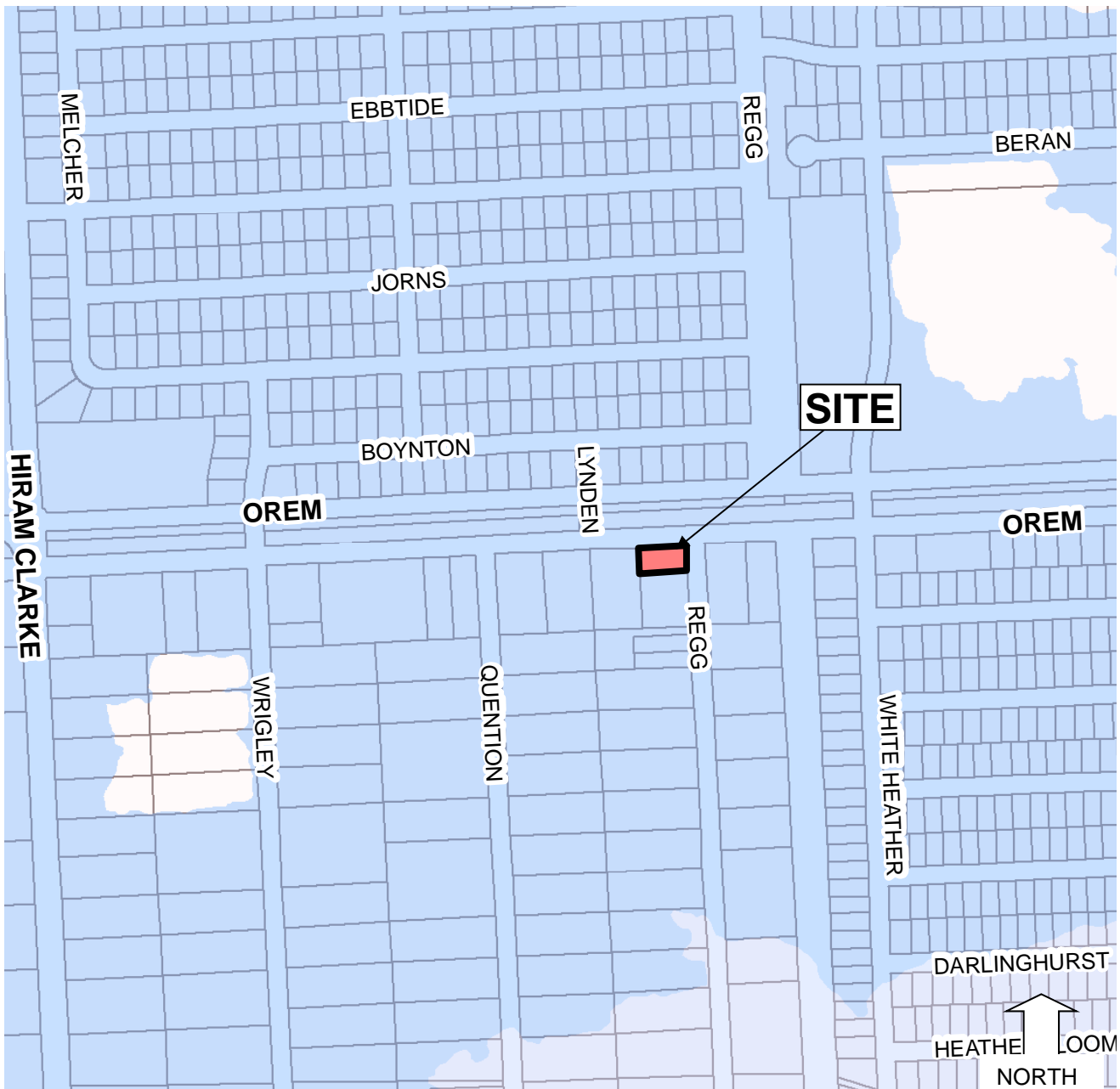
# Houston Planning Commission **ITEM: 108**

Planning and Development Department

Meeting Date: 02/04/2016

Subdivision Name: Southmont Addition Annex no 4 partial replat no 1 (DEF1)

Applicant: Tetra Surveys



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

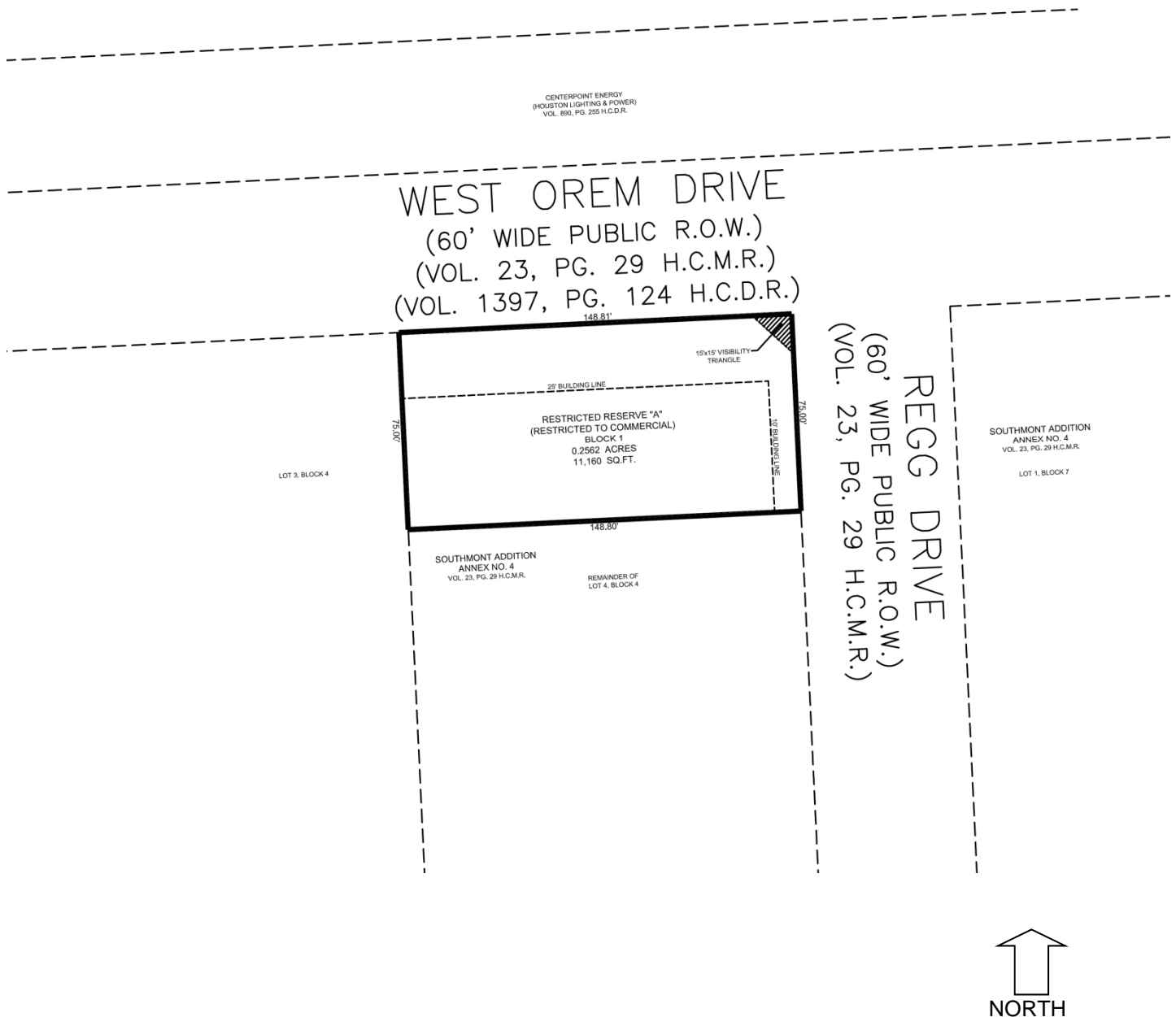
ITEM: 108

Planning and Development Department

Meeting Date: 02/04/2016

Subdivision Name: Southmont Addition Annex no 4 partial replat no 1 (DEF1)

Applicant: Tetra Surveys



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 108

Planning and Development Department

Meeting Date: 02/04/2016

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Subdivision Name: Southmont Addition Annex no 4 partial replat no 1 (DEF1)

Applicant: Tetra Surveys



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C – Public Hearings

Aerial

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**Agenda Item:** 109  
**Action Date:** 02/04/2016  
**Plat Name:** Terraces on West 28th Street replat no 1  
**Developer:** Fusion Bama, LLC  
**Applicant:** The Interfield Group  
**App No/Type:** 2015-2637 C3N

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

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.

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

079. Edit the Lot Size and Coverage Table 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)

The applicant must provide the following street improvements:

1. 6' wide unobstructed sidewalks along Lawrence Street and W. 28th Streets, instead of the standard 5' sidewalks.
2. The area between the ROW and the property line along public right-of-ways will be landscaped and maintained by the owner/developer.
3. 4" caliper trees within the right-of-way.
4. A transparent wrought iron fence along the property line of both W. 28th and Lawrence Streets.
5. Sidewalks from each door facing the public street will connect to public sidewalks along Lawrence Street and W. 28th Street.
6. An emergency egress gate installed at southeast corner of subject tract.
7. A bike rack north of emergency egress fence gate.

If the existing structure(s) is ever demolished, then any replacement structure(s) shall adhere to the building line shown on this plat.

#### ***For Your Information:***

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 109  
**Action Date:** 02/04/2016  
**Plat Name:** Terraces on West 28th Street replat no 1  
**Developer:** Fusion Bama, LLC  
**Applicant:** The Interfield Group  
**App No/Type:** 2015-2637 C3N

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

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PWE Utility Analysis: A WASTEWATER CAPACITY RESERVATION LETTER IS REQUIRED FOR THIS PROJECT.  
PLEASE ATTACH A COPY OF THE PROPOSED RE PLAT TO THE WCR APPLICATION (LONG OR SHORT FORM).

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

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

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

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

# Houston Planning Commission

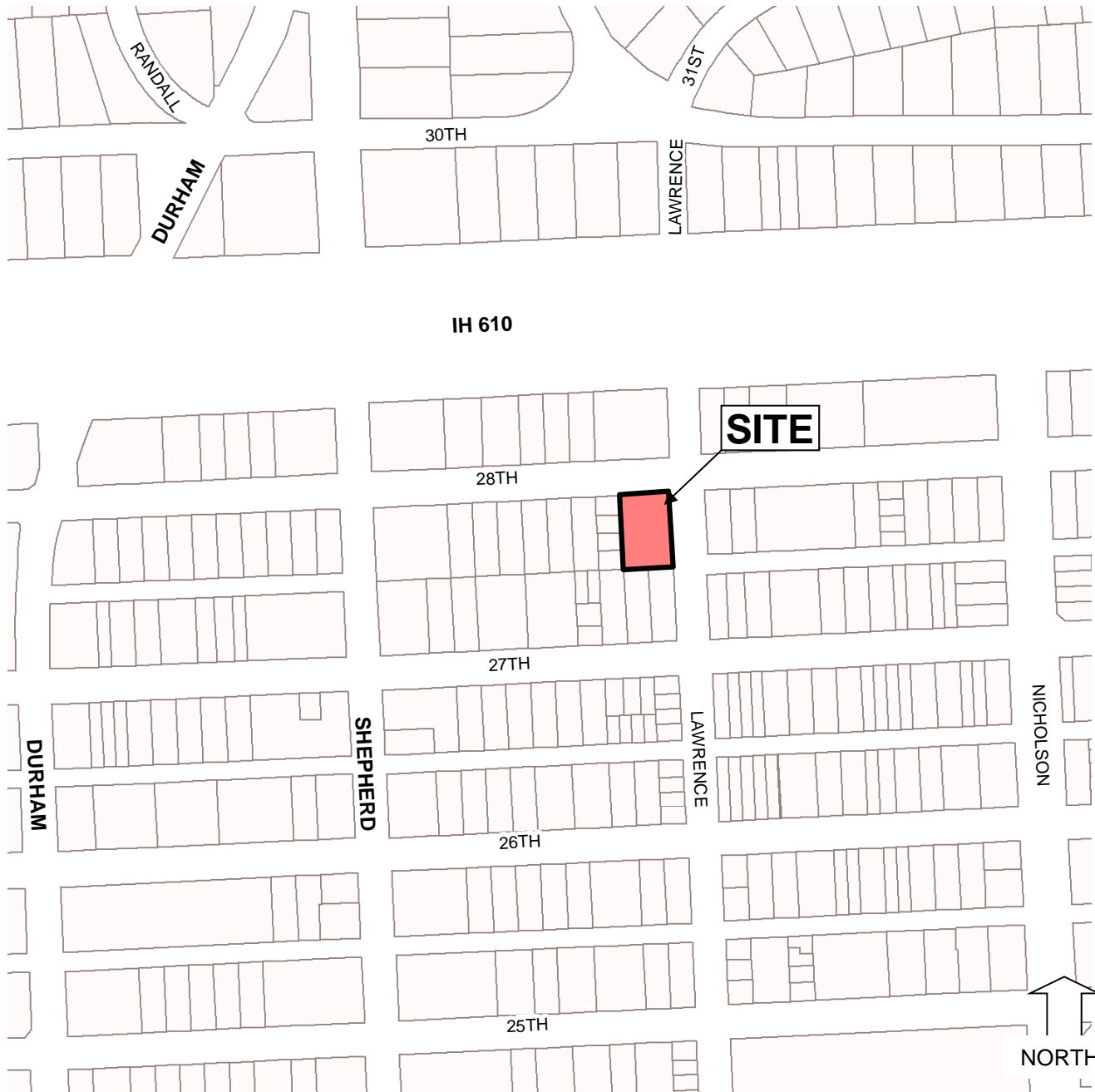
**ITEM: 109**

Planning and Development Department

Meeting Date: 02/04/2016

**Subdivision Name: Terraces on West 28th Street replat no 1**

**Applicant: The Interfield Group**



**C – Public Hearings with Variance Site Location**

# Houston Planning Commission

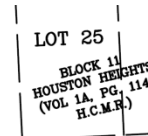
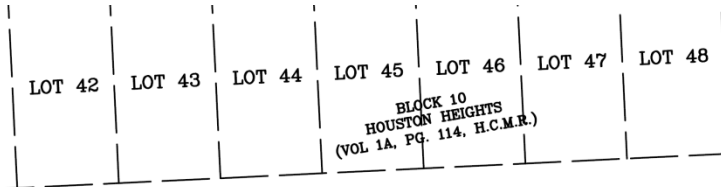
## ITEM: 109

Planning and Development Department

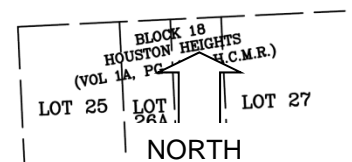
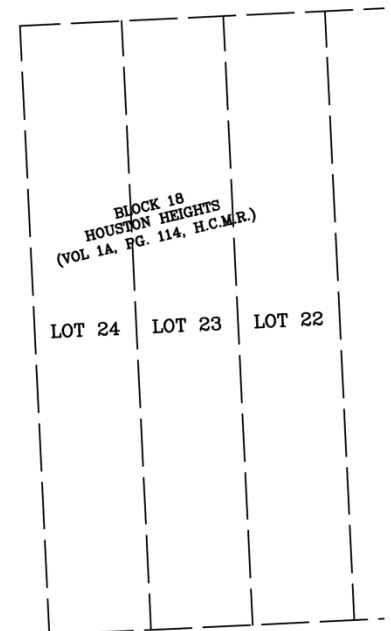
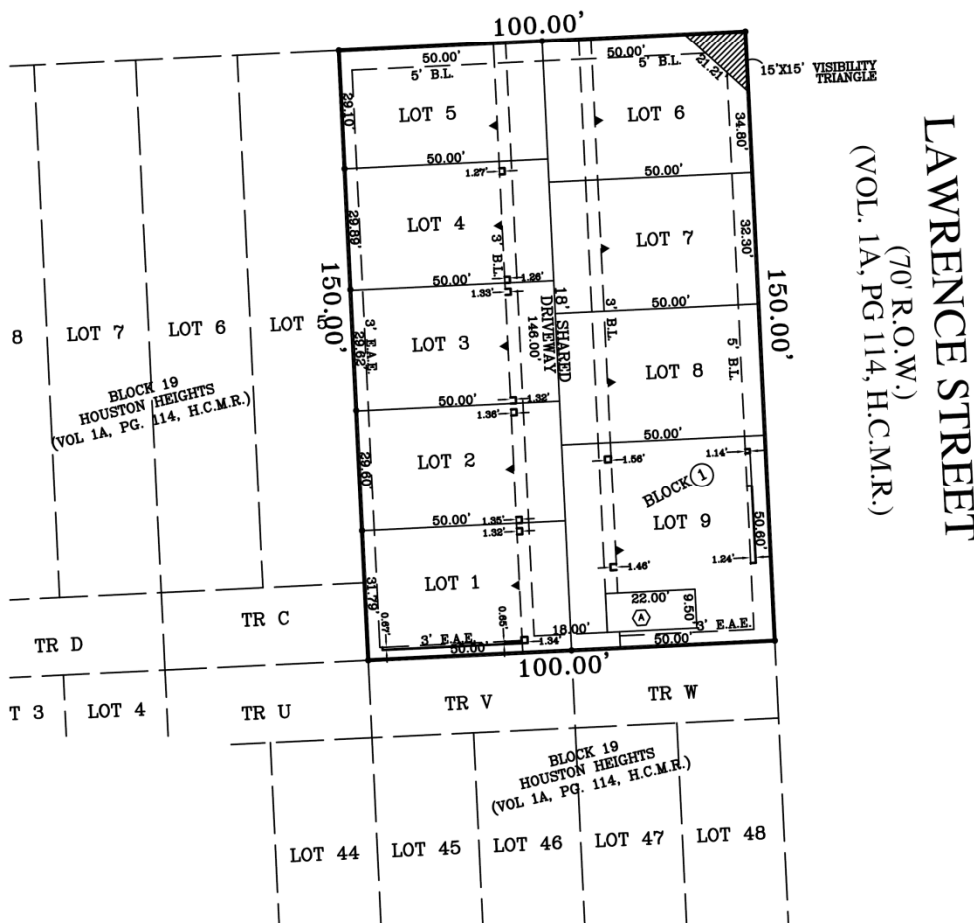
Meeting Date: 02/04/2016

Subdivision Name: Terraces on West 28th Street replat no 1

Applicant: The Interfield Group



**WEST 28TH STREET**  
(70' R.O.W.)  
(VOL. 1A, PG. 114, H.C.M.R.)



**C – Public Hearings with Variance**

**Subdivision**



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# Houston Planning Commission **ITEM: 109**

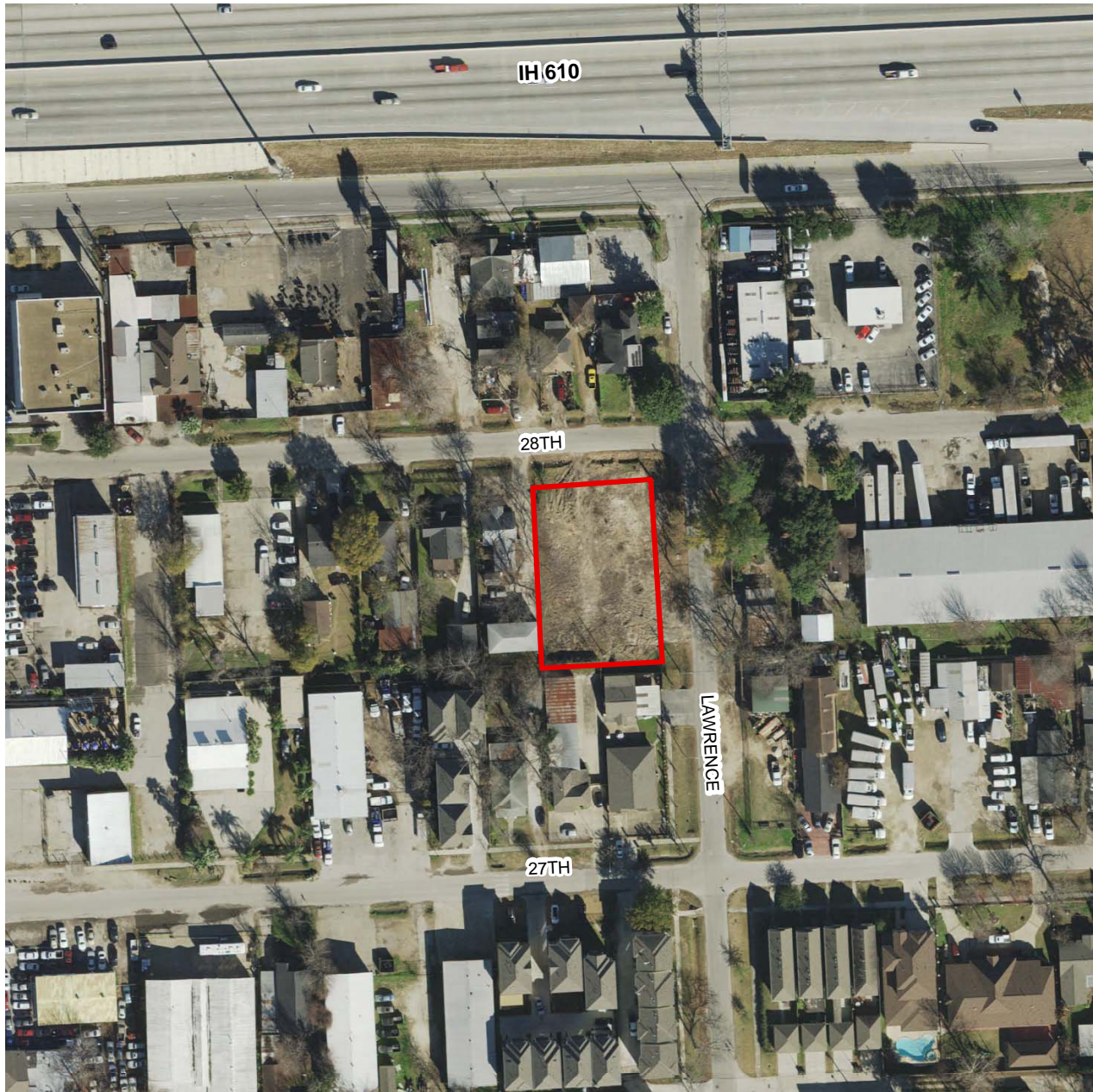
Planning and Development Department

Meeting Date: 02/04/2016

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Subdivision Name: Terraces On West 28th Street replat no 1

Applicant: The Interfield Group



NORTH

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**C – Public Hearings with Variance**

**Aerial**

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ADDRESS : 602 AND 606 WEST 28TH STREET  
HOUSTON, TX 77008  
ORDERED BY: CALLISTO HOMES

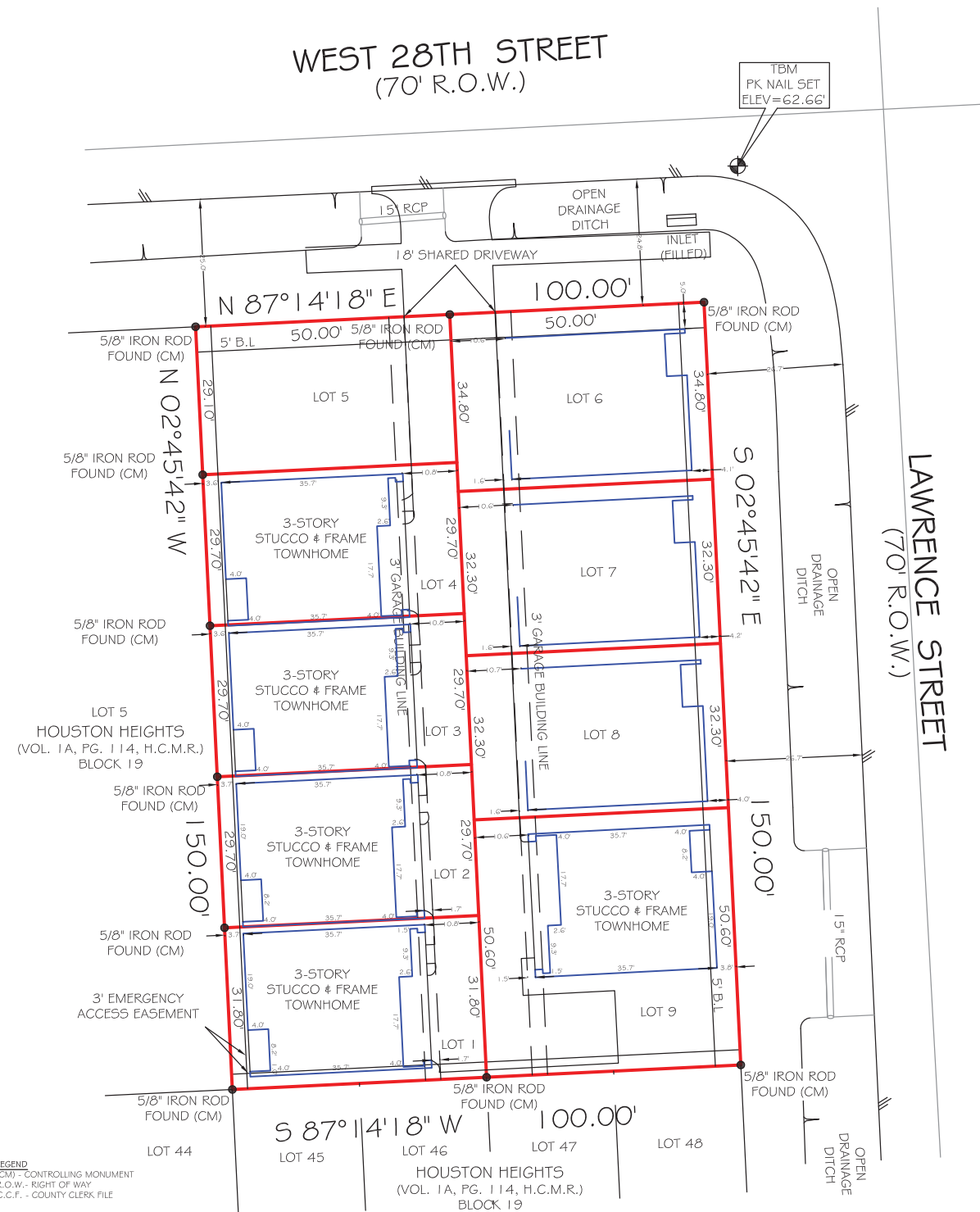
TITLE CO. : N/A  
GF NO. : N/A  
LENDER : N/A

A FORM SURVEY OF  
LOTS 1-9, BLOCK 1  
TERRACES ON WEST 28TH STREET  
ACCORDING TO THE PLAT OR MAP THEREOF  
RECORDED IN FILM CODE NO. 659113  
OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS



WEST 28TH STREET  
(70' R.O.W.)

TBM  
PK NAIL SET  
ELEV=62.66'



LEGEND  
(CM) - CONTROLLING MONUMENT  
R.O.W. - RIGHT OF WAY  
C.C.F. - COUNTY CLERK FILE

JOB NO: 151252  
DATE: OCTOBER 22, 2015



2417 NORTH FREEWAY  
HOUSTON, TX 77009  
713-864-2400  
www.primetxsurveys.com

NOTES:  
1) ALL BEARINGS SHOWN ARE REFERENCED PER RECORDED PLAT.  
2) THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT. OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT.

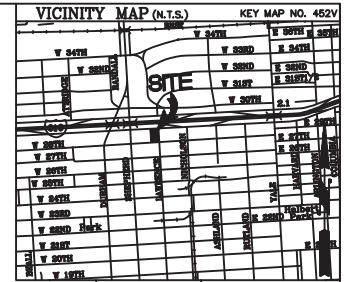
FLOOD INFORMATION  
THIS TRACT DOES NOT APPEAR TO LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" PER F.E.M.A. FLOOD INSURANCE RATE PANEL NO. 48201C0670L, DATED JUNE 18, 2007.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.



PIOTR A. DEBSKI R.F.L.S. NO. 5902

SCALE : N.T.S.



LOT 42 LOT 43 LOT 44 LOT 45 LOT 46 LOT 47 LOT 48

BLOCK 10  
HOUSTON HEIGHTS  
(VOL 1A, PG. 114, H.C.M.R.)

LOT 25 BLOCK 11  
HOUSTON HEIGHTS  
(VOL 1A, PG. 114, H.C.M.R.)

WEST 28TH STREET  
(70' R.O.W.)  
(VOL. 1A, PG. 114, H.C.M.R.)

TBM  
PK NAIL SET  
ELEV=62.66

X 300728.80  
Y 1500022.00

X 300728.80  
Y 1500022.00

LAWRENCE STREET  
(70' R.O.W.)  
(VOL. 1A, PG. 114, H.C.M.R.)

BLOCK 18  
HOUSTON HEIGHTS  
(VOL 1A, PG. 114, H.C.M.R.)

LOT 24 LOT 23

LOT 8 LOT 7 LOT 6 LOT 5  
BLOCK 19  
HOUSTON HEIGHTS  
(VOL 1A, PG. 114, H.C.M.R.)

TR C  
X 300728.80  
Y 1500022.00

TR D

LOT 3 LOT 4

TR U

TR V

TR W

LOT 41 LOT 42 LOT 43 LOT 44

LOT 45

BLOCK 19  
HOUSTON HEIGHTS  
(VOL 1A, PG. 114, H.C.M.R.)

LOT 46 LOT 47

LOT 48

BLOCK 18  
HOUSTON HEIGHTS  
(VOL 1A, PG. 114, H.C.M.R.)  
LOT 25 LOT 26A

THE INTERFIELD GROUP  
CONSULTING ENGINEERS

401 STUDEMONT, SUITE 300  
HOUSTON, TEXAS 77007

TEL. (713) 780-0909  
FAX (713) 780-8550



TITLE

PROPOSED SITE PLAN

PROJECT

TERRACES ON WEST 28TH STREET REPLAT NO 1

DATE: DECEMBER, 2015

JOB #: 15115.00

SHEET NO.

DRAWN BY: OG

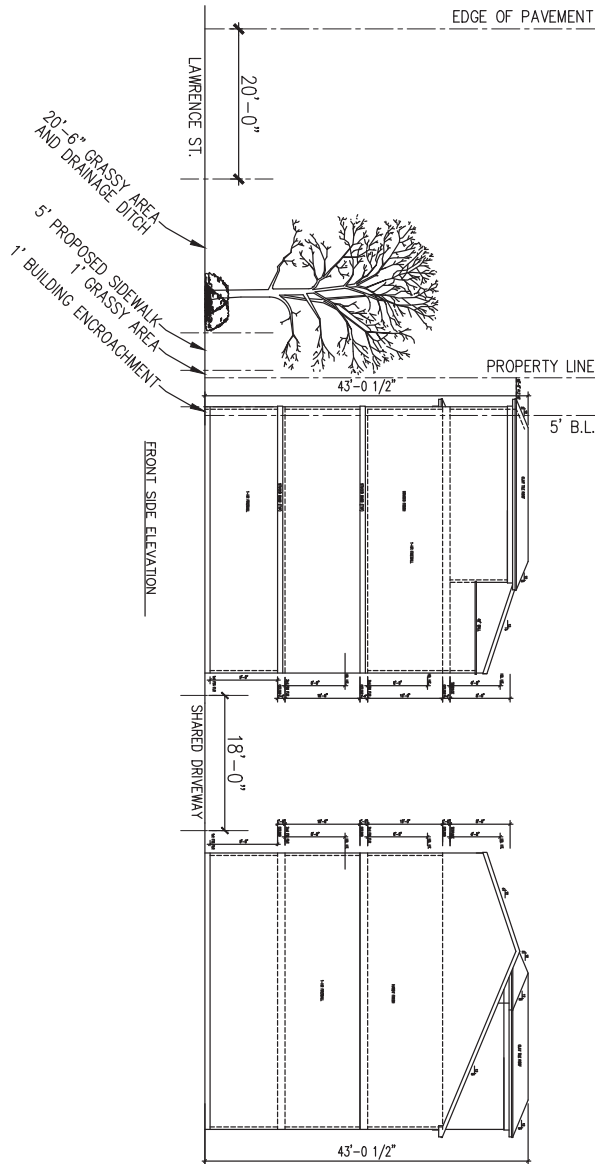
SW1

CHECKED BY: MLV





**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: DEC., 2015 JOB #: 15115.00

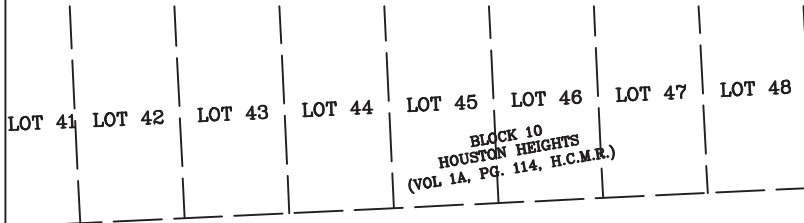
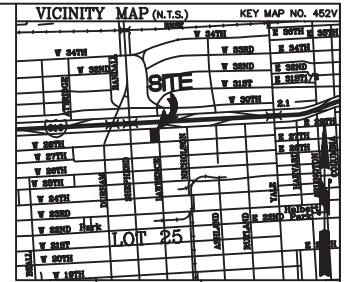
DRAWN BY: OG

CHECKED BY: MFQ

SHEET NO.

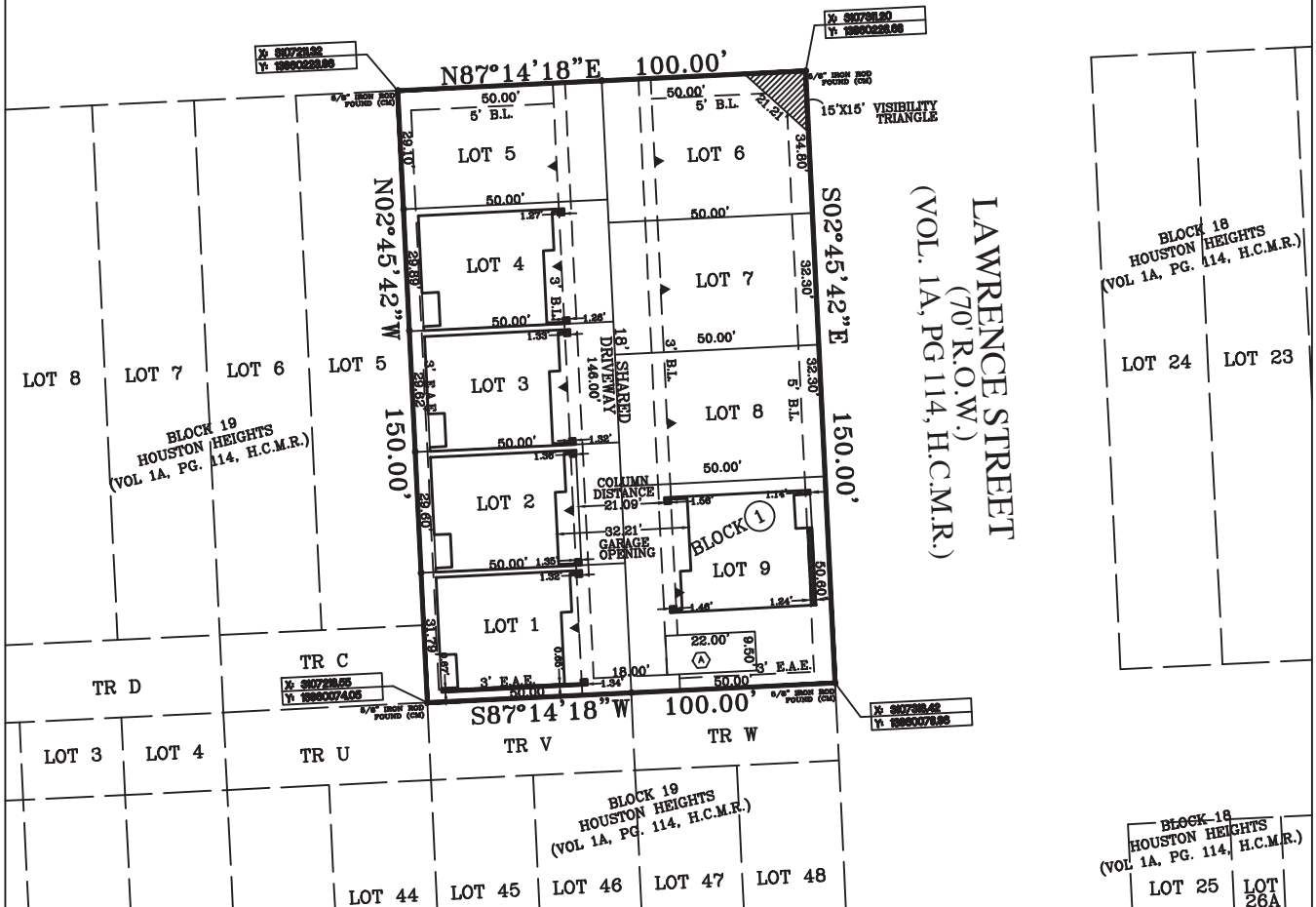
1

SCALE : N.T.S.



BLOCK 11  
HOUSTON HEIGHTS  
(VOL 1A, PG. 114,  
H.C.M.R.)

WEST 28TH STREET  
(70' R.O.W.)  
(VOL. 1A, PG. 114, H.C.M.R.)



THE INTERFIELD GROUP  
CONSULTING ENGINEERS

401 STUDEMONT, SUITE 300  
HOUSTON, TEXAS 77007

TEL. (713) 780-0909  
FAX (713) 780-8550



TITLE

ENCROACHMENT EXHIBIT

PROJECT

TERRACES ON WEST 28TH STREET REPLAT NO 1

DATE: DECEMBER, 2015

JOB #: 15115.00

SHEET NO.

DRAWN BY: OG

CHECKED BY: MLV



**Application Number:** 2015-2637

**Plat Name:** Terraces on West 28th Street replat no 1

**Applicant:** The Interfield Group

**Date Submitted:** 12/21/2015

**(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 for Lot 9.

**Chapter 42 Section: 156**

**Chapter 42 Reference:**

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) 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 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. Please note the following: 1. Lawrence is a 70' right-of-way that terminates at N 610 Loop feeder road. 2. There is a distance of 26.81', from the property line to paved section in Lawrence Street. 3. The units are 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. City of Houston Consolidated Transportation Planning 3.6 identifies Lawrence Street as a local street. A minimum width allowed for local streets, adjacent to single family residential lots, is 50 feet. Taking into consideration that Lawrence Street terminates at N 610 Loop and many of the lots north of 20th Street have been re-platted, it is unlikely that there will be a substantial increase in current traffic pattern. With this said, an assumption can be made that Lawrence Street could be considered as having an excess of 10 feet in right of way width on either side. In this assumed scenario, unit on Lot 9 would be approximately 13.77', from the edge of the assumed 50' right of way, with the other units at a further distance. The developer would like to extend his sincerest apologies to Staff, Planning Commission and City of Houston for the errors caused by his contractor. We have diligently met with Staff and City of Houston Code Enforcement to rectify the issue and bring the project to acceptable compliance.

**(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 6-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:** 2015-2637

**Plat Name:** Terraces on West 28th Street replat no 1

**Applicant:** The Interfield Group

**Date Submitted:** 12/21/2015

**(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 3-foot emergency access easement for Lot 1.

**Chapter 42 Section: 145(d)**

**Chapter 42 Reference:**

Sec. 42-145. - General layout and arrangement for all shared driveways. (d) A subdivision plat containing a shared driveway shall provide a three-foot wide emergency access easement along each boundary of the subdivision plat that does not abut a public street. No objects or obstructions shall be placed within the emergency access strip except that a fence may be permitted if it provides for pedestrian gate access for emergency services.

### **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 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. Please note the following: 1. Lawrence is a 70' right-of-way that terminates at N 610 Loop feeder road. 2. There is a distance of 26.81', from the property line to paved section in Lawrence Street. 3. The units are 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. Please also note that the south wall of the residence for Lot 1 is a firewall. According to the United States Department of Labor, Occupational Safety & Health Administration (OSHA), an exit access must be at least 28 inches (71.1 cm) wide at all points. Where there is only one exit access leading to an exit or exit discharge, the width of the exit and exit discharge must be at least equal to the width of the exit access. Lot 1 has unobstructed emergency access path to West 28th Street and 2.33 (28 inches) feet exit access leading to the shared driveway. The encroachment width into the 3-foot emergency access easement is 0.67 feet; therefore, with the combined exist access width of 2.33 feet, it does not exceed 3 feet. Please note that the wall encroaching into the 3-foot emergency access easement is a rate fire wall. The back door to the unit is located on the side of the building that has an unobstructed 3-foot emergency access easement. The developer would like to extend his sincerest apologies to Staff, Planning Commission and City of Houston for the errors caused by his contractor. We have diligently met with Staff and City of Houston Code Enforcement to rectify the issue and bring the project to acceptable compliance.

**(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. There will be a unobstructed 3 foot emergency pathway access to West 28th b. A gate door will be located at the southeast corner of property, for additional access to the public street. c. Proposed development has constructed 6-foot side walk along Lawrence Street and E.28th d. Yards between right-of-way line and residences will be landscaped, and will preserve and enhance the general character of the block face e. Developer will install a wrought iron fence f. 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:** 2015-2637

**Plat Name:** Terraces on West 28th Street replat no 1

**Applicant:** The Interfield Group

**Date Submitted:** 12/21/2015

**(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 for lots 1, 2, 3, 4 & 9.

**Chapter 42 Section: 145**

**Chapter 42 Reference:**

Chapter 42 Reference: 42-145 – General Arrangement for All Shared Driveways A subdivision plat within the city may provide for a lot that takes access from a shared driveway within the same subdivision plat as the lot in accordance with the following requirements: (1) A shared driveway shall have a minimum width of 18 feet except as provided in section 42-146 of this Code; (2) No part of a shared driveway shall be more than 200 feet from a type 1 permanent access easement or a public street that is not an alley and that contains a roadway. The distance shall be measured along the centerline of the shared driveway starting from the intersection with the type 1 permanent access easement or the public street. (3) A shared driveway may be any length if all lots that take access from the shared driveway have frontage in the amount of the minimum lot width required by section 42-185 of this Code on a type 1 permanent access easement or a public street that is not an alley and that contains a roadway

### **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. Please note the following: 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. The developer would like to extend his sincerest apologies to Staff, Planning Commission and City of Houston for the errors caused by his contractor. We have diligently met with Staff and City of Houston Code Enforcement to rectify the issue and bring the project to acceptable compliance.

**(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 6-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:** 2015-2637

**Agenda Item:** 109

**PC Action Date:** 02/04/2016

**Plat Name:** Terraces on West 28th Street replat no 1

**Applicant:** The Interfield Group

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

**Chapter 42 Sections:** 145; 145(d); 156

**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 for lots 1, 2, 3, 4 & 9.;

Specific variance is being sought and extent of condition is to allow an encroachment into the 3-foot emergency access easement for Lot 1.;

Specific variance is being sought and extent of condition is to allow an encroachment into the building line along Lawrence Street for Lot 9.;

**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 residential lots and 1 parking reserve.

The applicant is requesting 3 variances:

1. To allow Lot 9 to encroach [by approximately 1.3'] into the 5' B.L. along Lawrence Street,
2. To allow Lot 1 to encroach [by approximately 0.7'] into the 3' Emergency Access Easement., and
3. To allow Lots 1-4 and Lot 9 to encroach [by approximately 1.6"] into the 3' B.L. along the shared driveway.

Staff is in support of these variances.

In December 17, 2015, the applicant requested 4 similar variances for all lots except Lot 5 to have an encroachment into the visibility triangle, 3' E.A.E. and building lines along Lawrence Street and the shared driveway. At that time, the Planning Commission denied the variances and disapproved the plat.

In an effort to come into compliance with the code, the applicant has agreed to modify the forms for lots 6-8 and thus is not requesting any variances. However, the units on lots 1-4 and lot 9 are fully constructed and the applicant is asking forgiveness for the errors made during the construction.

Per staff's evaluation, the following items are the justifications for supporting these variances:

- Lawrence is a public local street with 70' ROW and 20' paving section. The distance between the paving section and the property line is about 26'. The encroachment into the 5' BL is about 1.3' and it is just for lot 9. With the encroachment the house will still be at a distance of more than 24' from the travel lanes.
- Lot 1 encroaches into the 3' E.A.E. about 0.7'. Lot 1 has 3 points of access for firefighting purposes. Additionally, there is a parking space immediately adjacent to the 3' E.A.E. along the southern plat boundary providing more open space for fire fighters to access Lot 1. (As a condition, the applicant must submit a Consent to Encroach Agreement from the adjacent neighbor prior to recordation.)
- Only the columns of the houses encroach into the 3' B.L. The garage doors are setback more than 3' from the shared driveway leaving approximately 24' between the opposing garage doors. Therefore the vehicular maneuvering will not be adversely affected.

Additionally the applicant is proposing the following street improvements:

- 6' wide unobstructed sidewalks along Lawrence Street and W. 28th Street, instead of the standard 5' sidewalks.
- The area between the ROW and the property line along public right-of-ways will be landscaped and maintained by the

owner/developer.

- 4" caliper trees will be added within the right-of-way.
- A transparent wrought iron fence along the property line of both W. 28th and Lawrence Streets.
- Sidewalks from each door facing the public street will connect to public sidewalks along Lawrence Street and W. 28th Street.
- An emergency egress gate installed at southeast corner of subject tract.
- A bike rack north of emergency egress fence gate.

Review by legal department indicates that this plat does not violate any restrictions on the face of the plat or those filed separately.

Staff's recommendation is to grant the requested variances 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;**

In an effort to come into compliance with the code, the applicant has agreed to modify the forms for lots 6-8 and thus is not requesting any variances. However, the units on lots 1-4 and lot 9 are fully constructed and the applicant is asking forgiveness for the errors made during the construction.

**(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 agreed to modify the forms for lots 6-8 and thus is not requesting any variances. However, the units on lots 1-4 and lot 9 are fully constructed and the applicant is asking forgiveness for the errors made during the construction.

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

(1) The encroachment of Lot 9 into the 5' B.L. is about 1.3' along Lawrence Street. Lawrence is a public local street with 70' ROW and 20' paving section. With the encroachment, the house will still be at a distance of more than 24' from the travel lanes. (2) Lot 1 encroaches into the 3' E.A.E. about 0.7'. Lot 1 has 3 points of access for firefighting purposes. Additionally, there is a parking space immediately adjacent to the 3' E.A.E. along the southern plat boundary providing more open space for fire fighters to access Lot 1. The applicant must submit a Consent to Encroach Agreement from the adjacent neighbor prior to recordation. (3) Only the columns of the houses encroach into the 3' B.L. The garage doors are setback more than 3' from the shared driveway leaving approximately 24' between the opposing garage doors. Therefore the vehicular maneuvering will not be adversely affected.

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

The applicant is proposing the following street improvements: (1) 6' sidewalks along Lawrence Street and W. 28th Street, instead of the standard 5' sidewalks. (2) The area between the ROW and the property line along public right-of-ways will be landscaped and maintained by the owner/developer. (3) 4" caliper trees will be added within the right-of-way. (4) A transparent wrought iron fence along the property line of both W. 28th and Lawrence Streets. (5) Sidewalks from each door facing the public street will connect to public sidewalks along Lawrence Street and W. 28th Street. (6) An emergency egress gate installed at southeast corner of subject tract. (7) A bike rack north of emergency egress fence gate.

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

The applicant has agreed to modify the forms for lots 6-8 and thus is not requesting any variances. However, the units on lots 1-4 and lot 9 are fully constructed and the applicant is asking forgiveness for the errors made during the construction.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 110  
**Action Date:** 02/04/2016  
**Plat Name:** Aldine Fire Station GP  
**Developer:** Harris County Emergency Service District #24  
**Applicant:** Gessner Engineering  
**App No/Type:** 2016-0072 GP

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

Total Acreage:	13.6240	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:	Open Ditch	Utility District:	Memorial Hills Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77073	333J	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.

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)

#### ***For Your Information:***

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

County has no objections to variance.

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

# Houston Planning Commission      ITEM: 110

Planning and Development Department

Meeting Date: 02/04/2016

Subdivision Name: Aldine Fire Station GP (DEF 1)

Applicant: Gessner Engineering



**D – Variances**

**Site Location**

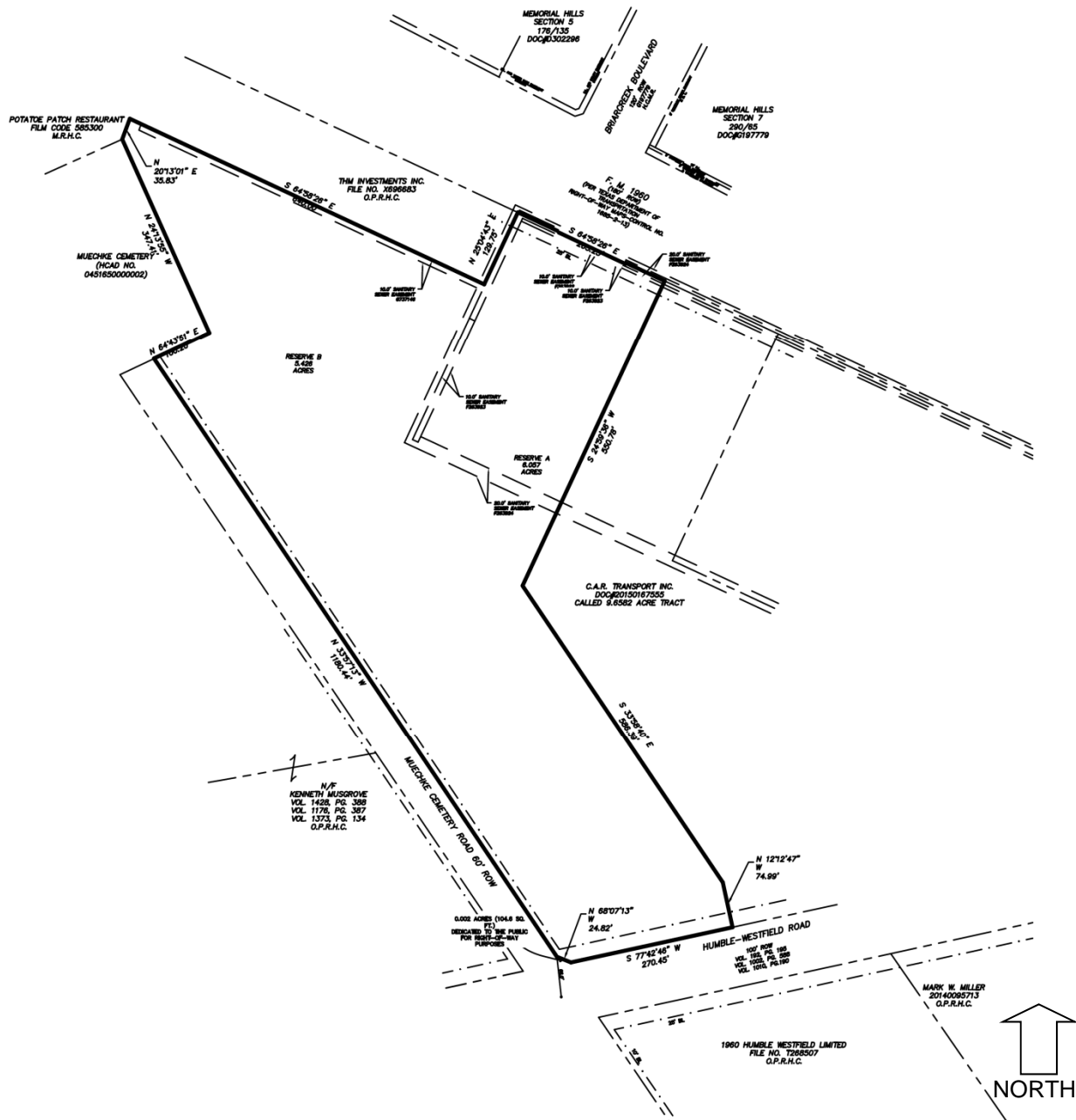
# Houston Planning Commission ITEM: 110

Planning and Development Department

Meeting Date: 02/04/2016

Subdivision Name: Aldine Fire Station GP (DEF 1)

Applicant: Gessner Engineering



D – Variances

Subdivision



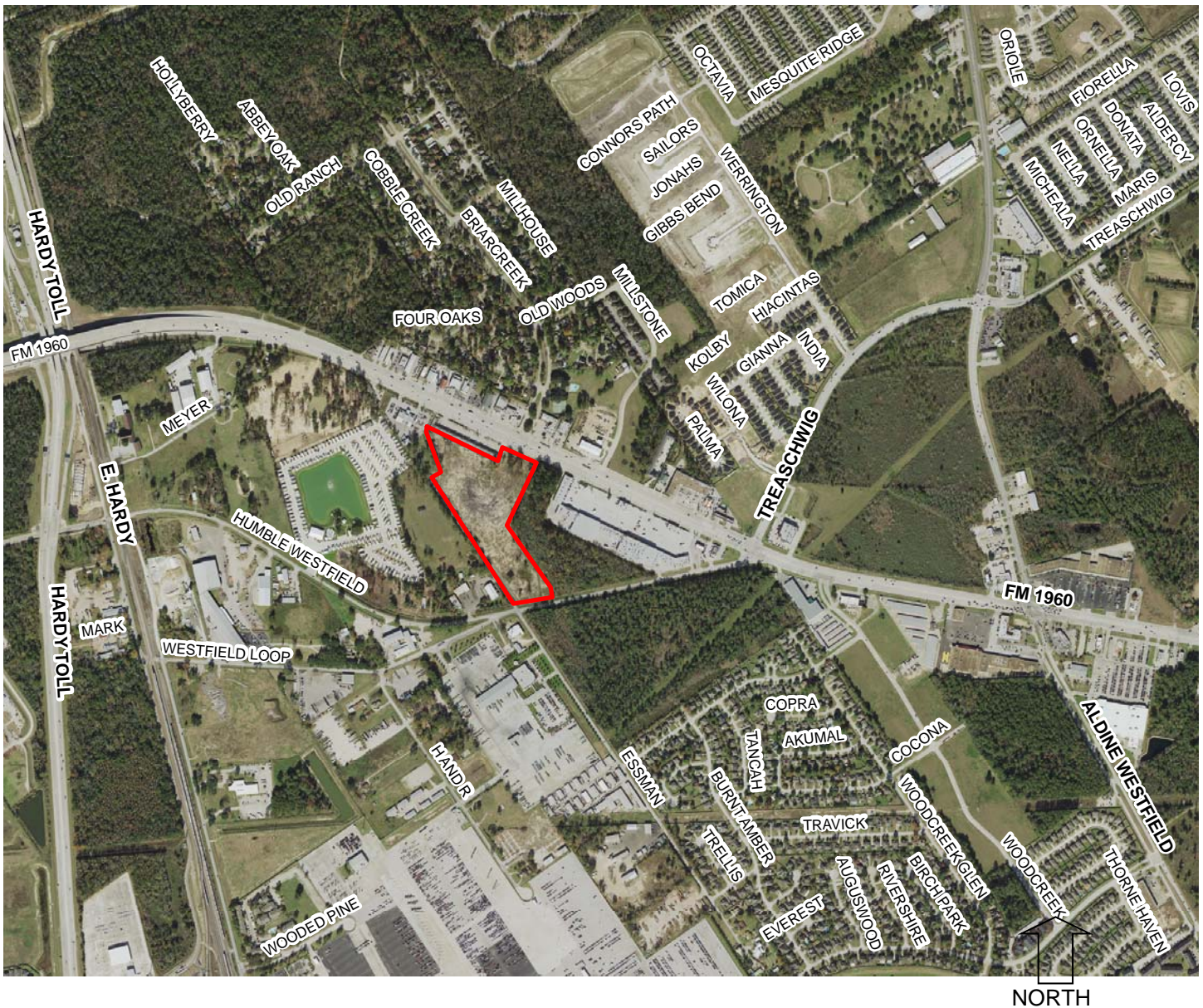
# Houston Planning Commission      ITEM: 110

Planning and Development Department

Meeting Date: 02/04/2016

Subdivision Name: Aldine Fire Station GP (DEF 1)

Applicant: Gessner Engineering



**D – Variances**

**Aerial**







**Application Number:** 2016-0072

**Plat Name:** Aldine Fire Station GP

**Applicant:** Gessner Engineering

**Date Submitted:** 01/11/2016

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

**Specific Variance is being sought and extent of variance:**

Not to create an intersection within the required 2,600 ft of a thoroughfare.

**Chapter 42 Section:** 127

**Chapter 42 Reference:**

(a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart. (c) An intersection with a major thoroughfare shall not be within 400 feet of the intersection of two major thoroughfares.

### **Statement of Facts**

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

**(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;**

Harris County Emergency Service currently owns tracts of land located between F.M. 1960 and Humble-Westfield Road. The properties contain 5.591 Acres and 8.408 Acres. Harris County Emergency Service is the process of the developing said 5.591 Acres tract into a new Fire Station to benefit the surrounding community with plan to eventually develop the 8.408 into a fire training facility. The property is bounded by a cemetery and a privately owned access road. Any creation of the an intersection would have to pass between the soon to be constructed fire station and future fire training facility and tie into the above said private cemetery access road.

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

The cut through traffic would create unnecessary risk to the public which may result in possible injury and damage to personal property which is specifically stated as a condition in Sec. 42-81 (4)

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

The required in section 42-127 may be applied to an adjoining undeveloped property located the east of Harris County Emergency Service 5.591 Acre tract and provide a more direct access into Humble-Westfield Road.

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

By not granting this variance, it would be considered a risk to public. The specific uses of the facility have not been yet determined and could involve certain training measures involved that may affect the public in a negative way.

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

Justification of the hardships fall on the betterment of the community, safety of pedestrians, drivers, and bicyclists, and the proper application of tax dollars being the property is owned by a county organization.



**Application No:** 2016-0072

**Agenda Item:** 110

**PC Action Date:** 02/04/2016

**Plat Name:** Aldine Fire Station GP

**Applicant:** Gessner Engineering

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

**Chapter 42 Sections: 127**

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

Not to create an intersection within the required 2,600 ft of a thoroughfare.;

**Basis of Recommendation:**

The site is located in Harris County, east of Hardy Toll Road and south of FM 1960.

The applicant is requesting a variance to exceed the 2600' intersection spacing requirement along FM 1960 by not providing a north-south public local street through the subject site.

The subject site is bounded by recorded subdivisions to the east and west and by a cemetery to the south. Extending the required north-south local public street would tie into Mueschke Cemetery Road. Mueschke Cemetery Road is a privately maintained road owned by the cemetery. Due to the existing conditions of the surrounding areas, the likelihood for extending a north-south public street further south is very low. Overall, traffic circulation within the grid will be addressed by the existing street pattern and the remainder tracts have adequate access to public streets.

Therefore, staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

---

**Statement of Facts**

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

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

The subject site is bounded by recorded subdivisions to the east and west and by a cemetery to the south. Extending the required north-south public local street would tie into Mueschke Cemetery Road. Mueschke Cemetery Road is a privately maintained road owned by the cemetery. Due to the existing conditions of the surrounding areas, the likelihood for extending a north-south public street further south is very low.

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

Strict application of the ordinance will create an impractical development on the site. Due to the existing conditions of adjacent areas, the likelihood for extending a north-south public local street further south is very low.

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

Overall, traffic circulation within the grid will be addressed by the existing street pattern and the remainder tracts have adequate access to public streets.

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



Traffic circulation within the grid will be addressed by the existing street pattern and the remainder tracts have adequate access to public streets. 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 of the surrounding areas.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 111  
**Action Date:** 02/04/2016  
**Plat Name:** Harlien Acres  
**Developer:** Harlien, Inc.  
**Applicant:** Hutchison & Associates, Inc.  
**App No/Type:** 2015-2466 C2

**Staff Recommendation:**  
Withdraw

---

Total Acreage:	11.3607	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Proposed Utility District	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77532	379V	ETJ

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#### ***Conditions and Requirements for Approval***

#### ***For Your Information:***

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

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

# Houston Planning Commission

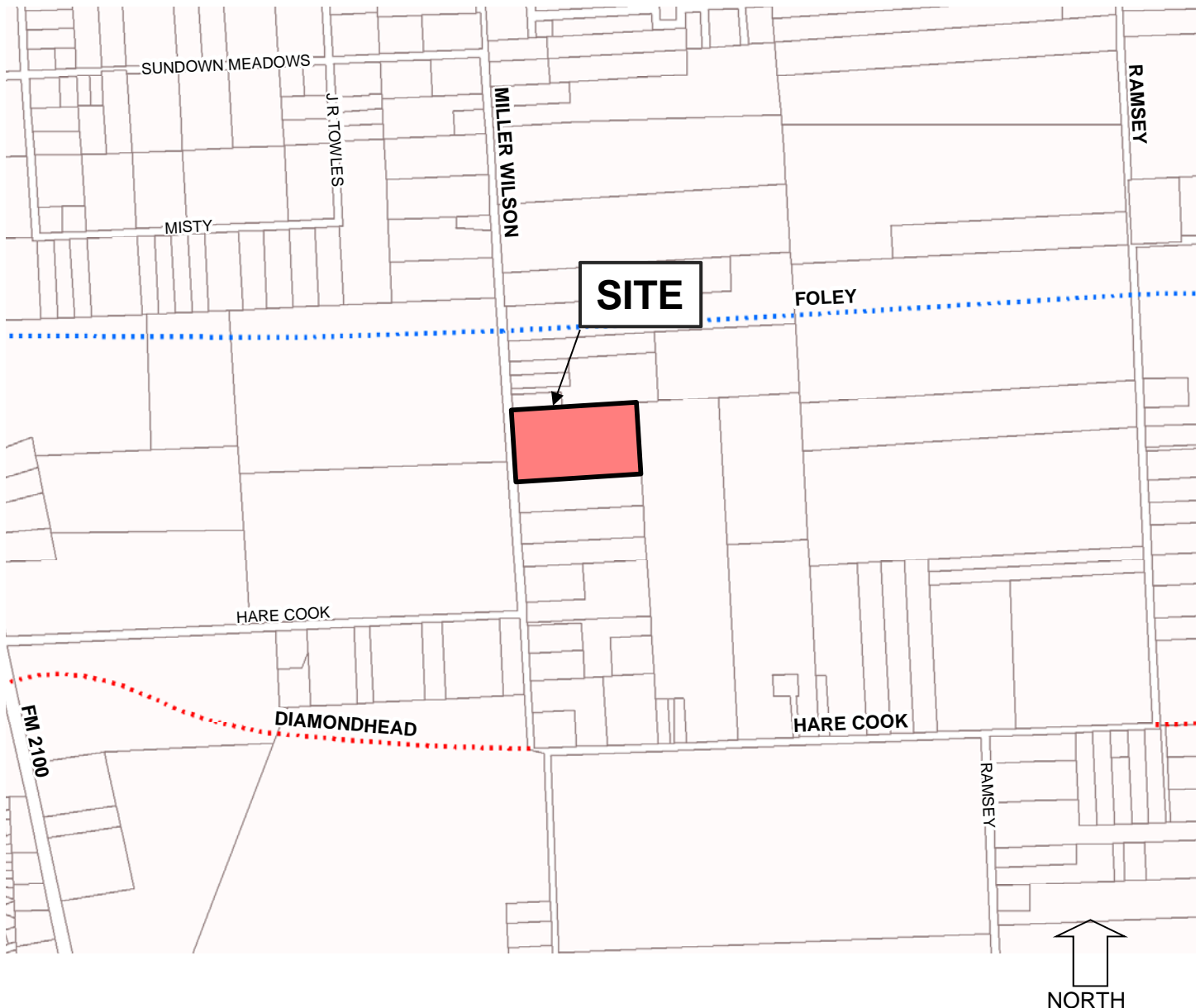
**ITEM: 111**

Planning and Development Department

Meeting Date: 02/04/2016

Subdivision Name: Harlien Acres (DEF 1)

Applicant: Hutchison & Associates, Inc.



**D – Variances**

**Site Location**

# Houston Planning Commission

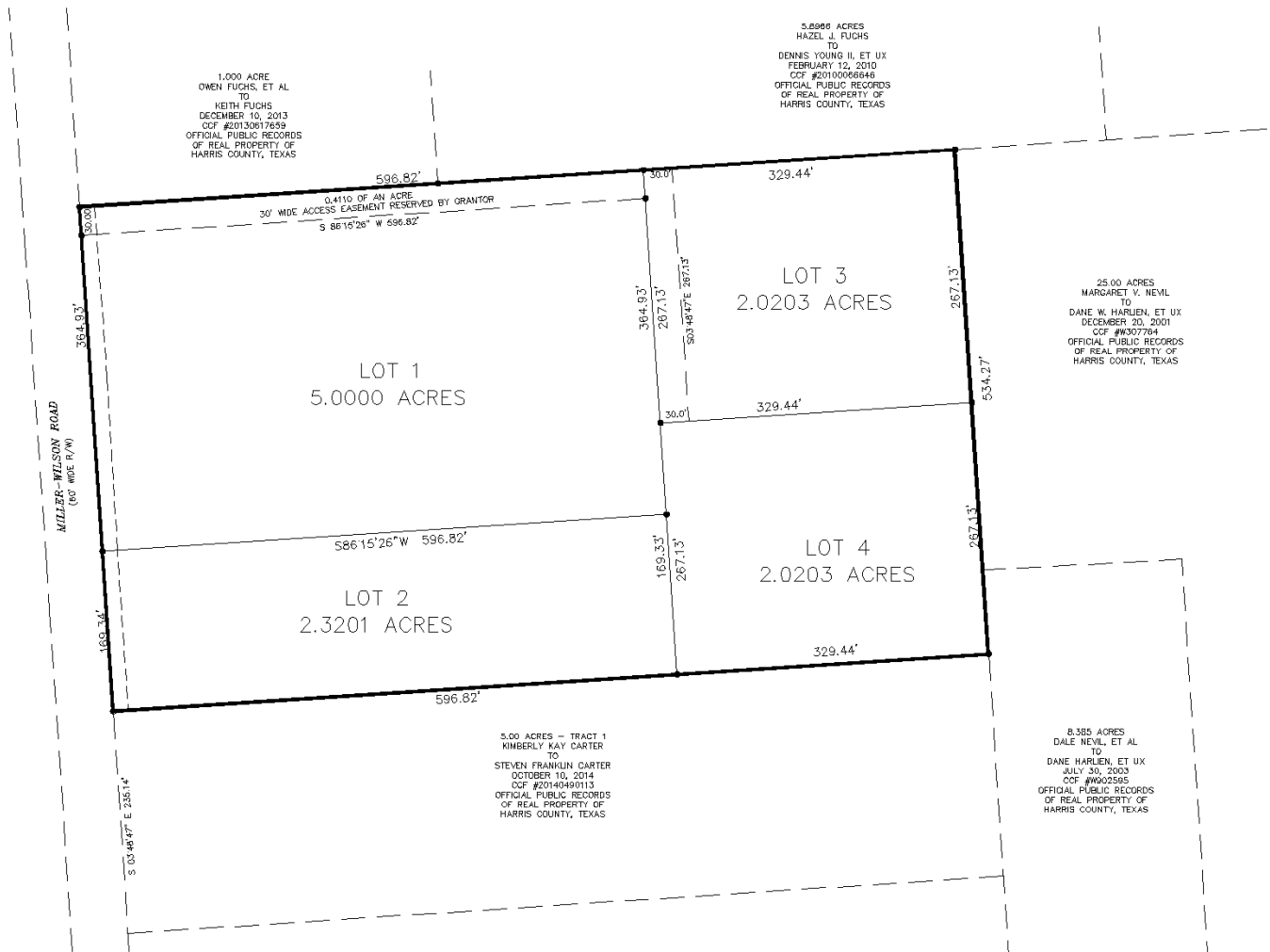
## ITEM: 111

Planning and Development Department

Meeting Date: 02/04/2016

Subdivision Name: Harlien Acres (DEF 1)

Applicant: Hutchison & Associates, Inc.



D – Variances

Aerial

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# Houston Planning Commission

## ITEM: 111

Planning and Development Department

Meeting Date: 02/04/2016

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Subdivision Name: Harlien Acres (DEF 1)

Applicant: Hutchison & Associates, Inc.



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**D – Variances**

**Subdivision**

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Application Number: 2015-2466

Plat Name: Harlien Acres

Applicant: Hutchison & Associates, Inc.

Date Submitted: 12/04/2015

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

**Specific Variance is being sought and extent of variance:**

Not to require an east/west street along a Major Thoroughfare every 2600', to allow 2 lots to take access from an access easement and not have street frontage and not to require widening along the Major Thoroughfare Miller Wilson Road.

**Chapter 42 Section: 127 & 185**

**Chapter 42 Reference:**

A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2600' and the minimum width of any lot along a street or shared driveway shall be 20'

### 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**

Giving up 60-80 feet additional right-of-way for a public roadway would deprive the applicant reasonable use of the land, inasmuch as, applicant owns most of acreage around the property and uses it now for agriculture; giving up an additional 20 feet of right-of-way for widening of Miller-Wilson Road would not be feasible unless said Road actually were to get widened as part of the major thoroughfare plan. Owners would consider dedication at that 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;**

This would be impractical, inasmuch as, the property is not likely to be developed to the extent that a County Road would be necessary and other property owners adjacent and in close proximity are not likely to be developing further and therefore would not be required to give additional right-of-way for an East/West public road at a future date; this would not be reasonable for current owners to be the only ones along Miller-Wilson to dedicate an additional 20 feet of right-of-way. This would, in my opinion, be unfair to the Harliens, inasmuch as, if the widening of Miller-Wilson was ever actually done the adjacent property owners would be compensated for their land and the Harliens would not be if they were required to donate the land at this time. Miller-Wilson Road may never be widened and giving up the right-of-way at this time would not be a reasonable request.

**(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; it was created by County regulations which are not feasible for this area at this time for dedication of additional right-of-way for an East/West public road nor for widening of Miller-Wilson Road.

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

The applicant does not seek to change the intent or general purpose of this chapter—just requests the right to continue maintaining and working their land as they currently do and to be fairly compensated for right-of-way if and when it becomes necessary and feasible to dedicate additional right-of-way for either a public East/West road or for widening of Miller-Wilson Road.

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

Inasmuch as the public health, safety and/or welfare are not being injured now as a result of the use of the land in its present state and will not be affected by the development of these 4 lots; applicant does not see that granting this variance will have much impact at all.

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

Economic hardship is not the sole justification for the variance—applicant has purchased acreage in hopes of enjoying a peaceful, relatively quiet way of life they desire—not for purposes of developing a large subdivision with excessive traffic. However, it would be unfair to require one owner to dedicate a large portion of their land for a project that may never happen and in the future the other land owners would more than likely be compensated for any land required to be dedicated by them.





**Application No:** 2015-2466

**Agenda Item:** 111

**PC Action Date:** 02/04/2016

**Plat Name:** Harlien Acres

**Applicant:** Hutchison & Associates, Inc.

**Staff Recommendation:** Withdraw

**Chapter 42 Sections:** 127 & 185

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

Not to require an east/west street along a Major Thoroughfare every 2600', to allow 2 lots to take access from an access easement and not have street frontage and not to require widening along the Major Thoroughfare Miller Wilson Road. ;

**Basis of Recommendation:**

Applicant has requested that this item be withdrawn at this time.

---

### Statement of Facts

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A



**Agenda Item:** 112  
**Action Date:** 02/04/2016  
**Plat Name:** Hidden Meadow East GP  
**Developer:** Hill II Land Acquisitions, LP  
**Applicant:** McKim & Creed, Inc.  
**App No/Type:** 2016-0055 GP

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

Total Acreage:	146.7490	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:	Greenwood Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77044	417W	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.

Provide 2 points of access once the development reaches 150 lots.

***For Your Information:***

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

Harris County Flood Control District: HCFCD Review - This will require a Plat Release Letter from HCFCD before approval.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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)

recorded plat does not show a street stub

call out proposed street name

East little york road and Montclair Bend drive will need to be platted to have more than 150 lots developed

Plat is requested to be deferred for further discussion

# Houston Planning Commission

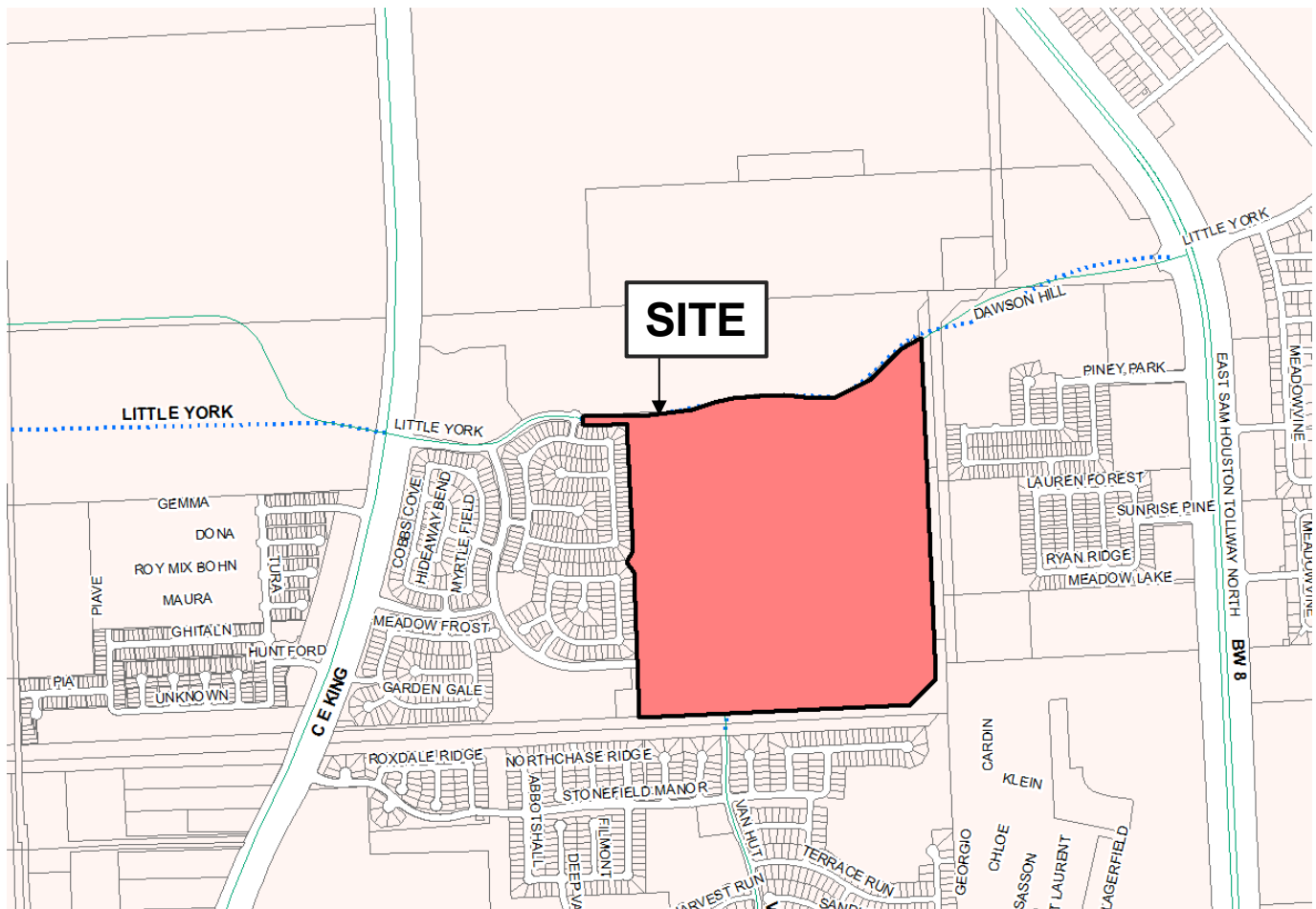
**ITEM: 112**

Planning and Development Department

Meeting Date: 02/04/2016

Subdivision Name: Hidden Meadow East GP (DEF 1)

Applicant: McKim & Creed, Inc.



**D – Variances**

**Site Location**

# Houston Planning Commission

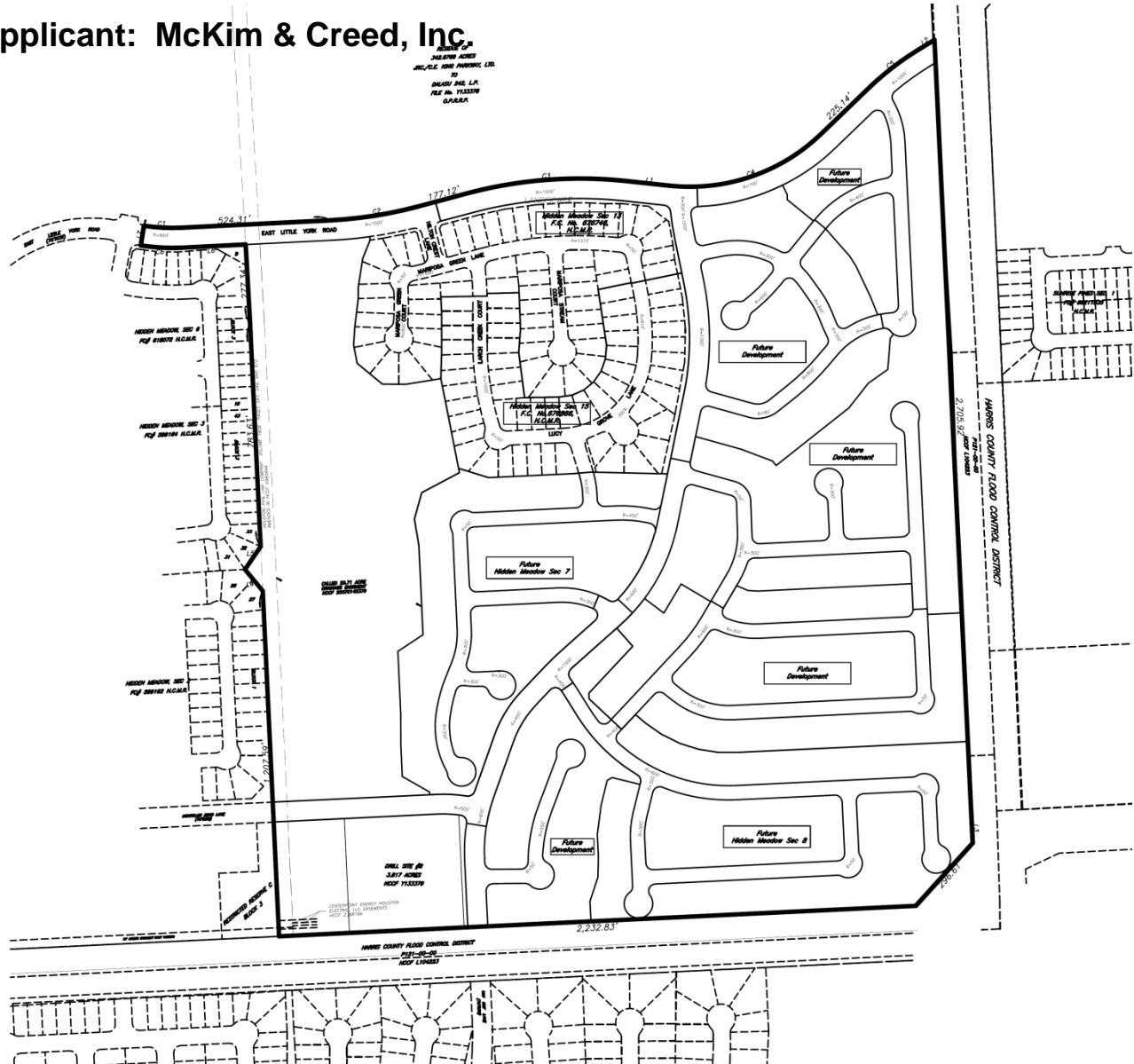
ITEM: 112

Planning and Development Department

Meeting Date: 02/04/2016

Subdivision Name: Hidden Meadow East GP (DEF 1)

Applicant: McKim & Creed, Inc.



D – Variances

Subdivision



# Houston Planning Commission

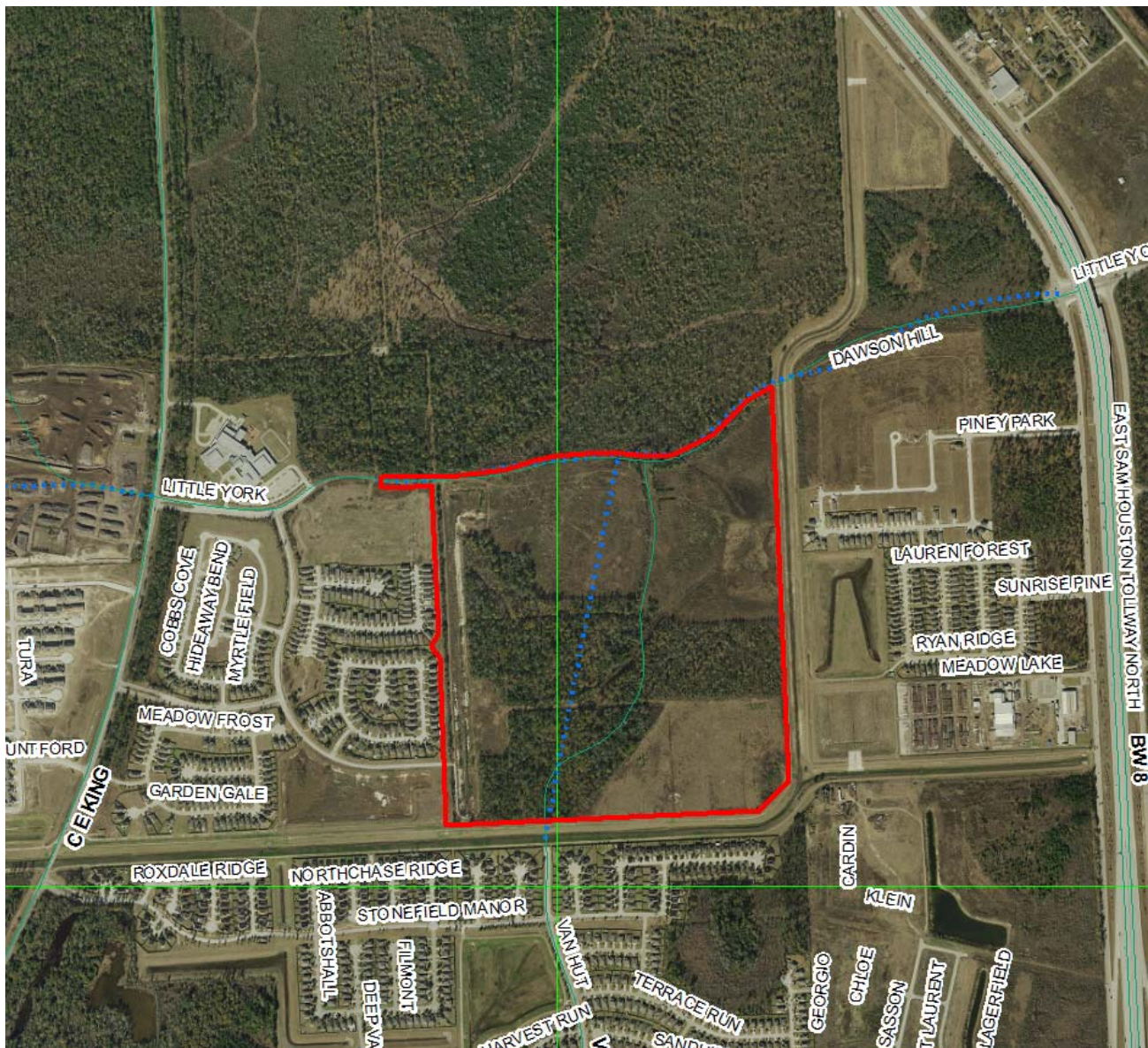
ITEM: 112

Planning and Development Department

Meeting Date: 02/04/2016

Subdivision Name: Hidden Meadow East GP (DEF 1)

Applicant: McKim & Creed, Inc.



D – Variances

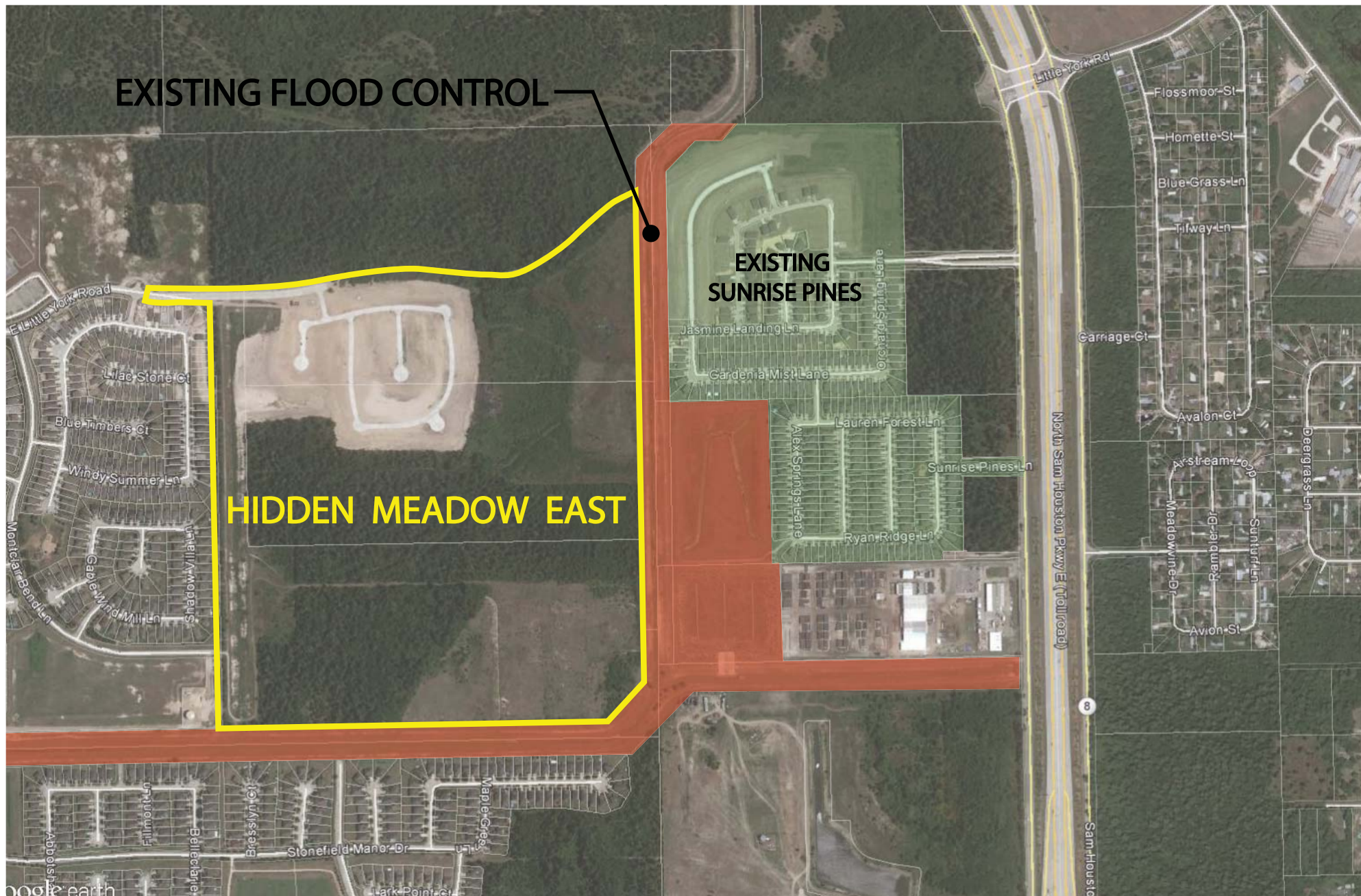
Aerial



**EXISTING FLOOD CONTROL**

**EXISTING  
SUNRISE PINES**

**HIDDEN MEADOW EAST**





**Application Number:** 2016-0055

**Plat Name:** Hidden Meadow East GP

**Applicant:** McKim & Creed, Inc.

**Date Submitted:** 01/11/2016

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

**Specific Variance is being sought and extent of variance:**

To allow an intersection spacing exceeding 1,400' feet along the eastern plat boundary.

**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**

N/A

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

The Harris County Flood Control ditch (HCCF L104223) bounds this property to the east, along with an existing subdivision Sunrise Pines east of the ditch. With the Sunrise Pines built out, it is unlikely that a street would ever be extended through the existing lots. Therefore, the provision of a street "stub" would be impractical and contrary to sound public policy.

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

The circumstances supporting the granting of the variance are based on the existing physical characteristics that affect this property.

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

The intent of the chapter is to provide reasonable connections to adjacent properties in order to ensure adequate traffic circulation within the general area. Any additional streets extending from the subject site across the Harris County flood control ditch would then also have to tie into an existing subdivision Sunrise Pines, which is already built out without any stub street to tie into. The proposed street pattern within the revised general plan is consistent with the intent and general purposes of the Chapter.

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

In addition to providing adequate circulation, the proposed street pattern will allow for sufficient ingress/egress for residents as well as police, fire, and emergency vehicles and will not pose any threat to the public health, safety, or general welfare.

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

The circumstances supporting the granting of the variance are based on the existing unique physical characteristics that affect the property in question. ©





## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Staff Report

**Application No:** 2016-0055  
**Agenda Item:** 112  
**PC Action Date:** 02/04/2016  
**Plat Name:** Hidden Meadow East GP  
**Applicant:** McKim & Creed, 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)**

To allow an intersection spacing exceeding 1,400' feet along the eastern plat boundary.;

### Basis of Recommendation:

The site is located south of East Little York Road, east of C E King Parkway and west of Sam Houston Parkway. The applicant requests a variance to allow an excessive block length along the eastern property boundary. Staff supports the requested variance.

The site is located in an area mainly with residential development. The current block length along the eastern property boundary is about 2800'. There is an existing 180' wide Harris County Drainage Ditch located immediately east and south of the subject site. With the existing drainage ditch and Sunrise Pine GP located to the east, strict application of the ordinance to address an east west street along the eastern property boundary would create an impractical development on the site.

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 drainage ditch and Sunrise Pine GP located to the east, strict application of the ordinance to address an east west street along the eastern property boundary would create an impractical development on the site.

**(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 condition adjacent to the site.

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

The intent and general purposes of this chapter will be preserved and maintained.

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

The granting of the variance will not be injurious to the public health, safety or welfare.

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

The main justification for granting the requested variance is based on the existing condition adjacent to the site.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 113  
**Action Date:** 02/04/2016  
**Plat Name:** Pearl Whole Foods  
**Developer:** Morgan Group Brazos/Rosalie, LLC  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2016-0006 C2R

**Staff Recommendation:**  
Defer Chapter 42 planning standards

Total Acreage:	1.8900	Total Reserve Acreage:	1.8900
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77006	493T	City

#### **Conditions and Requirements for Approval**

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

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.

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

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

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

Provide a revised site plan to indicate the location of the existing and proposed utilities and dimensions minimum 6' wide unobstructed sidewalks along the adjacent streets.

Provide a signed and sealed engineering analysis for sight distance at the corner of Elgin St and Brazos St.

Address a 2' public access easement within the property boundary along Elgin Street.

#### **For Your Information:**

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

City Engineer: DETENTION IS REQUIRED

# Houston Planning Commission    ITEM: 113

Planning and Development Department

Meeting Date: 02/04/2016

Subdivision Name: Pearl Whole Foods (DEF 1)

Applicant : Vernon G. Henry & Associates, Inc.



**D – Variances**

**Site Location**

# Houston Planning Commission ITEM: 113

Planning and Development Department

Meeting Date: 02/04/2016

Subdivision Name: Pearl Whole Foods (DEF 1)

Applicant : Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision



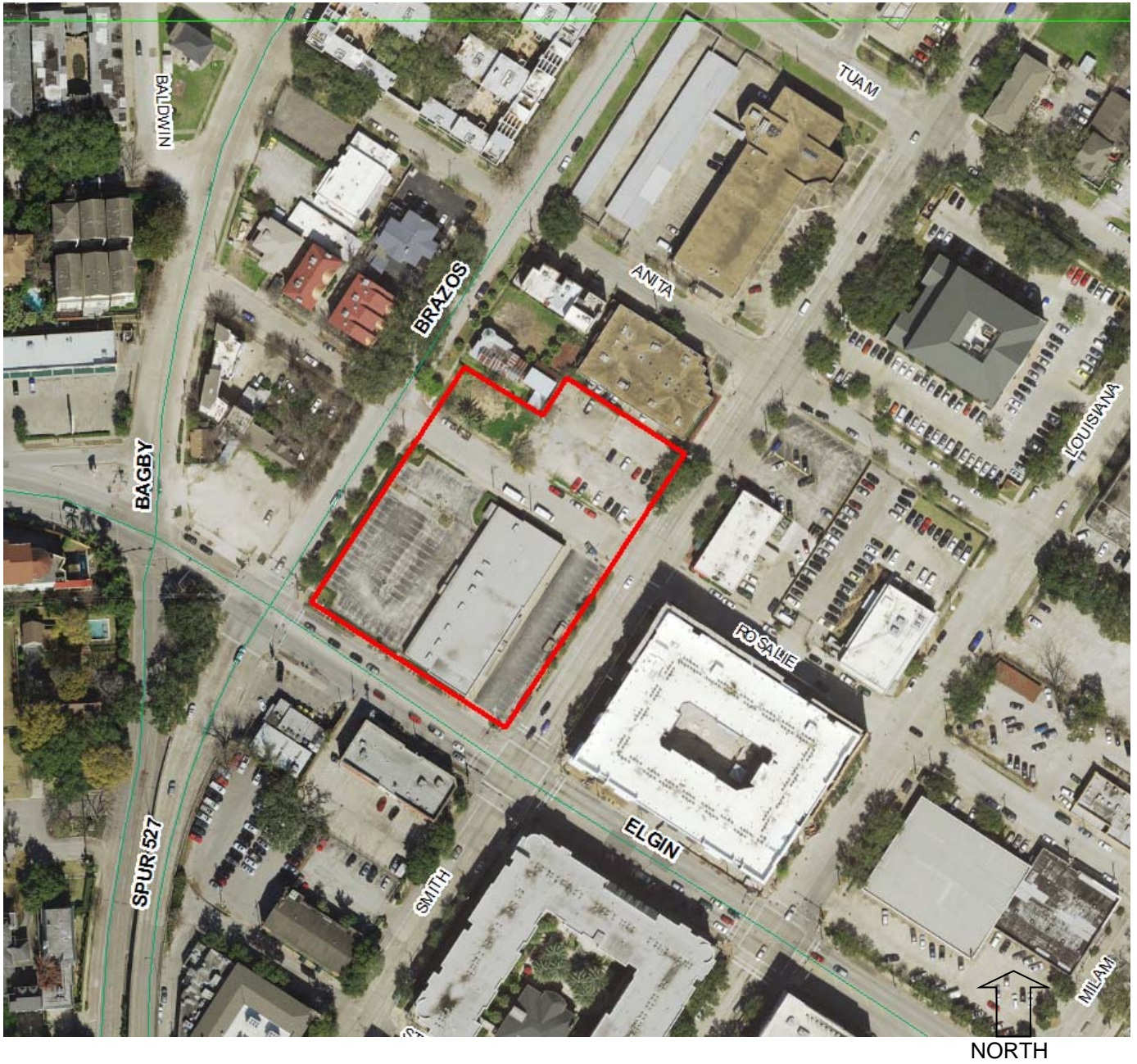
# Houston Planning Commission    ITEM: 113

## Planning and Development Department

**Meeting Date: 02/04/2016**

**Subdivision Name: Pearl Whole Foods (DEF 1)**

**Applicant : Vernon G. Henry & Associates, Inc.**



## D – Variances

## Aerial





Pearl Midtown II Variance Presentation  
*Grocery-Anchored Mixed-Use Development in Midtown*  
*January 2016*









**SOUTH ELEVATION  
ELGIN STREET**



**NORTH ELEVATION**

## MORGAN SMITH STREET

BUILDING ELEVATIONS NORTH AND SOUTH -

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6

SCALE: 1" = 30'-0"



NOV 17, 2015



**WEST ELEVATION  
BRAZOS STREET**



**EAST ELEVATION  
SMITH STREET**

## MORGAN SMITH STREET

BUILDING ELEVATIONS EAST AND WEST -

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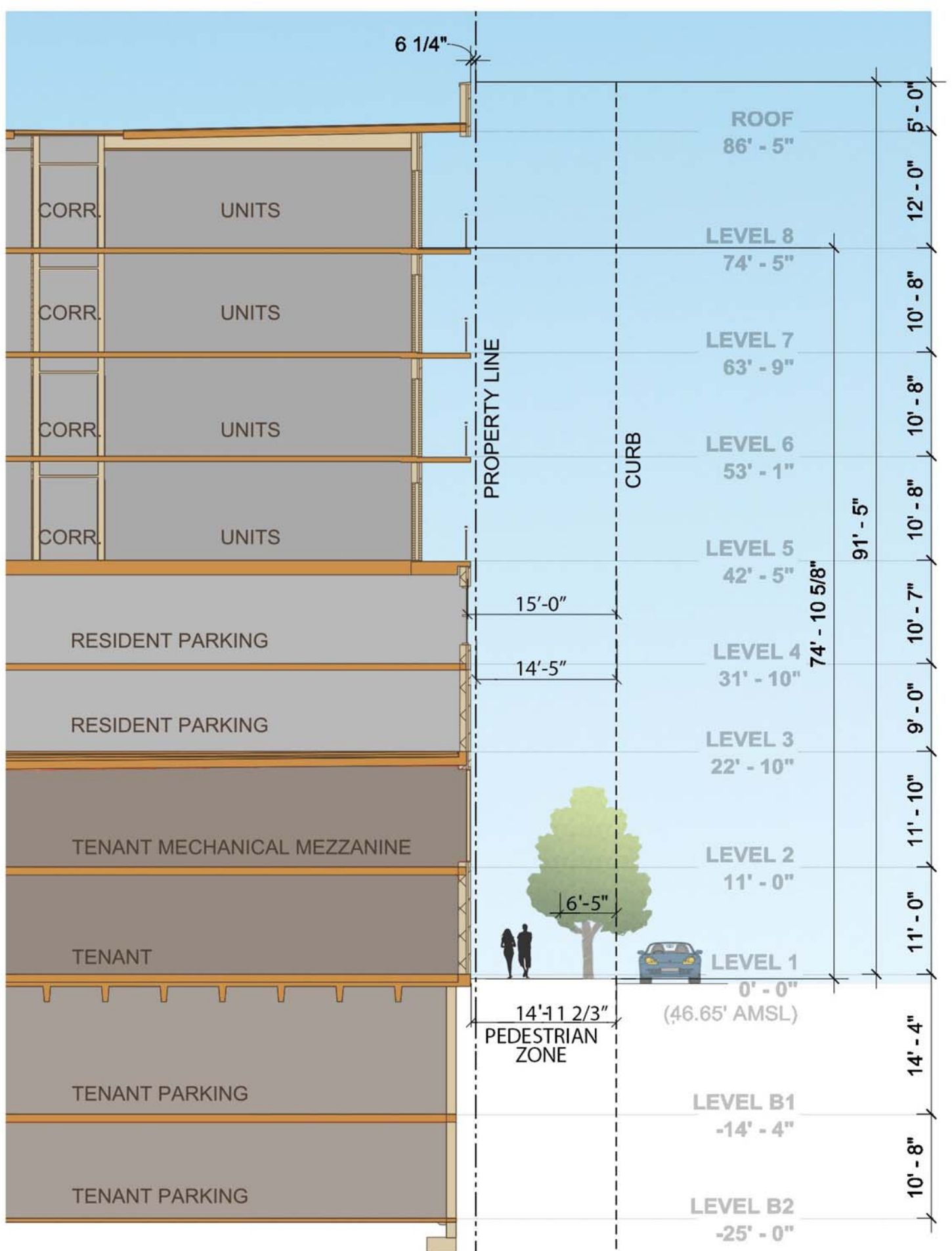
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SCALE: 1" = 30'-0"



NOV 17, 2015





SMITH SECTION

PEARL | WHOLE FOODS

Scale: 1"=10'-0"

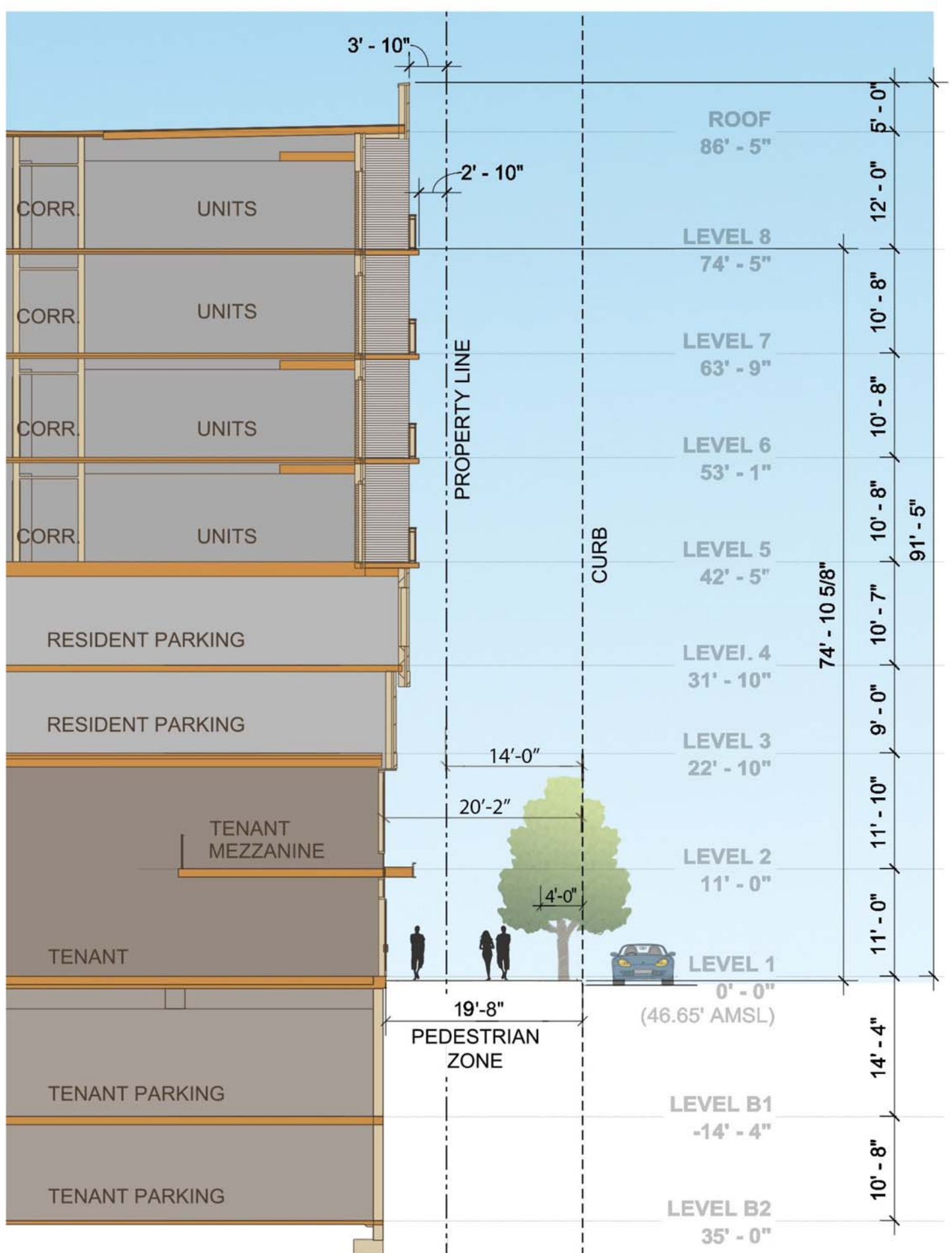
Date: December 2015

10

The Morgan Group





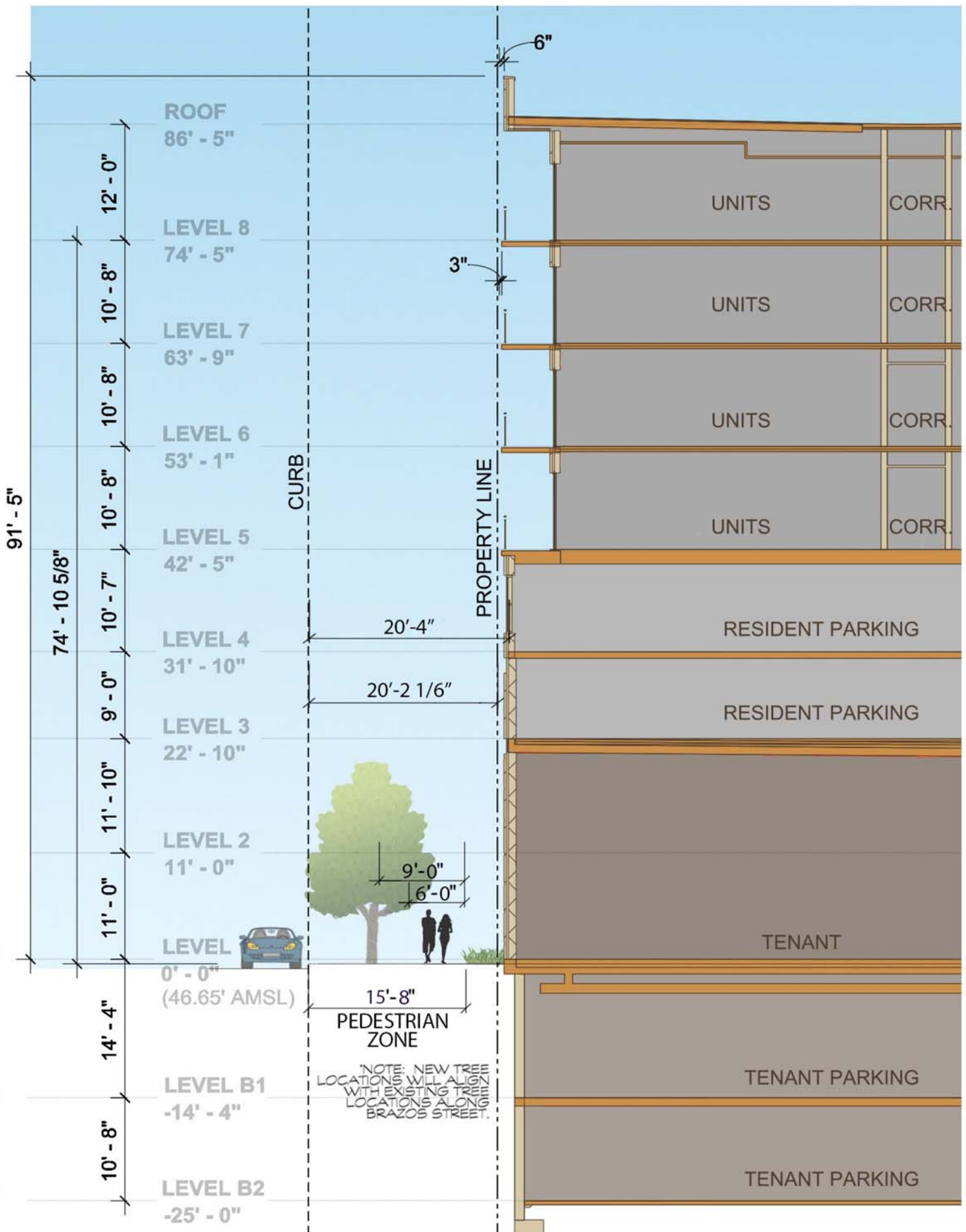


## ELGIN SECTION

## PEARL | WHOLE FOODS

Scale: 1"=10'-0"

Date: December 2015



## BRAZOS SECTION

## PEARL | WHOLE FOODS





SMITH PERSPECTIVE

Date: December 2015

PEARL | WHOLE FOODS

The Morgan Group







ELGIN PERSPECTIVE

Date: December 2015

PEARL | WHOLE FOODS

The Morgan Group







## BRAZOS PERSPECTIVE

Date: December 2015

PEARL | WHOLE FOODS

The Morgan Group





# Professional Preliminary Rendering







**Application Number:** 2016-0006

**Plat Name:** Pearl Whole Foods

**Applicant:** Vernon G. Henry & Associates, Inc.

**Date Submitted:** 01/08/2016

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

**Specific Variance is being sought and extent of variance:**

Reduced building setback on Smith, and Brazos Streets to 0' and on Elgin to 2'; not to create visibility triangles on Elgin at Brazos; to allow a canopy over the grocery store entrance to extend into the visibility triangle at Smith and Elgin at the height of 10'.

**Chapter 42 Section: 150, 161**

**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. 42-155: The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter. Sec. 42-161. Visibility triangles. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

### **Statement of Facts**

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

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

This property is to be developed for a grocery store at the ground level with apartments on four floors above. Garage parking for shoppers will be below the grocery store; parking for the residents will be in the garage floors between the store and the apartment floors. The service area/loading docks for the store will be within the building on the ground level. The property is within the Midtown TIRZ, which supports this project. The project plan for Midtown, as approved by City Council, called for new buildings to be constructed close to the street in order to create the kind of dense urban environment often found in sections of older cities in this country and abroad. Mixed use was also sought so that residents might be able to walk or take transit to restaurants, shops, museums, and places of employment rather than being totally car-dependent. Most of the development to date has been mixed horizontally rather than vertically, as proposed in this project. Constructing the buildings close to the street is seen to be a major factor in creating a pedestrian-friendly streetscape – one which makes pedestrians feel safe and welcome and which is interesting and pleasant to walk along. When urban buildings are setback from the sidewalk, the area between the sidewalk and the street usually gets fenced and becomes an “no-man’s land”, keeping pedestrians out and building occupants in. This is usually felt to be an unfriendly environment which discourages walking and encourages everyone to drive from one location to the next. If the Commission grants the requested variance, this project will have a pedestrian zone on all three sides with enhanced paving materials, wider sidewalks, and larger street trees. Windows on two sides will give the pedestrians views into the grocery store and the entry/public area of the apartments. The pedestrian area along Smith will be 14'11 2/3" (the building will be 7" from the property line at the ground floor); along Elgin it will be 19'8" from the curb (3'10" from the property line on upper floors and 5'8" from the property line on the ground floor); and along Brazos it will be 15'8" (1 1/2" from the property line). All streets will have enhanced paving to further make things more interesting for pedestrians. A mural is proposed on the Smith Street wall and a special material pattern on the Brazos ground floor facade. Windows will line the Elgin ground level. New street trees will be planted where they are current

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

The adopted plan for Midtown calls for the creation of pedestrian-friendly streetscapes, which require variances from the city-wide usual standards as well as extra and enhanced items within the pedestrian realm. A key part of the desired environment is having the buildings constructed close to the street.

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

One of the purposes of Chapter 42 is to support unique neighborhood character, which can be done by requesting variances from the standard requirements. The visibility triangles at intersections are intended to allow drivers to see vehicles approaching at right angles to them. There are a very few one-way streets within the City and no special provisions were made for them even when the opposing traffic is on the opposite side of the street allowing for adequate visibility.

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

A reduced building setback promotes an urban environment that is friendly to pedestrians.

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

The justification for the variance is the creation of a pedestrian-friendly environment in accordance with the plan for Midtown.



**Application No:** 2016-0006

**Agenda Item:** 113

**PC Action Date:** 02/04/2016

**Plat Name:** Pearl Whole Foods

**Applicant:** Vernon G. Henry & Associates, Inc.

**Staff Recommendation:** Defer Chapter 42 planning standards

**Chapter 42 Sections:** 150, 161

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

Reduced building setback on Smith, and Brazos Streets to 0' and on Elgin to 2'; not to create visibility triangles on Elgin at Brazos; to allow a canopy over the grocery store entrance to extend into the visibility triangle at Smith and Elgin at the height of 10'. ;

**Basis of Recommendation:**

The site is located north of Elgin Street, east of Brazos Street and west of Smith Street. The applicant requests three variances: 1. to allow 0' building line along Smith and Brazos Street, and allow 2' building line along Elgin Street; 2. to not provide a visibility triangle at the corner of Elgin and Brazos Street; 3. to allow a canopy to encroach into the visibility triangle at the corner of Elgin and Smith Street at the height of 10' Staff recommends deferring this application for two weeks to allow the applicant time to submit revised information by noon next Wednesday.

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## 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:** 114  
**Action Date:** 02/04/2016  
**Plat Name:** Provision at Four Corners GP  
**Developer:** Best Trash, LLC  
**Applicant:** Terra Surveying Company, Inc.  
**App No/Type:** 2016-0119 GP

**Staff Recommendation:**  
Withdraw

---

Total Acreage:	19.9760	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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	527V	ETJ

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#### ***Conditions and Requirements for Approval***

#### ***For Your Information:***

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

Fort Bend Engineer: Change 40' access easement to 60. The remaining portion of property must be labeled as an unrestricted reserve and must have a minimum 60' of public road frontage

Add 25' Building line adjacent to Old Richmond Road

Provide construction plans to FBC Engineering Dept for review and approval

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

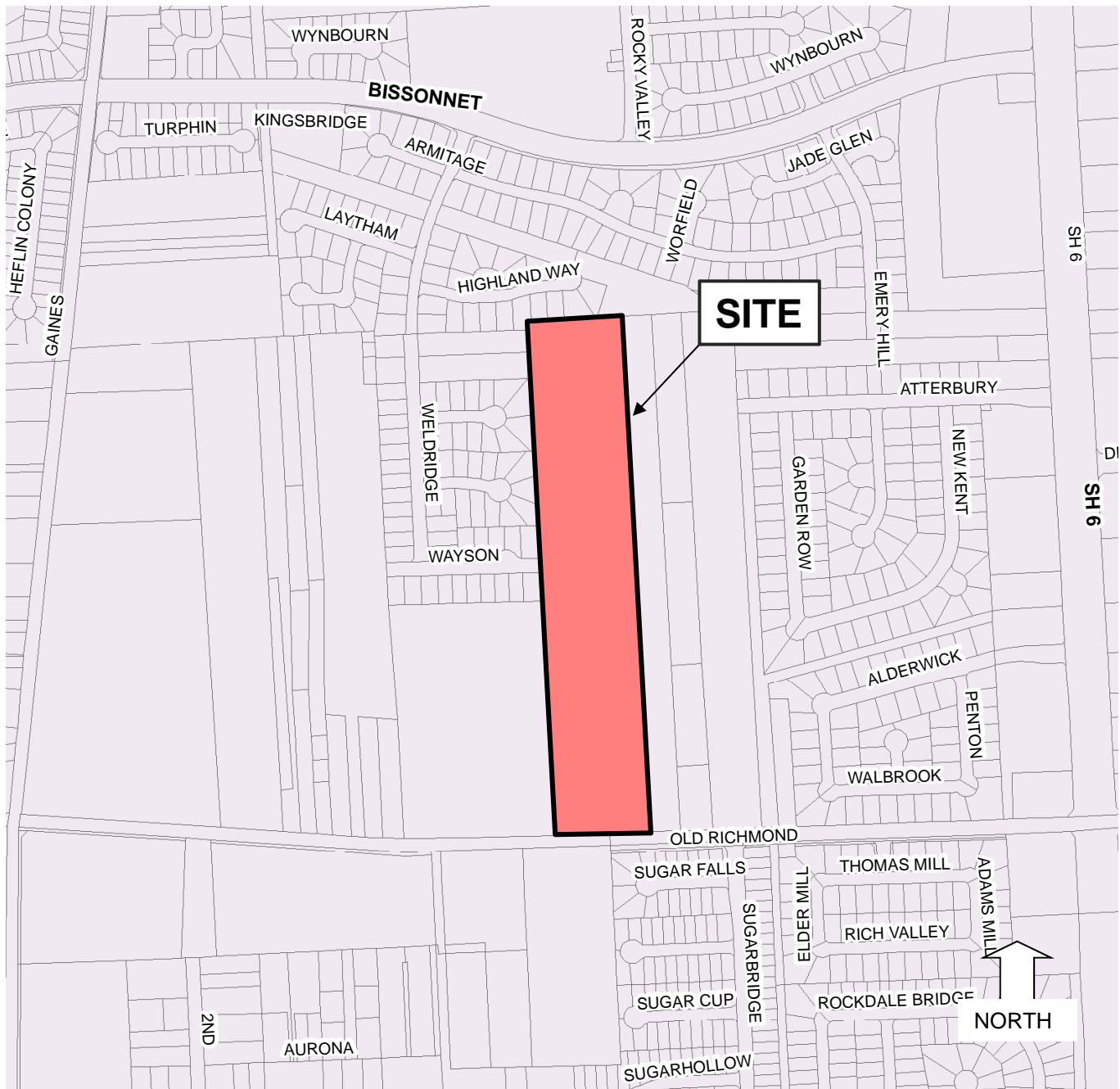
**ITEM: 114**

Planning and Development Department

Meeting Date: 02/04/2016

**Subdivision Name: Provision at Four Corners GP**

**Applicant: Terra Surveying Company, Inc.**



**D – Variances**

**Site Location**

# Houston Planning Commission

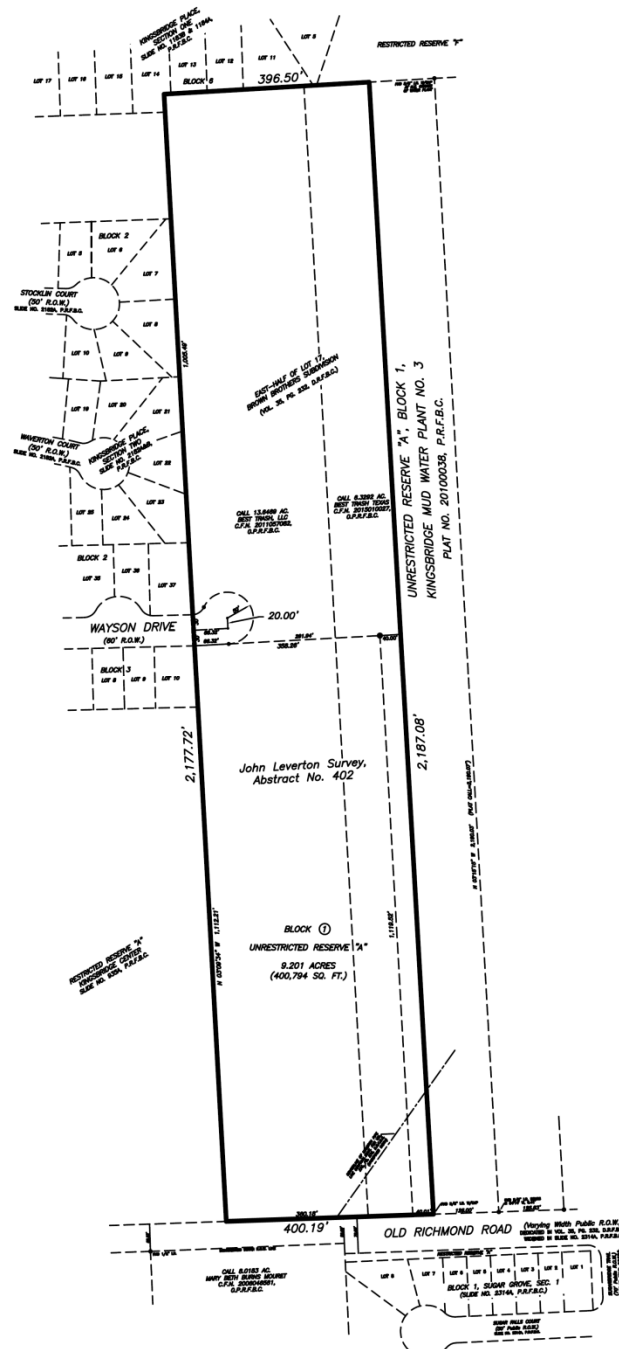
ITEM: 114

Planning and Development Department

Meeting Date: 02/04/2016

Subdivision Name: Provision at Four Corners GP

Applicant: Terra Surveying Company, Inc.



D – Variances

Subdivision



# Houston Planning Commission

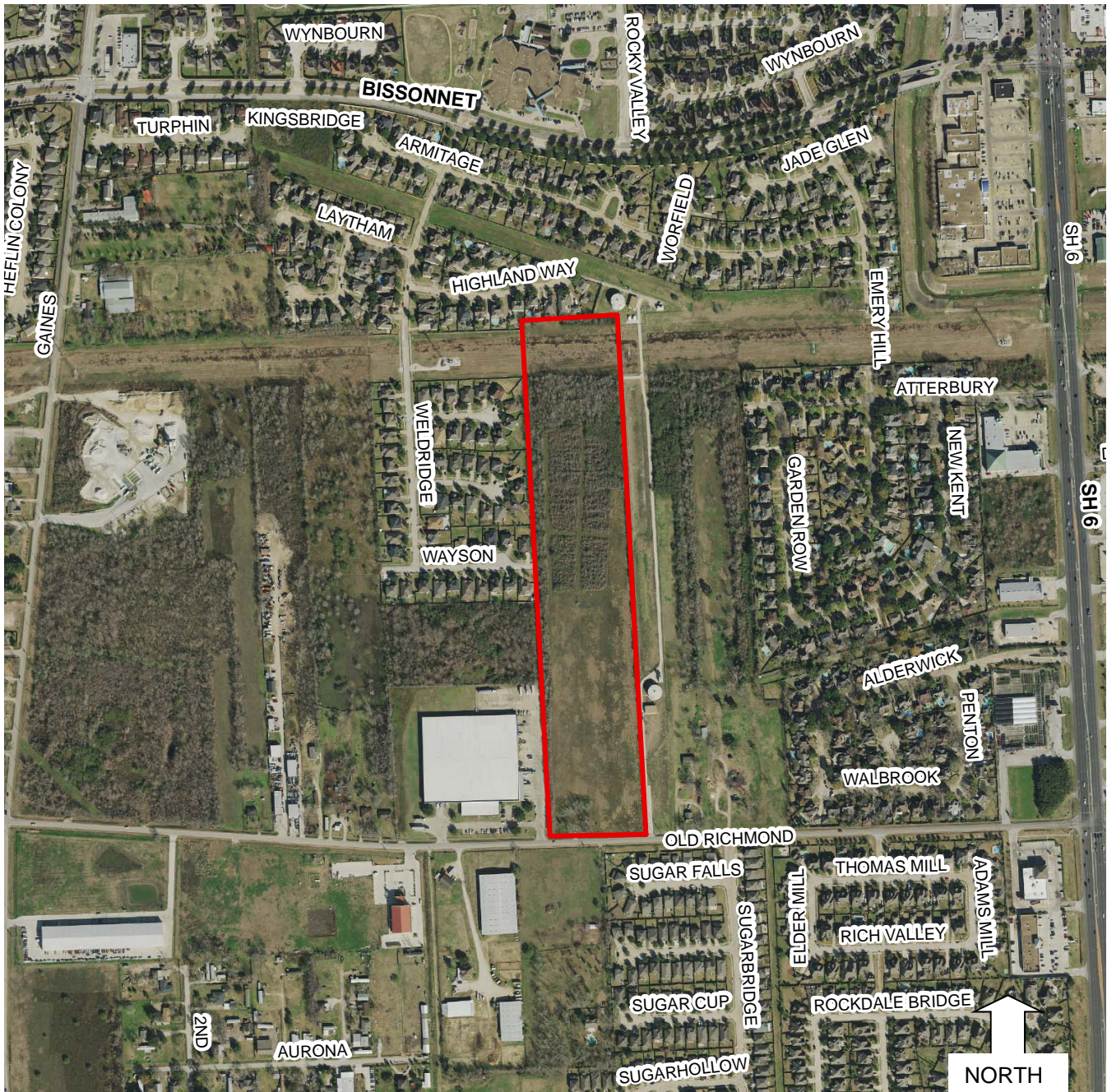
ITEM: 114

Planning and Development Department

Meeting Date: 02/04/2016

Subdivision Name: Provision at Four Corners GP

Applicant: Terra Surveying Company, Inc.



D – Variances

Aerial





**Application Number:** 2016-0119

**Plat Name:** Provision at Four Corners GP

**Applicant:** Terra Surveying Company, Inc.

**Date Submitted:** 01/24/2016

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

**Specific Variance is being sought and extent of variance:**

This variance is being sought to allow for a knuckle cul-de-sac to terminate at the stub street of Wayson Drive and to not further extend Wayson Drive east thru the subject tract.

**Chapter 42 Section: Sec. 42-135.**

**Chapter 42 Reference:**

Street extension.

### **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**

Wayson Drive is a 60-foot right-of-way in a residential area, created by the subdivision plat of Kingsbridge Place, Section Two (recorded in July, 2001), with a centerline length of roughly 500-feet from the intersection of Weldridge Drive.

Wayson Drive cannot be extend any further east passed the subject tract because of the platted Unrestricted Reserve "A" of Kingsbridge MUD Water Plant No. 3 (recorded in April, 2010). It is reasonable to extend Wayson Drive into the subject tract at the very minimal amount.

**(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;**

This circumstance has been created and imposed by other developments (Kingsbridge Place, Section Two and Kingsbridge MUD Water Plant No. 3) surrounding the subject tract and not created by the Owners of this tract.

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

The circumstances supporting the granting of the variance are based on the existing physical locations of Wayson Drive and the Kingsbridge MUD Water Plant. The granting of this variance will not impede the existing conditions in any way or affect the general welfare and safety of the public. Therefore, the variance request is consistent with the intent and general purposes of the ordinance and is in line with the type of mixed use developments or redevelopments that are prevalent today within this area.

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

The circulation and maneuverability of vehicular and emergency traffic will not be hindered or altered in any way and will not be injurious to the public health, safety or welfare. Nor would pedestrian traffic be limited or impeded. The cul-de-sac will serve its intended purpose. The subject tract is raw land, with no planned development.

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

The requesting of this variance is not based on economic hardship. The Variance is being sought to allow the property owner to retain the greatest amount of land usage and still comply with the provisions of and intent of Chapter 42, without affecting the general public or impeding in any way the existing conditions.



**Application Number:** 2016-0119

**Plat Name:** Provision at Four Corners GP

**Applicant:** Terra Surveying Company, Inc.

**Date Submitted:** 01/24/2016

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

**Specific Variance is being sought and extent of variance:**

The variance being requested is to remove the requirement of providing a north –south right-of-way through the subject tract.

**Chapter 42 Section: Sec. 42-128.**

**Chapter 42 Reference:**

Intersections of local streets. (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**

The subject tract lies 1900-feet west of the intersection of State Highway 6 and Old Richmond Road and 2300-feet east of the intersection of Gaines Road and Old Richmond Road. State Highway 6 and Gaines Road provides sufficient and continuous north-south vehicular access. A right-of-way through the subject tract will not have continuous access to any collector right-of-way, nor any direct connection with an existing intersection on the south side of Old Richmond Road.

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

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

The circumstances supporting the granting of the variance are not the result of hardship created or imposed by the applicant. There are pockets of residential development surrounding the subject tract with sufficient street patterns, access and circulation.

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

The variance request is consistent with the intent and general purposes of Chapter 42. Each surrounding residential development has provided access and circulation needed by each section of residence.

**(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. Existing street patterns allows for access by emergency vehicles.

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

The requesting of this variance is not based on economic hardship. The Variance is being sought to allow the property owner to retain the usage of the property and still comply with the provisions of and intent of Chapter 42, without affecting the general public or impeding in any way the existing conditions.





**Application No:** 2016-0119

**Agenda Item:** 114

**PC Action Date:** 02/04/2016

**Plat Name:** Provision at Four Corners GP

**Applicant:** Terra Surveying Company, Inc.

**Staff Recommendation:** Withdraw

**Chapter 42 Sections:** Sec. 42-135. ; Sec. 42-128.

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

This variance is being sought to allow for a knuckle cul-de-sac to terminate at the stub street of Wayson Drive and to not further extend Wayson Drive east thru the subject tract.;

The variance being requested is to remove the requirement of providing a north –south right-of-way through the subject tract.;

**Basis of Recommendation:**

The site is located north of Old Richmond Rd, south of Bissonnet Blvd and west of Addicks Clodine Rd. The applicant has withdrawn the variance.

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### 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:** 115  
**Action Date:** 02/04/2016  
**Plat Name:** Sanchez Addition on Becker Road  
**Developer:** Appian Way Pavers  
**Applicant:** PROSURV  
**App No/Type:** 2016-0070 C2

**Staff Recommendation:**  
 Defer Applicant request

Total Acreage:	3.8014	Total Reserve Acreage:	3.8014
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	77447	325A	ETJ

#### ***Conditions and Requirements for Approval***

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

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

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

Coordinate with Harris County in relation to site plan review

Add: Absent written authorization by the affected utilities, all CenterPoint Energy and City of Houston utility 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 the utility at the property owner's expense.

Add: Harris County landscaping note: This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure.

Site drainage plans for the future development of this reserve must be submitted to the Harris County Flood Control District and Harris County Engineering Department.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 115  
**Action Date:** 02/04/2016  
**Plat Name:** Sanchez Addition on Becker Road  
**Developer:** Appian Way Pavers  
**Applicant:** PROSURV  
**App No/Type:** 2016-0070 C2

**Staff Recommendation:**  
Defer Applicant request

---

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

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](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) .

Dedicate 17 feet of ROW along Becker Road

Plat is requested to be deferred for meeting with applicant.

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

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# Houston Planning Commission

# ITEM: 115

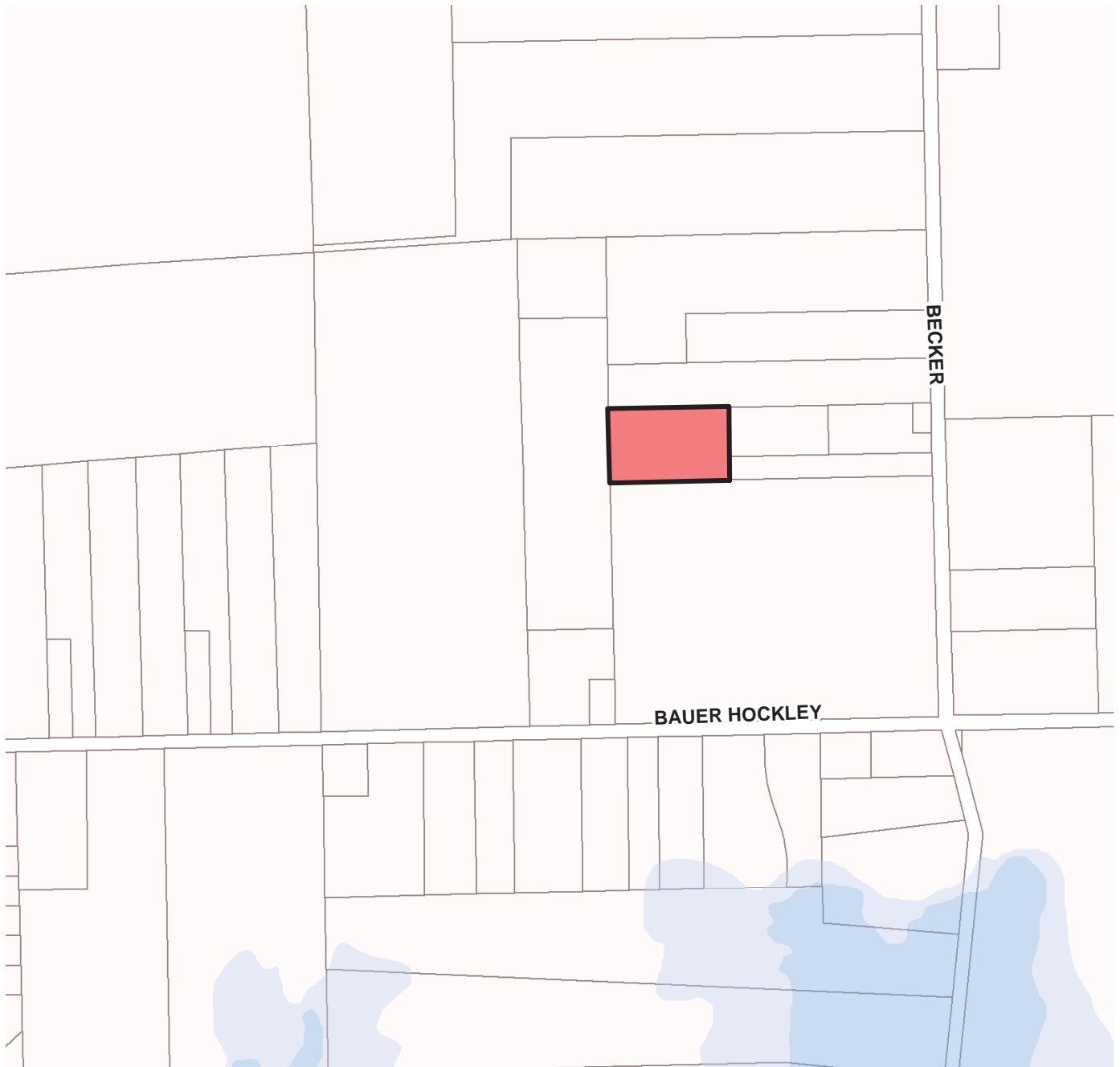
Planning and Development Department

Meeting Date: 02/04/2016

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**Subdivision Name: Sanchez Addition on Becker Road**

**Applicant: PROSURV**



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**D – Variances**

**Site Location**

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# Houston Planning Commission

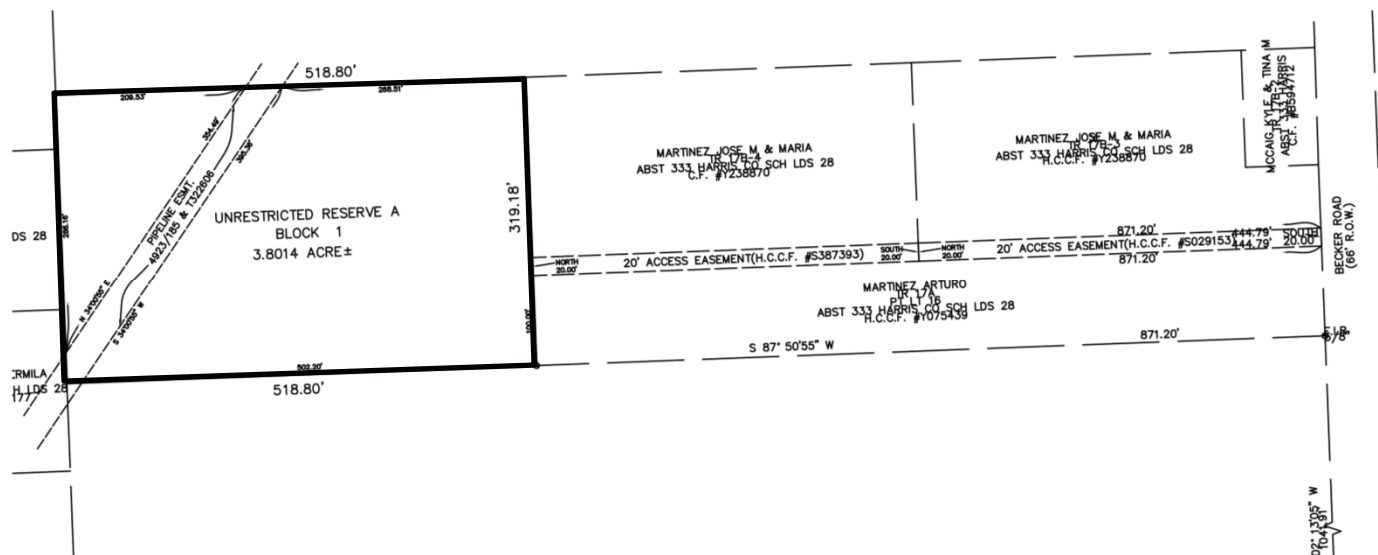
## ITEM: 115

Planning and Development Department

Meeting Date: 02/04/2016

Subdivision Name: Sanchez Addition on Becker Road

Applicant: PROSURV



D – Variances

Subdivision



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# Houston Planning Commission

## ITEM: 115

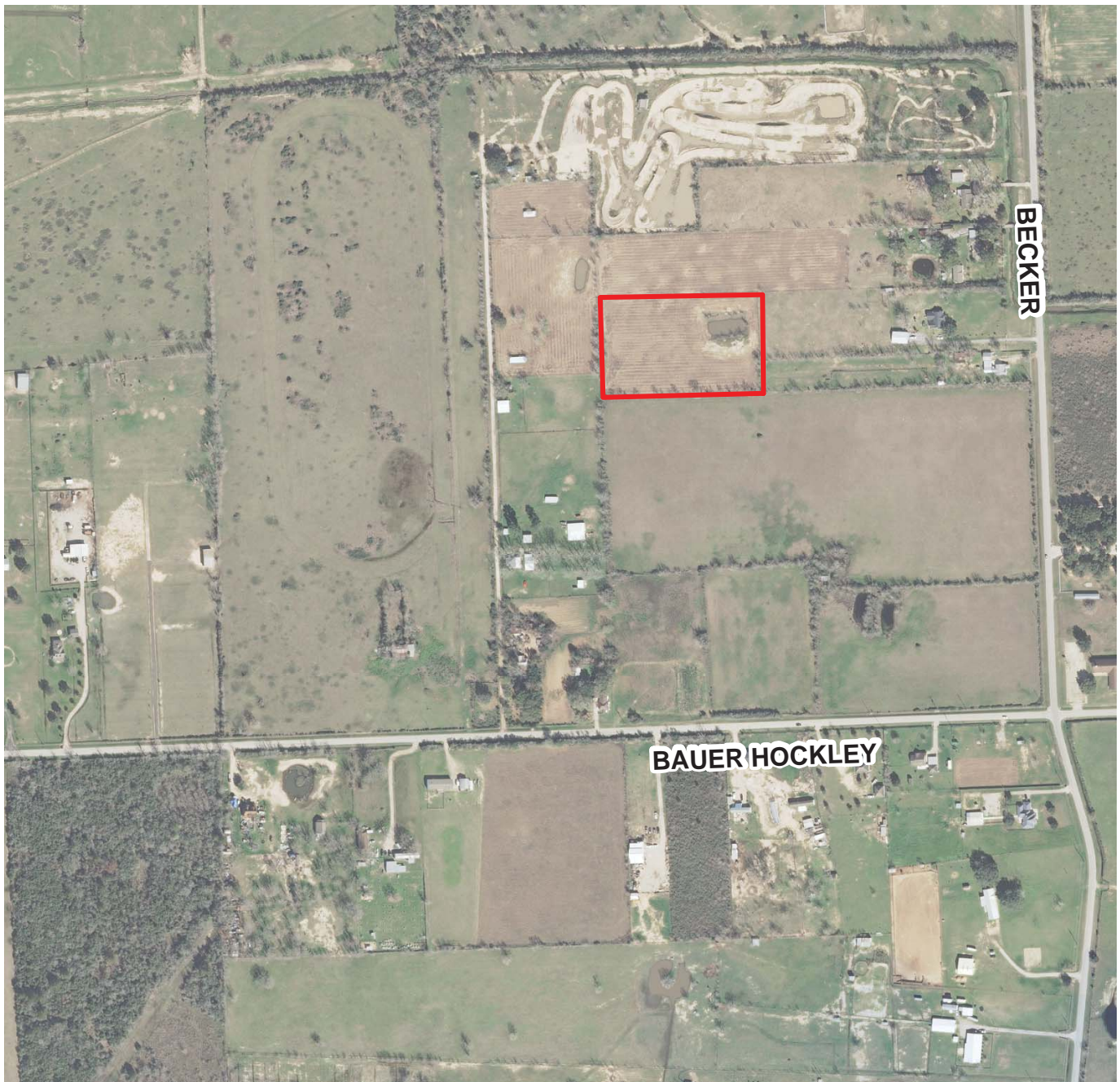
Planning and Development Department

Meeting Date: 02/04/2016

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Subdivision Name: Sanchez Addition on Becker Road

Applicant: PROSURV



**D – Variances**

**Aerial**

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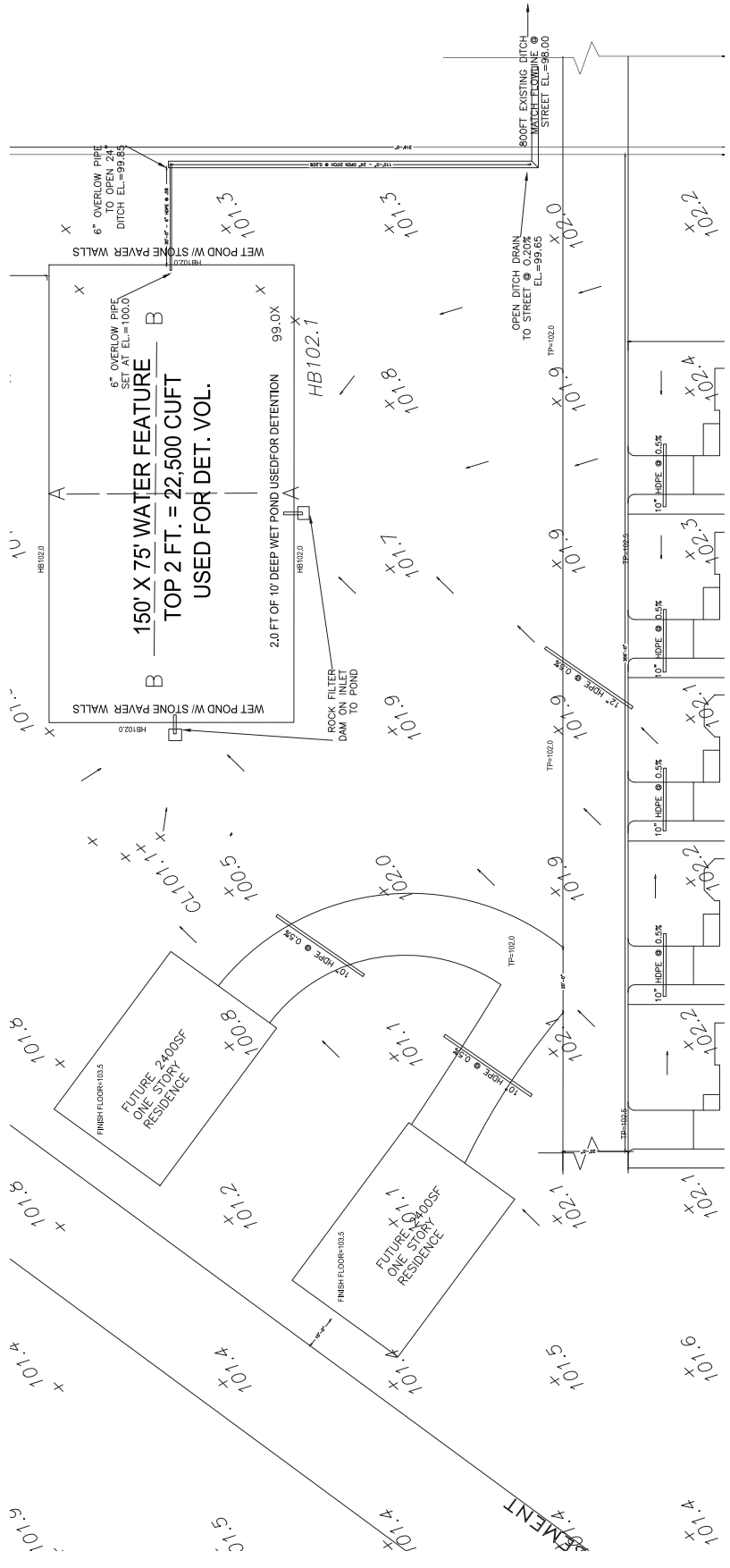




PROJECT NAME: DETENTION POND PLAN  
PROJECT TITLE: NEW RENTAL HOUSES  
ADDRESS: 18211 BECKER ROAD, HOCKLEY, TEXAS, 77447  
CLIENT: JAMIE AND ESTHER SANCHEZ  
SCALE: 1/16"=1'-0"

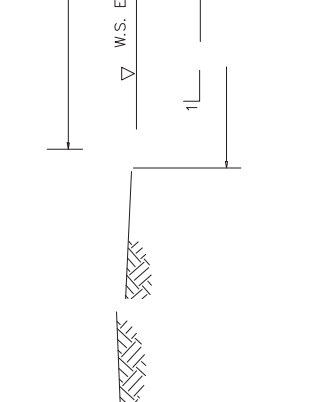
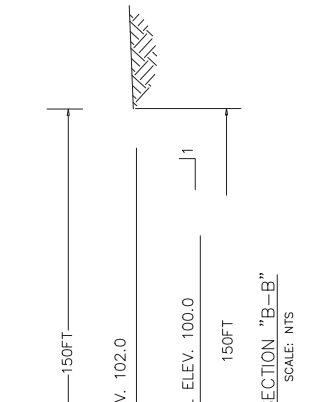
DATE: 8-8-15  
SHEET: C-3

PREPARED BY: CURTIS DUMAS-F10344



DETENTION CALCULATIONS - NEW BECKER

1. FIVE YEAR FREQUENCY	1.00
2. FIVE YEAR FREQUENCY	1.00
3. FIVE YEAR FREQUENCY	1.00
4. FIVE YEAR FREQUENCY	1.00
5. FIVE YEAR FREQUENCY	1.00
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8. FIVE YEAR FREQUENCY	1.00
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98. FIVE YEAR FREQUENCY	1.00
99. FIVE YEAR FREQUENCY	1.00
100. FIVE YEAR FREQUENCY	1.00





## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Request Information Form

**Application Number:** 2016-0070

**Plat Name:** Sanchez Addition on Becker Road

**Applicant:** PROSURV

**Date Submitted:** 01/11/2016

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

**Specific Variance is being sought and extent of variance:**

Specific variance is being sought and extent to allow drive access to be taken from a 20 foot road access easement instead of a 60 foot road frontage

**Chapter 42 Section: 190**

**Chapter 42 Reference:**

42-190 -C- Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve

### 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 is comprised of a unplatted piece of land owned that has no road frontage on Becker Road. It was divided years ago from a larger piece of land with a 20 foot access easement being the only way to get ingress and egress to the property. The property has been in the current configuration for over 20 years. In order to build on the property, the property owner must now plat the property to obtain a permit. With only having a 20 foot access easement by deed, the property owner will not be able to build upon this property without obtaining a variance to the road frontage requirement.

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

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. The land being platted has no road frontage on Becker Road. The only means of access is through a 20 foot access easement that was included in the deed when the property was originally divided. Variance request is based on the condition of the property as it was sold to the current owner.

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

Yes. The applicant seeks to keep the property in current configuration as it was purchased. The Property owner desires to build on the property at some point in the future and will need to have it platted in order to obtain a permit.

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

No, the variance will not be injurious to the public health, safety or welfare. The goal of obtaining the variance is to keep property in current configuration as it was purchased

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

No, economic hardship is not the sole justification of the variance. The Property owner desires to build on the property at some point in the future and will need to have it platted in order to obtain a permit. The only means of access to the property does not meet the requirement for road frontage and without the variance being obtained, the land will not be usable.



**Application No:** 2016-0070

**Agenda Item:** 115

**PC Action Date:** 02/04/2016

**Plat Name:** Sanchez Addition on Becker Road

**Applicant:** PROSURV

**Staff Recommendation:** [Defer Applicant request](#)

**Chapter 42 Sections:** 190

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

Specific variance is being sought and extent to allow drive access to be taken from a 20 foot road access easement instead of a 60 foot road frontage;

**Basis of Recommendation:**

The site is located in Harris County, west of Becker Road, south of FM 2920 and north of Bauer Hockley Road. The applicant is requesting a variance to allow an unrestricted reserve to take access and have frontage on an existing 20' access easement. 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](#)



**Agenda Item:** 116  
**Action Date:** 02/04/2016  
**Plat Name:** University Place First partial replat no 2  
**Developer:** Medistar Houston Medical Center, LTD.  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2016-0105 C2R

**Staff Recommendation:**  
Defer Additional  
information reqd

Total Acreage:	1.3845	Total Reserve Acreage:	1.3845
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77030	532H	City

***Conditions and Requirements for Approval***

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

1. Provide revised site plan showing all existing conditions (light/power poles)
2. Updates dates on property to 2/18/15
3. Provide pedestrian access easement
4. Address all comments from markup
5. Revise variance request

***For Your Information:***

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

PWE Utility Analysis: A WASTEWATER CAPACITY RESERVATION LETTER IS REQUIRED FOR THIS PROJECT.

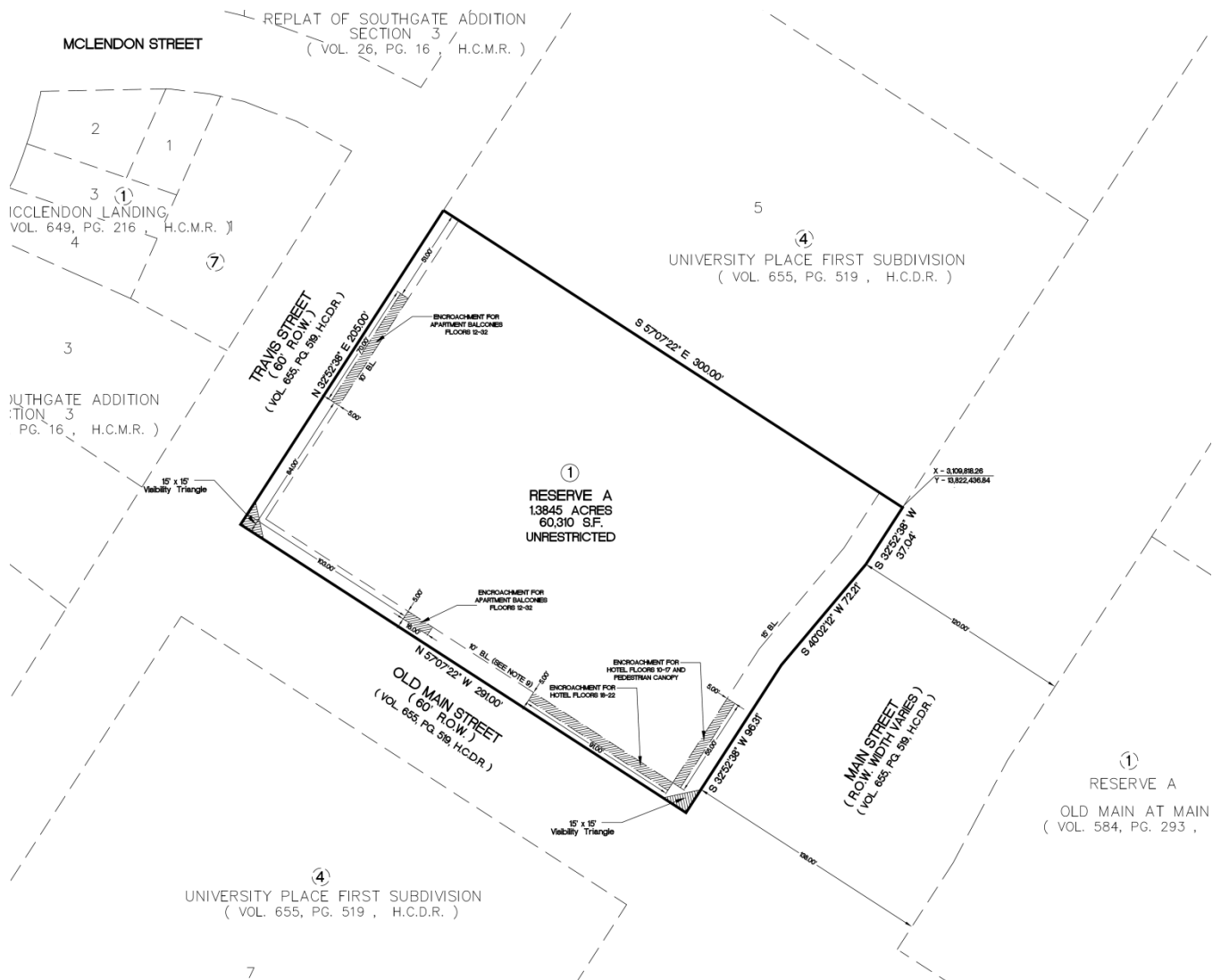
PLEASE ATTACH A COPY OF THE PROPOSED RE PLAT TO THE WCR APPLICATION (LONG OR SHORT FORM).

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

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

**Subdivision Name: University Place First partial replat no 2**

**Applicant: Vernon G. Henry & Associates, Inc.**





# Houston Planning Commission

ITEM:116

Planning and Development Department

Meeting Date: 02/04/2016

Subdivision Name: University Place First partial replat no 2

Applicant: Vernon G. Henry & Associates, Inc.



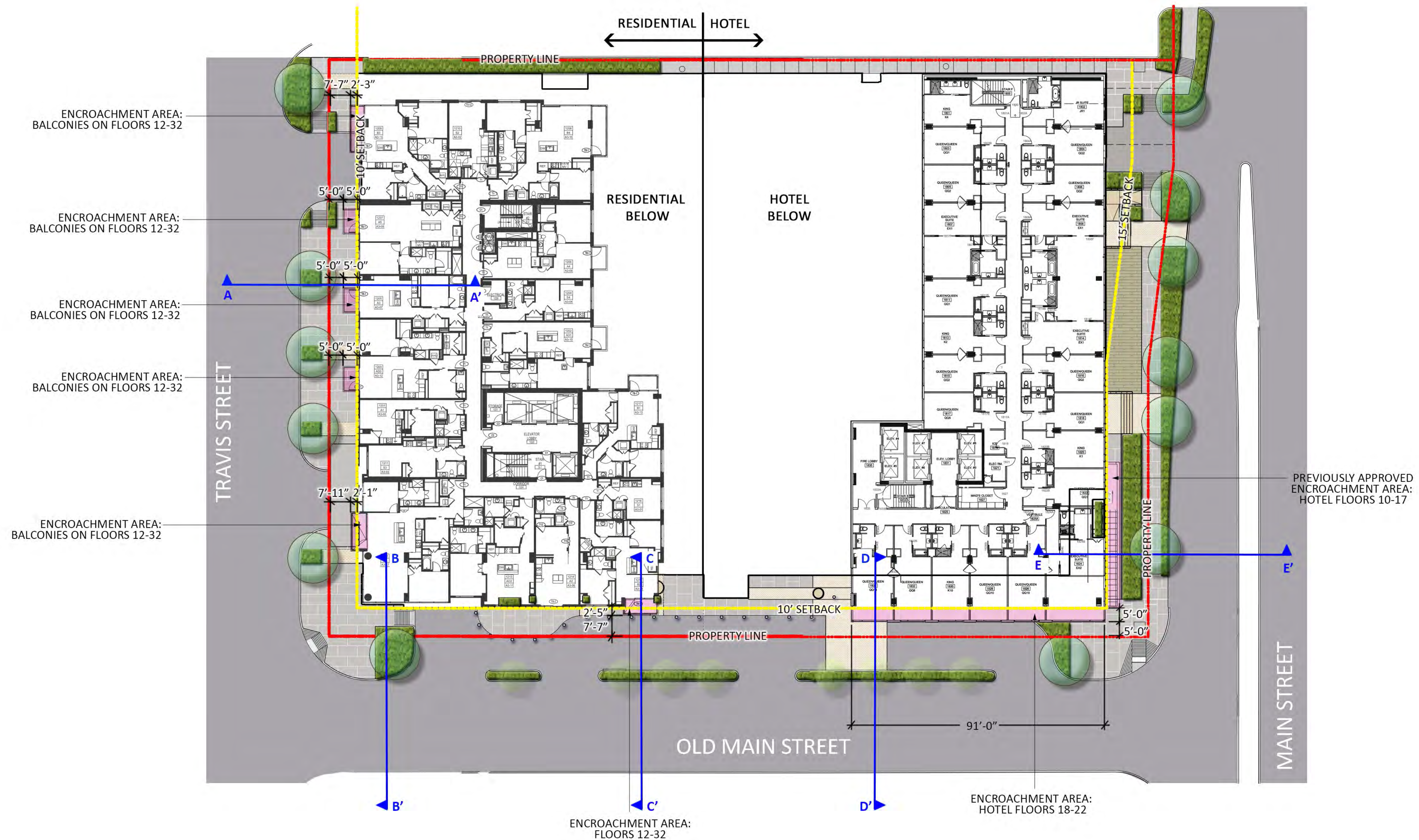
D – Variances

Aerial

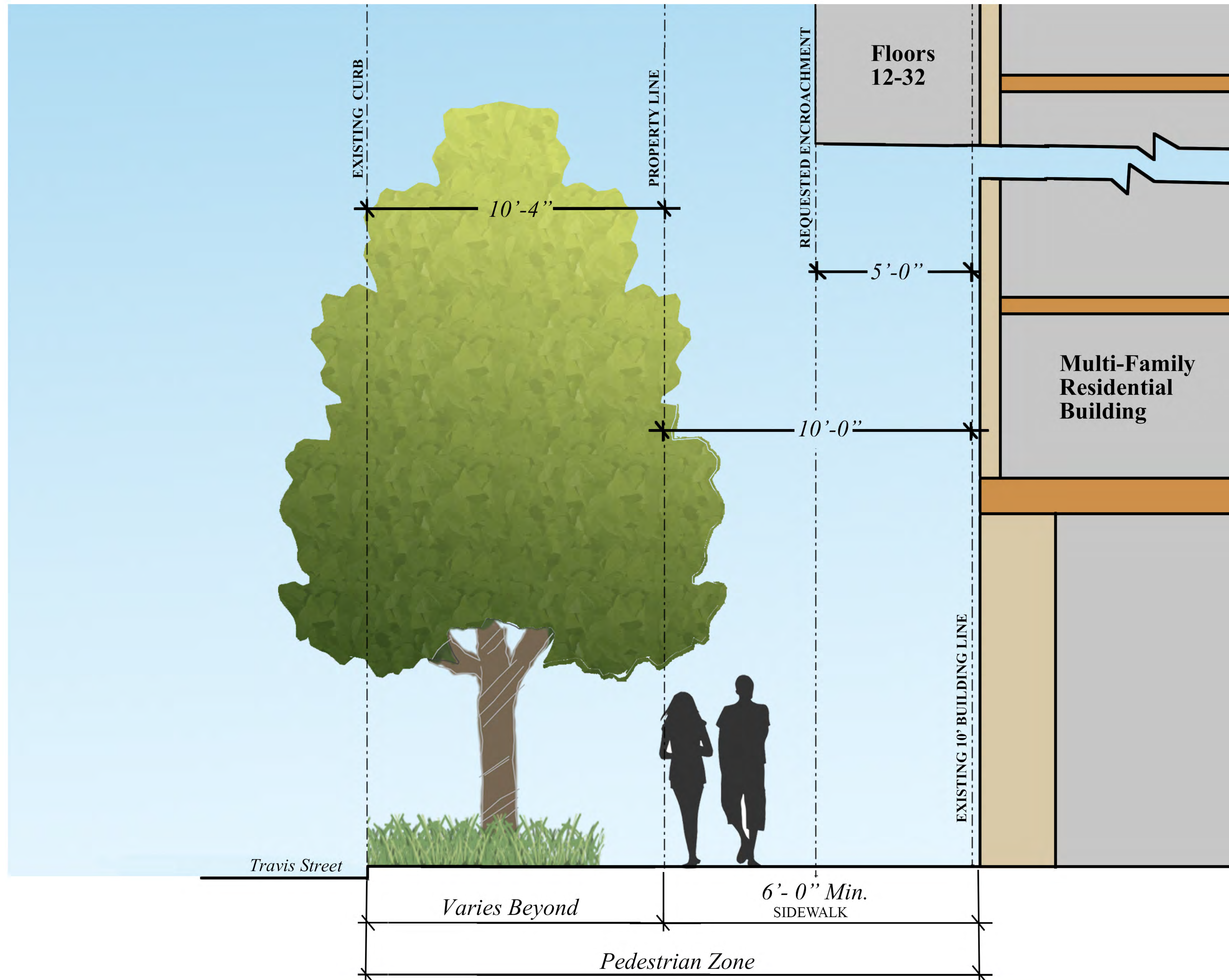








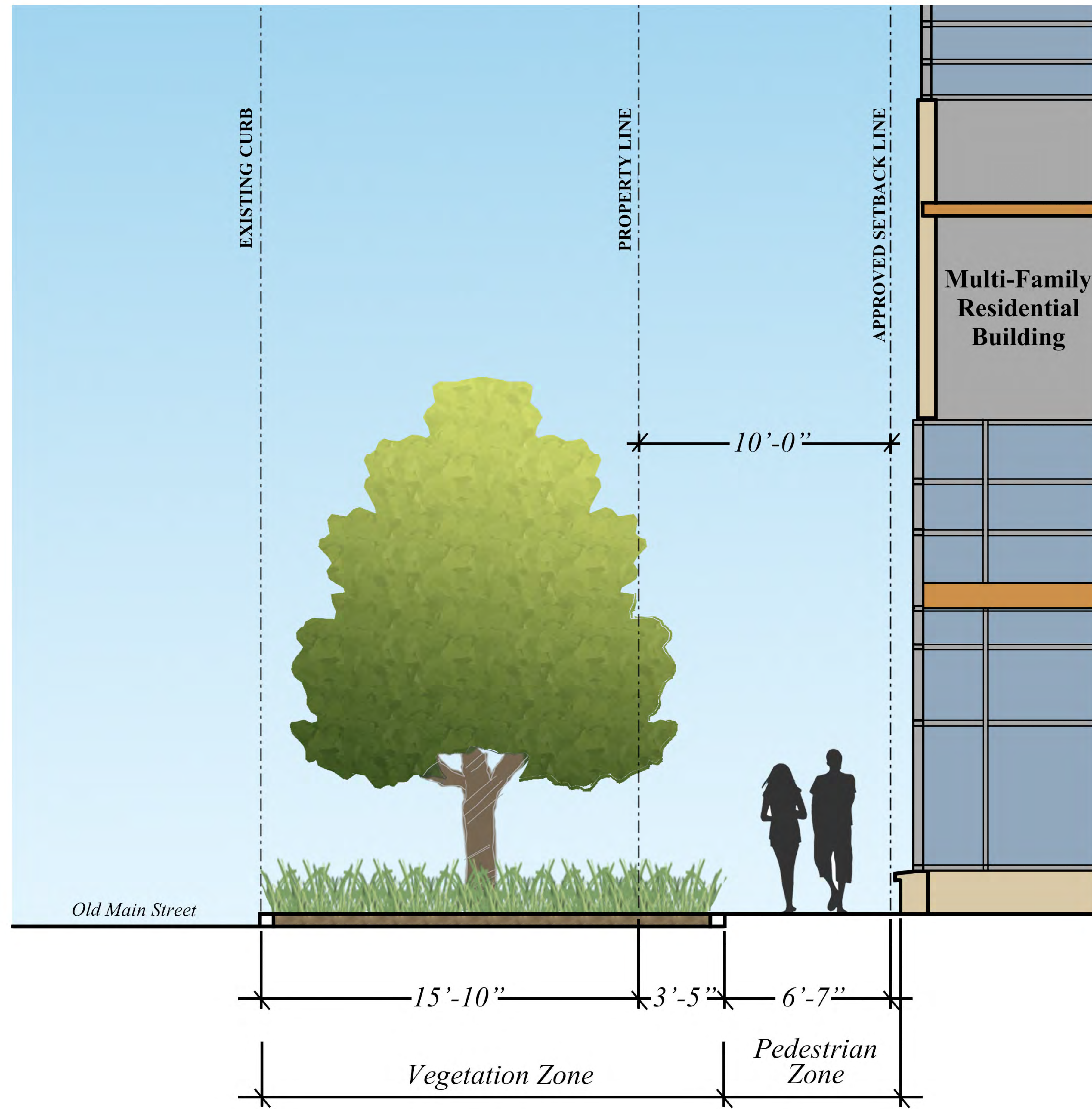




# SECTION A - TRAVIS STREET

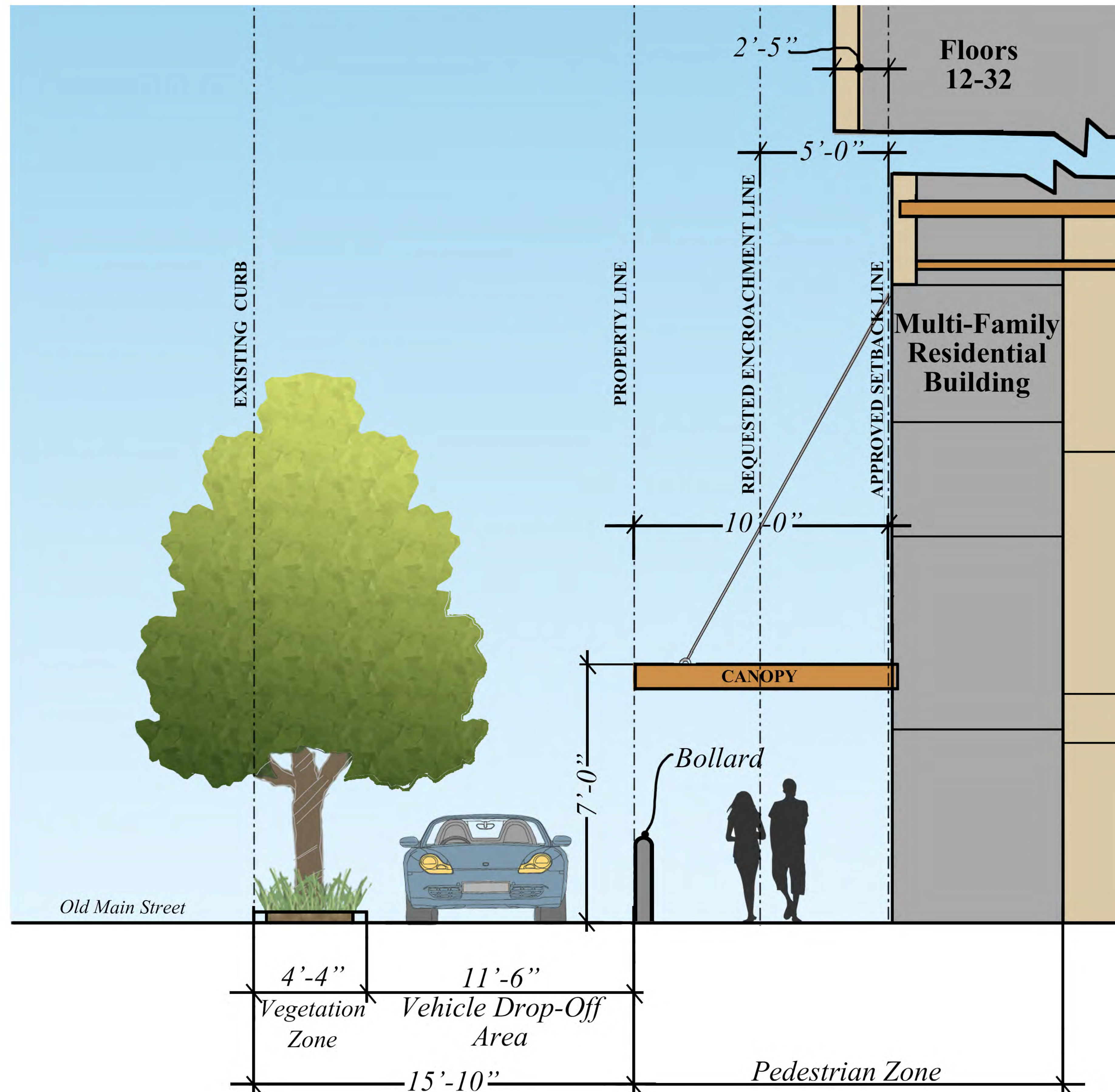
**Greystar Multi-Family Residential | Medistar Hotel**  
HOK | The Preston Partnership | Kimley-Horn





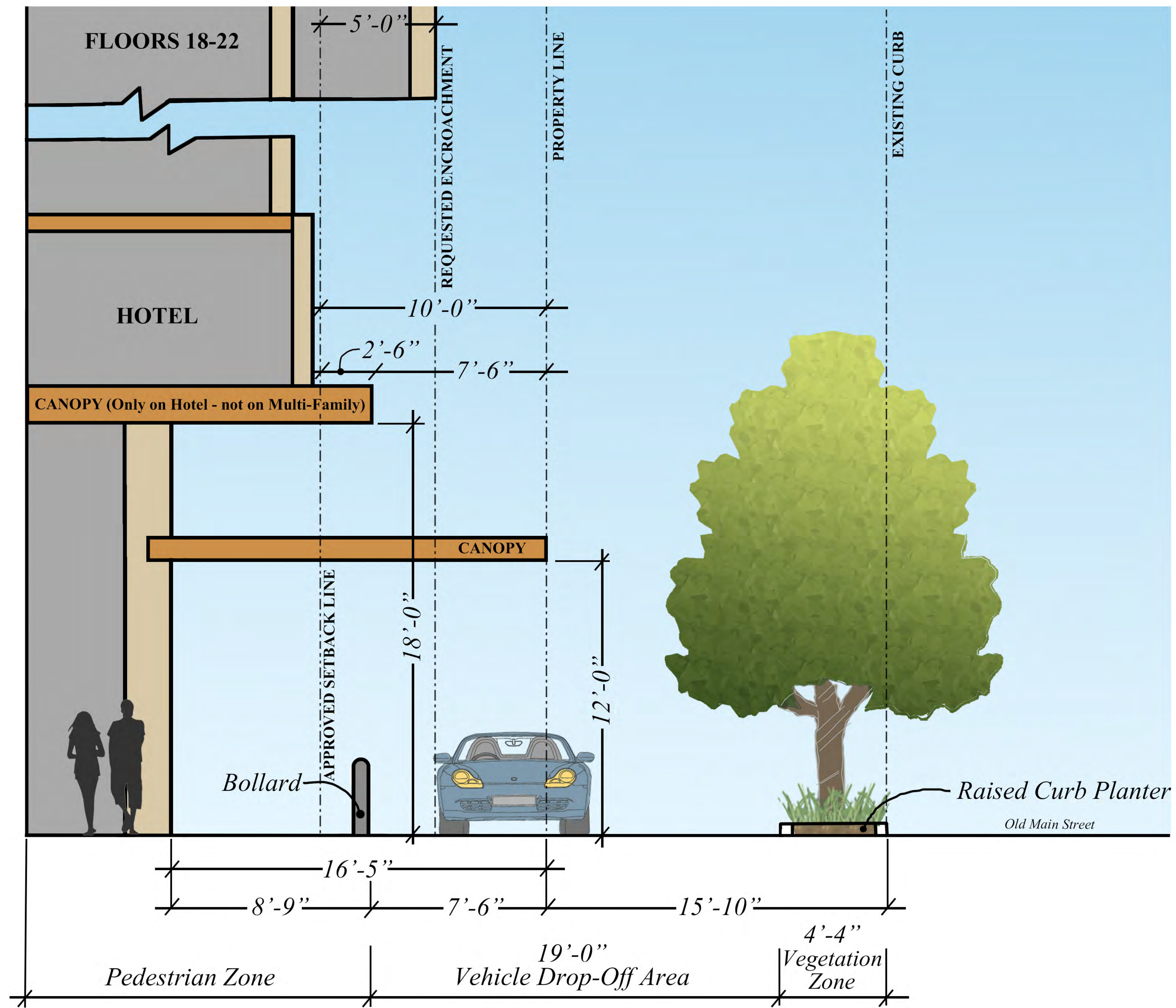
SECTION B - OLD MAIN STREET





SECTION C - OLD MAIN STREET

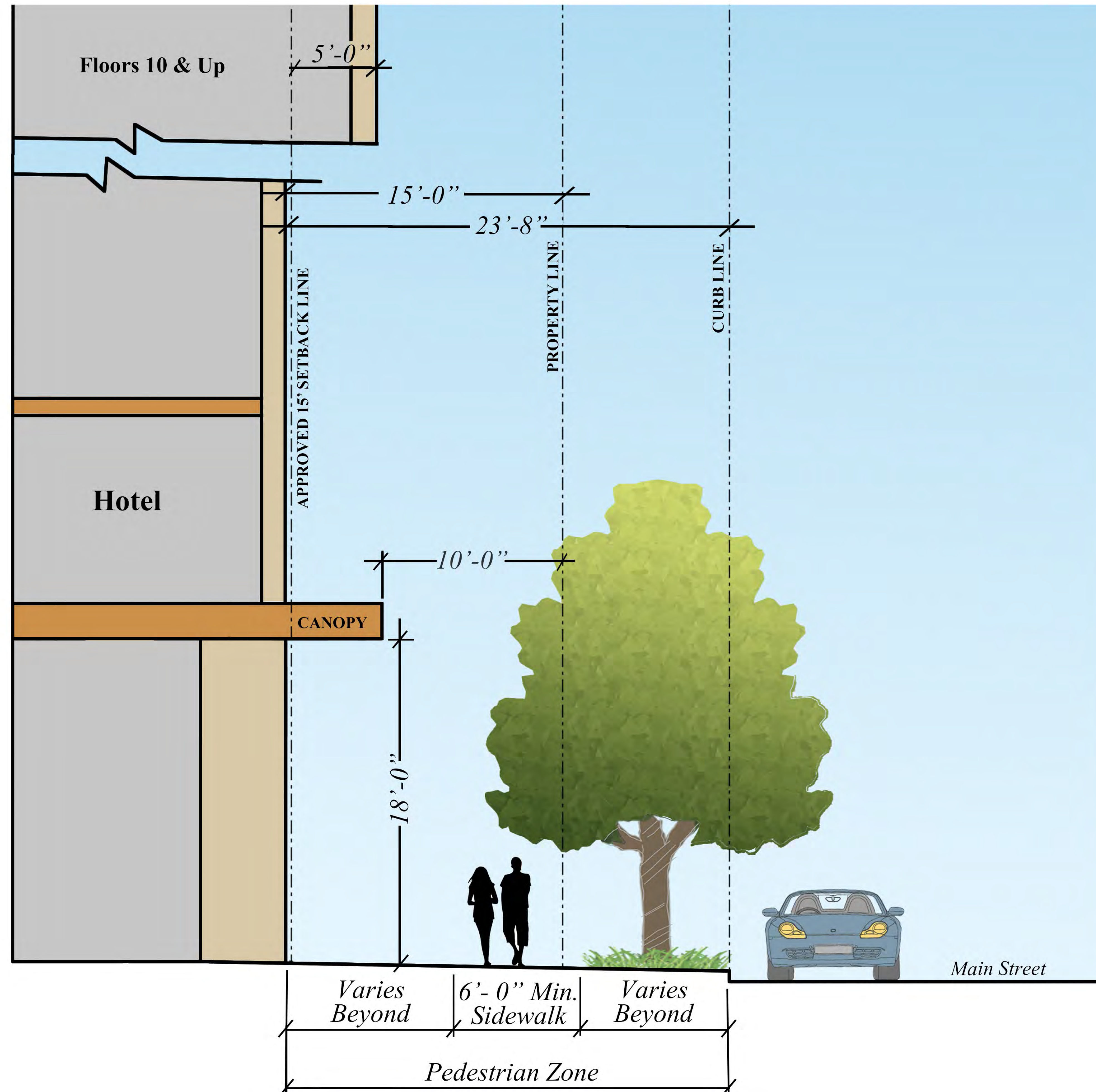




SECTION D - OLD MAIN STREET

Greystar Multi-Family Residential | Medistar Hotel  
HOK | The Preston Partnership | Kimley-Horn



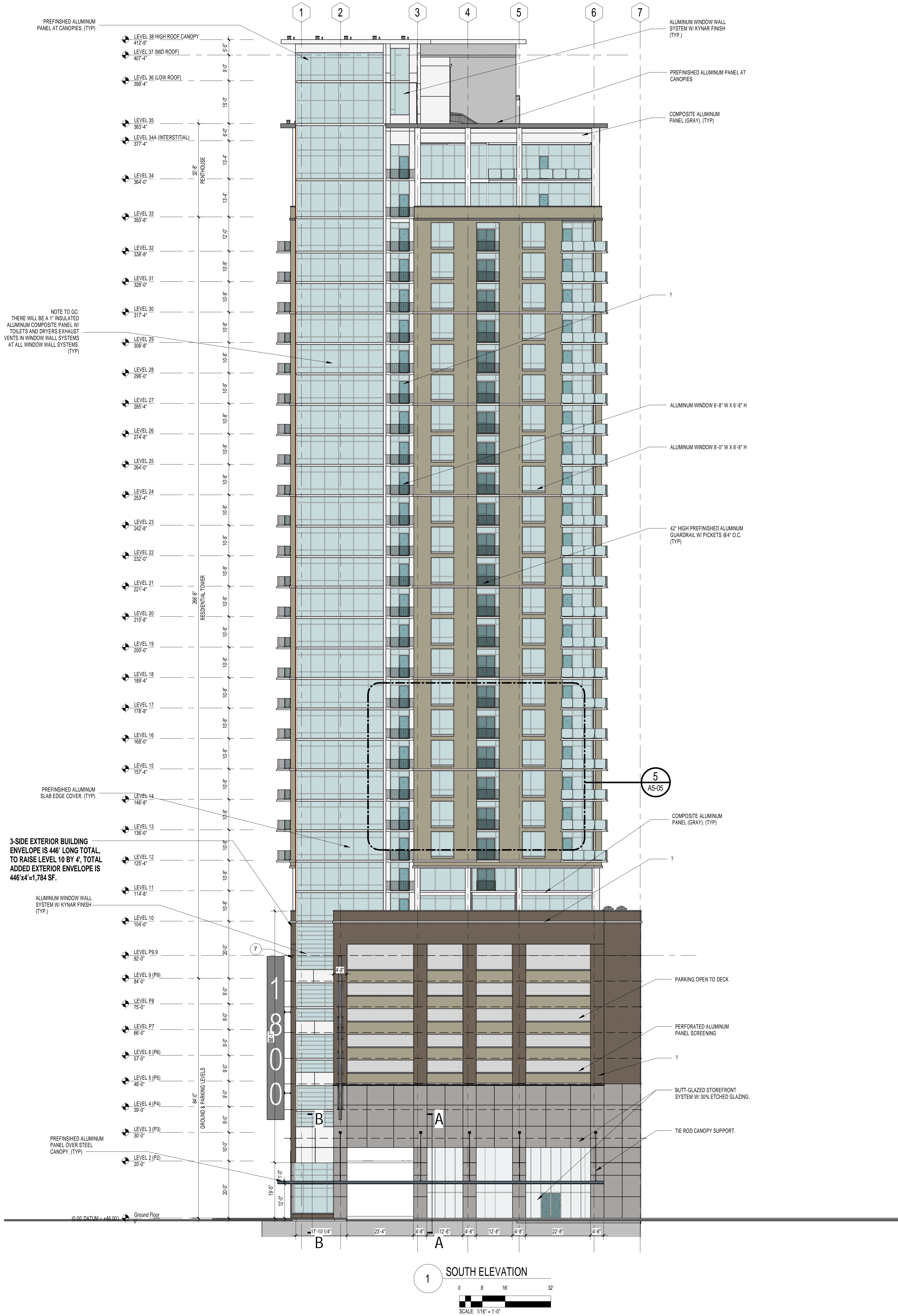











## SECTION E - MAIN STREET

Greystar Multi-Family Residential | Medistar Hotel

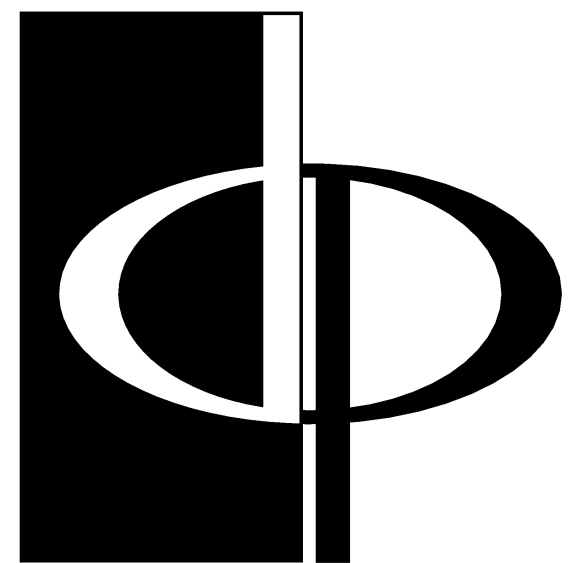
HOK | The Preston Partnership | Kimley-Horn





EXTERIOR FINISH MATERIAL SCHEDULE	
	BRICK VENEER COLOR A, SEE SECTION 04 2001
	BRICK VENEER COLOR B, SEE SECTION 04 2001
	ARCHITECTURAL CAST-IN-PLACE CONCRETE, SEE STRUCTURAL
	STUCCO, SEE SECTION 09 2400
	CMU BLOCK
GLAZING SCHEDULE	
	TYPE 1: 1" INSULATING LOW "E" VISION GLASS
	TYPE 2: 1" INSULATING LOW "E" CLEAR VISION GLASS
	TYPE 3: 1" INSULATING SPANDREL GLASS - COATING ON 3RD SURFACE
	TYPE 4: 1/4" CLEAR GLASS
GLAZING SCHEDULE NOTES	
1. ALL GLASS SHALL BE TEMPERED.	
2. ALL GLASS SHALL BE TYPE 1, UNLESS NOTED OTHERWISE.	
3. SEE SECTION 08 8000 - GLAZING FOR A COMPLETE DESCRIPTION OF GLASS TYPES.	
JOINT SCHEDULE	
C J = CONTROL JOINT: 3/4" WIDE SEALANT AND BACKER ROD, U.N.O.	
E J = EXPANSION JOINT: SEE SECTION 07 8513.	
R J = RELIEF ANGLE JOINT	
GENERAL NOTES	
1. SEE PROJECT MANUAL FOR COMPLETE DESCRIPTION OF MATERIALS AND SYSTEMS.	

KEYED NOTES	
1	ALUMINUM WINDOW WALL SYSTEM, SEE SECTION 08 4313.
2	ALUMINUM SLAB EDGE COVER WITH FINISH TO MATCH WINDOW WALL SYSTEM, SEE SECTION 08 4313.
3	ALUMINUM TERRACE DOOR, GLAZING TO MATCH ADJACENT WINDOW WALL, SEE SECTION 08 1117.
4	ALUMINUM COMPOSITE PANEL, SEE SECTION 08 4313.
5	DOWNLIGHT - SEE ELECTRICAL DRAWINGS.
6	CONCRETE FLOOR SLAB - SEE STRUCTURAL DRAWINGS.
7	BRICK VENEER, SEE SECTION 04 2200.
8	CAST STONE VENEER, SEE SECTION 04 2001; ALT. NATURAL LIMESTONE VENEER
9	CANTILEVERED CAST-IN-PLACE CONCRETE BALCONY SLAB WITH LIGHT BROOM FINISH AND PEDESTRIAN TRAFFIC COATING AT TOP AND EDGES OF SLAB, SEE STRUCTURAL DRAWINGS.
10	PREFINISHED ALUMINUM GUARDRAIL - SEE SECTION 05 7000.
11	PREFINISHED ALUMINUM & TEMPERED GLASS GUARDRAIL, SEE SECTION 05 7000.
12	ELASTOMERIC PAINT FINISH ON EXPOSED FACE OF CONCRETE SLAB
13	ALUMINUM STOREFRONT DOORS WITH FINISH TO MATCH WINDOW SYSTEM AND 1" CLEAR INSULATING GLAZING, SEE DOOR SCHEDULE AND SECTION 08 4313.
14	PAINTED HOLLOW METAL DOOR AND FRAME, SEE DOOR SCHEDULE AND SECTION 08 1113.
15	EXISTING CANOPY TO REMAIN
16	ALUMINUM LOUVER WITH KYMAR FINISH, SEE SECTION 08 9100 AND MECHANICAL DRAWINGS
17	STUCCO: 7/8" THICK, THREE-COAT INTEGRAL COLOR STUCCO SYSTEM W/GALVANIZED PAPER-BACKED METAL LATH, SEE SECTION 09 2400 FOR STUCCO SYSTEM.
18	STRUCTURAL STEEL CANOPY FRAME AND SAFETY GLASS CANOPY AT STOREFRONT ENTRANCE.
19	CONCRETE STAIR WITH PREFINISHED ALUMINUM 1.5" O.D. HANDRAIL
20	CONCRETE RAMP WITH PREFINISHED ALUMINUM 1.5" O.D. HANDRAIL
21	PRE-FINISHED METAL COPING
22	ROWLOCK WINDOW SILL, SEE SECTION 04 2001.
23	STUCCO SOFFIT, SEE KEYED NOTE 17 FOR COMPLETE DESCRIPTION OF STUCCO SYSTEM
24	COLD FORMED METAL STUD FRAMING.
25	CAST STONE CAP.
26	EXPOSED CONCRETE CEILING.
27	FUTURE SIGNAGE, PROVIDE POWER.
28	THERMOPLASTIC ROOFING SYSTEM, SEE SECTION 07 5400.
29	ALUMINUM LOUVERS WITH KYMAR FINISH.
30	OVERFLOW THROUGH WALL SCUPPER.
31	ROOF DRAIN.
32	POOL DECK SEE LANDSCAPING DRAWINGS.
33	PLAZA DRAIN: TWO-STAGE PROMENADE DECK DRAIN, SEE PLUMBING DRAWINGS.
34	DUCT - SEE MECHANICAL DRAWINGS
35	STEEL LINTEL ANGLE SUPPORT @ WINDOW HEAD
36	ROOF TOP EQUIPMENT, REFER TO ROOF PLAN AND MECHANICAL DRAWINGS.
37	TERRACES AT 2ND FLOOR: CONCRETE TOPPING SLAB OVER RIGID INSULATION OVER CONTINUOUS HOT-FLUID APPLIED WATERPROOFING AND DRAINAGE SYSTEM, SEE SECTION 07 1400.
38	CAST STONE VENEER SITING WALL, SEE LANDSCAPE & STRUCTURAL DRAWING FOR BOTTOM OF WALL ELEVATIONS
39	RECESSED BRICK STACK BOND PANEL.
40	RETAIL STOREFRONT: ALUMINUM STOREFRONT SYSTEM WITH CLEAR ANODIZED FINISH AND 1" CLEAR INSULATING GLASS, SEE SECTIONS 08 4313 AND 08 8000.
41	SCHEDULED CEILING, SEE A8 SERIES DRAWINGS.
42	INSULATION - SEE SECTION 07 2100.
43	CMU WALL.
44	CONCRETE COLUMN.
45	SHELF RELIEVING ANGLE AT EVERY FLOOR.
46	PRE-FINISHED METAL DOWNSPOUT
47	PRE-FINISHED METAL ROOF ACCESS LADDER
48	ROOF TOP DRAIN OVERFLOW.
49	CAST-IN-PLACE CONCRETE SHEAR WALL.
50	PAINT EXPOSED SOUTH FACE OF EXISTING PARKING DECK
51	PAINTED CMU.
52	CAST-IN-PLACE CONCRETE
53	STRUCTURAL FRAMING, SEE STRUCT. DWGS.
54	CAST STONE BAND - SEE SECTION 04 7200.



THE PRESTON  
PARTNERSHIP, LLC  
A MULTI-DISCIPLINARY DESIGN FIRM

SOUTH TERRACES  
115 PERIMETER CENTER PLACE, SUITE 950  
ATLANTA, GEORGIA 30346  
TELEPHONE: 770 396 7248  
FAX: 770 396 2945

WWW.THEPRESTONPARTNERSHIP.COM  
CONSULTANT

SEAL

ARCHITECT: ROBERT PRESTON  
NOT FOR REGULATORY APPROVAL,  
PERMITTING, OR CONSTRUCTION.

PROJECT  
GREYSTAR TMC  
HOUSTON, TX 77030

FOR  
GREYSTAR  
GREYSTAR TMC  
750 BERING DRIVE SUITE 400  
HOUSTON, TX 77057

ISSUES DATE  
CONCEPTUAL DESIGN PACKAGE 10/10/2014  
SCHEMATIC PRICING PACKAGE 05/15/2015

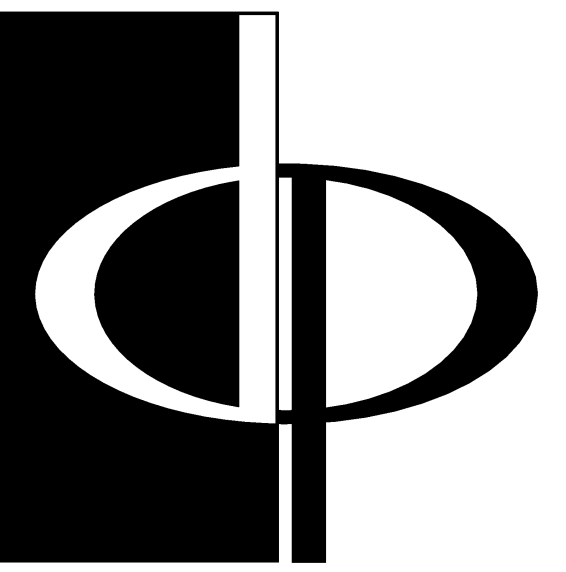
REVISIONS

DATE 2014-10-10  
JOB NUMBER 1426702  
DRAWN BY AR  
CHECKED BY AN/MV  
SHEET TITLE SOUTH ELEVATION

SHEET NUMBER

A4-02  
COMMENTS  
NOT ISSUED FOR CONSTRUCTION  
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THE PRESTON  
PARTNERSHIP, LLC  
A MULTI-DISCIPLINARY DESIGN FIRM

SOUTH TERRACES  
115 PERIMETER CENTER PLACE, SUITE 950  
ATLANTA, GEORGIA, 30346  
TELEPHONE: 770 396 7248  
FAX: 770 396 2945

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CONSULTANT

SEAL

ARCHITECT: ROBERT PRESTON  
NOT FOR REGULATORY APPROVAL,  
PERMITTING, OR CONSTRUCTION.

PROJECT  
**GREYSTAR TMC**  
HOUSTON, TX 77030

FOR  
**GREYSTAR**  
**GREYSTAR TMC**  
750 BERING DRIVE SUITE 400  
HOUSTON, TX 77057

ISSUES DATE  
CONCEPTUAL DESIGN PACKAGE 10/10/2014  
SCHEMATIC PRICING PACKAGE 05/15/2015

Δ - REVISIONS

DATE 2014-10-10  
JOB NUMBER 1426702  
DRAWN BY AR  
CHECKED BY AN/MV  
SHEET TITLE EAST AND WEST ELEVATION

SHEET NUMBER

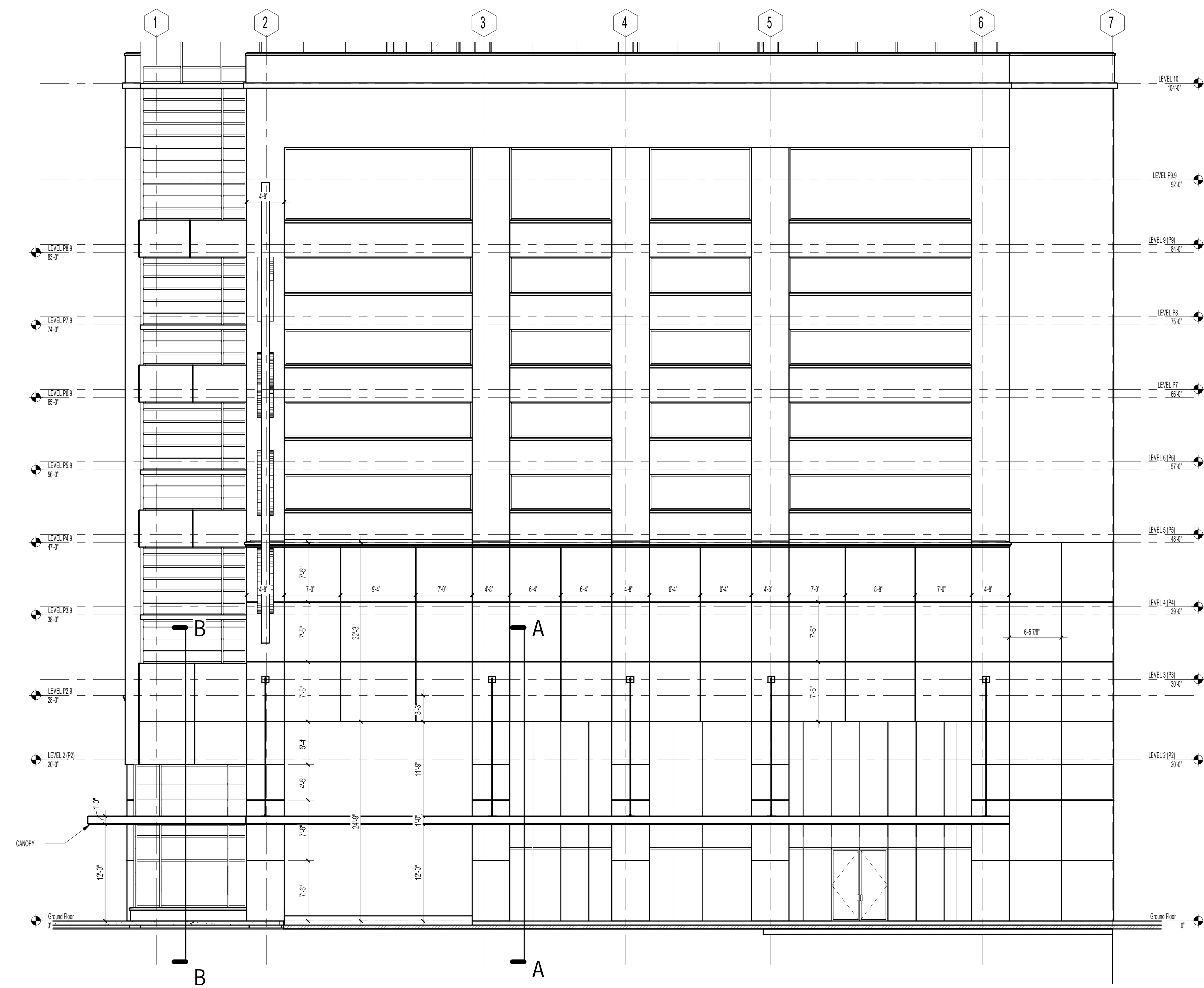
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COMMENTS

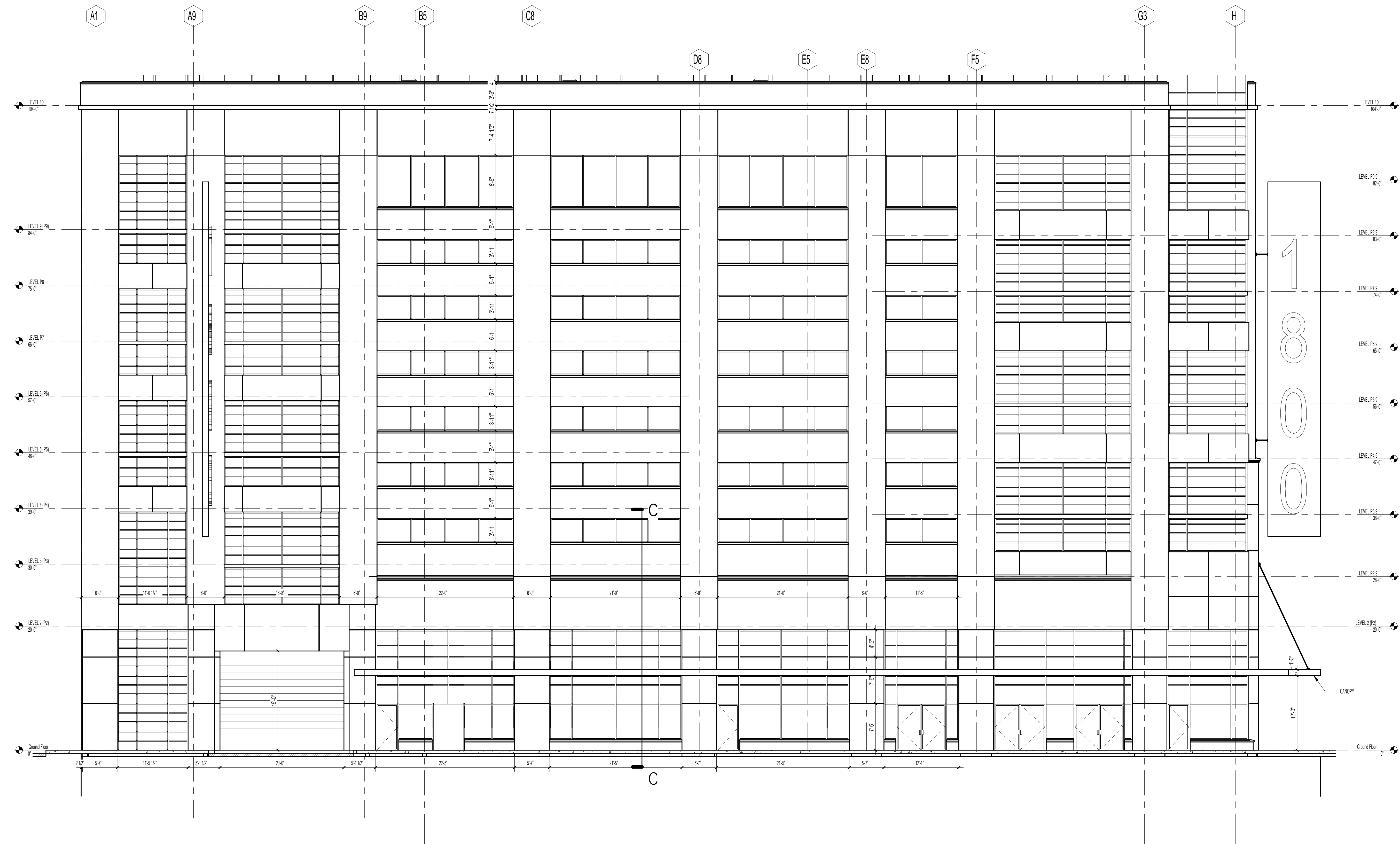
NOT ISSUED FOR CONSTRUCTION

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ENLARGED SOUTH ELEVATION



### ENLARGED WEST ELEVATION



Project  
TMC Hotel Tower  
6750 Main Street  
Houston, TX 77030  
Prepared For  
Medistar  
Client Location

Contract No: 14.10014.00



Hellmuth, Obata + Kassabaum, L.P.  
3200 Southwest Freeway, Suite 900  
Houston, TX 77027 USA  
+1 713 407 7700 f +1 713 407 7809

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1 SOUTH ELEVATION  
3/32" = 1'-0"

### Key Plan



Professional Seals

## INTERIM REVIEW

These documents are intended for  
interim review purposes only and not  
for permit or construction purposes.  
Registered Architect: Thomas Bayer  
State: Texas  
Registration Number: 23300

[illegible]

Date of First Issue:

Project No:14.10014.00

Sheet Title

EXTERIOR ELEVATION  
- SOUTH

Sheet Number

A505

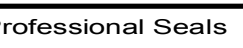




project  
**PMC Hotel Tower**  
 750 Main Street  
 Houston, TX 77030  
 prepared For  
**Medistar**  
 Client Location

# 10h+k

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No.	Description	Date
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ate of First Issue:  
roject No:14.10014.00  
heet Title

Sheet Number

# A506



1 EAST ELEVATION  
3/32" = 1'-0"

$$3/32" = 1'-0"$$







**Application Number:** 2016-0105

**Plat Name:** University Place First partial replat no 2

**Applicant:** Vernon G. Henry & Associates, Inc.

**Date Submitted:** 01/22/2016

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

**Specific Variance is being sought and extent of variance:**

To allow balconies on floors 12-32 to project 5' into the 10' building lines on Old main and Travis Streets. To allow hotel floors on floors 18-22 to project 5' into the building line on Old Main.

**Chapter 42 Section:** 150

**Chapter 42 Reference:**

42-150

### **Statement of Facts**

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

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

This proposed high-rise building is located on the west side of Main Street, immediately across from the Texas Medical Center. It includes both a hotel and apartments along with structured parking. The plat was approved by the Commission in July 2015 with a number of variances and has been recorded. Upon detailed review by the architects after the plat was approved, it was determined that balconies on floors 12-32 project into the 10' setback on Old Main Street and Travis Street by more than the 30" allowed. It was also determined that a portion of the hotel floors on floors 18-22 project 5' into the current 10' building line. It is a very complicated building, and these projections were simply missed in the original submittal and review. At their height, the additional 30" projection will be imperceptible to pedestrians and motorists on the ground level; however, the balconies are an essential amenity for the future residents. All pedestrian realm amenities proposed by the developers and required by the Commission will be accomplished.

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

As the Medical Center area has increased greatly in density, private outdoor space has almost entirely disappeared, making balconies very important to residents of the area.

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

Light, air and open space will be maintained at the street level, a primary purpose of the chapter.

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

The variance will enhance the lives of the apartment residents by giving them a private small outdoor space while still maintaining light, air, and open space for the general public at the ground level.

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

The justification for the variance is the density of area development and the need for residents to have some private outdoor space.



**Application No:** 2016-0105

**Agenda Item:** 116

**PC Action Date:** 02/04/2016

**Plat Name:** University Place First partial replat no 2

**Applicant:** Vernon G. Henry & Associates, Inc.

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

**Chapter 42 Sections:** 150

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

To allow balconies on floors 12-32 to project 5' into the 10' building lines on Old main and Travis Streets. To allow hotel floors on floors 18-22 to project 5' into the building line on Old Main.;

**Basis of Recommendation:**

The site is located within the City limits, on the north side of Old Main Street between Main Street and Travis Street. The applicant is creating a 1.3 acre unrestricted reserve and is requesting variances to allow proposed canopies, balconies, and floor 18-22 to encroach into the 10' BL along Old Main Street and Travis Street. Staff's recommendation is to defer to allow the applicant time to provide revised information by noon of next Wednesday.

## Statement of Facts

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

[N/A](#)

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

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 117

**Action Date:** 02/04/2016

**Plat Name:** Villas on Polk

**Developer:** Polk Place Interests, LLC

**Applicant:** TKE Development Services, Ltd.

**App No/Type:** 2015-2606 C2

**Staff Recommendation:**

Defer Chapter 42 planning standards

Total Acreage:	0.5165	Total Reserve Acreage:	0.0000
Number of Lots:	13	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	493V	City

#### ***Conditions and Requirements for Approval***

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

180.3. For PAE II or Shared driveways add this note to the face of the plat: Lots within this development are not eligible for City of Houston solid waste pickup. Any HOA agreement prepared for this subdivision should include notice to property owners of their ineligibility. (SWD)

#### **Visibility Triangle Plat Note:**

The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

1. Provide 6 foot unobstructed sidewalks
2. Provide 3" caliber trees
3. Provide revised site plan showing 6 foot sidewalks, landscaping, pedestrian access to Polk Avenue
4. Provide revised Site profile, encroachments into the 3' BL on the shared driveway must be at least 12' high
5. Coordinate on-street parking with PWE Traffic

#### ***For Your Information:***

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

PLEASE ATTACH A COPY OF THE PROPOSED RE PLAT TO THE WCR APPLICATION (LONG OR SHORT FORM).

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 117

**Action Date:** 02/04/2016

**Plat Name:** Villas on Polk

**Developer:** Polk Place Interests, LLC

**Applicant:** TKE Development Services, Ltd.

**App No/Type:** 2015-2606 C2

**Staff Recommendation:**

Defer Chapter 42 planning standards

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

# Houston Planning Commission

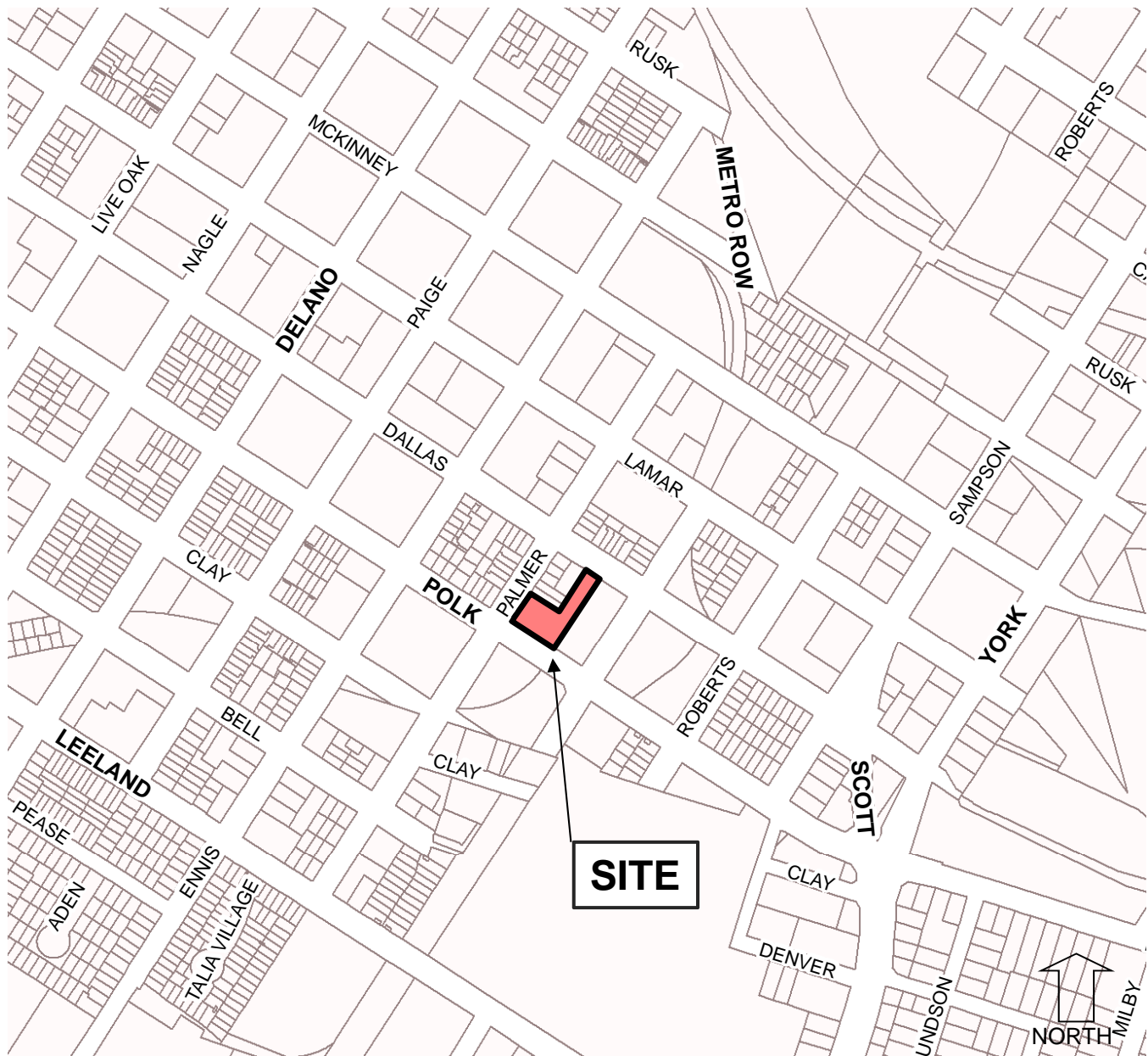
**ITEM: 117**

Planning and Development Department

Meeting Date: 02/04/2016

**Subdivision Name: Villas on Polk**

**Applicant: TKE Development Services, Ltd.**



**D – Variances**

**Site Location**

# Houston Planning Commission

## ITEM: 117

Planning and Development Department

Meeting Date: 02/04/2016

Subdivision Name: Villas on Polk

Applicant: TKE Development Services, Ltd.



D – Variances

Subdivision



# Houston Planning Commission

**ITEM: 117**

Planning and Development Department

Meeting Date: 02/04/2016

Subdivision Name: Villas on Polk

Applicant: TKE Development Services, Ltd.

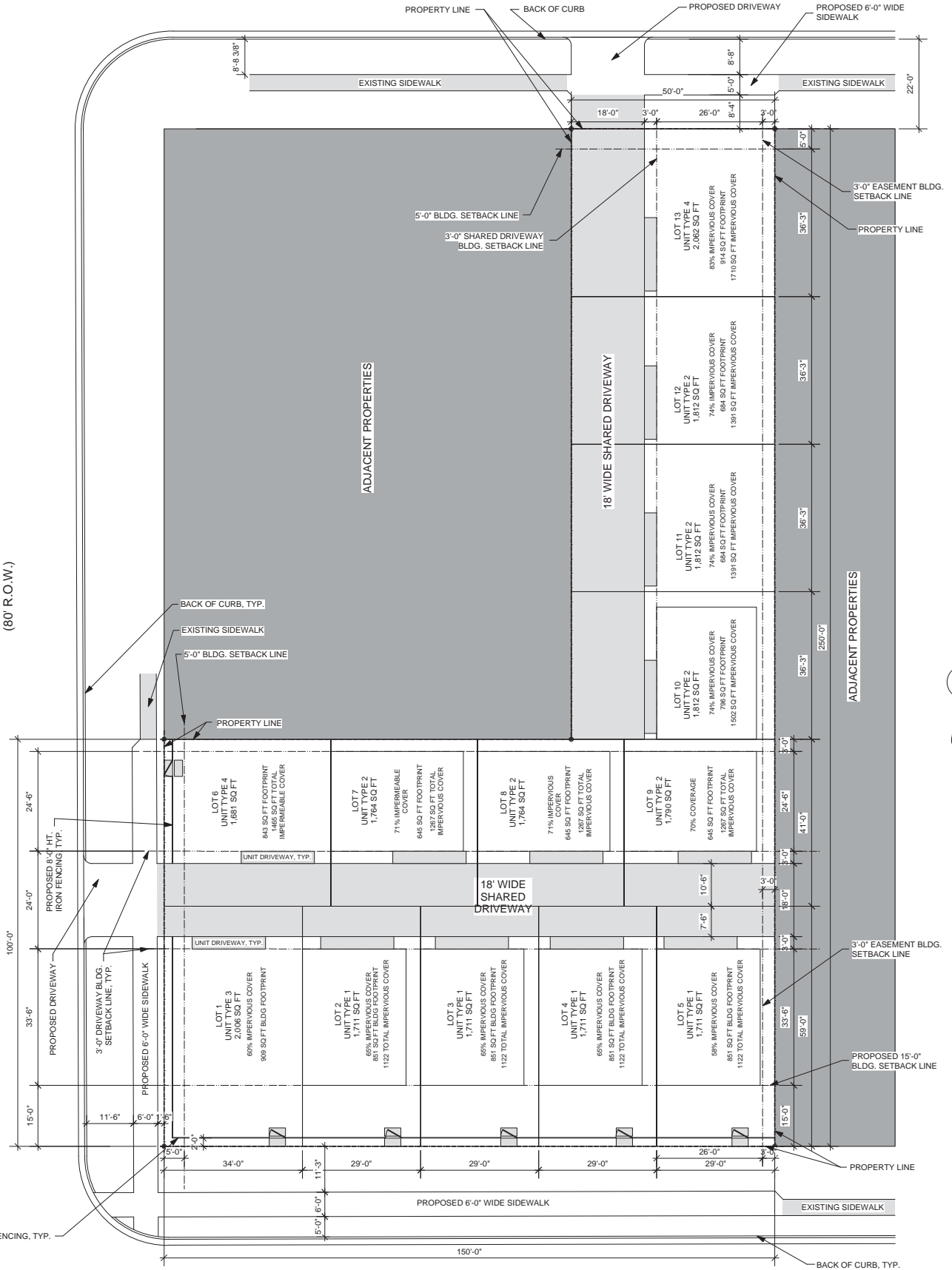


**D – Variances**

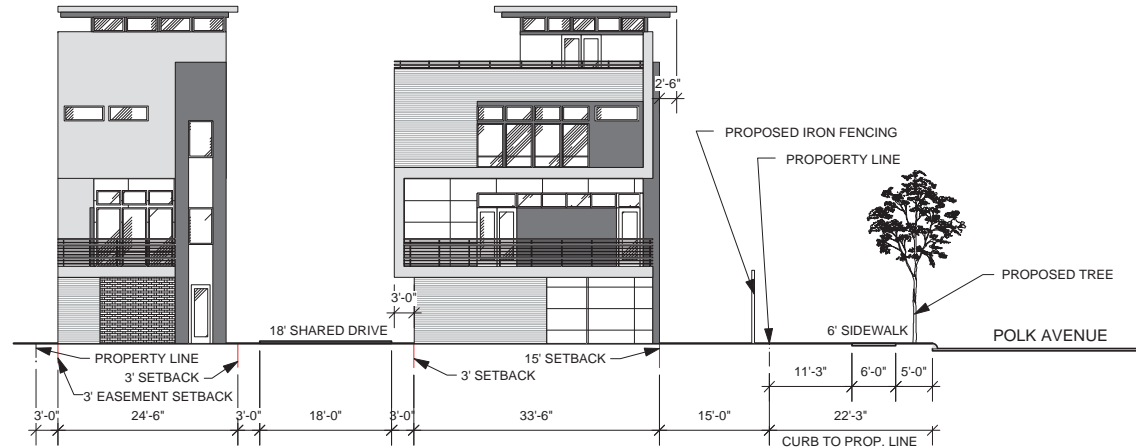
**Aerial**

DALLAS AVENUE  
(80' R.O.W.)

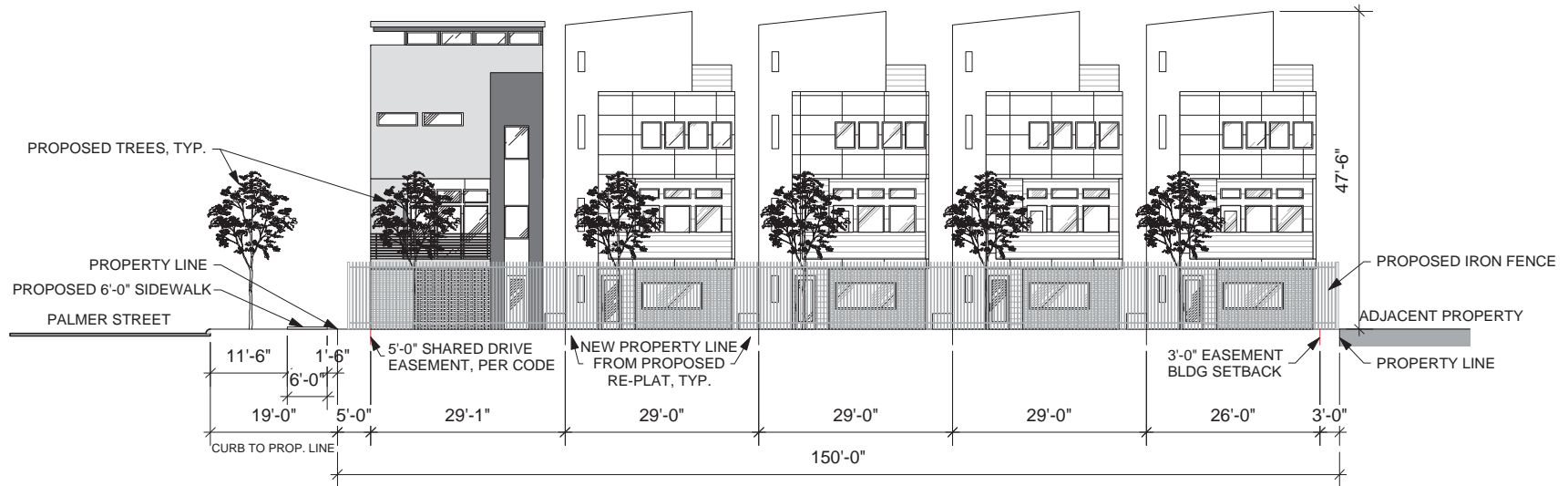
PALMER STREET  
(80' R.O.W.)







3 **'POLK COURT' SITE PROFILE**  
Scale: 1/16" = 1'-0"



2 **POLK AVENUE ELEVATION 'POLK COURT'**  
Scale: 1/16" = 1'-0"



**Application Number:** 2015-2606

**Plat Name:** Villas on Polk

**Applicant:** TKE Development Services, Ltd.

**Date Submitted:** 12/20/2015

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

**Specific Variance is being sought and extent of variance:**

A variance is sought to allow a 15' building line along Polk instead of the required 25' building line along Major Thoroughfare Polk Street.

**Chapter 42 Section:** 152

**Chapter 42 Reference:**

Building line requirements along a major thoroughfare. (a) 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. (b) the building line requirement of 10' is authorized for that portion of a single-family residential lot that backs onto a major thoroughfare, provided that the subdivision plat contains a notation that: 1. The area 15' behind the building line along the major thoroughfare is restricted to use as a one-story, uninhabitable garage; and 2. Vehicular access cannot be taken from the major thoroughfare.

### Statement of Facts

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

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

The proposed development is located at the corner of Polk and Palmer Streets, both 80' right-of-ways, and also intersects with Dallas Street, an 80' right-of-way. All 3 streets are curb and gutter. Access is taken from 18' shared driveways on Palmer Street with a 36.7' paved section and Dallas Street with a 40.9' paved section. The owner is proposing 13 lots 3-story townhomes, averaging 2100 sq ft each. Units taking access from Palmer Street will back onto Polk Street with no vehicular access. The paving section at this location of Polk is approximately 32'. The distance between the curb and the property line is approximately 24'. With the proposed 15' building line, the proposed single family houses will be 39' away from the curb. There will be sufficient room for pedestrian improvement. There is an existing bike lane along Polk Street. Palmer Street terminates 1 block north of Dallas Street. Dallas Street terminates 100' east of the property into a bike trail and an undeveloped section of Velasco Street.

**(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 on the site. The majority of new residential developments along Polk Street are townhouses. The proposed development is complimentary to the initiatives of the Greater East End Management District and Harrisburg Zone TIRZ goals for community revitalization by offering quality housing and ultimately adding to the consumer base for new retail.

**(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. There will be sufficient room for pedestrian improvements.

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

The granting of the variance will not be injurious to the public health, safety or welfare. The proposed development includes 3 – 3" caliper street trees on Polk and additional landscaping. The existing 5' sidewalk will be widened to 6'. The

increased sidewalk width and additional landscaping will enhance the pedestrian walkable area. Granting the requested variance will make the proposed project consistent with the existing development characteristics in the adjacent area.

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

Economic hardship is not the sole justification of the variance, the justification for granting the requested variance is based on the existing conditions on the site. This variance was submitted with application 2014-2366 and approved. The previous applicant did not record the replat or extend the replat so the approval expired. This variance is a resubmittal.



**Application No:** 2015-2606

**Agenda Item:** 117

**PC Action Date:** 02/04/2016

**Plat Name:** Villas on Polk

**Applicant:** TKE Development Services, Ltd.

**Staff Recommendation:** Defer Chapter 42 planning standards

**Chapter 42 Sections:** 152

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

A variance is sought to allow a 15' building line along Polk instead of the required 25' building line along Major Thoroughfare Polk Street.;

**Basis of Recommendation:**

The site is located east of Palm Street, north of Polk Street and south of Dallas Street. The applicant requests a variance to allow a 15' instead of the required 25' building line along Major Thoroughfare Polk Street. Staff's recommendation is to defer to allow the applicant time to address Chapter 42 planning standards.

### 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:** 118  
**Action Date:** 02/04/2016  
**Plat Name:** Westfield Properties  
**Developer:** Westfield Properties, Ltd  
**Applicant:** Jones | Carter  
**App No/Type:** 2016-0167 C2

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

Total Acreage:	8.8000	Total Reserve Acreage:	8.8000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77073	333J	ETJ

#### ***Conditions and Requirements for Approval***

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

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

#### ***For Your Information:***

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



## PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 118  
**Action Date:** 02/04/2016  
**Plat Name:** Westfield Properties  
**Developer:** Westfield Properties, Ltd  
**Applicant:** Jones | Carter  
**App No/Type:** 2016-0167 C2

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

Label correct recording information for Humble Westfield Road

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](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) .

Driveway placement should be coordinated with existing driveway locations to avoid overlapping left turn paths. Comment has been added to the Plat and CRM.

There are no objections to variance request.

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

# Houston Planning Commission

ITEM : 118

Planning and Development Department

Meeting Date: 02/04/2016

Subdivision Name: : Westfield Properties

Applicant: Jones & Carter, Inc.



D – Variances

Site Location





# Houston Planning Commission

**ITEM: 118**

Planning and Development Department

Meeting Date: 02/04/2016

Subdivision Name: : Westfield Properties

Applicant: Jones & Carter, Inc.



**D – Variances**

**Aerial**



**Application No:** 2016-0167

**Agenda Item:** 118

**PC Action Date:** 02/04/2016

**Plat Name:** Westfield Properties

**Applicant:** Jones | Carter

**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)**

The owner is requesting a variance from the requirement that each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet. The owner would prefer to not dedicate a local street (60-foot wide right-of-way) beginning at the south boundary line of the subject tract and continuing in a northerly direction to FM 1960.;

**Basis of Recommendation:**

The site is located East of Hardy Road, south of F.M. 1960 along Humble Westfield Road. The applicant has requested a variance to exceed 1400' intersection spacing.

Staff is in support of this request.

The site is bounded by a private cemetery and recently recorded subdivisions. There is no opportunity at this time to provide a north-south street to connect Humble Westfield to F.M. 1960. This variance was approved by the commission in 2013, and has since expired. The ultimate intersection spacing along Humble Westfield will be approximately 5100' at this location.

Staff recommends the planning commission grant the variance and approve the plat subject to the conditions listed.

**Statement of Facts**

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

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 is a cemetery and recorded subdivisions to the north that would prevent a proposed connection from Humble Westfield to F.M. 1960.

**(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 the private cemetery is on, nor did the applicant create the adjacent subdivisions.

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

Traffic circulation in this immediate area is sufficient, and thus the general intent 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 not be injurious to public health, safety or welfare.

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

Surrounding physical characteristics that affect the property in question is the justification of this variance.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 119  
**Action Date:** 02/04/2016  
**Plat Name:** Reserves at FM 529 and Kentwick  
**Developer:** 13.20 Acre Ground Lease, L.P.  
**Applicant:** Terra Associates, Inc.  
**App No/Type:** 2016-0089 C3P

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

Total Acreage:	12.2610	Total Reserve Acreage:	10.3779
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 257
County	Zip	Key Map ©	City / ETJ
Harris	77084	408N	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.

159. Provide centerline tie.

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)

#### ***For Your Information:***

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

A TxDOT permit may be needed for tie into FM 529

County has no objections to the variance request.

Documentations of TXDOT driveway approval should be provided with site plan.

41' pavement will be required for Kentwick Drive" have been repeated on the Plat and in CRM.





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 119  
**Action Date:** 02/04/2016  
**Plat Name:** Reserves at FM 529 and Kentwick  
**Developer:** 13.20 Acre Ground Lease, L.P.  
**Applicant:** Terra Associates, Inc.  
**App No/Type:** 2016-0089 C3P

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

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

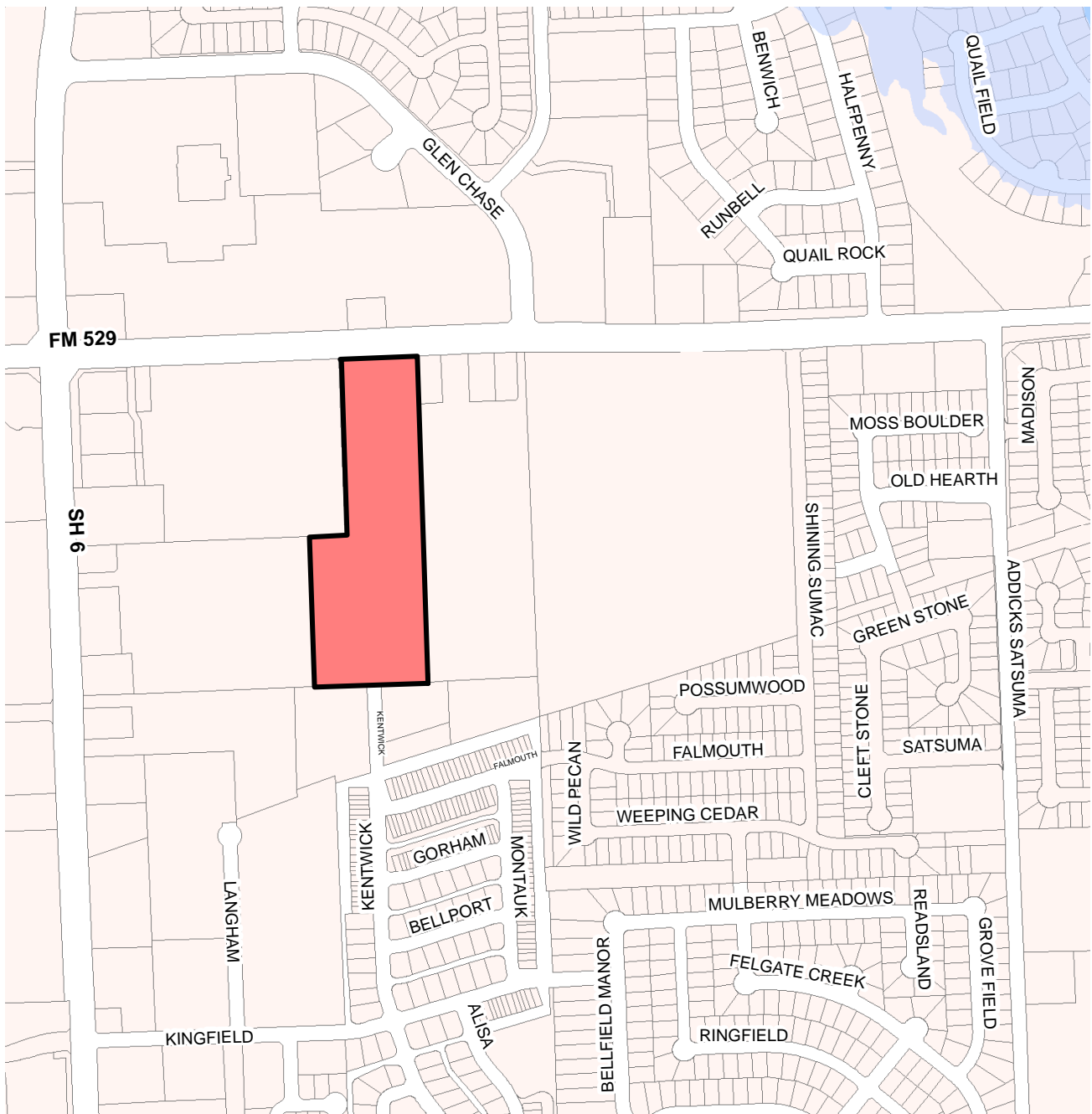
# Houston Planning Commission      ITEM: 119

Planning and Development Department

Meeting Date: 02/04/2016

**Subdivision Name: Reserves at FM 529 and Kentwick**

**Applicant: Terra Associates, Inc.**



**F- Reconsideration of Requirements**

**Site Location**

# Houston Planning Commission

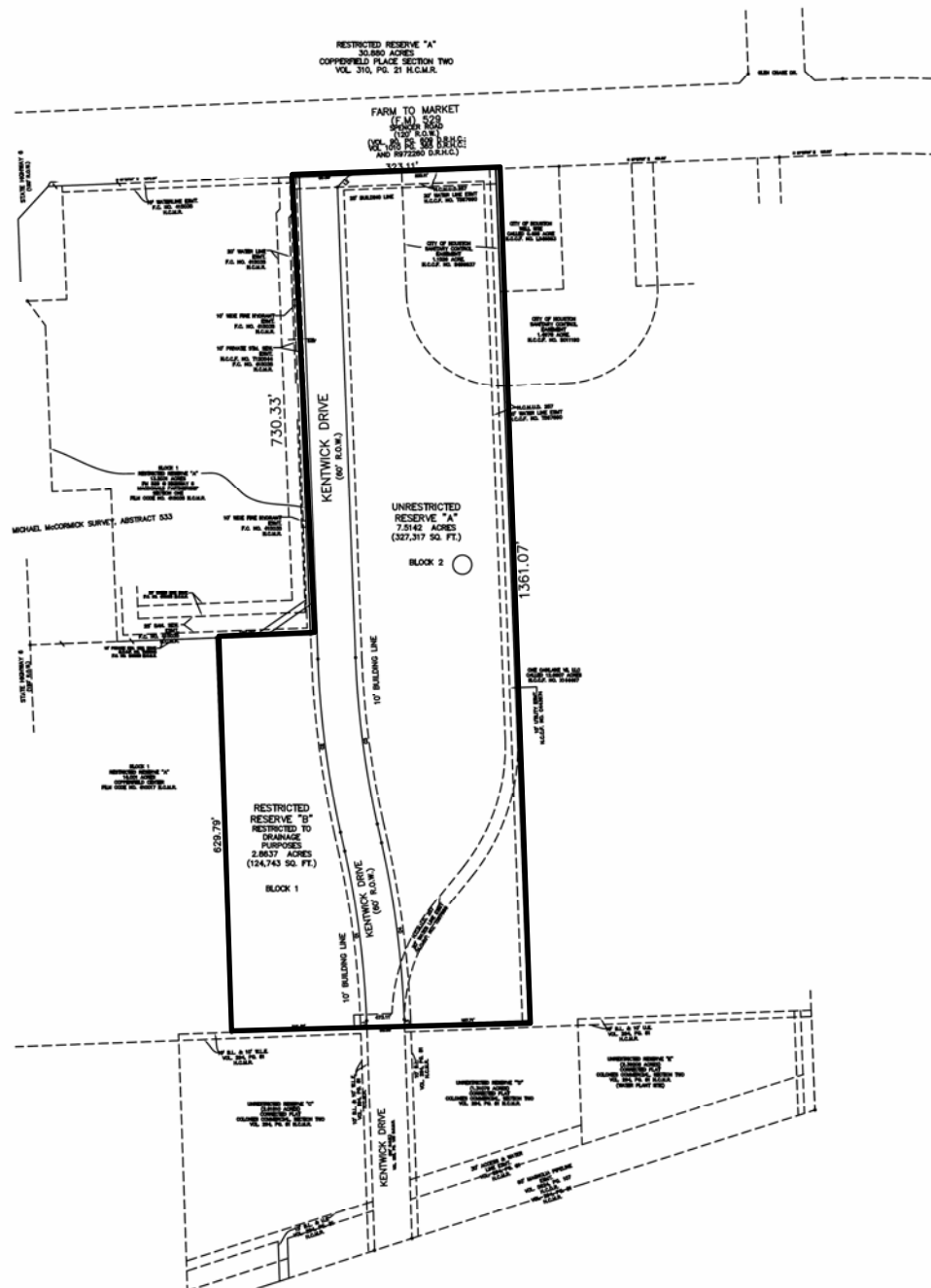
ITEM: 119

Planning and Development Department

Meeting Date: 02/04/2016

Subdivision Name: Reserves at FM 529 and Kentwick

Applicant: Terra Associates, Inc.



F- Reconsideration of Requirements

Subdivision



# Houston Planning Commission      ITEM: 119

Planning and Development Department

Meeting Date: 02/04/2016

Subdivision Name: Reserves at FM 529 and Kentwick

Applicant: Terra Associates, Inc.



F- Reconsideration of Requirements

Aerial





## RECONSIDERATION OF REQUIREMENT Request Information Form

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**Application No:** 2016-0089  
**Plat Name:** Reserves at FM 529 and Kentwick  
**Applicant:** Terra Associates, Inc.  
**Date Submitted:** 01/22/2016

---

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

**Specific requirement or condition being sought:**

Section 42-128(a)(1) regarding the minimum intersection for local streets of 1400 feet.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

42-128(a)(1) – Intersections of Local Streets

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

**STATEMENT OF FACTS:**



**Application Number:** 2016-0089

**Plat Name:** Reserves at FM 529 and Kentwick

**Applicant:** Terra Associates, Inc.

**Date Submitted:** 01/22/2016

**(Sec. 42-48 and Sec. 42-82)**

**Specific requirement for which the special exception is being sought:**

This special exception is being requested to Section 42-128(a)(1) regarding the minimum intersection spacing for local streets of 1400 feet.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

42-128(a)(1) – Intersections of Local Streets

### **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;**

The exception is being requested due to the characteristics of both the proposed development and the surrounding developments. The planned development will extend Kentwick Drive 1361-ft north from its current dead-end location to FM 529. This subdivision is sandwiched between multiple fully developed subdivisions and therefore adding an intersecting (west-east) street would only create another dead-end.

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

The purpose of Section 42-128 is to provide proper circulation of the surrounding area. Providing a street that dead ends 320-ft from the intersection will not help the circulation in this area. There is a west-east running street located 465 ft south of the proposed subdivision (Falmouth Avenue).

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

By not providing an intersecting street, the block length would become 1786 ft, which is only a deviation of 27.5% from the requirement of the standard.

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

The intent of this chapter is to provide development standards that promote the health, safety, morals and general welfare of the city and the safe, orderly, and healthful development of the city. Granting this exception will preserve and maintain the intent of the chapter.

**(5) The granting of the special exception will not be injurious to the public health, safety or welfare.**

The granting of this special exception will not be injurious to the public health, safety, or welfare. In fact, according to the National Highway Traffic Safety Administration, 36% of all traffic accidents occur at intersections. Therefore, not granting this exception would be injurious to the public health, safety, and welfare.



Application No: 2016-0089  
Agenda Item: 119  
PC Action Date: 02/04/2016  
Plat Name: Reserves at FM 529 and Kentwick  
Applicant: Terra Associates, Inc.

**Staff Recommendation:** Grant the requested special exception(s) 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)**

This special exception is being requested to Section 42-128(a)(1) regarding the minimum intersection spacing for local streets of 1400 feet.;

**Basis of Recommendation:**

The site is located east of SH 6 and south of F.M. 529. The applicant is requesting a reconsideration of requirement with a variance to exceed 1400 intersection spacing.

Staff is in support of this request.

Adjacent to this site is an unplatted multifamily parcel constructed in the year 2000. Due to the recent construction of the adjacent site and its relatively new physical condition, creating a stub street into the acreage is likely not to be extended. The existing intersection spacing between 529 and Falmouth lane is approximately 1850'. All parcels to the west of the subject site have been platted and recorded, which precludes a viable connection wset to State Highway 6. Similarly, property to the east of Shining Sumac Avenue has also been platted, which means the ultimate length of a newly created street will be approximately 1850'. An east west street at this location will not improve traffic circulation.

Therefore, staff recommends the planning commission grant the special exception to exceed 1400 intersection spacing by not providing an east-west street and approve the plat subject to the conditions listed.

**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;**

This site is bounded by existing development that will prevent a meaningful connection for traffic circulation.

**(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 preserve and maintain the intent of Article 3, Chapter 42.

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

The modification is a 24% deviation from the standard.

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

An east west street cannot be extended, and would not improve traffic circulation. The street network is sufficient in this area.

**(5) The granting of the special exception will not be injurious to the public health, safety or welfare.**

Granting the special exception will not be injurious to the general public.







## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 120  
**Action Date:** 02/04/2016  
**Plat Name:** U Pull and Pay Houston  
**Developer:** Donald Burkhardt  
**Applicant:** Jones & Carter, Inc. - The Woodlands  
**App No/Type:** 2016-0051 C2R

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

Total Acreage:	29.9400	Total Reserve Acreage:	29.9400
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	77075	575M	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.

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.

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

#### **For Your Information:**

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 120  
**Action Date:** 02/04/2016  
**Plat Name:** U Pull and Pay Houston  
**Developer:** Donald Burkhardt  
**Applicant:** Jones & Carter, Inc. - The Woodlands  
**App No/Type:** 2016-0051 C2R

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

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PWE Utility Analysis: A WASTEWATER CAPACITY RESERVATION LETTER IS REQUIRED FOR THIS PROJECT.  
PLEASE ATTACH A COPY OF THE PROPOSED RE PLAT TO THE WCR APPLICATION (LONG OR SHORT FORM).  
City Engineer: DETENTION IS REQUIRED

PWE Traffic: No comment.

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.

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

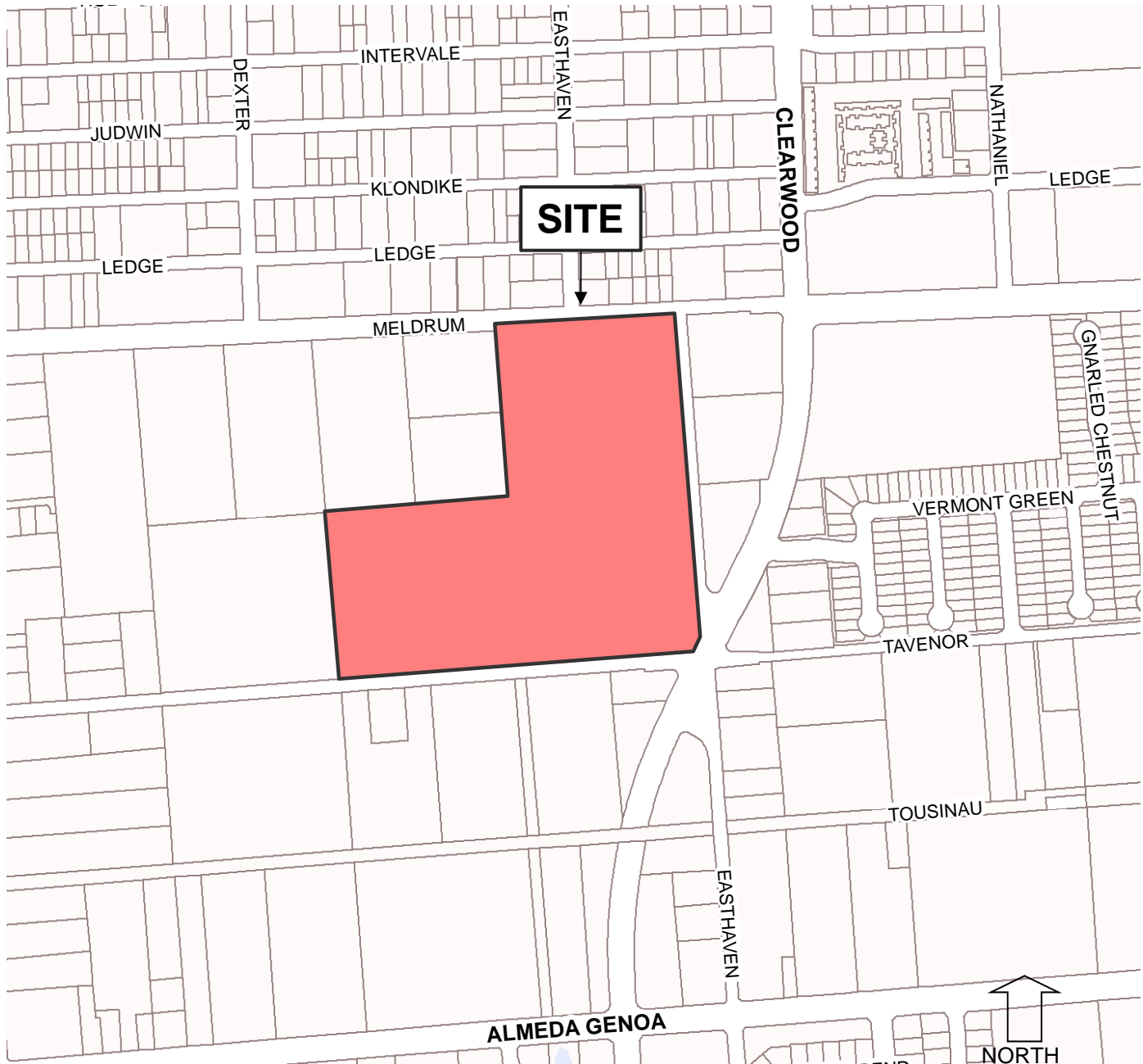
# Houston Planning Commission      ITEM: 120

Planning and Development Department

Meeting Date: 02/04/2016

Subdivision Name: U Pull And Pay Houston (DEF 1)

Applicant: Jones & Carter, Inc. - The Woodlands



## F – Reconsideration of Requirements Site Location

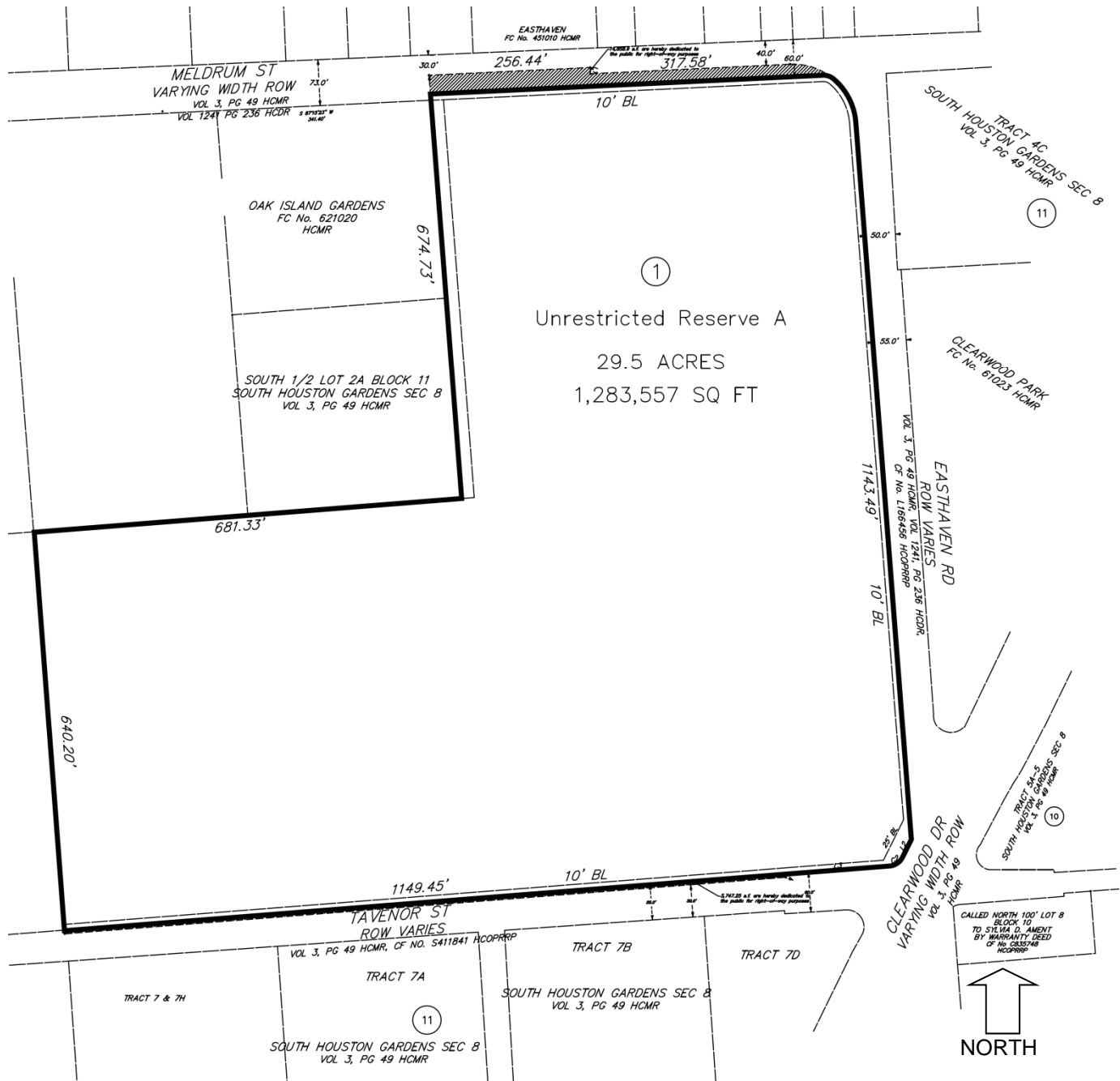
# Houston Planning Commission ITEM: 120

Planning and Development Department

Meeting Date: 02/04/2016

Subdivision Name: U Pull And Pay Houston (DEF 1)

Applicant: Jones & Carter, Inc. - The Woodlands



## F – Reconsideration of Requirements Subdivision



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# Houston Planning Commission      ITEM: 120

Planning and Development Department

Meeting Date: 02/04/2016

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Subdivision Name: U Pull And Pay Houston (DEF 1)

Applicant: Jones & Carter, Inc. - The Woodlands



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**F – Reconsideration of Requirements**

**Aerial**

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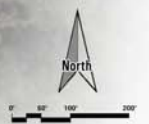
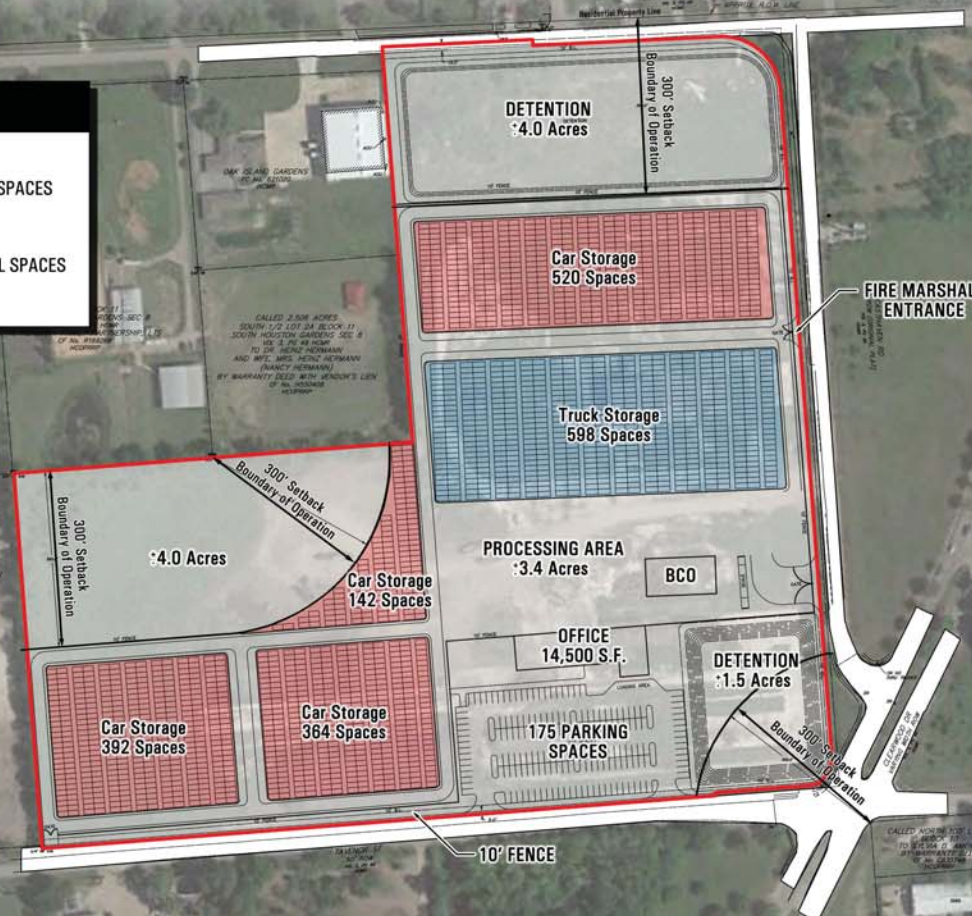
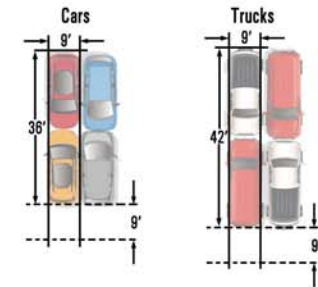
# UPAP Easthaven Road

± 29.9 Acres in  
Harris County, Texas

## STORAGE BREAKDOWN

- TRUCK STORAGE**  
- 598 SPACES OUT OF 2,016 TOTAL SPACES  
- 30% OF TOTAL STORAGE
- CAR STORAGE**  
- 1,418 SPACES OUT OF 2,016 TOTAL SPACES  
- 70% OF TOTAL STORAGE

## STORAGE DIMENSIONS



SCALE: 1" = 100'  
DATE: 10.29.2015

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSE ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.



**Application Number:** 2016-0051

**Plat Name:** U Pull and Pay Houston

**Applicant:** Jones & Carter, Inc. - The Woodlands

**Date Submitted:** 01/11/2016

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

**Specific Variance is being sought and extent of variance:**

To exceed 1,400' intersection spacing by not providing a north-south public street through the site.

**Chapter 42 Section:** 128 a (1)

**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 proposed subdivision represents a replat of several unrestricted lots per 1910 South Houston Gardens No. 8 subdivision which established the block length of approximately 2,700' between Easthaven Boulevard and Radio Road. The purpose of the replat is to create a single tract for a future non-residential development. The block which encompasses the subject site features several large tracts under common ownership used for either residential or non-residential/industrial use. The larger single family tracts (immediately west of the site) take access from the portion of Meldrum Road, east of Dexter Road. While categorized as singly family, these tracts seem to also have some non-residential operations on site. The larger non-residential tracts utilize Tavenor Road for access to north-south major thoroughfares Airport Boulevard and Clearwood Drive. Smaller, single family developments also exist to the west along Radio Road. Requiring a north south public street through the proposed subdivision will not significantly improve traffic circulation and distribution in the area. Any required street through this site will be a 'street to nowhere' and will not connect to Meldrum Lane, until the adjacent tracts redevelop and provide for the extension of the street. The existing street grid established by the original 1910 South Houston Gardens No. 8 plat provides an adequate right-of-way network for addressing traffic concerns. Providing a 'street to nowhere' will not improve traffic circulation in the area. Further, potential negative impacts, especially on adjacent single family developments, include opportunities for illegal dumping and mixing of residential and non-residential traffic. The site will be taking access from Tavenor Lane and Easthaven Boulevard. There are existing non-residential developments in the same block that currently take access from Tavenor Lane. Future development of the site would not significantly increase traffic demands in the immediate area. As an alternative to providing a portion of a north-south street, improving traffic circulation in the area may be best addressed by paving several unimproved right-of-ways that were platted and recorded with the original 1910 South Houston Gardens No. 8 and 1929 Easthaven subdivisions. Currently, Meldrum Road is unimproved from Dexter Road to a point approximately 500' west of Radio Road. Should this portion of the street be constructed, street connectivity and functionality in the area would be maximized. Single family residents south of Meldrum Road can travel north to the adjacent Easthaven subdivision and vice versa.

**(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 this variance are based on the existing street network which provides a framework to adequately address traffic circulation and distribution. Any required street through this site will be a 'street to nowhere' and will not connect to Meldrum Lane, until the adjacent tracts redevelop and provide for the extension of the street. The adjacent single family tracts are currently developed and are unlikely to redevelop in the future.

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

The intent and purpose of 42-128 is to provide street connection to address traffic circulation and distribution. The street network in the overall area was created with the 1910 South Houston Gardens No. 8 and 1929 Easthaven subdivisions and provides a framework to adequately address traffic circulation and distribution.

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

Public health, safety and welfare will not be adversely affected by this replat. The proposed development will take access from Easthaven Boulevard and Tavenor Road.

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

Economic hardship is not the justification of the variance. Any required north-south street through the site would dead end into the adjacent single family developed tracts. The existing street network provides a framework to adequately address traffic circulation and distribution.





**Application No:** 2016-0051

**Agenda Item:** 120

**PC Action Date:** 02/04/2016

**Plat Name:** U Pull and Pay Houston

**Applicant:** Jones & Carter, Inc. - The Woodlands

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

**Chapter 42 Sections:** 128 a (1)

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

To exceed 1,400' intersection spacing by not providing a north-south public street through the site.;

**Basis of Recommendation:**

The site is located west of Clearwood, north of Almeda-Genoa and east of Monroe Road. The applicant is requesting a reconsideration of requirements with a variance to exceed 1400 intersection spacing.

Staff is in support of this request.

The site is encumbered by 3 local streets and a major thoroughfare. A north-south street through the subject site would do little to improve traffic circulation. Furthermore, existing Easthaven Boulevard and Clearwood Drive on the eastern side of the plat achieve the objective of connecting north to Meldrum Street. A more suitable location for a new north south street would be to the west of this plat. The new street would centerline tie with Dexter Street, and would have the potential to eventually connect to major thoroughfare Almeda-Genoa Road.

Staff recommends the planning commission grant the variance to exceed 1400' intersection spacing and approve the plat subject to the conditions listed.

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## 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 are multiple routes to the east of this site that achieve the objective of connecting Tavenor Street to Meldrum Street. An additional street at this location would not improve traffic circulation.

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

N/A

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

The layout for the streets and lots was created in 1910. Immediately surrounding the site all planned ROW has been constructed, and there is easy north-south access to Meldrum Street.

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

Easthaven Boulevard and Clearwood Drive on the eastern side of the plat achieve the objective of connecting north to Meldrum Street. A more suitable location for a new north south street would be to the west of this plat. The new street would centerline tie with Dexter Street, and would have the potential to eventually connect to major thoroughfare Almeda-Genoa Road.

**(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.**

The justification for this variance is the existing rights of way, maintaining the intent and objective of the ordinance.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 121  
**Action Date:** 02/04/2016

**Staff Recommendation:**  
Approve

**Original Action Date:** 02/19/2015

**Plat Name:** City Centre at Midtown

**Developer:** Jones | Carter

**Applicant:** Jones | Carter

**App No :** 2015-0059

**App Type:** C2R

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Total Acreage:	2.2720	Total Reserve Acreage:	2.2720
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77098	492V	City

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**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:** 122  
**Action Date:** 02/04/2016  
**Original Action Date:** 02/19/2015  
**Plat Name:** Cypress Creek Lakes Sec 22  
**Developer:** Brown & Gay Engineers, Inc.  
**Applicant:** Brown & Gay Engineers, Inc.  
**App No :** 2015-0205  
**App Type:** C3F

**Staff Recommendation:**  
Approve

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Total Acreage:	18.3600	Total Reserve Acreage:	8.7012
Number of Lots:	24	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 433

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

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**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:** 123  
**Action Date:** 02/04/2016  
**Original Action Date:** 02/19/2015  
**Plat Name:** Cypress Creek Lakes Sec 24  
**Developer:** Brown & Gay Engineers, Inc.  
**Applicant:** Brown & Gay Engineers, Inc.  
**App No :** 2015-0207  
**App Type:** C3F

**Staff Recommendation:**  
Approve

---

Total Acreage:	23.6900	Total Reserve Acreage:	0.5969
Number of Lots:	103	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 433

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

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**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:** 124

**Action Date:** 02/04/2016

**Original Action Date:** 02/05/2015

**Plat Name:** Cypress Gardens Reserve

**Developer:** The Interfield Group

**Applicant:** The Interfield Group

**App No :** 2015-0009

**App Type:** C2R

**Staff Recommendation:**

Approve

Total Acreage: 2.4408

Number of Lots: 0

COH Park Sector: 0

Water Type: City

Drainage Type: Storm Sewer

Total Reserve Acreage: 2.4408

Number of Multifamily Units: 0

Street Type (Category): Public

Wastewater Type: City

Utility District:

County

Zip

Key Map ©

City / ETJ

Harris

77338

334P

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:** 02/04/2016  
**Original Action Date:** 02/19/2015  
**Plat Name:** Hampton Creek Sec 8  
**Developer:** Jones & Carter, Inc. - The Woodlands  
**Applicant:** Jones & Carter, Inc. - The Woodlands  
**App No :** 2015-0259  
**App Type:** C3P

**Staff Recommendation:**  
Approve

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Total Acreage:	56.4000	Total Reserve Acreage:	37.6200
Number of Lots:	90	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:	Northampton MUD

County	Zip	Key Map ©	City / ETJ
Harris	77389	290D	ETJ

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**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:** 02/04/2016  
**Original Action Date:** 02/19/2015  
**Plat Name:** Laurel Park Sec 3  
**Developer:** LJA Engineering, Inc.- (West Houston Office)  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No :** 2015-0217  
**App Type:** C3F

**Staff Recommendation:**  
Approve

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Total Acreage:	26.6770	Total Reserve Acreage:	10.0530
Number of Lots:	54	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	77379	290W	ETJ

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**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:** 127  
**Action Date:** 02/04/2016  
**Original Action Date:** 02/19/2015  
**Plat Name:** Pinnacle at Parkway Lakes  
**Developer:** Windrose Land Services, Inc.  
**Applicant:** Windrose Land Services, Inc.  
**App No :** 2015-0293  
**App Type:** C2

**Staff Recommendation:**  
Approve

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Total Acreage:	13.1923	Total Reserve Acreage:	13.1923
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 50

County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	525M	ETJ

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**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:** 128  
**Action Date:** 02/04/2016  
**Original Action Date:** 02/05/2015

**Staff Recommendation:**  
Approve

**Plat Name:** Willow Creek Industrial Park Sec 1  
**Developer:** Harris Engineer 1  
**Applicant:** Harris Engineer 1  
**App No :** 2015-0139  
**App Type:** C3F

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Total Acreage:	151.7752	Total Reserve Acreage:	151.7752
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:	Storm Sewer	Utility District:	

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

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**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:** 129  
**Action Date:** 02/04/2016  
**Plat Name:** Uptown Houston Development West 23rd Street Townhomes  
**Original Action Date:** 10/01/2015  
**Original Plat Name:** Uptown Houston Development West 22nd Street Townhomes  
**Developer:** BGB Development, LLC  
**Applicant:** Richard Grothues Designs  
**App No :** 2015-1923  
**App Type:** C2R

**Staff Recommendation:**  
Approve

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

County	Zip	Key Map ©	City / ETJ
Harris	77008	452U	City

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**Subdivision Name Change Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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

# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 02/04/16

**ITEM: 130**

**Applicant:** HUGO SERNA

**Contact Person:** HUGO SERNA

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	16-1102	77357	5773	256-Y	ETJ
<b>SOUTH OF:</b> COMMUNITY DR. <b>EAST OF:</b> LOOP 494					

**ADDRESS:** 22732 Keith Dr.

**ACREAGE:**

**LEGAL DESCRIPTION:**

A TRACT OR PARCEL CONTAINING 0.4058 ACRES OR 17,675 SQUARE FEET OF LAND, BEING ALL OF LOT 38, BLOCK 2 OF SYCAMORE HILL, AN UNRECORDED SUBDIVISION CONVEYED TO CYNTHIALINE LEONA ALCANTARA AS RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE (M.C.C.F.) No. 2013125547, SITUATED ON THE W. SMITH SURVEY, ABSTRACT No. 540, 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 :**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 02/04/16

**ITEM: 131**

**Applicant:** CONCEPCION RAMIREZ

**Contact Person:** JUANITA JIMENEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	16-1103	77086	5064	371-S	ETJ
<b>SOUTH OF:</b> N BW 8 W <b>EAST OF:</b> Bammel N Houston Rd					

**ADDRESS:** 7403 Greenyard Dr.

**ACREAGE:** 0.1263

**LEGAL DESCRIPTION:**

A 0.1263 ACRE TRACT BEING PART OF LOT 6, BLOCK 1, CALLED 7403 GREENYARD DRIVE, IN LINCOLN GREEN SOUTH SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 284, PAGE 138, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, OUT OF THE W.C.R.R. CO. SURVEY, SECTION 12, BLOCK 4, ABSTRACT NO. 922.

**PURPOSE OF REQUEST:** Residence

## STAFF REPORT

**STAFF RECOMMENDATION:** Defer

**BASIS OF RECOMMENDATION:** More information is required from the applicant.

**ADDITIONAL INFORMATION :**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 02/04/16

**ITEM: 132**

**Applicant:** BRENT AND TAMARA HARLIEN

**Contact Person:** JULIENE RAMSEY

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	16-1104	77532	6165	379-V	ETJ
<b>NORTH OF:</b> HARE COOK RD <b>EAST OF:</b> MILLER WILSON RD					

**ADDRESS:** 0 Miller Wilson Road

**ACREAGE:**

**LEGAL DESCRIPTION:**

BEING A 5.000 ACRE TRACT OF LAND SITUATED IN THE HENRY H. PEAD SURVEY, ABSTRACT 637, HARRIS 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 :**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 02/04/16

**ITEM: 133**

**Applicant:** MILLER PUENTES

**Contact Person:** MILLER PUENTES

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	16-1105	77365	5771	296-R	ETJ
<b>NORTH OF:</b> NORTH PARK DR. <b>EAST OF:</b> KELLY RD.					

**ADDRESS:** 25447 Needham Rd

**ACREAGE:**

**LEGAL DESCRIPTION:**

BEING LOTS 22 & 23 PORTER PLACE, A SUBDIVISION OF 28.598 ACRES OF LAND OUT OF THE ANDREW J. MCSHANN SURVEY, A-698, THE H.T. & B.R.R. CO. SURVEY, A-283, AND THE H.T. & B.R.R. CO. SURVEY, A-282, MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET T, SHEET 136 OF THE MAP 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 :**

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# CERTIFICATE OF COMPLIANCE

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## 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](mailto: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](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Probstfeld & Associates, Inc.	Mario Colina, P.E.	281.829.0034	<a href="mailto:mario@probstfeld.com">mario@probstfeld.com</a>		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4006 Meadow Lake Lane	15115533	77027	5256	492N	G

HCAD ACCOUNT NUMBER(S):	0761970020002
PROPERTY LEGAL DESCRIPTION:	Lot 2, Block 2, Oak Estate
PROPERTY OWNER OF RECORD:	Vinodh Ashok Kumar & Nashat Latib
ACREAGE (SQUARE FEET):	11,999 SQ FT
WIDTH OF RIGHTS-OF-WAY:	Meadow Lake Lane 60' • San Felipe Road 60'
EXISTING PAVING SECTION(S):	Meadow Lake Lane ~ 27' • San Felipe Road ~ 44'
OFF-STREET PARKING REQUIREMENT:	2 Spaces
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	2 trees
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: -	Recently demolished structure ~ 2,687 SQ FT
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	8,676 SQ FT

**PURPOSE OF VARIANCE REQUEST:** To allow a reduced building line of 18 feet for a single family residential lot abutting San Felipe Road, a major thoroughfare, instead of the required 25 feet; to not provide the required 5' dedication to the right of way for San Felipe Road.

## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### CHAPTER 42 REFERENCE(S):

SEC. 42-152 Building line requirements along major thoroughfare (a). The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet otherwise authorized by this chapter.

Sec.42-121 (b) When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street.

## APPLICANT'S STATEMENT OF FACTS

### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

Oak Estate subdivision was recorded on October 24, 1949 which established 10 foot Utility Easement, and recorded separately deed restrictions, on October 25, 1949 per Harris County Clerk's file Volume 1992, Page 581, established a 10 foot rear building line for all the lots in Block 2 abutting San Felipe Road created with a 60-foot right-of-way, which at the time was in compliance with applicable provisions of Chapter 42 Code of Ordinances of the City of Houston, Texas. Most of the structures built at the time were set at 10 feet. Existing structure a 1-story single family residence has recently been demolished in order to build a 2-story single family residence with an attached garage. The new 2-story residence is proposed to be set at 18.00 feet to its closest location to the north side property line, thus conforming to the existing architectural aesthetic conditions of neighboring structures, and maximizing owner's use of the land. The current owner purchased the lot with the understanding that he could construct a 2-story residence up to 10 feet from north side property line and that not additional right of way dedication was required by the city; based on this fact they developed the proposed project that is compromised if this variances are not granted.

*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](mailto:planning.variances@houstontx.gov).*

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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- (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 lot is located just west of Drexel Road, with the lot fronting Meadow Lake lane and the back of the lot abutting to San Felipe Road a major thoroughfare. Most of the existing residences abutting to San Felipe Road have main structures and 2-story garages set between  $\pm 10$  -15 feet from San Felipe Road right-of-way, which was allowed at the time of construction by plat and deed restrictions and City Ordinances when San Felipe Road was not a designated major thoroughfare.

Owners and architects designed a 2-story residence with the main portion (majority) of the inhabited area of the residence set at 28.5 feet from San Felipe Road right-of-way, and only a small portion of the 2-story residence, outdoor patio and play room / optional bedroom on the second story, set at 18 feet from San Felipe Road right-of-way to maximize land use and to aesthetically harmonize with existing adjacent residences. The imposition of the 25-foot building line by chapter 42 along San Felipe Road and the front 25-foot building line by plat will render 42% of the lot unbuildable.

There're numerous existing & newly constructed structures backing to San Felipe Road located at 10 feet from right-of-way as shown on attached aerial photo exhibit.

Owners have already secured a letter of approval from the Oak Estates Home Owners Association, which enforces a 10 foot building line along San Felipe Road per deed restriction, dated November 18, 2015, which has been attached to this application.

Further, the dedication of an additional 5 feet for right of way widening to an ultimate 70 feet right of way along San Felipe Road will not be feasible in the near future (our lifetime) for the following reasons: 1) Recently built residence adjacent to the east was not required such dedication (2010) & 2) The existence of at least +/- 30 single family residences and garages built at 5 feet and in some cases at right of way, thru some of the most prominent neighborhoods in Houston, such as Afton Oaks and River Oaks, with two of them just northwest & northeast of this tract, will make it nearly impossible to obtain additional right of way.

Also, additional traffic count will not be generated from this redevelopment.

The strict imposition of the rules will make this project infeasible in its current configuration and will not allow the owners to maximize the use of their land.

- (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;**

The applicant did not create the hardship. The proximity to San Felipe Road is an integral existing physical characteristic of the lot, which the owners can not control.

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

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## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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The intent and general purposes of this chapter will be preserved and maintained, since the main inhabited portion of the residence at its closest location to the North property line is 28.5' feet from San Felipe right-of-way; which the intent of this chapter is to keep inhabited spaces within acceptable minimum separation distances from right-of-ways.

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

The granting of these variances will not affect the welfare and safety of the public, since existing curb & gutter concrete street with a separation (buffer zone) of 8 feet between back of curb & property line to a total of 26.0 feet to the outdoor patio portion of the residence, and the existing of an 8-foot concrete wall that will serve as a protection barrier and provide additional safety protection measures to the proposed residence. Additionally, there will not be access to the lot from San Felipe Road. Also, the approval of these variances will not alter or change the existing traffic flow.

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

In consideration of the above reasons, economic hardship, while important, is not the sole justification for the granting of this variance. The owners respectfully request that this variance is granted.

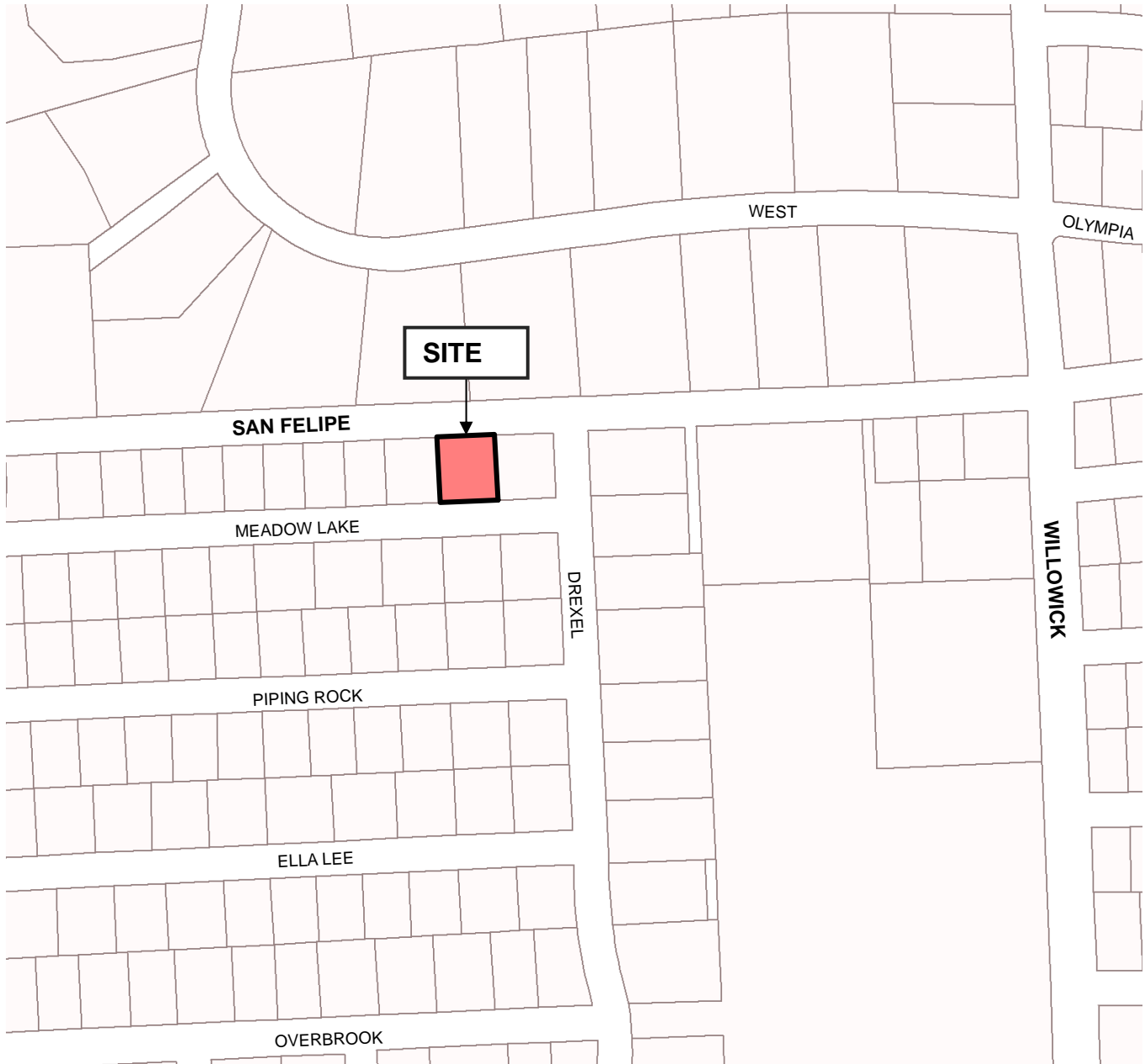
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## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Site Location



## DEVELOPMENT PLAT VARIANCE





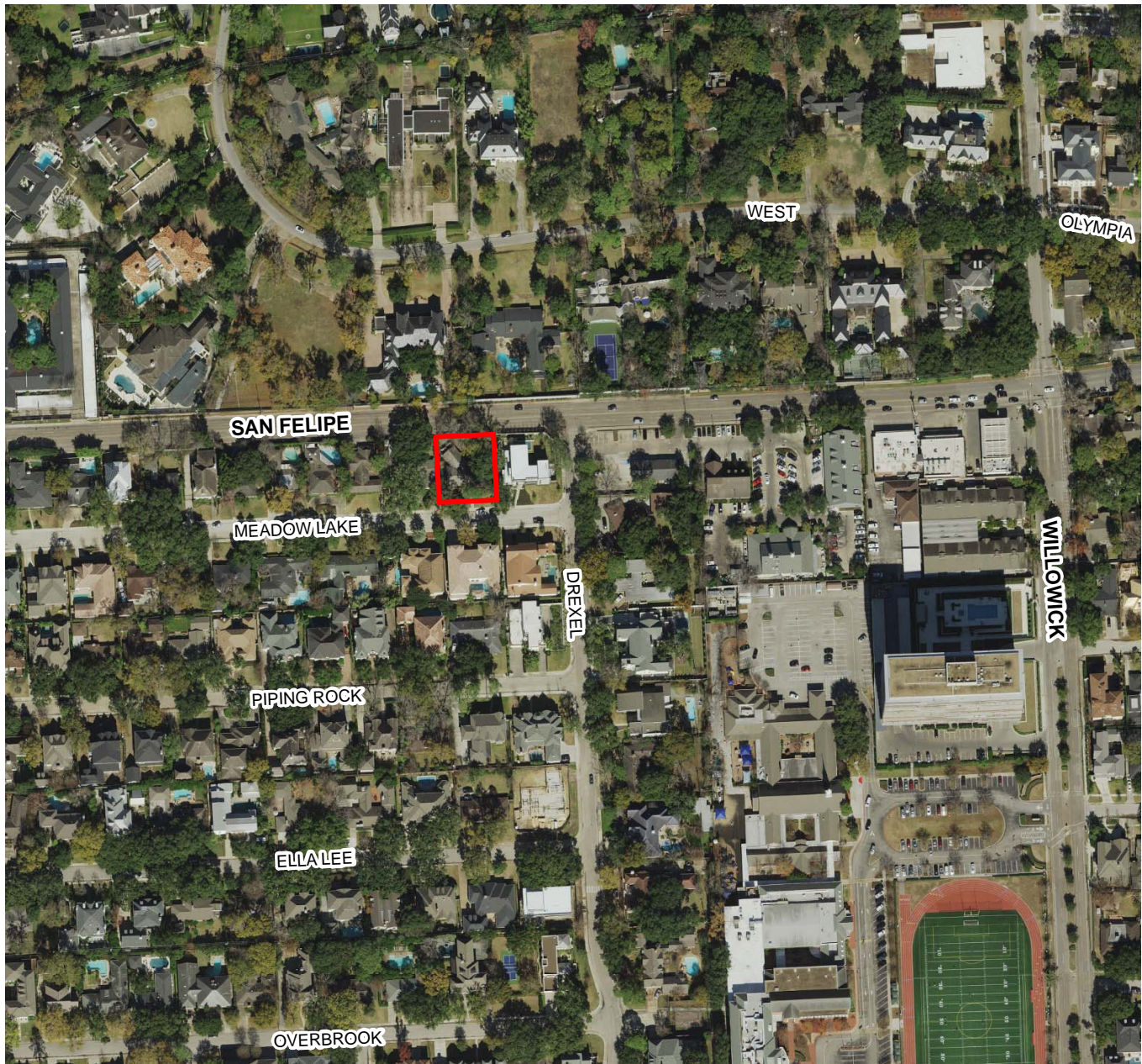
PLANNING &  
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## Houston Planning Commission

Site Aerial

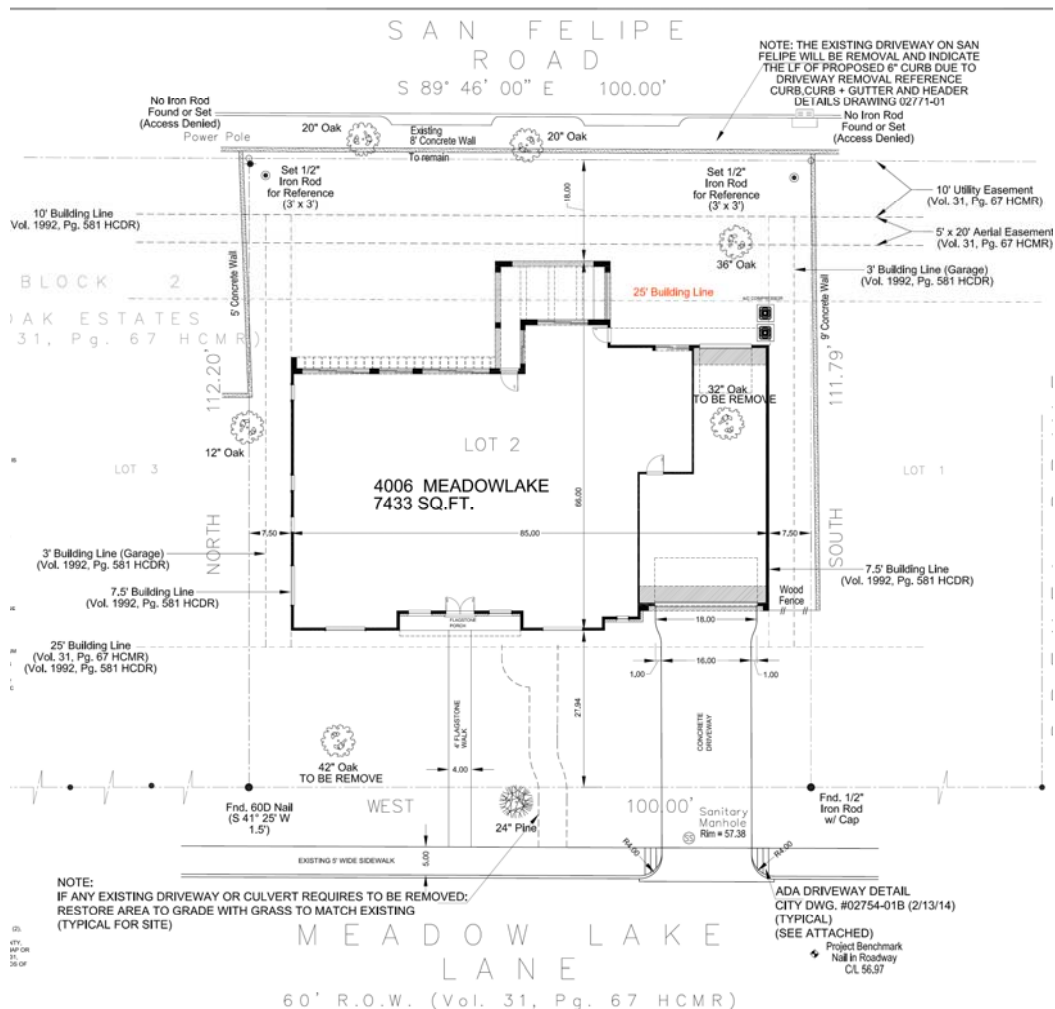


## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Site Plan



# DEVELOPMENT PLAT VARIANCE





# Houston Planning Commission

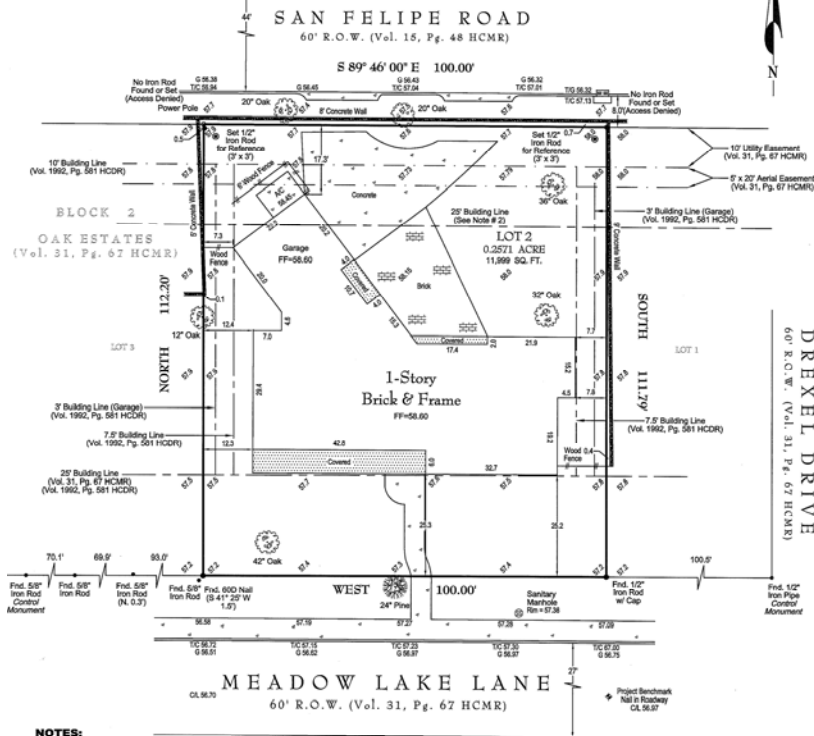
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Meeting Date: 02-04-2016

## Site Survey

### PROBSTFELD & ASSOCIATES PROFESSIONAL LAND SURVEYORS

515 PARK GROVE DRIVE, SUITE 102 KATY, TEXAS 77450 ▲ (281) 829-0034 ▲ FAX (281) 829-0233



#### NOTES:

1. Survey revised to add rear building line 12/22/2015. No field work performed at this time.
2. Building line 25 feet in width parallel to the South right of way line of San Felipe Road shown per City of Houston 2013 Major Thoroughfare Freeway Planning (MTFF) Hierarchy Classification Table approved by the Houston Planning Commission on 8/1/2013 and adopted by Houston City Council on 12/11/2013. San Felipe Road classified as a Major Collector Road, setback lines should be verified prior to any planning or construction with City of Houston Planning Department.
3. Elevations shown are based on Harris County Floodplain RM No. 210076, Elevation = 45.69 NAVD83 (2001 Adjusted).
4. Fences do not follow boundary lines as shown above.
5. Surveyor has not abstracted this property. This survey has been prepared based upon information provided by the title company. No independent investigation of the accuracy of the title company's work has been performed by the surveyor. Zoning ordinances and zoning building setback lines (if any) are not shown.
6. Surveyor has not reviewed restrictive covenants as set forth under Exceptions From Coverage in Schedule B of the Title Commitment.
7. All bearings are referenced to the recorded plat unless otherwise noted.

#### PLAT OF PROPERTY

FOR: **VIDH ASHOK KUMAR & NASHAT LATIF**  
AT: **4006 MEADOW LAKE LANE - HOUSTON, TX**  
LGL: **LOT 2, BLOCK 2**  
**OAK ESTATES**  
VOLUME 31, PAGE 67  
OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS  
SCALE: **1" = 20'**  
DATE: **7/16/2015** REVISED DATE: **12/17/2015**  
This Property DOES NOT Lie within the designated 100 year Floodplain.  
PANEL NO: **48201C 0855 L**  
ZONE: **X** EFF. DATE: **06/18/2007**  
BASE FLOOD ELEVATION: **N/A**  
LOCATED BY GRAPING PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.  
THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT  
PROVIDED BY: **KIRBY TITLE COMPANY**  
GFR: **1520198208 / 15237 (8/17/2015)**  
THIS SURVEY IS THE PROPERTY OF PROBSTFELD & ASSOCIATES, INC., IS CERTIFIED FOR THIS TRANSACTION ONLY, AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR OWNERS.

I hereby certify that the above plat  
correctly represents the facts  
found at the time of the survey  
made on the ground, under my  
supervision, and there are no  
apparent encroachments at the  
time of this survey, unless shown  
or noted otherwise.



**MATTHEW J. PROBSTFELD**  
Registered Professional Land Surveyor  
State of Texas No. 4985

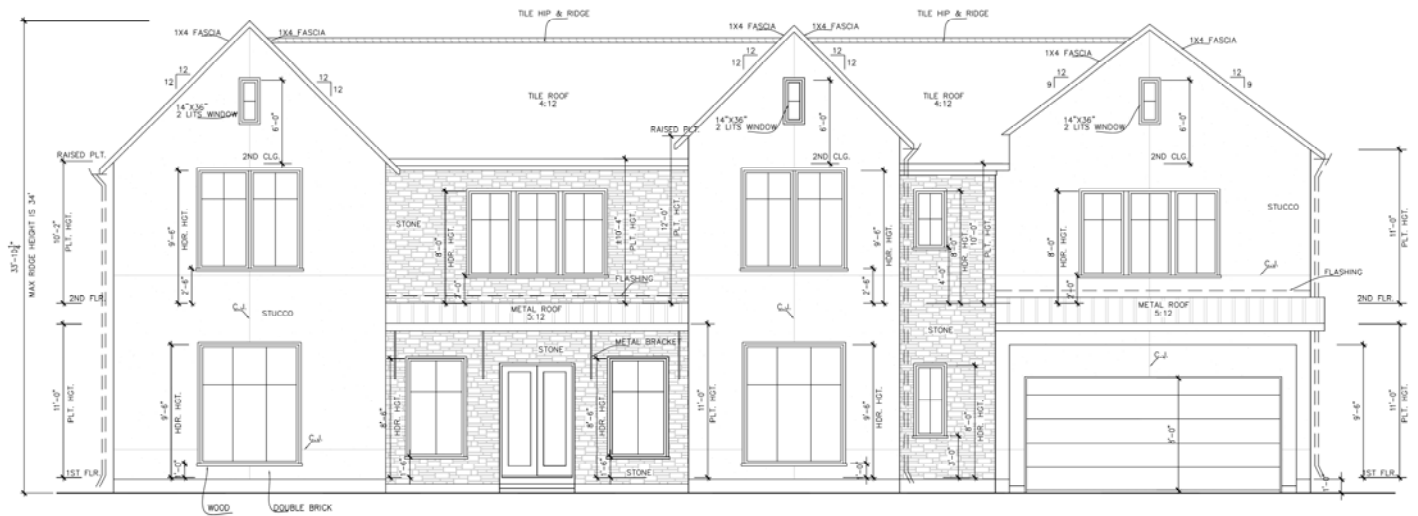
JOB # **1491-156** DRAWN BY: **LD**

# DEVELOPMENT PLAT VARIANCE

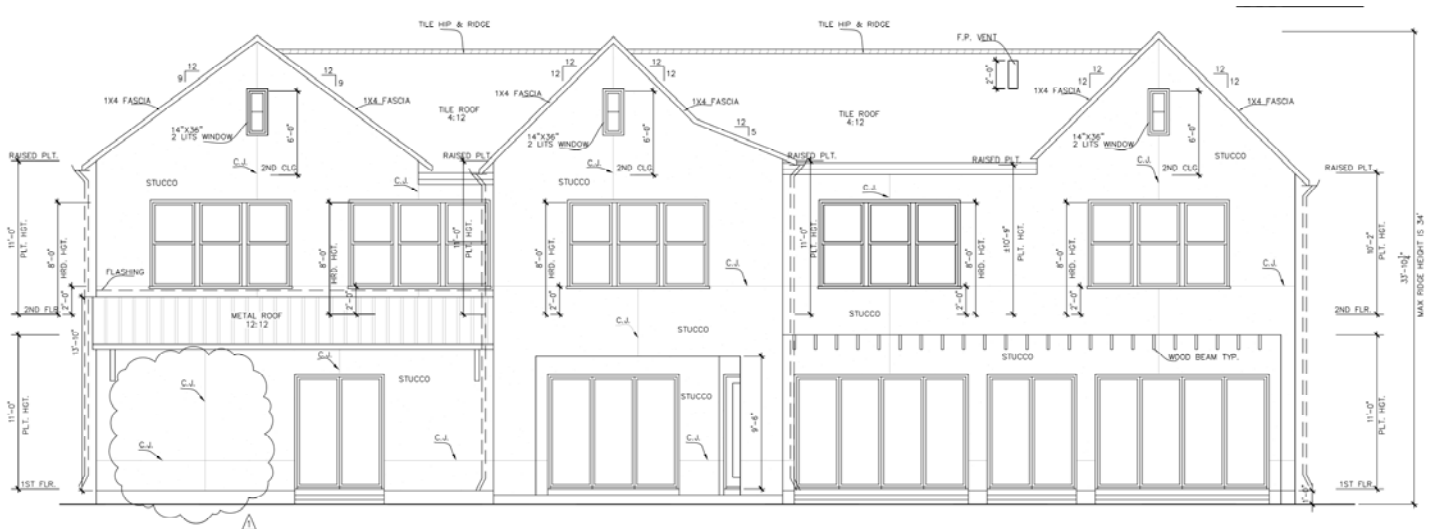


## Houston Planning Commission

### Front Elevation



### Rear Elevation



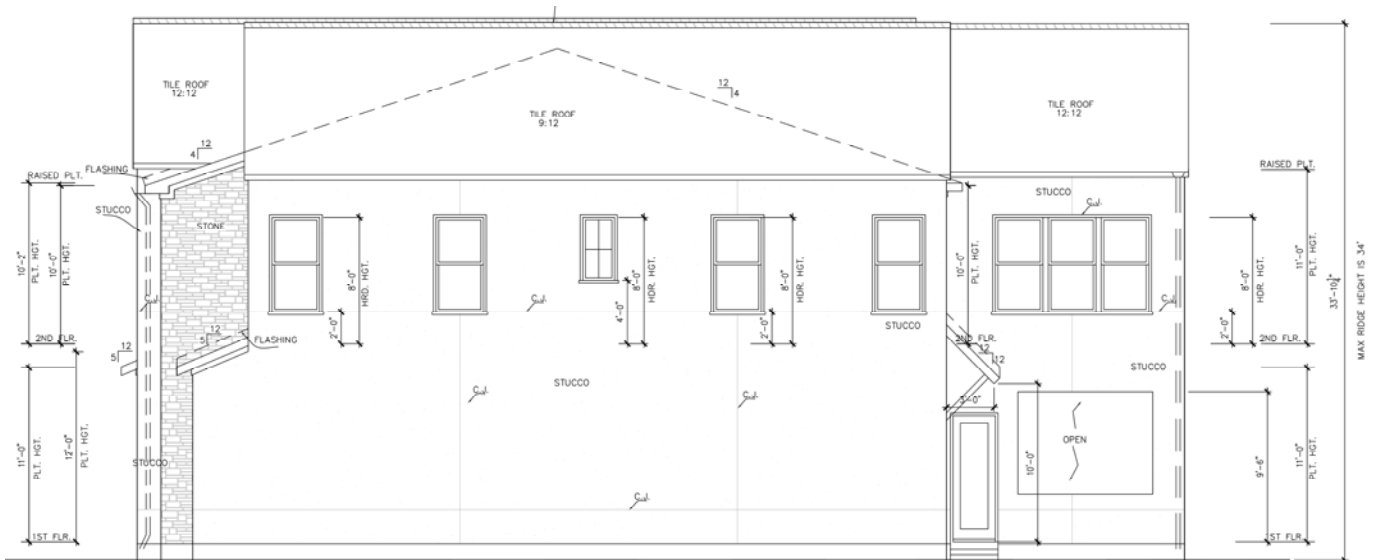
# DEVELOPMENT PLAT VARIANCE



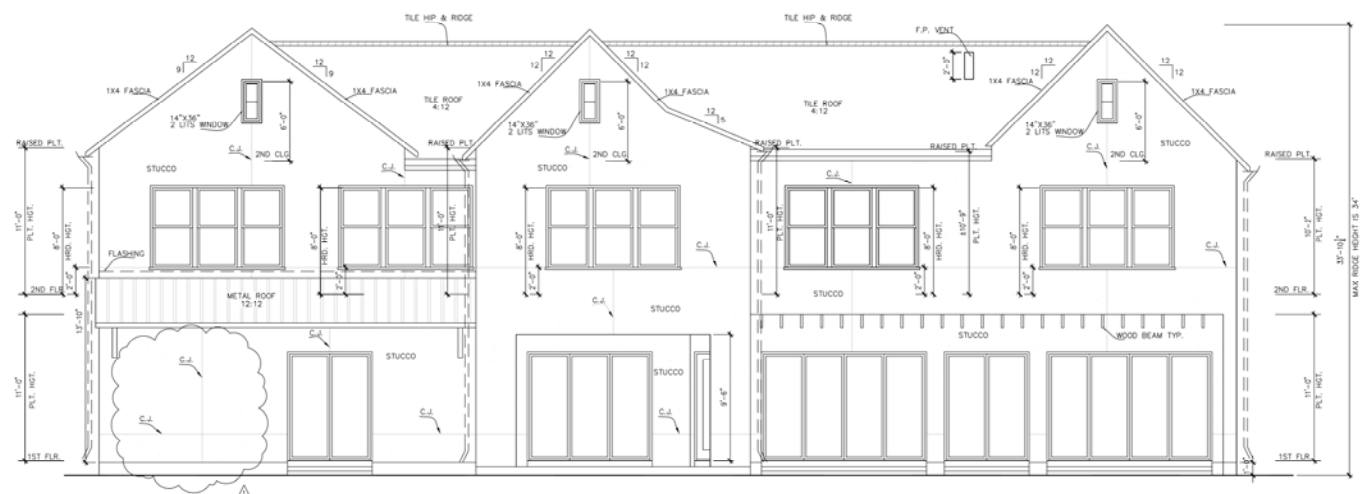


## Houston Planning Commission

**Right Elevation**



**Left Elevation**



# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### STAFF REPORT

**Staff Recommendation:** Deny

**Basis of Staff Recommendation:** 4006 Meadow Lake Lane. The site is located north of Westheimer Road, west of Willowick Road and south of San Felipe Street. The applicant is requesting two variances One.) to allow a 18 foot rear building line along San Felipe Street instead of the required 25 foot setback and two) not to provide 5 feet of right of way widening along San Felipe. Staff is not in support of the requested variances.

Per the Major Thoroughfare and Freeway Plan, this portion of San Felipe between Willowick Road and Briarglen Drive is designated to be a 70 foot right of way from the current 60 foot right of way. According to the Inner West Loop Sub-Area study, San Felipe serves both regional and local traffic as a future Urban Avenue given the access to Interstate 610. Staff has proposed that if the applicant would provide the 5 feet of dedication, we would accept a building line of 13 feet. This proposal will not alter the construction plans and would be consistent with the previous variance that was granted.

However, the applicant has not presented a hardship and has not agreed to Staffs alternative solution; therefore, staff's recommendation is to deny the requested variances.

**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### 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@cityofhouston.net](mailto:planning.variances@cityofhouston.net) 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](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
New Hope Housing, Inc.	Emily Abeln	713-222-0290	emily@newhopehousing.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2605 Reed Road	15064746	77051	5353	533W	D

HCAD ACCOUNT NUMBER(S):	1351860010001
PROPERTY LEGAL DESCRIPTION:	RES A BLK 1 STAR OF HOPE REED ROAD
PROPERTY OWNER OF RECORD:	STAR OF HOPE MISSION
ACREAGE (SQUARE FEET):	6.7979 ACRES (296,118 S.F.)
WIDTH OF RIGHTS-OF-WAY:	N/A
EXISTING PAVING SECTION(S):	N/A
OFF-STREET PARKING REQUIREMENT:	276 SPACES TOTAL REQUIRED
OFF-STREET PARKING PROVIDED:	193 SPACES TOTAL PROVIDED
LANDSCAPING REQUIREMENTS:	28 PARKING LOT TREES AND 280 PARKING LOT SHRUBS

EXISTING STRUCTURE(S) [SQ. FT.]:	N/A
PROPOSED STRUCTURE(S) [SQ. FT.]:	248,019 SQ.FT.

**PURPOSE OF VARIANCE REQUEST:** To reduce the number of off-street parking spaces from 276 to 193 by providing 1 space per dwelling unit plus 6 spaces for staff.

**CHAPTER 26 REFERENCE(S):** Chapter 26-492: Class 2. Residential:

- a) Apartment
  - 1. 1.333 parking spaces for each one-bedroom dwelling unit/ 1.666 parking spaces for each two-bedroom dwelling unit/2.0 parking spaces for each dwelling unit with 3 or more bedrooms

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### APPLICANT STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The COH parking ordinance sec. 26-492 states that new hope housing at reed a 187 unit apartment complex with the proposed unit mix requires 276 parking spaces. We propose to provide 1 parking space per unit and 6 additional spaces for employees for a total of 193 parking spaces, a reduction of 83 parking spaces.

New hope housing, Inc. (NHH) has a 21 year history of providing exceptional, award winning, serviced enriched affordable housing in the Houston community, housing our community's most vulnerable and lowest income citizens. In an effort to continue broadening the mission of the organization, new hope housing has partnered with the local nonprofit, star of hope mission, a respected 100+ year organization.

Star of Hope is moving their downtown family service center to a new 48 acre campus, cornerstone community, near HWY 288 off of Reed Rd, a \$50 million dollar investment in the community. This campus will be a place where Houston's homeless single women and families can begin their journey toward lifelong independence, breaking the cycle intergenerational poverty. New Hope Housing has agreed to purchase 6.8 acres of this campus and provide the permanent supportive housing component in a 187 unit apartment home complex, an additional \$32 million dollar investment in the community.

The purpose of this partnership is to create a family centered neighborhood where star of hope residents (and other residents of the community) has a chance to live independently, with an array of support services to keep them stably and successfully housed. These services include: after school programming and tutoring, budgeting and financial literacy, case management, nutrition education, ongoing substance abuse counseling and treatment, job training, childcare services, summer programming for school aged children, and more.

#### CITY OF HOUSTON SUPPORT

NHH at Reed is an integral component to Mayor Annise Parker's concerted initiative to permanently end homelessness in the City of Houston. The City of Houston has contributed significant financial support in the amount of \$10,100,000 in capital construction financing. In addition, 117 of the 187 units will be dedicated to housing individuals and families transitioning out of homelessness, and will receive rental subsidies to allow these units to remain deeply affordable to those tenants. The affordability period of this project will be a minimum of 30 years.

#### HISTORICAL DEVELOPMENT EXPERIENCE

New Hope Housing has a proven track record with 7 operating communities in the city of houston. With a deep understanding of the population we serve, we take significant pride in our ability to not only meet the needs of our residents, but to exceed them. We currently operate 954 units across the city and maintain occupancy of 95% or greater. Across the portfolio, only 14% of residents own or maintain a vehicle. The fact is, those transitioning out of homelessness are far less likely to own a vehicle and tend to use public transportation for their needs, and the residents of new hope housing at reed are no exception.

## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

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### DESCRIPTION OF CURRENT PROPOSED DEVELOPMENT

NHH at Reed will have 187 families, most of which will have children. The height (four stories) and the density of the development (27.5 units / acre) as planned will adequately service the residents and still leave outdoor spaces available for the children to play in a secure environment. The development includes a community building with classrooms and library for resident use, as well as activity rooms and a business center in the administrative building.

Providing the amount of parking currently required by the ordinance would not only create a veritable sea of unused parking spaces, it would effectively eliminate at least 50% of the available green space currently programed for activity areas for children. We expect between 200 and 275 children living at this development. The internal (one acre) verdant, spacious courtyard is designed to serve this need with a controlled access outdoor space, where infants and small children can play and their parents can feel their children are in a secure environment.

### DEVELOPED GREENSPACE AMENITY

Outside the courtyard there is a green area on the north side of the property to also serve as an activity center. This area will have a walking path and is designed to provide an amenity where the children can play in a natural setting. These spaces are needed to provide an appropriate amount of play space for this number of children. This amenity is important to the residents, who are so often placed in housing that has little to no opportunity for secure outdoor recreation. New hope housing firmly believes that the external environment facilitates internal change, and our mission is to provide the nexus of housing + services + nature. In fact, there are many health studies supporting the need for adults and children to spend more time enjoying green spaces. It not only provides physical health benefits, but also improves mental health and reduces stress. These are critical benefits for a population so often overlooked and in crisis.

### HEAT ISLAND EFFECT

Using the space outside the courtyard as greenspace also reduces the heat island effect of concrete in the neighborhood. Providing parking over and above what is necessary or useful, would not only eliminate beautiful, healthful, and necessary greenspaces for the residents, it would also contribute to increased temperatures in the neighborhood, causing additional physical challenges to a resident population already overwhelmed by their circumstances. Creating a heat island of unused parking would be a tremendous detriment to this neighborhood.

### PUBLIC TRANSIT OPPORTUNITIES

Public transportation options are readily available to the residents. Metro has a bus line that runs along reed rd, in front of the property. In addition star of hope is coordinating with metro and expects to have a bus stop to service the property on site. There is a second bus line within walking distance on alameda to the west.

### MITIGATING OFF-SITE VEHICULAR TRIPS

In addition to access to public transportation, SOH is working to provide several social and medical providers on cornerstone campus to reduce the number of vehicular trips generated off-site. The women and families of nhh at reed currently spend much of their modest personal transportation budget (and time) getting to widely dispersed social and medical services around the city. Star of hope has reserved adjacent community partner sites for these service providers in order to reduce these trips and allow moms and families the opportunity to spend their time more effectively, and not just on a bus. The SOH campus will also provide after school services for the children and a chapel for religious services to further reduce the off-site trips generated by the population.

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# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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In conclusion, we hope you can see that a reduced parking variance of 1 space per unit plus employee parking, is not only more than sufficient for the 14% of the population served that owns a vehicle but, will better serve all the residents of the new hope housing at reed. It will also better serve the larger community, by allowing new hope to operate a community where any one of us would be proud to call "home."

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### 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@cityofhouston.net](mailto:planning.variances@cityofhouston.net).*

**(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;**

The required parking would reduce the green space and play areas for the children on the site. The parking spaces would be empty, since the often single-parent families do not have the resources to buy cars.

**(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 applicant is not creating a hardship, but is rather responding to the need and desire of its residents.

The purpose of the ordinance is to provide adequate parking for residents. We have ensured that more than adequate parking will be provided for this community, since it does not own cars at the rate the ordinance envisions. Only 14% of the proposed development's population is expected to own vehicles.

The second general purpose of the ordinance is to keep parked cars off city streets. This will also be provided, since this population does not own cars at the rate envisioned by the ordinance. In addition, in the extremely rare event that NHH at reed residents needed additional parking, our joint venture partners at the star of hope have provided exactly the required parking on their land, and this could easily provide overflow parking availability, however unlikely this scenario is.

**(3) The intent of this article is preserved;**

More than adequate parking will be provided for the residents with one parking space per unit. With a current projection of only 14% vehicle ownership, we also firmly believe that this amount of parking provides additional spaces to accommodate visitors and significant growth in the percentage of vehicle ownership. New hope housing's experience (21 years of operating housing in houston) is that the coh parking ordinance requires far more spaces than will be utilized by this population.

**(4) The parking provided will be sufficient to serve the use for which it is intended;**

We propose to provide 1 parking space per unit and 6 additional spaces for employees for a total of 193 parking spaces. The 187 single-parent headed households each have only one adult who can drive a car. If every single family had one car, the parking would be sufficient. But, because they will be coming from a homeless situation, not even one car per family is expected.

**(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and**

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# OFF-STREET PARKING VARIANCE



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The requested reduction in parking will not cause any unsafe conditions on the site; nor will it generate on-street parking in the neighborhood.

- (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

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# 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





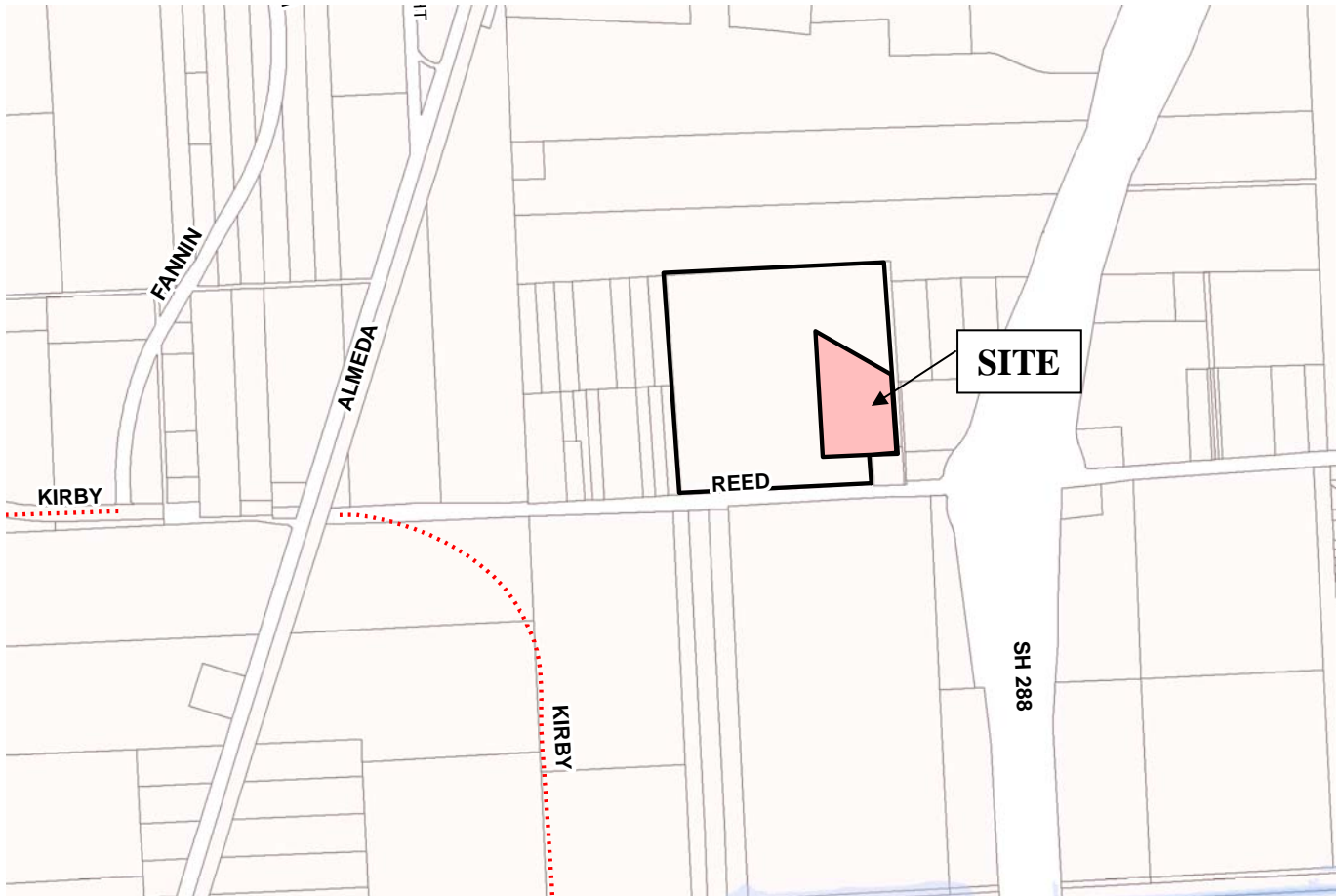
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## Houston Planning Commission

### LOCATION MAP



## OFF-STREET PARKING VARIANCE



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## Houston Planning Commission

AERIAL LOCATION



## OFF-STREET PARKING VARIANCE





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## Houston Planning Commission

### SITE PLAN



# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### PARKING ANALYSIS/ RENDERING

PARKING REQUIREMENTS PER C.O.H  
PARKING REGULATIONS

1.33 SPACES PER 1 BDRM UNIT (x36) 48  
1.66 SPACES PER 2 BDRM UNIT (x134) 222  
2.00 SPACES PER 3 BDRM UNIT (x17) 34  
1.00 SPACE PER STAFF 3  
LESS 10% FOR BIKE PARKING -31  
(PER SEC. 26-497)

TOTAL VEHICLE PARKING SPACES 276

ACCESSIBLE PARKING:

TOTAL PARKING INCLUDES 10  
ACCESSIBLE PARKING SPACES  
WITH 2 ACCESSIBLE VAN PARKING  
SPACES.  
REQUIRED ACCESSIBLE PARKING PER  
T.A.S. IS 7 BUT REASONABLE PARKING  
FOR 10 ACCESSIBLE UNITS IS 10

BICYCLE PARKING (PER SEC. 26-497):  
10% OF 307 TOTAL SPACES REPLACED  
WITH BICYCLE SPACES.  
4 BICYCLE SPACES REQ. PER 31 CAR  
SPACES EQUALS 124 BICYCLE SPACES

PARKING PROVIDED WITH OFF-STREET  
PARKING VARIANCE

1.00 SPACE PER EVERY UNIT 187  
1.00 SPACE PER STAFF 6

TOTAL VEHICLE PARKING SPACES 193

ACCESSIBLE PARKING

TOTAL PARKING INCLUDES 10  
ACCESSIBLE PARKING SPACES  
INCLUDING 6 ACCESSIBLE VAN PARKING  
SPACES.

REQUIRED ACCESSIBLE PARKING PER  
T.A.S. IS 7 BUT REASONABLE PARKING  
FOR 10 ACCESSIBLE UNITS IS 10

LOADING BERTHS

0 REQUIRED  
(PER SECTION 26-522)  
CATEGORY 2 APARTMENTS  
A. UP TO AND INCLUDING 30 DWELLINGS  
PER ACRE - NONE REQUIRED

NOTE: OFF-STREET PARKING VARIANCE REQUESTS A  
REDUCTION OF 83 PARKING SPACES



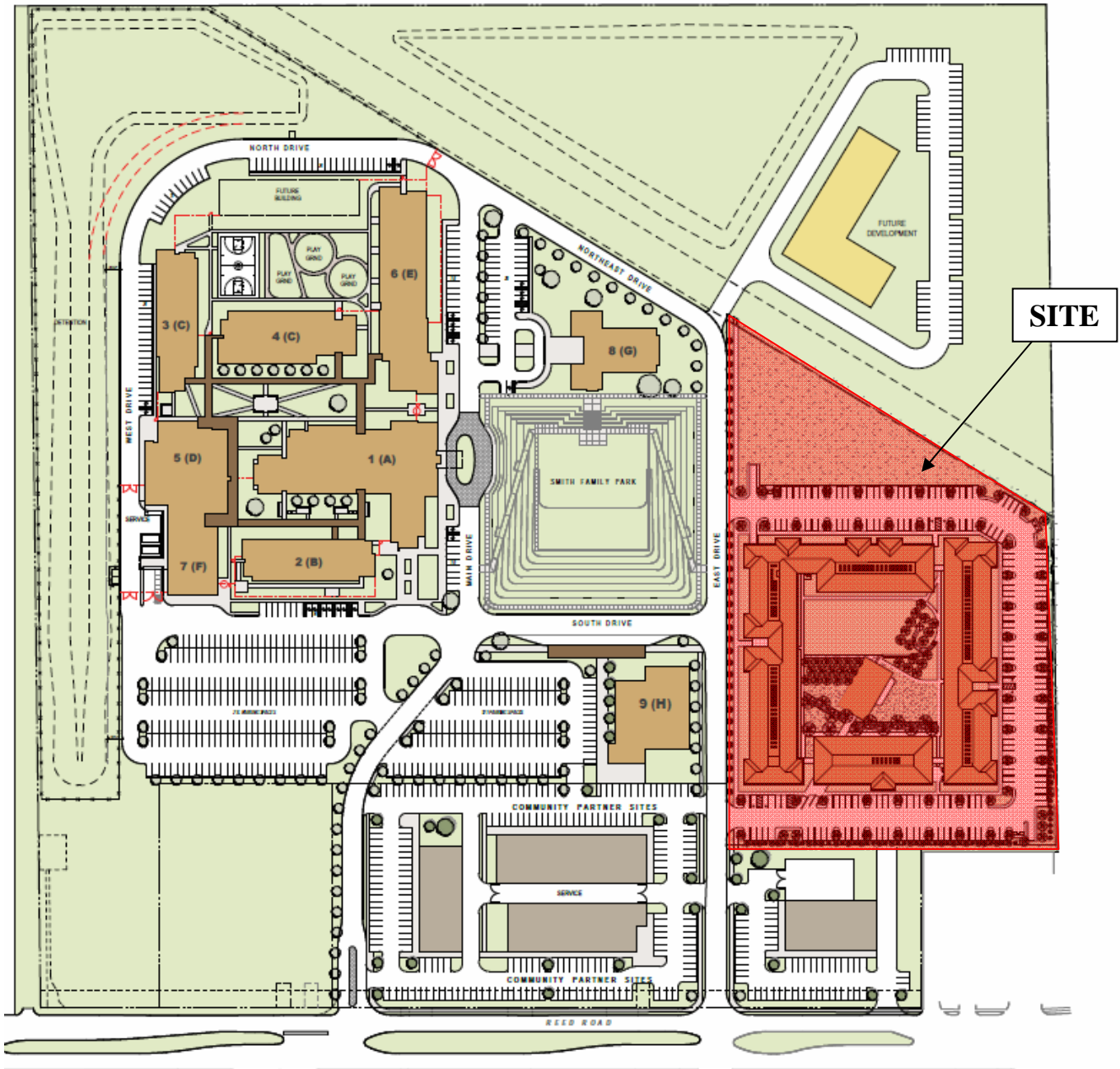
## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### CAMPUS PLAN



## OFF-STREET PARKING VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

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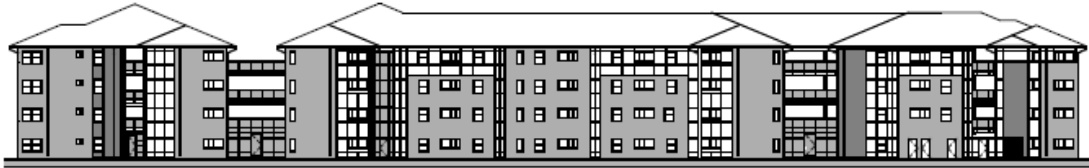
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## Houston Planning Commission

### ELEVATIONS



**EAST ELEVATION**



**NORTH ELEVATION**



**WEST ELEVATION**



**SOUTH ELEVATION**

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### STAFF REPORT

#### Staff Recommendation: Approve

**Basis of Staff Recommendation:** The site is located north of Reed Road, east of Almeda Road and west of SH 288. The applicant requests a variance to provide 193 off-street parking spaces, instead of the required 276 off-street parking spaces on the subject site. Staff supports the requested variance.

New Hope Housing, Inc. proposes to construct 187 unit apartment complex on the subject 6.8 acre tract. The proposed apartment complex is located within Star of Hope Campus. This campus will provide support services for low income families and homeless single women and families to help them move to next step toward lifelong independence. The proposed apartment complex would create a family centered neighborhood for Star of Hope residents. 117 of the 187 units will be dedicated to housing individuals and families transitioning out of homelessness. These tenants will receive rental subsidies. The affordability period of this project will be a minimum of 30 years.

Since most of the residents have low household income, public transportation would be the major transportation tool for them. Therefore, parking demand would be relatively low on this complex. Sec 26-492 requires 276 parking spaces for the proposed 187 unit apartments. The applicant proposes to provide 1 parking space for each unit and 6 additional spaces for employees, with a total of 193 parking spaces. This is a reduction of 83 parking spaces. The main purpose of the parking reduction is to preserve more activity area for the residents. Considering the lower parking demand on the site, granting the requested variance would preserve the intent of the ordinance.

Therefore, staff recommends granting the requested variance subject to the following conditions:

1. The variance is granted for the proposed affordable housing project. If the affordability period of this project ends, parking requirements are required to be reevaluated at that time.
2. Provide a 5' sidewalk along Reed Road in front of the Star of Hope Campus.
3. Coordinate with Metro to provide a concrete landing pad (unobstructed 20' long by 10' deep from face of curb, 6" thick concrete/paved access section free of landscaping) for a shelter to be installed in the future if ridership warrants it.
4. Coordinate with Metro to provide an ADA-accessible pathway from the apartment building to the bus stop.

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#### PLANNING COMMISSION ACTION:

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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## OFF-STREET PARKING VARIANCE

## **AGENDA: VI**

**SMLSB Application No. 585:** 2000 block of Brentwood Drive, north and south sides, between Dead End of Brentwood Drive and Shepherd Drive

### **BACKGROUND:**

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 2000 block of Brentwood Drive, north and south sides, between the Dead End of Brentwood Drive and Shepherd Drive. Analysis shows that a minimum lot size of 5,500 sf exists for the block face. A petition was signed by the owners of 73% of the property within the proposed Special Minimum Lot Size Block. One protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

### **PROCEDURES:**

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one block face, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for forty years from the effective date of the ordinance.

### STAFF ANALYSIS:

The application includes twenty-six (26) lots along the 2000 block of Brentwood Drive, north and south sides, between the Dead End of Brentwood Drive and Shepherd Drive.

Analysis of the application resulted in the following findings:

- The boundaries of the proposed SMLSB must include all properties within at least one block face, and no more than two opposing block faces;*  
The application comprises two block faces, the north and south sides of Brentwood Drive.
- At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*  
Land uses of the properties consist of twenty-five (25) single-family residential properties (representing 96% of the total lots within the boundary area) and one (1) vacant property.
- The applicant has demonstrated sufficient support for the SMLSB;*  
The applicant obtained nineteen (19) of twenty-six (26) signatures of support from property owners in the proposed SMLSB (owning 73% of the total area). There was one protest.
- Establishment of the SMLSB will further the goal of preserving the area lot size character;*  
A minimum lot size of 5,500 sf exists on fifteen (15) 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 1929. The earliest house originates from the 1920s. The establishment of a 5,500 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.*  
Fifteen (15) out of twenty-six (26) lots (representing 70% of the application area) are at least 5,500 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. Protest Letter
5. Application
6. Boundary Map



## Special Minimum Lot Size Block

Planning and Development Department

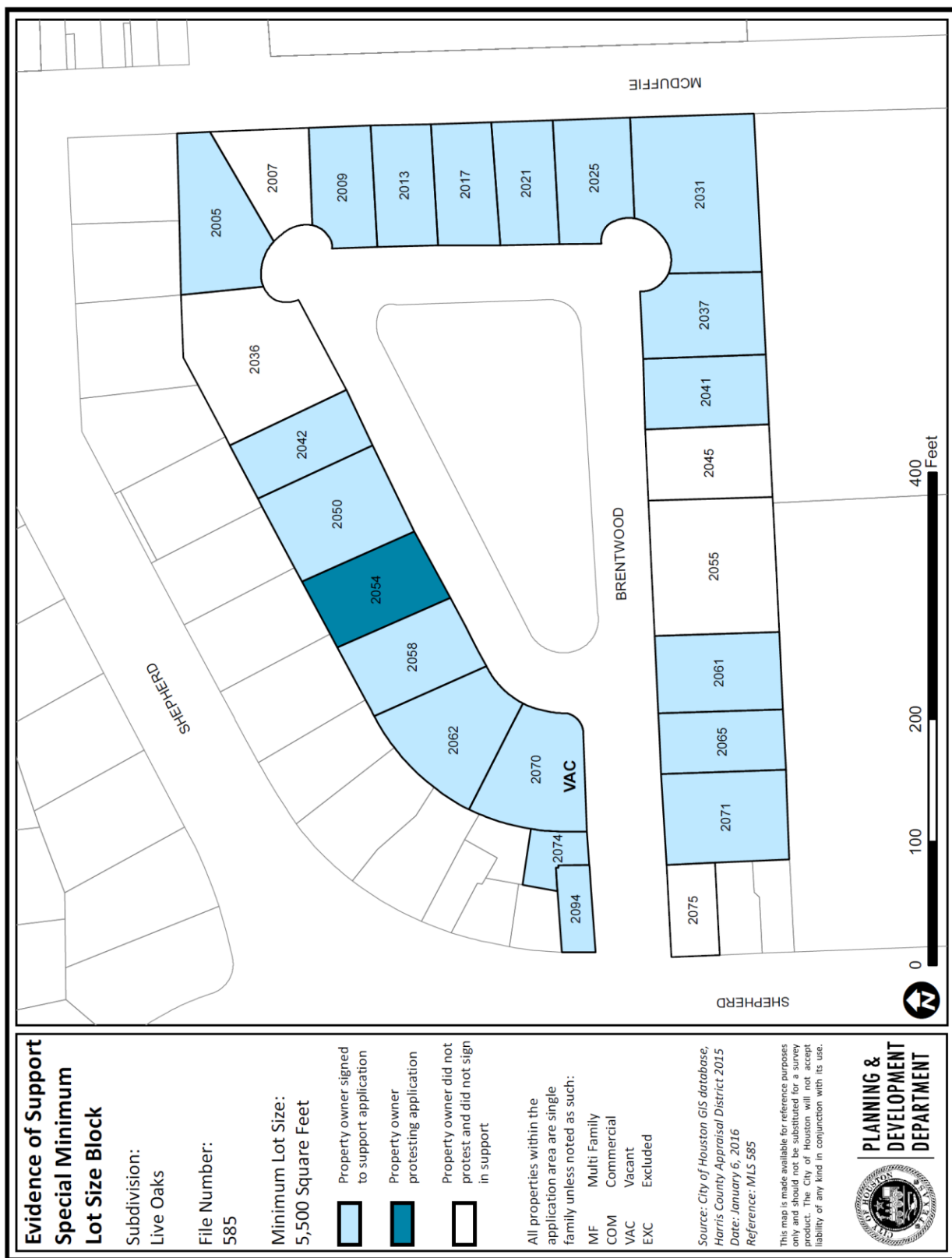
SPECIAL MINIMUM LOT SIZE BLOCK			
Application	585		
Date Received:	9/21/2015	Date Complete:	10/20/2015
Street(s) Name:	Brentwood Drive	Lot(s)	2000 block Brentwood Drive
Cross Streets:	Dead End of Brentwood Dr	and	Shepherd Drive
Side of street:	North and south		
MINIMUM LOT SIZE:			
Address	Land Use	Signed in Support	Lot size (in Sq Feet)
2005	SFR	Y	6,800
2007	SFR		4,075
2009	SFR	Y	4,855
2013	SFR	Y	5,000
2017	SFR	Y	5,000
2021	SFR	Y	5,000
2025	SFR	Y	5,879
2031	SFR	Y	11,838
2036 (LT C)	SFR		6,014
2036 (LT 32)	SFR		4,953
2037	SFR	Y	6,069
2041	SFR	Y	5,500
2042	SFR	Y	5,000
2045	SFR		6,000
2050	SFR	Y	7,800
2054	SFR		6,000
2055	SFR		11,250
2058	SFR	Y	6,200
2061	SFR	Y	6,250
2062	SFR	Y	7,701
2065	SFR	Y	5,000
2070	VAC	Y	7,390
2071	SFR	Y	7,500
2074	SFR	Y	1,849
2075 (LT 1)	SFR		2,963
2094	SFR	Y	1,932

<b>Evidence of Support</b> (must be 51% or more by area for Director administrative approval):							
Of	<b>153,818</b>	Square Feet in the Proposed Application Area	<b>112,563</b>	Square Feet are Owned by Property Owners Signing in Support of the Petition =	<b>73%</b>		
<b>Single Family Calculation:</b>							
<b>Percentage of lots developed or restricted to no more than two SFR units per lot</b> (must be at least 60%):							
	<b>25</b>	# developed or restricted to no more than two SFR Units	Of	<b>25</b>	Total number of SFR lots in the Proposed Application Area	<b>26</b>	Total number of lots in the Proposed Application Area
							<b>96%</b>
	<b>0</b>	# of Multifamily lots					
	<b>0</b>	# of Commercial lots					
	<b>1</b>	# of Vacant Lots					
	<b>26</b>	Total					

### Special Minimum Lot Size Block

Planning and Development Department

Planning Commission Meeting – February 4, 2016 SMLSB No. 585 Item VI Page 5



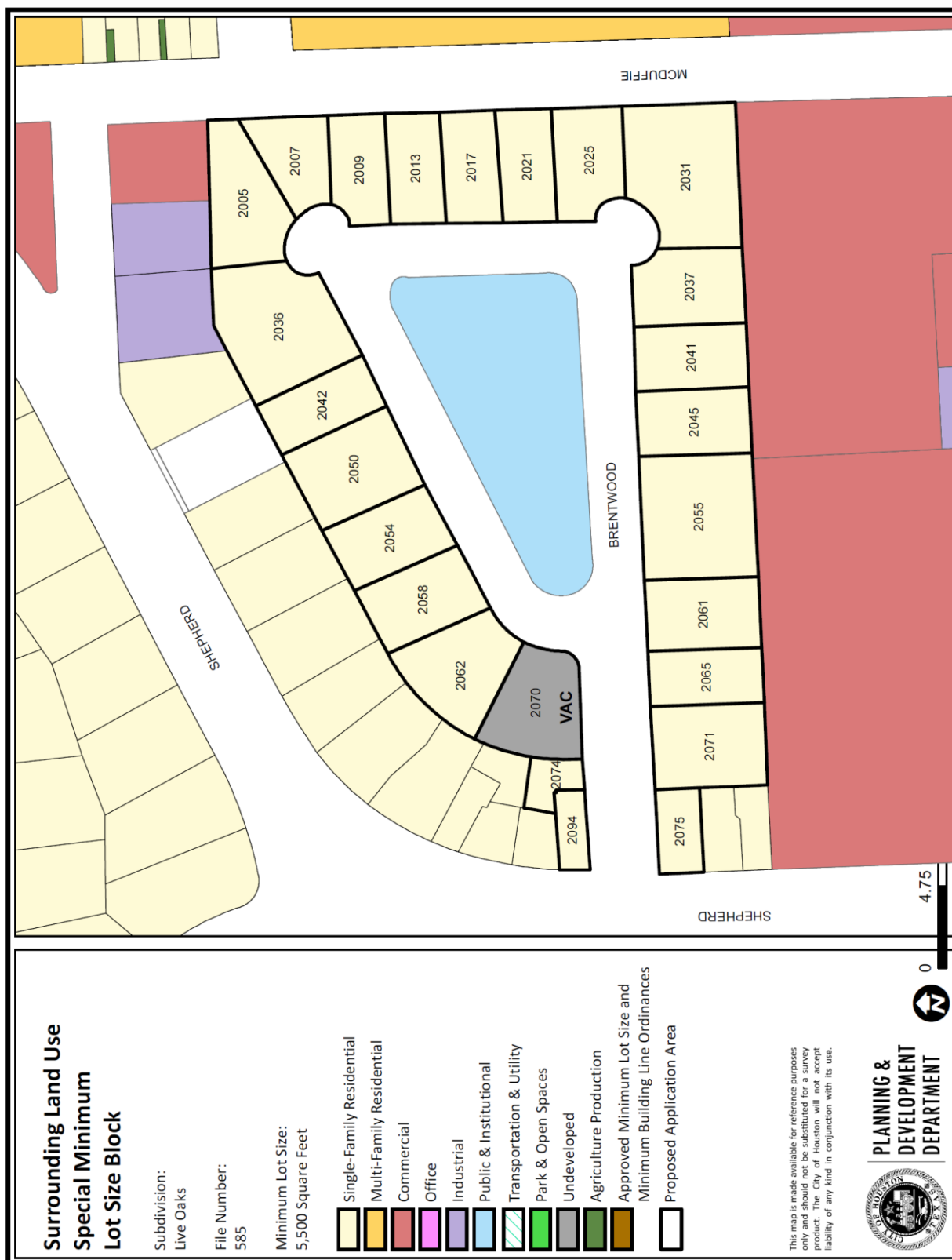


# City of Houston

## Special Minimum Lot Size Block

Planning Commission Staff Report  
Planning and Development Department







**Special Minimum Lot Size**  
**2000 block of Brentwood**  
**North and south sides, between Dead End of**  
**Brentwood Drive and Shepherd Drive**  
**5,500 Square Feet**

Source: Harris County Appraisal District  
Date: January 8, 2016  
Reference: ML5585

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**



### Mitchell, Annette - PD

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**From:** [REDACTED]  
**Sent:** Friday, November 06, 2015 2:26 PM  
**To:** Mitchell, Annette - PD  
**Subject:** 2000 Block of Brentwood Drive - Special Minimum Lot Size Block Application  
**Attachments:** Final Judgment regarding deed restriction on 2054 Brentwood.pdf; Separate Restriction mentioned in Agreed Judgment T968446.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

TO THE PLANNING AND DEVELOPMENT DEPARTMENT:

ATTENTION ANNETTE MITCHELL @ [Annette.mitchell@houstontx.gov](mailto:Annette.mitchell@houstontx.gov)

I have been retained by Ronny Carroll, owner of 2054 Brentwood Drive, to protest inclusion of his **UNRESTRICTED** lot in this Special Minimum Lot Size Block Application for the 2000 Block of Brentwood Drive.

First, please accept this correspondence as Mr. Carroll's **NOTICE OF PROTEST** as required by your November 2, 2015 letter. If this correspondence is insufficient to lodge an official protest, please send me your standard form of protest for filing. If this correspondence is sufficient for the required protest, please write me back acknowledging a valid protest has been received from Mr. Carroll by the Planning and Development Department and advise when the matter will be set for hearing. Please do not set the hearing between December 31, 2015 and January 10, 2016 as I am already scheduled to be out of state during that period of time.

Mr. Carroll's property was previously the subject of extensive litigation in the Harris County District Court, **Case No. 1997-11065**. The Live Oak Homeowners' Association lost a critical Motion for Summary Judgment and subsequently entered into the attached Agreed Judgment, supplemented by the separate Declaration of Intention recited in the Agreed Judgment, also attached for your convenience.

This current effort by the Live Oak Homeowners' Association is an attempt at an "end run" the terms of the Agreed Judgment and Declaration of Intent. They are now attempting to do what they failed to do in court, put restrictions on 2054 Brentwood. Mr. Carroll purchased this unrestricted lot earlier this year. The title company clearly and accurately depicted this property as "unrestricted". Mr. Carroll has already paid for the services of Interfield to subdivide this UNRESTRICTED lot. We look forward to presenting this and other evidence to the commissioners at the hearing on this protest.

Please call me at 713-520-5313 as soon as possible to discuss this matter in greater detail and please acknowledge our **NOTICE OF PROTEST**.

Lee Arellano, Attorney at Law  
1302 Waugh #588  
Houston, Texas 77019  
(713) 520-5313

[REDACTED]





### Special Minimum Lot Size Block Application

According to  
Section 42-197 of Chapter 42 of the Code of Ordinances



PLANNING &  
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DEPARTMENT

Please complete entire application form.

#### 1. Location:

General Location: NORTH OF W. GAY between Shepherd and McDuffie  
NORTH AND SOUTH SIDE OF 2000 Block of Brentwood  
Example: North side of Golden Retriever Drive between Boxer and Schnauzer Streets

#### Specific Legal Description

LOT 1-18, LOTS A, B, C, LOTS 25-32 AND LOT 45  
Example: Blocks 15, Lots 1-5, in Cocker Spaniel Subdivision IN LIVE OAK

#### 2. Contacts:

Primary Applicant TIM McCauley Phone # [REDACTED]  
Address 2021 Brentwood E-mail [REDACTED]  
City HOUSTON State TX Zip 77019  
Alternate Applicant Steve Streller Phone # [REDACTED]  
Address 2058 Brentwood E-mail [REDACTED]  
City HOUSTON State TX Zip 77019

#### 3. Project Information (Staff Use Only-Do Not Fill In):

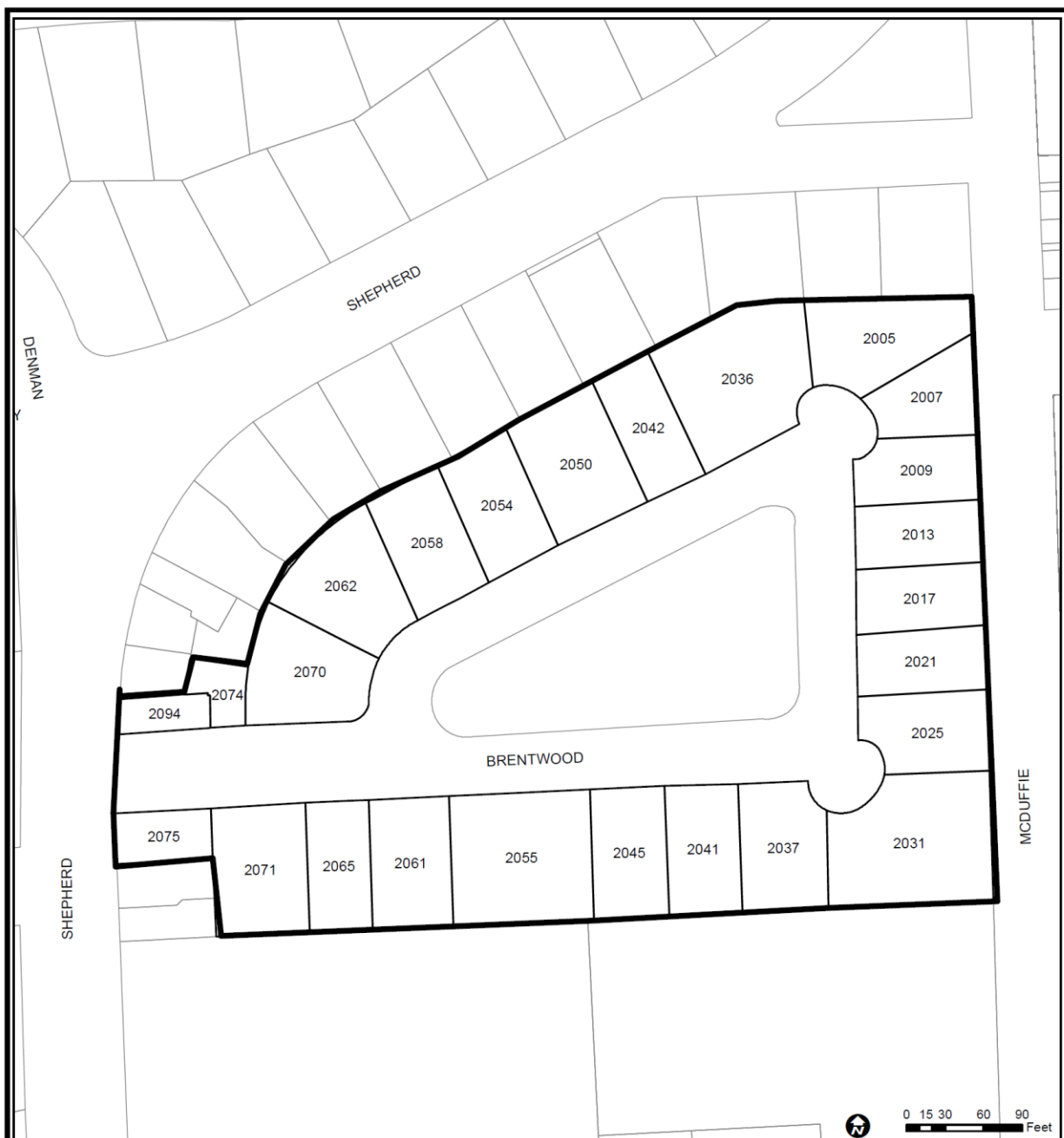
File # 585 Key Map # \_\_\_\_\_ TIRZ \_\_\_\_\_  
Lambert # \_\_\_\_\_ Super N'hood \_\_\_\_\_ Census Tract \_\_\_\_\_  
City Council District C

#### 4. Submittal Requirements:


	Please Check
Completed application form (this page)	<input checked="" type="checkbox"/>
Petition signed by the applicant (page 4)	<input checked="" type="checkbox"/>
Evidence of support from the property owners within the boundary (page 5)	<input checked="" type="checkbox"/>
Signed deed restriction statement (page 6)	<input checked="" type="checkbox"/>
Copy of deed restrictions, if applicable	<input checked="" type="checkbox"/>
Sample of Notification Sign (page 8)	<input checked="" type="checkbox"/>
Map or sketch showing the address, land use and size of all lots within boundary area	<input checked="" type="checkbox"/>
Data showing the actual size of each lot	<input checked="" type="checkbox"/>

Special Minimum Lot Size (Block) ~ 121913

Page 3 of 9



**Special Minimum Lot Size**  
**2000 block of Brentwood**  
**North and south sides, between Dead End of**  
**Brentwood Drive and Shepherd Drive**  
**5,500 Square Feet**

 Special Minimum Lot Size Boundary

Source: Harris County Appraisal District  
 Date: October 28, 2015  
 Reference: MLS585

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.



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## Planning and Development Department

