

HOUSTON PLANNING COMMISSION

AGENDA

MARCH 31, 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
Paul R. Nelson
Linda Porras-Pirtle
Shafik I. Rifaat
Patricio Sanchez
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

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

Plat Tracker Home Page:
www.HoustonPlatTracker.org

Speakers Sign In Form

Instructions:

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

Agenda Item Number: _____

Agenda Item Name: _____

Your Name (speaker): _____

How Can We Contact You? (optional): _____

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

Speakers Sign In Form

Instructions:

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Agenda Item Number: _____

Agenda Item Name: _____

Your Name (speaker): _____

How Can We Contact You? (optional): _____

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

Houston Planning Commission

AGENDA

March 31, 2016

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

Call to Order

Director's Report

Approval of the March 17, 2016 Planning Commission Meeting Minutes

I. Presentation of the Planning and Development Department's 2015 Annual Report (Director Walsh)

II. Platting Activity (Subdivision and Development plats)

- a. Consent Subdivision Plats (Andrew Lang)
- b. Replats (Andrew Lang)
- c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Suvidha Bandi, Aracely Rodriguez)
- d. Subdivision Plats with Variance Requests (Suvidha Bandi, Christa Stoneham, Muxian Fang, Aracely Rodriguez)
- e. Subdivision Plats with Special Exception Requests (Aracely Rodriguez)
- f. Reconsiderations of Requirement (Marlon Connley, Aracely Rodriguez)
- 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 (Christa Stoneham)

III. Establish a public hearing date of April 28, 2016

- a. Glen Cove Addition partial replat no 1 replat no 1
- b. Kolbe Farms partial replat no 5
- c. Kolbe Farms partial replat no 6
- d. Marlo Place Sec 2 partial replat no 1
- e. Shops at Spring Forest
- f. Spring Oaks replat no 1 partial replat no 2
- g. Towne Lake Sec 40 partial replat no 1

IV. Consideration of an Off-Street Parking Variance for a property located at 3704 Fannin Street (Muxian Fang)

V. Consideration of an Off-Street Parking Variance for a property located at 611 Hyde Park Boulevard (Muxian Fang)

VI. Consideration of an Off-Street Parking Variance for a property located at 3201 Louisiana Street (Muxian Fang)

VII. Consideration of a Hotel Motel Variance located at 24450 Eastex Freeway (Hilton Home 2) (Marlon Connley)

VIII. Public Hearing and Consideration of a Special Minimum Lot Size Area Application for the Eastwood Subdivision – MLSA 584 (Chris Andrews)

IX. Public Hearing and Consideration of a Special Minimum Lot Size Area Application for the North Main Street Subdivision –MLSA 578 (Chris Andrews)

X. Excuse the absence of Commissioner Stein

XI. Public Comment

XII. Adjournment

Minutes of the Houston Planning Commission

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

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

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Bill Baldwin

Kenneth Bohan

Absent

Fernando Brave

Arrived at 2:45 p.m. during item 84

Antoine Bryant

Lisa Clark

Algenita Davis

Truman C. Edminster III

Paul R. Nelson

Linda Porras-Pirtle

Shafik Rifaat

Left at 4:00 p.m. during item 101

Pat Sanchez

Martha Stein

Absent

Eileen Subinsky

Shaukat Zakaria

Mark Mooney for

Absent

Honorable James Noack

Charles O. Dean for

The Honorable Robert E. Herbert

Raymond Anderson for

The Honorable Ed Emmet

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 MARCH 3, 2016 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 3, 2016 Planning Commission meeting minutes with the correction of Commissioner Zakaria absence.

Motion: **Porras-Pirtle** Second: **Clark** Vote: **Carries** Abstaining: **Subinsky, Bryant and Zakaria**

I. PLATTING ACTIVITY (Consent items A and B, 1-83)

Items removed for separate consideration: **12, 25, 26, 27, 28 and 77**

Staff recommendation: Approve staff's recommendations for items **1 - 83** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 83** subject to the CPC 101 form conditions.

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

Commissioner Alleman recused herself.

Staff recommendation: Approve staff's recommendation to approve items **12, 25, 26, 27, 28 and 77** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **12, 25, 26, 27, 28 and 77** subject to the CPC 101 form conditions.

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

Commissioner Alleman returned.

C PUBLIC HEARINGS

84 Neuen Manor 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: **Garza** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

Speakers: Gail McGuire – opposed; Mary Villareal, applicant – supportive

85 Neuen Manor C3N Approve
partial replat no 3

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**

Speaker: William Anderson - undecided

86 North Post Oak Terrace 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: **Garza** Vote: **Unanimous** Abstaining: **None**

87 Palmetto Oaks 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

88 Simms Woods C3N Approve
partial replat no 1 and extension
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**
Speaker: Hellen Eguia

89 Spring Forest Sec 1 C3N Defer
partial replat no 1
Staff recommendation: Defer the plat for two weeks per the applicant's request.
Commission action: Deferred the plat for two weeks per the applicant's request.
Motion: **Bryant** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

90 Tallow Wood Sec 4 C3N Defer
partial replat no 2
Staff recommendation: Defer the plat for two weeks per the applicant's request.
Commission action: Deferred the plat for two weeks per the applicant's request.
Motion: **Zakaria** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

91 Wonderland Educational C3N Approve
Estate Association
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: **Bryant** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

92 Dowling Street Townhomes C2 Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
Speakers: Eureka Gilkey and Assata Richards – opposed; Paul Coyne, applicant – supportive

93 Dowling Street Villas C2R Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the variance and approved the plat subject to the CPC 101 form conditions.
Motion: **Davis** Second: **Baldwin** Vote: **Carries** Abstaining: **Alleman, Clark, Garza, Porras-Pirtle, and Rifaat**
Speakers: Speakers: Eureka Gilkey and Assata Richards – opposed

Items 94 and 95 were taken together at this time.

94	Fairgrounds Extension partial replat no 1	C2R	Defer
95	Fairgrounds Extension partial replat no 2	C2R	Defer

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

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

Motion: **Baldwin** Second: **Davis** Vote: **Unanimous** Abstaining: **None**
Speakers: Paul Wilhelms, applicant – supportive

96	Fall Creek North GP	GP	Approve
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Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.

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

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

97	Hadley Street Villas	C2R	Withdrawn
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Items 98 and 99 were taken together at this time.

98	Katy Lakes GP	GP	Approve
99	Katy Lakes Sec 1	C3P	Approve

Staff recommendation: Grant the requested variances 1, 2 and 3; deny variances 4, 5 and 6, and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variances 1, 2 and 3; denied variances 4, 5 and 6, and approve the plat subject to the CPC 101 form conditions.

Motion: **Alleman** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
Speakers: Teresa Rodriguez Nelson and Glen Schulz – opposed; Mikalla Hodges, applicant – supportive; Fred Mathis, Harris County

100	McIlhenny Street Villas	C2R	Withdrawn
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101	Pinto Business Park Detention Pond 10	C2R	Approve
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Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.

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

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

102	Streamside	C2R	Defer
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Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Deferred for two weeks at the request of Council Member Stardig.

Motion: **Edminster** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
Speakers: Reyes Semana, applicant – supportive; Laura Thorpe, Community Liaison for Council Member Stardig; Rachel Herrick, Ben Wilson and Angela Hall – opposed

Items 103 and 104 were taken together at this time.

103 Uvalde Meadows GP GP Approve
104 Uvalde Meadows Sec 1 C2 Approve

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

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

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

105 Woodlands Village of Grogans Mill Lake C3R Approve
Woodlands East Shore Sec 19

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

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

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

106 Yale Street Plaza at Twenty First Street 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: **Garza** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

Speakers: Richard Smith, Public Works and Engineering

E SPECIAL EXCEPTIONS

107 Enclave at Northpointe GP GP Approve

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

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

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

Commissioner Alleman recused herself.

F RECONSIDERATION OF REQUIREMENTS

108 Katy ISD Central Maintenance Annex C2 Approve

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

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

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

Commissioner Alleman returned.

109 Sunset Ridge East GP GP Defer

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

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

Motion: **Bryant**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

110	Cottage Grove Lake	EOA	Approve
111	CQ Gosling	EOA	Approve
112	Enclave at Northpointe Sec 5	EOA	Approve
113	GBP Business Park	EOA	Approve
114	Hugh Road Crossing	EOA	Approve
115	Katy Independent School District Elementary School no 39	EOA	Approve
116	Katy Independent School District no 8	EOA	Approve
117	Miramasa Commercial Reserve Sec 1	EOA	Approve
118	Newport Sec 8 partial replat no 1	EOA	Approve
119	Remington Ranch Sec 27	EOA	Approve
120	Shamsher Plaza	EOA	Approve
121	Stripes at Peek Road partial replat no 1	EOA	Approve
122	Stripes on Sheldon replat and extension no 1	EOA	Approve

H NAME CHANGES

123	Alder Trails Cypress North Houston Road Street Dedication Sec 1 (prev. Alder Trails Cypress North Houston Road Sec 1)	NC	Approve
124	Alder Trails Saddle Springs Lane Street Dedication Sec 1 (prev. Alder Trails Saddle Springs Lane Sec 1)	NC	Approve
125	First Ward Victorian (prev. Shearn Villas)	NC	Approve
126	Katy Independent School District High School No 8 and Junior High School No 15 (prev. Katy Independent School District no 8)	NC	Approve
127	Paseo Nuevo (prev. Buena Vista)	NC	Approve
128	Sylwood Pines (prev. Sylvanwood Pines)	NC	Approve

I CERTIFICATES OF COMPLIANCE

129	25956 Lantern Lane	COC	Approve
130	22629 Briar Lane	COC	Approve
131	20762 Old Sorters Road	COC	Approve
132	22880 Jade Street	COC	Approve
133	1713 Brewster Street	COC	Approve
134	14718 Waldine Street	COC	Approve
135	23368 Albert Drive	COC	Approve

Staff recommendation: Approve staff's recommendation for items 110–135.

Commission action: Approved staff's recommendation for items 110–135.

Motion: **Bryant**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

136 14003 Woodthorpe Lane

DPV

Approve

Staff recommendation: Grant the development plat variance to allow a SFR to be built at a 20' BL rather than the required 25' BL along Kirkwood.

Commission action: Granted the development plat variance to allow a SFR to be built at a 20' BL rather than the required 25' BL along Kirkwood.

Motion: **Clark**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF April 14, 2016 FOR:

- a. Alvarado Place First Ward
- b. Forest West Sec 2 partial replat no 1
- c. Kolbe Farms partial replat no 4
- d. Plainview Addition partial replat no 3
- e. Raintree Village Sec 1 partial replat no 2
- f. Spring Branch Acres Sec 1 partial replat no 1
- g. Spring Branch Valley partial replat no 6
- h. Village of Kings Lake Sec 4

Staff recommendation: Establish a public hearing date of April 14, 2016 for items **II a-h**.

Commission action: Established a public hearing date of April 14, 2016 for items **II a-h**.

Motion: **Garza**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
LOCATED AT 3704 FANNIN STREET**

Staff recommendation: Defer the off street parking variance for two weeks to allow the applicant time to submit revised information.

Commission action: Deferred the off street parking variance for two weeks to allow the applicant time to submit revised information.

Motion: **Alleman**

Second: **Subinsky**

Vote: **Unanimous**

Abstaining: **None**

**IV. PUBLIC COMMENT
NONE**

V. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 4:35 p.m.

Motion: **Clark**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Mark A. Kilkenny, Chair

Patrick Walsh, Secretary

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

1	Aldine ISD North Side Transportation Facility	C2		Approve the plat subject to the conditions listed
2	Aliana Sec 41	C3P		Approve the plat subject to the conditions listed
3	Aliana Sec 43	C3P		Approve the plat subject to the conditions listed
4	Aliana Sec 48	C3P		Approve the plat subject to the conditions listed
5	Atascocita Trace Sec 6	C3F		Approve the plat subject to the conditions listed
6	Barkers Trail Commercial GP	GP		Approve the plat subject to the conditions listed
7	Barkers Trail Commercial Sec 1	C2		Approve the plat subject to the conditions listed
8	Bayou Oaks at West Orem Sec 5	C3P		Approve the plat subject to the conditions listed
9	Bayou Oaks at West Orem Sec 6	C3P		Approve the plat subject to the conditions listed
10	Bayou Oaks at West Orem Sec 7	C3P		Approve the plat subject to the conditions listed
11	Birnam Woods Drive Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
12	Circle K at Queenston Crossing	C2		Approve the plat subject to the conditions listed
13	Dhanani	C2	DEF1	Approve the plat subject to the conditions listed
14	Drexel Estate	C2		Approve the plat subject to the conditions listed
15	Falls At Dry Creek Sec 1 partial replat no 1	C3F		Approve the plat subject to the conditions listed
16	Fieldstone Sec 15	C3P		Approve the plat subject to the conditions listed
17	Generation Park West Sec 3	C2	DEF2	Approve the plat subject to the conditions listed
18	Golf Club Drive Street Dedication Sec 1	SP		Defer Chapter 42 planning standards
19	Grand Vista Sec 16	C3F		Approve the plat subject to the conditions listed
20	Grove at Gleannloch Farms Sec 1	C3P		Approve the plat subject to the conditions listed
21	Hidden Meadow Sec 15 partial replat no 1	C3F		Approve the plat subject to the conditions listed
22	Huffman Business Park	C2		Approve the plat subject to the conditions listed
23	Klein Business Park	C2		Defer Chapter 42 planning standards
24	Mac Haik Automotive I45 Dodge	C2		Defer Chapter 42 planning standards
25	Mihalov Business Park	C2		Approve the plat subject to the conditions listed
26	Miramesa Commercial Reserve Sec 2	C2		Approve the plat subject to the conditions listed
27	Morning Creek Springs Lane Street Dedication Sec 2	C3P		Approve the plat subject to the conditions listed
28	Mound Road Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
29	Narsi Management	C3P		Approve the plat subject to the conditions listed
30	Neuen Manor partial replat no 2	C3F		Defer Chapter 42 planning standards

Platting Summary**Houston Planning Commission****PC Date: March 31, 2016**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
31	North Kingwood Forest partial replat no 1	C3F		Approve the plat subject to the conditions listed
32	Oates Crossing	C2		Defer Chapter 42 planning standards
33	Palmetto Oaks replat no 1	C3F		Approve the plat subject to the conditions listed
34	Pinto Business Park Distribution Center	C2		Approve the plat subject to the conditions listed
35	Provision at Four Corners	C3F		Approve the plat subject to the conditions listed
36	Residences at Fannin Station Sec 1	C3F	DEF1	Approve the plat subject to the conditions listed
37	Royal Brook at Kingwood Sec 1 partial replat no 1 and extension	C3F		Approve the plat subject to the conditions listed
38	Royal Brook at Kingwood Sec 8	C3P		Approve the plat subject to the conditions listed
39	Royal Brook at Kingwood Sec 9	C3P		Approve the plat subject to the conditions listed
40	Royal Brook at Kingwood Sec 10	C3P		Approve the plat subject to the conditions listed
41	Royal Brook at Kingwood Sec 17	C3P		Approve the plat subject to the conditions listed
42	Sam Houston Parkway Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
43	Satya Clay	C2		Approve the plat subject to the conditions listed
44	Satyanarayana Temple	C2	DEF1	Defer Applicant request
45	Sendero Tract Sec 1	C3F		Approve the plat subject to the conditions listed
46	Spring Creek Village	C2		Approve the plat subject to the conditions listed
47	Stonebrook Estates Sec 2	C3F		Approve the plat subject to the conditions listed
48	Sunshine Ranch Estates partial replat no 1	C3F		Approve the plat subject to the conditions listed
49	Timber Forest Drive Street Dedication Sec 3	SP		Approve the plat subject to the conditions listed
50	Towne Lake Sec 42	C3F		Defer Additional information reqd
51	Towne Lake Sec 44	C3F		Defer Chapter 42 planning standards
52	Valley Ranch Sec 7	C3F		Approve the plat subject to the conditions listed
53	Vistas of Klein Lake Sec 2	C3F		Approve the plat subject to the conditions listed
54	Westview Landing GP	GP		Approve the plat subject to the conditions listed
55	Westview Landing Sec 2	C3P		Approve the plat subject to the conditions listed
56	Windsor Estates Sec 1 partial replat no 1 and extension	C3F		Defer Additional information reqd

B-Replats

57	Allied Kickapoo	C2R		Approve the plat subject to the conditions listed
58	Autohaus	C2R		Approve the plat subject to the conditions listed
59	Bastrop Townhomes	C2R		Approve the plat subject to the conditions listed
60	Bunton Landing	C2R	DEF1	Defer Applicant request

Platting Summary**Houston Planning Commission****PC Date: March 31, 2016**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
61	Caridas Main Street Addition partial replat no 1	C2R		Approve the plat subject to the conditions listed
62	Circle K at Federal	C2R		Approve the plat subject to the conditions listed
63	Clarity Glass Houston	C2R		Approve the plat subject to the conditions listed
64	Clover Leaf Elementary School	C2R		Approve the plat subject to the conditions listed
65	Crocker Square	C2R		Approve the plat subject to the conditions listed
66	Elysian Yorkview	C2R		Approve the plat subject to the conditions listed
67	Foodway	C2R	DEF1	Defer Additional information reqd
68	Franz Complex	C2R		Approve the plat subject to the conditions listed
69	Glen Trout Gardens	C2R		Approve the plat subject to the conditions listed
70	Gold Cup	C2R		Defer Chapter 42 planning standards
71	Harris County ESD No 9 Cherry Park Drive Fire Station	C2R		Approve the plat subject to the conditions listed
72	Jag Concrete	C3R	DEF1	Defer Applicant request
73	Kibogoyo Place	C2R		Approve the plat subject to the conditions listed
74	Madera Run Parkway Street Dedication Sec 4	SP		Approve the plat subject to the conditions listed
75	Madera Run Parkway Street Dedication Sec 5	SP		Approve the plat subject to the conditions listed
76	Nashua Manor	C2R		Approve the plat subject to the conditions listed
77	Nashua Place	C2R		Approve the plat subject to the conditions listed
78	Peden Street Landing	C2R		Approve the plat subject to the conditions listed
79	Pinto Business Park Detention Pond 8 and 9	C2R	DEF1	Approve the plat subject to the conditions listed
80	Richwood partial replat no 2	C2R	DEF2	Approve the plat subject to the conditions listed
81	Sawyer Square	C2R	DEF1	Defer Additional information reqd
82	South Lake Houston EMS	C2R		Approve the plat subject to the conditions listed
83	Spenwick Place	C2R		Approve the plat subject to the conditions listed
84	Tealbrook Reserves partial replat no 1	C2R		Approve the plat subject to the conditions listed
85	Village at Buck	C2R		Defer Additional information reqd
86	West University Manor	C2R		Approve the plat subject to the conditions listed
87	Woodlawn Acres partial replat no 1	C2R		Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

88	Craig Woods partial replat no 18	C3N		Withdraw
89	Estates at Summer Street replat no 1	C3N		Approve the plat subject to the conditions listed
90	Hollywood Gardens partial replat no 4	C3N		Defer Chapter 42 planning standards
91	Melody Oaks partial replat no 16	C3N		Defer Chapter 42 planning standards

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
92	Southland Court	C3N		Approve the plat subject to the conditions listed
93	Spring Forest Sec 1 partial replat no 1	C3N	DEF1	Approve the plat subject to the conditions listed
94	Tallow Wood Sec 4 partial replat no 2	C3N	DEF1	Withdraw
95	Werrington Park Sec 3 partial replat no 1	C3N		Defer Harris County's Request
96	Willow Creek Estates Sec 1 replat partial replat no 1	C3N		Defer per Council Member Larry Green's Request
97	Woodland Acres partial replat no 4	C3N		Approve the plat subject to the conditions listed

D-Variances

98	Aldine ISD Anderson Academy	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
99	Aldine ISD Carver High School Complex GP	GP		Approve the plat subject to the conditions listed
100	Aldine ISD Carver High School Complex Sec 1	C2R		Approve the plat subject to the conditions listed
101	Bethel Bible Fellowship GP	GP		Defer for further study and review
102	Bethel Bible Fellowship Sec 1	C2		Defer for further study and review
103	Commons at Ella Forest	C2		Defer Applicant request
104	Fairgrounds Extension partial replat no 1	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
105	Fairgrounds Extension partial replat no 2	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
106	Humble ISD Groves School	C2R		Defer Applicant request
107	Precision Pro	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
108	Spencer Road Commercial replat no 1	C3R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
109	Strack Acres	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
110	Streamside	C2R	DEF1	Approve the plat subject to the conditions listed

E-Special Exceptions

111	Bridges on Lake Houston Commercial Reserves Sec 1	C3P		Grant the requested special exception(s) and Approve the plat subject to the conditions listed
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F-Reconsideration of Requirements

112	Silver Ranch Sec 14	C3P		Defer Applicant request
113	Sunset Ridge East GP	GP	DEF1	Defer Chapter 42 planning standards
114	Sunset Ridge Sec 7	C3P		Defer Additional information reqd

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
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G-Extensions of Approval

115	Bridgeland Cypress Fairbanks ISD Mason Road Multi School Site	EOA		Approve
116	Bruno Commercial Park	EOA		Approve
117	Country Lake Estates Village Sec 2	EOA		Approve
118	Grand Mission Sec 1 partial replat no 1	EOA		Approve
119	Kings Mill Sec 12	EOA		Approve
120	Oak Village	EOA		Approve
121	Old River Terrace Third Section Extension partial replat no 1	EOA		Approve
122	Orem Health	EOA		Approve
123	Ridgemont Sec 1 partial replat no 1	EOA		Approve
124	Rosslyn Addition partial replat no 2	EOA		Approve
125	Tavola Sec 13	EOA		Approve
126	Titan Crews	EOA		Approve

H-Name Changes

127	The Icon (prev. UH Student Housing and Retail Center)	NC		Approve
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I-Certification of Compliance

128	27576 Saddle Rock Lane	COC		Approve
129	11739 Gloger Street	COC		Approve
130	25297 Virginia Lane	COC		Approve

J-Administrative

None

K-Development Plats with Variance Requests

131	3643 Olympia Drive	DPV		Approve
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 03/31/2016
Plat Name: Aldine ISD North Side Transportation Facility
Developer: Aldine ISD
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2016-0481 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	62.2400	Total Reserve Acreage:	62.1440
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Timber Lane Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77338	333K	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.
146. Identify, dimension and provide square footage for all right-of-ways.
185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
186. Appendix B: Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
189. Appendix E: Certificate for Engineer or Surveyor is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 190.3. Add 'Patrick Walsh, P.E., Secretary' as Secretary in the Planning Commission certificate.
191. Appendix G: Harris County Engineer is missing. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
193. Appendix I: Certificate for Harris County Commissioners' Court is missing. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 03/31/2016
Plat Name: Aldine ISD North Side Transportation Facility
Developer: Aldine ISD
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2016-0481 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

PWE Utility Analysis: APPROVED
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 fire and EMS table
Traffic Impact Analysis will be required before the review of site development plan. It should include, but not limited to, driveway locations, left turn lane storage, impact at the intersection of Treaschwig and Aldine Westfield Road, and sight distance analysis for driveways along Theiss Road.
Left turn lane will be required along Aldine Westfield Road.
Plan and Plat should be approved by Treaschwig Road CIP Project Manager, Angela Murry

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 03/31/2016
Plat Name: Aliana Sec 41
Developer: Aliana Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2016-0488 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.5040	Total Reserve Acreage:	0.4450
Number of Lots:	32	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 134 B
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	567A	ETJ

Conditions and Requirements for Approval

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

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

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.

1. Add the following note to the plat: All lots shall have adequate wastewater collection service.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: APPROVED
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: 3
Action Date: 03/31/2016
Plat Name: Aliana Sec 43
Developer: Aliana Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2016-0494 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	18.8480	Total Reserve Acreage:	1.0980
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:	Storm Sewer	Utility District:	Fort Bend County MUD 134 B
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	566D	ETJ

Conditions and Requirements for Approval

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

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

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

1. Add the following note to the plat: All lots shall have adequate wastewater collection service.

For Your Information:

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

Fort Bend Engineer: (1) Change all curb return radii along Westmoor Drive to 30'
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: 4
Action Date: 03/31/2016
Plat Name: Aliana Sec 48
Developer: Aliana Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2016-0501 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	13.5530	Total Reserve Acreage:	1.6610
Number of Lots:	37	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 134 B
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	566D	ETJ

Conditions and Requirements for Approval

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

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

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

1. Add the following note to the plat: All lots shall have adequate wastewater collection service.

For Your Information:

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

Fort Bend Engineer: (1) Change all curb return radii along Westmoor Drive from 25' to 30'
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: 5
Action Date: 03/31/2016
Plat Name: Atascocita Trace Sec 6
Developer: Elan Development L.P., A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2016-0526 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	21.1850	Total Reserve Acreage:	0.6485
Number of Lots:	146	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 278
County	Zip	Key Map ©	City / ETJ
Harris	77396	376K	ETJ

Conditions and Requirements for Approval

014. Label building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
052. Atascocita Trace Sec 4 and 5 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 the following note: All lots shall have adequate wastewater collection service.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 5
Action Date: 03/31/2016
Plat Name: Atascocita Trace Sec 6
Developer: Elan Development L.P., A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2016-0526 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approve
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 Dustin Place Court and Atascocita Bend Drive, and at Chaplin Place Drive and Atascocita Bend Drive.
Traffic Signal Warrant Analysis will be required at Atascocita Bend Drive and Atascocita Road prior to plan 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.



Agenda Item: 6
Action Date: 03/31/2016
Plat Name: Barkers Trail Commercial GP
Developer: Strathmore Building Company, L.P.
Applicant: Windrose Land Services, Inc.
App No/Type: 2016-0504 GP

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	25.1111	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	Addicks Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77084	447N	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.

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

For Your Information:

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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)

UVE should be checked for turning right on red by EB traffic on Morton Road at Barker Cypress Road.

TIA will be required before the review of site development plan. It should address, but not limited to, driveways, left turn lanes, shared access, impact at the intersection at Morton Road and Barker Cypress Road. 41' pavement will be required for Iris Side Trail.

ROW hypotenuse L6 at corner of Morton Road and Barker Cypress Road should be 36.35' for 25'x25' 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: 7
Action Date: 03/31/2016
Plat Name: Barkers Trail Commercial Sec 1
Developer: Strathmore Building Company, L.P.
Applicant: Windrose Land Services, Inc.
App No/Type: 2016-0507 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.7828	Total Reserve Acreage:	3.7698
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:	Addicks Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77084	447N	ETJ

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
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.
186. Appendix B:Execution of Owners Acknowledgement is not correct verbiage. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 03/31/2016
Plat Name: Barkers Trail Commercial Sec 1
Developer: Strathmore Building Company, L.P.
Applicant: Windrose Land Services, Inc.
App No/Type: 2016-0507 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: MISSING B.L.'S, ALSO DETENTION IS REQUIRED

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

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

provide triangular corner cut for building lines

label 25 foot building line along Morton road and Barker Cypress Road

UVE should be checked for turning right on red by EB traffic on Morton Road at Barker Cypress Road.

TIA will be required before the review of site development plan. It should address, but not limited to, driveways, left turn lanes, shared access to Morton Road median opening via adjacent property to west. If existing median opening on Barker Cypress Road is not relocated, a shared access to Barker Cypress Road median opening should be provided with property to north.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 03/31/2016
Plat Name: Bayou Oaks at West Orem Sec 5
Developer: ALMEDA/OREM 100, LTD. BY TECHNICAL INVESTMENTS, INC. GENERAL PARTNER
Applicant: Robert Doley, Planner
Ann No/Type: 2016-0328 C3P

Staff Recommendation:
 Approve the plat subject to the conditions listed

Total Acreage:	6.3583	Total Reserve Acreage:	0.2620
Number of Lots:	35	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 410
County	Zip	Key Map ©	City / ETJ
Harris	77045	572Q	City

Conditions and Requirements for Approval

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

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

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

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

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

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

061. Orient the layout of the plat with north to the top of the page (perpendicular to the bottom edge of the sheet) and provide a north arrow. (41)

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

Drainage plan needed at final

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8

Action Date: 03/31/2016

Plat Name: Bayou Oaks at West Orem Sec 5

Developer: ALMEDA/OREM 100, LTD. BY TECHNICAL INVESTMENTS,
INC. GENERAL PARTNER

Applicant: Robert Doley, Planner

App No/Type: 2016-0328 C3P

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

PLEASE ATTACH A COPY OF THE PROPOSE RE PLAT TO THE WCR APPLICATION (LONG OF SHORT)

City Engineer: NEED DRAINAGE PLAN

AND MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Staff Recommendation:

Approve the plat subject to
the conditions listed

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

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



Agenda Item: 9
Action Date: 03/31/2016
Plat Name: Bayou Oaks at West Orem Sec 6
Developer: ALMEDA/OREM 100, LTD. BY TECHNICAL INVESTMENTS, INC. GENERAL PARTNER
Applicant: Robert Doley, Planner
Ann No/Type: 2016-0335 C3P

Staff Recommendation:
 Approve the plat subject to the conditions listed

Total Acreage:	8.5844	Total Reserve Acreage:	1.4900
Number of Lots:	44	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 410
County	Zip	Key Map ©	City / ETJ
Harris	77045	572Q	City

Conditions and Requirements for Approval

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

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)

061. Orient the layout of the plat with north to the top of the page (perpendicular to the bottom edge of the sheet) and provide a north arrow. (41)

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

Drainage plan needed at final

provide release letter from pipeline co 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9

Action Date: 03/31/2016

Plat Name: Bayou Oaks at West Orem Sec 6

Developer: ALMEDA/OREM 100, LTD. BY TECHNICAL INVESTMENTS,
INC. GENERAL PARTNER

Applicant: Robert Doley, Planner

App No/Type: 2016-0335 C3P

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

PLEASE ATTACH A COPY OF THE PROPOSE RE PLAT TO THE WCR APPLICATION (LONG OF SHORT)

Addressing: It is suggested for future development to not use two USPS street types in one street name.

Almeda Trace Drive uses both "Trace" and "Drive" which are recognized as street types by USPS. However, "Trace" is not in the Addressing Ordinance and can be used here.

City Engineer: NEED DRAINAGE PLAN

AND MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

Staff Recommendation:

Approve the plat subject to the conditions listed



Agenda Item:	10	Staff Recommendation:	Approve the plat subject to the conditions listed
Action Date:	03/31/2016		
Plat Name:	Bayou Oaks at West Orem Sec 7		
Developer:	ALMEDA/OREM 100, LTD. BY TECHNICAL INVESTMENTS, INC. GENERAL PARTNER		
Applicant:	Robert Doley, Planner		
Ann No/Type:	2016-0339 C3P		

Total Acreage:	2.5552	Total Reserve Acreage:	0.1457
Number of Lots:	15	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 410
County	Zip	Key Map ©	City / ETJ
Harris	77045	572Q	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.

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)

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

Drainage plan needed at final

record Bayou Oak West Sec 6 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10

Action Date: 03/31/2016

Plat Name: Bayou Oaks at West Orem Sec 7

Developer: ALMEDA/OREM 100, LTD. BY TECHNICAL INVESTMENTS,
INC. GENERAL PARTNER

Applicant: Robert Doley, Planner

App No/Type: 2016-0339 C3P

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

PLEASE ATTACH A COPY OF THE PROPOSE RE PLAT TO THE WCR APPLICATION (LONG OF SHORT)

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

Addressing: Make sure plat has labeled the street name and label split line.

City Engineer: NEED DRAINAGE PLAN

AND MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Staff Recommendation:

Approve the plat subject to
the conditions listed

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 03/31/2016
Plat Name: Birnham Woods Drive Street Dedication Sec 1
Developer: Discovery Spring Trails, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2016-0490 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.3270	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77386	293L	ETJ

Conditions and Requirements for Approval

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

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

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

052. Birnham Woods Drive and Reserve at Harmony 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.

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

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

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

For Your Information:

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 03/31/2016
Plat Name: Birnham Woods Drive Street Dedication Sec 1
Developer: Discovery Spring Trails, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2016-0490 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 03/31/2016
Plat Name: Circle K at Queenston Crossing
Developer: Circle K Stores, Inc.
Applicant: M2L Associates, Inc.
App No/Type: 2016-0528 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.4980	Total Reserve Acreage:	5.4980
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:	BARKER-CYPRESS MUD
County	Zip	Key Map ©	City / ETJ
Harris	77084	407U	ETJ

Conditions and Requirements for Approval

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

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

202. Include Harris County Road Law certificate to Appendix A: Owners Acknowledgement. (Record.doc)

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 03/31/2016
Plat Name: Circle K at Queenston Crossing
Developer: Circle K Stores, Inc.
Applicant: M2L Associates, Inc.
App No/Type: 2016-0528 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approve
City Engineer: DETENTION IS REQUIRED

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

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

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

provide circular corner cut for building line intersection

label all recording info for West Little York Road and Queenston Blvd.

UVE should be checked for making right turn on red by NB traffic on Queenston Blvd at W. Little York Road. WB left turn lane is required on W. Little York Road and NB left turn lane will be required on Queenston Blvd. Driveway plans should show existing traffic signal conduits and pull boxes, with any needed adjustments by developer.

Corner ROW radius should be 35' for a major/major intersection.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 03/31/2016
Plat Name: Dhanani
Developer: Munisurvata
Applicant: Advance Surveying, Inc.
App No/Type: 2016-0322 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.7082	Total Reserve Acreage:	6.7082
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 WCID 89
County	Zip	Key Map ©	City / ETJ
Harris	77047	573Y	ETJ

Conditions and Requirements for Approval

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

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

203. Provide complete Recordation Package when submitting plat for 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 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)

may need TxDOT permit if driveway ties into beltway 8

UVE should be checked for making right turn on red by SB traffic on Scott Street at Beltway 8.

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

Possibility of shared access with apartment complex to the north via existing median opening should be explored. Storage of existing SB left turn lane should be recalculated if shared access is possible.



**PLANNING &
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Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 03/31/2016
Plat Name: Dhanani
Developer: Munisurvrata
Applicant: Advance Surveying, Inc.
App No/Type: 2016-0322 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 03/31/2016
Plat Name: Drexel Estate
Developer: Content Architecture
Applicant: Karen Rose Engineering and Surveying
App No/Type: 2016-0467 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4500	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77027	492N	City

Conditions and Requirements for Approval

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

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

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)

A tree located in the right-of-way (ROW) is identified on the existing conditions survey. Trees located partially or wholly within the City ROW are protected by Article VI of Ch. 33 of the Houston Code of Ordinances. Refer to Ch. 16 of the Infrastructure Design Manual for tree protection procedures. If removal is required, the procedure as outlined in 33-155 must be abided. No tree in the ROW may be removed without an approved tree removal permit.

Add note: All lots shall have adequate wastewater services

For Your Information:

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 03/31/2016
Plat Name: Falls At Dry Creek Sec 1 partial replat no 1
Developer: RH of Texas
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2016-0370 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.4220	Total Reserve Acreage:	1.4220
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	326K	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.

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 record info for both adjacent r.o.w's

For Your Information:

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

Parking analysis will be required for development of active recreation improvements.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 03/31/2016

Plat Name: Fieldstone Sec 15

Developer: Fieldstone (Houston) ASLI VI, L.L.P.

Applicant: Jones | Carter

App No/Type: 2016-0502 C3P

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	19.9700	Total Reserve Acreage:	1.0455
Number of Lots:	75	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 165
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526N	ETJ

Conditions and Requirements for Approval

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

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

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

052. Mason Road in Fieldstone Street Dedication 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)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 along Mason Road from 25' to 30' radii
Provide recordation information for 7' UE along eastern boundary of plat.
Provide Mason Road recordation number.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 03/31/2016
Plat Name: Fieldstone Sec 15
Developer: Fieldstone (Houston) ASLI VI, L.L.L.P.
Applicant: Jones | Carter
App No/Type: 2016-0502 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 03/31/2016
Plat Name: Generation Park West Sec 3
Developer: MRA GP WEST, L.P.
Applicant: Baseline Corporation
App No/Type: 2016-0273 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	24.9700	Total Reserve Acreage:	24.9700
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 402
County	Zip	Key Map ©	City / ETJ
Harris	77044	416D	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

City Engineer: 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)

Limited scope TIA for median opening, driveway and LTL sizing and placement



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 03/31/2016
Plat Name: Generation Park West Sec 3
Developer: MRA GP WEST, L.P.
Applicant: Baseline Corporation
App No/Type: 2016-0273 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 03/31/2016
Plat Name: Golf Club Drive Street Dedication Sec 1
Developer: International Union of Operating Engineers
Applicant: Action Surveying
App No/Type: 2016-0433 SP

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	5.8560	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Newport MUD
County	Zip	Key Map ©	City / ETJ
Harris	77532	379S	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. Golf Club Drive Street Dedication Sec 2 must be recorded prior to or simultaneously with this plat.

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

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

159. Provide centerline tie.

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

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

190.1. Add 'or M. Sonny Garza, Vice Chairman' on same line as Chair in the Planning Commission certificate.

194. Appendix J:County Clerk Filing Acknowledgement Statement 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:



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 03/31/2016
Plat Name: Golf Club Drive Street Dedication Sec 1
Developer: International Union of Operating Engineers
Applicant: Action Surveying
App No/Type: 2016-0433 SP

Staff Recommendation:
Defer Chapter 42 planning standards

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

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)

future ROW line for future east-west road needs to be 10 feet off of property line for a 10 foot building line to be dedicated.

Golf club Drive needs to be 10 feet off of property line for a 10 foot building line to be dedicated. May need to revise plat to add this reserve

verify how will land between street and property line be dedicated at southern portion of plat.

25'x25' cutbacks are required at the intersection of Golf Club Drive and Diamondhead Road.

Roadway construction limits should be in conformance with approved TIA and developer commitment letter.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 03/31/2016
Plat Name: Grand Vista Sec 16
Developer: Taylor Morrison of Texas Inc.
Applicant: Costello, Inc.
App No/Type: 2016-0533 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	16.1197	Total Reserve Acreage:	1.2567
Number of Lots:	77	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 30
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526L	ETJ

Conditions and Requirements for Approval

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

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

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

203. Provide complete Recordation Package when submitting plat for 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 plat note: All lots shall have adequate wastewater service.

For Your Information:

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

Fort Bend Engineer: (1) Change curb return radii on Grand Vista Lakes Drive from 25' to 30'
(2) Change the front building line for Reserves A, B, and C from 20' to 25'
(3) Provide the 7' recordation information along plat boundaries

PWE Utility Analysis: Approve

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION



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Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 03/31/2016
Plat Name: Grand Vista Sec 16
Developer: Taylor Morrison of Texas Inc.
Applicant: Costello, Inc.
App No/Type: 2016-0533 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 03/31/2016
Plat Name: Grove at Gleannloch Farms Sec 1
Developer: Pulte Homes of Texas, L.P., a Texas Limited Partnership
Applicant: Costello, Inc.
App No/Type: 2016-0545 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	35.6513	Total Reserve Acreage:	13.3166
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# 383
County	Zip	Key Map ©	City / ETJ
Harris	77379	329L	ETJ

Conditions and Requirements for Approval

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

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

049.5. All subdivision plats (C3F, C1, C2, STD) must contain: 1) x,y coordinate values for each boundary point, and 2) a plat note referencing the Texas State Plan Coordinate Grid System Zone and Zone number (NAD83). The scale factor shall be specific to the site.

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)

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

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

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

159. Provide centerline tie.

Coordinate with Harris County on Gleannloch Grove/Chaseloch Street name change.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 03/31/2016
Plat Name: Grove at Gleannloch Farms Sec 1
Developer: Pulte Homes of Texas, L.P., a Texas Limited Partnership
Applicant: Costello, Inc.
App No/Type: 2016-0545 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: DETENTION IS PROVIDED

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)

verify if Grove say Groves to match general plan

show south ROW line of spring cypress road along with showing Chaseloch Street lining up with entrance street to subdivision

label recording info. (xxx-xxx hcmr) for Spring cypress triangle

two street segments cannot be the same name. revise street name

Verify if vehicular traffic is allowed on reserve J

Show existing ROW and centerline tie to existing Chaseloch Drive on south side of Spring Cypress

Increase C40 and C41 radii to comply with Geometric Guidelines

Consider swapping reserve E and lot 28 for a more direct pedestrian path to the adjacent elementary school

Limited scope TIA required: confirm intersection geometry at the proposed Gleannloch Grove at Spring

Cypress intersection, including pavement width, transition to a 28 ft street through the Spinner Alder

intersection, potential widening of Chaseloch to match proposed cross-section on north side, coordination of

left turn lane markings with adjacent Spring Cypress Triangle and Spring Cypress church developments,

developer obligations regarding a proposed traffic signal..

Plat and plan approval required by Spring Cypress at Chaseloch CIP project manager Jonalyn Kogelman.

change Gleannloch Grove to Chaseloch street for continuation of street name

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 03/31/2016
Plat Name: Hidden Meadow Sec 15 partial replat no 1
Developer: HLL Land Acquisitions of Texas, LP
Applicant: Arborleaf Engineering & Surveying, Inc.
App No/Type: 2016-0447 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.6390	Total Reserve Acreage:	0.0000
Number of Lots:	10	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:	Greenwood Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77044	417W	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)

132. Add Wasterwater note: All lots shall have adequate wastewater collection service.

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)

may need INO letter from utility company to relocate utility easement

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 22
Action Date: 03/31/2016
Plat Name: Huffman Business Park
Developer: S. OLIVER & ASSOCIATES, LLC
Applicant: HANS CONSULTING COMPANY
App No/Type: 2016-0411 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	13.7350	Total Reserve Acreage:	13.7350
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:	Luce Bayou PUD
County	Zip	Key Map ©	City / ETJ
Harris	77336	339B	ETJ

Conditions and Requirements for Approval

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

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)

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)

203. Provide complete Recordation Package when submitting plat for 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: 22

Action Date: 03/31/2016

Plat Name: Huffman Business Park

Developer: S. OLIVER & ASSOCIATES, LLC

Applicant: HANS CONSULTING COMPANY

App No/Type: 2016-0411 C2

Staff Recommendation:

Approve the plat subject to the conditions listed

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)

utility easement and drainage easement would need to be dedicated by separate instrument per chapter 42

label the restriction for each reserve

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

Building line is missing along FM 2100.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 03/31/2016
Plat Name: Klein Business Park
Developer: Alpine Engineering and Construction, LLC
Applicant: Gruller Surveying
App No/Type: 2016-0532 C2

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	10.1510	Total Reserve Acreage:	10.1510
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 24
County	Zip	Key Map ©	City / ETJ
Harris		330L	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 03/31/2016
Plat Name: Klein Business Park
Developer: Alpine Engineering and Construction, LLC
Applicant: Gruller Surveying
App No/Type: 2016-0532 C2

Staff Recommendation:
Defer Chapter 42 planning standards

PWE Utility Analysis: Approve

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)

street will need to be extended unless a variance is submitted to terminate in a cul-de-sac or at property line recorded plat calls out Southampton Drive

label ROW widths for Louetta Road and Stuebner Airline 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. For drainage analysis related questions, please email civildevel@hcpid.org.

show high banks along Theiss Gully

Plat should be deferred to revise plat to show a cul-de-sac for Southampton Drive for access.

Harris County does not agree with denial of access to South Hampton Drive as indicated on the Plat.

1. Development of a 10 acre business park served only by a right-in/right-out driveway will create unreasonable traffic impacts.

2. Site is currently taking access from South Hampton Drive.

3. Unlike some variances limiting cross-access between commercial and residential, the Worchester route between Stuebner Airline and South Hampton has no residential frontage.

TIA will be required before the review of site development plan.

Louetta road ROW needs to be verified

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 24
Action Date: 03/31/2016
Plat Name: Mac Haik Automotive I45 Dodge
Developer: MH Houston Realty
Applicant: Knudson, LP
App No/Type: 2016-0474 C2

Staff Recommendation:
 Defer Chapter 42 planning standards

Total Acreage:	13.6910	Total Reserve Acreage:	13.6910
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	77037	372Z	City

Conditions and Requirements for Approval

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

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

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

115. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat does not include residential lots): Further, the owners hereby certify that this replat or amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

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

Provide additional record information for Airline Drive, and correct the record information for Goodson Drive.

Provide a reason for replat.

Provide the following note on the face of the plat as an for the visibility triangle note: "The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground."

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:



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 03/31/2016
Plat Name: Mac Haik Automotive I45 Dodge
Developer: MH Houston Realty
Applicant: Knudson, LP
App No/Type: 2016-0474 C2

Staff Recommendation:
Defer Chapter 42 planning standards

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

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

PLEASE ATTACH A COPY OF THE PROPOSE RE PLAT TO THE WCR APPLICATION (LONG OF SHORT)
City Engineer: DETENTION IS REQUIRED AND VICINITY MAP IS WRONG

PWE Traffic: No comment.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 03/31/2016
Plat Name: Mihalov Business Park
Developer: Mihalov Investments, LLC
Applicant: Glezman Surveying, Inc.
App No/Type: 2016-0350 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.5690	Total Reserve Acreage:	6.5690
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
Montgomery	77386	293B	ETJ

Conditions and Requirements for Approval

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

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

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

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.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 03/31/2016
Plat Name: Miramesa Commercial Reserve Sec 2
Developer: Miramesa Commercial NEC LLC
Applicant: Jones | Carter
App No/Type: 2016-0521 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	10.9800	Total Reserve Acreage:	10.9800
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:	Storm Sewer	Utility District:	Harris County MUD 165
County	Zip	Key Map ©	City / ETJ
Harris	77433	406C	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)

Submit a name change for the most recent Mirabella General Plan (2014-2143) prior to the recordation of this plat application.

For Your Information:

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 03/31/2016
Plat Name: Morning Creek Springs Lane Street Dedication Sec 2
Developer: Friendswood Development Company
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2016-0515 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.7000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	3	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	77365	297K	City

Conditions and Requirements for Approval

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

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

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

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

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

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)

For Your Information:

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

Addressing: "Falls" is a USPS recognized street type, and ideally should not be used in a street name, but is not enforceable per the city ordinance.

Vista Falls Trace on the plat and Falls Vista Trace in PlatTracker. Please choose one or the other and correct source.

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

PLEASE ATTACH A COPY OF THE PROPOSE RE PLAT TO THE WCR APPLICATION (LONG OF SHORT)



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 03/31/2016
Plat Name: Morning Creek Springs Lane Street Dedication Sec 2
Developer: Friendswood Development Company
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2016-0515 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 03/31/2016
Plat Name: Mound Road Street Dedication Sec 1
Developer: Becker Road, L.P.
Applicant: Brown & Gay Engineers, Inc.
App No/Type: 2016-0479 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.6350	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 434
County	Zip	Key Map ©	City / ETJ
Harris	77447	325S	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.

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

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

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

For Your Information:

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

PWE Utility Analysis: APPROVED

Harris County Flood Control District: HCFCDD Review - Correct Key Map information on the Vicinity Map, it should read: 325 S.

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)

sanitary control easement encroaches on proposed ROW. May need TCEQ exemption.

Corner ROW radius at House Road and Mound Road should be 30'.

HC Traffic and Permits Public Review should be contacted prior to plan submittal for confirming roadway geometries and left turn lane requirements.

UVE analysis required



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 03/31/2016
Plat Name: Mound Road Street Dedication Sec 1
Developer: Becker Road, L.P.
Applicant: Brown & Gay Engineers, Inc.
App No/Type: 2016-0479 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 03/31/2016
Plat Name: Narsi Management
Developer: Narsi Management, LP
Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying
App No/Type: 2016-0438 C3P

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	15.4620	Total Reserve Acreage:	15.4620
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77396	375B	City

Conditions and Requirements for Approval

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

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)

120. Add One-foot Reserve plat note: (adjacent to reserve) One-foot reserve dedicated to the public in fee as a buffer separation between the public street and the adjacent reserve, the condition of such dedication being that when the adjacent reserve is replatted and approved by the Commission, the one-foot reserve shall automatically be vacated and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.

134.20. Add to general notes on face of plat: This property(s) is located in Park Sector number 20.

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.

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

For Your Information:

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29

Action Date: 03/31/2016

Plat Name: Narsi Management

Developer: Narsi Management, LP

Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying

App No/Type: 2016-0438 C3P

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

PLEASE ATTACH A COPY OF THE PROPOSE RE PLAT TO THE WCR APPLICATION (LONG OF SHORT)

City Engineer: DETENTION IS REQUIRED AND NEED DRAINAGE PLAN

Staff Recommendation:

Approve the plat subject to the conditions listed

Harris County Flood Control District: HCFCD Review - Plat release letter 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 20.

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



Agenda Item: 30
Action Date: 03/31/2016
Plat Name: Neuen Manor partial replat no 2
Developer: Riverway Development, Inc.
Applicant: The Interfield Group
App No/Type: 2016-0536 C3F

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	0.6060	Total Reserve Acreage:	0.0000
Number of Lots:	12	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	77080	450U	City

Conditions and Requirements for Approval

** Provide lot width averaging table if any lots are under 20' in width.

**The length of the driveway to the garage shall not be longer than 20'.

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

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

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

For Your Information:

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

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

PLEASE ATTACH A COPY OF THE PROPOSE RE PLAT TO THE WCR APPLICATION (LONG OF SHORT)

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

City Engineer: DETENTION IS REQUIRED

PWE Traffic: With the extension of the street width via the installation of the parking pad, on-street parking is approved.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 03/31/2016
Plat Name: Neuen Manor partial replat no 2
Developer: Riverway Development, Inc.
Applicant: The Interfield Group
App No/Type: 2016-0536 C3F

Staff Recommendation:
Defer Chapter 42 planning
standards

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 03/31/2016
Plat Name: North Kingwood Forest partial replat no 1
Developer: Camillo Properties
Applicant: R.G. Miller Engineers
App No/Type: 2016-0476 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Conditions and Requirements for Approval

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.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 32

Action Date: 03/31/2016

Plat Name: Oates Crossing

Developer: RICHTER FAMILY PARTNERSHIP, LTD

Applicant: M2L Associates, Inc.

App No/Type: 2016-0470 C2

Staff Recommendation:

Defer Chapter 42 planning standards

Total Acreage:	6.0163	Total Reserve Acreage:	6.0163
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77013	456S	City

Conditions and Requirements for Approval

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

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

Proper record information is required for Oates Road and Oakbrook Drive.

1. Separates tracts of land that are contiguous and fall under common ownership shall not be subdivided separately through the subdivision platting process. Either submit a General Plan through Plat Tracker or plat the entire property that lies under common ownership.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 APPLICATION IS REQUIRED FOR THIS PROJECT.

PLEASE ATTACH A COPY OF THE PROPOSE RE PLAT TO THE WCR APPLICATION (LONG OF SHORT)

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: 33
Action Date: 03/31/2016
Plat Name: Palmetto Oaks replat no 1
Developer: Individual
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2016-0517 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1667	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77081	531F	City

Conditions and Requirements for Approval

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

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

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

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

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

1. Revise the Visibility Triangle Note: "The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground."

For Your Information:

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

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

City Engineer: DRAINAGE PLAN IS PROVIDED, DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

Parks and Recreation: To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (1 units) of dwelling units.



PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 03/31/2016
Plat Name: Palmetto Oaks replat no 1
Developer: Individual
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2016-0517 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 03/31/2016
Plat Name: Pinto Business Park Distribution Center
Developer: Pinto Realty Development, Inc. a Texas corporation
Applicant: Brown & Gay Engineers, Inc.
App No/Type: 2016-0478 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	60.7100	Total Reserve Acreage:	60.7100
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

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
052. Pinto Business Park Drive Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

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)
Pinto Business Park Drive will need to be recorded prior to or simultaneously with this plat
Limited scope TIA will be required to determine driveway, median openings and left turn lane requirements.
City Engineer: WLE & STM S E CANNOT OVERLAPP, WHICH IS NOT ALLOWED.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: 34
Action Date: 03/31/2016
Plat Name: Pinto Business Park Distribution Center
Developer: Pinto Realty Development, Inc. a Texas corporation
Applicant: Brown & Gay Engineers, Inc.
App No/Type: 2016-0478 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 03/31/2016
Plat Name: Provision at Four Corners
Developer: Best Trash, LLC
Applicant: Terra Surveying Company, Inc.
App No/Type: 2016-0464 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	19.9760	Total Reserve Acreage:	19.6920
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:	Kingbridge MUD
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	527V	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
1. All Fort Bend plats must have the topographic layer present when the plat comes in for 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.

Fort Bend Engineer: Change front building line for Restricted Reserve B to 20'
FYI - block lengths along collector roadways are not to exceed 1,400'
Provide civil plans for Restricted Reserves A and B
City Engineer: DETENTION IS REQUIRED

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 03/31/2016
Plat Name: Residences at Fannin Station Sec 1
Developer: BEC-LIN ENGINEERING, LP
Applicant: TRI-TECH SURVEYING CO., L.P./BEC-LIN ENGINEERING, L.P./GLOBAL SURVEYORS, INC.
App No/Type: 2016-0405 C3F

Staff Recommendation:
 Approve the plat subject to the conditions listed

Total Acreage:	15.0130	Total Reserve Acreage:	12.7735
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77045	532Z	City

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
053. Change street name(s) as indicated on the file copy to avoid duplication.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)

Provide street name for "unnamed street" along the western plat boundary.
 Change "Fannin Station Way" street name to "Fannin Stopping Way."
 Address all previous markups in preliminary application number 2015-2569. Provide pipeline release letter for Midcon Texas pipeline underneath proposed street.

For Your Information:

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

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project.
 Please, attached a copy of the proposed re plat to the WCR application (long or short form).
 City Engineer: DETENTION IS REQUIRED , WLE, & SSE CANNOT OVERLAPP, WHICH IS NOT ALLOWED
 AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

Addressing: Duplicate street name. "Fannin Station Way" is similar to the existing "Fannin Station". This street name needs to change.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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	Staff Recommendation:	Approve the plat subject to the conditions listed
Action Date:	03/31/2016		
Plat Name:	Royal Brook at Kingwood Sec 1 partial replat no 1 and extension		
Developer:	Friendswood Development Company		
Applicant:	Jones Carter		
App No/Type:	2016-0491 C3F		

Total Acreage:	4.3200	Total Reserve Acreage:	4.3200
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77365	297K	City

Conditions and Requirements for Approval

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

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

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

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

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

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

1. Revise the legal description to include language referencing the replat e.g. "Also being a replat of Restricted Reserve 'A' ..."

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 APPLICATION IS REQUIRED FOR THIS PROJECT.

PLEASE ATTACH A COPY OF THE PROPOSE RE PLAT TO THE WCR APPLICATION (LONG OF SHORT)
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: 38
Action Date: 03/31/2016
Plat Name: Royal Brook at Kingwood Sec 8
Developer: Friendswood Development Company
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2016-0497 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	16.8000	Total Reserve Acreage:	7.1300
Number of Lots:	38	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:	MC MUD 24
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	297k	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. Record Royal Brook minor Drive SP Sec 2 must be recorded prior to or simultaneously with this plat.

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

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.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 03/31/2016
Plat Name: Royal Brook at Kingwood Sec 9
Developer: Friendswood Development Company
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2016-0508 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.4000	Total Reserve Acreage:	0.6800
Number of Lots:	42	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Montgomery County MUD 24
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	297K	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. Royal Brook at Kingwood Sec 8 must be recorded prior to or simultaneously with this plat.

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

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

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

For Your Information:

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

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: 40
Action Date: 03/31/2016
Plat Name: Royal Brook at Kingwood Sec 10
Developer: Friendswood Development Company
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2016-0510 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	48.2000	Total Reserve Acreage:	31.9800
Number of Lots:	38	Number of Multifamily Units:	0
COH Park Sector:	3	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	77365	297K	City/ETJ

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.

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. Royal Brook Minor Drive SP Sec 2 must be recorded prior to or simultaneously with this plat.

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

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: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

PWE Traffic: Parking can be accommodated along the street.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 03/31/2016
Plat Name: Royal Brook at Kingwood Sec 10
Developer: Friendswood Development Company
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2016-0510 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 03/31/2016
Plat Name: Royal Brook at Kingwood Sec 17
Developer: Friendswood Development Company
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2016-0531 C3P

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	15.2000	Total Reserve Acreage:	0.5100
Number of Lots:	44	Number of Multifamily Units:	0
COH Park Sector:	3	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	77365	297K	City

Conditions and Requirements for Approval

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

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

052. Morning Creek Spring Lane SP Sec 2 must be recorded prior to or simultaneously with this plat.

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

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

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

For Your Information:

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

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

PLEASE ATTACH A COPY OF THE PROPOSE RE PLAT TO THE WCR APPLICATION (LONG OF SHORT)

Addressing: Ideally, "cliff", "river", and "falls" would not be used in street names, as they are USPS recognized street types, but are unenforceable by the city ordinance.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Parks and Recreation: To be corrected on the parks and open space table on the face of the plat: H) 31.63 AC
 I) 30.84 AC



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 03/31/2016
Plat Name: Royal Brook at Kingwood Sec 17
Developer: Friendswood Development Company
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2016-0531 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 03/31/2016
Plat Name: Sam Houston Parkway Street Dedication Sec 1
Developer: HCMUD No 406
Applicant: Brown & Gay Engineers, Inc.
App No/Type: 2016-0539 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.0459	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

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.

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)
Roadway widening plans from TxDOT will need to be approved prior to recordation.
Approval from TxDOT is required for acceptance of ROW dedication

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 03/31/2016
Plat Name: Satya Clay
Developer: 99 CLAY PROJECT, LTD
Applicant: Brown & Gay Engineers, Inc.
App No/Type: 2016-0546 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.4390	Total Reserve Acreage:	4.4390
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	445H	ETJ

Conditions and Requirements for Approval

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

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

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

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. Identify the 20' strip conveyed to HC for ROW Widening and provide record information.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 03/31/2016
Plat Name: Satya Clay
Developer: 99 CLAY PROJECT, LTD
Applicant: Brown & Gay Engineers, Inc.
App No/Type: 2016-0546 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: DETENTION IS REQUIRED

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

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

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

easements dedicated by separate instrument must be recorded prior to plat recordation

Documentation of TxDOT driveway approval should be submitted with site plans if a driveway is proposed on west property line.

TIA will be required prior to site plan submittal for review. WB left turn lane (LTL) on Clay Road will be required at the median opening serving this tract. Either the plans for this site development must include LTL construction or a letter of commitment for LTL to be in place prior to occupancy.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 44

Action Date: 03/31/2016

Plat Name: Satyanarayana Temple

Developer: SRI Satyanarayana Temple of Greater Houston

Applicant: Hovis Surveying Company Inc.

App No/Type: 2016-0416 C2

Staff Recommendation:

Defer Applicant request

Total Acreage:	1.7250	Total Reserve Acreage:	1.6780
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	284Z	ETJ

Conditions and Requirements for Approval

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

Neighboring property to the west is under common ownership with the subject property. Both properties need to be part of a general plan.
Provide intersection tie with the next street to the east.

For Your Information:

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

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

City Engineer: DETENTION IS REQUIRED

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

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 03/31/2016
Plat Name: Sendero Tract Sec 1
Developer: Meritage Homes of Texas, LLC
Applicant: Costello, Inc.
App No/Type: 2016-0511 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	29.0707	Total Reserve Acreage:	3.9603
Number of Lots:	108	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 132
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524R	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.

053. Add 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.

Fort Bend Engineer: Change curb return radii along Bellaire Blvd from 25' to 30'.
Change curb return radii along Rancho Bella Pkwy from 25' to 30'.
Provide 7' UE recordation information for all UE's lying outside of the plat boundary.
Change all curb returns on Regatta Lake to 30' radii
Change all 10' building lines adjacent to the detention reserve C to 25'
City Engineer: DETENTION IS PROVIDED



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 03/31/2016
Plat Name: Sendero Tract Sec 1
Developer: Meritage Homes of Texas, LLC
Applicant: Costello, Inc.
App No/Type: 2016-0511 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 03/31/2016
Plat Name: Spring Creek Village
Developer: R Smith Development
Applicant: Jones | Carter
App No/Type: 2016-0543 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	7.2970	Total Reserve Acreage:	7.2020
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	77484	283K	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. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

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

For Your Information:

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 03/31/2016
Plat Name: Spring Creek Village
Developer: R Smith Development
Applicant: Jones | Carter
App No/Type: 2016-0543 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approve
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)

Waller-Spring Creek Road is proposed to be upgraded to a major thoroughfare per the proposed US 290 area major thoroughfare study. Building line should be 45 feet. Do not have improvements within 45 feet of existing ROW line.

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 03/31/2016
Plat Name: Stonebrook Estates Sec 2
Developer: Stonebrook-Krueger Corp
Applicant: Windrose Land Services, Inc.
App No/Type: 2016-0458 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	21.0233	Total Reserve Acreage:	4.0548
Number of Lots:	56	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	329K	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)

012.2.1 Dead-end utility easements are not permitted.

Section 1 must be recorded prior to or simultaneously with Section 2.

Add 10' building line to lots 3 and 4 of block 1 opposite the Edgewood Manor Court cul de sac.

Add reserve table.

For Your Information:

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

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 all private streets as "PVT" or "Private". (HC)

label restriction for reserve A

spell out names of street suffixes

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 03/31/2016
Plat Name: Stonebrook Estates Sec 2
Developer: Stonebrook-Krueger Corp
Applicant: Windrose Land Services, Inc.
App No/Type: 2016-0458 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 03/31/2016
Plat Name: Sunshine Ranch Estates partial replat no 1
Developer: St. Jerome Catholic Parish
Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying
App No/Type: 2016-0425 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.2193	Total Reserve Acreage:	2.2193
Number of Lots:	1	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	77080	450R	City

Conditions and Requirements for Approval

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

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

Remove Harris County Engineer and Commissioner Court acknowledgements. These are not required for plats within the City of Houston.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 APPLICATION IS REQUIRED FOR THIS PROJECT.
PLEASE ATTACH A COPY OF THE PROPOSE RE PLAT TO THE WCR APPLICATION (LONG OF SHORT)
City Engineer: DETENTION IS REQUIRED

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 03/31/2016
Plat Name: Timber Forest Drive Street Dedication Sec 3
Developer: Crescent LHTX 2012, LLC
Applicant: Brown & Gay Engineers, Inc.
App No/Type: 2016-0484 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.0740	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 505
County	Zip	Key Map ©	City / ETJ
Harris	77346	377J	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.

061. Orient the layout of the plat with north to the top of the page (perpendicular to the bottom edge of the sheet) and provide a north arrow. (41)

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

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

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

Identify acreage outside the plat boundary.
Add a scale bar.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 03/31/2016
Plat Name: Timber Forest Drive Street Dedication Sec 3
Developer: Crescent LHTX 2012, LLC
Applicant: Brown & Gay Engineers, Inc.
App No/Type: 2016-0484 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: APPROVED

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

Construction scope to be consistent with the TIA for the nearby school and applicable developer / County agreements.

If roadway plans will be submitted prior to plats for adjacent sections, any provisions in the plans showing proposed median openings for future streets will need coordination and approval by HC Traffic and Sr.

Planning Engineer Fred Mathis. Spacings shall comply with Chapter 42 minimums and Harris County Geometric Guidelines.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 03/31/2016
Plat Name: Towne Lake Sec 42
Developer: CW SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No/Type: 2016-0503 C3F

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	41.7900	Total Reserve Acreage:	8.2800
Number of Lots:	113	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 502
County	Zip	Key Map ©	City / ETJ
Harris	77433	367S	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.

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

052. 2015-0184 (Towne Lake Pkwy Street Dedication Sec 2) must be recorded prior to or simultaneously with this plat.

148. Change 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)

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: 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.
 MAKE SURE THAT THE SUBDIVISION HAS DETENTION AND W.M.E.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
 Record Towne Lake Parkway prior to or simultaneously with this plat



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 03/31/2016
Plat Name: Towne Lake Sec 44
Developer: CC Lakeway Shores, L.P., a Texas limited partnership
Applicant: EHRA
App No/Type: 2016-0500 C3F

Staff Recommendation:
 Defer Chapter 42 planning standards

Total Acreage:	9.1190	Total Reserve Acreage:	1.2000
Number of Lots:	81	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 501
County	Zip	Key Map ©	City / ETJ
Harris	77433	407A	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.

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

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

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

149. Change street name ending(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)

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 03/31/2016
Plat Name: Towne Lake Sec 44
Developer: CC Lakeway Shores, L.P., a Texas limited partnership
Applicant: EHRA
App No/Type: 2016-0500 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

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: 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.
MAKE SURE THAT THE SUBDIVISION HAS DETENTION AND W.M.E.

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 Crystal Knoll Drive and Towne Lake Pkwy.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 03/31/2016
Plat Name: Valley Ranch Sec 7
Developer: Sig-Valley
Applicant: Hovis Surveying Company Inc.
App No/Type: 2016-0499 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	14.1040	Total Reserve Acreage:	0.0708
Number of Lots:	62	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Valley Ranch MUD 1
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	256X	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)

157. Provide streets names for each street. (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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 03/31/2016
Plat Name: Vistas of Klein Lake Sec 2
Developer: CalAtlantic Homes of Texas, Inc.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2016-0408 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	19.8110	Total Reserve Acreage:	3.3740
Number of Lots:	71	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Northwest Harris County MUD #30
County	Zip	Key Map ©	City / ETJ
Harris	77379	290Y	ETJ

Conditions and Requirements for Approval

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

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

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

052. Vistas of Klein Lake Sec 1 must be recorded prior to or simultaneously with this plat.

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

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 53
Action Date: 03/31/2016
Plat Name: Vistas of Klein Lake Sec 2
Developer: CalAtlantic Homes of Texas, Inc.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2016-0408 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
provide INO letter from pipeline company prior to recordation if road impacts pipelines
Sec 1 will need to be recorded prior to or simultaneously with this plat
There does not appear to be any street name duplications.
label name and recording info of strip of land. Verify if this owner's name should be on plat or submit an owner's ratification
UVE should be checked at N. Captain Blvd (pvt) and Northpointe Blvd.
EB left turn lane will be required on Northpointe Blvd at N. Captain Blvd (pvt).
Corner ROW radius at Northpointe Blvd and T.C. Jester Blvd should be 35'.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 03/31/2016
Plat Name: Westview Landing GP
Developer: KB Home
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2016-0506 GP

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	135.3100	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:	Mount Houston Road MUD
County	Zip	Key Map ©	City / ETJ
Harris	77038	411H	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.

For Your Information:

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

Comply with previous commitment letter to Precinct 4 for actions at T.C. Jester Blvd and West 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: 55
Action Date: 03/31/2016
Plat Name: Westview Landing Sec 2
Developer: KB Home
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2016-0514 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	47.3200	Total Reserve Acreage:	28.8300
Number of Lots:	81	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Mount Houston Road MUD
County	Zip	Key Map ©	City / ETJ
Harris	77038	411H	ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

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. Westview Landing 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)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: Approve
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)
Sec 1 will need to be recorded prior to or simultaneously with this plat
There does not appear to be any street name duplications per our road log
Comply with previous commitment letter to Precinct 4 for actions at T.C. Jester Blvd and West Road



PLANNING &
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Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 03/31/2016
Plat Name: Westview Landing Sec 2
Developer: KB Home
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2016-0514 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 03/31/2016
Plat Name: Windsor Estates Sec 1 partial replat no 1 and extension
Developer: LRI Investment Group
Applicant: Jones | Carter
App No/Type: 2016-0298 C3F

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	8.2200	Total Reserve Acreage:	1.9778
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 25
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	567N	ETJ

Conditions and Requirements for Approval

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

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

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.

City Planning only reviewed portion with Houston ETJ.
Provide no objection letter from FB for the removal of the stub street with utilities.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 57
Action Date: 03/31/2016
Plat Name: Allied Kickapoo
Developer: Alcomat Inc
Applicant: Texas Engineering And Mapping Company
App No/Type: 2016-0460 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	4.2050	Total Reserve Acreage:	4.1486
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:	Harris County MUD 165
County	Zip	Key Map ©	City / ETJ
Harris	77484	323C	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

115. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat does not include residential lots): Further, the owners hereby certify that this replat or amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

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

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

1. Provide a revised title at recordation. It must state "None of Record" for the lien section.

2. Use verbatim NAD83 note: 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
 *****.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 57

Action Date: 03/31/2016

Plat Name: Allied Kickapoo

Developer: Alcomat Inc

Applicant: Texas Engineering And Mapping Company

App No/Type: 2016-0460 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

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

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

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

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

dedicate 17or 20 feet of ROW depending on existing ROW width.

verify existing ROW width. Our road log calls out 60 feet of ROW on Kickapoo road

Larger cutback at corner of Kickapoo Road and Hempstead Road is required per Geometric Design Guidelines for acute angle.

Additional detail is needed at Kickapoo Road/ Old Hempstead intersection - UPRR ROW, Old Washington and south leg of Kickapoo Road should be shown.

25' building lines 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: 58
Action Date: 03/31/2016
Plat Name: Autohaus
Developer: A&M Autohaus Inc
Applicant: Century Engineering, Inc
App No/Type: 2016-0442 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.7029	Total Reserve Acreage:	0.7029
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	77004	493T	City

Conditions and Requirements for Approval

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

115. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat does not include residential lots): Further, the owners hereby certify that this replat or amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

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

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

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

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

For Your Information:

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

PWE Utility Analysis: A WASTEWATER CAPACITY RESERVATION APPLICATION IS REQUIRED FOR THIS PROJECT.
 PLEASE ATTACH A COPY OF THE PROPOSE RE PLAT TO THE WCR APPLICATION (LONG OF SHORT)
 City Engineer: DETENTION IS REQUIRED

PWE Traffic: No comment.

Parks and Recreation: To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 14.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 03/31/2016
Plat Name: Autohaus
Developer: A&M Autohaus Inc
Applicant: Century Engineering, Inc
App No/Type: 2016-0442 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 03/31/2016
Plat Name: Bastrop Townhomes
Developer: Gentle Willow LLC
Applicant: Windrose Land Services, Inc.
App No/Type: 2016-0495 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.2277	Total Reserve Acreage:	0.0134
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493U	City

Conditions and Requirements for Approval

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

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

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

127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

134.15. Add to general notes on face of plat: This property(s) is located in Park Sector number 15.

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

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

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

1. Use verbatim NAD83 note: Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 03/31/2016
Plat Name: Bastrop Townhomes
Developer: Gentle Willow LLC
Applicant: Windrose Land Services, Inc.
App No/Type: 2016-0495 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

PLEASE ATTACH A COPY OF THE PROPOSE RE PLAT TO THE WCR APPLICATION (LONG OF SHORT)

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

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

Parks and Recreation: To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 15.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 60
Action Date: 03/31/2016
Plat Name: Bunton Landing
Developer: AZH Development
Applicant: The Interfield Group
App No/Type: 2016-0320 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.2580	Total Reserve Acreage:	0.0040
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453Z	City

Conditions and Requirements for Approval

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

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

For Your Information:

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

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

Please, attached a copy of the proposed re plat to the WCR application (long or short form).

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 03/31/2016
Plat Name: Caridas Main Street Addition partial replat no 1
Developer: HIGHHEELS TO HARDHATS
Applicant: Texas Legal Media
App No/Type: 2016-0424 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	3.0144	Total Reserve Acreage:	3.0144
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	77085	570L	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

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

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

City Engineer: DETENTION IS REQUIRED AND NEED DRAINAGE PLAN

Parks and Recreation: To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 8.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 03/31/2016
Plat Name: Circle K at Federal
Developer: MDM Services Inc.
Applicant: AGS CONSULTANTS LLC
App No/Type: 2016-0529 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.1790	Total Reserve Acreage:	1.1790
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

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

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

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

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

For Your Information:

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

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

PLEASE ATTACH A COPY OF THE PROPOSE RE PLAT TO THE WCR APPLICATION (LONG OF SHORT)

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: 63
Action Date: 03/31/2016
Plat Name: Clarity Glass Houston
Developer: CKS Land Development
Applicant: Windrose Land Services, Inc.
App No/Type: 2016-0489 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.4821	Total Reserve Acreage:	4.4821
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77041	449C	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)

title report should show a (partial replat) of Lot 3, Block 9 in the legal description.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: APPROVED
City Engineer: DETENTION IS REQUIRED AND NEED DRAINAGE PLAN

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

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

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

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

Provide documentation of TxDOT driveway approval with site plans



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 03/31/2016
Plat Name: Clarity Glass Houston
Developer: CKS Land Development
Applicant: Windrose Land Services, Inc.
App No/Type: 2016-0489 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 03/31/2016
Plat Name: Clover Leaf Elementary School
Developer: Brooks and Sparks, Inc
Applicant: West Belt Surveying, Inc.
App No/Type: 2016-0368 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.4930	Total Reserve Acreage:	6.4930
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:	WCID 36
County	Zip	Key Map ©	City / ETJ
Harris	77015	497F	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)

provide letter of no objection from Harris county regarding the row abandonment 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.

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)

provide corner cut for building lines

label fire and EMS table

plat name must match application

15'x15' visibility triangles at four corners should be converted to ROW cutbacks.

Traffic Operation Study will be required for approvals of plans expanding student population.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 03/31/2016
Plat Name: Crocker Square
Developer: Roc Homes
Applicant: Bates Development Consultants
App No/Type: 2016-0475 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77019	493N	City

Conditions and Requirements for Approval

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

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

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

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

Add note: All lots shall have adequate wastewater services
Specify easement listed in title report at recordation.

For Your Information:

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

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: 66
Action Date: 03/31/2016
Plat Name: Elysian Yorkview
Developer: JSC Construction, Inc.
Applicant: The Interfield Group
App No/Type: 2016-0523 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453Z	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

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

PLEASE ATTACHED A COPY OF THE PROPOSED RE PLAT TO THE WASTEWATER APPLICATION (LONG OR SHORT) lots 2 and 3 do not front COH sanitary sewer.

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 03/31/2016
Plat Name: Foodway
Developer: Foodway
Applicant: ICMC GROUP INC
App No/Type: 2016-0388 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.6015	Total Reserve Acreage:	0.6015
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452Y	City

Conditions and Requirements for Approval

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

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

The two building lines shall not overlap but instead intersect to create a 90° angle.

1. Durham St. was platted as a 50' ROW and the lots pertaining to this replat have remained in the same configuration since that plat was created. However, the ROW appears to jog along the portion of the ROW that fronts this replat. Therefore, provide an exhibit to show how the ROW of Durham was subsequently widened in order for us to determine how much dedication is required. The exhibit should include deed records and ROW drawing numbers.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 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: 68
Action Date: 03/31/2016
Plat Name: Franz Complex
Developer: Discovery Residential Developments & Management, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2016-0535 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.0243	Total Reserve Acreage:	1.0243
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:	Fountainhead MUD
County	Zip	Key Map ©	City / ETJ
Harris	77079	488A	City

Conditions and Requirements for Approval

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

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

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

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

Legal description in title and on plat must match at recordation.

For Your Information:

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

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

PLEASE ATTACH A COPY OF THE PROPOSE RE PLAT TO THE WCR APPLICATION (LONG OF SHORT)

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: 69
Action Date: 03/31/2016
Plat Name: Glen Trout Gardens
Developer: Glen E. Trout Company
Applicant: Survey 1, Inc.
App No/Type: 2016-0465 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.7492	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Porter MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	296J	ETJ

Conditions and Requirements for Approval

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

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

049.4. Add the following plat note for plats located in Montgomery and Liberty counties: The Coordinates shown hereon are Texas Central Zone no. 4203 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale *****.

203. Provide complete Recordation Package when submitting plat for 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 FOLLOWING NOTE: All lots shall have adequate wastewater collection service.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 70

Action Date: 03/31/2016

Plat Name: Gold Cup

Developer: 290 GCP, Inc.

Applicant: Bowden Survey

App No/Type: 2016-0449 C2R

Staff Recommendation:

Defer Chapter 42 planning standards

Total Acreage:	3.9865	Total Reserve Acreage:	3.9865
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:	City
County	Zip	Key Map ©	City / ETJ
Harris	77092	451E	City

Conditions and Requirements for Approval

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

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

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

061. Orient the layout of the plat with north to the top of the page (perpendicular to the bottom edge of the sheet) and provide a north arrow. (41)

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

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

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

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

190.1. Add 'or M. Sonny Garza, Vice Chairman' on same line as Chair in the Planning Commission certificate.

190.2. Add 'Mark A. Kilkenny, Chair' as Chair in the Planning Commission certificate.

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

194. Appendix J: County Clerk Filing Acknowledgement Statement 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)



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70

Action Date: 03/31/2016

Plat Name: Gold Cup

Developer: 290 GCP, Inc.

Applicant: Bowden Survey

App No/Type: 2016-0449 C2R

Staff Recommendation:

Defer Chapter 42 planning standards

For Your Information:

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

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

PLEASE ATTACH A COPY OF THE PROPOSE RE PLAT TO THE WCR APPLICATION (LONG OF SHORT)
City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: HCFCD Review - Include Key Map information on the Vicinity Map and rotate it to show north at the top.

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: 71
Action Date: 03/31/2016
Plat Name: Harris County ESD No 9 Cherry Park Drive Fire Station
Developer: Coveler & Katz
Applicant: Weisser Engineering Company
App No/Type: 2016-0459 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	1.8580	Total Reserve Acreage:	1.8580
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 186 & 145
County	Zip	Key Map ©	City / ETJ
Harris	77095	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.

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

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

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

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

For Your Information:

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

City Engineer: DETENTION IS REQUIRED

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

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

provide corner cut for 25 foot building line intersection

Trailside Drive should be constructed to Harris County Standard before access will be allowed.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 03/31/2016
Plat Name: Harris County ESD No 9 Cherry Park Drive Fire Station
Developer: Coveler & Katz
Applicant: Weisser Engineering Company
App No/Type: 2016-0459 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 03/31/2016
Plat Name: Jag Concrete
Developer: Jag Contractors
Applicant: ICMC GROUP INC
App No/Type: 2016-0386 C3R

Staff Recommendation:
Defer Applicant request

Total Acreage:	2.9980	Total Reserve Acreage:	2.9980
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77034	577P	City

Conditions and Requirements for Approval

001. Provide General Plan for all properties with former common ownership as indicated on the marked file copy.
045. The alignment and width of all major thoroughfares within or adjacent to the proposed General Plan shall conform to the requirements of the most recent Major Thoroughfare and Freeway Plan. (24)
047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
054. Reference 42-41 through 42-51 for plat, general plan and street dedication plat graphical and legal requirements.
057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (41)
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
159. Provide centerline tie.
209. Applicant has requested that this item be deferred for two weeks.

For Your Information:

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

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project.
Please, attached a copy of the proposed re plat to the WCR application (long or short form).
City Engineer: DETENTION IS REQUIRED



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72

Action Date: 03/31/2016

Plat Name: Jag Concrete

Developer: Jag Contractors

Applicant: ICMC GROUP INC

App No/Type: 2016-0386 C3R

Staff Recommendation:

Defer Applicant 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.



Agenda Item: 73
Action Date: 03/31/2016
Plat Name: Kibogoyo Place
Developer: The Boss Construction
Applicant: PLS
App No/Type: 2016-0512 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4090	Total Reserve Acreage:	0.4090
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:	City
County	Zip	Key Map ©	City / ETJ
Harris	77028	455P	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.
045. The alignment and width of all major thoroughfares within or adjacent to the proposed General Plan shall conform to the requirements of the most recent Major Thoroughfare and Freeway Plan. (24)
047. Make minor corrections and additions as indicated on the marked file copy.
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
146. Identify, dimension and provide square footage for all right-of-way dedications. "xx s.f. are hereby dedicated to the public for right-of-way purposes.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Dimension existing easements as indicated on the marked file copy.

For Your Information:

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

PWE Utility Analysis: A WASTEWATER CAPACITY RESERVATION LETTER IS REQUIRED FOR THIS PROJECT.
PLEASE ATTACHED A COPY OF THE PROPOSED RE PLAT TO THE WASTEWATER APPLICATION (LONG OR SHORT)

PWE Traffic: No comment.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 03/31/2016
Plat Name: Kibogoyo Place
Developer: The Boss Construction
Applicant: PLS
App No/Type: 2016-0512 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 03/31/2016
Plat Name: Madera Run Parkway Street Dedication Sec 4
Developer: Crescent LHTX 2012, LLC
Applicant: Brown & Gay Engineers, Inc.
App No/Type: 2016-0482 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.4680	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

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. Madera Run Parkway Street Dedication Sec 2 & Sec 3 must be recorded prior to or simultaneously with this plat.

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

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

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

203. Provide complete Recordation Package when submitting plat for 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: 74
Action Date: 03/31/2016
Plat Name: Madera Run Parkway Street Dedication Sec 4
Developer: Crescent LHTX 2012, LLC
Applicant: Brown & Gay Engineers, Inc.
App No/Type: 2016-0482 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: APPROVED
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)
Madera Run Parkway sec 3 or sec 5 will need to be recorded prior to or simultaneously with this plat
Pavement construction scope should comply with approved developer commitment letter.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 03/31/2016
Plat Name: Madera Run Parkway Street Dedication Sec 5
Developer: Crescent LHTX 2012, LLC
Applicant: Brown & Gay Engineers, Inc.
App No/Type: 2016-0480 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.7990	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	377J	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. Madera Run Parkway Street Dedication Sec 2, Sec 3, & Sec 4 - OR - Timber Forest Drive Street Dedication Sec 3 must be recorded prior to or simultaneously with this plat.

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

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

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

203. Provide complete Recordation Package when submitting plat for 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 &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 03/31/2016
Plat Name: Madera Run Parkway Street Dedication Sec 5
Developer: Crescent LHTX 2012, LLC
Applicant: Brown & Gay Engineers, Inc.
App No/Type: 2016-0480 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
timber forest drive Sec 3 or Madera run Pkwy Sec 4 will need to be recorded before or simultaneously with this plat
Roadway design plans should be coordinated with the approved TIA for the adjacent school site

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 76
Action Date: 03/31/2016
Plat Name: Nashua Manor
Developer: City Quest
Applicant: Bates Development Consultants
App No/Type: 2016-0513 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1607	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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452Y	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 APPLICATION IS REQUIRED FOR THIS PROJECT.

PLEASE ATTACH A COPY OF THE PROPOSE RE PLAT TO THE WCR APPLICATION (LONG OF SHORT) LOTS 1 LOTS 2 AND LOTS 3.

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: 77
Action Date: 03/31/2016
Plat Name: Nashua Place
Developer: City Quest
Applicant: Bates Development Consultants
App No/Type: 2016-0509 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452Y	City

Conditions and Requirements for Approval

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

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

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

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

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

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

1. A tree located in the right-of-way (ROW) is identified on the existing conditions survey. Trees located partially or wholly within the City ROW are protected by Article VI of Ch. 33 of the Houston Code of Ordinances. Refer to Ch. 16 of the Infrastructure Design Manual for tree protection procedures. If removal is required, the procedure as outlined in 33-155 must be abided. No tree in the ROW may be removed without an approved tree removal permit.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 77

Action Date: 03/31/2016

Plat Name: Nashua Place

Developer: City Quest

Applicant: Bates Development Consultants

App No/Type: 2016-0509 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

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

PLEASE ATTACHED 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%

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 03/31/2016
Plat Name: Peden Street Landing
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No/Type: 2016-0462 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1587	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77006	493N	City

Conditions and Requirements for Approval

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

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

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

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

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

1. A tree located in the right-of-way (ROW) is identified on the existing conditions survey. Trees located partially or wholly within the City ROW are protected by Article VI of Ch. 33 of the Houston Code of Ordinances. Refer to Ch. 16 of the Infrastructure Design Manual for tree protection procedures. If removal is required, the procedure as outlined in 33-155 must be abided. No tree in the ROW may be removed without an approved tree removal permit.

For Your Information:

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

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 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: 79
Action Date: 03/31/2016
Plat Name: Pinto Business Park Detention Pond 8 and 9
Developer: Harris County MUD No 321
Applicant: Brown & Gay Engineers, Inc.
App No/Type: 2016-0395 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	47.4700	Total Reserve Acreage:	47.4700
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77038	412B	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
052. Deer Trail Drive must be recorded prior to or simultaneously with this plat.

For Your Information:

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

Harris County Flood Control District: No HCFCD 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)

ella blvd sec 2 or Deer Trail Drive will need to be recorded prior to or simultaneously with this plat
previous detention pond 10 plat appears to show a temporary drainage easement bisecting this detention pond. Verify.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 03/31/2016
Plat Name: Richwood partial replat no 2
Developer: Vaquero Ventures Management, LLC.
Applicant: JPH Land Surveying, Inc.
App No/Type: 2016-0334 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.7240	Total Reserve Acreage:	0.6570
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	492Z	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.

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80

Action Date: 03/31/2016

Plat Name: Richwood partial replat no 2

Developer: Vaquero Ventures Management, LLC.

Applicant: JPH Land Surveying, Inc.

App No/Type: 2016-0334 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

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: NEED AT B.L. ON WOODHEAD ST., ALSO DETENTION IS REQUIRED

PWE Traffic: No comment.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item:	81	Staff Recommendation:
Action Date:	03/31/2016	Defer Additional
Plat Name:	Sawyer Square	information reqd
Developer:	Lovett Commercial	
Applicant:	TRI-TECH SURVEYING CO., L.P./BEC-LIN ENGINEERING, L.P./GLOBAL SURVEYORS, INC.	
App No/Type:	2016-0379 C2R	

Total Acreage:	5.6164	Total Reserve Acreage:	5.5517
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	493F	City

Conditions and Requirements for Approval

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

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

Provide record information for Sawyer Street ROW. Provide confirmation of the existing width of Sawyer Street ROW.

Show stub street from neighboring property to the north. Address stub street in proposed plat.

A tree located in the right-of-way (ROW) is identified on the existing conditions survey. Trees located partially or wholly within the City ROW are protected by Article VI of Ch. 33 of the Houston Code of Ordinances. Refer to Ch. 16 of the Infrastructure Design Manual for tree protection procedures. If removal is required, the procedure as outlined in Chapter 33-155 must be abided. No tree in the ROW may be removed without an approved tree removal permit.

For Your Information:

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

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project.
Please, attached 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 corrected on the general notes on face of plat: This property(s) is located in Park Sector number 14.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 03/31/2016
Plat Name: South Lake Houston EMS
Developer: Slattery Tackett Architects, LLP
Applicant: Texas Engineering And Mapping Company
App No/Type: 2016-0461 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.6753	Total Reserve Acreage:	1.6753
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77049	457C	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)

191. Appendix G:Harris County Engineer is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

203. Provide complete Recordation Package when submitting plat for 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: 82
Action Date: 03/31/2016
Plat Name: South Lake Houston EMS
Developer: Slattery Tackett Architects, LLP
Applicant: Texas Engineering And Mapping Company
App No/Type: 2016-0461 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: DETENTION IS REQUIRED

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

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

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

Limited scope TIA will be required prior to site plan submittal for review. Traffic should be contacted for scoping meeting. It should address non-compliant head-in parking on Reservoir Ave.

Provide Curve Table. Corner ROW radii should be in compliance with Geometric Design 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.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 03/31/2016
Plat Name: Spenwick Place
Developer: MMosahab
Applicant: Bates Development Consultants
App No/Type: 2016-0544 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.0817	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451S	City

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 060.1. Legal description on title block has to match the legal description on the title report.
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

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

PWE Traffic: No comment.



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83

Action Date: 03/31/2016

Plat Name: Spenwick Place

Developer: MMosahab

Applicant: Bates Development Consultants

App No/Type: 2016-0544 C2R

Staff Recommendation:

Approve the plat subject to
the conditions listed

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 03/31/2016
Plat Name: Tealbrook Reserves partial replat no 1
Developer: Brooks & Sparks, Inc
Applicant: West Belt Surveying, Inc.
App No/Type: 2016-0445 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.8505	Total Reserve Acreage:	3.8440
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 225
County	Zip	Key Map ©	City / ETJ
Harris	77433	406L	ETJ

Conditions and Requirements for Approval

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)

073.1. Replat Legal Description should include the legal description of all of the property being replatted with lot no., block no. and correct recorded document information.

For Your Information:

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

City Engineer: DETENTION IS REQUIRED

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

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

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

plat name must match application

SB Left Turn Lane will be required on Fry Road at median opening near SW corner. Shared access to adjacent property to the south at the SW corner should be provided.

Driveway plans should include NO PARKING restrictions on Jazzy Cove to maintain ingress/egress sight distances. Traffic should be contacted for recommended limits.



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 03/31/2016
Plat Name: Tealbrook Reserves partial replat no 1
Developer: Brooks & Sparks, Inc
Applicant: West Belt Surveying, Inc.
App No/Type: 2016-0445 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 03/31/2016
Plat Name: Village at Buck
Developer: cas survey
Applicant: CAS SURVEY
App No/Type: 2016-0534 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.1150	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	City

Conditions and Requirements for Approval

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

146. Identify, dimension and provide square footage for all right-of-way dedications. "250 s.f. are hereby dedicated to the public for right-of-way purposes."

127.2. Add CenterPoint note to 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.

Submit an approved solid waste plan per specifications listed in Chapter 42-40.

A tree located in the right-of-way (ROW). 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 Chapter 33-155 must be abided. No tree in the ROW may be removed without an approved tree removal permit.

Revise the drawing to show Buck Street as 40' wide.

Remove "The" from plat title.

For Your Information:

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



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85

Action Date: 03/31/2016

Plat Name: Village at Buck

Developer: cas survey

Applicant: CAS SURVEY

App No/Type: 2016-0534 C2R

Staff Recommendation:

Defer Additional
information reqd

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

PLEASE ATTACH A COPY OF THE PROPOSE RE PLAT TO THE WCR APPLICATION (LONG OF SHORT)

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

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

PWE Traffic: No comment.

Parks and Recreation: To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (2 units) of dwelling units.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 03/31/2016
Plat Name: West University Manor
Developer: VMM-Q, LTD
Applicant: Probstfeld & Associates, Inc.
App No/Type: 2016-0456 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	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	492W	City

Conditions and Requirements for Approval

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

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

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

Remove visibility triangle note and vicinity map scale bar.

For Your Information:

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



Agenda Item: 87
Action Date: 03/31/2016
Plat Name: Woodlawn Acres partial replat no 1
Developer: Kimley-Horn, Inc
Applicant: Terra Surveying Company, Inc.
App No/Type: 2016-0466 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	16.4700	Total Reserve Acreage:	16.4700
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 450
County	Zip	Key Map ©	City / ETJ
Harris	77346	377G	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.

PWE Utility Analysis: APPROVED
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)
TIA will be required before the review of site development plan.
Traffic signal modifications will be required with extension of a road connecting to W. lake Houston Pkwy and Madera Run Pkwy.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 03/31/2016

Plat Name: Craig Woods partial replat no 18

Developer: TXP Investment, LLC

Applicant: Richard Grothues Designs

App No/Type: 2016-0214 C3N

Staff Recommendation:

Withdraw

Total Acreage:	0.2912	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451X	City

Conditions and Requirements for Approval

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 88

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Craig Woods partial replat no 18

Applicant: Richard Grothues Designs



C – Public Hearings

Site Location

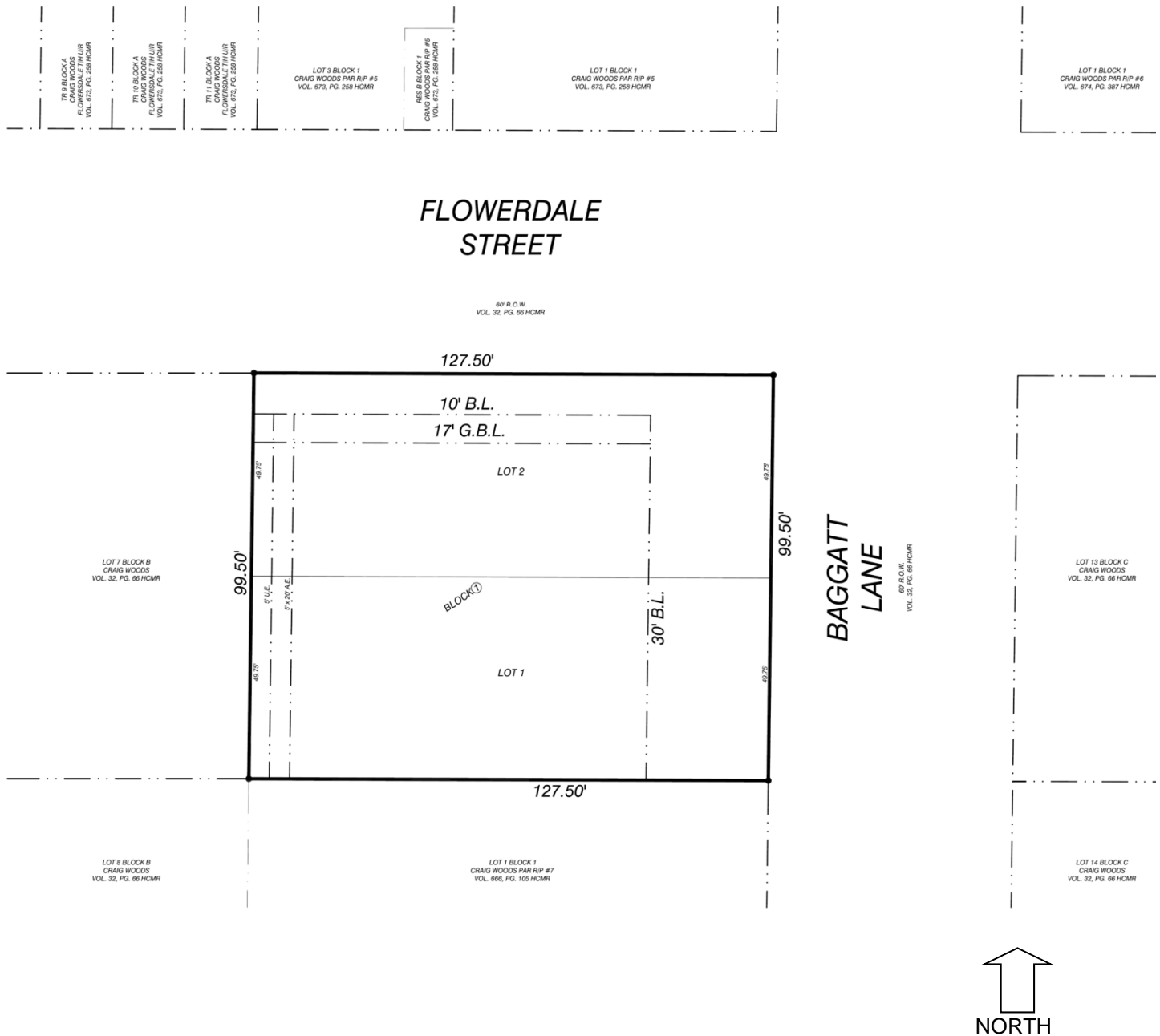
Planning and Development Department

ITEM: 88

Meeting Date: 03/31/2016

Subdivision Name: Craig Woods partial replat no 18

Applicant: Richard Grothues Designs



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 88

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Craig Woods partial replat no 18

Applicant: Richard Grothues Designs



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 03/31/2016
Plat Name: Estates at Summer Street replat no 1
Developer: Mehr Group LLC.
Applicant: Mehr Group, LLC
App No/Type: 2016-0280 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493F	City

Conditions and Requirements for Approval

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

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

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

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).

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

For Your Information:

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

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

PLEASE ATTACH A COPY OF THE PROPOSE RE PLAT TO THE WCR APPLICATION (LONG OF SHORT)

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.

Houston Planning Commission

ITEM: 89

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Estates at Summer Street replat no 1

Applicant: Mehr Group, LLC



C – Public Hearings

Site Location

Houston Planning Commission

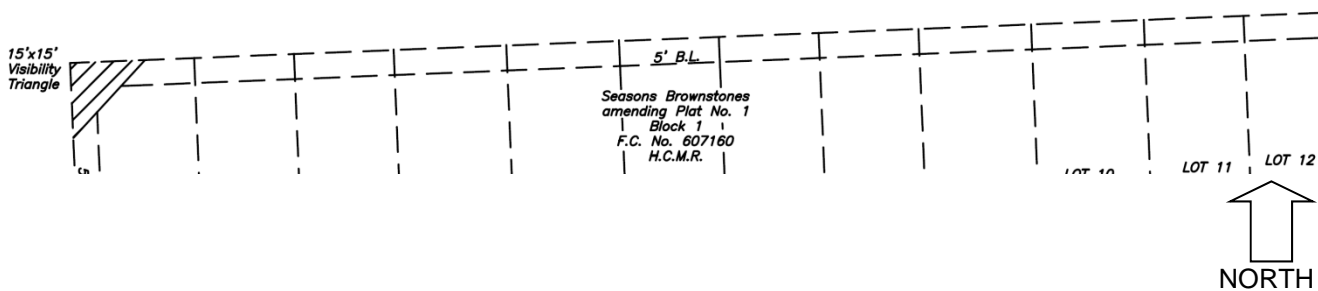
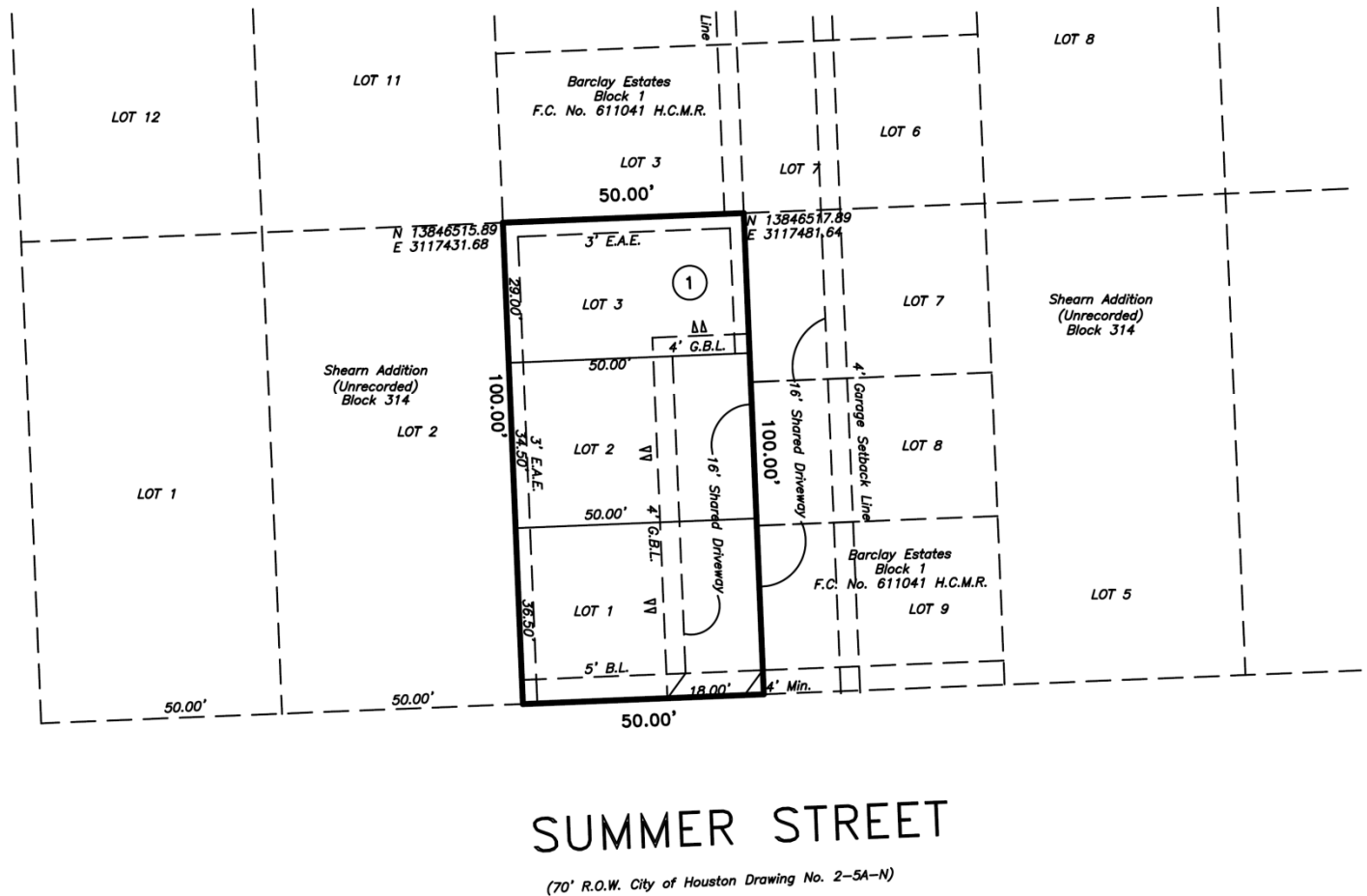
ITEM: 89

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Estates at Summer Street replat no 1

Applicant: Mehr Group, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

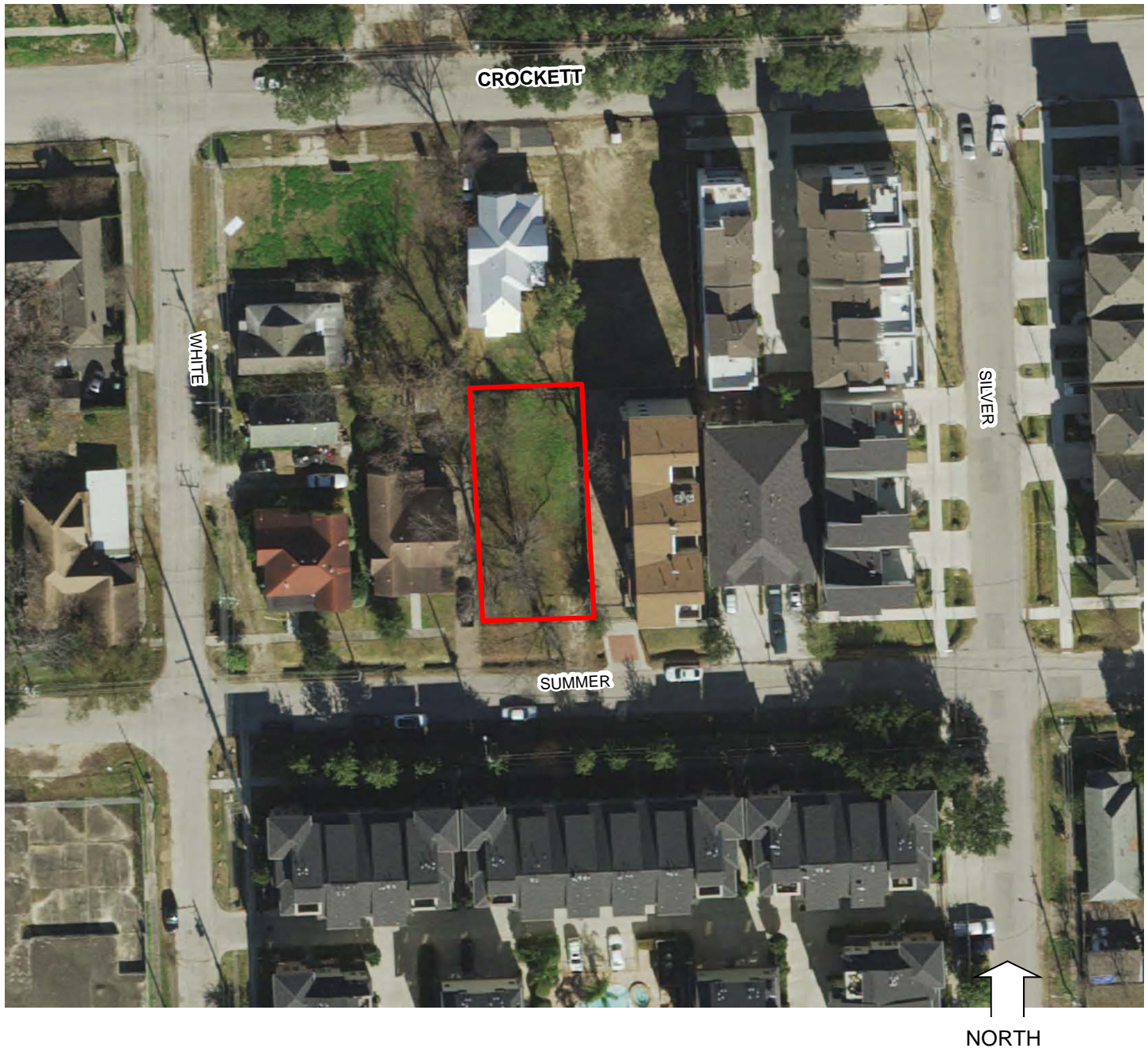
ITEM: 89

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Estates at Summer Street replat no 1

Applicant: Mehr Group, LLC



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 03/31/2016
Plat Name: Hollywood Gardens partial replat no 4
Developer: Ibiza Hollister Oaks LP,
Applicant: Benchmark Engineering Corp.
App No/Type: 2016-0228 C3N

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	1.7160	Total Reserve Acreage:	1.7160
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	77080	450V	City

Conditions and Requirements for Approval

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

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

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

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

Coordinate with Harris County Flood Control District regarding to the drainage issues.

The notification sign must be revised with the next Planning Commission date April 14, 2016 and email a picture of the sign on Monday, April 4, 2016 no later than 5:00PM.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 APPLICATION IS REQUIRED FOR THIS PROJECT.

PLEASE ATTACH A COPY OF THE PROPOSE RE PLAT TO THE WCR APPLICATION (LONG OF SHORT)

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: HCFCD Channel banks not shown on plat. Plat release letter is required.

PWE Traffic: No comment.

Houston Planning Commission

ITEM: 90

Planning and Development Department

Meeting Date : 03/31/2016

Subdivision Name: Hollywood Gardens partial replat no 4

Applicant: Benchmark Engineering Corp.



C – Public Hearings

Site Location

Houston Planning Commission

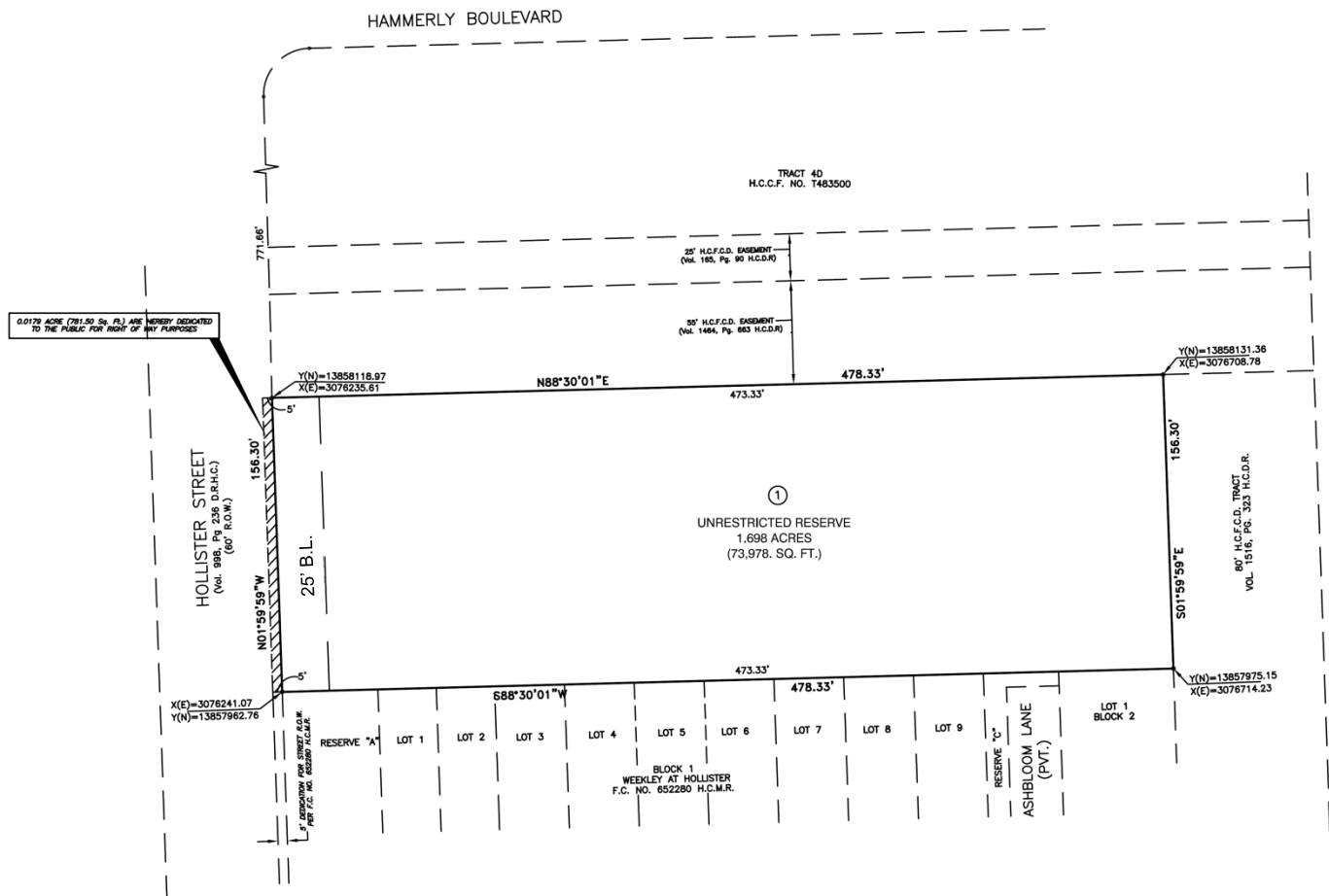
ITEM: 90

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Hollywood Gardens partial replat no 4

Applicant: Benchmark Engineering Corp.



C – Public Hearings

Subdivision

Houston Planning Commission ITEM: 90

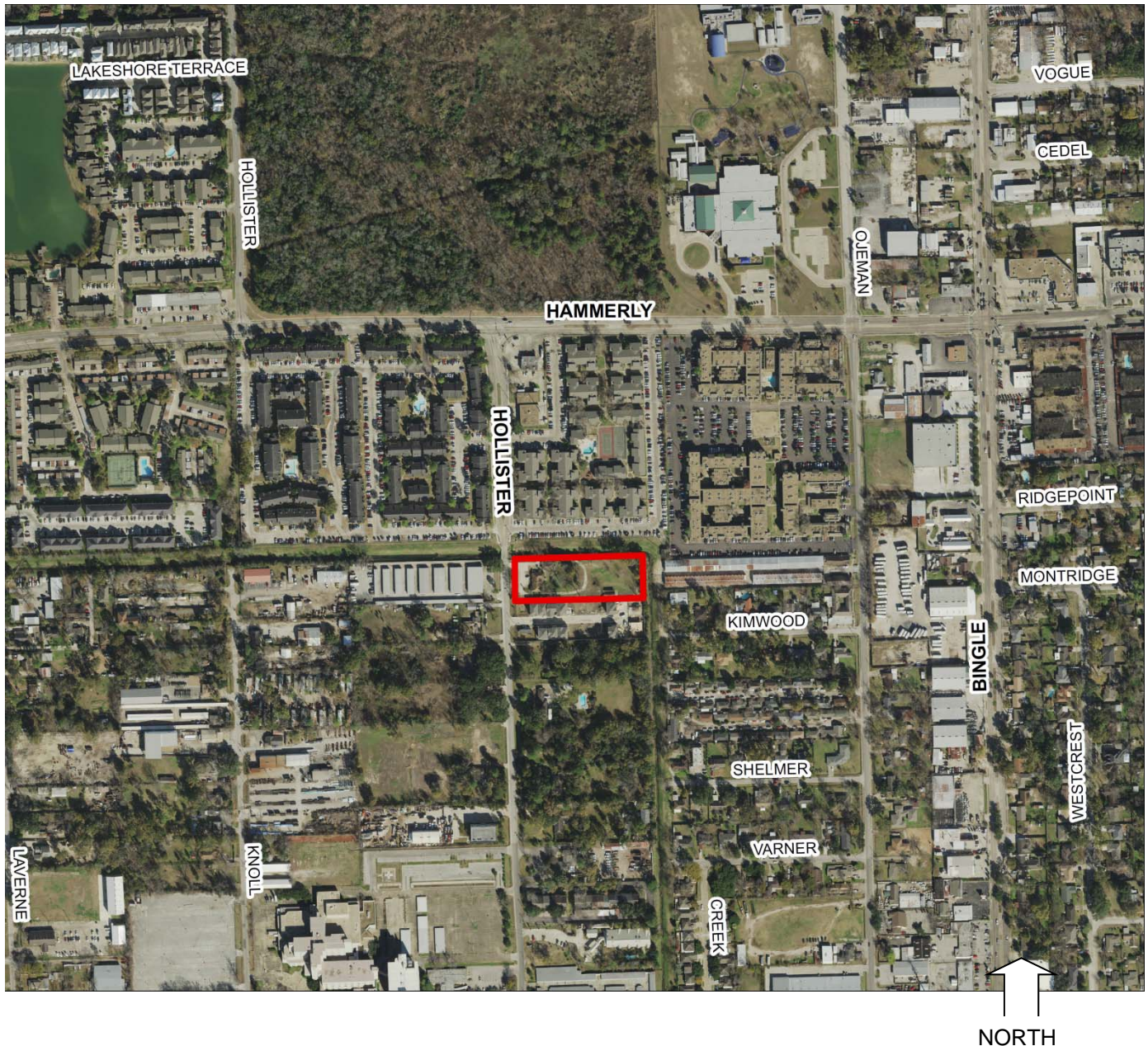
ITEM: 90

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Hollywood Gardens partial replat no 4

Applicant: Benchmark Engineering Corp.



C – Public Hearings

Aerial



Agenda Item: 91
Action Date: 03/31/2016
Plat Name: Melody Oaks partial replat no 16
Developer: Habitat Construction
Applicant: Bates Development Consultants
App No/Type: 2016-0257 C3N

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.2756	Total Reserve Acreage:	0.0041
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451X	City

Conditions and Requirements for Approval

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

079. Revise the Lot Size and Coverage Table as indicated on the marked file copy. (183)

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

On-site guest parking size must be at least 10' by 19'.

The notification sign must be revised with the next Planning Commission date April 14, 2016 and email a picture of the sign on Monday, April 4, 2016 no later than 5:00PM.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 APPLICATION IS REQUIRED FOR THIS PROJECT.
PLEASE ATTACH A COPY OF THE PROPOSE RE PLAT TO THE WCR APPLICATION (LONG OF SHORT)

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: The current proposed placement of the parking is not acceptable. The required guest parking needs to be placed on-site or on-street if permitted. The survey lists the street width as 28 feet from curb to curb, but that will need to be verified. The current proposed placement would restrict the extension of the sidewalk which is required for new developments.

Houston Planning Commission

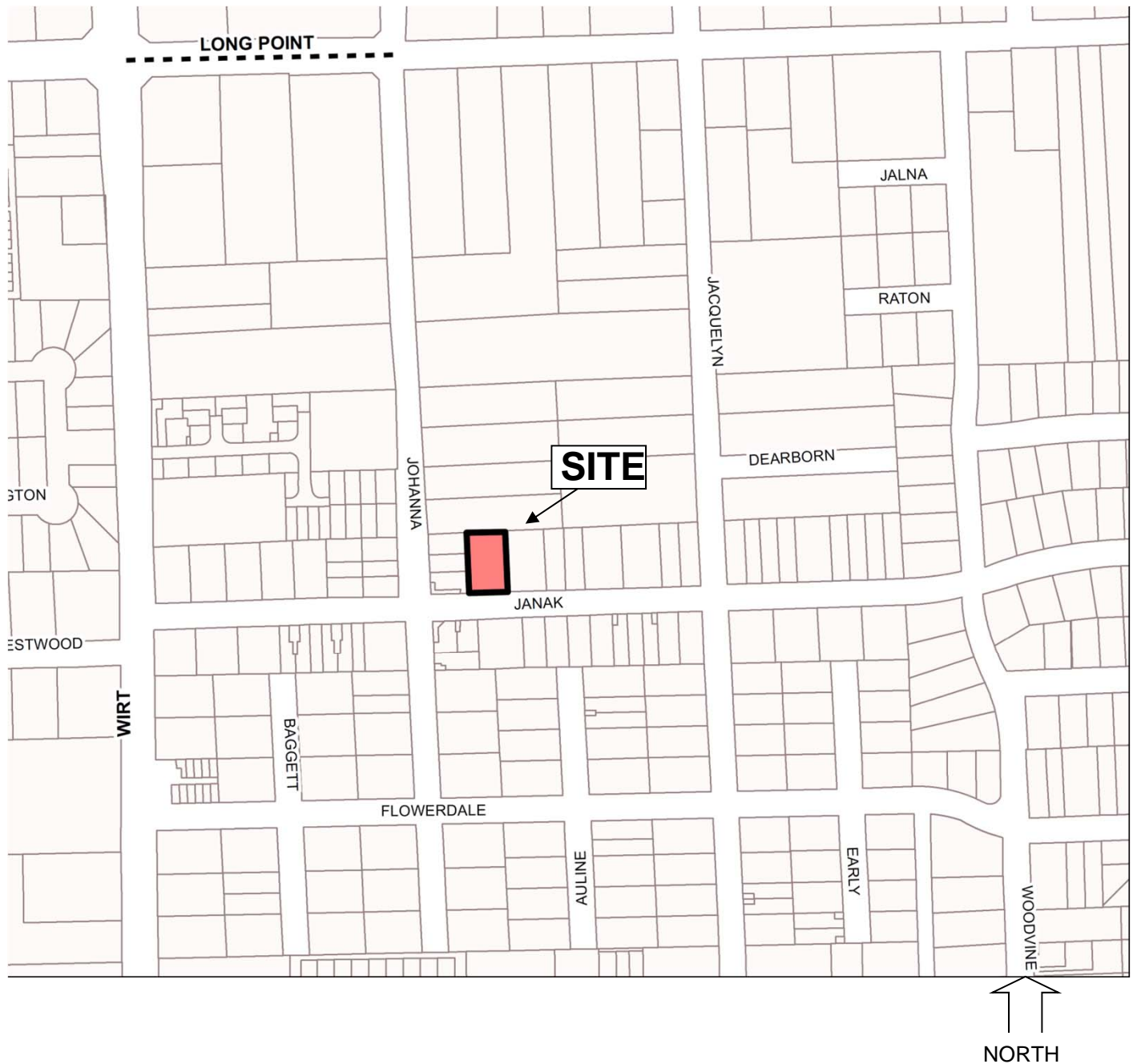
ITEM: 91

Planning and Development Department

Meeting Date : 03/31/2016

Subdivision Name: Melody Oaks partial replat no 16

Applicant.: Bates Development Consultants



C – Public Hearings

Site Location

Houston Planning Commission

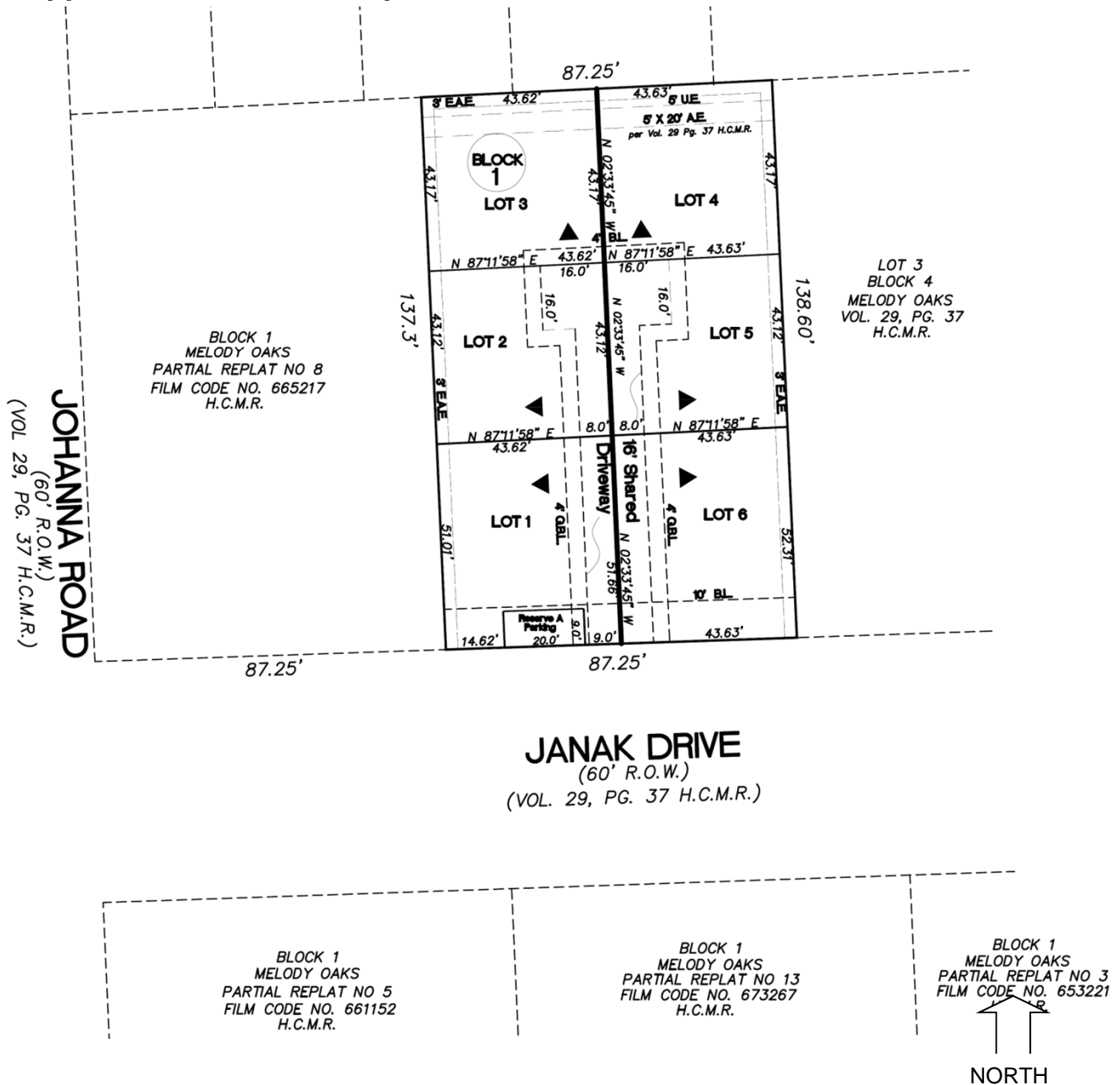
ITEM: 91

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Melody Oaks partial replat no 16

Applicant.: Bates Development Consultants



C – Public Hearings

Subdivision

Houston Planning Commission

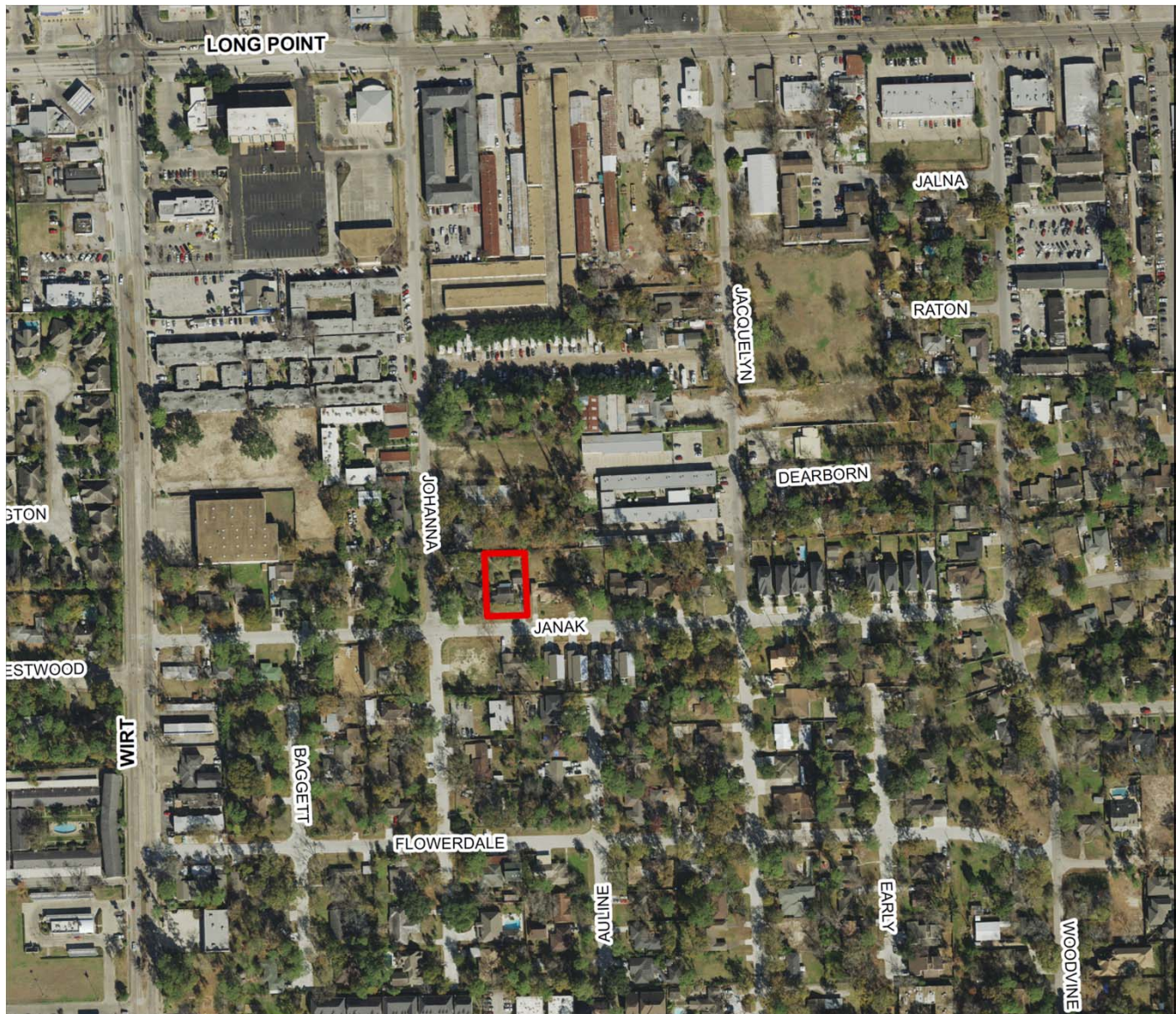
ITEM: 91

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Melody Oaks partial replat no 16

Applicant.: Bates Development Consultants



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 03/31/2016
Plat Name: Southland Court
Developer: DCT Capital Fund
Applicant: Owens Management Systems, LLC
App No/Type: 2016-0316 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.5050	Total Reserve Acreage:	0.0000
Number of Lots:	10	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533F	City

Conditions and Requirements for Approval

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

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

For Your Information:

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

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

PLEASE ATTACH A COPY OF THE PROPOSE RE PLAT TO THE WCR APPLICATION (LONG OF SHORT)
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

ITEM: 92

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Southland Court

Applicant: Owens Management Systems



C – Public Hearings

Site Location

Subdivision

Houston Planning Commission

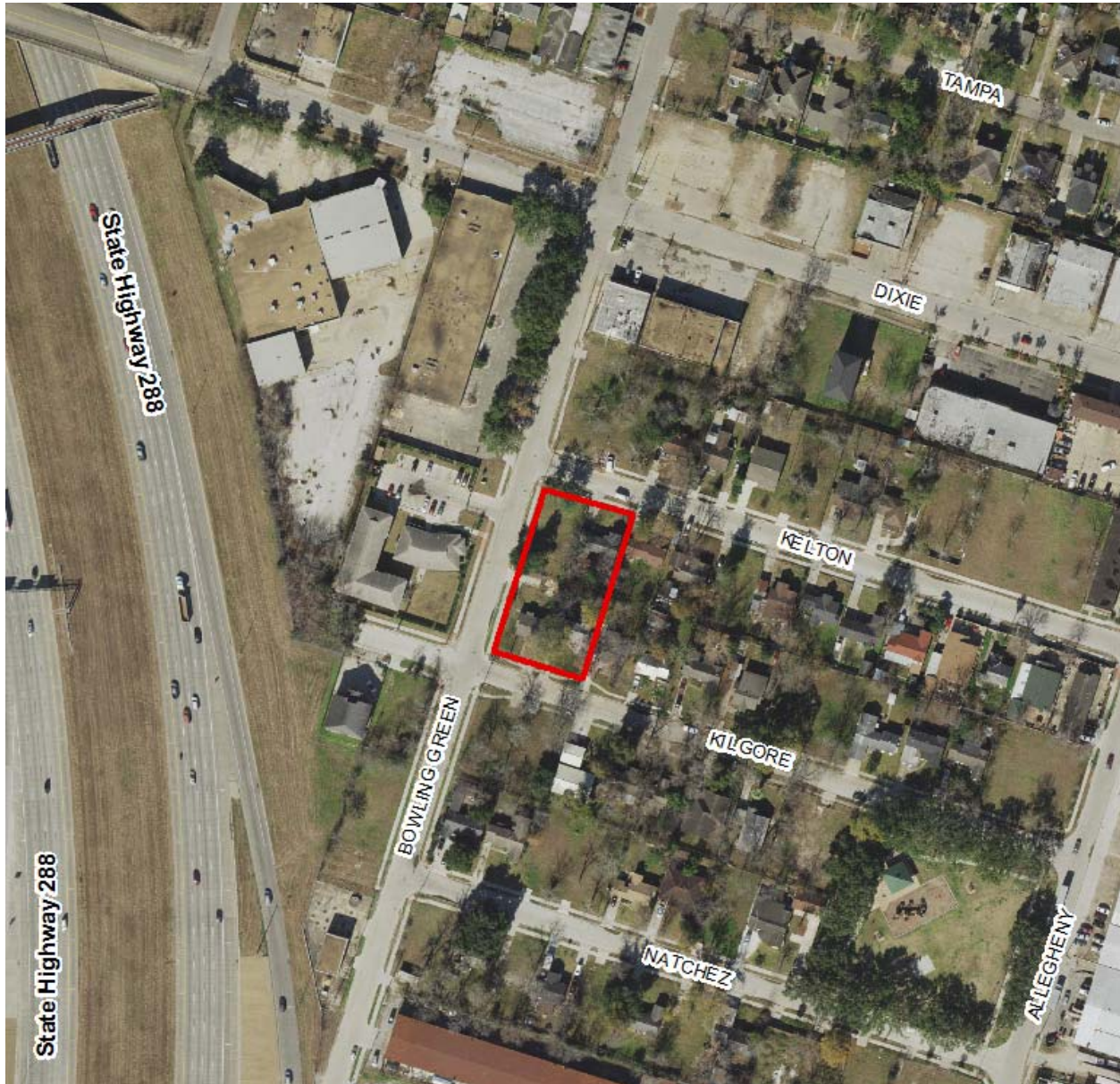
ITEM: 92

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Southland Court

Applicant: Owens Management Systems



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 03/31/2016
Plat Name: Spring Forest Sec 1 partial replat no 1
Developer: Vince Casimir
Applicant: Lentz Engineering, L.C.
App No/Type: 2016-0086 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.3430	Total Reserve Acreage:	1.3430
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77386	252Z	ETJ

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160) Per Legal review, the proposed plat must maintained the same building lines as the original plat. A 30ft building line must be maintained along Rayford Road.

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

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

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

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

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

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

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

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.

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.



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 03/31/2016
Plat Name: Spring Forest Sec 1 partial replat no 1
Developer: Vince Casimir
Applicant: Lentz Engineering, L.C.
App No/Type: 2016-0086 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: DETENTION IS REQUIRED

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

Houston Planning Commission

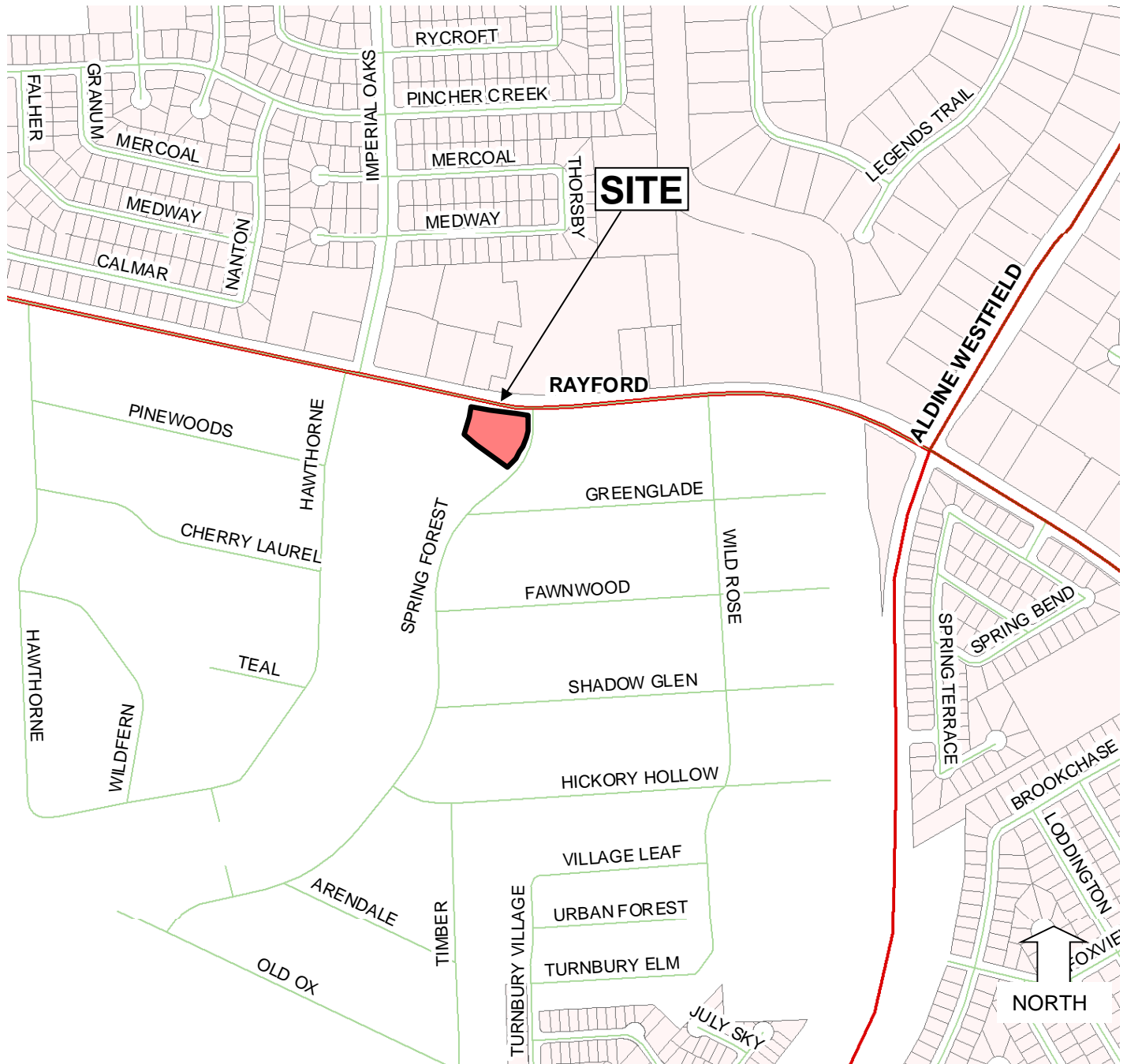
ITEM: 93

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Spring Forest Sec 1 partial replat no 1 (DEF1)

Applicant: Lentz Engineering, L. C.



C – Public Hearings

Site Location

Houston Planning Commission ITEM: 93

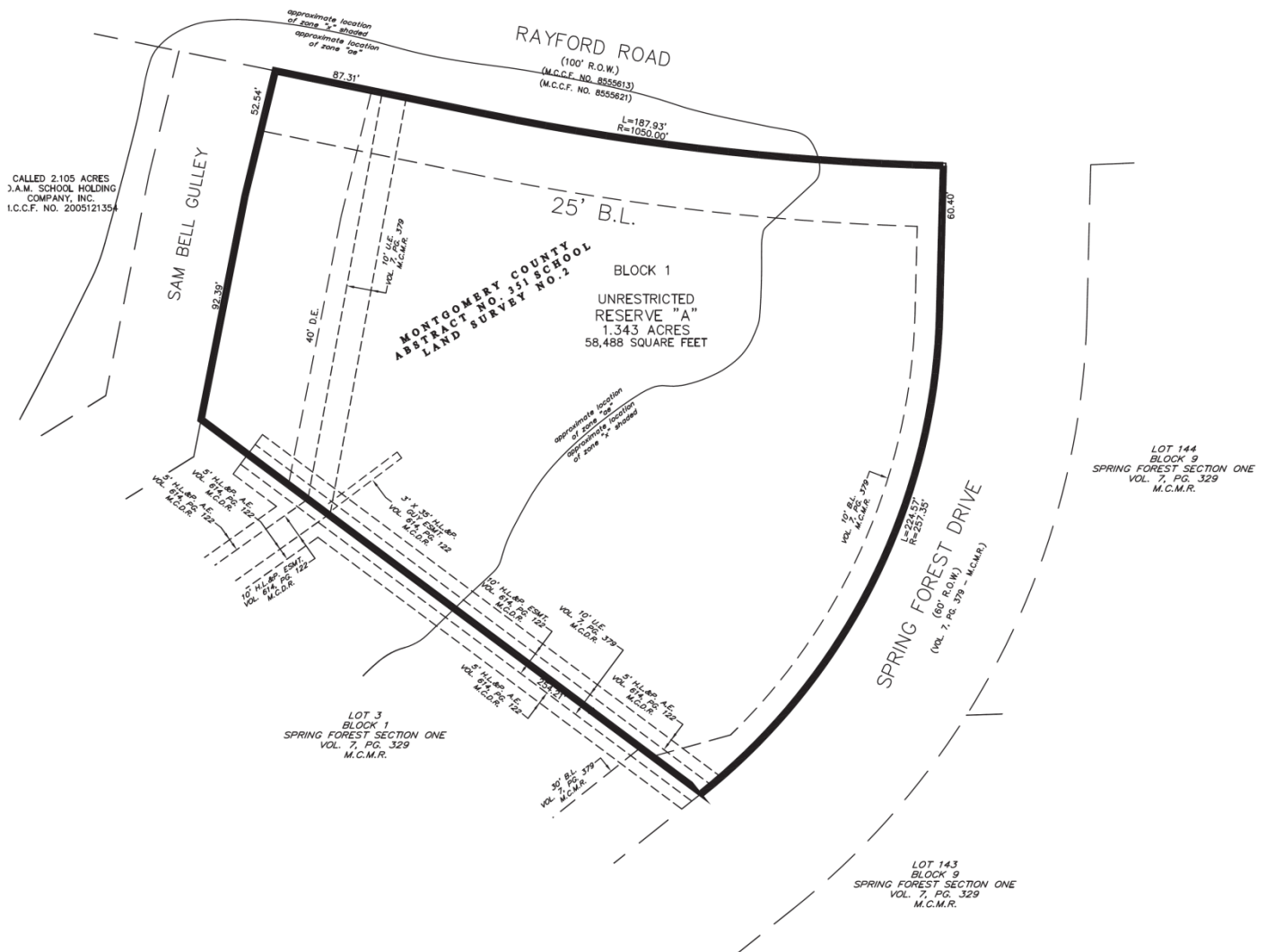
ITEM: 93

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Spring Forest Sec 1 partial replat no 1 (DEF1)

Applicant: Lentz Engineering, L. C.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 93

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Spring Forest Sec 1 partial replat no 1 (DEF1)

Applicant: Lentz Engineering, L. C.



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 03/31/2016
Plat Name: Tallow Wood Sec 4 partial replat no 2
Developer: Vertical Development LLC
Applicant: Town and Country Surveyors
App No/Type: 2016-0078 C3N

Staff Recommendation:
Withdraw

Total Acreage:	3.2600	Total Reserve Acreage:	3.2600
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Mills Road MUD
County	Zip	Key Map ©	City / ETJ
Harris	77070	369K	ETJ

Conditions and Requirements for Approval

For Your Information:

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

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

Houston Planning Commission

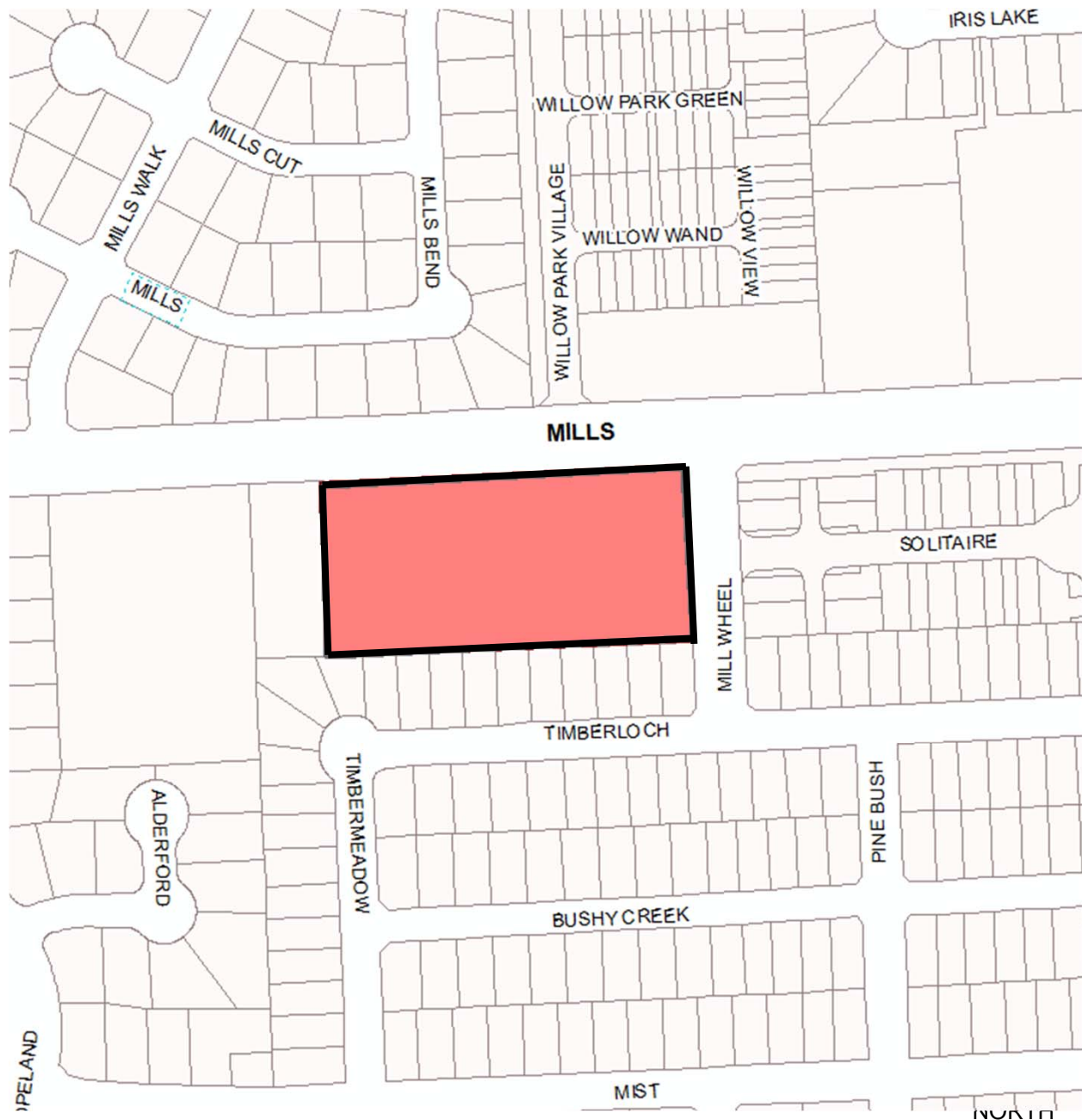
ITEM: 94

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Tallow Wood Sec 4 partial replat no 2 (DEF1)

Applicant: Town and Country Surveyors



C – Public Hearings with Variance Site Location

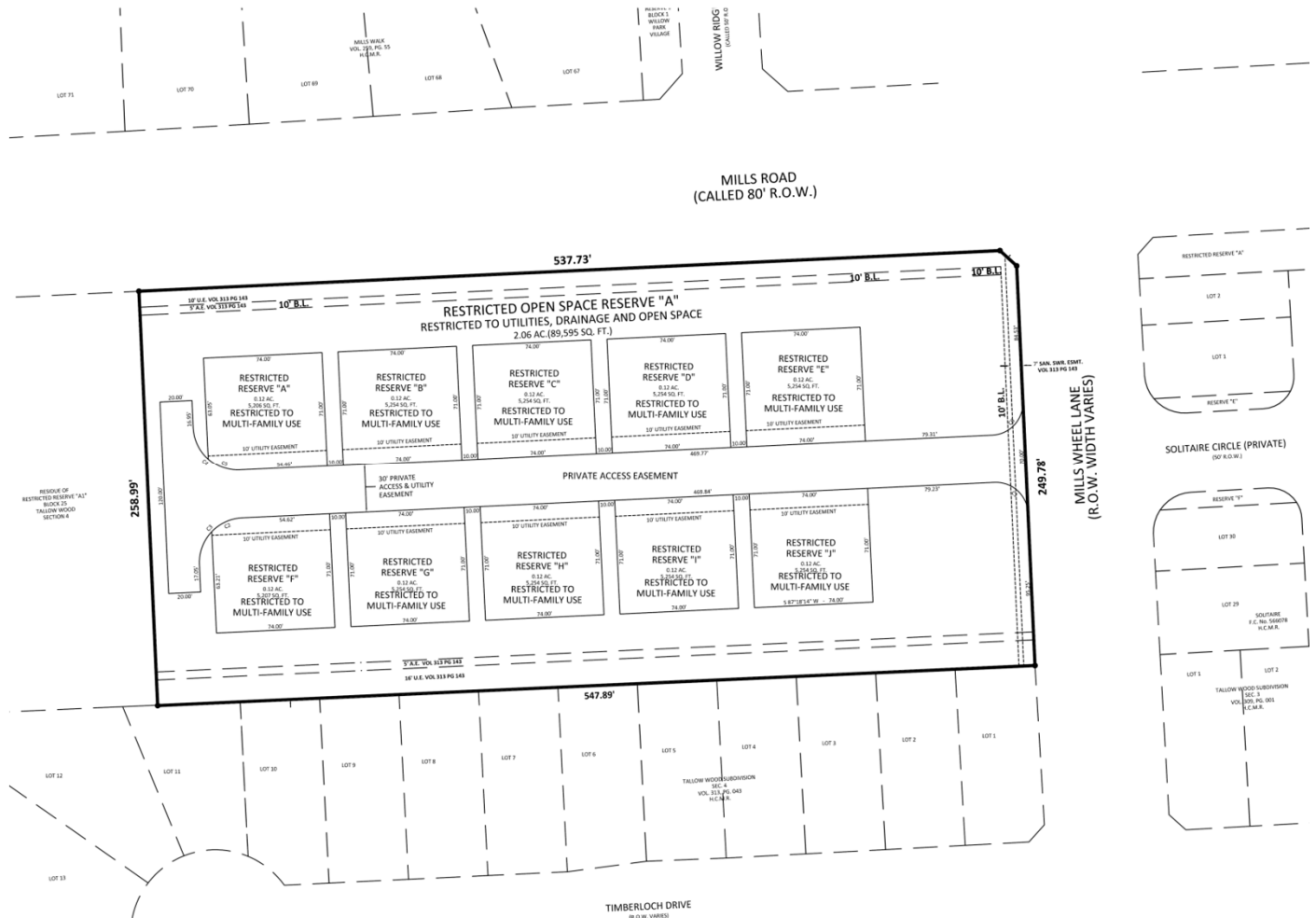
Planning and Development Department

ITEM: 94

Meeting Date: 03/31/2016

Subdivision Name: Tallow Wood Sec 4 partial replat no 2 (DEF1)

Applicant: Town and Country Surveyors



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

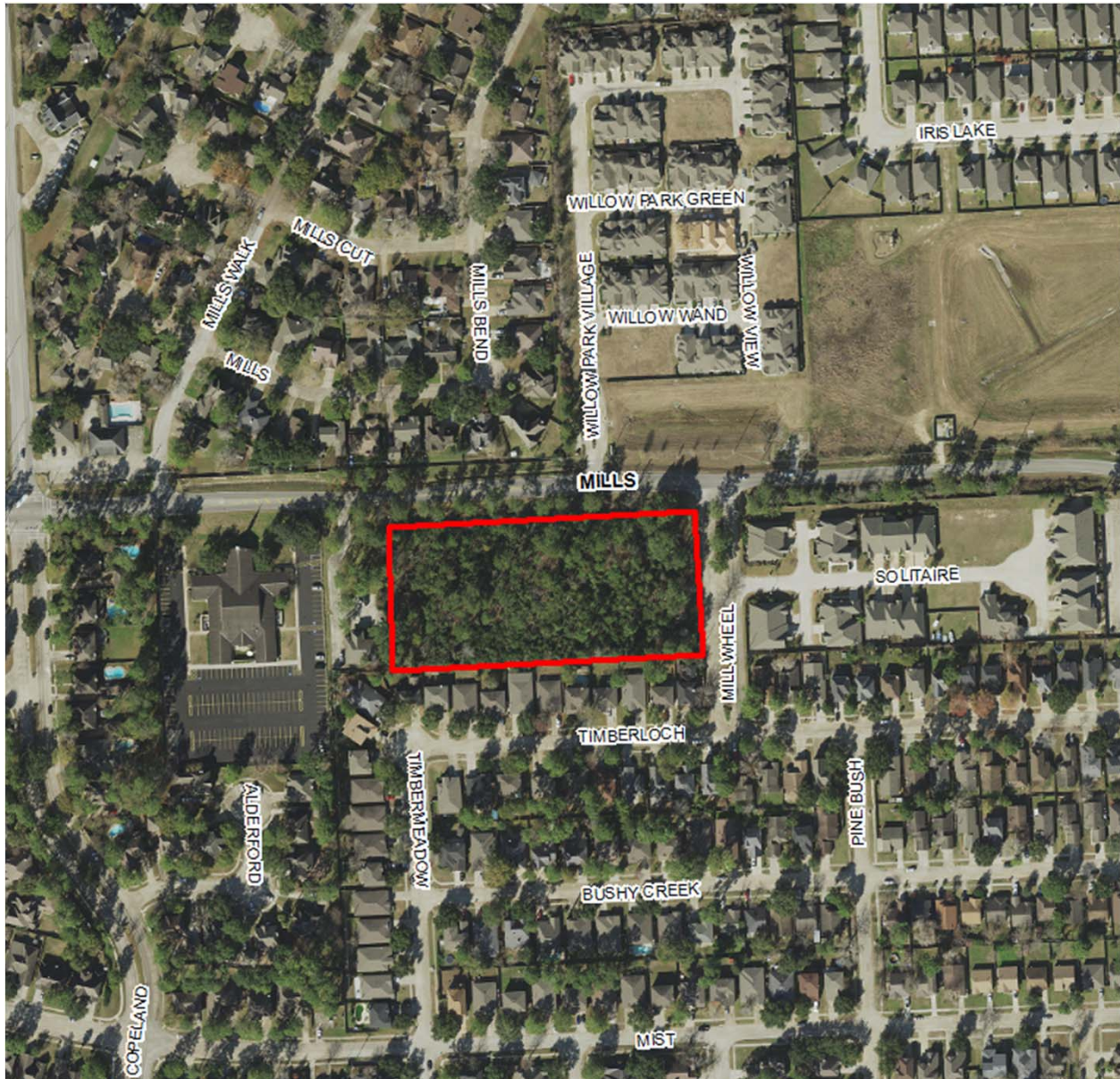
ITEM: 97

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Tallow Wood Sec 4 partial replat no 2 (DEF1)

Applicant: Town and Country Surveyors



C – Public Hearings with Variance

Aerial

Mills Road Townhomes



Conceptual Site Plan
scale 1"=30'



Application Number: 2016-0078

Plat Name: Tallow Wood Sec 4 partial replat no 2

Applicant: Town and Country Surveyors

Date Submitted: 01/11/2016

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

Specific Variance is being sought and extent of variance:

To allow the reserves to have access to a 30 foot private road, ultimately leading to a 60' public ROW. If this were a typical apartment complex all the apartments buildings would be allowed the access to private roads with parking. This will be the same concept, however since each building will be in its own reserve, each will have access through the private easement.

Chapter 42 Section: 190 c

Chapter 42 Reference:

Each Reserve shall have 60 feet of frontage on a Public Road.

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 variance is being proposed so that the applicant can create individual Reserves Restricted to Multi-Family for each building site in a multi family project. The remainder of the site would be one large reserve. This would allow them to get separate address for each building with individual metering. The site would be a typical planned unit development with common areas around the Multi-Family Reserves reserved for open space. If the building sites are not designated as individual Reserves it will be impossible to get individual meters, tax id's and addresses for each site. The developer wants to sell or maintain the buildings individually and will not be able to without the variance. The developer wants to put each building under a separate tax id number to get individual meters and taxes for each building. The current ordinance requirement includes 60' Public ROW frontage for all reserves with a building line on the frontage of each reserve. It would be impossible to create a land plan to allow for this wide of an access and still have room for the individual buildings and open space due to the width of the tract. There are also existing UEs on the north and south side of the tract, which further restrict the width of the subject tract and further limits the development area.

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

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

The hardship is due to the developable area of the tract. Since the tract is fairly narrow and is restricted on the north and south by extensive UE's, the subject tract cannot accommodate a 60' Public ROW. The 30' private access easement that is proposed creates sufficient access for each reserve and still allows green space surrounding the reserve. This will generally be in conformance with the requirements of the Ordinance, Chapter 4 Division 6 for 28' private road for multi family projects. A fire truck turn around is also provided as a "T" type at the end of the private drive. The spirit of the ordinance is being preserved, however this variance allows individual restricted reserves to be developed, sold, and have individual tax IDs.

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

Each reserve will still have adequate access through a 30' private access easement, allowing the developer to sell off each individual lot. This will still be done as a typical planned unit development with private access and utility easements.

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

The Reserves will not affect the public health, safety or welfare. Each reserve will still have adequate access to a public ROW via easement and a fire truck turn-a-round and fire lane will be provided.

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

Without this variance, the developer will not be able to develop the property as planned and be able to give each building/reserve its own tax ID and address. The project would also fail because the subject tract is not wide enough to create the 60' wide ROW with utility and building lines, still allowing for open spaces.



Application No: 2016-0078

Agenda Item: 94

PC Action Date: 03/31/2016

Plat Name: Tallow Wood Sec 4 partial replat no 2

Applicant: Town and Country Surveyors

Staff Recommendation: Withdraw

Chapter 42 Sections: 190 c

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

To allow the reserves to have access to a 30 foot private road, ultimately leading to a 60' public ROW. If this were a typical apartment complex all the apartments buildings would be allowed the access to private roads with parking. This will be the same concept, however since each building will be in its own reserve, each will have access through the private easement. ;

Basis of Recommendation:

The site is located at the southwest intersection of Mills Road and Mills Village Lane. The reason for replat is to subdivide the property into multi-family reserves. The applicant is seeking a variance to allow the reserves to have access to a 30 foot private road. The applicant has withdrawn this request. Staff's recommendation is to withdraw the plat per the applicant's request.

Statement of Facts

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a



Agenda Item: 95
Action Date: 03/31/2016
Plat Name: Werrington Park Sec 3 partial replat no 1
Developer: Circle K Stores Inc.
Applicant: M2L Associates, Inc.
App No/Type: 2016-0313 C3N

Staff Recommendation:
 Defer Harris County's
 Request

Total Acreage:	1.6390	Total Reserve Acreage:	1.6390
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77073	333K	ETJ

Conditions and Requirements for Approval

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

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

049.3. 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 *****.

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (41) Provide Vol 3542 PT 515 HCDR to verify the width of FM 1960 and HCCF NO. S-0649848 to verify the width of Treaschwig Road.

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

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)

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

208. Staff requests a two week deferral per Harris County's request to allow time for the applicant to meet with the County concerning a driveway location along Treaschwig Road due to existing traffic conditions on Treaschwig Road and provide revised information before noon next Wednesday.

Harris County has requested a deferral for to allow the applicant time to coordinate with Harris County on the driveway location along Treaschwig Road due to existing traffic conditions on Treaschwig Road.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 03/31/2016
Plat Name: Werrington Park Sec 3 partial replat no 1
Developer: Circle K Stores Inc.
Applicant: M2L Associates, Inc.
App No/Type: 2016-0313 C3N

Staff Recommendation:
Defer Harris County's
Request

City Engineer: DETENTION IS REQUIRED

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

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

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

plat name must match application

access easements would need to be dedicated by separate instrument

Coordination and approval from HC CIP Project Manager, Angela Murry, for FM 1960/Treaschwig improvements will be required.

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

TIA and safety analysis required – driveway access may not be approved along Treaschwig due to dual right turn lane. Address Treaschwig lane assignments, proposed FM 160 intersection improvements by Harris County, shared access with adjacent property, required non-mountable curb construction at Treaschwig centerline. A joint scoping meeting with TxDOT is recommended.

County is requesting to defer plat to coordinate with consultant/developer on driveway location along Treaschwig Road due to existing traffic conditions on Treaschwig Road

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

Houston Planning Commission

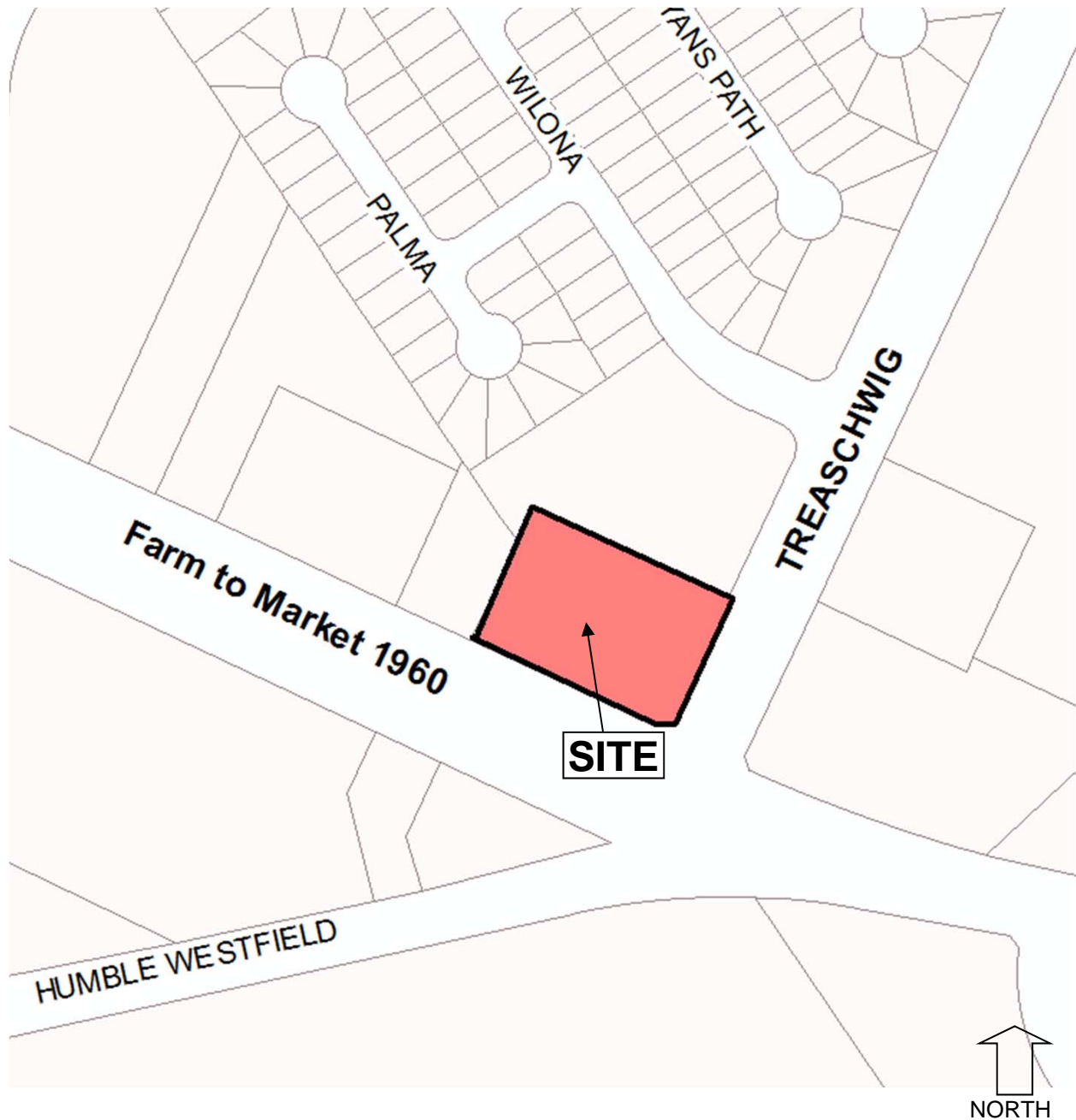
ITEM: 95

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Werrington Park Sec 3 partial replat no 1

Applicant: M2L Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

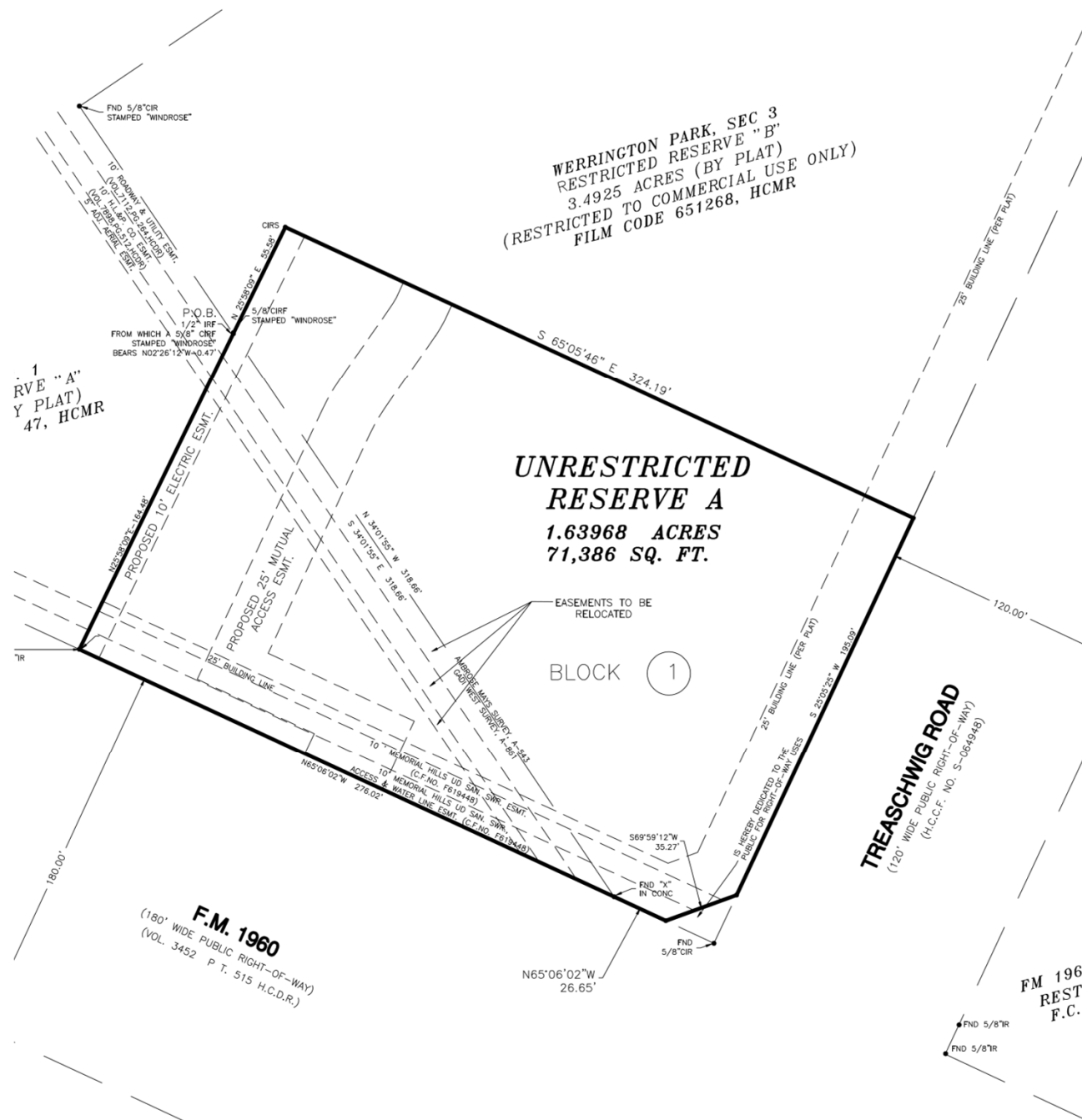
ITEM: 95

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Werrington Park Sec 3 partial replat no 1

Applicant: M2L Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 95

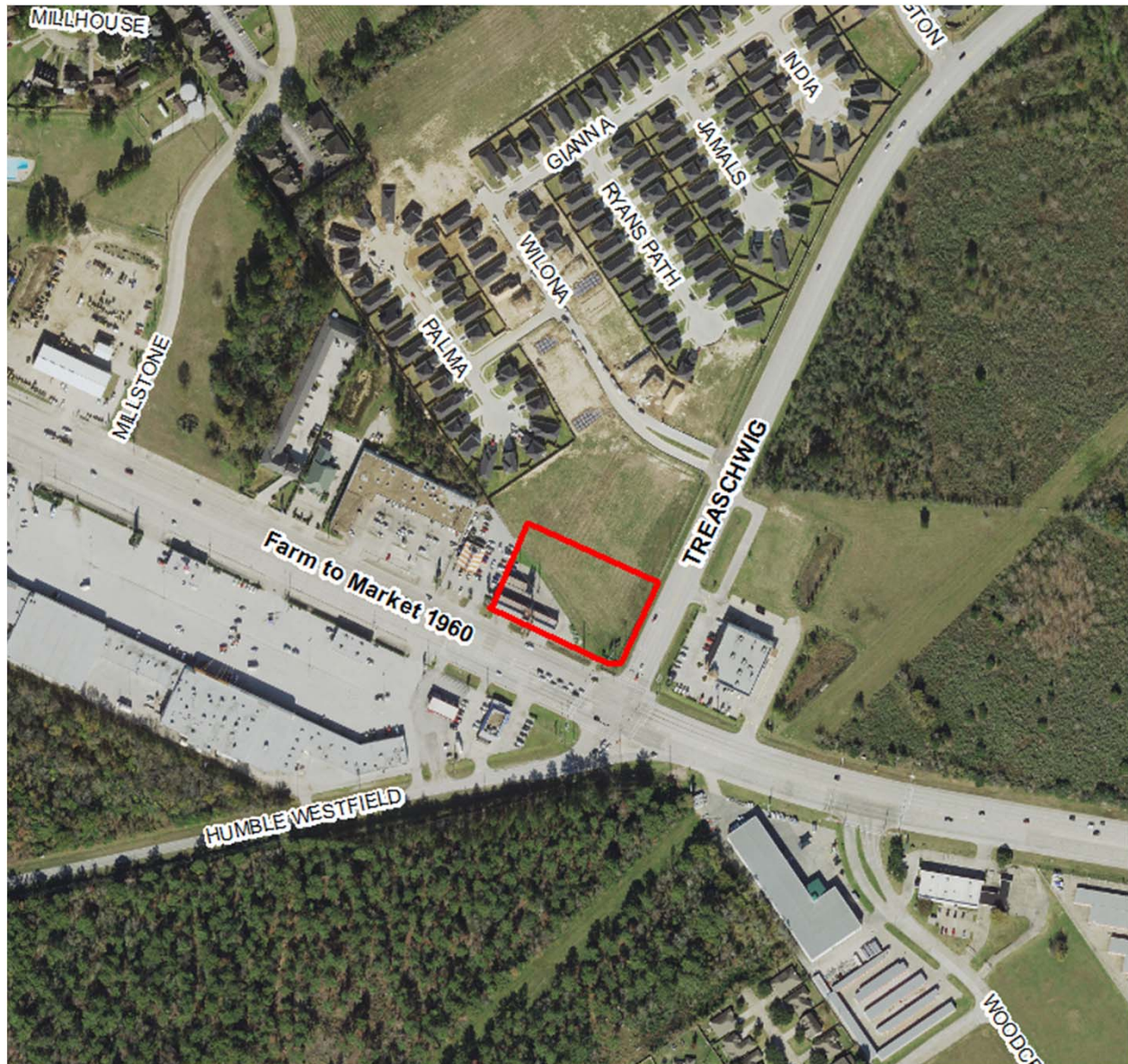
ITEM: 95

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Werrington Park Sec 3 partial replat no 1

Applicant: M2L Associates, Inc.



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 03/31/2016
Plat Name: Willow Creek Estates Sec 1 replat partial replat no 1
Developer: Hilda Shaghaghi
Applicant: Owens Management Systems, LLC
App No/Type: 2016-0300 C3N

Staff Recommendation:
Defer per Council Member
Larry Green's Request

Total Acreage:	0.6870	Total Reserve Acreage:	0.6870
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77035	571C	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 per Council Member Larry Green's request.

Address City Liens prior to recordation.

Council Member Larry Green has requested that this plat be deferred for two weeks.

For Your Information:

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

City Engineer: DETENTION IS REQUIRED

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

Houston Planning Commission

ITEM: 96

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Willow Creek Estates Sec 1 replat partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location

Houston Planning Commission

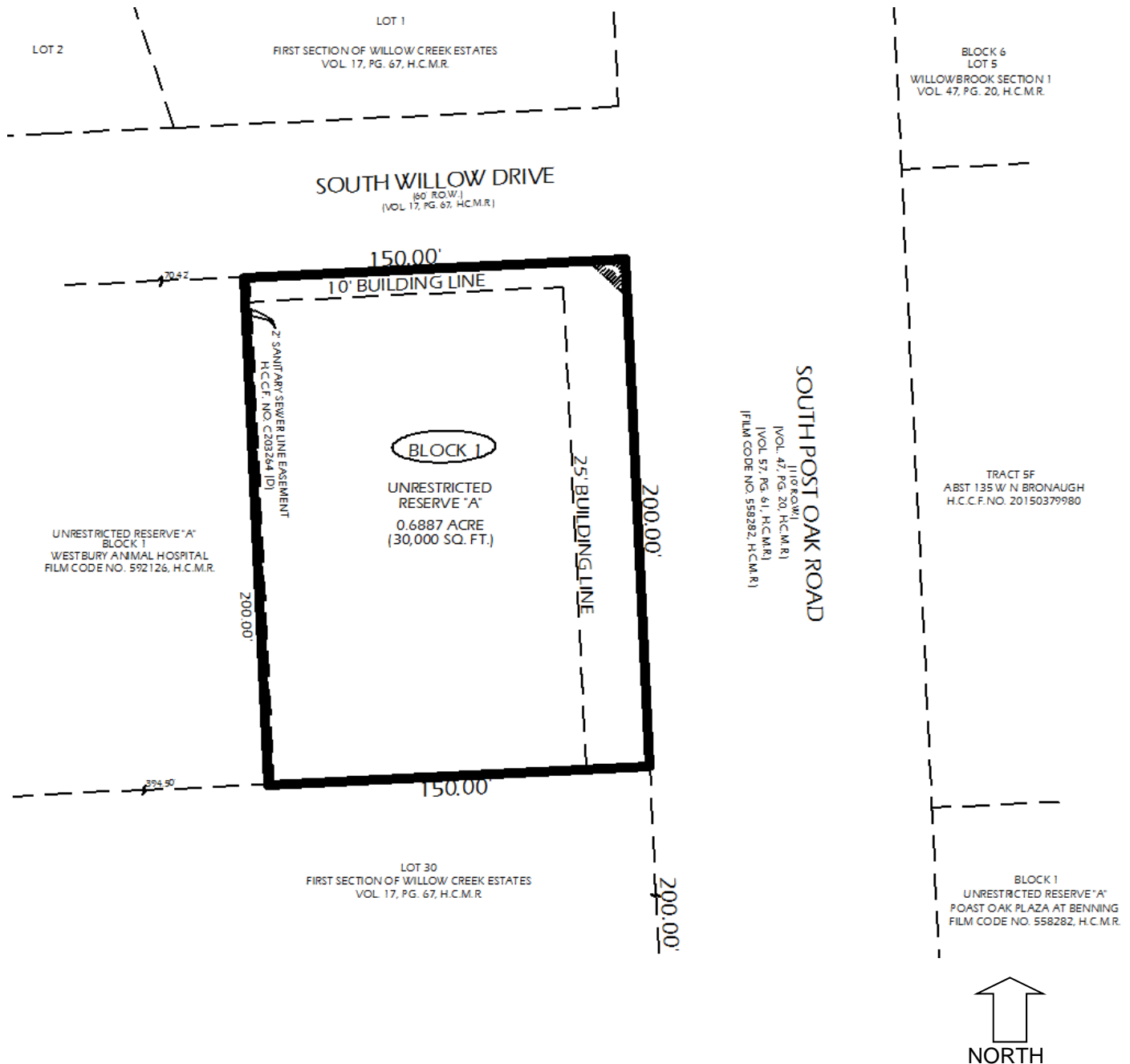
ITEM: 96

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Willow Creek Estates Sec 1 replat partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

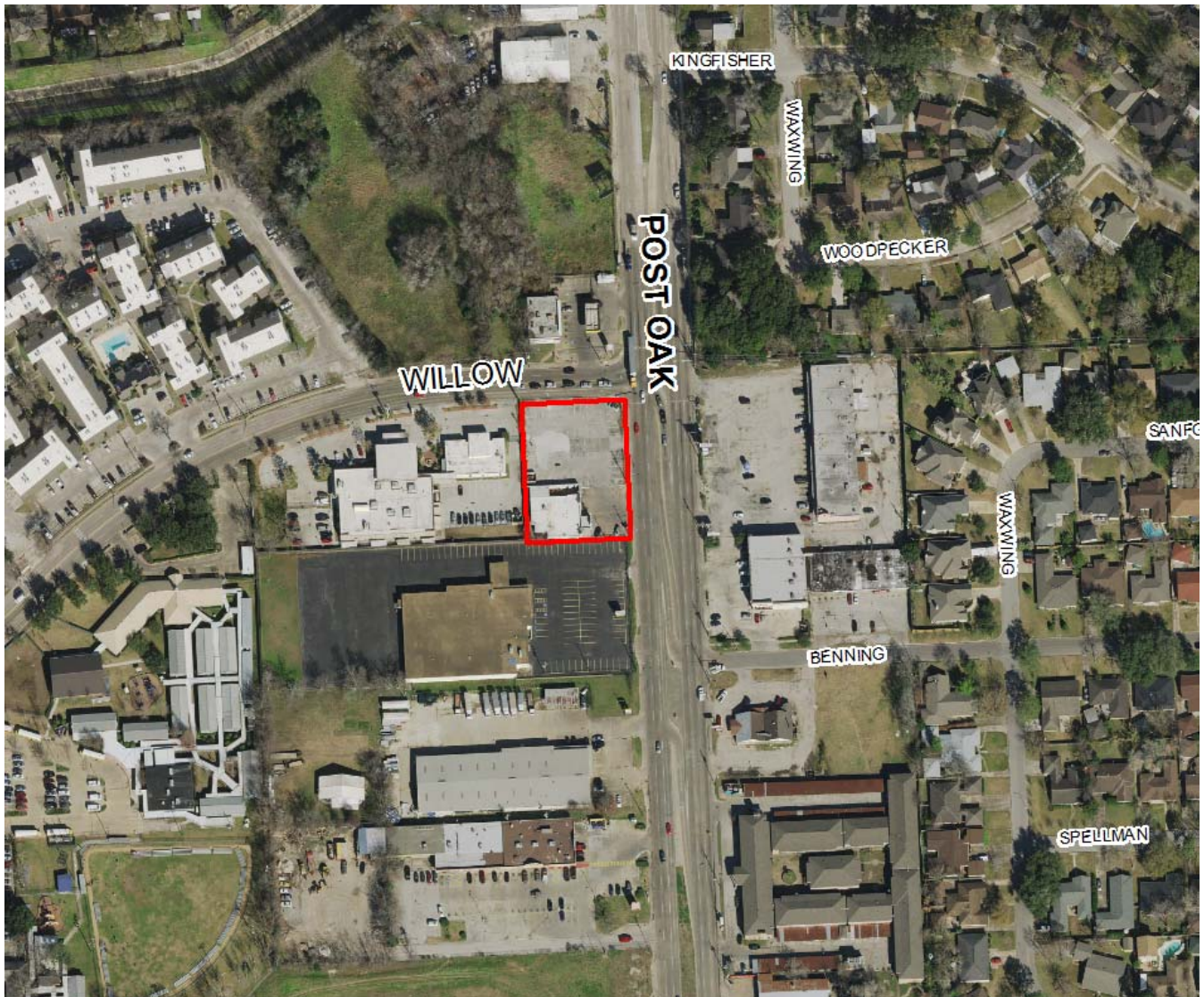
ITEM: 96

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Willow Creek Estates Sec 1 replat partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 03/31/2016
Plat Name: Woodland Acres partial replat no 4
Developer: Brools & Sparks, Inc
Applicant: West Belt Surveying, Inc.
App No/Type: 2016-0366 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	15.9030	Total Reserve Acreage:	15.9030
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	496M	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. Remove vague easement statements from title such as any and all easements and set backs as shown on the map of Woodland Acres. List and describe all easements in the title and provide revised title with final plat submittal.

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

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

For Your Information:

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

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

PLEASE ATTACH A COPY OF THE PROPOSE RE PLAT TO THE WCR APPLICATION (LONG OF SHORT)
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

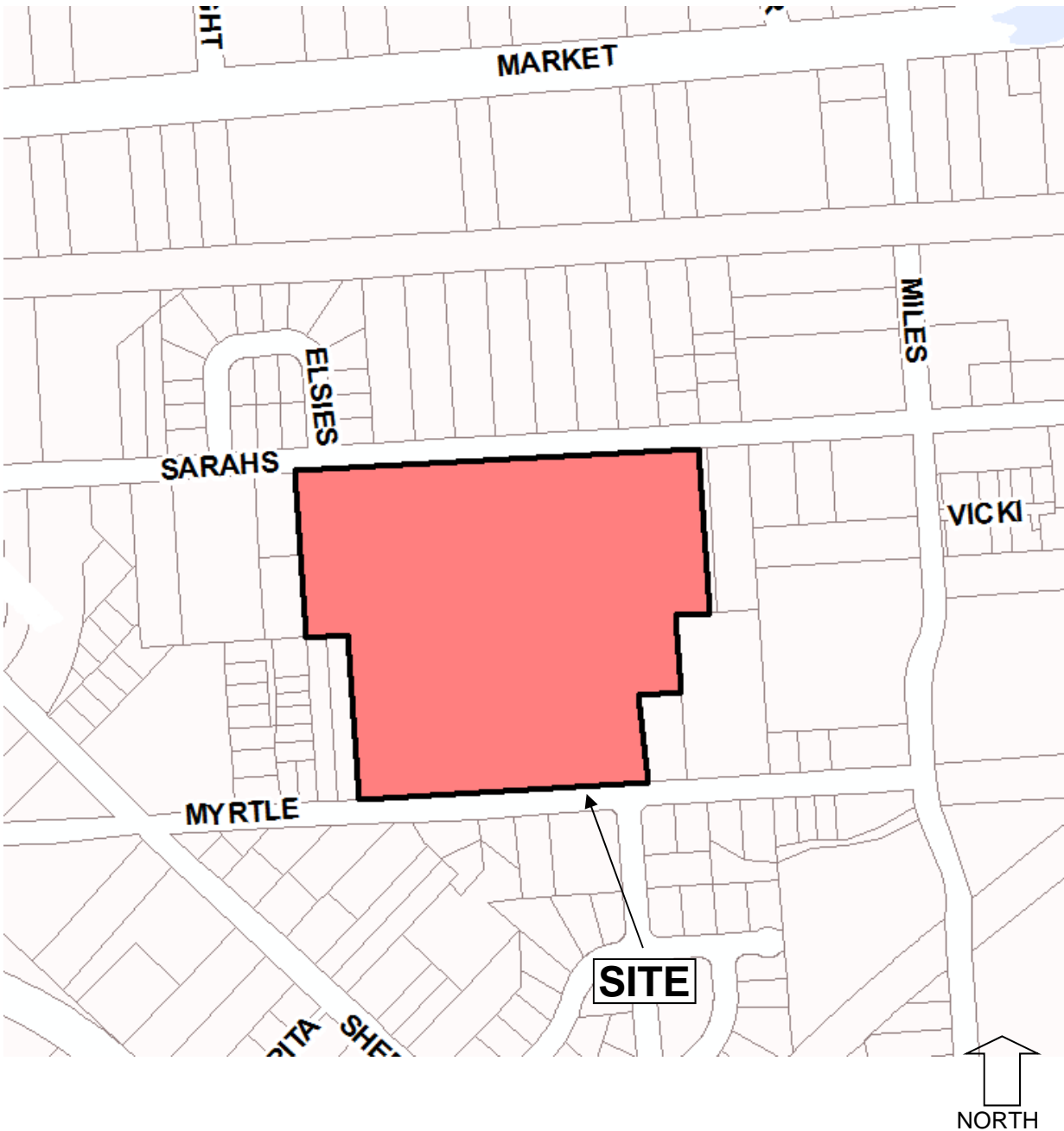
ITEM: 97

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Woodland Acres partial replat no 4

Applicant: West Belt Surveying Inc.



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 97

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Woodland Acres partial replat no 4

Applicant: West Belt Surveying Inc.



C – Public Hearings

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 98
Action Date: 03/31/2016
Plat Name: Aldine ISD Anderson Academy
Developer: Aldine ISD
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2016-0451 C2R

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

Total Acreage:	7.1400	Total Reserve Acreage:	7.1400
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412T	City

Conditions and Requirements for Approval

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 APPLICATION IS REQUIRED FOR THIS PROJECT.
PLEASE ATTACH A COPY OF THE PROPOSE RE PLAT TO THE WCR APPLICATION (LONG OF SHORT)
City Engineer: DETENTION IS REQUIRED

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

Houston Planning Commission ITEM: 98

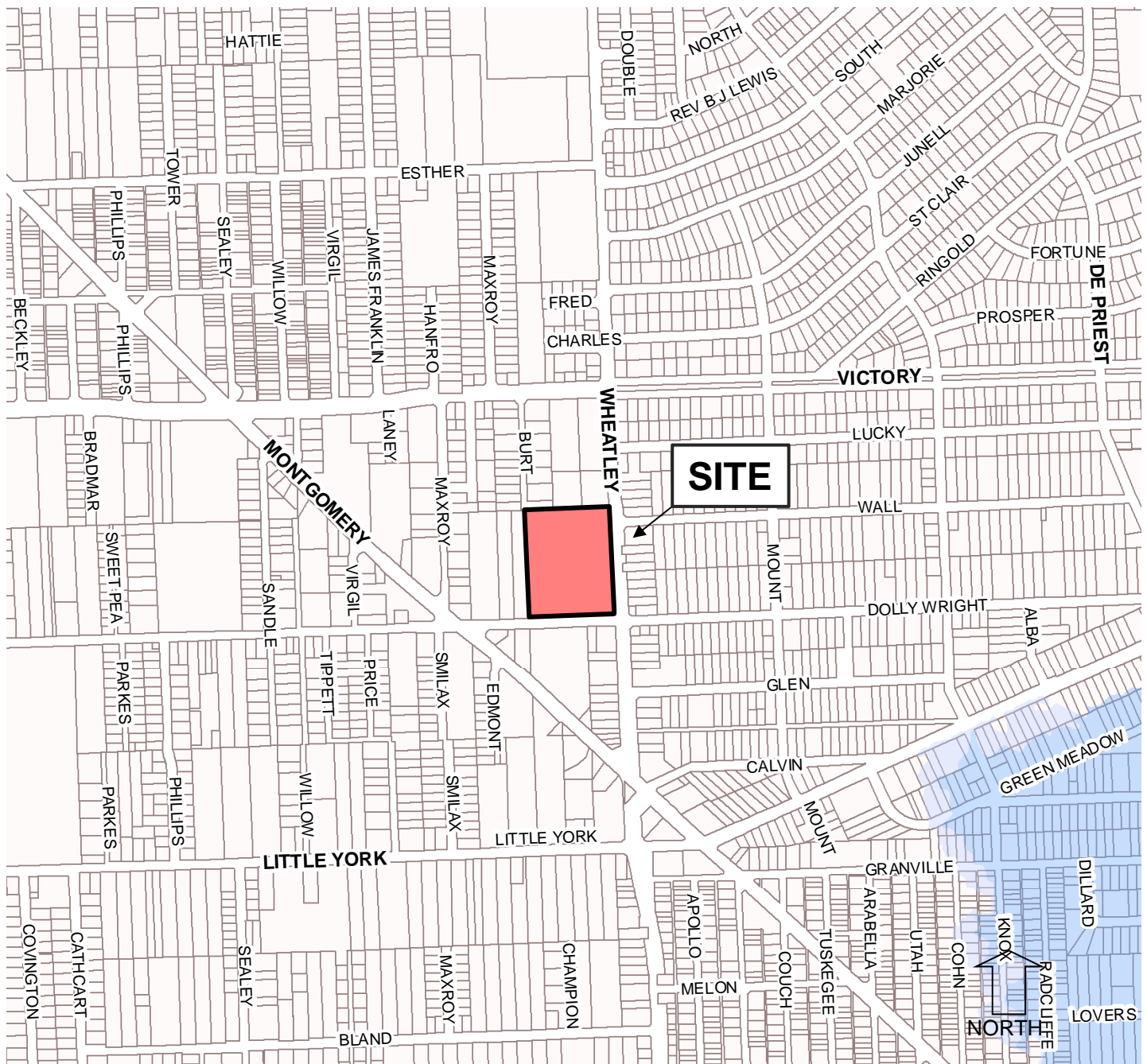
ITEM: 98

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Aldine ISD Anderson Academy

Applicant: Jones|Carter - Woodlands Office



D – Variances

Site Location

Houston Planning Commission ITEM: 98

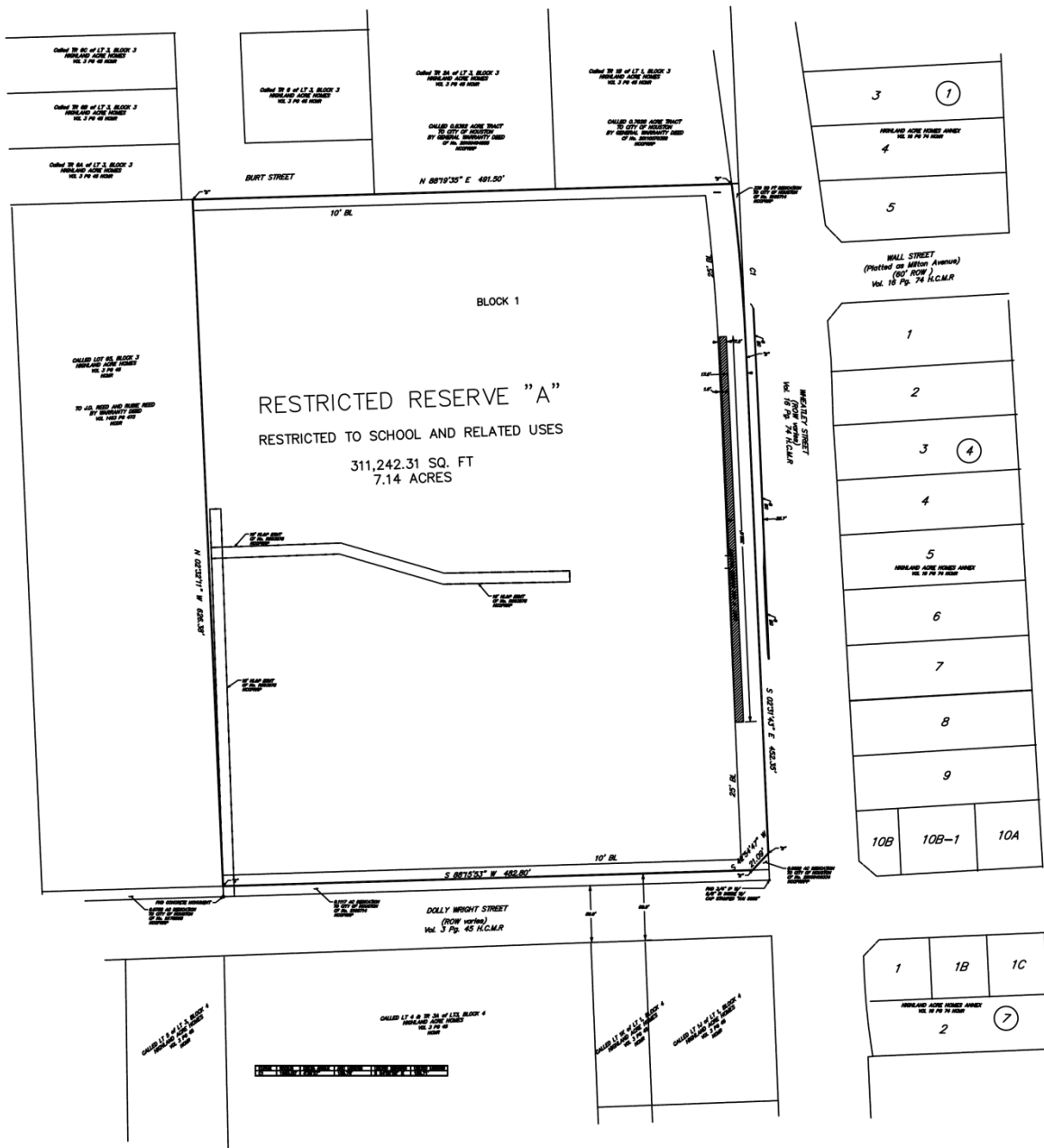
ITEM: 98

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Aldine ISD Anderson Academy

Applicant: Jones|Carter - Woodlands Office



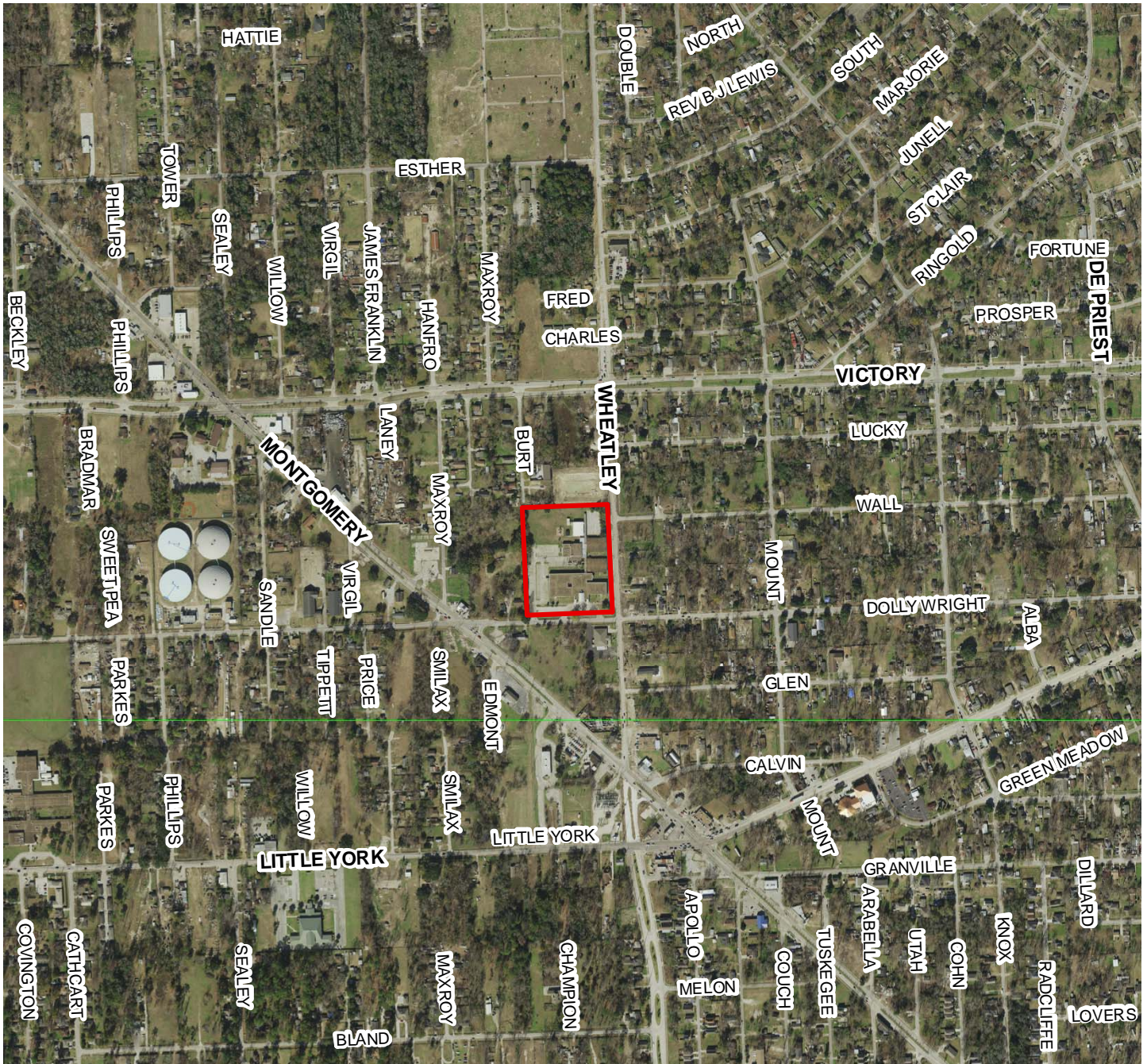
D – Variances

Subdivision

ITEM: 98

Meeting Date: 03/31/2016

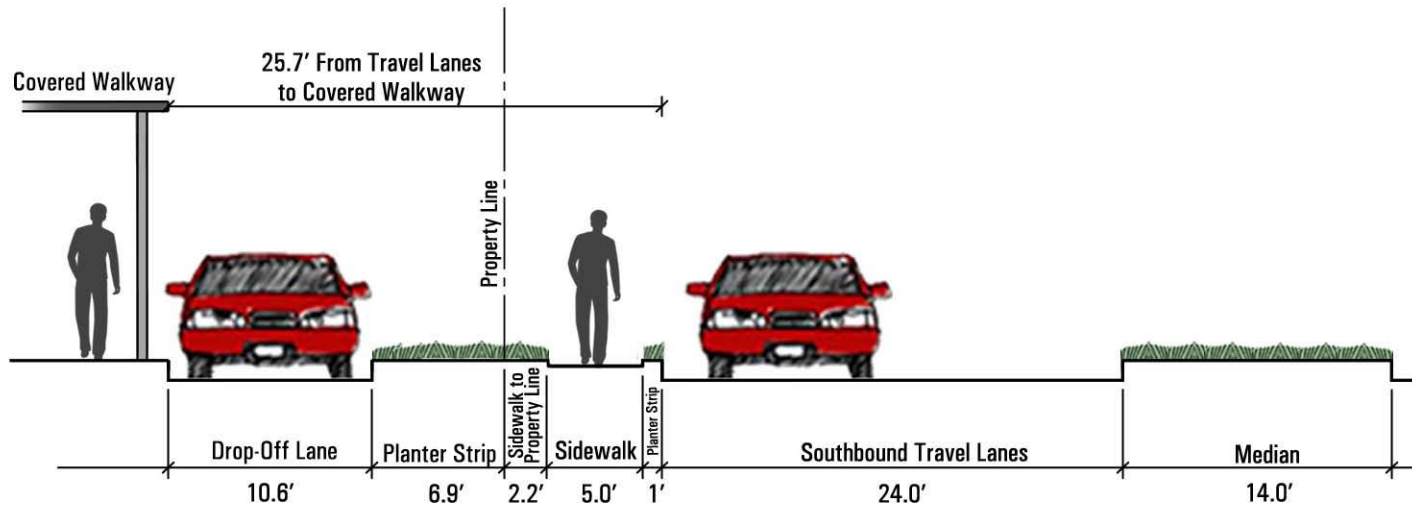
Applicant: Jones|Carter - Woodlands Office



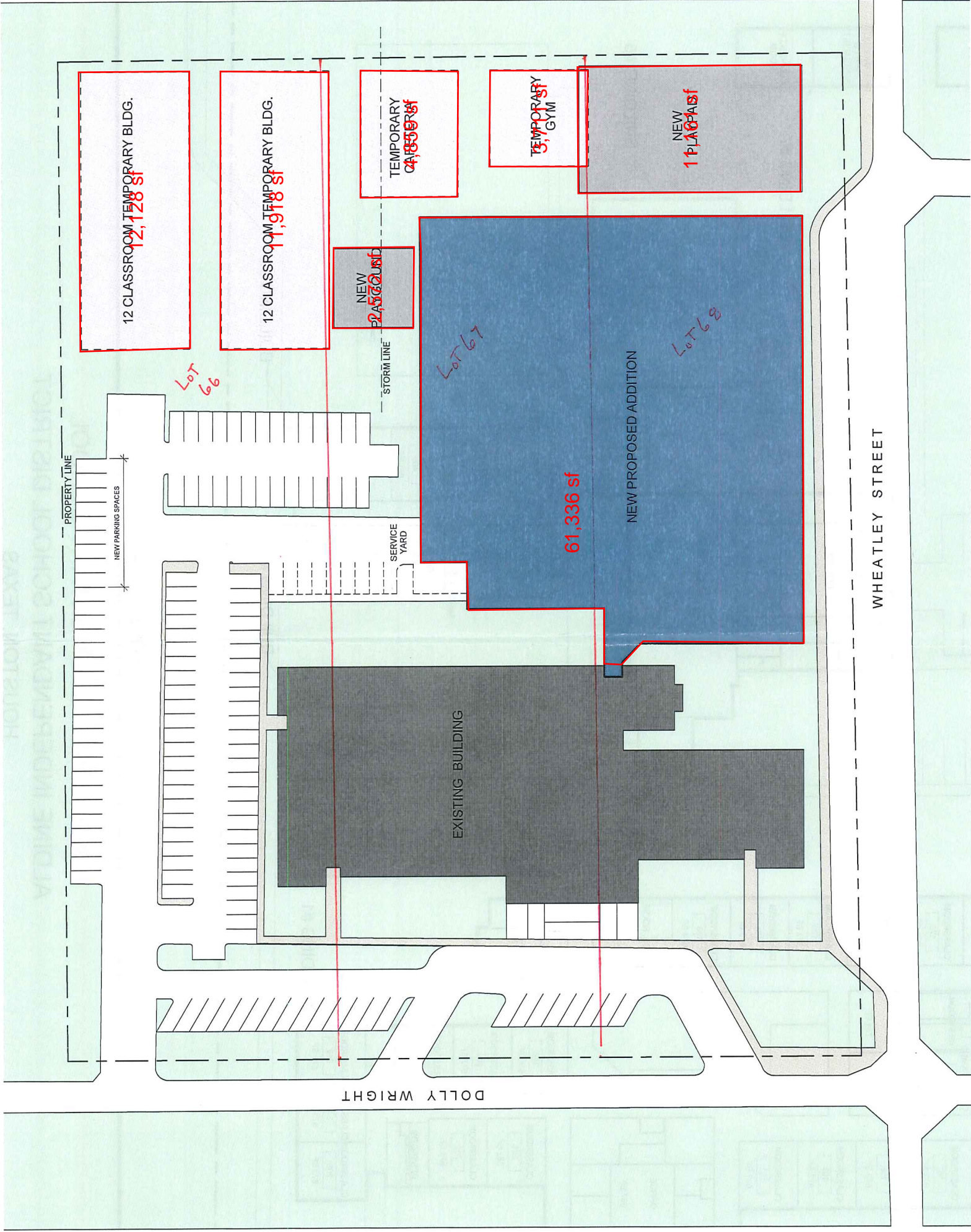
Aerial

Aldine ISD Anderson Academy

Wheatley Street Cross Section




Block 3
Highland Acres Homes
Vol 3 Pg 45
HcMP

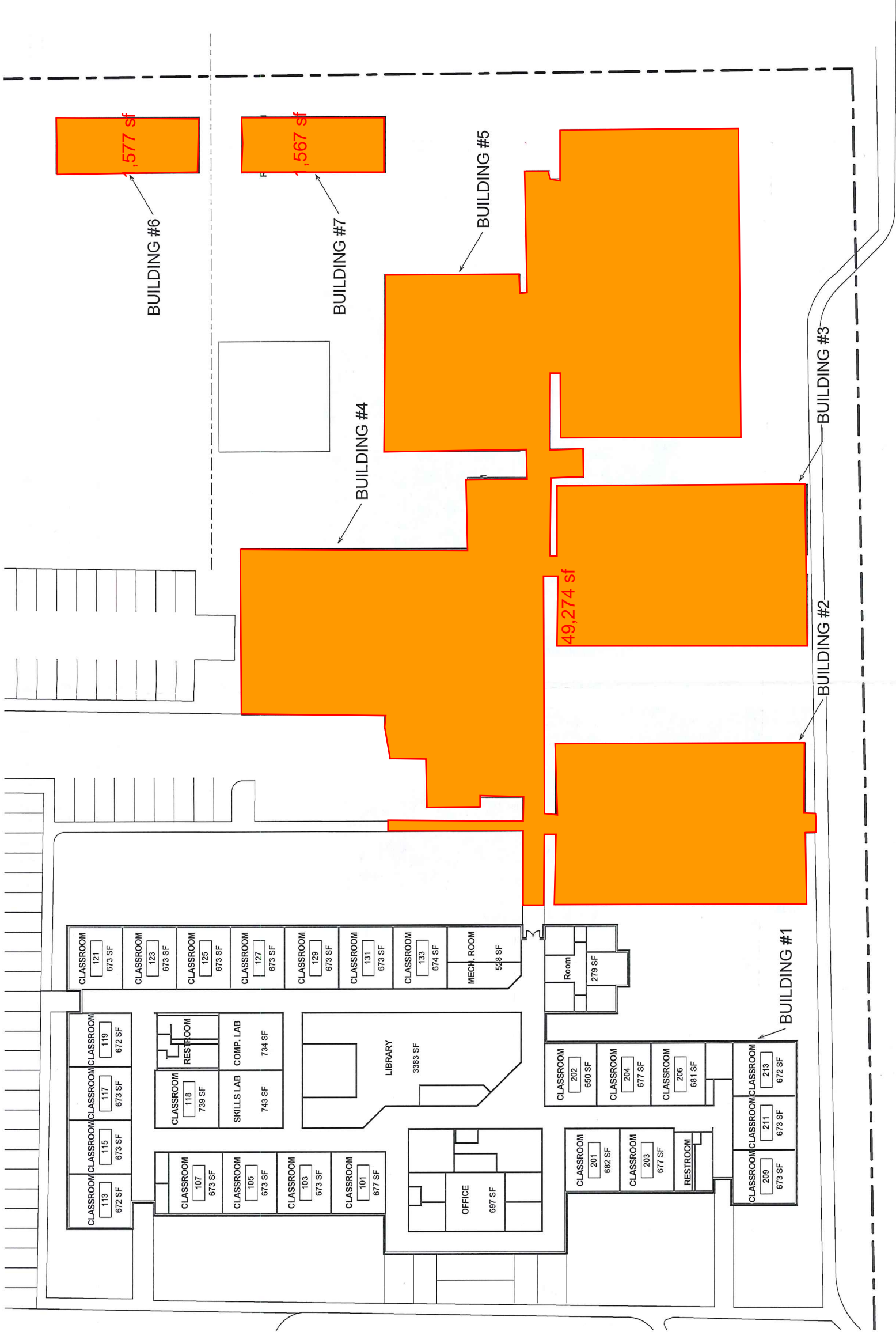


01/27/2016

NEW SITE PLAN


SCALE: 1/32" = 1'-0" 

ANDERSON ELEMENTARY SCHOOL
ALDINE INDEPENDANT SCHOOL DISTRICT
HOUSTON, TEXAS



01/27/2016

EXISTING PLAN

SCALE: 3/64" = 1'-0" 

ANDERSON ELEMENTARY SCHOOL
ALDINE INDEPENDANT SCHOOL DISTRICT
HOUSTON, TEXAS



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2016-0451

Plat Name: Aldine ISD Anderson Academy

Applicant: Jones|Carter - Woodlands Office

Date Submitted: 03/18/2016

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

Specific Variance is being sought and extent of variance:

To allow an existing covered walkway and portion of a building (Anderson Academy) to encroach into the 25' building line along Wheatley Street

Chapter 42 Section: 152

Chapter 42 Reference:

Sec. 42-152. - Building line requirement along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

Statement of Facts

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

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

Wheatley Street is a designated major thoroughfare of sufficient width at 80'. The existing building that encroaches 1.6' (at northern point) and 0.3' (at the southern point) into the 25' building line was constructed in the 1960s. The 6' wide covered walkway encroaches 7.5' (at northern point) and 6' (at the southern point) into the 25' building line was constructed in the 1990's to protect faculty and staff from the elements. The walkway provides a protected pedestrian path for faculty and students between three existing buildings on site and is approximately 352' in length. Strict application of the rules would require the encroaching structures to be demolished. Since neither the walkway nor the building impairs visibility along Wheatley Street granting a dual building line variance for the life of the encroaching structures will be sound public policy. There is approximately 25.7' from the back of the curb to the existing covered walkway. Planned additions to the site are internal and will not encroach into any required building lines.

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

Wheatley Street is a designated major thoroughfare of sufficient width at 80'. Additional ROW was taken near the northern side of the property and the street has been recently reconstructed by the City. The existing building that encroaches 1.6' (at northern point) and 0.3' (at the southern point) into the 25' building line was constructed in the 1960s. The 6' wide covered walkway was constructed in the 1990's to protect faculty and staff from the elements.

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

There is approximately 25.7' from the back of the curb to the existing covered walkway. The existing encroachments do not impair vehicular nor pedestrian traffic visibility on Wheatley Street. Planned additions to the site are internal and will not encroach into any required building lines.

(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 covered walkway protects student and staff from the natural elements as they walk from one building to the other. The existing covered walkway does not impair vehicular nor pedestrian traffic visibility on Wheatley Street as it is approximately 25.7' from the back of the curb.

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

The justification for the granting of the variance is based on existing physical characteristics – the covered walkway and existing building. The encroaching structures do not impair vehicular nor pedestrian visibility along Wheatley Street. Planned additions to the site are internal and will not encroach into any required building lines.



Application No: 2016-0451

Agenda Item: 98

PC Action Date: 03/31/2016

Plat Name: Aldine ISD Anderson Academy

Applicant: Jones|Carter - Woodlands Office

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

Chapter 42 Sections: 152

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

To allow an existing covered walkway and portion of a building (Anderson Academy) to encroach into the 25' building line along Wheatley Street ;

Basis of Recommendation:

The site is located south of Victory Drive, west of Wheatley, and east of W. Montgomery. The applicant is requesting a dual BL variance for a covered walkway encroaching into the 25' BL along Wheatley.

Staff supports this request. Wheatley has recently been reconstructed and improved by the City of Houston that includes new sidewalks and landscape buffers along the boulevard. The covered walkway serves as a protection from the weather as students move about the campus. All new work on the site will be in conformance with the ordinance required building line. The covered walkway will be utilized as the new structure will be flush along the 25'BL on Wheatley. The covered walkway is currently 17.5 feet from the property line and 25.7 feet from the back of the curb. Wheatley is a major thoroughfare with all the required widening dedicated on the western side of the ROW for this segment of the road.

Given the fact that all planned improvements for the site will conform with the building line, Staff recommends the planning commission grant a dual BL for the covered walkway only, 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

The covered walkway is an asset to students and faculty at the campus and serves to protect them from inclement weather.

(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;

All improvements to the site will conform to the 25' BL.

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

All new improvements will conform to the 25' BL

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

This variance will serve to protect the students and faculty at the campus.

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

The covered walkway is an asset to students and faculty at the campus and serves to protect them from inclement weather.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 03/31/2016
Plat Name: Aldine ISD Carver High School Complex GP
Developer: Aldine ISD
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2016-0483 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	26.1000	Total Reserve Acreage:	0.0000
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412S	City

Conditions and Requirements for Approval

046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.

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

This GP approval is contingent upon the applicant obtaining a "non-acceptance" letter from JRC (for Chaney Allen Street) prior to any sections being recorded. Per management, a revised GP will not be required when the ROW reverts back to the landowner(s)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 APPLICATION IS REQUIRED FOR THIS PROJECT.

PLEASE ATTACH A COPY OF THE PROPOSE RE PLAT TO THE WCR APPLICATION (LONG OF SHORT)
Harris County Flood Control District: HCFCD Review - No comments.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

Houston Planning Commission

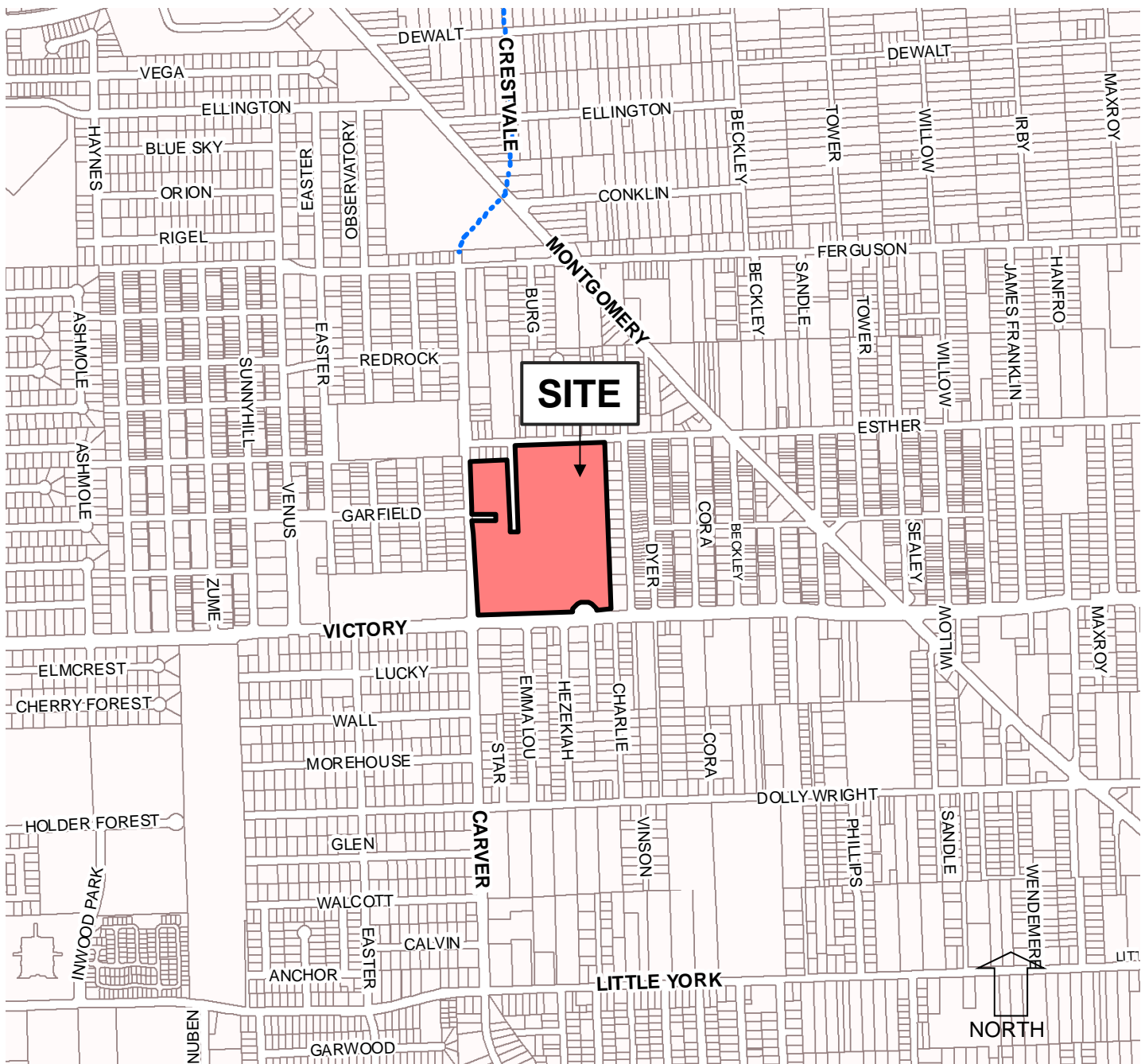
ITEM: 99

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Aldine ISD Carver High School Complex

GP Applicant: Jones|Carter - Woodlands Office



D – Variances

Site Location

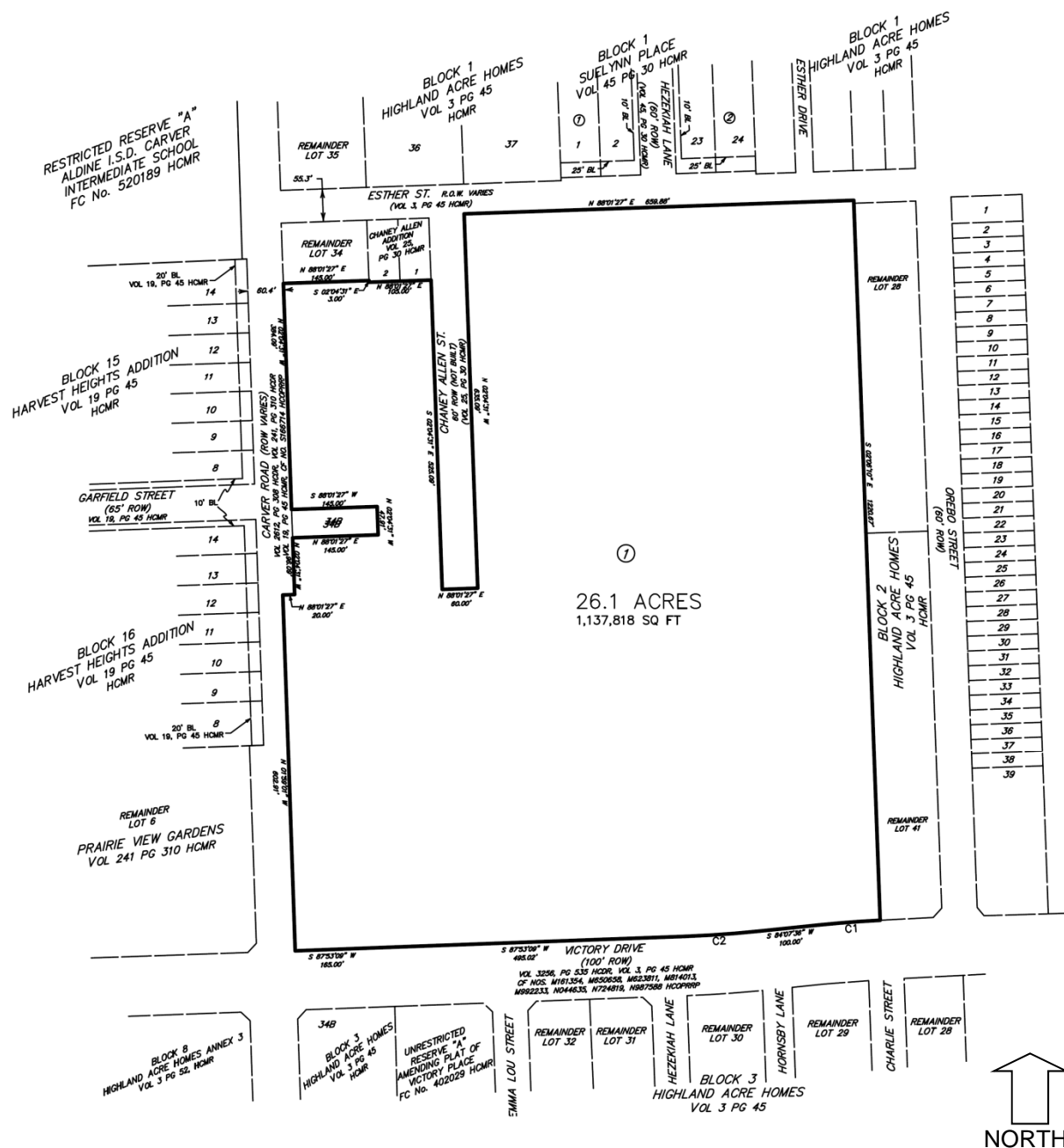
ITEM: 99

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Aldine ISD Carver High School Complex

GP Applicant: Jones|Carter - Woodlands Office



D – Variances

Subdivision

Houston Planning Commission

ITEM: 99

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Aldine ISD Carver High School Complex

GP Applicant: Jones|Carter - Woodlands Office



D – Variances

Aerial



Application Number: 2016-0483

Plat Name: Aldine ISD Carver High School Complex GP

Applicant: Jones|Carter - Woodlands Office

Date Submitted: 03/21/2016

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

Specific Variance is being sought and extent of variance:

Not to extend nor terminate with a cul-de-sac, Chaney Allen Street

Chapter 42 Section: 134

Chapter 42 Reference:

Chapter 42 Reference: Sec. 42-134. - Street extension. a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

Statement of Facts

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

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

The subject site is located within an established block bounded by Esther Drive, Carver Road (designated major collector), S Victory Drive (designated major thoroughfare) and Orebo Street, and contains an existing elementary school (Reece Academy) and high school (Carver High School – built in 1954). The purpose of the replat is to consolidate tracts owned by the School District to facilitate planned additions to the high school. Chaney Allen Street was platted in 1947 with the Chaney Allen Subdivision and has never been improved. The majority of the platted lots with frontage along the unimproved street, i.e. Lots 3-12, is owned by Aldine ISD, and are currently vacant. Lots 1 & 2 have frontage and access along Esther Drive and are under common ownership. Requiring a cul-de-sac or the extension of the the street through the site would create an impractical development. Any required extension of the street through the site will 1) not benefit traffic circulation in the area, which is addressed by the existing street pattern, and 2) be injurious to the safety of students and staff of the existing school (i.e. mixing of vehicular and pedestrian traffic)

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

Chaney Allen Street was platted in 1947 and has never been improved. Therefore, requiring a cul-de-sac or the extension of the the street through the site would be impractical. Further, any required extension of the street through the site will 1) not benefit traffic circulation in the area, which is addressed by the existing street pattern, and 2) be injurious to the safety of students and staff of the existing school (i.e. mixing of vehicular and pedestrian traffic)

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

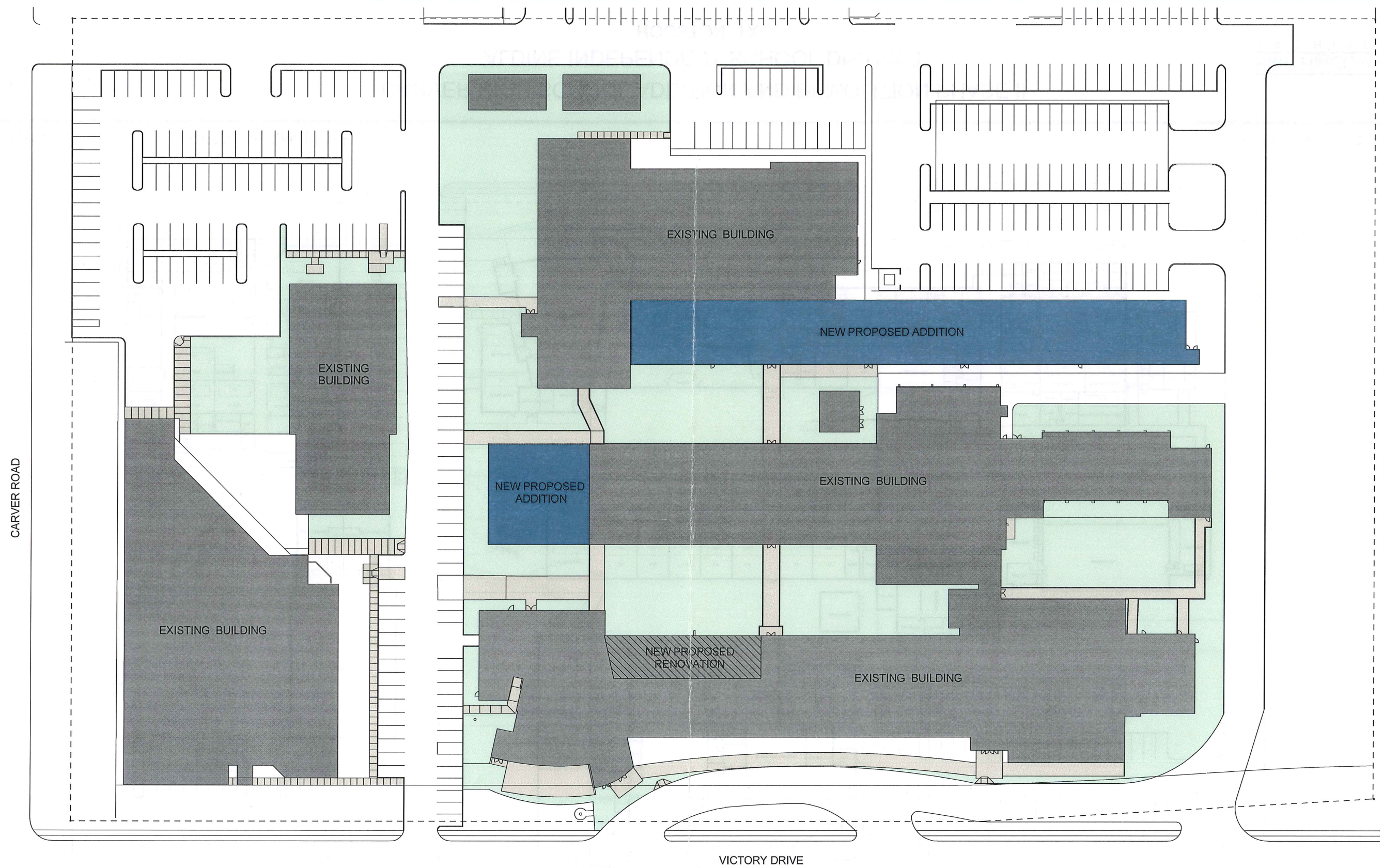
The existing school site is located within an established block bounded by Esther Drive, Carver Road (designated major collector), S Victory Drive (designated major thoroughfare) and Orebo Street. Chaney Allen Street was platted in 1947 and has never been improved. Granting of the variance will preserve the intent and general purposes of the chapter, since the existing street pattern adequately addresses traffic circulation and distribution in the area.

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

Chaney Allen Street was platted in 1947 and has never been improved. Therefore, requiring a cul-de-sac or the extension of the the street through the site would be impractical. Any required extension of the street through the site will 1) not benefit traffic circulation in the area, which is addressed by the existing street pattern, and 2) be injurious to the safety of students and staff of the existing school (i.e. mixing of vehicular and pedestrian traffic)


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

Justification for the granting of the variance is based on the existing street pattern which addresses traffic circulation and distribution in the area. Chaney Allen Street was platted in 1947 and is not improved. Requiring the extension of the street through the site will be injurious to the safety of students and staff of the existing school.



01/27/16

SITE PLAN

SCALE: 1/32" = 1'-0" 

CARVER HIGH SCHOOL ADDITION AND DEMOLITION PHASE II
 ALDINE INDEPENDENT SCHOOL DISTRICT
 HOUSTON, TX

SMITH & COMPANY
 ARCHITECTS



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 03/31/2016
Plat Name: Aldine ISD Carver High School Complex Sec 1
Developer: Aldine ISD
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2016-0487 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	22.8200	Total Reserve Acreage:	22.8200
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412S	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

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

PLEASE ATTACH A COPY OF THE PROPOSE RE PLAT TO THE WCR APPLICATION (LONG OF SHORT)

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.

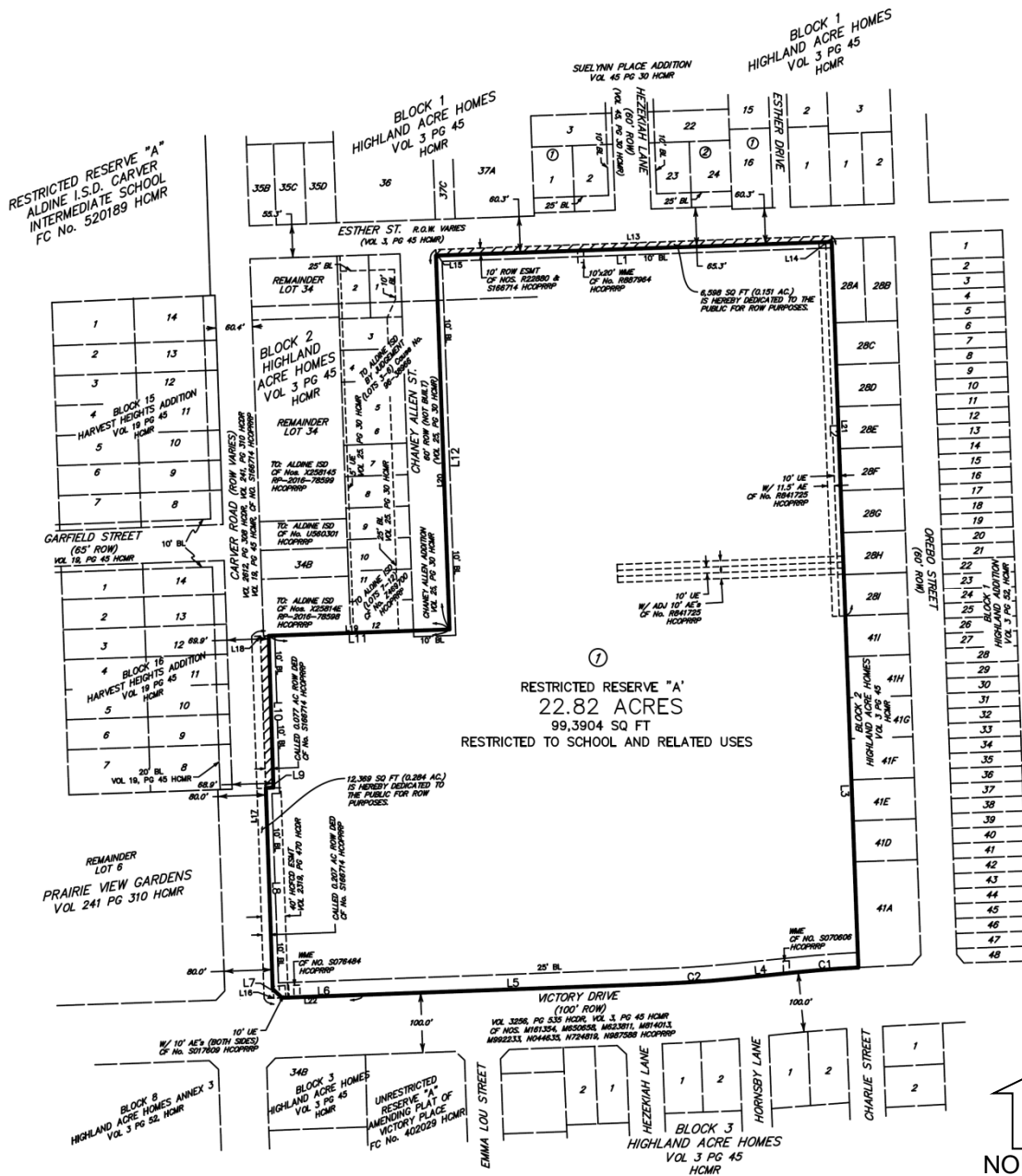
Houston Planning Commission ITEM: 100

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Aldine ISD Carver High School Complex Sec 1

Applicant: Jones|Carter - Woodlands Office



D – Variances

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101

Action Date: 03/31/2016

Plat Name: Bethel Bible Fellowship GP

Developer: Bethel Bible Fellowship of West Houston

Applicant: Brown & Gay Engineers, Inc.

App No/Type: 2016-0454 GP

Staff Recommendation:

Defer for further study and review

Total Acreage:	17.4062	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:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524Q	ETJ

Conditions and Requirements for Approval

209. Fort Bend County has requested that this item be deferred for two weeks.

For Your Information:

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

Fort Bend Engineer: Applicant must Plat entire track, not just the reserve.

Provide 10' landscape easement adjacent to Fulshear Gaston Rd.

Provide Civil Site Plans.

City Engineer: DETENTION IS REQUIRED

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

Houston Planning Commission

ITEM: 101

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Bethel Bible Fellowship GP

Applicant: Brown & Gay Engineers, Inc.



D – Variances

Site Location

Houston Planning Commission

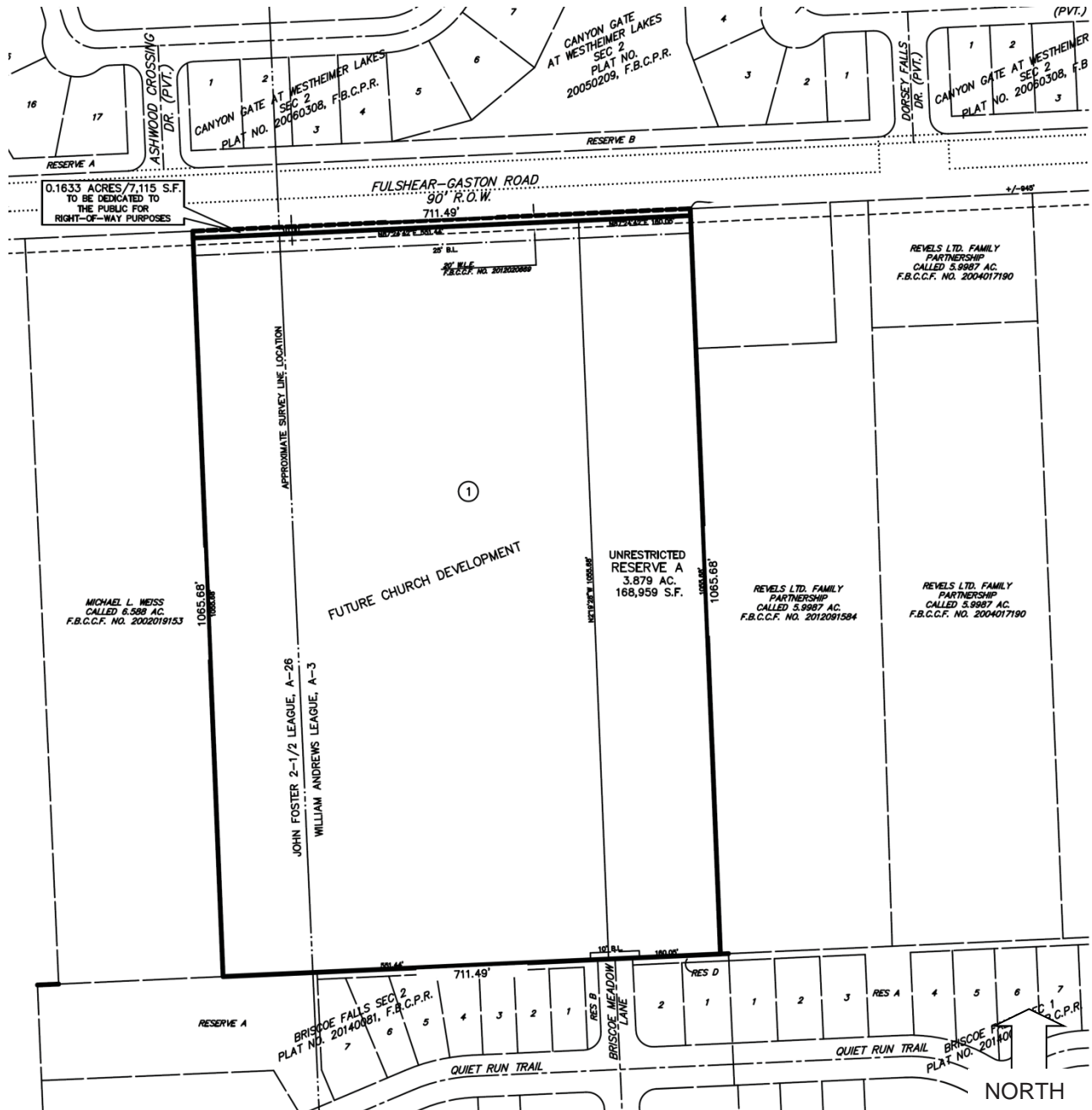
ITEM: 101

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Bethel Bible Fellowship GP

Applicant: Brown & Gay Engineers, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 101

Planning and Development Department

Meeting Date: 03/31/2016

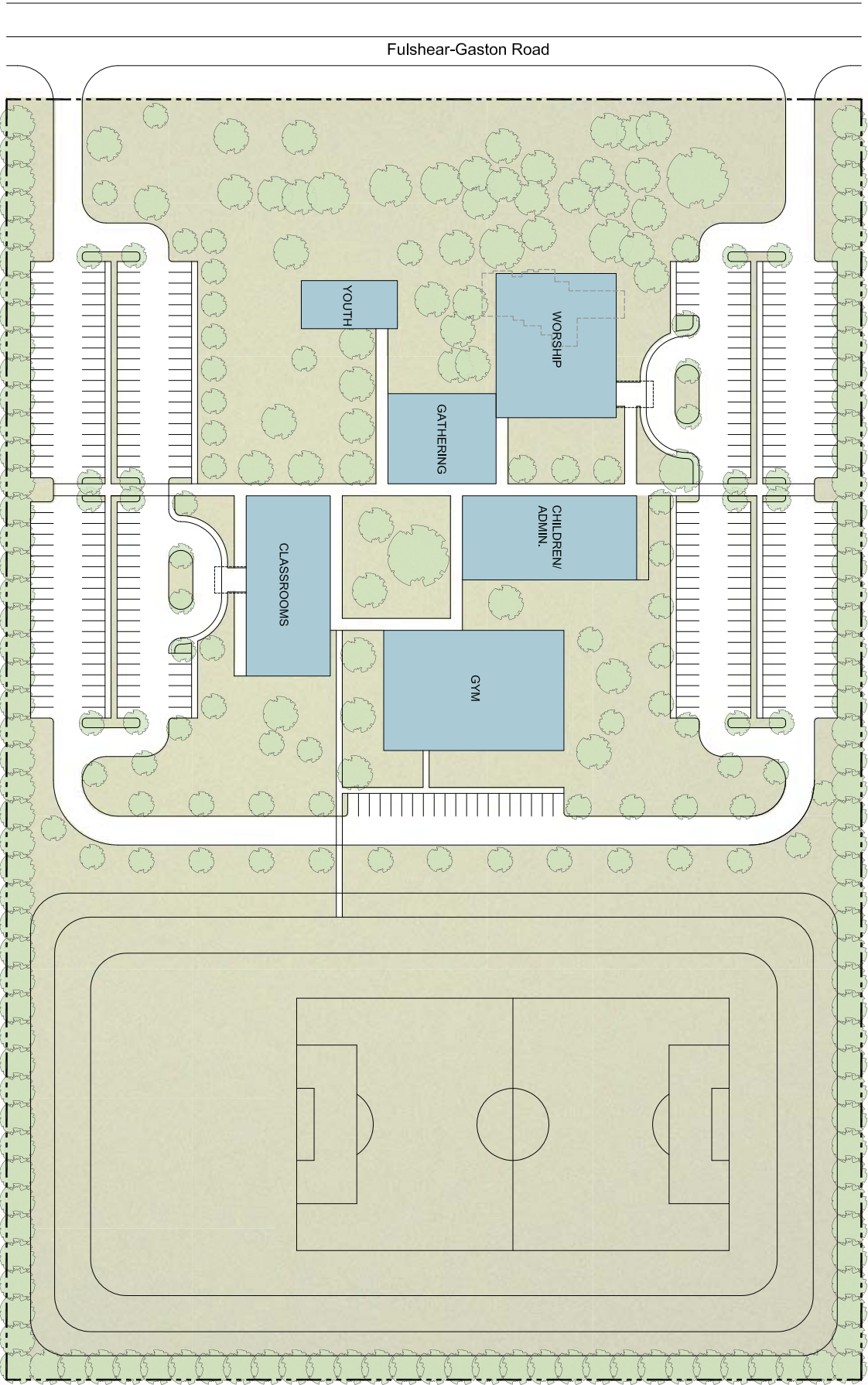
Subdivision Name: Bethel Bible Fellowship GP

Applicant: Brown & Gay Engineers, Inc.



D – Variances

Aerial



Fulshear-Gaston Road

Bethel Bible Fellowship - Master

Scale: 1" = 80'
N



Application Number: 2016-0454

Plat Name: Bethel Bible Fellowship GP

Applicant: Brown & Gay Engineers, Inc.

Date Submitted: 03/18/2016

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

Specific Variance is being sought and extent of variance:

To not extend a local street, Briscoe Meadow Lane, to Fulshear Gaston Road.

Chapter 42 Section: 134

Chapter 42 Reference:

42-134. Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted.

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 +/- 17 acre site is located west of F.M. 723, a 120 foot right of way and major thoroughfare, and south of Fulshear Gaston Road, a proposed 100 foot right of way and major thoroughfare. Briscoe Meadow Lane, a 50 foot right of way and local street, is a stub street along the south boundary of the subject site. Intersection spacing along Fulshear Gaston Road from F.M. 723 and Hidden Lake Lane is less than 2600 feet which meets the requirements of 42-127. Extending Briscoe Meadow Lane to Fulshear Gaston Road would result in an intersection spacing of less than 600 feet from both Dorsey Falls Drive, a 50 foot PAE/PUE to the east and Ashwood Crossing Drive, a 50 foot PAE/PUE to the west of Briscoe Meadow Lane. Extending Briscoe Meadow Lane through the subject tract will introduce cut through traffic from conflicting uses of single-family residential, church, and light industrial development. Adequate emergency and public traffic circulation is provided to Briscoe Falls by adjacent existing local streets and F.M. 723. Additionally, Briscoe Meadows Lane cannot continue north of Fulshear Gaston Road due to the existing single-family residential development.

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

The variance is not the result of a hardship created or imposed by the applicant. The circumstances supporting the request for the variance are based upon the existing physical attributes related to the location of the subject tract. The existing local streets and major thoroughfares provide adequate emergency and public traffic circulation through Briscoe Falls.

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

Granting of the variance will preserve the intent and general purposes of the subdivision ordinance. Intersection spacing along Fulshear Gaston Road meets the condition of 2,600 feet as required by Chapter 42-127. Additionally, two points of access to Briscoe Falls is provided along F.M. 723 providing adequate traffic circulation for the single-family residential development.

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

Granting of the variance will not be injurious to public health, safety and welfare as adequate emergency and public traffic circulation is provided to Briscoe Falls by adjacent existing local streets and F.M. 723. In addition, separating the

conflicting land uses and high probability of cut through traffic Briscoe Falls will assist in protecting the public health, safety, and welfare.

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

Economic hardship is not the sole justification of the variance; the existing network of local streets and F.M.723 providing adequate traffic circulation along with intersection spacing along Fulshear Gaston Road meeting the requirements of 42-127 form the justification of the variance.



Application No: 2016-0454

Agenda Item: 101

PC Action Date: 03/31/2016

Plat Name: Bethel Bible Fellowship GP

Applicant: Brown & Gay Engineers, Inc.

Staff Recommendation: Defer for further study and review

Chapter 42 Sections: 134

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

To not extend a local street, Briscoe Meadow Lane, to Fulshear Gaston Road.;

Basis of Recommendation:

The site is located west of F.M. 723, east of F.M. 359 and south of Fulshear-Gaston Road. The applicant is requesting a variance to exceed intersection spacing by not extending or terminating with a cul de sac Briscoe Meadow Lane.

Staff recommends a 2 week deferral at the request of Ft. Bend County.

Statement of Facts

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

N/A

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

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: 102

Action Date: 03/31/2016

Plat Name: Bethel Bible Fellowship Sec 1

Developer: Bethel Bible Fellowship of West Houston

Applicant: Brown & Gay Engineers, Inc.

App No/Type: 2016-0455 C2

Staff Recommendation:

Defer for further study and review

Total Acreage:	3.9160	Total Reserve Acreage:	3.7318
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524Q	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

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

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

For Your Information:

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

Fort Bend Engineer: Applicant must Plat entire track, not just the reserve.

Provide 10' landscape easement adjacent to Fulshear Gaston Rd.

Provide Civil Site Plans.

City Engineer: IF BRISCOE MEADOW LN CAN BE EXTENDED TO FULSHEAR GASTON RD? AND DETENTION IS REQUIRED



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 102

Action Date: 03/31/2016

Plat Name: Bethel Bible Fellowship Sec 1

Developer: Bethel Bible Fellowship of West Houston

Applicant: Brown & Gay Engineers, Inc.

App No/Type: 2016-0455 C2

Staff Recommendation:

Defer for further study and review

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

Houston Planning Commission

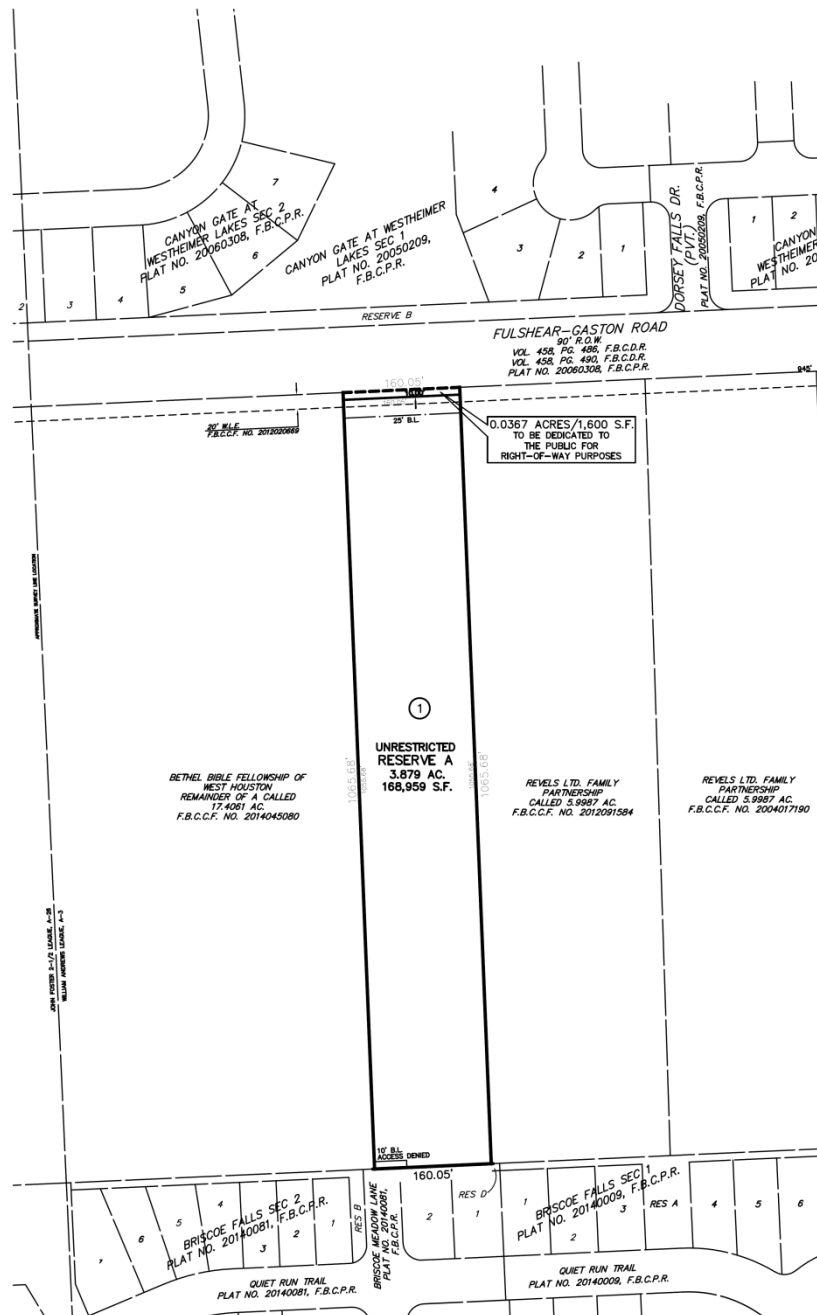
ITEM: 102

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Bethel Bible Fellowship Sec 1

Applicant: Brown & Gay Engineers, Inc.



D – Variances

Subdivision



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 03/31/2016
Plat Name: Commons at Ella Forest
Developer: RNM Group, LLC
Applicant: Karen Rose Engineering and Surveying
App No/Type: 2016-0469 C2

Staff Recommendation:
Defer Applicant request

Total Acreage:	8.2358	Total Reserve Acreage:	0.8267
Number of Lots:	38	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452B	City

Conditions and Requirements for Approval

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

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.

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

- 1) Emergency access easement must be extended through Reserve T.
- 2) Survey / abstract must be included in title at recordation.
- 3) Add note: "All lots shall have adequate wastewater collection service".
- 4) Provide all record info for Ella / Wheatley and W. Tidwell.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 APPLICATION IS REQUIRED FOR THIS PROJECT.

PLEASE ATTACH A COPY OF THE PROPOSE RE PLAT TO THE WCR APPLICATION (LONG OF SHORT)

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 103

Action Date: 03/31/2016

Plat Name: Commons at Ella Forest

Developer: RNM Group, LLC

Applicant: Karen Rose Engineering and Surveying

App No/Type: 2016-0469 C2

Staff Recommendation:

Defer Applicant 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

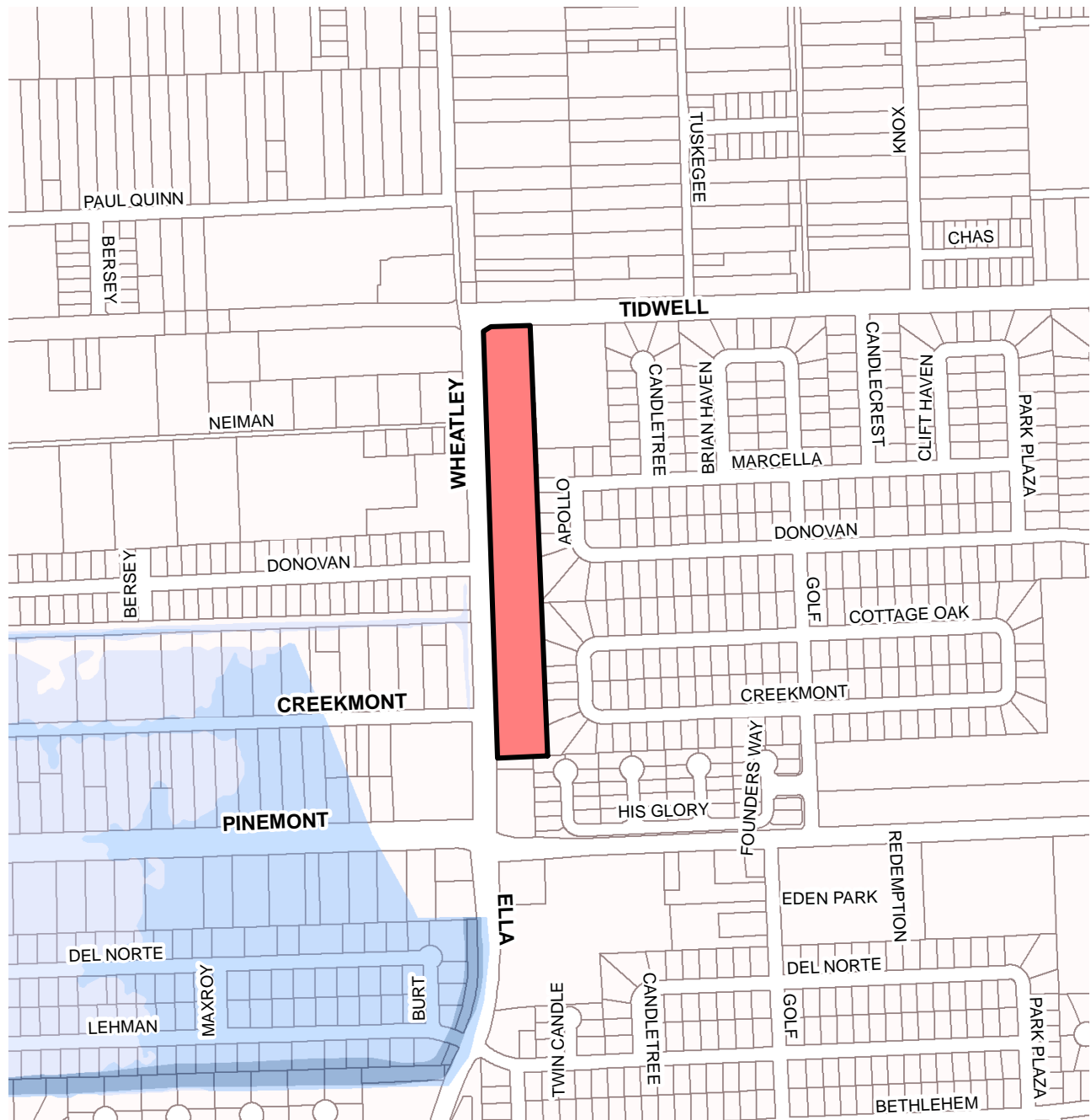
ITEM: 103

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Commons at Ella Forest

Applicant: Karen Rose Engineering and Surveying



D – Variances

Site Location

Houston Planning Commission

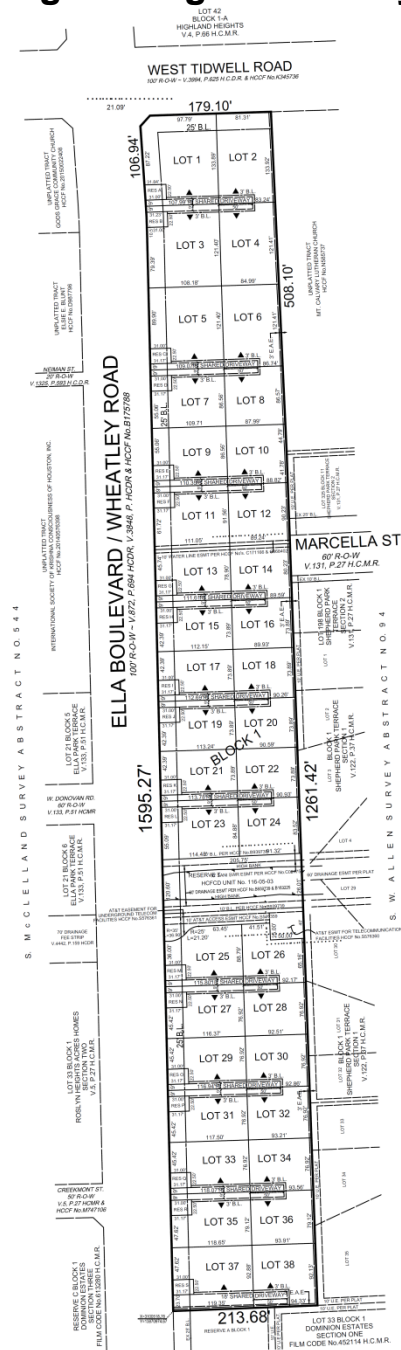
ITEM: 103

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Commons at Ella Forest

Applicant: Karen Rose Engineering and Surveying



D – Variances

Subdivision

Houston Planning Commission

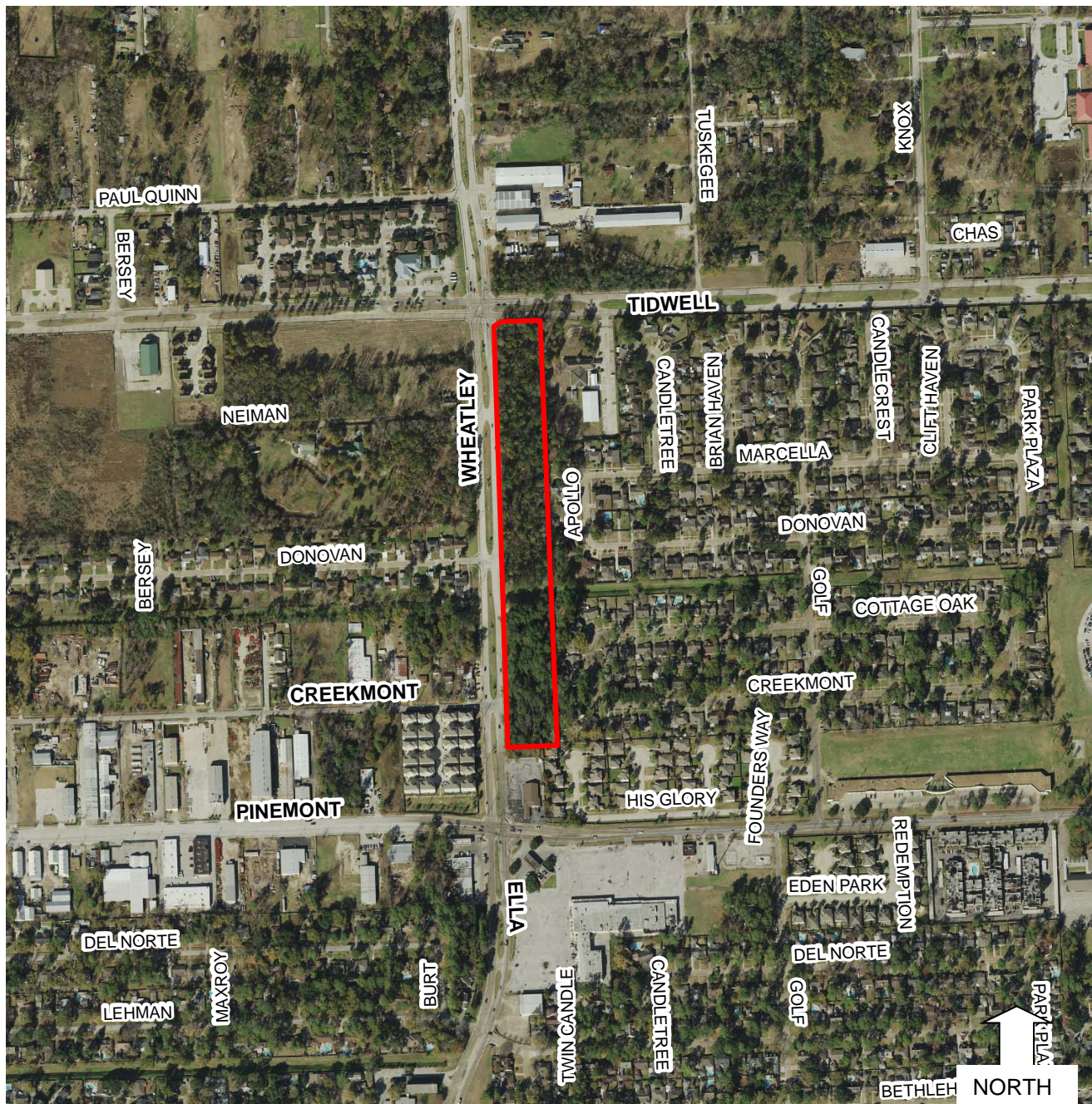
ITEM: 103

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Commons at Ella Forest

Applicant: Karen Rose Engineering and Surveying



D – Variances

Aerial

ELLA BOULEVARD/WHEATLEY ROAD



0 60 120 180 240

SITE PLAN

ADAMS ARCHITECTS
ADAMSARCHITECTSHOUSTON.COM
Phone: 713-529-2592

The Commons
at
Ella Forest

ADAMS ARCHITECTS
ADAMSARCHITECTSHOUSTON.COM



An aerial perspective of a master-planned neighborhood. The scene features a central cluster of colorful, modern houses with blue, yellow, and red roofs, interspersed with numerous green trees. A network of roads, including a main boulevard and several smaller streets, weaves through the development. Large green open spaces and parks are integrated into the layout. The overall design emphasizes a mix of residential density and natural environment.

The Commons at Ellia Forest

is a master-planned neighborhood conceived with heart and designed with the best of humanity in mind. Composed of 38 home sites arrayed in four-residence clusters, with each cluster centered upon commonly held gardens, all homes are linked in a cohesive linear residential enclave by walkways tying these clustered common gardens together along a unique avenue of hike and bike paths. The whole ensemble gracefully engenders a true sense of community by multiplying the safe and secure opportunities on common ground for spontaneous human meeting and intentional gracious neighborliness.

ADAMS ARCHITECTS
ADAMSARCHITECTSHOUSTON.COM



Application Number: 2016-0469

Plat Name: Commons at Ella Forest

Applicant: Karen Rose Engineering and Surveying

Date Submitted: 03/20/2016

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

Specific Variance is being sought and extent of variance:

A variance is being sought not to extend Marcella Street from where it now dead-ends at the east property line of Commons at Ella Forest through to Ella Boulevard/Wheatley Road.

Chapter 42 Section: 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

(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;

Marcella Street was dedicated in 1965 by the plat of Shepherd Park Terrace Section 2, a 40 acre subdivision comprised entirely of single family residential lots. The plats of Sections 1 and 2 of Shepherd Park Terrace left an approximately 1850-foot long by 200-foot wide strip of land as unplatted acreage between the subdivisions and Ella Boulevard/Wheatley Road. Marcella Street is the only street stubbed into the undeveloped acreage from either subdivision; the overall street pattern for Shepherd Park Terrace promotes convenient circulation for local traffic while discouraging cut-through traffic from the major thoroughfares which surround it. The dedication and construction of Marcella Street through Commons at Ella Forest to Ella Boulevard/Wheatley Road will open up the neighborhood to such cut-through traffic without providing any real benefit to traffic circulation in the area.

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

The original developer of Shepherd Park Terrace dedicated the stub-end of Marcella Street over 50 years ago. The tract of land of which Commons at Ella Forest is comprised was never subsequently platted extending the street.

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

The extension of Marcella Street is not necessary to meet the intersection spacing requirements along a major thoroughfare of a minimum of 2600 feet. The distance from Pinemont Road to the south to West Tidwell Road, which makes up the north property line of Commons at Ella Forest, is approximately 2250 feet. The Shepherd Park Terrace neighborhood is adequately served by their internal street system as evidenced by the endorsement of this variance request by the Shepherd Park Terrace Civic Club.

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

Granting the variance and allowing the existing traffic circulation to remain as it currently exists will promote public safety in the area. Shepherd Park Terrace, the adjoining neighborhood, has already experienced the safety threat to their streets by motorists cutting through their neighborhood trying to avoid the traffic signals at Ella Boulevard/Wheatley Road and both West Tidwell Road and Pinemont Road and has been allowed by the City of Houston to barricade Candlecrest Drive and Dunsmere Street at West Tidwell Road. The self-contained pattern of the streets in Shepherd Park Terrace further frustrates such cut-through motorists, increasing the danger for local residents.

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

Granting the variance not to extend Marcella Street from the Shepherd Park Terrace neighborhood to Ella Boulevard/Wheatley Road, and allowing the existing traffic patterns to remain as-is, will protect the safety and security of the residents of Shepherd Park Terrace. The Shepherd Park Terrace Civic Club has endorsed the granting of the variance in their letter of March 1, 2016, which is attached to this application.



Application No: 2016-0469

Agenda Item: 103

PC Action Date: 03/31/2016

Plat Name: Commons at Ella Forest

Applicant: Karen Rose Engineering and Surveying

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: [42-135](#)

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

[A variance is being sought not to extend Marcella Street from where it now dead-ends at the east property line of Commons at Ella Forest through to Ella Boulevard/Wheatley Road.;](#)

Basis of Recommendation:

[The site is located east of Ella, south of Tidwell, north of Pinemont and east of Shepherd. The applicant is requesting a variance not to extend nor terminate with a cul de sac Marcella Street.](#)

[Staff recommends a two week deferral per applicant's request.](#)

Statement of Facts

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)



Agenda Item: 104
Action Date: 03/31/2016
Plat Name: Fairgrounds Extension partial replat no 1
Developer: FAIRVIEW CORRIDOR, LLC
Applicant: Century Engineering, Inc
App No/Type: 2016-0282 C2R

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

Total Acreage:	0.5738	Total Reserve Acreage:	0.5624
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	493P	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
1. Provide at least 10 foot sidewalk with 8 feet being unobstructed on all abutting streets except for Genesee
 2. Provide at least a 9 foot sidewalk with at least 6 feet being unobstructed on Genesee
 3. Provide at least 3 inch caliber trees
 4. At least 30% of the surface area of the façade between ground level and eight feet high of any building that is located within ten feet of the pedestrian realm shall be transparent with windows, doors or other openings
 5. No building's doors, other than doors exclusively used for emergency access only, may swing into the clear pedestrian space of the pedestrian realm

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 TO THE WCR FORM (SHORT OR LONG)
 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: 104

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Fairgrounds Extension partial replat no 1 (DEF 1)

Applicant: Century Engineering, Inc



D – Variances

Site Location

Houston Planning Commission

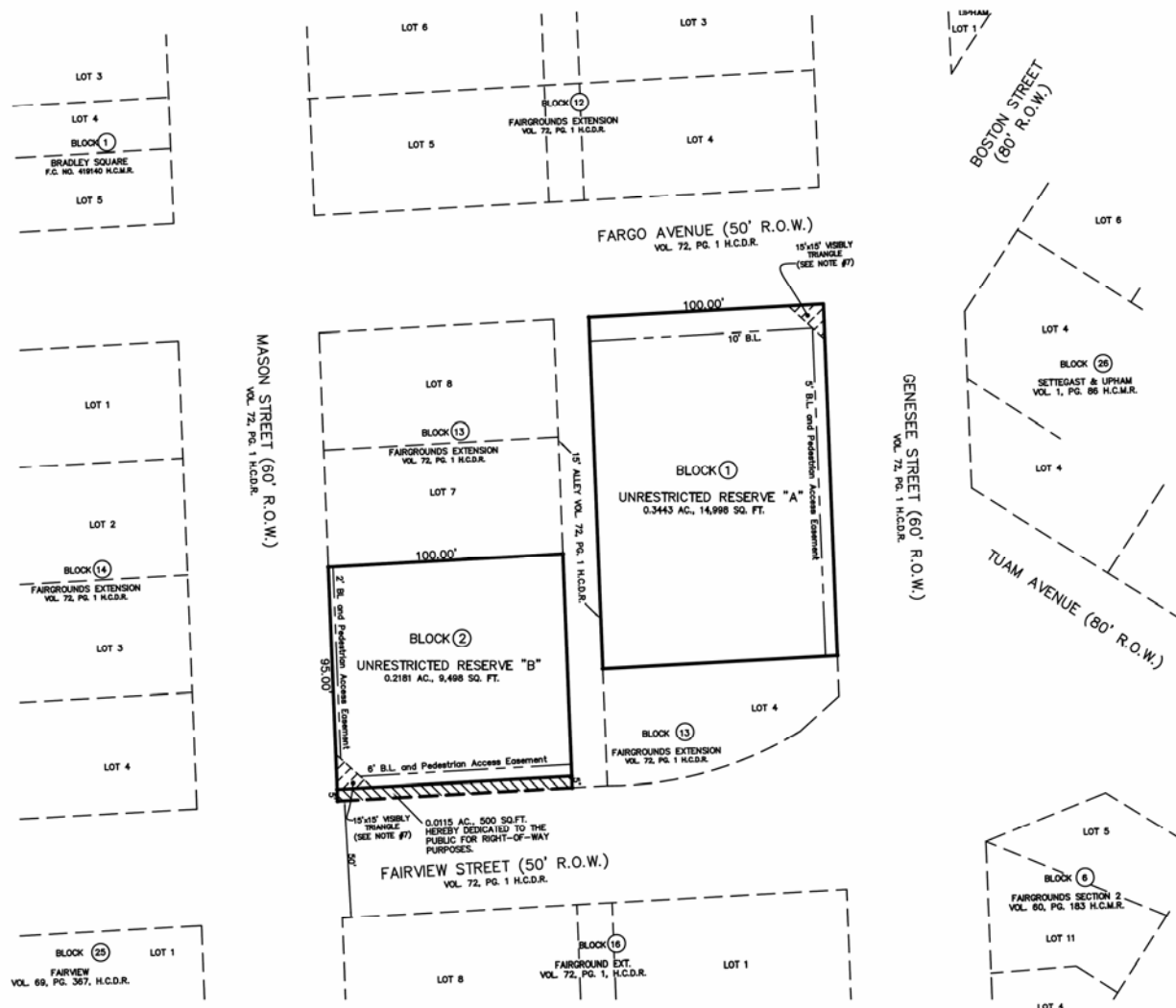
ITEM: 104

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Fairgrounds Extension partial replat no 1 (DEF 1)

Applicant: Century Engineering, Inc



D – Variances

Subdivision

Houston Planning Commission

ITEM: 104

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Fairgrounds Extension partial replat no 1 (DEF 1)

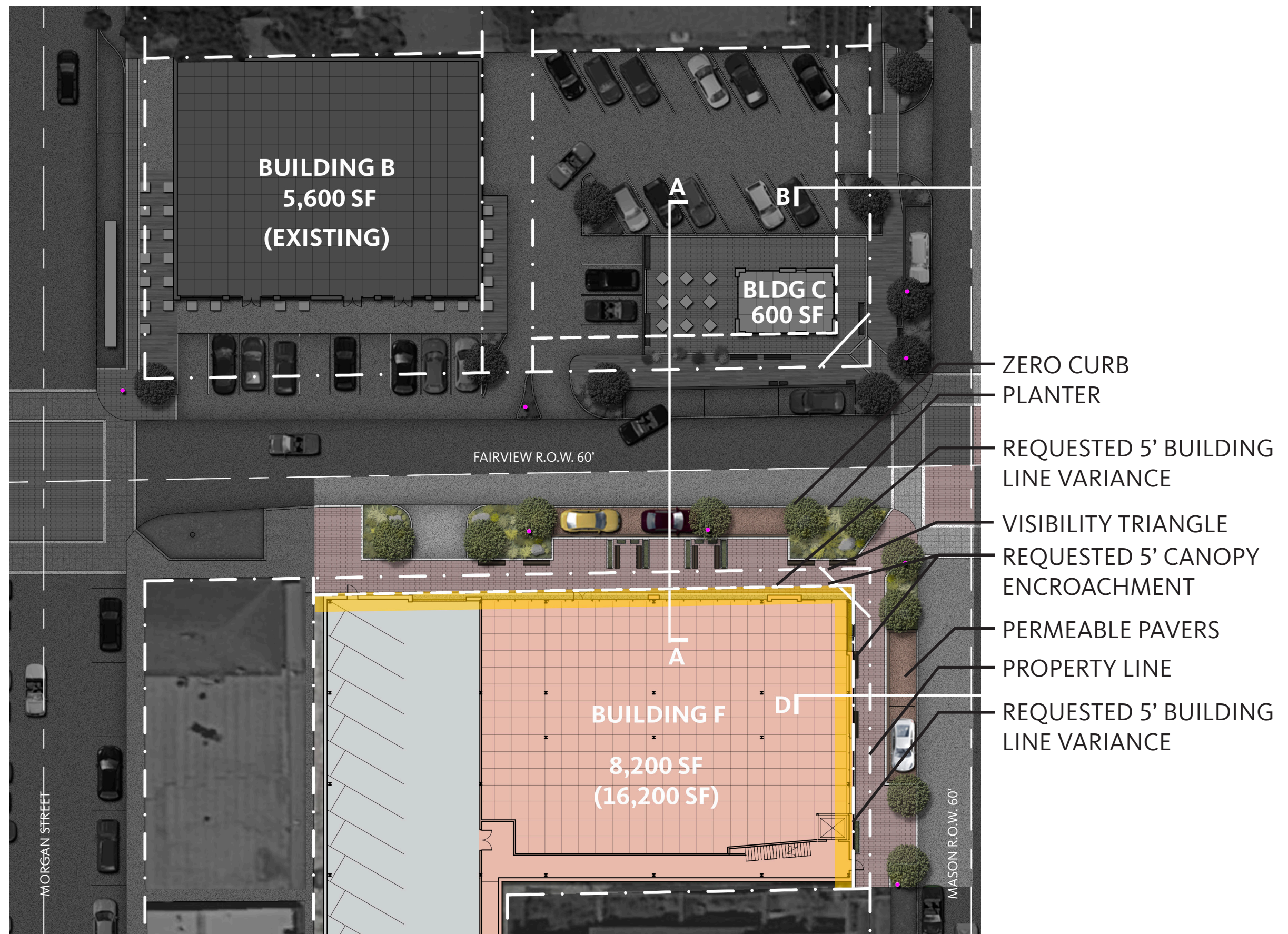
Applicant: Century Engineering, Inc



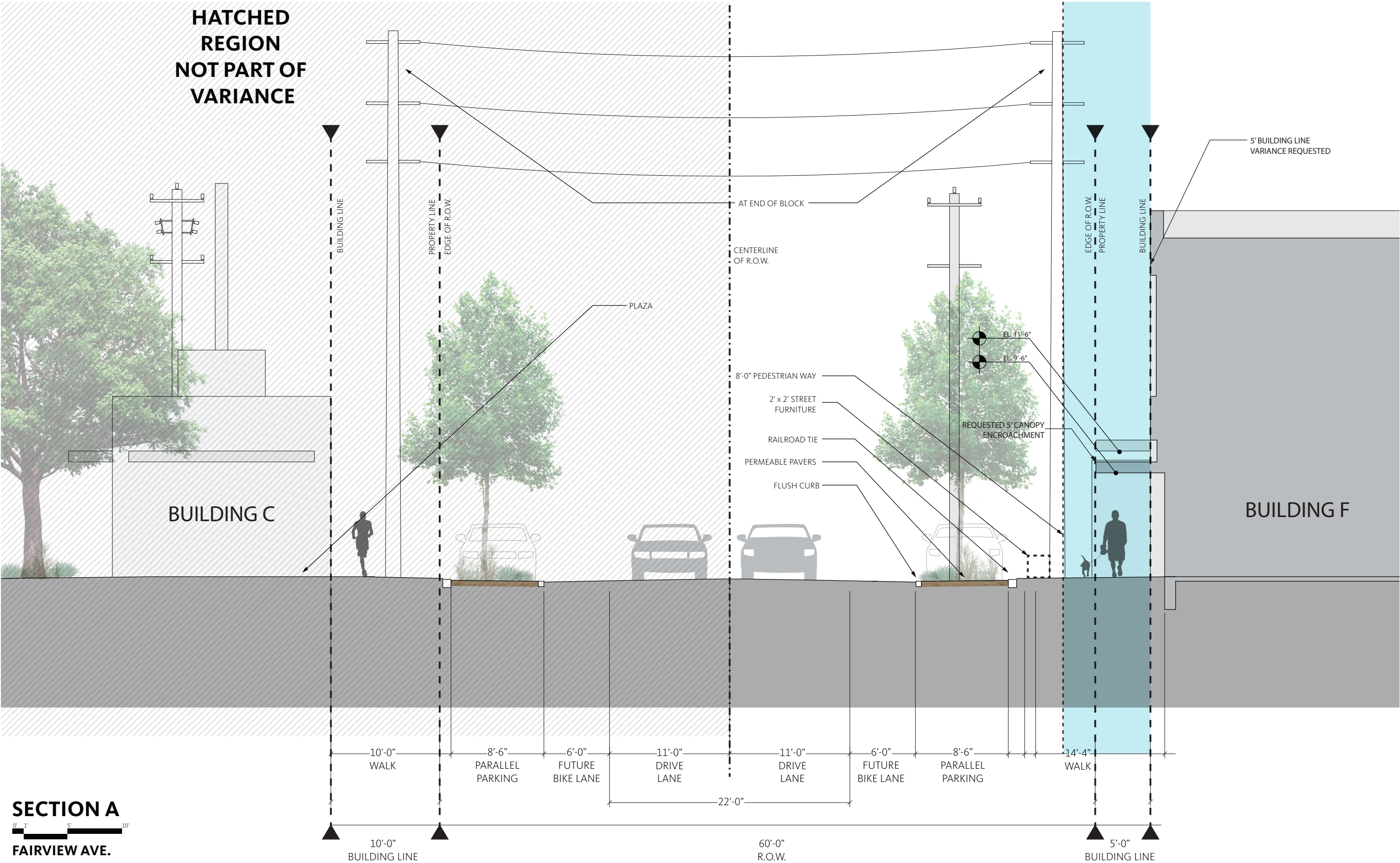
D – Variances

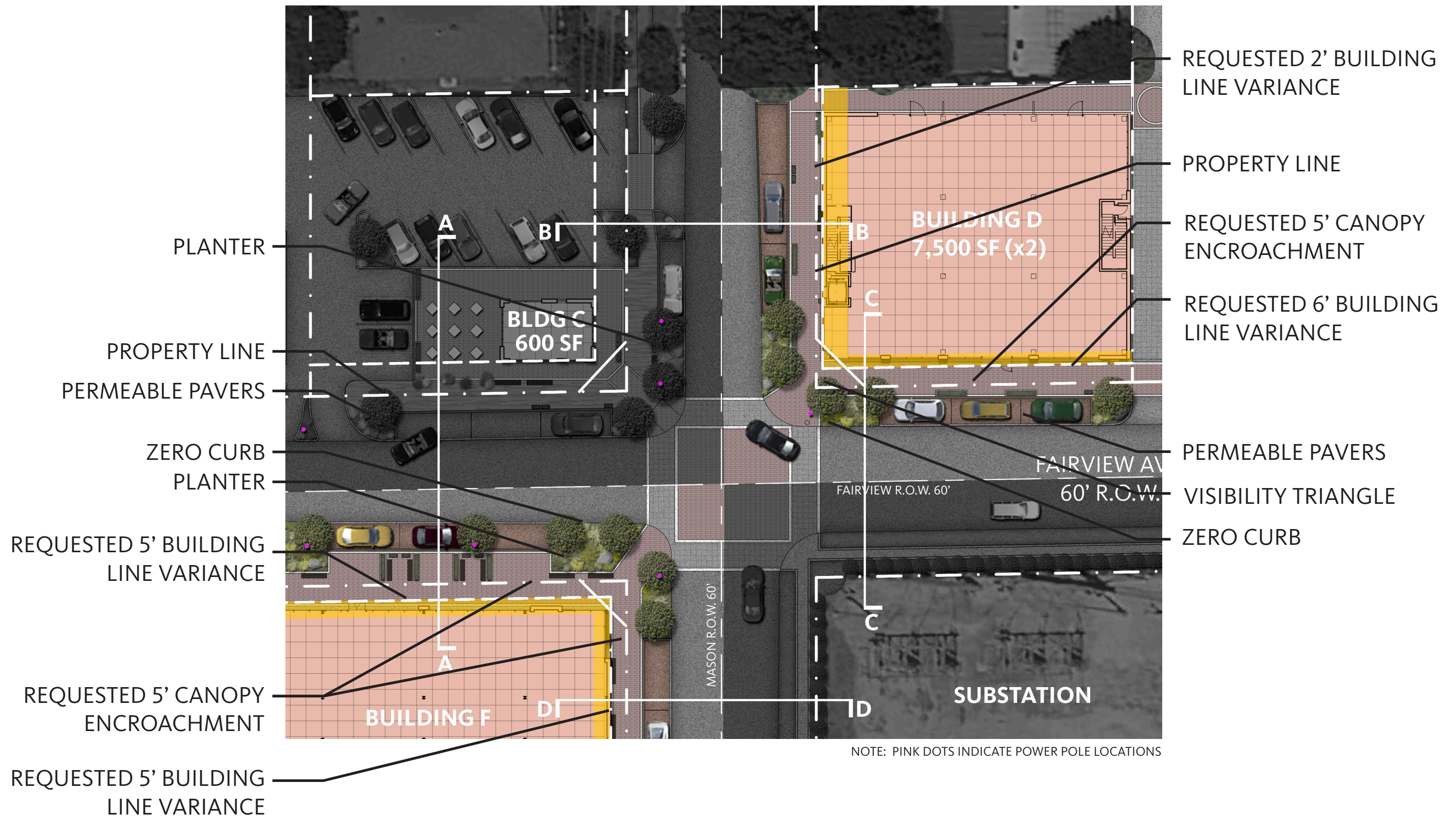
Aerial

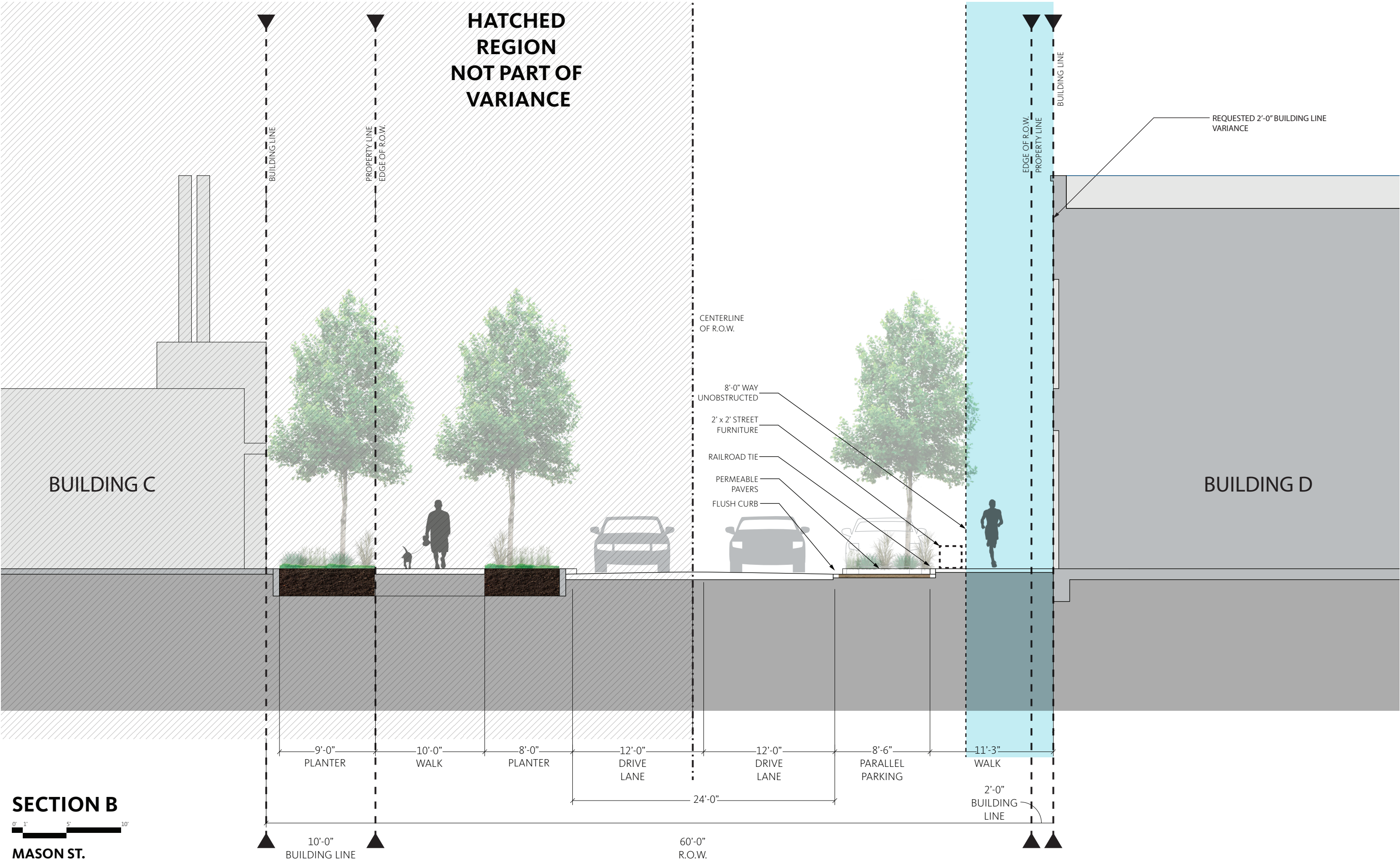


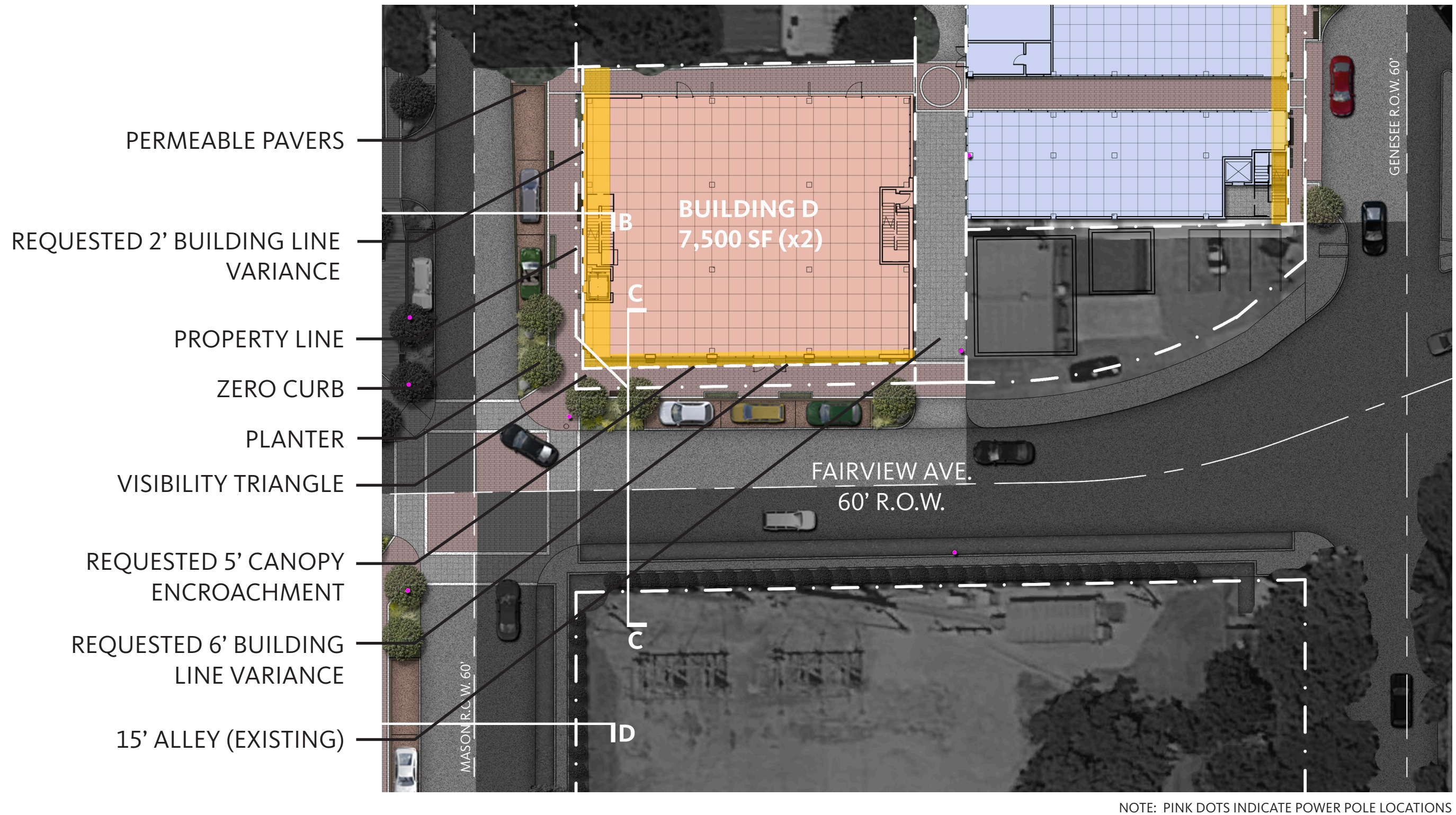


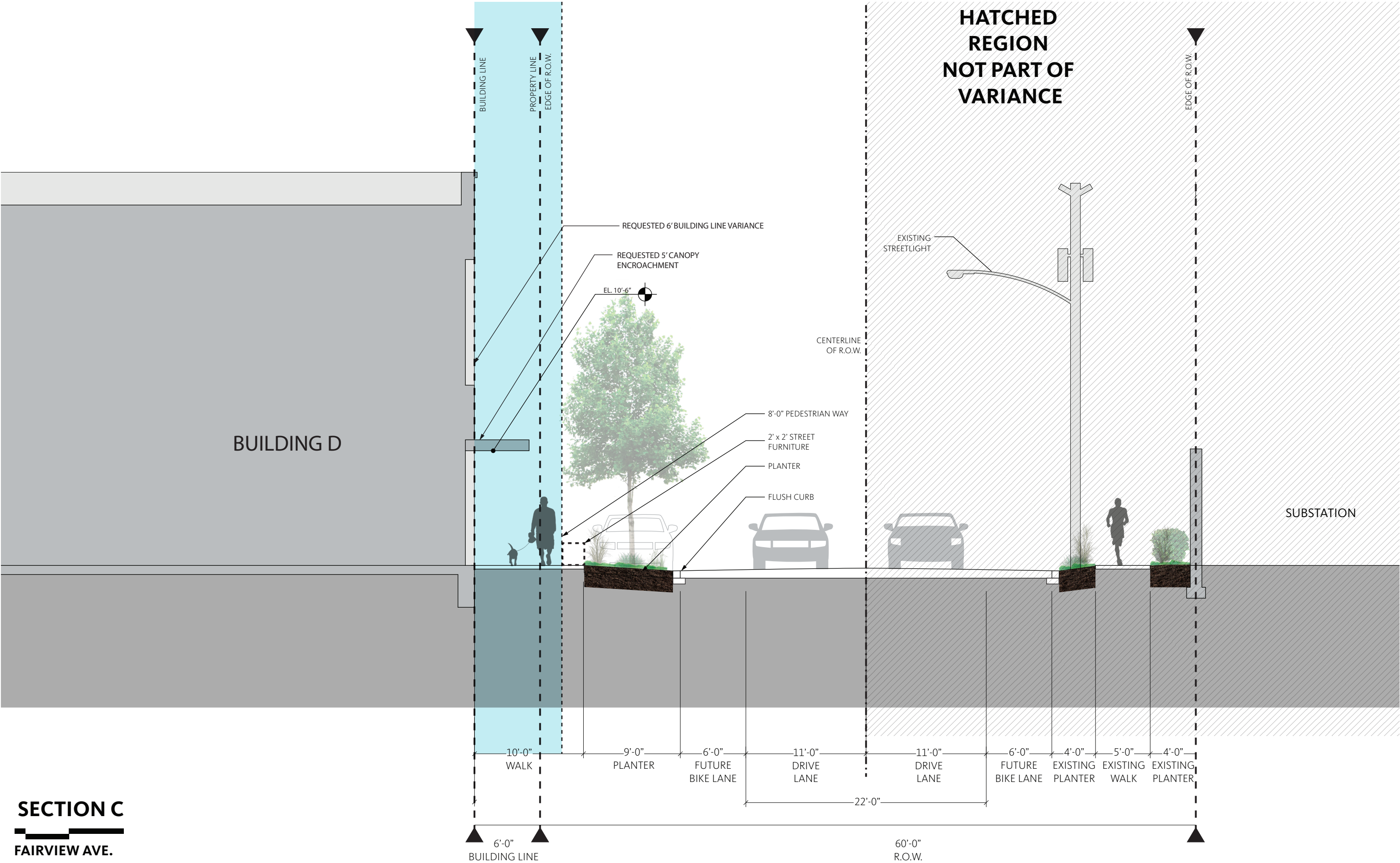
NOTE: PINK DOTS INDICATE POWER POLE LOCATIONS

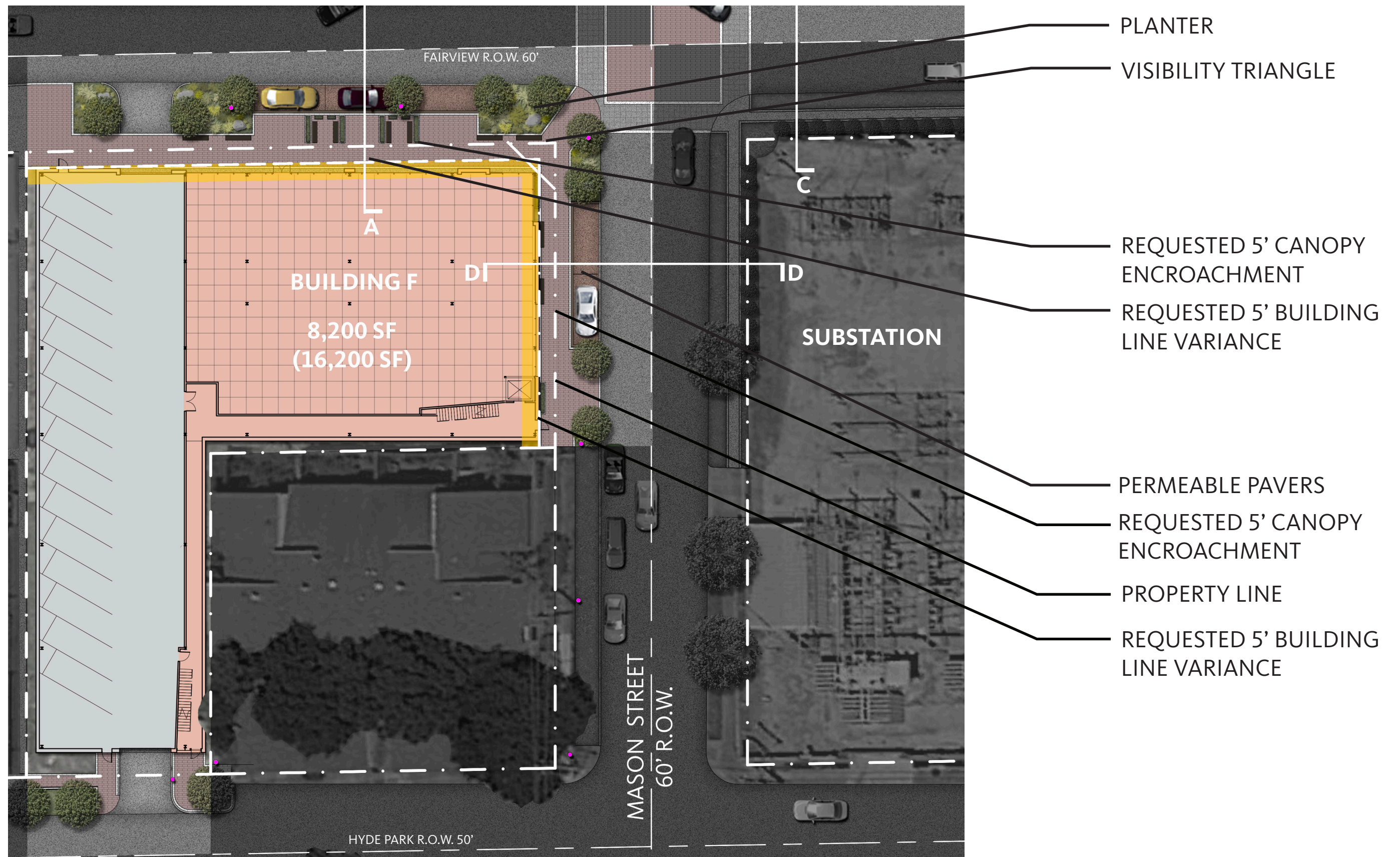


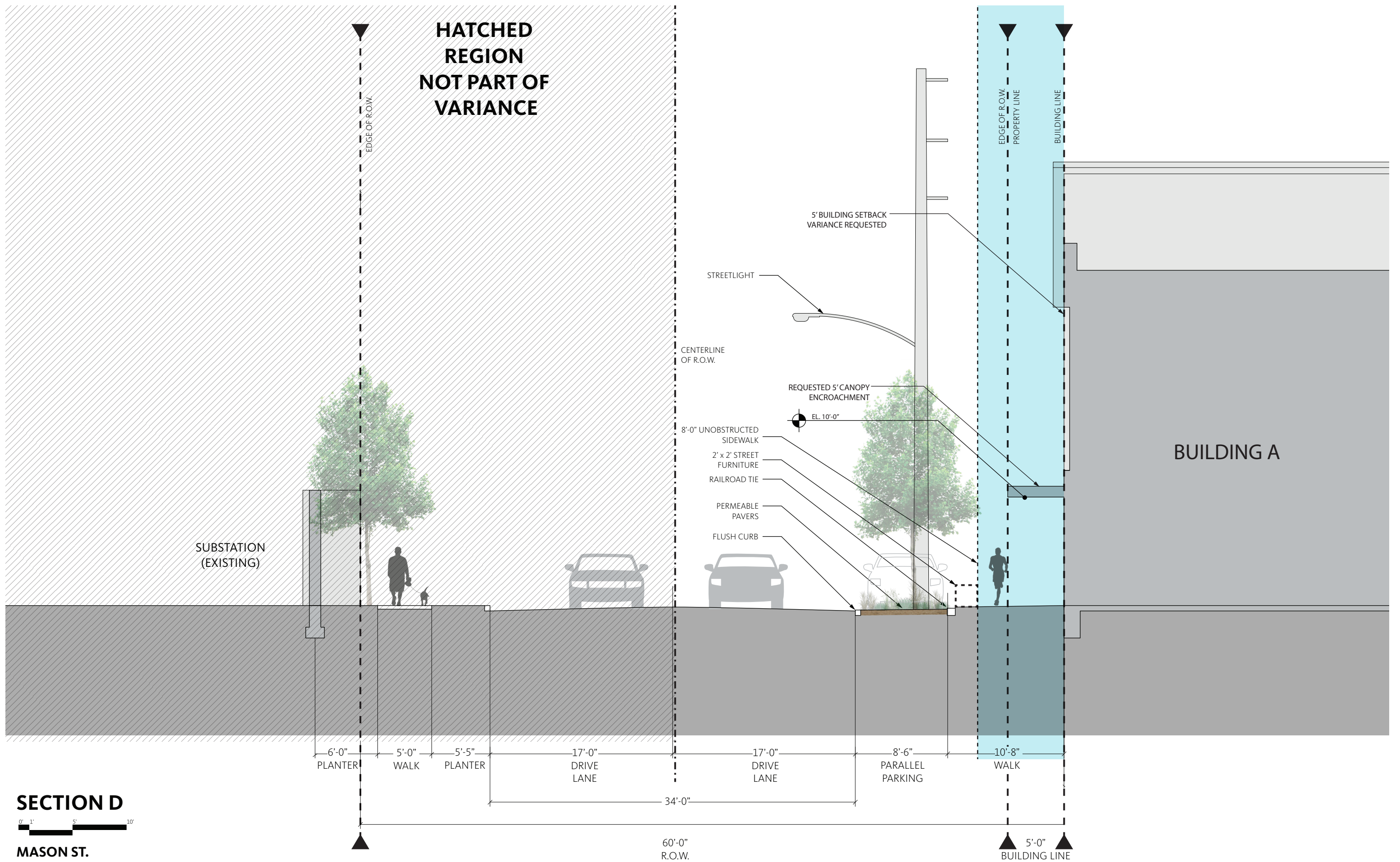


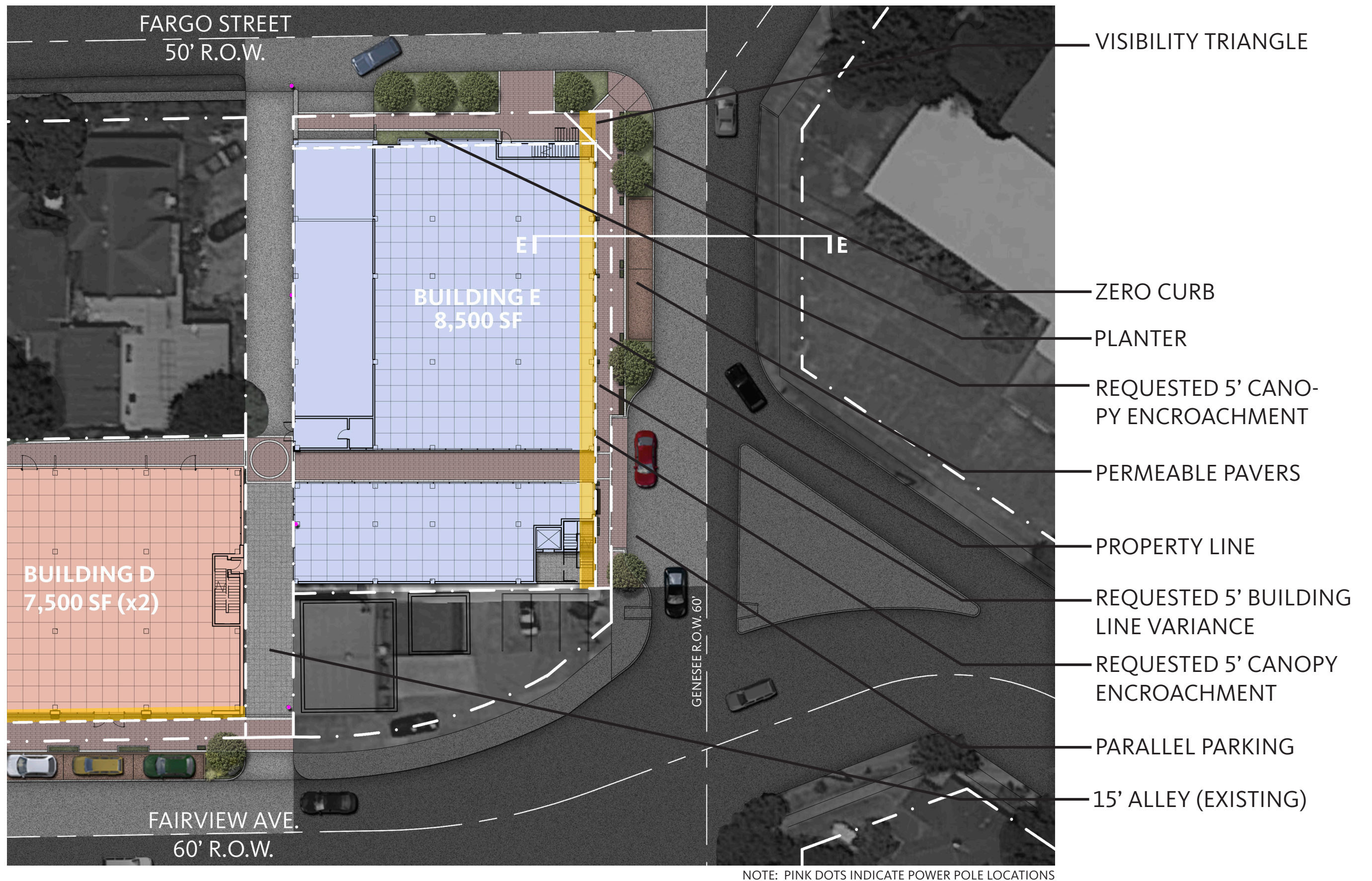


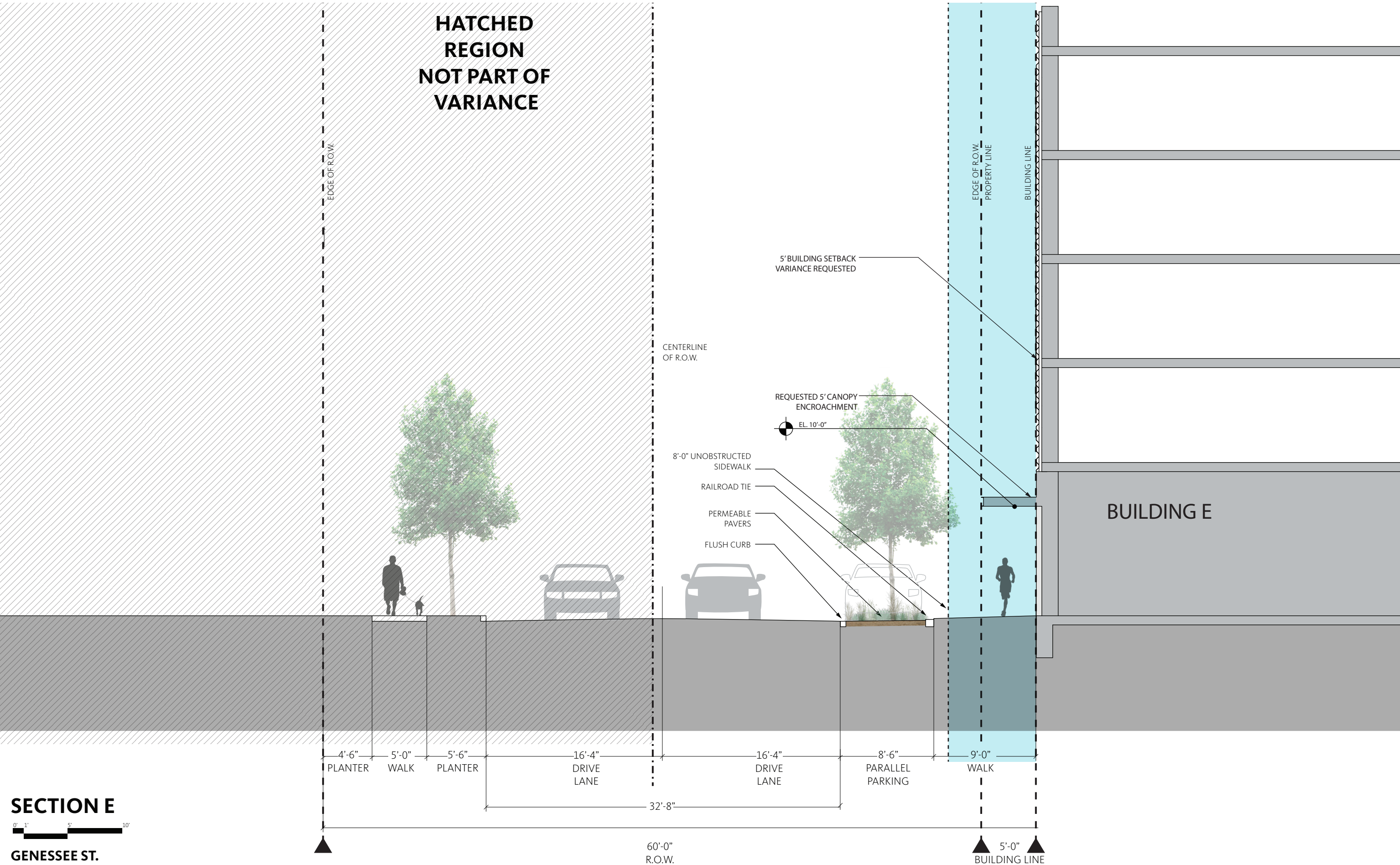




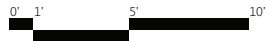




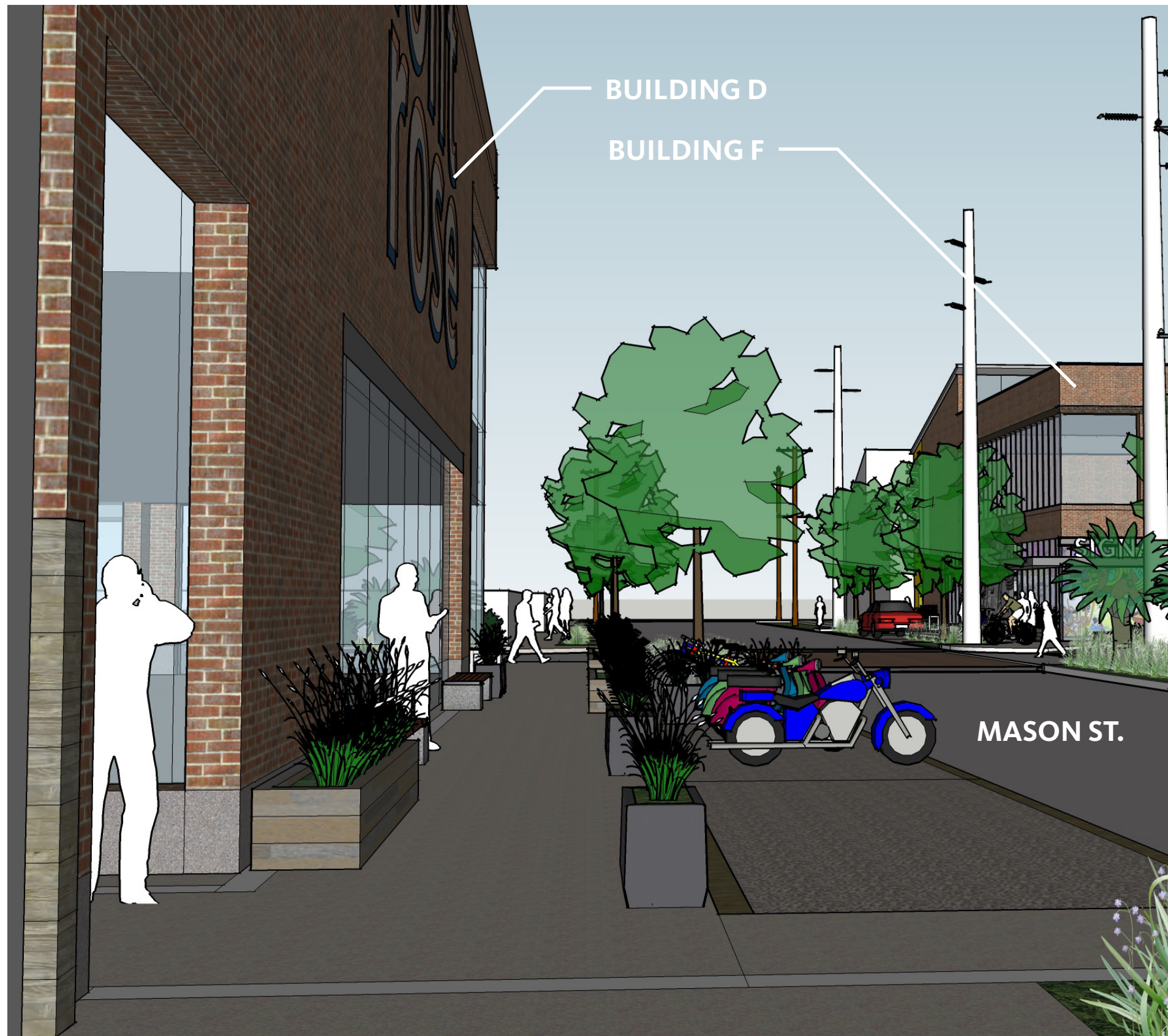




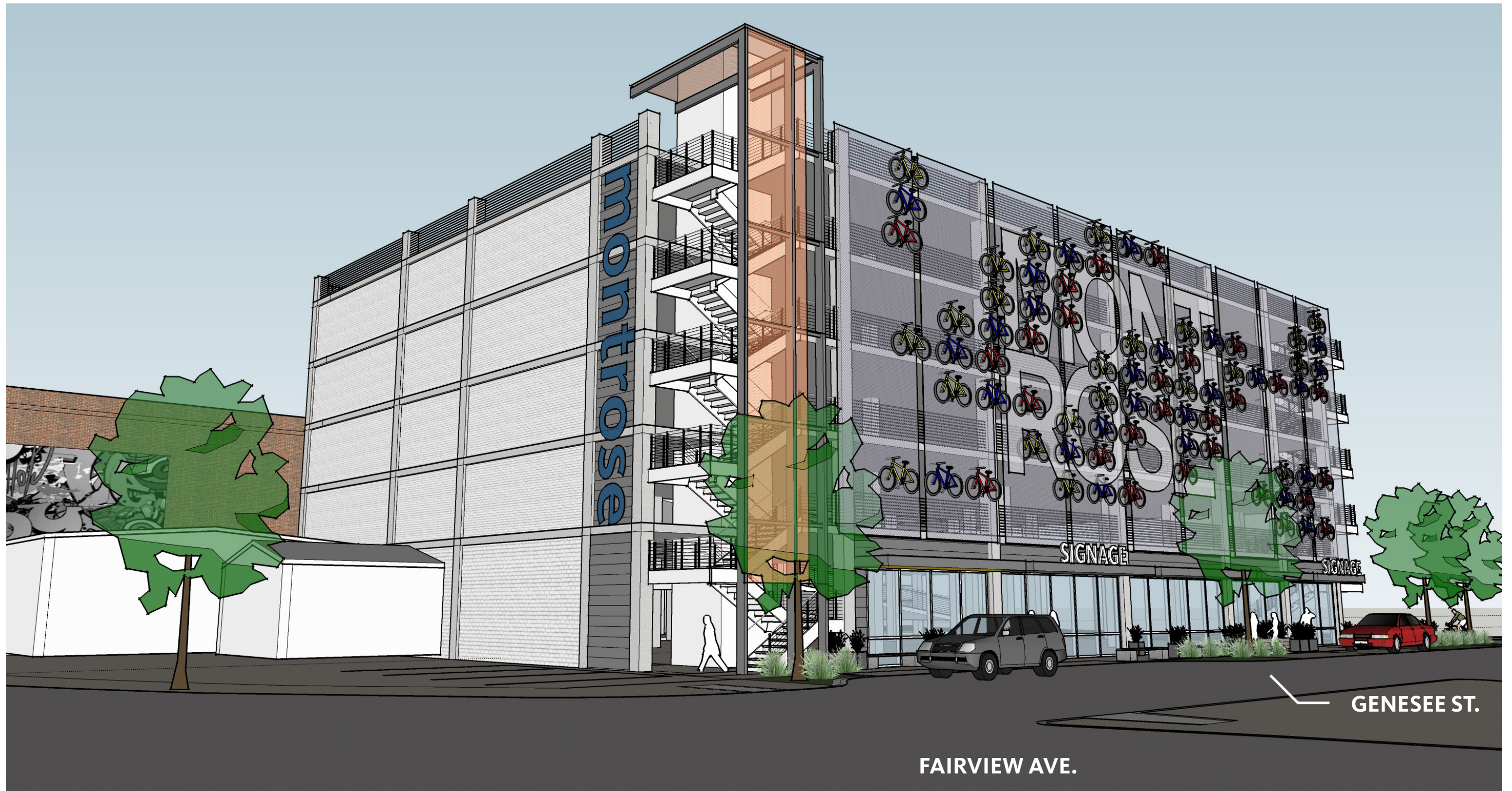
SECTION E



GENESSEE ST.







BUILDING E



Application Number: 2016-0282

Plat Name: Fairgrounds Extension partial replat no 1

Applicant: Century Engineering, Inc

Date Submitted: 02/19/2016

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

Specific Variance is being sought and extent of variance:

1) To allow a 6' BL on Fairview St. 2) To allow a 5' BL on Genesee St. 3) To allow a 2' BL on Mason St. 4) To allow canopies to encroach 5 feet into 6' BL on Fairview St. 5) To allow canopies to encroach 5 feet into 5' BL on Genesee St. 6) To allow canopies to encroach 5 feet into 10' BL on Fargo St.

Chapter 42 Section: 42-155

Chapter 42 Reference:

The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

Statement of Facts

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

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

This stretch of Fairview is a unique area with a small scale, intimate urban experience. Our development will endeavor to keep that character by creating pedestrian and bike friendly amenities within a more urban context. The reduced setbacks will give the district a less suburban feel. It is our intention to use the City of Houston's Complete Streets design standards in creating this pedestrian realm. Compliance with the building setbacks in this area is 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 of this variance are to create a development more sensitive to the context of a unique area of Houston. The variance requested will help create a more pedestrian scaled district.

(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 in that the variance being sought is not extensive and will still provide a more walkable city by providing pedestrian amenities in accordance with other sections of the ordinance. Reference the attached photos of existing conditions vs. proposed project showing the amenities provided. Note that on both Mason Street and Genesee Street, our proposed setback reduction is still greater than the location of the existing or adjacent buildings.

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

Allowing this variance will improve the public health, safety and welfare of the users and residents of the area by providing sidewalks, landscaping and separation of the pedestrian from vehicles that does not currently exist. Reference the attached photos of existing conditions vs. proposed project.

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

Economic hardship is not the sole justification of this of the variance, in fact, the proposed development cost will likely exceed the cost of providing the minimum requirements of the City. It is the intention of the developer to improve the neighborhood and provide amenities in such a way that more value is provided for the inhabitants living in the area.



Application No: 2016-0282

Agenda Item: 104

PC Action Date: 03/31/2016

Plat Name: Fairgrounds Extension partial replat no 1

Applicant: Century Engineering, Inc

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

Chapter 42 Sections: 42-155

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

1) To allow a 6' BL on Fairview St. 2) To allow a 5' BL on Genesee St. 3) To allow a 2' BL on Mason St. 4) To allow canopies to encroach 5 feet into 6' BL on Fairview St. 5) To allow canopies to encroach 5 feet into 5' BL on Genesee St. 6) To allow canopies to encroach 5 feet into 10' BL on Fargo St. ;

Basis of Recommendation:

The site is located south of West Gray Street, west of Bagby Street and East of Montrose Blvd. Fairview Avenue, is a minor collector which is currently determined to be a dedicated on-street bikeway in the draft for the Houston Bike Plan. Staff has coordinated with the applicant, the Transportation Division of Planning and Development and the Department of Public Works and Engineering in relation to the appropriate width for a drive lane, a bike lane, and the pedestrian realm when assessing the following variances.

The applicant is requesting a variance for a 6' building line and a 5' canopy encroachment on Fairview Avenue. A 2' building line is also being requested on Mason Street. The applicant is also requesting variances for a 5' building line on Genesee and a 5' canopy encroachment on Genesee and Fargo Street.

he proposed urban development is composed of retail spaces that will include restaurants, offices, and a parking garage. The applicant has incorporated elements from the Houston Complete Streets & Transportation Plan (HCSTP), in reference to the public realm, in order to encourage walkability and to include urban street design strategies. The pedestrian realms for the site will range from 17 to over 22 feet on all abutting streets. Additionally, the sidewalks will vary from 9 feet to over 16 feet, which is ample space for the public streetscape and biking amenities.

The applicant has met with PWE in reference to the proposed parallel parking spaces and applicant will be required to provide 10 sidewalks (8 feet unobstructed) sidewalks on all streets except for Genesee. Genesee must provide 9 sidewalks (6 feet unobstructed).

Therefore, 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;

Strict application would make this project create an impractical development or one otherwise contrary to sound public policy. A 10 foot building line is more appropriate in a suburban area.

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

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

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

The pedestrian realms for the site will range from 17 to over 22 feet on all abutting streets.

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

The applicant has incorporated elements from the Houston Complete Streets & Transportation Plan (HCSTP), in reference to the public realm, in order to encourage walkability and to include urban street design strategies.

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

A reduced setback is suitable in an emerging urban corridor.



Agenda Item: 105
Action Date: 03/31/2016
Plat Name: Fairgrounds Extension partial replat no 2
Developer: 220 HYDE PARK, LLC
Applicant: Century Engineering, Inc
App No/Type: 2016-0283 C2R

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

Total Acreage:	0.5107	Total Reserve Acreage:	0.4918
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	493N	City

Conditions and Requirements for Approval

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

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

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

1. At least 30% of the surface area of the façade between ground level and eight feet high of any building that is located within ten feet of the pedestrian realm shall be transparent with windows, doors or other openings
2. No building's doors, other than doors exclusively used for emergency access only, may swing into the clear pedestrian space of the pedestrian realm
3. Provide at least 10 foot sidewalks (8 feet must be unobstructed) on all abutting streets (except Hyde Park) with 3 inch caliber trees
4. Hyde Park must have at least a 10 foot pedestrian realm

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 TO THE WCR FORM (SHORT OR LONG)

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

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

Houston Planning Commission ITEM: 105

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Fairgrounds Extension partial replat no 2 (DEF 1)

Applicant: Century Engineering, Inc



D – Variances

Site Location

Houston Planning Commission

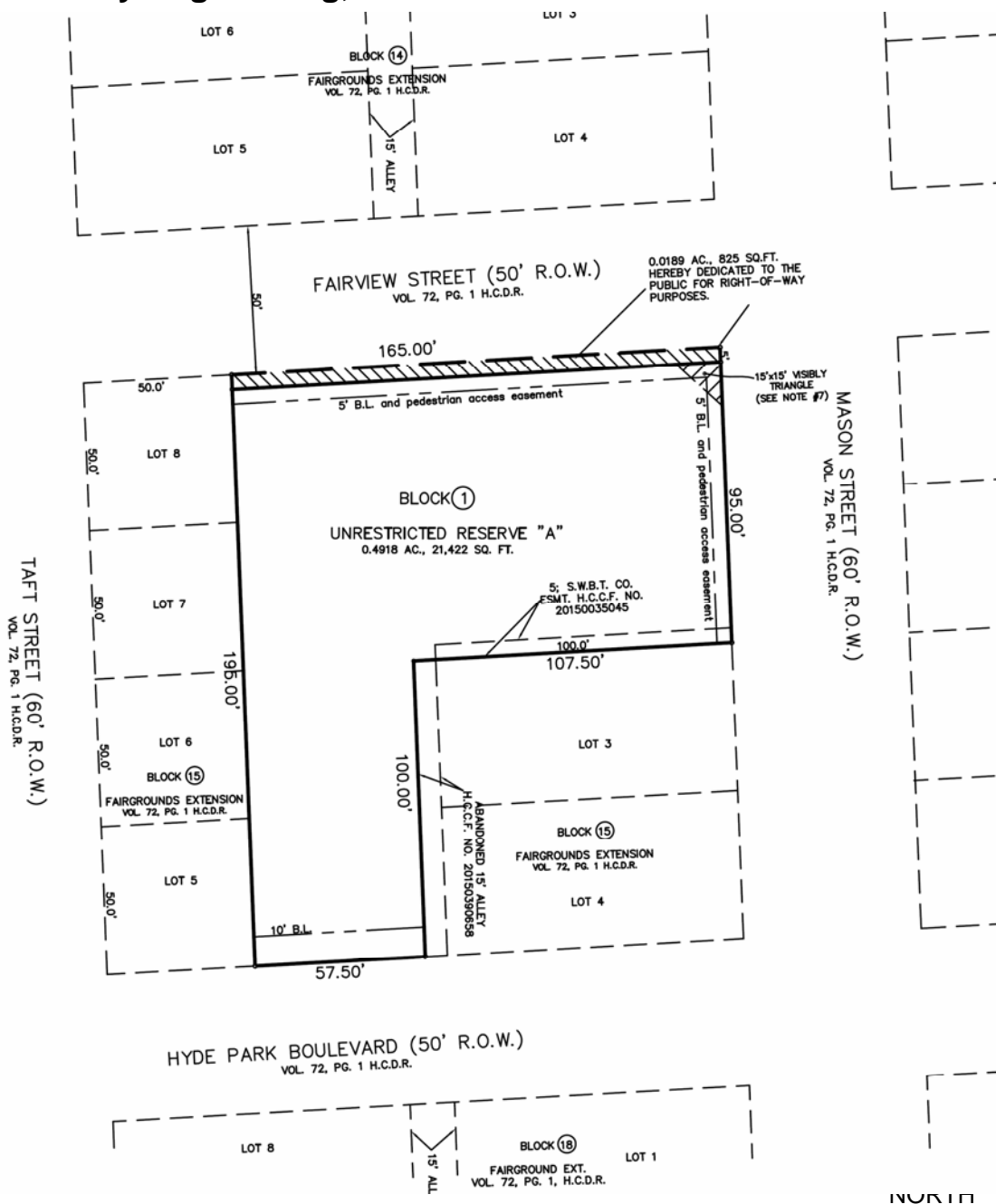
ITEM: 105

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Fairgrounds Extension partial replat no 2 (DEF 1)

Applicant: Century Engineering, Inc



D – Variances

Subdivision

Houston Planning Commission ITEM: 105

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Fairgrounds Extension partial replat no 2 (DEF 1)

Applicant: Century Engineering, Inc

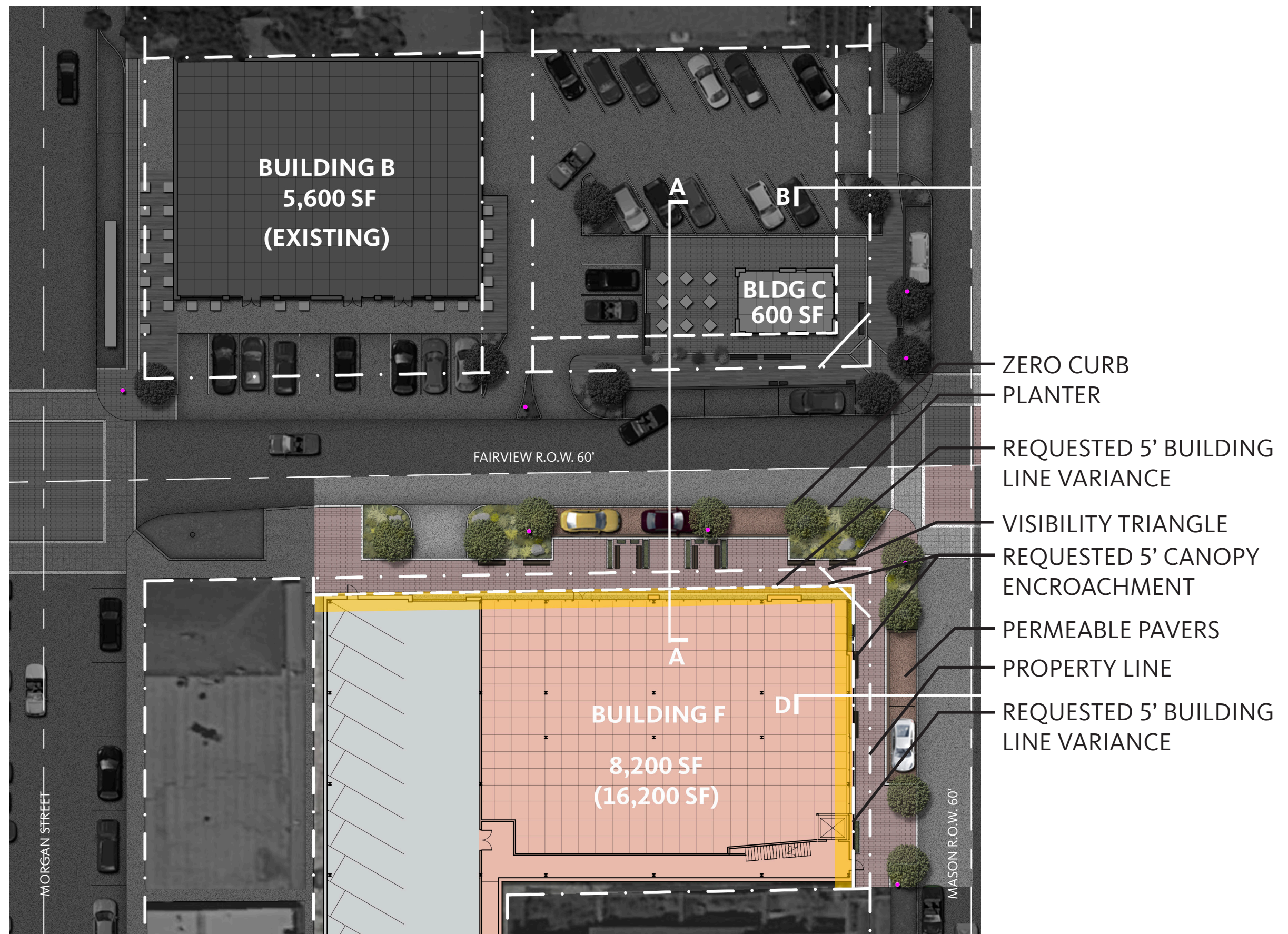


NORTH

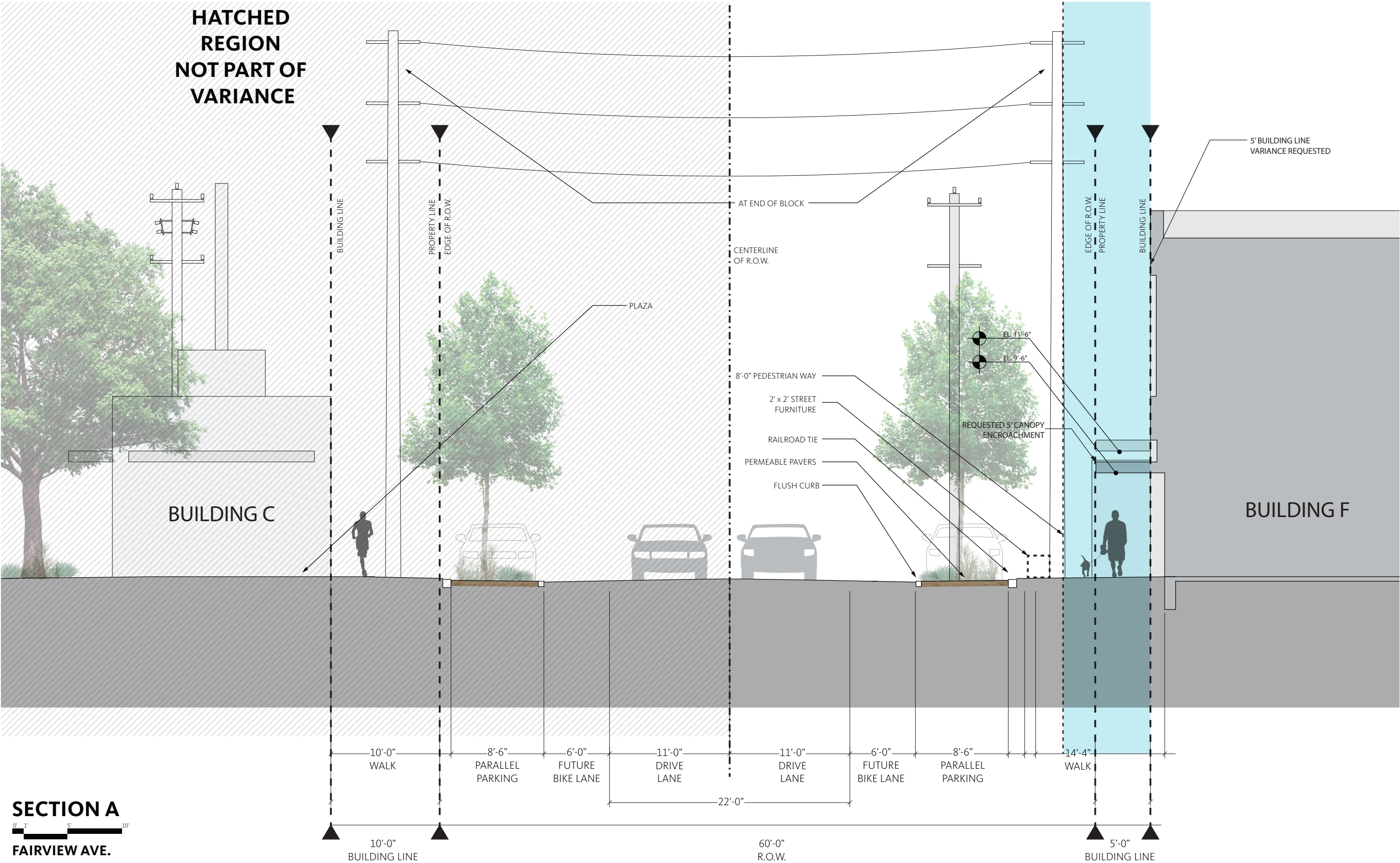
D – Variances

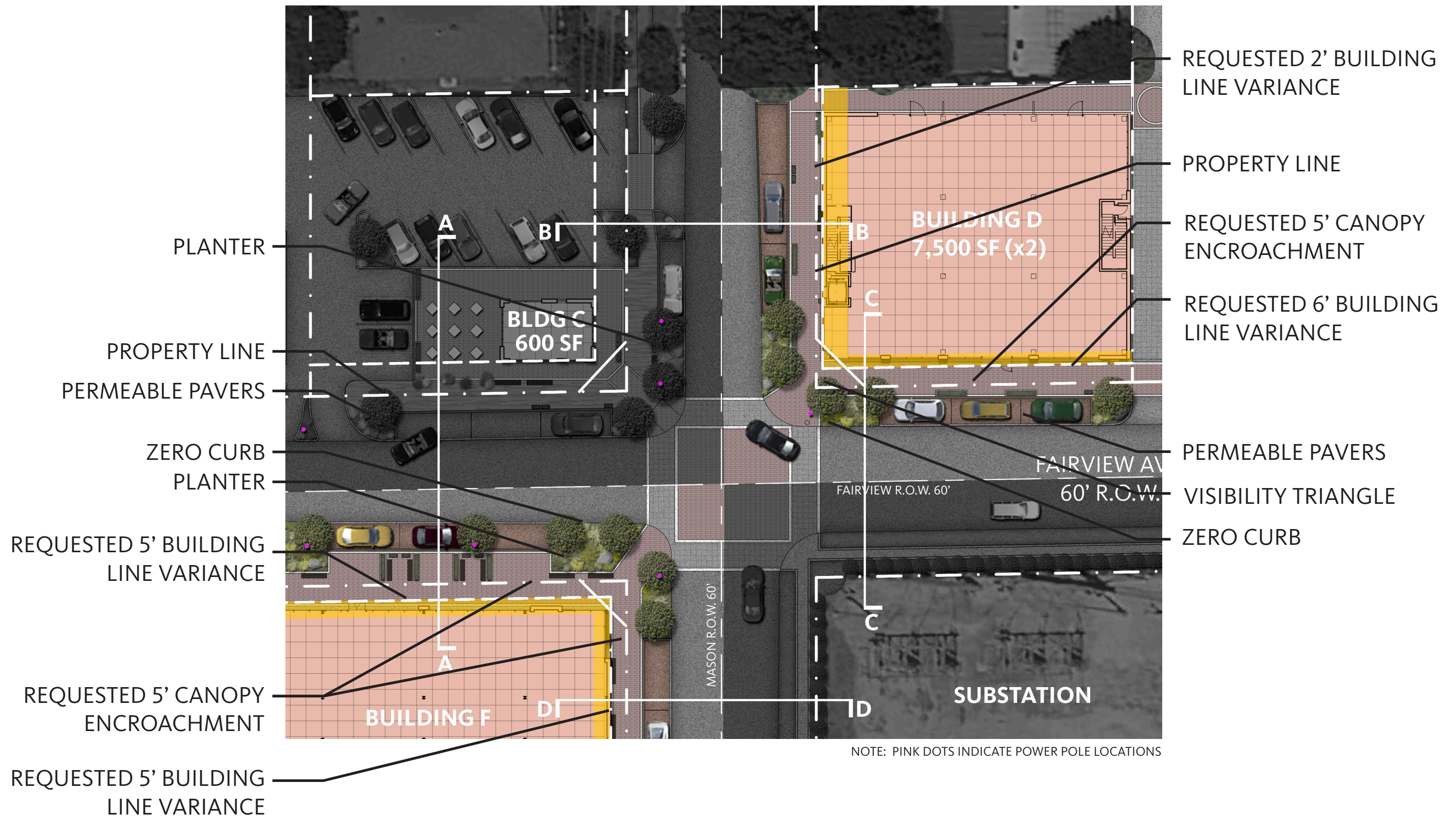
Aerial

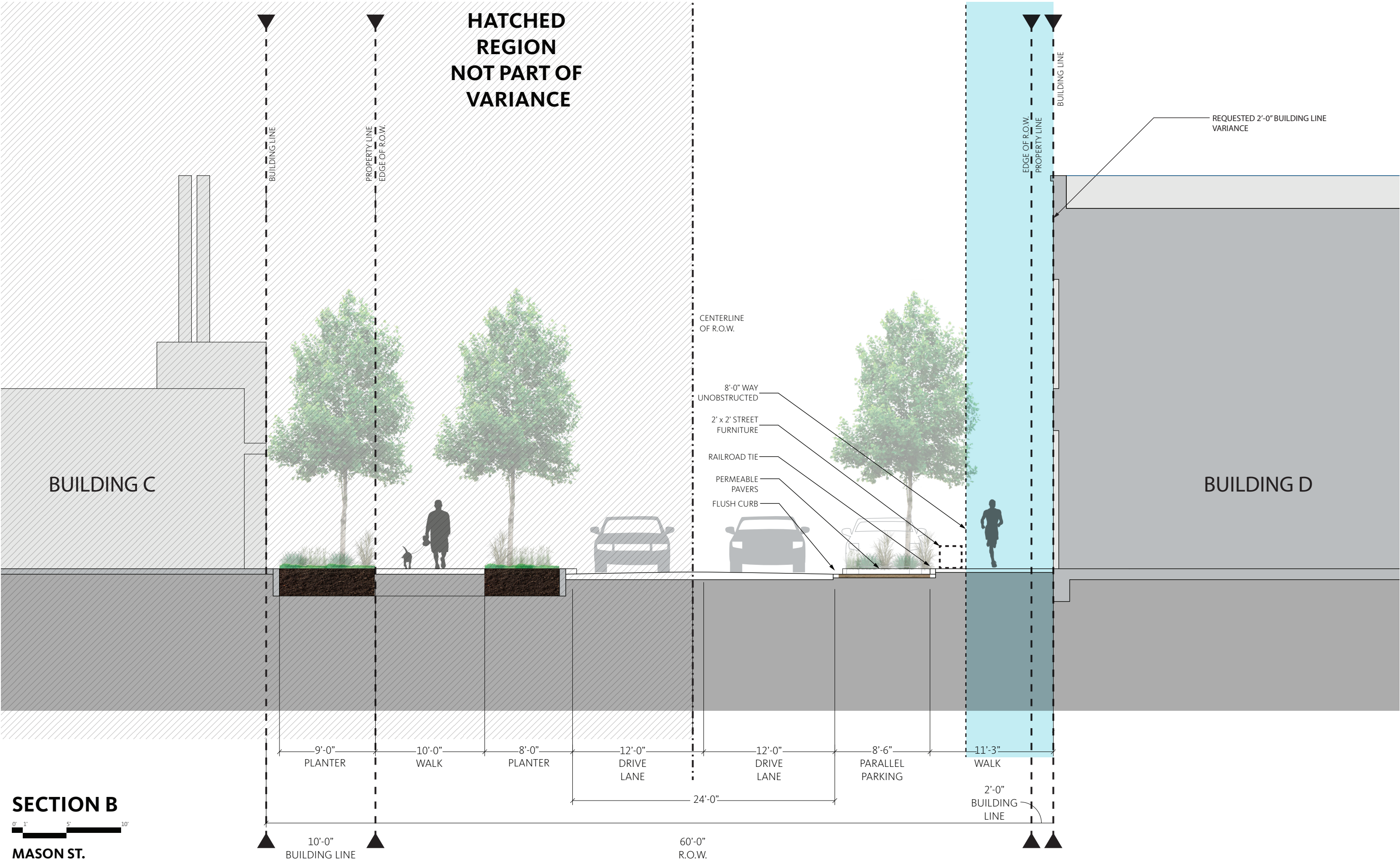


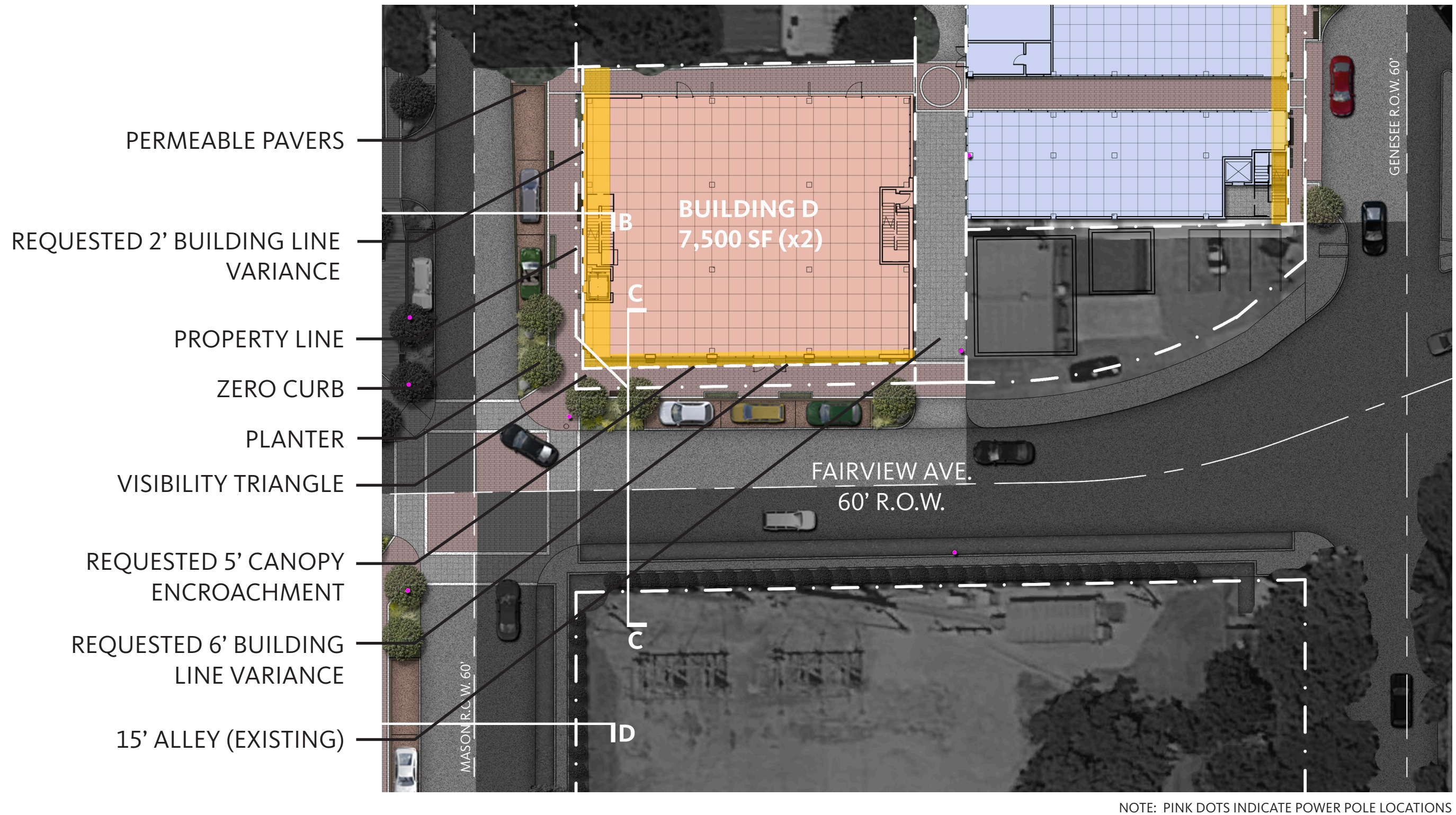


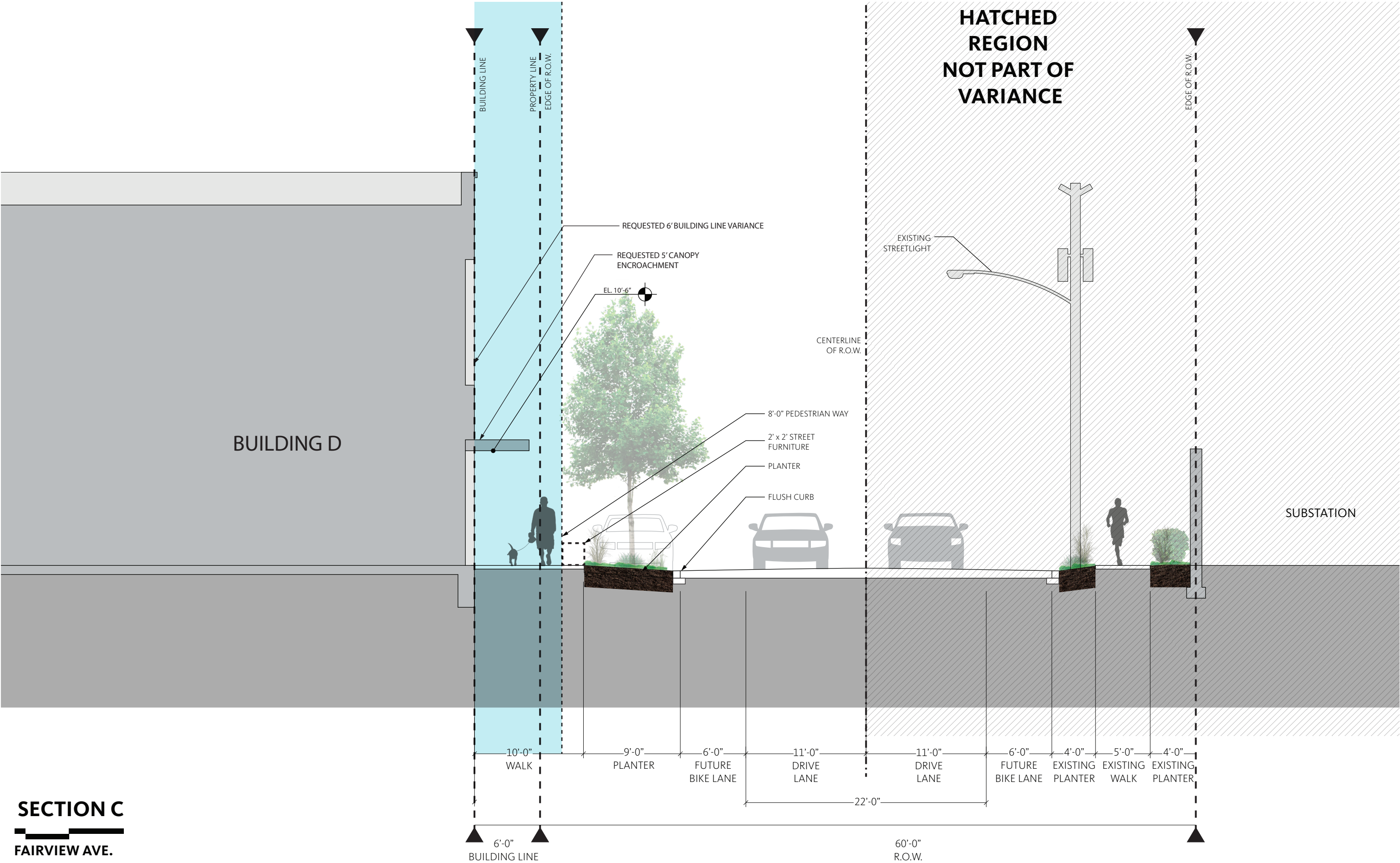
NOTE: PINK DOTS INDICATE POWER POLE LOCATIONS

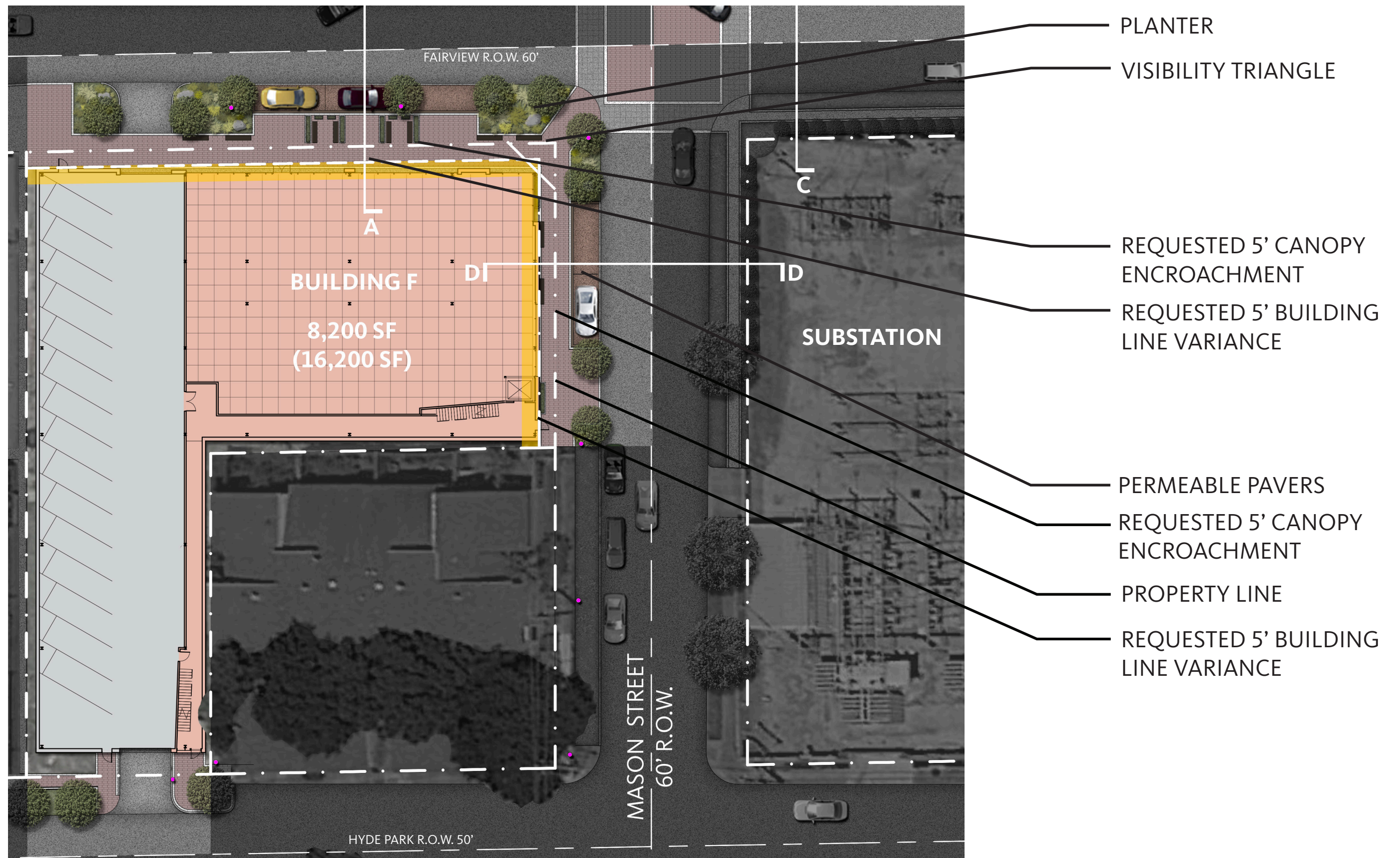


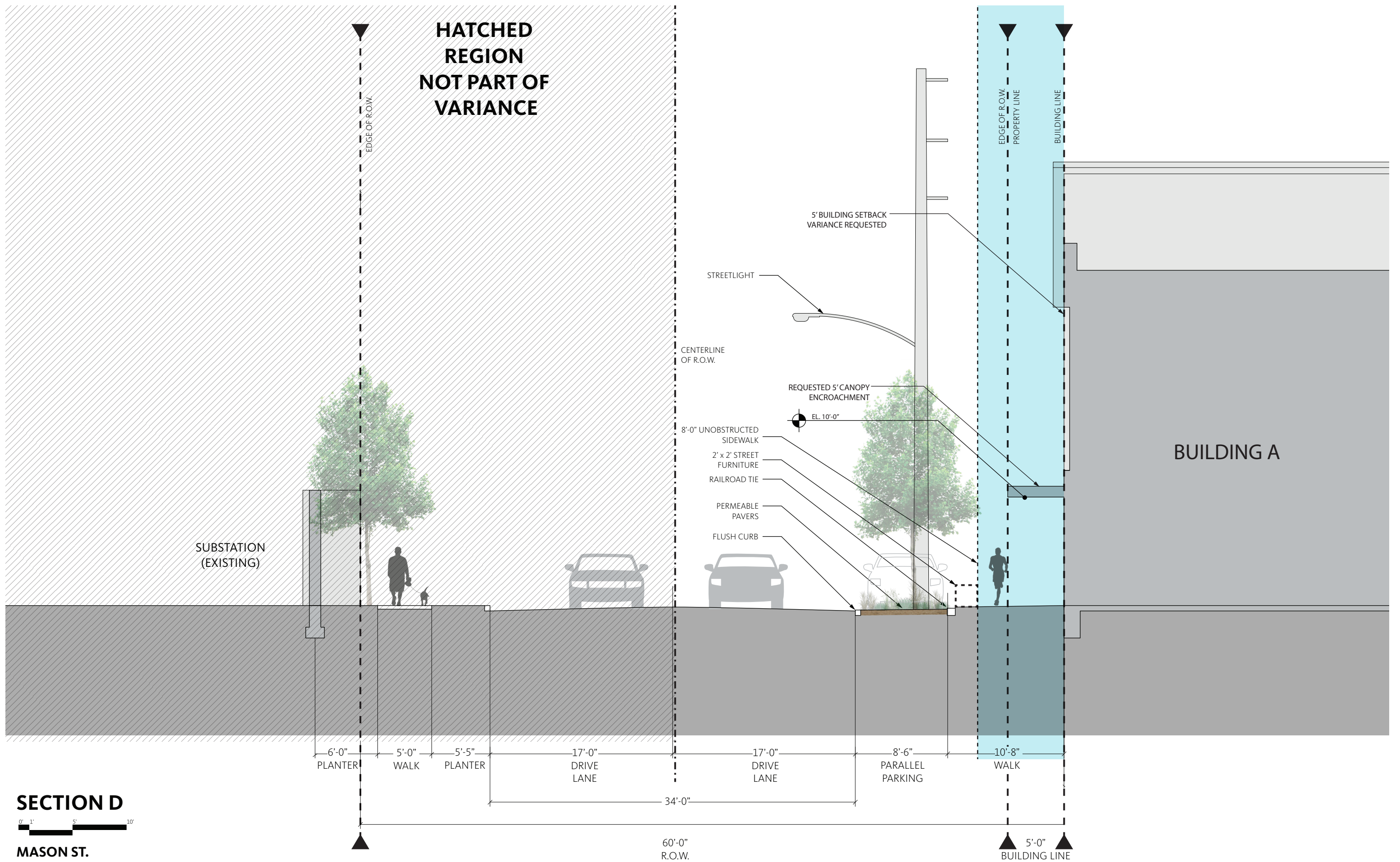


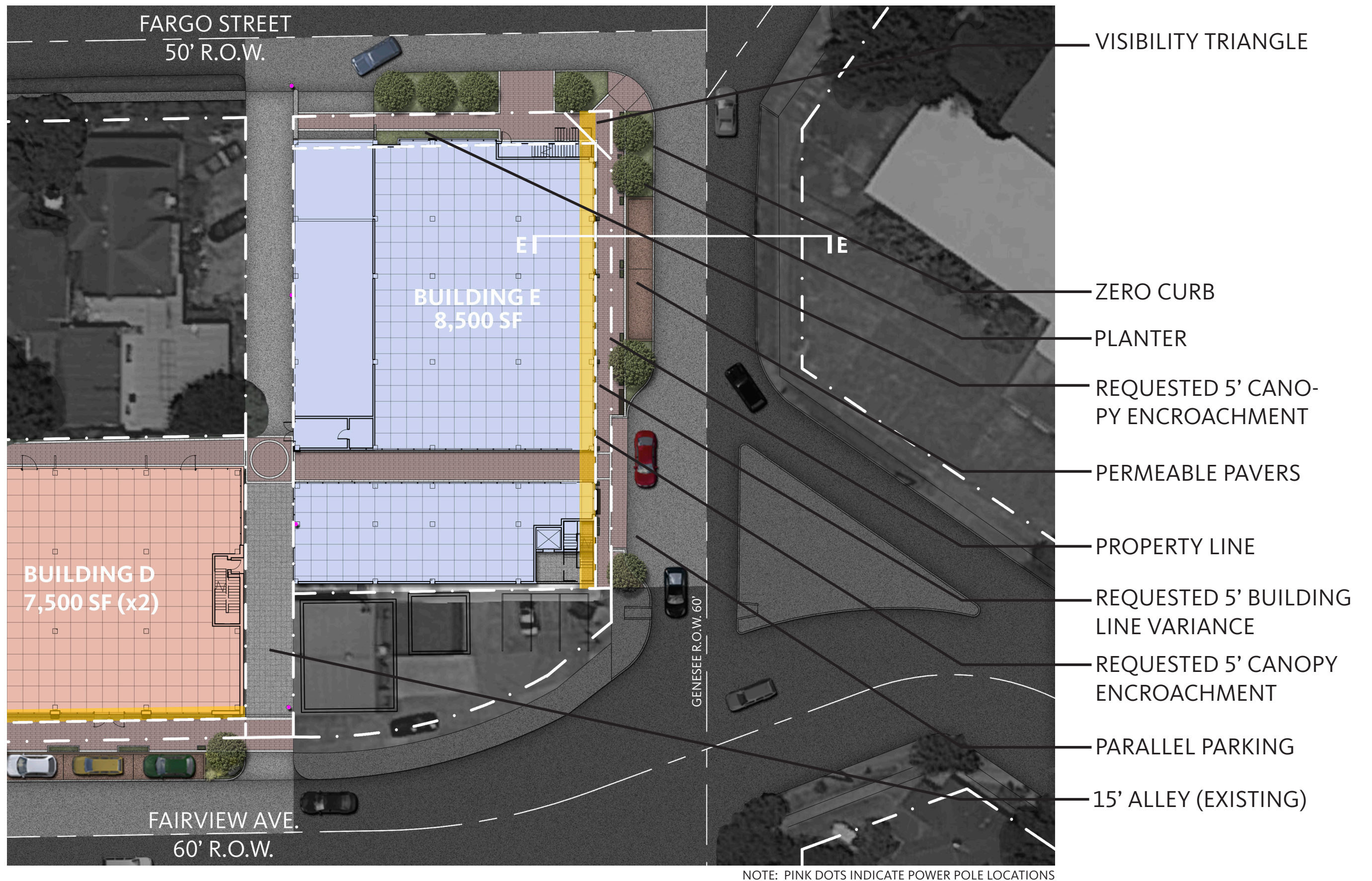


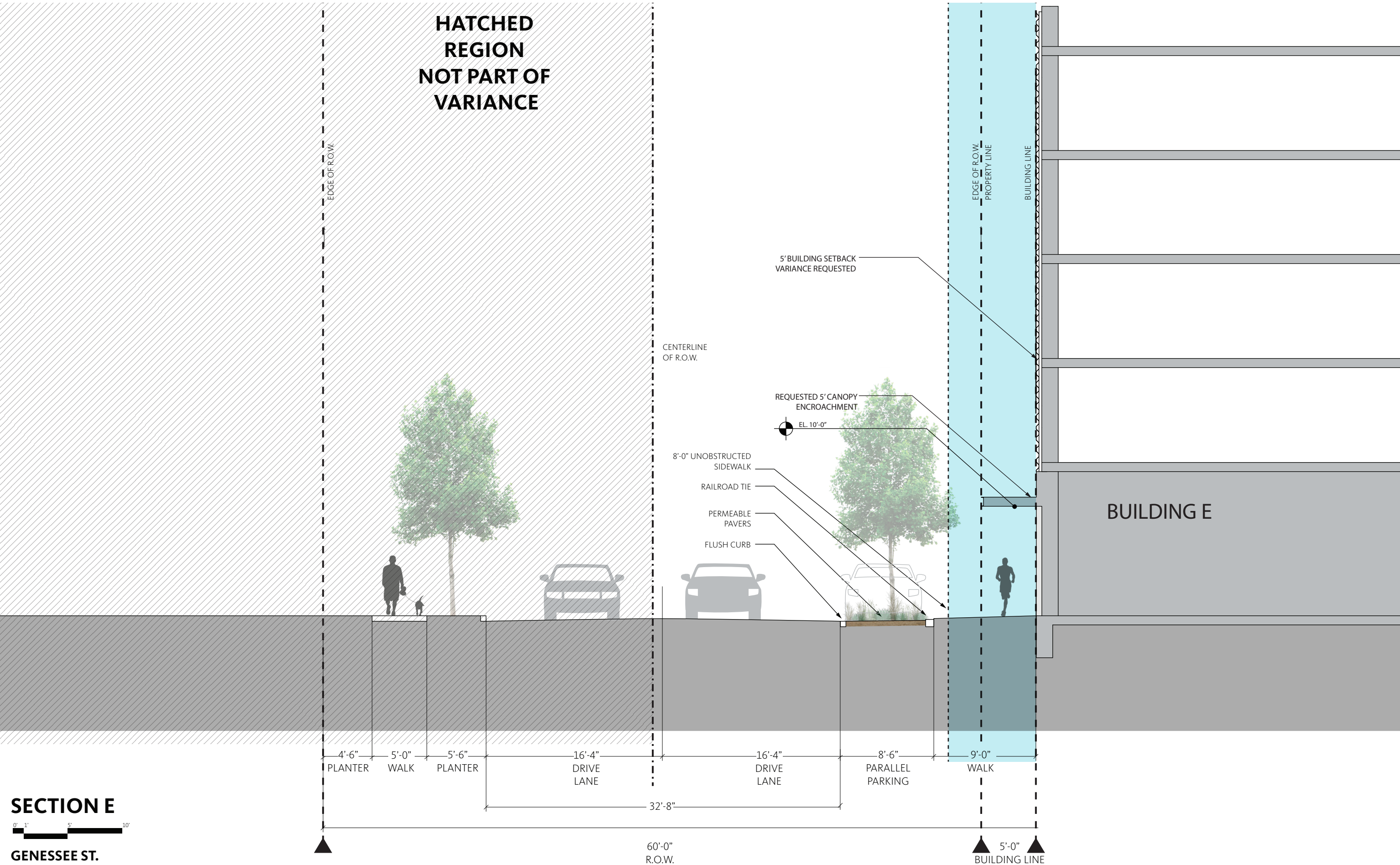




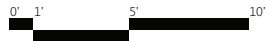




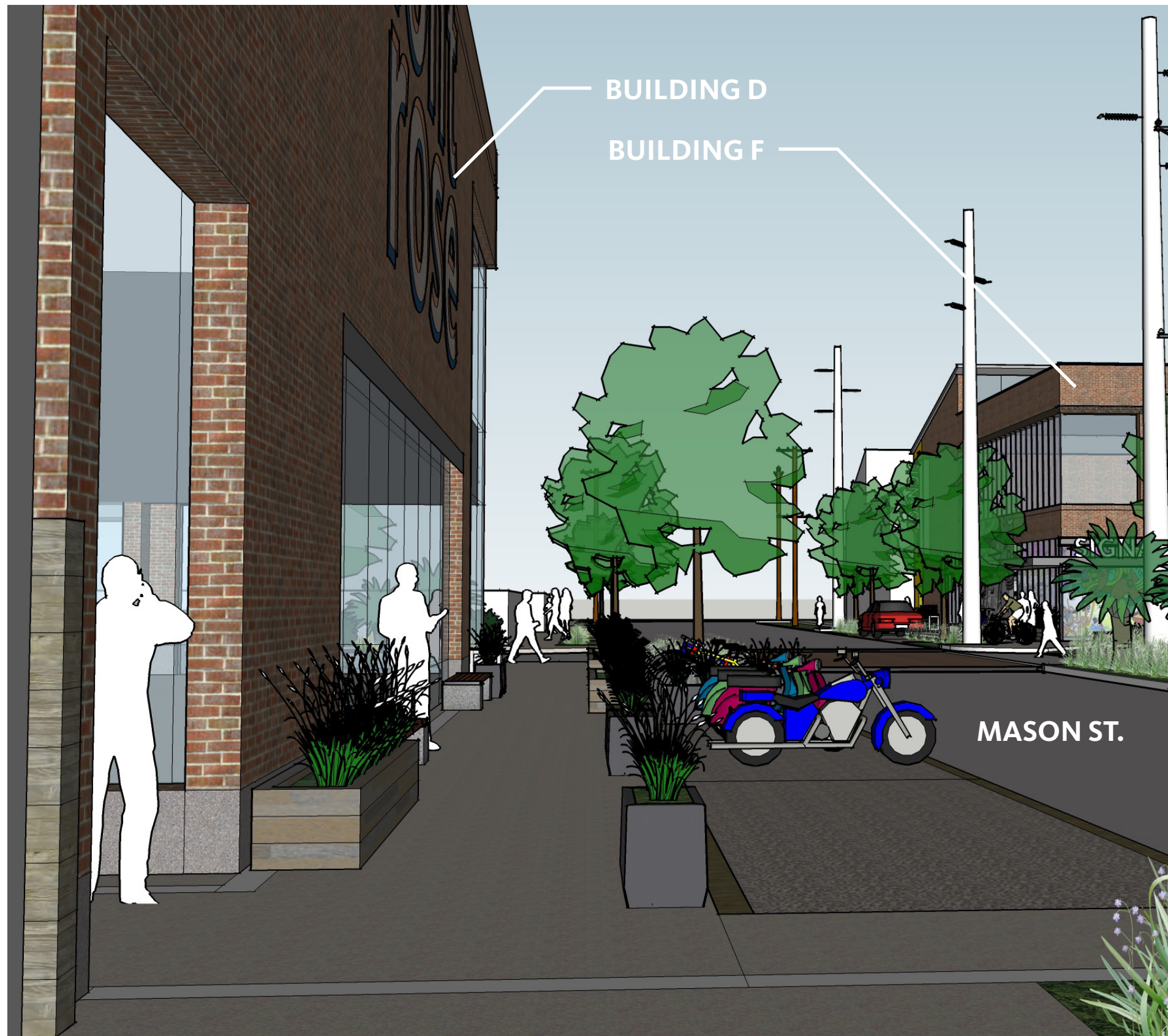




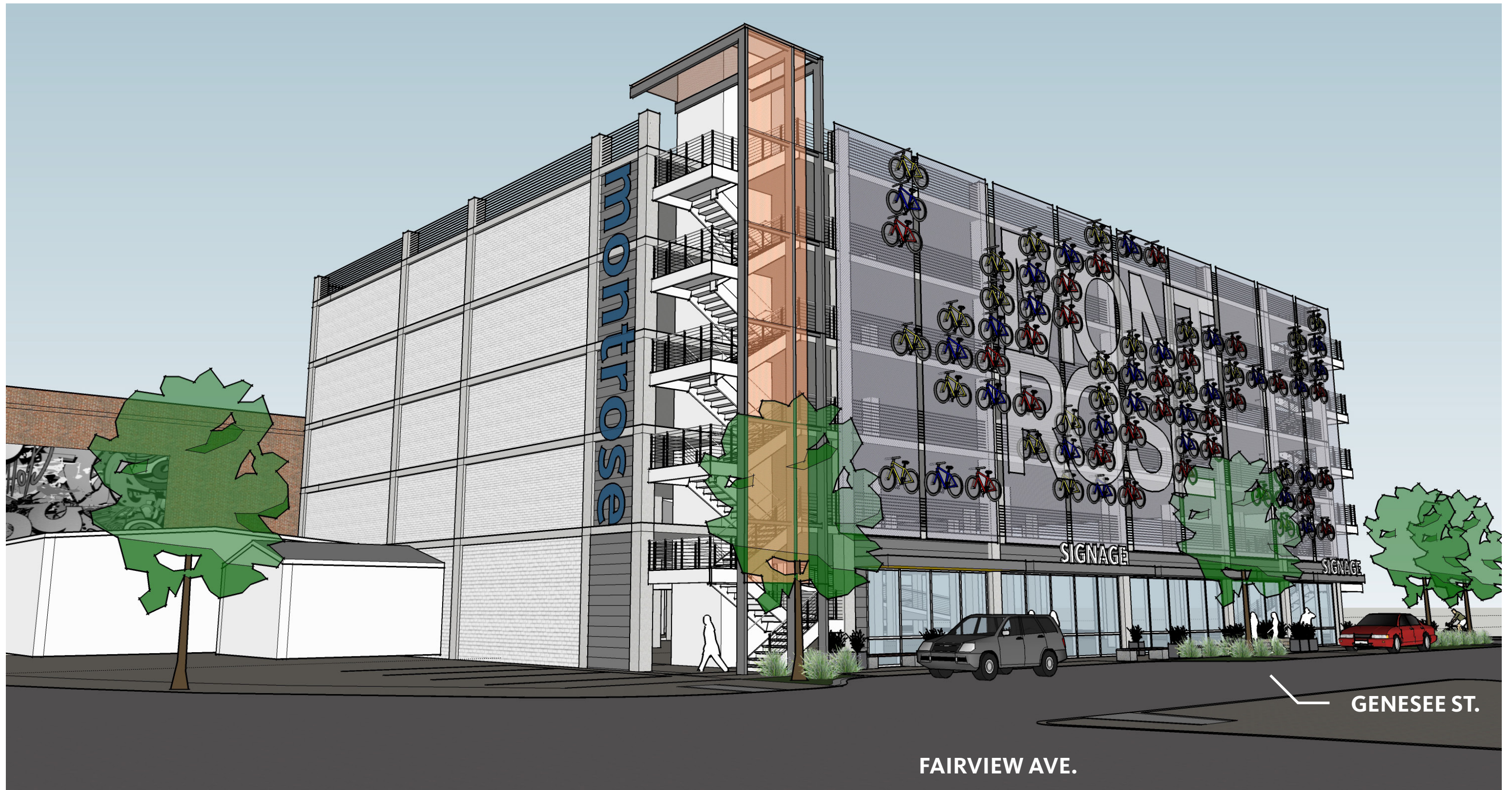
SECTION E



GENESSEE ST.







BUILDING E



Application Number: 2016-0283

Plat Name: Fairgrounds Extension partial replat no 2

Applicant: Century Engineering, Inc

Date Submitted: 02/19/2016

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

Specific Variance is being sought and extent of variance:

1) To allow a 5' BL on Fairview St. 2) To allow a 5' BL on Mason St. 3) To allow canopies to encroach 5 feet into 5' BL on Fairview St. 4) To allow canopies to encroach 5 feet into 5' BL on Mason St.

Chapter 42 Section: 42-155

Chapter 42 Reference:

The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

Statement of Facts

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

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

This stretch of Fairview is a unique area with a small scale, intimate urban experience. Our development will endeavor to keep that character by creating pedestrian and bike friendly amenities within a more urban context. The reduced setbacks will give the district a less suburban feel. It is our intention to use the City of Houston's Complete Streets design standards in creating this pedestrian realm. Compliance with the building setbacks in this area is 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 of this variance are to create a development more sensitive to the context of a unique area of Houston. The variance requested will help create a more pedestrian scaled district.

(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 in that the variance being sought is not extensive and will still provide a more walkable city by providing pedestrian amenities in accordance with other sections of the ordinance. Reference the attached photos of existing conditions vs. proposed project showing the amenities provided. Note that on both Mason Street and Genesee Street, our proposed setback reduction is still greater than the location of the existing or adjacent buildings

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

Allowing this variance will improve the public health, safety and welfare of the users and residents of the area by providing sidewalks, landscaping and separation of the pedestrian from vehicles that does not currently exist. Reference the attached photos of existing conditions vs. proposed project.

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

Economic hardship is not the sole justification of this of the variance, in fact, the proposed development cost will likely exceed the cost of providing the minimum requirements of the City. It is the intention of the developer to improve the neighborhood and provide amenities in such a way that more value is provided for the inhabitants living in the area.



Application No: 2016-0283

Agenda Item: 105

PC Action Date: 03/31/2016

Plat Name: Fairgrounds Extension partial replat no 2

Applicant: Century Engineering, Inc

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

Chapter 42 Sections: 42-155

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

1) To allow a 5' BL on Fairview St. 2) To allow a 5' BL on Mason St. 3) To allow canopies to encroach 5 feet into 5' BL on Fairview St. 4) To allow canopies to encroach 5 feet into 5' BL on Mason St. ;

Basis of Recommendation:

The site is located south of West Gray Street, west of Bagby Street and East of Montrose Blvd. Fairview Avenue, is a minor collector which is currently determined to be a dedicated on-street bikeway in the draft for the Houston Bike Plan. Staff has coordinated with the applicant, the Transportation Division of Planning and Development and the Department of Public Works and Engineering in relation to the appropriate width for a drive lane, a bike lane, and the pedestrian realm when assessing the following variances.

The applicant is requesting a variance for a 5' building line and a 5' canopy encroachment on Fairview Avenue. The applicant is also requesting a variance for a 5' BL and canopy encroachment on Mason Street. The proposed urban development is composed of retail spaces that will include restaurants, offices, and a parking garage. The applicant has incorporated elements from the Houston Complete Streets & Transportation Plan (HCSTP), in reference to the public realm, in order to encourage walkability and to include urban street design strategies. The pedestrian realms for the site will range from 17 to over 22 feet on all abutting streets. Additionally, the sidewalks will vary from 9 feet to over 16 feet, which is ample space for the public streetscape and biking amenities.

The applicant has met with PWE in reference to the proposed parallel parking spaces and applicant will be required to provide 10 sidewalks (8 feet unobstructed) sidewalks on all street except for Hyde Park. Hyde Park must have a 10 foot pedestrian realm

Therefore, 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;

Strict application would make this project create an impractical development or one otherwise contrary to sound public policy. A 10 foot building line is more appropriate in a suburban area.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant.

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

The pedestrian realms for the site will range from 17 to over 22 feet on all abutting streets.

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

The applicant has incorporated elements from the Houston Complete Streets & Transportation Plan (HCSTP), in reference to the public realm, in order to encourage walkability and to include urban street design strategies.

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

A reduced setback is suitable in an emerging urban corridor.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 03/31/2016
Plat Name: Humble ISD Groves School
Developer: Humble ISD
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2016-0486 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	45.1400	Total Reserve Acreage:	45.1400
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 504
County	Zip	Key Map ©	City / ETJ
Harris	77346	377N	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
052. Madera Run Parkway Sec 5 must be recorded prior to or simultaneously with this plat.
209. Applicant has requested that this item be deferred for two weeks.

For Your Information:

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

PWE Utility Analysis: APPROVED
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)
Madera Run Pkwy sec 5 or timber forest Drive will need to be recorded prior to or simultaneously with this plat label fire and EMS table
plat name must match application
county denies variance and requests a north-south street along eastern plat boundary. Plat is requested to be deferred until a commitment letter is received from Balmoral developer with an exhibit of revised GP or a submittal of revised GP to city planning

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

Houston Planning Commission

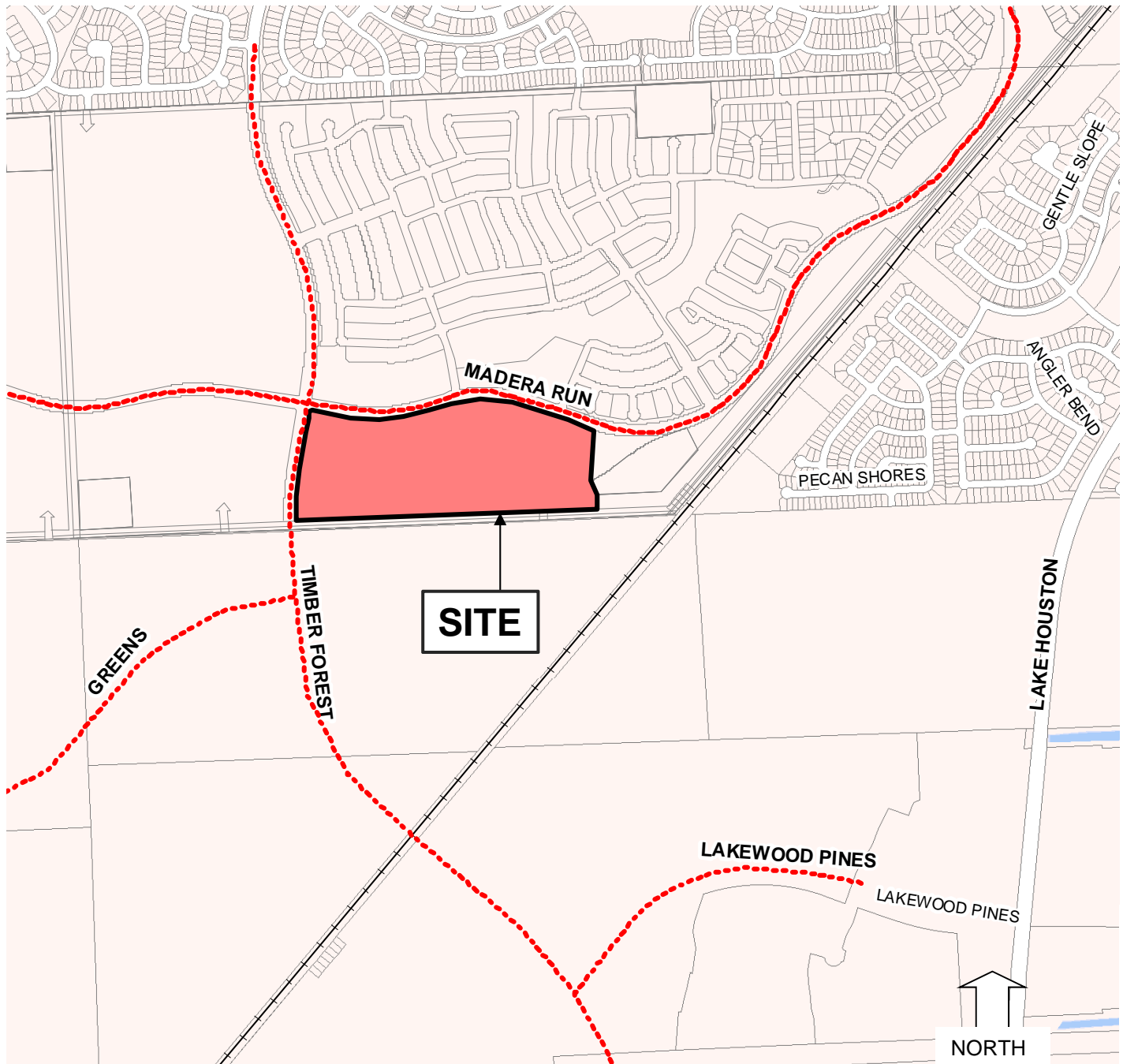
ITEM: 106

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Humble ISD Groves School

Applicant: Jones|Carter – Woodlands Office



D – Variances

Site Location

Houston Planning Commission

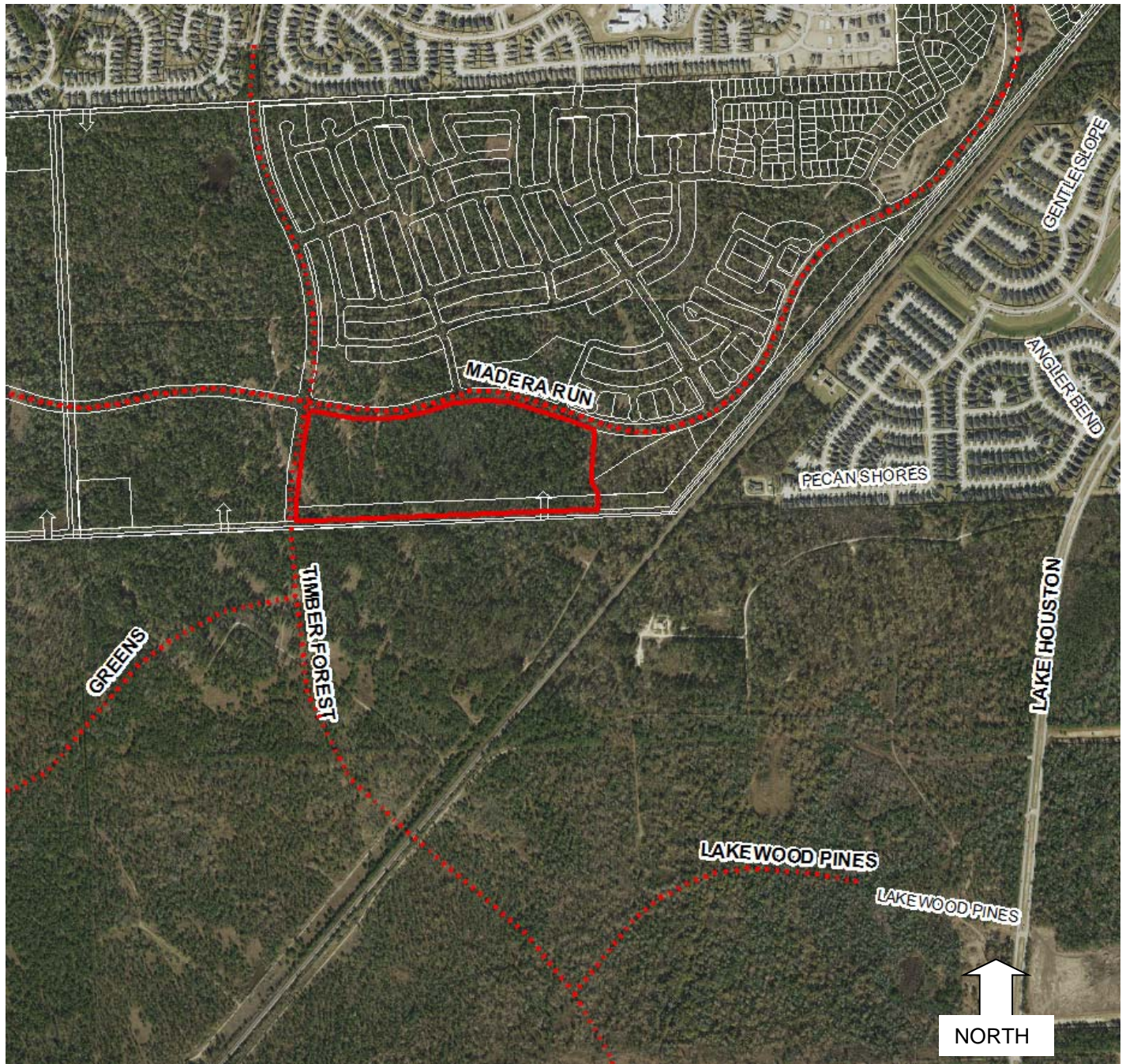
ITEM: 106

Planning and Development Department

Meeting Date: 03/31/2016

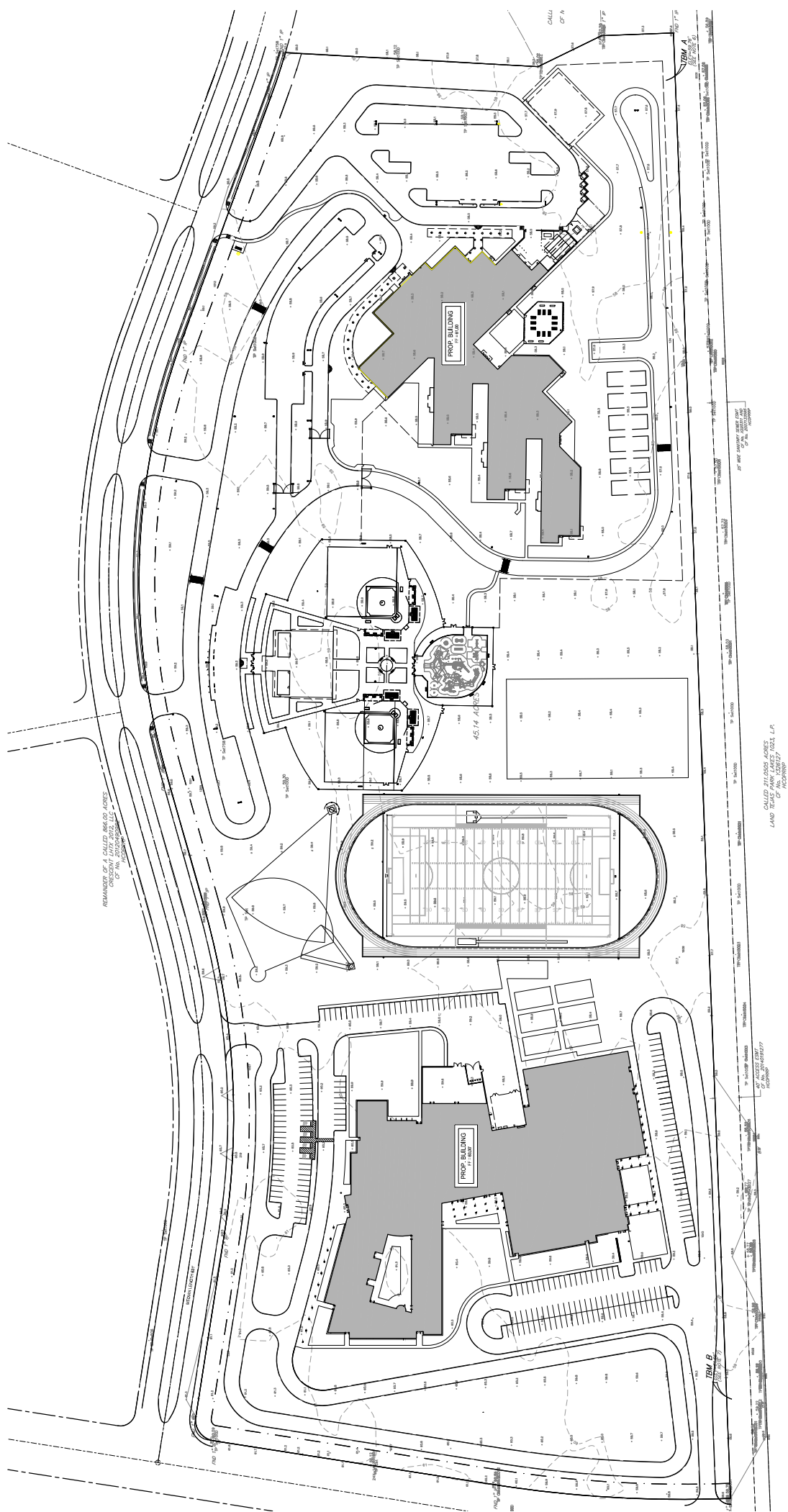
Subdivision Name: Humble ISD Groves School

Applicant: Jones|Carter – Woodlands Office



D – Variances

Aerial





Application Number: 2016-0486

Plat Name: Humble ISD Groves School

Applicant: Jones|Carter - Woodlands Office

Date Submitted: 03/21/2016

(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 south of Madera Run Parkway to the southern boundary of the site creating an intersection spacing of 4,200' and not to extend an un-platted street stub from the south through the site.

Chapter 42 Section: 128, 134

Chapter 42 Reference:

Sec. 42-128. - Intersections of local streets. (a) (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; Sec. 42-134 – Street Extension (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property.

Statement of Facts

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

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

This site is located at the corner of two major thoroughfares, Timber Forest Drive and Madera Run Parkway and is bounded on the east by a drill site and on the south by a 40' drill site access easement. Per Chapter 42, no street is required to intersect Madera Run on the north side of the site. Extending a public street from the south into the site and through the site would create unnecessary security risks exposing the school sites to cut through traffic and would not help circulation in the area. Any future traffic coming from the south can easily access Timber Forest Drive to get to the school site.

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

The hardship for this variance is the security risk to the school site and the site being located at the corner of two major thoroughfares which creates plenty of access to the site.

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

The intent of this chapter was to provide adequate circulation to the neighborhood and the site is located at the corner of two major thoroughfares, Timber Forest Drive and Madera Run Parkway which provide plenty of access and circulation to the area.

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

The granting of the variance will not be injurious to public health and will, in fact, protect the safety of the children attending the school but not exposing them to cut-through traffic.

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

Economic hardship is not the sole justification of the variance. Requiring the extension of the street stub from the stub would create an unsafe condition - the mixing of vehicular and pedestrian traffic. The proposed major thoroughfare network provides for adequate traffic circulation and distribution for the school site.



Application No: 2016-0486

Agenda Item: 106

PC Action Date: 03/31/2016

Plat Name: Humble ISD Groves School

Applicant: Jones|Carter - Woodlands Office

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: [128](#), [134](#)

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 south of Madera Run Parkway to the southern boundary of the site creating an intersection spacing of 4,200' and not to extend an un-platted street stub from the south through the site.;

Basis of Recommendation:

The site is located in Harris County, south of Madera Run Parkway, west of Lake Houston Parkway, and east of Woodland Hills Drive. The applicant is requesting a variance to exceed the required 1400' intersection spacing requirement by not providing a north-south street. Staff's recommendation to defer per the applicant's request 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

(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: 107
Action Date: 03/31/2016
Plat Name: Precision Pro
Developer: Precision Pro Investments
Applicant: Hovis Surveying Company Inc.
App No/Type: 2016-0541 C2R

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

Total Acreage:	12.3137	Total Reserve Acreage:	12.3137
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 2 PAE
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77044	417R	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.
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

PWE Utility Analysis: Approve
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)
verify recording info. for lincoln park farms subdivision
show pipeline easements on plat
label name and distance of nearest cross street
EB Left turn Lane will be required on Garrett Road at driveway.
Building lines would need to be dedicated by separate instrument along access easement
county has no objections to any of the variances

Houston Planning Commission

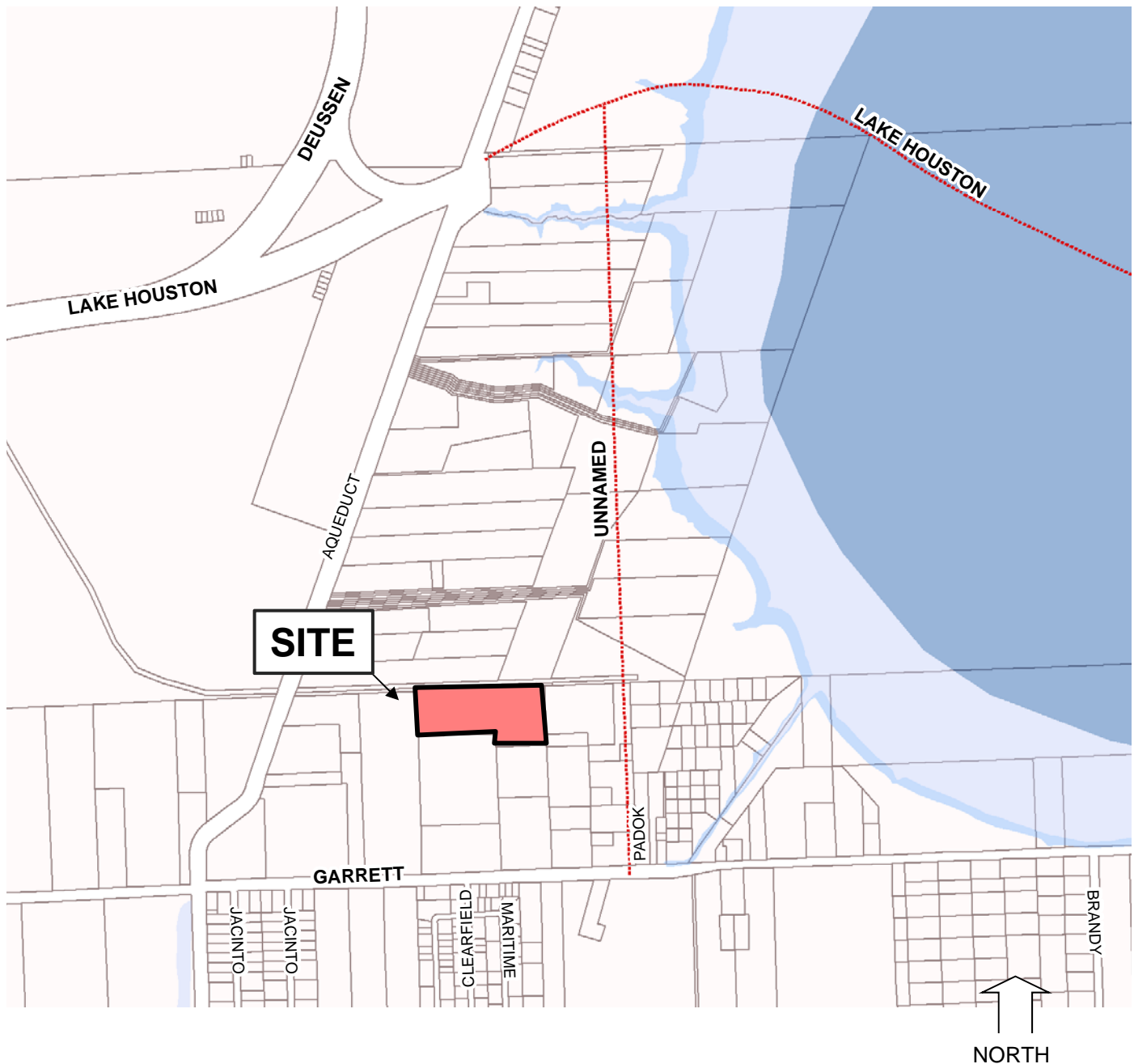
ITEM: 107

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Precision Pro

Applicant: Hovis Surveying Company Inc.



D – Variances

Site Location

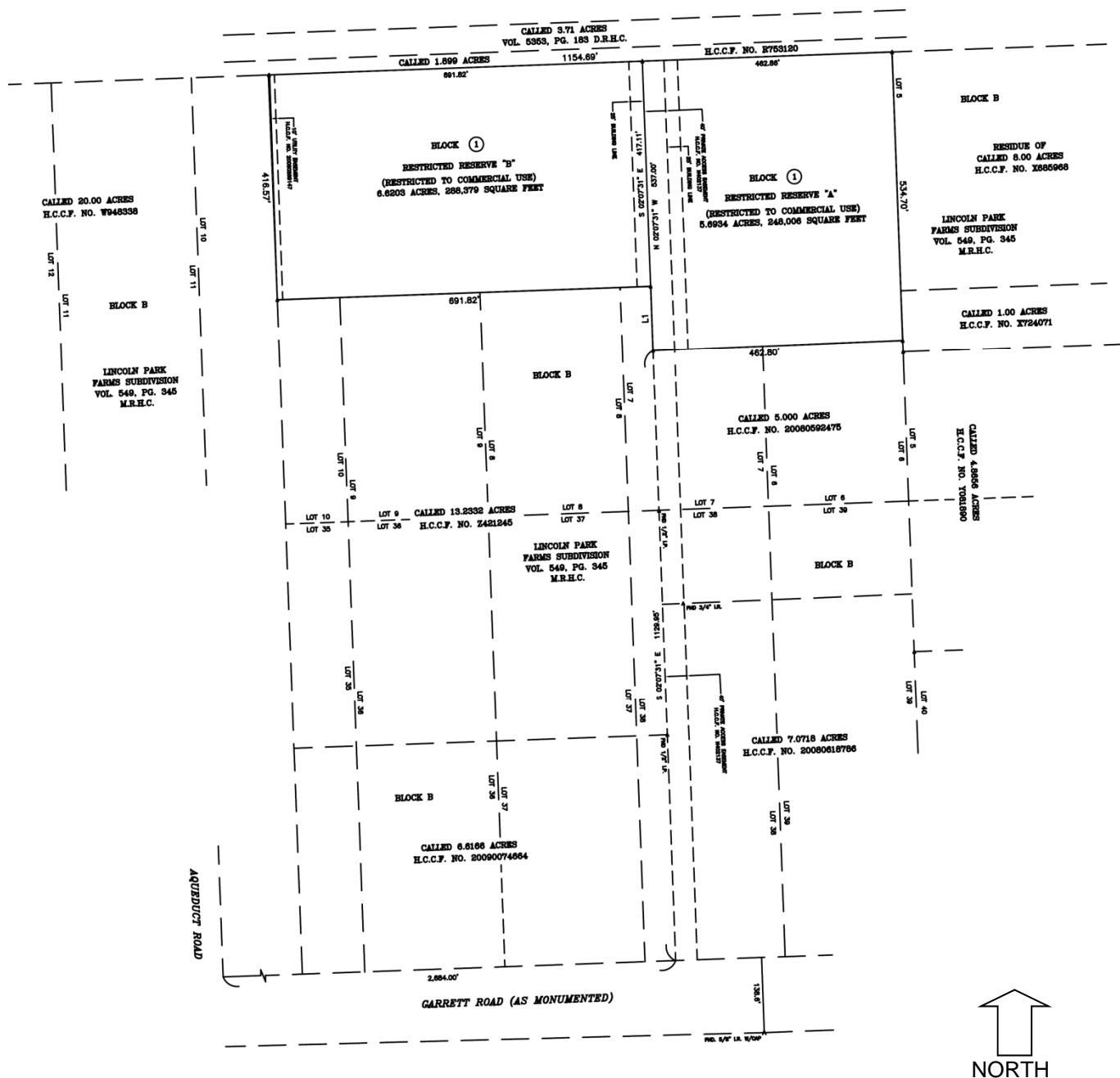
Houston Planning Commission ITEM: 107

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Precision Pro

Applicant: Hovis Surveying Company Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 107

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Precision Pro

Applicant: Hovis Surveying Company Inc.



D – Variances

Aerial



Application Number: 2016-0541

Plat Name: Precision Pro

Applicant: Hovis Surveying Company Inc.

Date Submitted: 03/21/2016

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

Specific Variance is being sought and extent of variance:

To allow two commercial reserves to take access via a 40 foot access easement instead of the required 60 foot of frontage on a 60 foot public street and to allow an overlong block length on Garrett Road and to not provide an East West street through this development.

Chapter 42 Section: 127, 128 & 190

Chapter 42 Reference:

Intersections of Major Thoroughfares: (a) a major thoroughfare shall intersect with a public local street or another major thoroughfare at least every 2,600 feet; Intersections of local streets: (a)(1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet and Tracts for non-single family use-Reserves: Restricted Reserve-all other, type of street public street, minimum street width 60 feet and minimum street frontage 60 feet

Statement of Facts

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

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

This 12.3137 acre development is located 1,129.95 feet North of the North right-of-way line of Garrett Road, a major thoroughfare. This tract is a partial replat of Lots 6, 7, 8, 9 & 10, Block B of Lincoln Park Farms Subdivision, a subdivision as shown on map or plat recorded under Volume 549, Page 345 of the Deed Records of Harris County, Texas. There was a 40 foot private access easement that was created in October on 1991. This is how the two tracts that comprise this plat have been taking access for the past 25 years. This access easement was created to allow the six commercial tracts which were created from the combining of lots 6, 7, 8, 9, 10, 35, 36, 37, 38 & 39 of said Block B. The four commercial tracts located on the east and west side of the access easement have been development. This property was purchased by the developer in 2011 and 2012 with this existing access condition. The maintenance of the road is provided by the all of the owners who use the access easement. None of the owners who own the property to the South of this development are willing to dedicate land for the required 60 foot public street. The property owners whose land the 40 foot access easement is out of Mr. Robert Lott is not willing to dedicate additional land primarily because he has already developed his property. In addition the creation of an East West Street through this development would have no connection to the West due to an existing pond and existing development on the tract to the East.

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

The circumstances supporting the granting of the variance are not the result of a hardship create or imposed by the applicant because these existing conditions were in place prior to their purchase of the property. In addition, the property owner is unable to obtain the additional land required to make a 60 foot public street from the property owners to the South and the creation of a public street through this development with no connection to the South would not create circulation in this area.

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

The intent and general purposes of this chapter will be preserved and maintained because there is adequate circulation in the area due to the low traffic density. These properties will continue to take access via the 40 foot access easement as they have done for the past 25 years.

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

The granting of the variance will not be injurious to the public health, safety or welfare because there is and will be adequate circulation in the area for emergency vehicles. The tracts will have access to Garrett Road from the 40 foot access easement.

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

Economic hardship is not the sole justification of the variance because there is no way for the developer to obtain the additional land required to create the required 60 foot public street and the creation of an East West street with no connection to the East or West does not help to improve the circulation in the area.



Application No: 2016-0541

Agenda Item: 107

PC Action Date: 03/31/2016

Plat Name: Precision Pro

Applicant: Hovis Surveying Company Inc.

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

Chapter 42 Sections: 127, 128 & 190

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

To allow two commercial reserves to take access via a 40 foot access easement instead of the required 60 foot of frontage on a 60 foot public street and to allow an overlong block length on Garrett Road and to not provide an East West street through this development.;

Basis of Recommendation:

The site is located in Harris County, south of Lake Houston Parkway, north of Garrett Road and east of Aqueduct Road. The applicant is creating two commercial reserves and is requesting the following variances:

- 1) to exceed 1400' block length requirement by not providing an east-west or a north-south public street through the tract, and
- 2) to allow the proposed reserves to have frontage and access via a 40' access easement instead of a 60' public street.

Staff is in support of the requested variances.

Subject site is bounded by major thoroughfares Garrett to the south, Lake Houston to the north, Unnamed proposed major thoroughfare to the east and local street Aqueduct Rd to the west. These streets make a triangular grid and properties have access to one of these streets. If a north-south street is provided, there are no stubs to connect to and it may not significantly improve circulation due to the triangular shape grid.

Subject site is within a distance of 1700' from Garrett Rd and has an existing business. There is an existing pond to the west and also there are multiple developments in the adjacent area. If an east-west street is provided it will interfere with the existing businesses and will have to cross the existing pond. There are multiple opportunities to require future east-west streets further north of the site.

This property had access from a 40' access easement created in 1991 and is maintained by the owners who take access from it. This easement cannot be widened any further due to the existing developments abutting the easement.

Additionally, the same variances were granted by the Planning Commission in 2013 and the applicant is coming back due to plat not being recorded.

Justification for the granting of the variances is based on existing conditions, the adjacent development to the east, pond to the west and the existing street network in the area.

Therefore, 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;

Traffic circulation in the area is addressed by the existing street network. These streets make a triangular grid and properties have access to one of these streets. If a north-south street is provided, there are no stubs to connect to and it may not significantly improve circulation due to the triangular shape grid. If an east-west street is provided it will interfere with the existing businesses and will have to cross the existing pond. This property had access from a 40' access easement created in 1991 and it cannot be widened due to existing abutting developments.

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

Justification for the granting of the variances is based on existing conditions, the adjacent development to the east, pond to the west and the existing street network in the area.

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

Subject tract and adjacent tracts to the south gain access to Garrett Road via a 40' access easement recorded by separate instrument in 1991. If an east-west street is provided it will interfere with the existing businesses and will have to cross the existing pond.

(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. There are multiple opportunities to require future east-west streets further north of the site. If a north-south street is provided, there are no stubs to connect to and it may not significantly improve circulation due to the triangular shape grid.

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

Economic hardship is not the sole justification of the variance. It is based on existing conditions, the adjacent development to the east, pond to the west and the existing street network in the area.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 03/31/2016
Plat Name: Spencer Road Commercial replat no 1
Developer: F & A Investment, Inc. c/o Landtech, Inc.
Applicant: Landtech, Inc.
App No/Type: 2016-0383 C3R

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

Total Acreage:	7.3350	Total Reserve Acreage:	7.0140
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:	Chimney Hill MUD
County	Zip	Key Map ©	City / ETJ
Harris	77041	408Q	ETJ

Conditions and Requirements for Approval

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

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

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

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

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.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 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 south ROW line of FM 529
 label owner and recording info. for properties south of FM 529
 label name and distance to nearest cross street along FM 529
 county has no objections to the variances.

Houston Planning Commission

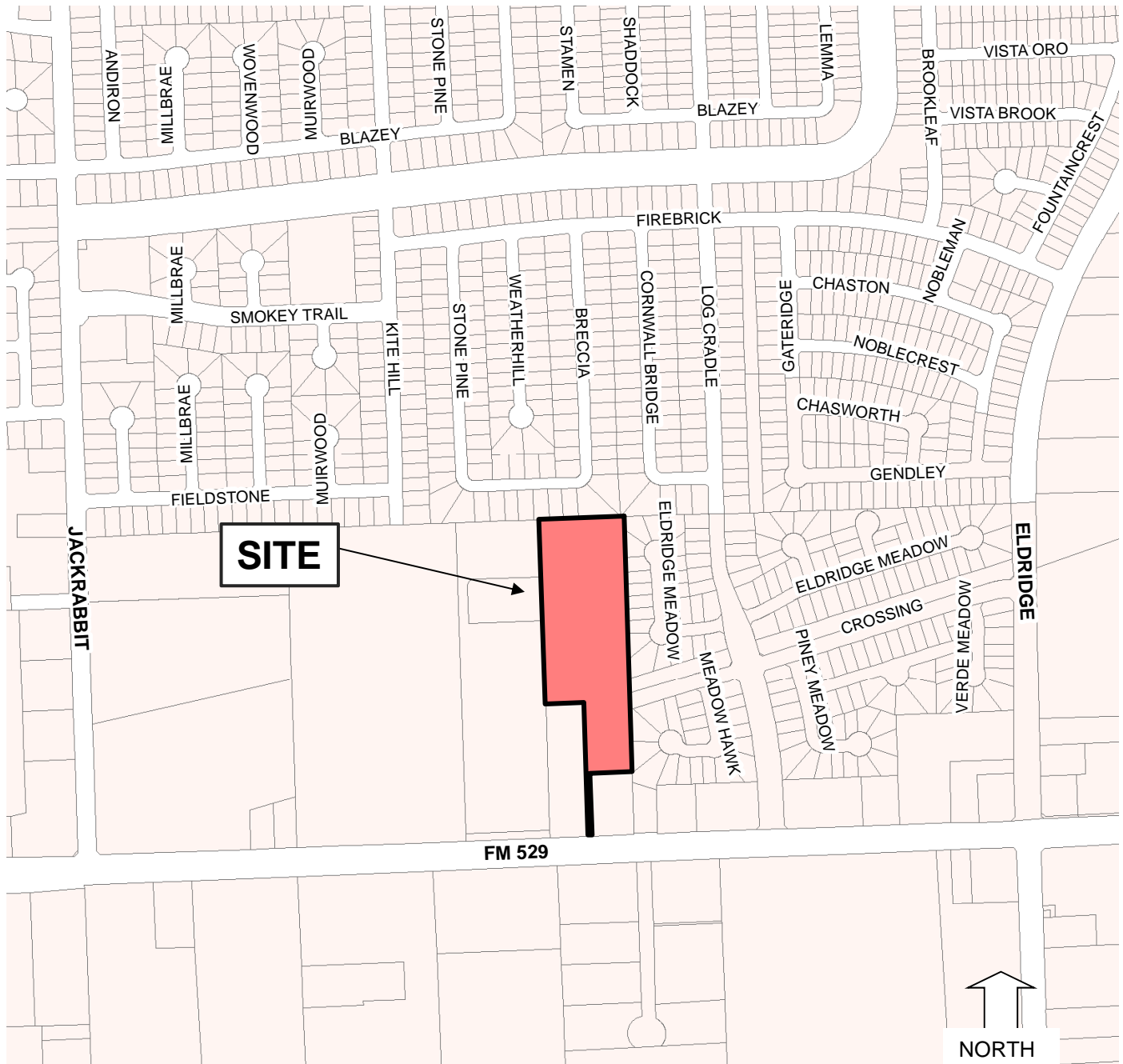
ITEM: 108

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Spencer Road Commercial replat no 1

Applicant: Landtech, Inc.



D – Variances

Site Location

Subdivision

Houston Planning Commission

ITEM: 108

Planning and Development Department

Meeting Date: 03/31/2016

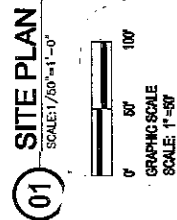
Subdivision Name: Spencer Road Commercial replat no 1

Applicant: Landtech, Inc.



D – Variances

Aerial



BUILDING TYPE	WAREHOUSES
STORY	1
MAX HEIGHT	24'
FLOOR AREA	
BUILDING--01--WAREHOUSE AREA:	12,000 SF
BUILDING--02--WAREHOUSE AREA:	4,000 SF
BUILDING--03--WAREHOUSE AREA:	3,000 SF
BUILDING--04--WAREHOUSE AREA:	22,500 SF
BUILDING--05--WAREHOUSE AREA:	22,500 SF
BUILDING--06--WAREHOUSE AREA:	22,500 SF
BUILDING--07--WAREHOUSE AREA:	22,500 SF
TOTAL FLOOR AREA:	108,000 SF
PARKING	
PARKING RATIO (from general development ordinance)	1 PARKING SPACE PER 1000 SF
REQUIRED PARKING (# spaces)	FOR 108,000/1000 = 110 SPACES
PROVIDED PARKING (# spaces)	123 SPACES



Application Number: 2016-0383

Plat Name: Spencer Road Commercial replat no 1

Applicant: Landtech, Inc.

Date Submitted: 03/05/2016

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

Specific Variance is being sought and extent of variance:

To allow the termination of a public street (Crossing Drive) by a proposed cul-de-sac rather than the extension of said public street.

Chapter 42 Section: 42-134

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

(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 project site is located in unincorporated Harris County Precinct No. 4 in the City of Houston ETJ. The site location is in a suburban area in the northwestern part of the Houston area. The said area consists of mixed development with existing residential, commercial and industrial land uses in the project vicinity. The subject property is located near the intersection of FM 529 (Spencer Road) and Eldridge Parkway. The existing site is vacant land. The proposed plan is to develop the subject property which is part of Restricted Reserve "A" (restricted to commercial use) of "Spencer Road Commercial" recorded under Film Code No. 591185, Harris County Map Records in 2005. Please see the conceptual site plan attached to this application for more details. There is an existing stub street named "Crossing Drive" which stubs into the east property line of the subject property. Crossing Drive is a local public street with a 60 foot right-of-way width. Crossing Drive was dedicated in 1983 per the recorded subdivision plat of "Eldridge Crossing" recorded in Volume 320, Page 61, Harris County Map Records. The stub street is an existing condition that has been that way for the past 33 years. The Crossing Drive stub street was originally created when the single family residential subdivisions in this area were being platted. The original land planning intent was that Crossing Drive would extend further to the west in the future when subsequent subdivisions were platted. The purpose of this planning intent was to create good traffic circulation through the residential neighborhoods by carrying east-west vehicular traffic between the two north-south major thoroughfares of Eldridge Parkway on the east and Jackrabbit Road on the west. However, 33 years have elapsed and Crossing Drive has not been extended beyond where it terminated in 1983. Crossing Drive has not been extended as no further right-of-way has ever been dedicated. Crossing Drive has not been extended on the ground because the improved street stops where the platted right-of-way stops at the east property line of the subject property. There was no necessity to extend this street for the past 33 years. There still is no necessity to extend this street because there is adequate traffic circulation already existing in this area without the extension of Crossing Drive. Thus, Crossing Drive meets and is in compliance with the City of Houston's requirement for adequate vehicular traffic circulation. The applicant is requesting a variance to not extend the public street Crossing Drive and add a cul-de-sac instead. The owner sold two tracts of land along FM 529 to two separate buyers. Please see the attached subdivision replat which depicts the two properties as adjoiners to said replat. A tract of land was sold in the southeast corner of the parent tract in 2012. The property conveyed in 2012 is almost completely built out as a motel development. A tract of land was sold in the southwest corner of the parent tract in 2013. The property conveyed in 2013 is under construction now as a restaurant / market development. Both of these tracts front on FM 529. The owner inadvertently left less than 60 feet of FM 529 frontage for his 7.335 acre remainder tract in the north or rear part of the property. The owner has 14 feet of frontage on FM 529 which he owns in fee. It appears that no one was concerned with the 14 feet of frontage as an issue because the owner has access to FM 529 via a recorded 45 foot private access easement. One can build a standard driveway adequately in a 45 foot wide access easement. The problem lies with the fact that the City of Houston requires 60 feet of frontage owned in fee simple. The owner only has 45 feet of frontage in easement with only 14 feet of that

frontage being in fee simple. He did not realize (the owner lives in North Texas and unfortunately is not familiar with City of Houston and Harris County standards) that even though 45 feet is sufficient to build a driveway and private access drive that the COH requires 60 feet of frontage. The owner also did not realize that even though he has valid legal access via the access easement it does not meet the COH requirements because it is only an easement and he does not own the land in fee. However, there is a solution to this problem. The owner's remaining land is adjoined by the above mentioned stub street Crossing Drive. The owner does not currently have access to Crossing Drive because there is a one foot reserve buffer at the westerly terminus of Crossing Drive preventing said access. The solution to all of these issues is to grant the requested variance and approve the associated subdivision replat. The said approval action would act as a process that removes the said one foot reserve, properly terminates the stub street Crossing Drive with a cul-de-sac., and provide the very important 60 feet of frontage on a public street required to meet the COH's Chapter 42 requirements. This proposed cul-de-sac will greatly improve the existing conditions at the westerly terminus of Crossing Drive by providing for an adequate vehicular turn around in conformance with the City of Houston's Chapter 42.

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

This project is adjacent to Crossing Drive an existing 60 foot wide stub street which stubs into the east property line of the subject property. The City of Houston granting a variance to allow the termination of Crossing Drive by a proposed cul-de-sac rather than the extension of said Crossing Drive will not have an adverse impact on the adjacent land or streets based on the following facts. This stub street is an existing condition that was not imposed by the applicant. The stub street was never extended to the west to connect with Jackrabbit Road as originally planned. This westerly extension of Crossing Drive failed to materialize because the area immediately west of the Crossing Drive dead end was never platted or built as single family residential as originally anticipated in the 1980's. The development dynamics of this area changed and the adjacent lands were platted as commercial subdivisions and not residential. Thus, Crossing Drive was never extended any farther west on paper or on the ground. It is important to note that the City of Houston is aware that no necessity exists for the extension of Crossing Drive. The City did not believe that the street extension was required to address traffic circulation or address block length issues over the past 33 years. This is evident in the fact that the City did not require the extension of Crossing Drive on any subdivision plats of land located west of the existing westerly terminus of Crossing Drive. The subject property was platted as Spencer Road Commercial in 2005 as stated previously. The City of Houston allowed the subject property to be platted in 2005 without requiring the extension of Crossing Drive. The owner now understands that the COH approved said plat because the entire 10 + acre platted reserve had frontage on FM 529. However, the existing conditions have changed since the time of the said plat. The 7+ acre remainder tract no longer has 60 feet of frontage on FM 529 after the two land conveyances the owner made. The owner did not realize at the time of the conveyances that he was in essence land locking his property with said conveyances in the eyes of the COH's Chapter 42. However, the conveyances are a done deal and the deal cannot be reversed. The owner has already sold to two different land owners which he has no control over. He does not have the required 60 feet of frontage needed to meet Chapter 42. The owner approached the buyers of his land along FM 529 and made a good faith effort to buy back the land that he needs to meet the COH frontage requirements. The buyers of said tracts indicated that it would not be possible to convey back any land due to the construction activity that is under way at present for the development of said land. The buyers are unwilling and unable to sell back the land required to meet the COH frontage requirements. The only option for the owner is the proposed cul-de-sac which would bring the subject property into a state of compliance.

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

The sections of Chapter 42 that address stub street extensions and traffic circulation requirements are the sections that are applicable to "the termination of a public street (Crossing Drive) by a proposed cul-de-sac rather than the extension of said public street" variance requested for this project. According to Chapter 42, a stub street must be extended as required. This is a requirement that provides a good network of street patterns which provide adequate vehicular traffic circulation for the public. However, in this specific situation there are already sufficient streets existing in the area which provide adequate traffic circulation. There was no need for the extension of the street in reality to address traffic concerns over the past 33 years. Today, there is still no need for the extension of the street in reality to address traffic concerns. The City of Houston is only requiring the street extension not because it is needed in reality but rather to comply with the letter of the law. That law being the City's Chapter 42 Ordinance. The spirit of the law does not require a street extension because there are no traffic circulation or block length issues to address. The City of Houston should follow logic by following the spirit of the law. Do not require a street extension when a street extension is not merited. The City of Houston should grant the requested variance in the spirit of the law; This will also comply with the letter of the law via the granting of the requested variance. This is a win – win situation for all parties concerned. The most important party being the public who will receive a new cul-de-sac to properly terminate Crossing Drive. The cul-de-sac plat will only plat the cul-de-sac right-of-way. This will have no negative impact at all. All other existing conditions will stay the same. There are no unknown variables because the proposed Crossing Drive cul-de-sac engineering design is complete and the construction plans are approved by the Harris County Permit Office pending the granting of the requested variance and approval of the associated subdivision plat. Please see said construction plans attached to this variance request.

(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 because there are good existing street patterns and adequate traffic circulation surrounding the subject tract. FM 529 (Spencer Road) is located to the south of the site, Eldridge Parkway is located to the east of the site, and Jackrabbit Road is located to the west of the site. This variance request has already thoroughly discussed the fact that this extension of Crossing Drive was never needed over the past 33 years and nor is the street extension needed now. Even if for the sake of argument the City of Houston were to insist on the street extension it would not be feasible. Crossing Drive can not be extended to the west because there is existing commercial development to the west of the subject property in the direct path of any Crossing Drive extension alignment. The tract of land immediately west of and adjacent to the subject property was platted as "General Storage Park" recorded under Film Code No. 578276, Harris County Map Records in 2005. The plat of General Storage Park was approved by the City of Houston and is recorded. There is no Crossing Drive westerly extension right-of-way dedicated per said plat. The said development is constructed and is an existing storage facility which blocks the extension alignment of Crossing Drive; it is not feasible to extend Crossing Drive. Please see the attached aerial exhibit which clearly depicts this. The other highly critical issue that should be noted is that the subject property is vacant land that is not developed. The land is already platted as a Restricted Reserve which allows the land to be built on without any additional platting required. However, there is the not sufficient frontage on a public street issue. The COH should consider it vital to provide access to a public street to un-land lock the subject property. The owner is aware that it is not the City's intention to land lock 7+ acres of platted real estate that is prime for development. The subject property could become a public nuisance as a vacant parcel where teenagers could congregate to socialize creating a disturbance of the peace. The subject property could also become a public nuisance as a vacant parcel where unsavory people could dispose of heavy solid waste. This type of activity is a problem with many vacant tracts of land around the City that have become involuntary landfills. This could definitely pose a public health risk. This tract of land would much better serve the community developed as proposed on the attached site plan previously mentioned. The only logical solution due to the circumstances is for the City of Houston to grant the applicant's variance request to not extend Crossing Drive but rather terminate it with a cul-de-sac and approve the plat dedicating the cul-de-sac right-of-way. This will allow the applicant to obtain the required building permits from Harris County and construct said cul-de-sac.

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

The justification is in allowing Crossing Drive to continue giving back to the citizens. This project will benefit the neighborhood because Crossing Drive will be properly terminated with a cul-de-sac built to Harris County public street construction standards. This cul-de-sac will allow vehicular traffic to turn around at the westerly terminus of the street and regress in an eastward direction. The Houston Planning Commission should approve this plat and grant the requested variance as it is the only prudent and reasonable action in this specific situation.



Application No: 2016-0383

Agenda Item: 108

PC Action Date: 03/31/2016

Plat Name: Spencer Road Commercial replat no 1

Applicant: Landtech, Inc.

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

Chapter 42 Sections: 42-134

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

To allow the termination of a public street (Crossing Drive) by a proposed cul-de-sac rather than the extension of said public street.;

Basis of Recommendation:

The site is located north of FM 529, east of Jackrabbit Road and east of Eldridge Road. The applicant is requesting a variance to terminate Crossing Drive with a cul-de-sac in lieu of extending the stub street through the plat boundary. Staff is in support of the request.

The site was platted as a 10 acre commercial reserve in 2004; however the property was subdivided by metes and bounds in 2014. Consequently, the subject tract has only 14' feet of frontage on FM 529. The applicant is proposing a cul-de-sac in order to adhere to the Chapter 42's frontage requirement of a commercial reserve.

To the west of the property are platted and developed subdivisions. Requiring the extension of Crossing Drive would directly interfere with these developments and would be unlikely to be extended. Additionally, the Planning Commission granted a variance to not extend Kite Hill Drive in October 2000 due to adequate circulation of the adjacent major thoroughfares. The applicant will have primary access from a FM 529 via an access easement to avoid mixing residential with commercial traffic.

Therefore, staff's recommendation is to approve the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

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

Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question. The site was platted as a 10 acre commercial reserve in 2004; however the property was subdivided by metes and bounds in 2014.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. To the west of the property are platted and developed subdivisions. Requiring the extension of Crossing Drive would directly interfere with these developments and would be unlikely to be extended

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

The applicant is proposing a cul-de-sac in order to adhere to the Chapter 42's frontage requirement of a commercial reserve.

(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 applicant will have primary access from a FM 529 via an access easement to avoid mixing residential with commercial traffic.

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

Economic hardship is not the sole justification of the variance; the subject tract has only 14' feet of frontage on FM 529.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 03/31/2016
Plat Name: Strack Acres
Developer: Julie Ann Jenkins
Applicant: Hovis Surveying Company Inc.
App No/Type: 2016-0492 C2

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

Total Acreage:	15.2240	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77379	330M	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.
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
075. Add Single Family Residential note to the plat. (42-1)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- Bold plat boundary.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 03/31/2016
Plat Name: Strack Acres
Developer: Julie Ann Jenkins
Applicant: Hovis Surveying Company Inc.
App No/Type: 2016-0492 C2

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

Harris County Flood Control District: Additional ROW for Spring Gully is needed, 150 ft is needed on the east side of the channel centerline, this ROW should be dedicated by this plat.

PWE Utility Analysis: APPROVED

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 detention note

verify how lots will be addressed

If a building line is requested, it would need to be dedicated by separate instrument.

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c)

(<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org .

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

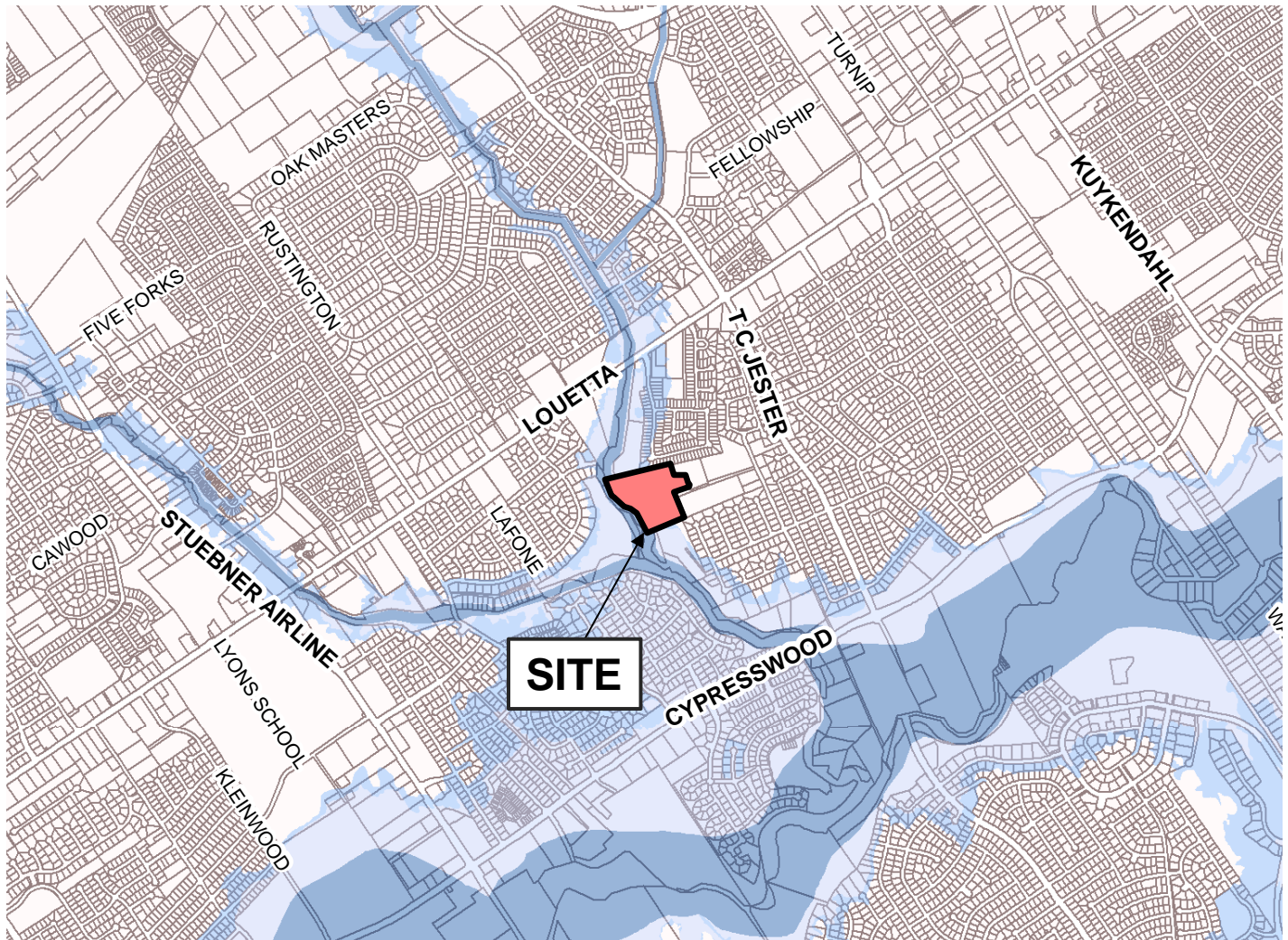
ITEM: 109

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Strack Acres

Applicant: Hovis Surveying Company Inc.



D – Variances

Site Location

Houston Planning Commission

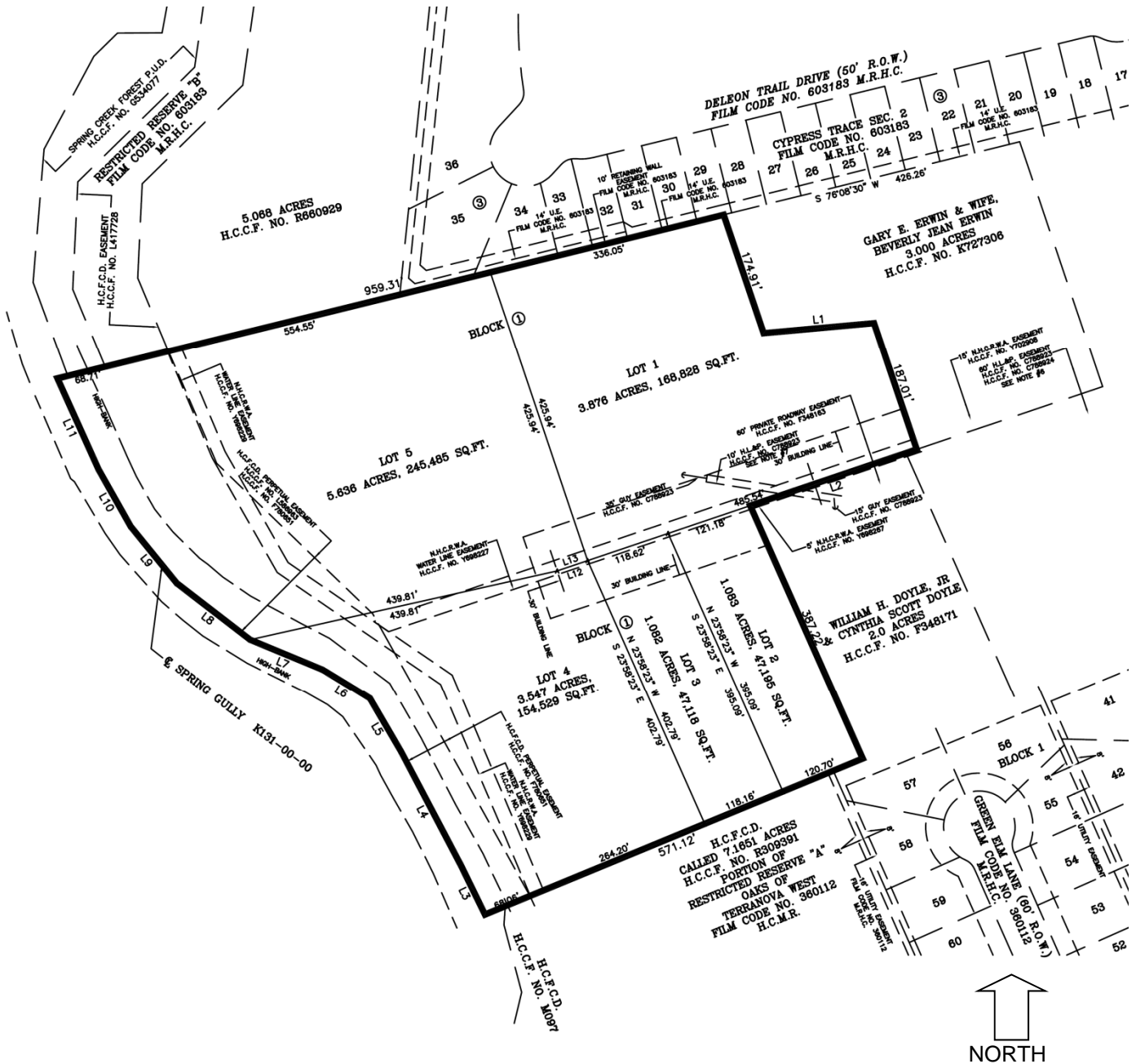
ITEM: 109

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Strack Acres

Applicant: Hovis Surveying Company Inc.



D – Variances

Subdivision

Houston Planning Commission

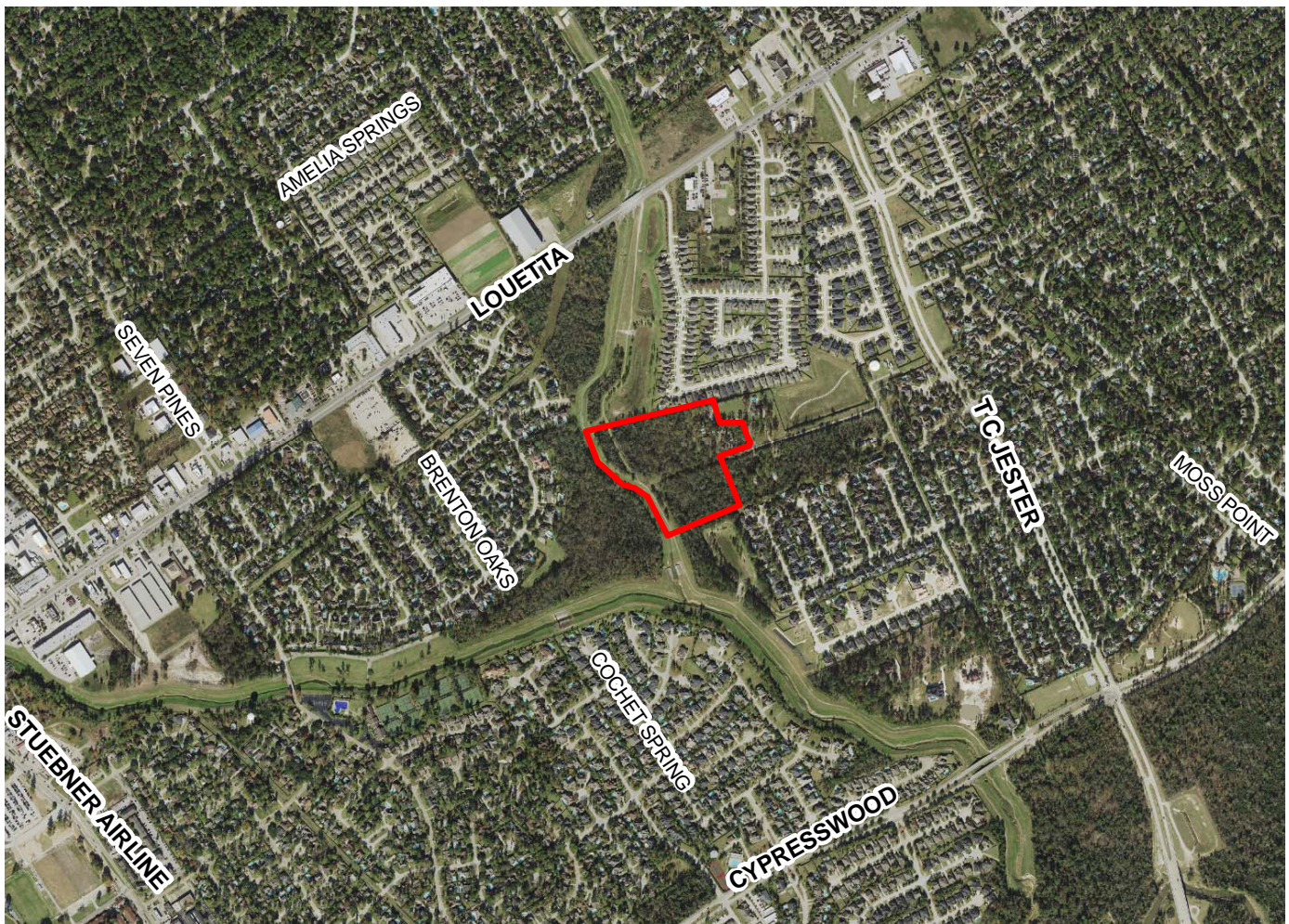
ITEM: 109

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Strack Acres

Applicant: Hovis Surveying Company Inc.



D – Variances

Aerial



Application Number: 2016-0492

Plat Name: Strack Acres

Applicant: Hovis Surveying Company Inc.

Date Submitted: 03/21/2016

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

Specific Variance is being sought and extent of variance:

To allow 5 single family residential lots to take access from a 60 foot access easement instead of the required public street and to not provide a north south or east west street through this development.

Chapter 42 Section: 128 & 188

Chapter 42 Reference:

Each street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet and each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual.

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 15.224 acre development is bounded on the West by Spring Gully, the North by Cypress Trace Sec 2, the East by a 3.000 acre tract, a 5.342 acre tract and a 2.0 acre tract and on the South by Oaks of Terranova West. This tract currently takes access from a 60 foot private roadway easement that extends to the East to a 60 foot Roadway Easement. Oaks of Terranova West, a subdivision as shown on map or plat recorded under Film Code Number 360112 of the Map Records of Harris County, Texas, which adjoins the South line of this 15 acre development, did not allow for any North South street connections. Cypress Trace Sec 2, a subdivision as shown on map or plat recorded under Film Code Number 603183 of the Map Records of Harris County, Texas, which adjoins the North line of this 15 acre development, did not allow for any North South street connections. These existing developments prevent the creation of a North South street through this development that could make any connection to the North or South. In addition, the creation of an East West public street through this development would have not connection to the West because of existing Spring Gully and the fact that the property to the West of the Gully is currently platted as Restricted Reserve with no East West Street Connection.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant because the tracts to the north and south of this development were platted and recorded without any North South Street connections prior to the this development and the tract that is located at the end of the 60 foot private access easement that provides access to this tract was platted as Restricted Reserve "H" with Terravista Sec 1, a subdivision as shown on map or plat recorded under Film Code Number 601198 of the Map Records of Harris County, Texas without the creation of an East West public street. Restricted Reserve "H" extends to the centerline of the existing 60 foot access easement.

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

The intent and general purposes of this chapter will be preserved and maintained because the five single family residential lots do have access to a 60 foot private roadway easement. This access easement will allow for access to and from the lots and for access to emergency vehicles. This will be a low density development and will only be creating four additional residences that take access to the access easement. Proposed lot 1 is currently developed and will be remaining as is . Lots 2 and 3 are proposed to be sold to extended family. There are 5 additional tracts to the East of this development which take access from the 60 foot private roadway easement. All of these tracts except for said Restricted

Reserve "H" are restricted to residential use. The 2.0 acre and the 5.432 acre tracts on the South side of the roadway easement are both owned by the same owner.

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

The granting of the variance will not be injurious to the public health, safety or welfare because the lots will have adequate access from the 60 foot private roadway easement and the creation of a north south street which has no connection to the North or South will not increase circulation in the area. In addition, the creation of an East West street which does not connect to any further to the West or East will not create circulation in the area. The creation of the 5 single family residential lots will not significantly increase traffic in this area and there will be adequate circulation for emergency vehicles in this area with the 60 foot private roadway easement and the 60 foot Roadway Easement.

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

Economic hardship is not the sole justification of the variance because the properties to the North, South and West of this proposed 15.224 acre development were previously platted without the allowance of any North South or East West Street connections. In addition, the tract at the Northerly end of the 60 foot private roadway easement, which extends to the centerline of the 60 foot private roadway easement was platted without the creation of an East West Street.



Application No: 2016-0492

Agenda Item: 109

PC Action Date: 03/31/2016

Plat Name: Strack Acres

Applicant: Hovis Surveying Company Inc.

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

Chapter 42 Sections: 128 & 188

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

To allow 5 single family residential lots to take access from a 60 foot access easement instead of the required public street and to not provide a north south or east west street through this development.;

Basis of Recommendation:

Subject site is located West of TC Jester, and south of Louetta. The applicant is proposing 5 lots and requesting the following variances:

- 1) the lots to take access from an access easement instead of a public street and
- 2) to not provide a north south or east-west streets through the subject site.

Staff is in support of the variances.

Subject site is bounded by Spring Gully to the west, Harris County Flood Control property and platted subdivisions to the north and south without any stub streets. The only access to this tract is from a 60' access easement recorded by separate instrument that extends to a 60' public roadway easement.

If an east-west public street is required it cannot extend further west due to Spring Gully.

Cypress Trace Sec 2, a subdivision to the north and Oaks of Terranova West, a subdivision to the south did not allow for any stubs for north-south street connections. If an north-south public street is required, it cannot extend any further due to the existing platted subdivisions.

Therefore staff's recommendation is to grant the requested variance and approve the plat subject to CPC 101 form conditions.

Statement of Facts

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

.

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

Strict application of the rules would create an impractical development as there are no stub streets to the north or south to connect to. Additionally due to Spring Gully to the west, an east-west street cannot be provided. The only access to the tract is through the 60' access easement.

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

Circumstances supporting the granting of the variance are due to the existing physical conditions adjacent to the site.

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

The intent and general purpose of this chapter will be preserved as this the only access to the property and there are no existing stubs to connect to. The circulation in this vicinity will be met by the existing street pattern.

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

Granting of the variance will not be injurious to public health and safety as this is the only access available to the site.

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

Economic hardship is not the sole justification. It is the existing conditions adjacent to the site.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 03/31/2016
Plat Name: Streamside
Developer: W Gulf Bank Investments LLC
Applicant: Advance Surveying, Inc.
App No/Type: 2016-0270 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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.

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)

Legal Descriptions should be corrected and should match the tile report.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 TO THE WCR FORM (SHORT OR LONG)
City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: HCFCD Review - Correct Key Map information on the Vicinity Map it is 411Q.

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

Houston Planning Commission

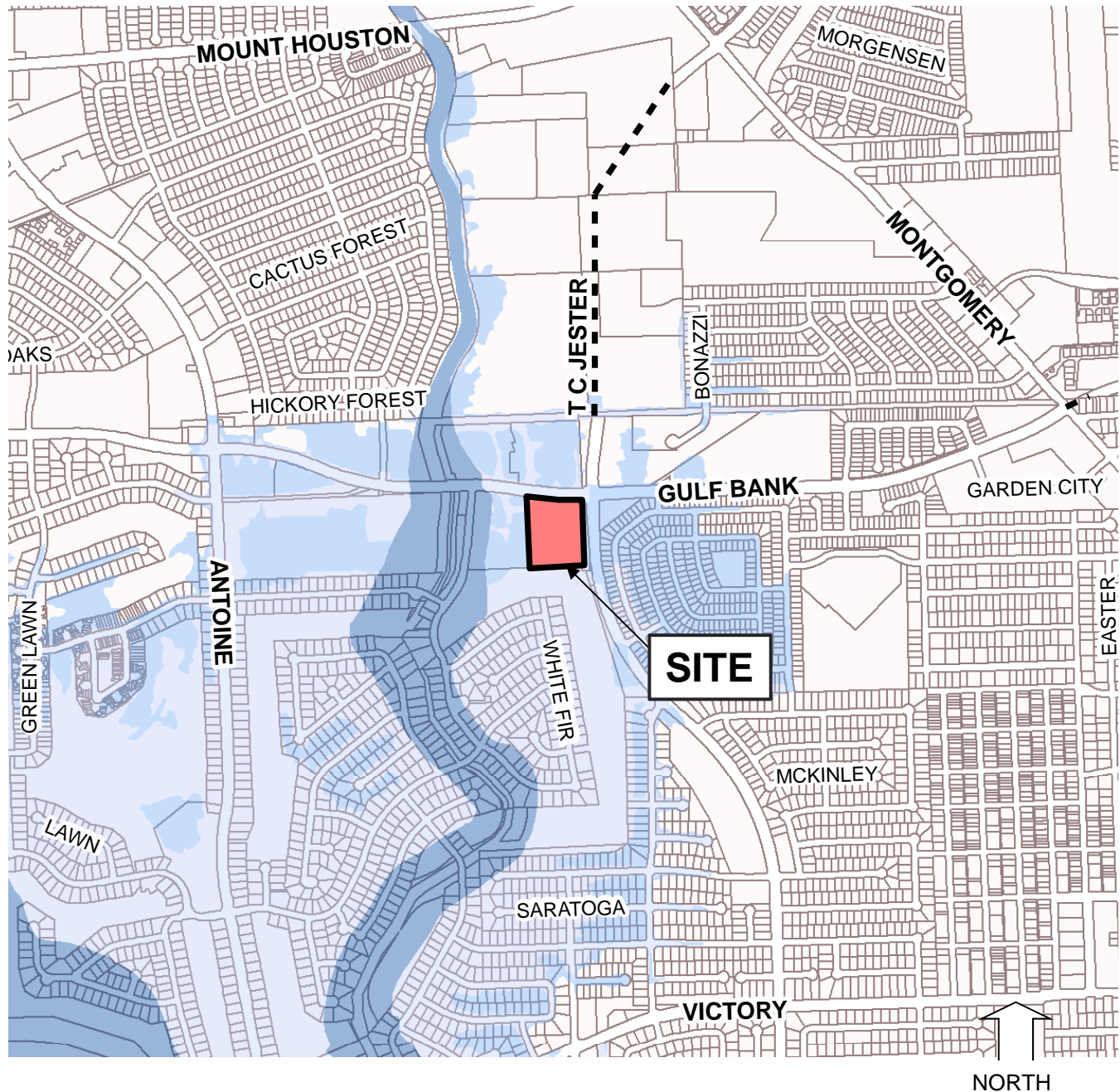
ITEM: 110

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Streamside (DEF 1)

Applicant: Advance Surveying, Inc.



D – Variances

Site Location

Houston Planning Commission

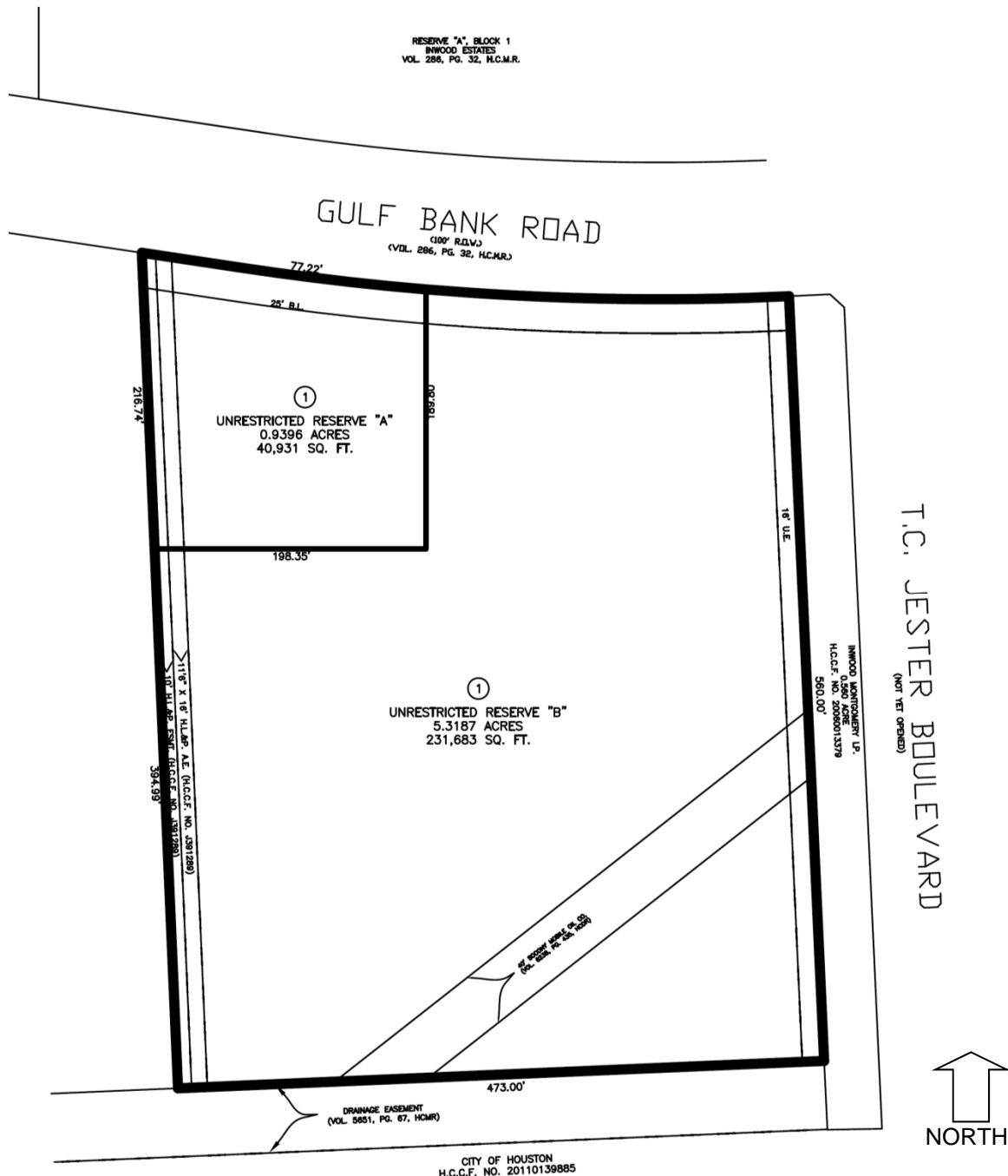
ITEM: 110

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Streamside (DEF 1)

Applicant: Advance Surveying, Inc.



D – Variances

Subdivision

Houston Planning Commission

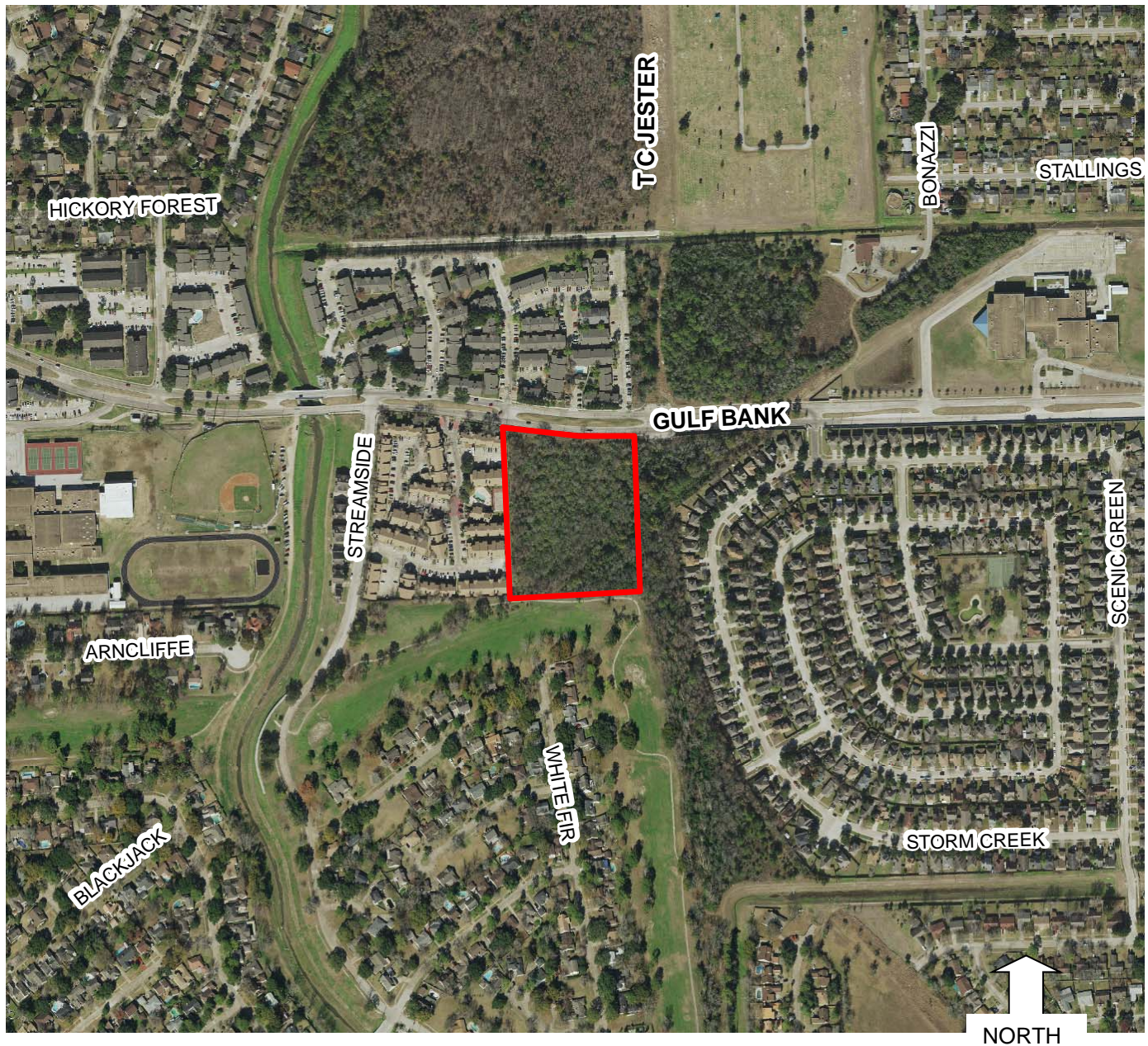
ITEM: 110

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Streamside (DEF 1)

Applicant: Advance Surveying, Inc.



D – Variances

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**VARIANCE
Request Information Form**

Application Number: 2016-0270

Plat Name: Streamside

Applicant: Advance Surveying, Inc.

Date Submitted: 02/19/2016

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

Specific Variance is being sought and extent of variance:

To allow a commercial land use (convenience store and gas station) to be developed.

Chapter 42 Section: 193

Chapter 42 Reference:

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

Statement of Facts

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

Owner is proposing to build a convenience store on the proposed unrestricted reserve "A" of the overall 6.2439 acre tract which is a part of the unrestricted reserve C1 of Inwood Estates later re-platted as Streamside Place Apartments. Subject tract identified as vacant commercial on the Harris County Appraisal District website. The adjoining tract on the eastside is a vacant commercial tract. The adjoining tract on the west side is a multifamily. The tract across subject tract is also a multifamily. This property is located near many multi-family projects where the residents do not have access to a convenience store and gas station in close proximity. Having a convenience store and gas station can be an asset to this community and would serve the resident's needs.

(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 located near many multi-family projects and vacant commercial tracts. Due to the nature of the surrounding property uses, the practical use for subject tract would be a general business center where the residents do not have access to a convenience store and gas station in close proximity.

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

Granting of the variance would be beneficial to the public mainly to the surrounding neighborhood and the future developments on the vacant commercial tracts.

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

Owner will provide beneficial service to the public and neighborhood while preserving general purposes of this chapter.

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

Granting of this variance would not be injurious to the public health, safety and welfare since the owner will be providing a service to improve the neighborhood by developing a tract to serve the community.

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

When I was putting up the sign, a little boy riding his bike stopped by and said he would be happy when this store opens so he won't have to ride his bike far to buy things for his mother. The community has many apartment complexes and the residents do not have access to a general business center nearby to buy their basic needs.



Application No: 2016-0270

Agenda Item: 110

PC Action Date: 03/31/2016

Plat Name: Streamside

Applicant: Advance Surveying, Inc.

Staff Recommendation: Approve the plat subject to the conditions listed

Chapter 42 Sections: 193

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

To allow a commercial land use (convenience store and gas station) to be developed. ;

Basis of Recommendation:

Subject site is located along and north of major thoroughfare Gulf Bank and west of proposed major thoroughfare TC Jester.

The applicant is requesting a variance to allow the partial replatting a property restricted to residential use into unrestricted use. The applicant proposes to use reserve A fronting on Gulf Bank for convenience store and Gas station.

After further research, staff determined that a 42-193 variance is not required and this is a shall approve plat.

Here is an explanation of what happened on this project and how the interpretation changed.

Inwood Estates is a plat with 3 unrestricted reserves platted for the first in 1978. In 1983 one of the unrestricted reserves was platted as a multifamily development with building footprints called Streamside Place Apartments Replat. A residential note was placed on the plat that read "Further, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units..."

During the Checkin of this application, planner had an opinion that because of this residential note on the plat, the applicant is required to address 42-193 with a variance.

However, according to 42-193(b) Property within a subdivision plat that does not contain lots restricted to single family residential or residential use may be replatted to amend any plat restriction.

After further research and discussing with legal department, planning staff now understands that the residential note on the Streamside Plat was erroneously placed. There are no parcels of land designated as lots on the Streamside Plat and therefore the property can be replatted into anything. There is no need to request a 42-193 variance to change the use of the property.

Therefore, staff's recommendation is to approve the plat subject to CPC 101 form conditions.

Statement of Facts

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

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: 111
Action Date: 03/31/2016
Plat Name: Bridges on Lake Houston Commercial Reserves Sec 1
Developer: DR Horton
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2016-0537 C3P

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

Total Acreage:	22.1000	Total Reserve Acreage:	21.0600
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 494
County	Zip	Key Map ©	City / ETJ
Harris	77346	377C	ETJ

Conditions and Requirements for Approval

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

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

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

049.5. All subdivision plats (C3F, C1, C2, STD) must contain: 1) x,y coordinate values for each boundary point, and 2) a plat note referencing the Texas State Plan Coordinate Grid System Zone and Zone number (NAD83). The scale factor shall be specific to the site.

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 111
Action Date: 03/31/2016
Plat Name: Bridges on Lake Houston Commercial Reserves Sec 1
Developer: DR Horton
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2016-0537 C3P

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

PWE Utility Analysis: Approve

City Engineer: DETENTION IS REQUIRED

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

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

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

TIA required before site plan approval to document left turn lane, driveway and access management requirements.

The centerline of the proposed E-W street intersection at W. Lake Houston Parkway does not appear to align with the existing median opening and the centerline of the high school driveway on the west side of W. Lake Houston. TIA to address the alignment of proposed roadway and phasing of improvements to include roadway, southbound left turn lane, and a potential traffic signal. If no driveways are proposed at the SW corner, a variance to waive immediate construction of the short segment of east-west road connection at W. Lake Houston will be considered with execution of a developer agreement from the adjacent property owner. If this is desired, include Permits asst. manager Sturhan in the TIA scoping meeting with HC Traffic.

Dedicate east-west road ROW within plat boundary to the public, including corner cuts based on Geometric Guidelines and approved TIA. An oversize corner clip on the southern corner may be donated in lieu of creating a small reserve.

41 ft. pavement required on Virlogeaux Lane.

County supports variance. Plat is requested to be deferred until a commitment letter is received from Merrylands developer with an exhibit of revised GP or a submittal of revised GP to city planning.

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

Houston Planning Commission

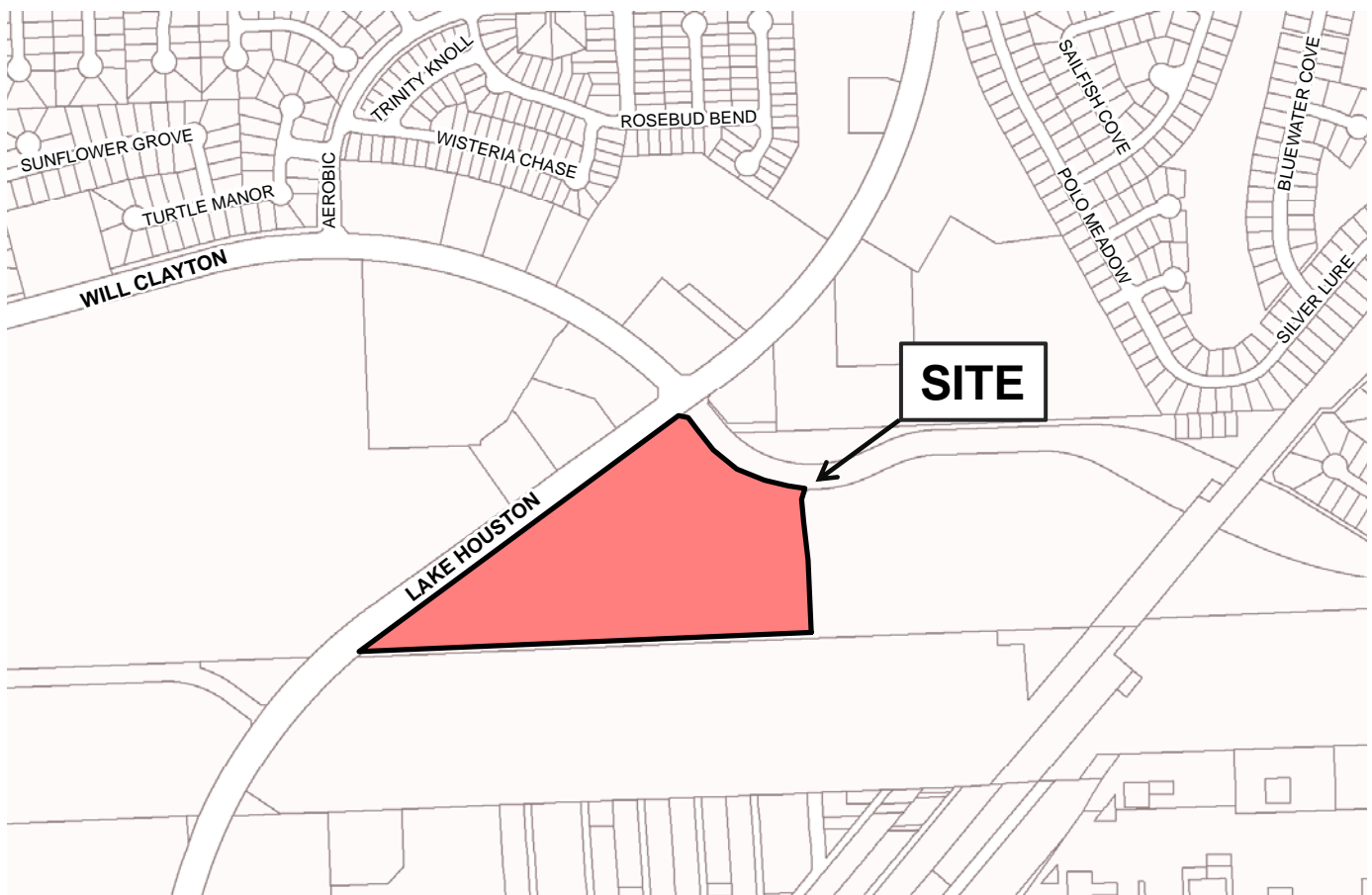
ITEM: 111

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Bridges on Lake Houston Commercial Reserves Sec 1

Applicant: BGE|Kerry R. Gilbert Associates



E – Special Exceptions

Site Location

Houston Planning Commission

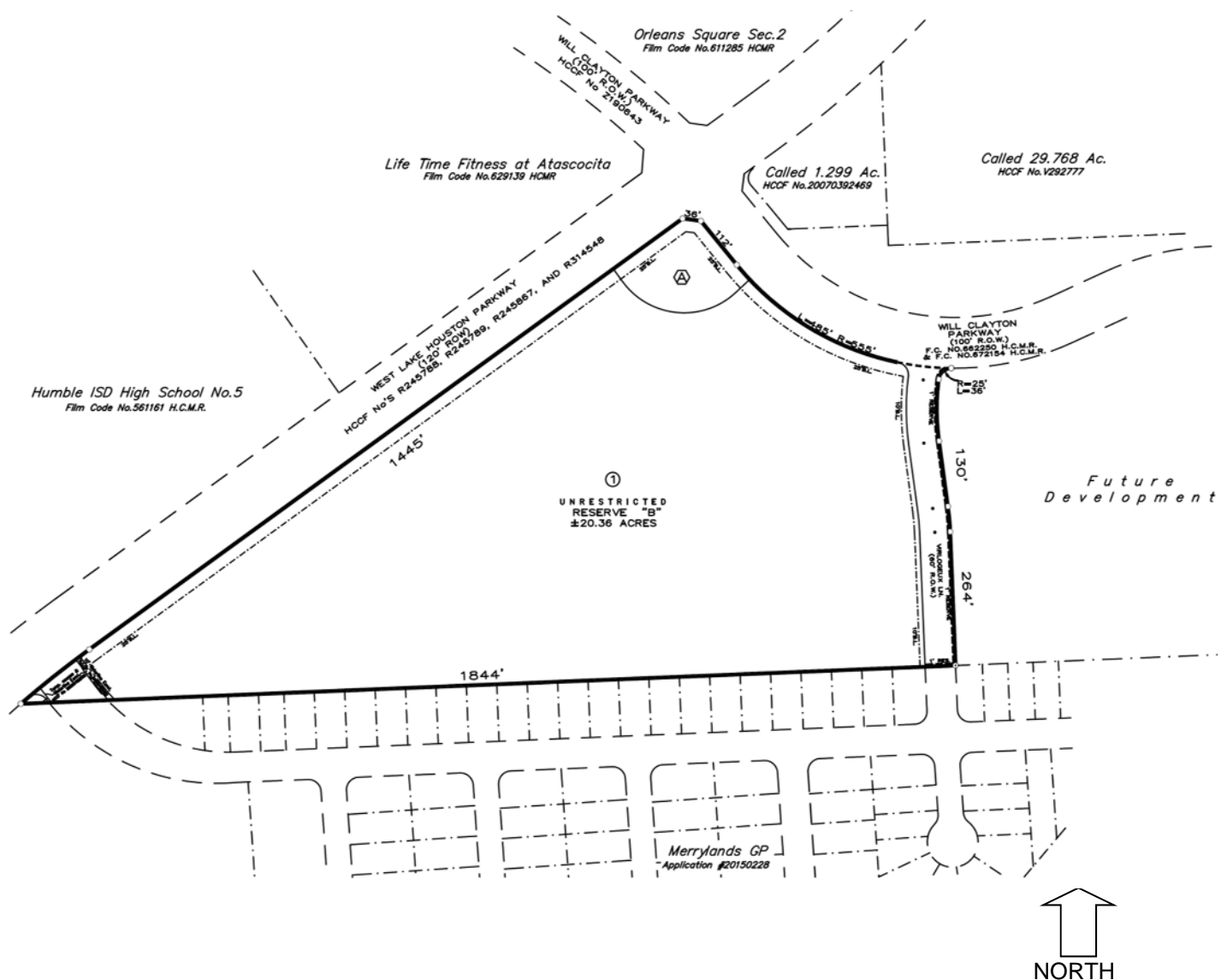
ITEM: 111

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Bridges on Lake Houston Commercial Reserves Sec 1

Applicant: BGE|Kerry R. Gilbert Associates



E – Special Exceptions

Subdivision

Houston Planning Commission

ITEM: 111

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Bridges on Lake Houston Commercial Reserves Sec 1

Applicant: BGE|Kerry R. Gilbert Associates



E – Special Exceptions

Aerial



a special exception exhibit for
BRIDGES ON LAKE HOUSTON
for VIRLOGEUX LANE in
COMMERCIAL RESERVES SEC 1

prepared for
DR HORTON



– Land Planning Consultants –
23501 Circo Ranch Blvd., Suite A-250
Katy, Texas 77494
7000 North Mopac, Suite 330
Austin, TX 78731
2695 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 281-579-0340
MARCH 15, 2016
KGA #06108D

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Application Number: 2016-0537

Plat Name: Bridges on Lake Houston Commercial Reserves Sec 1

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 03/21/2016

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To allow an internal block length of $\pm 1623'$ along the southern property boundary between the internal local street Virlogeux Lane and the proposed entry street of the Merrylands development onto West Lake Houston Parkway.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

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;

Bridges on Lake Houston is a ± 330 -acre community located northwest of central Houston along the northeastern shore of Lake Houston. The project is bounded on the west by West Lake Houston Parkway and is primarily accessed by the extension of Will Clayton Parkway, which crosses the BSL&W Railway ROW to the larger portion of the site. The subject plat is located at the south corner of the diagonal intersection of West Lake Houston Pkwy and Will Clayton Pkwy. To the south is the Merrylands development, a proposed single-family community. Along the common boundary between Bridges on Lake Houston and Merrylands, two local street connections are required. These streets provide north-south circulation between West Lake Houston Parkway and the BSL&W Railroad, which are approximately $\pm 2981'$ apart as measured along the property boundary. One of these streets, the western street Virlogeux Lane, has already been established further north as a stub from the extension of Will Clayton Pkwy in Bridges on Lake Houston. The subject plat includes the extension of Virlogeux Lane to the southern property boundary. The applicant has coordinated with the development to the south in order to establish a location and alignment for the extension of Virlogeux Lane that is satisfactory for both projects. The preferred location of Virlogeux Lane is approximately 1623' from the proposed Merrylands entrance street, measuring right-of-way to right-of-way along the property boundary. This is a 15% deviation from the standard.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The special exception will allow for a public street connecting two separate developments, in a location which is mutually beneficial to both, and which does not reduce the overall required number of inter-local street connections. This achieves a result contemplated by the standards of this chapter.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;
The modification is a 15% deviation from the standard.

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

The special exception does not reduce the total number of inter-local street connections between the two developments, and is not at a distance that is disproportionate to the requirement; therefore the intent and general purposes of this chapter will be preserved and maintained.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The granting of the special exception is only a 15% deviation from the standard and will not reduce the nature or quantity of through-traffic connections, and is therefore not injurious to the public health, safety, or welfare.



Application No: 2016-0537
Agenda Item: 111
PC Action Date: 03/31/2016
Plat Name: Bridges on Lake Houston Commercial Reserves Sec 1
Applicant: BGE|Kerry R. Gilbert Associates

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)

To allow an internal block length of $\pm 1623'$ along the southern property boundary between the internal local street Virlogeux Lane and the proposed entry street of the Merrylands development onto West Lake Houston Parkway.;

Basis of Recommendation:

The site is located in Harris County, along and south of Will Clayton Parkway and east of W Lake Houston Parkway.

The applicant is requesting a special exception to exceed the 1400' intersection spacing along the southern plat property.

Staff is in support of the request.

The distance from the proposed entry street onto W Lake Houston Parkway to the proposed location of Virlogeux Lane is about 1786'. The modification is a 27% deviation from the standard and the proposed block length still achieves a result contemplated by the ordinance.

Virlogeux Lane is already an existing/platted stub street along Will Clayton Parkway. The applicant proposes to extend this stub street further south to connect to Merrylands. The proposed street pattern will still be sufficient to address traffic circulation for the overall area. As a condition for approval, a second north-south street must be provided within 1400' between Virlogeux Lane and BSL&W Railroad.

Staff's recommendation is to grant the special exception and approve the plat subject to the CPC 101 Form conditions.

Staff Evaluation

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

A stub street for Virlogeux Lane has been established along Will Clayton Parkway located at the northeastern corner of the subject site.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

It is a 27% deviation from the standard and will still achieve a result contemplated by Chapter 42.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

It is a 27% deviation from the standard.

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

The applicant proposes to extend this stub street further south to connect to Merrylands. The proposed street pattern will still be sufficient to address traffic circulation for the overall area.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The granting of the special exception will not be injurious to public health, safety or welfare.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 03/31/2016
Plat Name: Silver Ranch Sec 14
Developer: Ersa Grae
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2016-0505 C3P

Staff Recommendation:
Defer Applicant request

Total Acreage:	16.1000	Total Reserve Acreage:	3.5400
Number of Lots:	43	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 58
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	484P	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.

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

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

049.5. All subdivision plats (C3F, C1, C2, STD) must contain: 1) x,y coordinate values for each boundary point, and 2) a plat note referencing the Texas State Plan Coordinate Grid System Zone and Zone number (NAD83). The scale factor shall be specific to the site.

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

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

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

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

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)

159. Provide centerline tie.

Add following plat note: All lots shall have adequate wastewater collection service.

For Your Information:



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 112

Action Date: 03/31/2016

Plat Name: Silver Ranch Sec 14

Developer: Ersa Grae

Applicant: BGE|Kerry R. Gilbert Associates

App No/Type: 2016-0505 C3P

Staff Recommendation:

Defer Applicant request

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

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

Houston Planning Commission

ITEM: 112

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Silver Ranch Sec 14

Applicant: BGE|Kerry R. Gilbert Associates



F – Reconsideration of Requirements Site Location

Houston Planning Commission

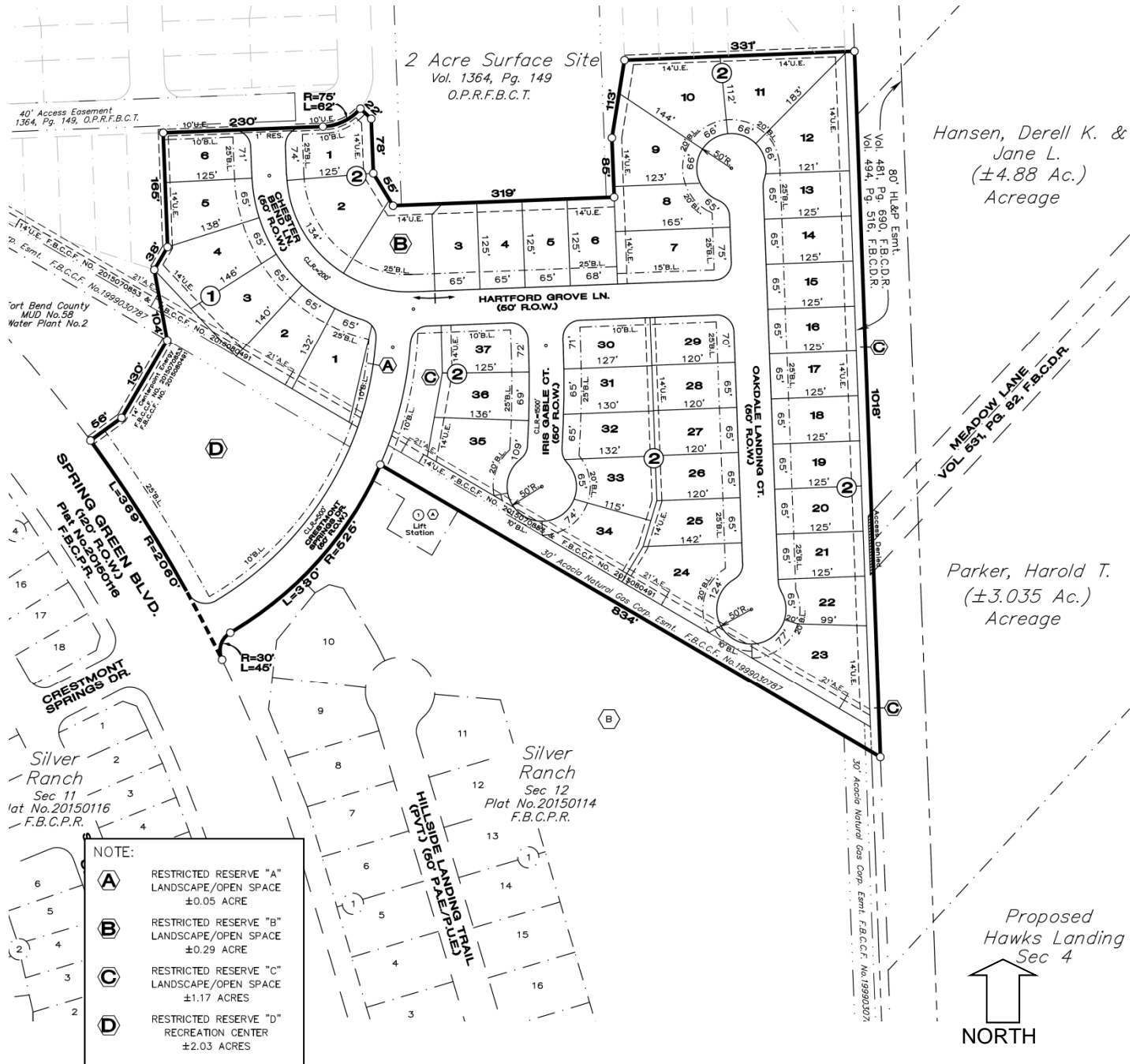
ITEM: 112

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Silver Ranch Sec 14

Applicant: BGE|Kerry R. Gilbert Associates



F – Reconsideration of Requirements

Subdivision

Houston Planning Commission

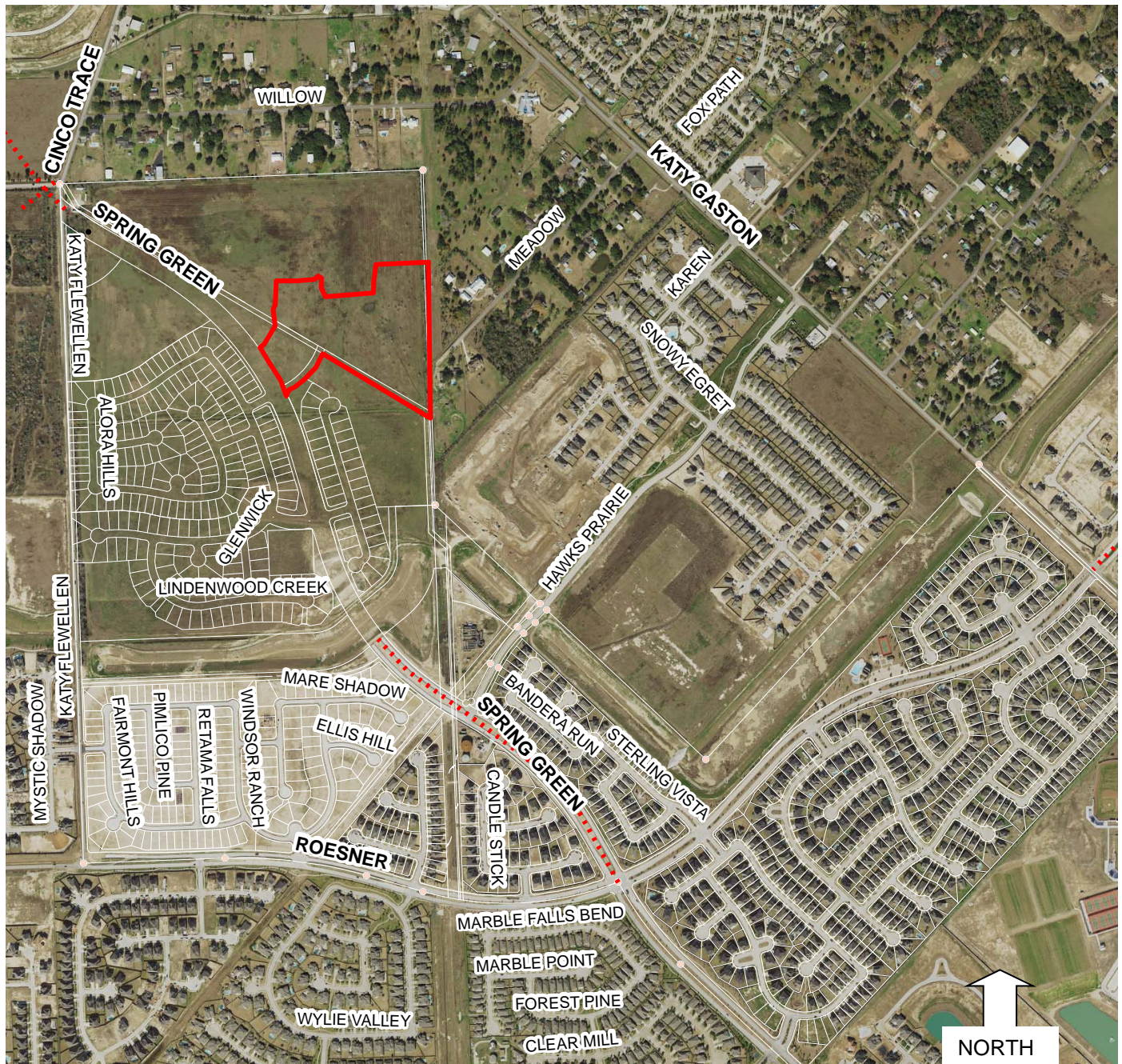
ITEM: 112

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Silver Ranch Sec 14

Applicant: BGE|Kerry R. Gilbert Associates



F – Reconsideration of Requirements

Aerial



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2016-0505
Plat Name: Silver Ranch Sec 14
Applicant: BGE|Kerry R. Gilbert Associates
Date Submitted: 03/21/2016

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

Specific requirement or condition being sought:

To exceed the maximum intersection spacing along the eastern boundary between Willow Lane and Hawks Prairie Blvd for a distance of approximately $\pm 3905'$.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

see Variance Request



Application Number: 2016-0505

Plat Name: Silver Ranch Sec 14

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 03/21/2016

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

Specific Variance is being sought and extent of variance:

To exceed the maximum intersection spacing along the eastern boundary between Willow Lane and Hawks Prairie Blvd for a distance of approximately $\pm 3905'$.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

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;

Silver Ranch is a ± 180 -acre single-family residential community located far west of central Houston near the City of Katy, south of I-10 outside the Grand Parkway. The development is bisected by major thoroughfare Spring Green Boulevard, which runs southeast-to-northwest through the community. The Cinco Ranch Northwest community is located directly to the west, opposite the current alignment of Katy-Flewellen Road. To the north and east is an unnamed, unplatted subdivision created by metes-and-bounds in 1970. The major thoroughfare Roesner Road forms the southern boundary of the development. The subject plat is located on the eastern boundary of the development near the northeast corner. Immediately to the east is an unnamed metes-and-bounds subdivision, which is separated from the subject plat by an 80'-wide HL&P easement. This old subdivision was created by metes and bounds and deed sales in 1970 and is a two-street neighborhood, currently consisting of 4- to 5-acre lots all fronting on either Willow Lane or Meadow Lane, both 60' roadway easements which connect directly to Katy Gaston Road on the northeast. The rights-of-way for Willow Lane and Meadow Lane were dedicated to Fort Bend County by separate instrument as roadway easements in 1970 and have never been platted. Willow Lane connects from Katy Gaston Road to Katy Flewellen Road and provides no means of connection to Silver Ranch to the south. The right-of-way of Meadow Lane extends across the 80' HL&P easement on the east and touches the property boundary of Silver Ranch, ostensibly providing a means of connection. However, the paving terminates short of the property line; the adjacent homeowner takes driveway access from the end of the paving of Meadow Lane. Because Meadow Lane is not a part of any plat nor has it ever been approved as a street by the City of Houston Planning Commission, it is not required to be extended per the requirements of Chapter 42-134(a). However, the total intersection spacing along the eastern project boundary of Silver Ranch is approximately $\pm 3905'$, measuring from Willow Lane on the north to Hawks Prairie Blvd on the south, and this distance must address the intersection spacing requirements of Chapter 42-128(a). Due to the nature of the unplatted subdivision to the east, Meadow Lane is the only opportunity for an east-west connection from Silver Ranch. However, additional action beyond the scope of the Silver Ranch development would be required in order for the connection to be completed, due to the existing paving conditions, making a stub street from the subject site of no benefit until and unless the connection is made by a third party. Furthermore, the traffic patterns in this area have been established since the adjacent community was established in 1970, and Meadow Lane is not designed to handle the cut-through traffic that would occur should a connection be established to the Silver Ranch community. The Silver Ranch community is designed so that Spring Green Blvd will carry all traffic to and from the subdivision, without placing any burden on Meadow Lane as a connection point. If a connection were made, the residential homes on Meadow Lane would experience a dramatic increase in traffic between

Silver Ranch and Katy-Gaston Road, which would be detrimental to the safety and quality of life for those residents. This is contrary to sound public policy and also contrary the goals contemplated by Chapter 42-120(a)(2), which specifically discourages cut-through traffic.

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

The existing street network adjacent to the Silver Ranch development has existed for many years and is not the result of a hardship created or imposed by the applicant.

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

The granting of the variance will prevent dangerous cut-through traffic on Meadow Lane, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The granting of the variance will prevent dangerous cut-through traffic on Meadow Lane, which is directly beneficial to the health, safety, and welfare of the residents on Meadow Lane.

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

The prevention of cut-through traffic and the safety of the residents in both communities are the supporting circumstances for this request.



Application No: 2016-0505

Agenda Item: 112

PC Action Date: 03/31/2016

Plat Name: Silver Ranch Sec 14

Applicant: BGE|Kerry R. Gilbert Associates

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: 128

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

To exceed the maximum intersection spacing along the eastern boundary between Willow Lane and Hawks Prairie Blvd for a distance of approximately $\pm 3905'$;

Basis of Recommendation:

The site is located in Fort Bend County, northeast of Spring Green Blvd and southwest of Katy Gaston Road.

The applicant is requesting a variance to exceed the 1400' intersection spacing along the eastern boundary between Willow Lane and Hawks Prairie Blvd.

Staff's recommendation is to defer the plat per applicant request.

Statement of Facts

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 113
Action Date: 03/31/2016
Plat Name: Sunset Ridge East GP
Developer: SSR-185 Investments, Ltd.
Applicant: Benchmark Engineering Corp.
App No/Type: 2016-0344 GP

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	305.0000	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 49
County	Zip	Key Map ©	City / ETJ
Harris	77346	376V	ETJ

Conditions and Requirements for Approval

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

The proposed future public street located in the southern section of the GP must be platted to provide second point of access for Sec 7.

For Your Information:

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

City Engineer: ABANDON THE 60' ACCESS EASEMENT

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)

No variance is required. Access road is for public use.

GP is being deferred because a platted second point of access is needed for further development.

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

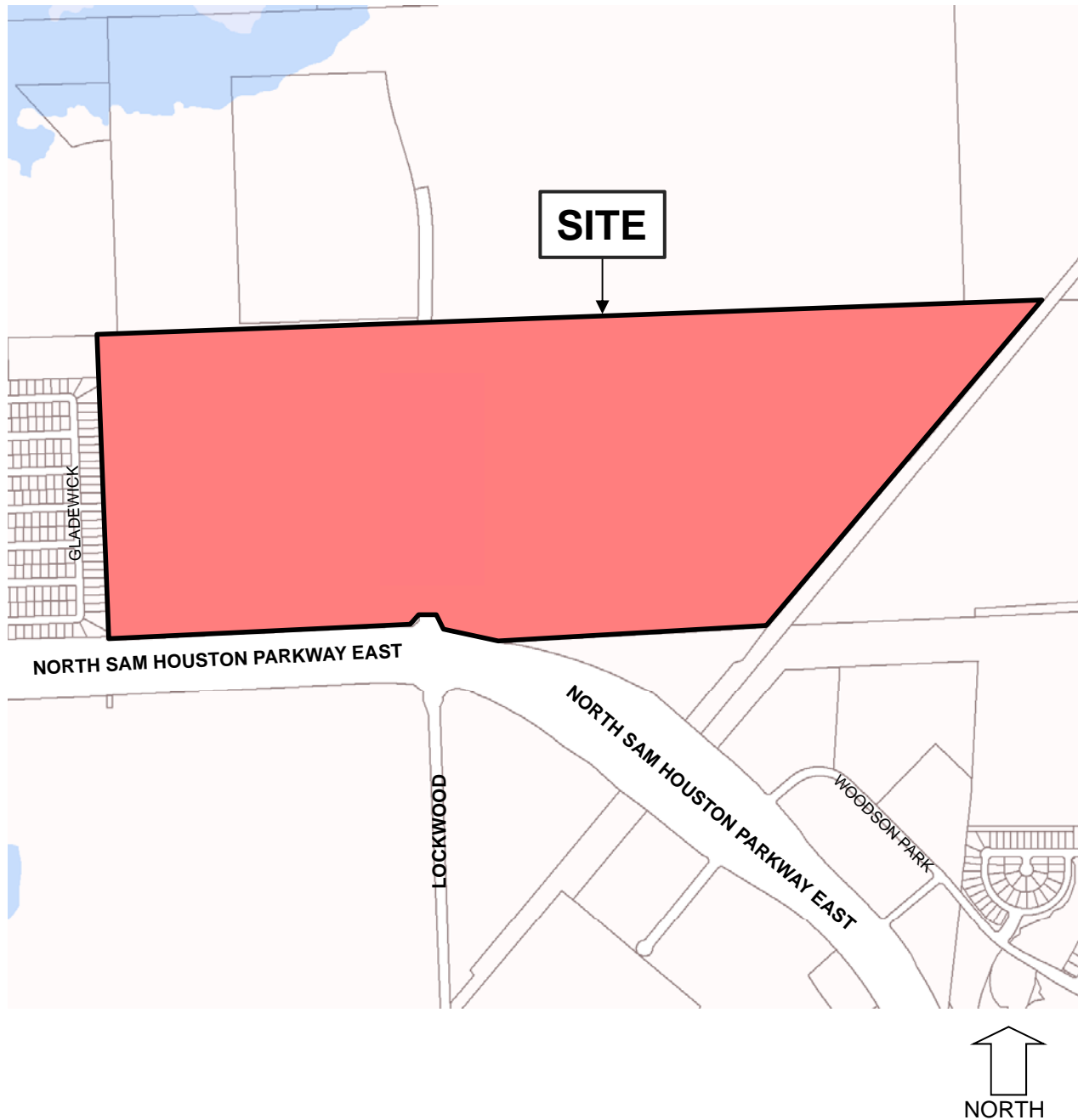
Houston Planning Commission ITEM: 113

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Sunset Ridge East GP (DEF 1)

Applicant: Benchmark Engineering Corp.

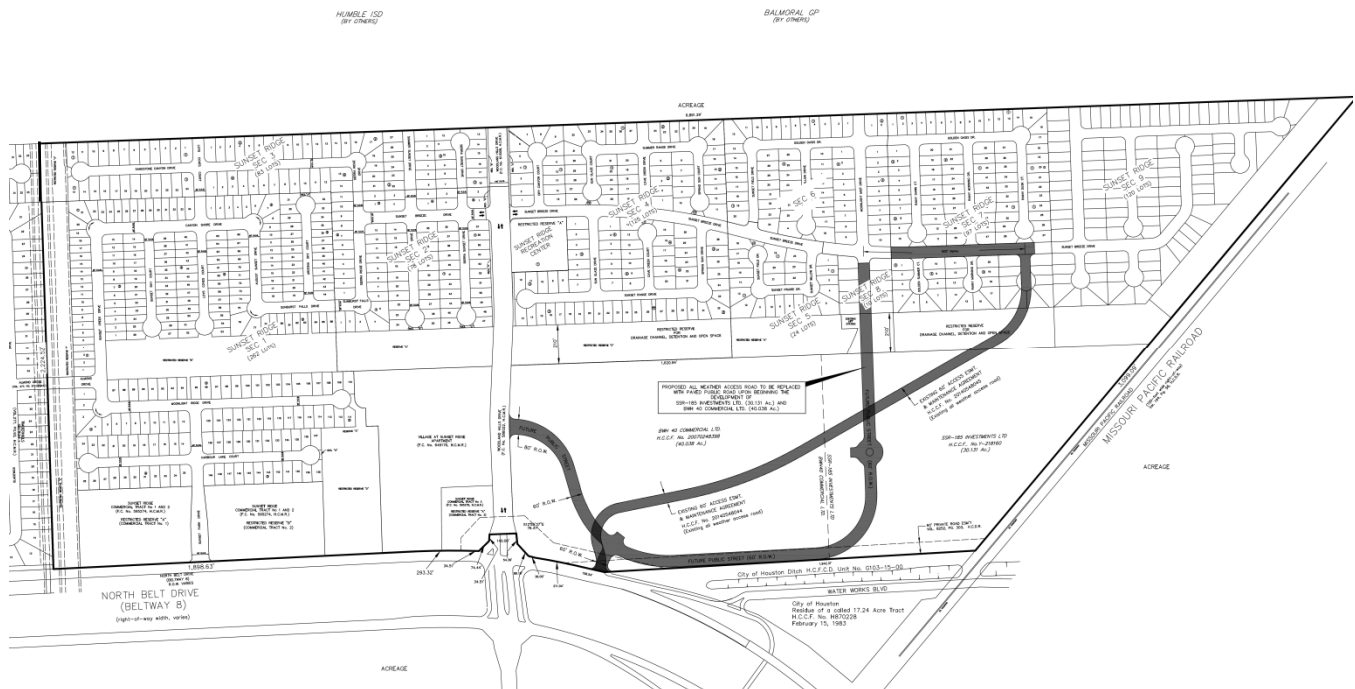


F- Reconsideration of Requirements

Site Location

Meeting Date: 03/31/2016

Applicant: Benchmark Engineering Corp.



Subdivision

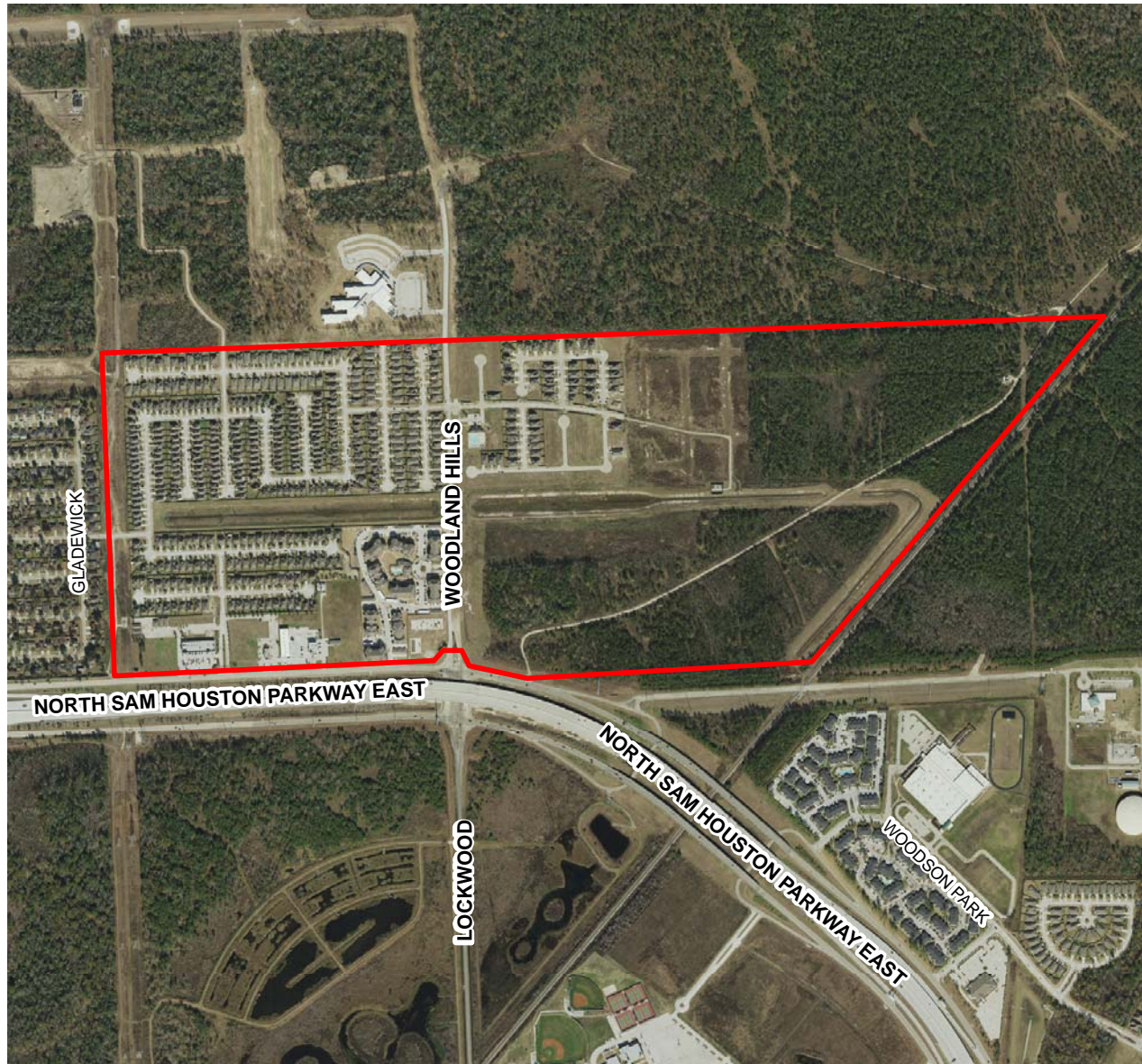
Houston Planning Commission ITEM: 113

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Sunset Ridge East GP (DEF 1)

Applicant: Benchmark Engineering Corp.



F- Reconsideration of Requirements

Aerial

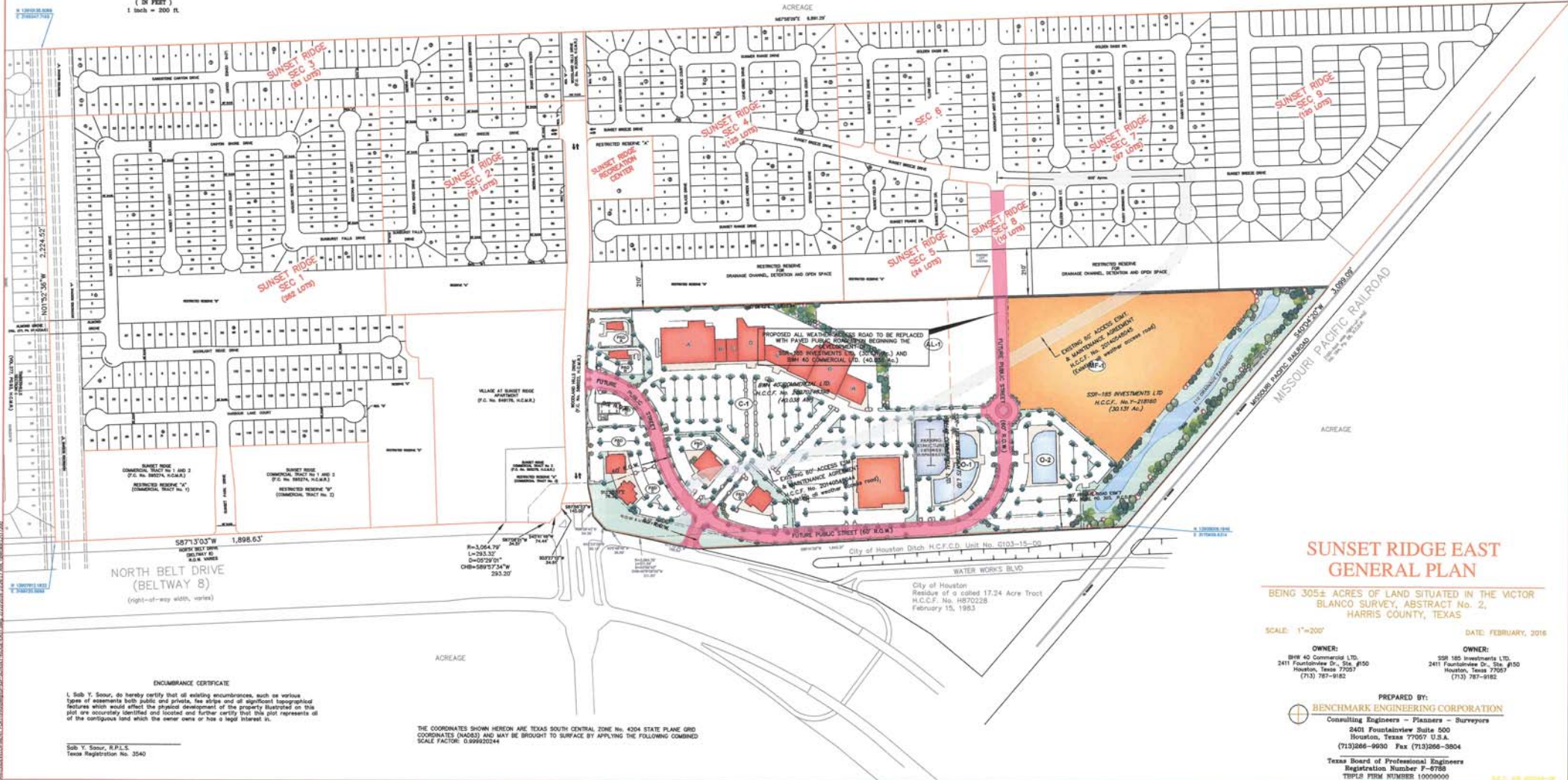
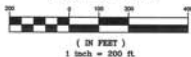


MAP REF: 376-T, 376-U

HUMBLE ISD
(BY OTHERS)

BALMORAL GP
(BY OTHERS)

GRAPHIC SCALE



SUNSET RIDGE EAST GENERAL PLAN

BEING 305± ACRES OF LAND SITUATED IN THE VICTOR
BLANCO SURVEY, ABSTRACT No. 2,
HARRIS COUNTY, TEXAS

SCALE: 1"=200' DATE: FEBRUARY, 2016

OWNER:
BHV 40 Commercial LTD.
2411 Fountainside Dr., Ste. #150
Houston, Texas 77057
(713) 787-9182

OWNER:
SBR 180 Investments LTD.
2411 Fountainside Dr., Ste. #150
Houston, Texas 77057
(713) 787-9182

PREPARED BY:
BENCHMARK ENGINEERING CORPORATION
Consulting Engineers - Planners - Surveyors
2401 Fountainside Suite 500
Houston, Texas 77057 U.S.A.
(713) 286-9950 Fax (713) 286-3804

Texas Board of Professional Engineers
Registration Number F-6788
TPELP FORM NUMBER 10009000

I, Sub T. Sour, do hereby certify that all existing encumbrances, such as various
types of easements both public and private, the status and all significant topographical
features which would affect the physical development of the property illustrated on this
plan are accurately identified and located and further certify that this plan represents all
of the contiguous land which the owner owns or has a legal interest in.

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 FACTOR: 0.99992244

Sub T. Sour, R.P.L.S.
Texas Registration No. 3540



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2016-0344
Plat Name: Sunset Ridge East GP
Applicant: Benchmark Engineering Corp.
Date Submitted: 02/22/2016

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

Specific requirement or condition being sought:

This Variance Request is submitted to allow development to continue in Sunset Ridge, to take ingress/egress from multiple access points to Woodland Hills Drive a major thoroughfare. It is the applicant's professional opinion that currently there exists more than one point of ingress/egress as discussed in the statement of facts, Section 1(b) of this Variance Request information form and to utilize the all-weather access road as depicted on the revised GP. Connecting through the commercial parcel to Beltway 8 and Woodland Hills Drive providing two points of access within Section 6 & proposed Section 7 separated by approx. 600' that connect to an all-weather access road. In addition, the applicant believes that additional points of ingress/egress will be provided in the future by the Balmoral Subdivision and Woodland Hills Drive will be extended northerly connecting to several future major thoroughfares within Balmoral Subdivision, to include Greens Road and connecting to FM 1960.

Chapter 42 Section: 189: Points of Access:

Chapter 42 Reference:

Any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250' feet to a public street outside the boundaries of the subdivision.

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:

Sunset Ridge East (SSRE) General Plan is a subdivision located east and west of Woodland Hills Drive, north of Beltway 8. SSRE consists of approximately 265 acres in area. It is bounded to the east by Mission Pacific Rail Road Fee Strip, to the south by a parcel of land owned by the City of Houston and the BWH-40 and SSR-185 Commercial properties (vacant acreages), to the west by Timber Hills Subdivision and to the north by the General Plan of "Balmoral Subdivision" which has been approved by City of Houston in 2014. Woodland Hills Drive is an existing platted roadway that begins at North Belt (Beltway 8) extending northerly through SSRE GP and extending further north into the General Plan of "Balmoral Subdivision" for a distance of approximately 1,000' feet north of SSRE GP. Also Humble I.S.D. has constructed an Elementary School on the west side of Woodland Hills Drive with two points of access to Woodland Hills Drive. SSRE Sections 1, 2, & 3 and the Commercial Reserves along with several commercial parcels of land that front on Beltway 8 and Woodland Hills Drive have been platted and developed. The following collector streets within Sections 1, 2, & 3 of Sunset Ridge Subdivision have been platted and constructed to provide access and traffic circulation between Beltway 8 and Woodland Hills Drive, these are Sunset Park Drive, which begins at Beltway 8, Moonlight Ridge Drive, Sunset Creek Drive, Canyon Shore Drive, Loys Cove Court, Sandstone Canyon Drive, Sierra Ridge Drive and Sunset Breeze Drive connecting to Woodland Hills Drive. SSRE Sections 4, 5 & 6, proposed Section 7 and future Section 8, are located east of Woodland Hills Drive. Sunset Breeze Drive extends easterly from Woodland Hills Drive through Sections 4, 5 & 6 and is intended to extend through proposed Section 7 and future Section 8. The traffic circulation from east side of Woodland Hills can either flow southerly through Woodland Hills Drive to Beltway 8 or crossing Woodland Hill Drive and continuing westerly along Sunset Breeze Drive through SSR Section 1, 2 & 3 to Beltway 8. Please note, additional point of access from Sunset Creek is provided for traffic flow in the westerly direction along Almond Grove through Timber Hills Subdivision connecting to John Ralston Road, a major thoroughfare. Traffic circulation generated from the east side of Woodland Hills Drive will flow into Sunset Breeze Drive connecting easterly through Sections 5, 6, proposed Section 7 and future Section 8 and further extending easterly and southwesterly utilizing a dedicated 60'/50' wide easements for all weather access road as depicted on the revised GP. In the future these

easements as depicted on the revised GP will be abandoned when an alternative point of access has been reviewed and approved by the City Planning Commission and duly recorded in Harris County Records. It is our understanding that said easements will remain in effect until a second point of access from Sunset Ridge East residential through the commercial parcel utilizes public streets with connections to Woodland Hills Drive and Beltway 8 frontage road approved by City Planning Commission. Said easements will then be automatically vacated. As such, the proposed development east of Woodland Hills in SSRE is being served by more than one point of access.



Application Number: 2016-0344

Plat Name: Sunset Ridge East GP

Applicant: Benchmark Engineering Corp.

Date Submitted: 02/22/2016

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

Specific Variance is being sought and extent of variance:

This Variance Request is submitted to allow development to continue in Sunset Ridge, to take ingress/egress from multiple access points to Woodland Hills Drive a major thoroughfare. It is the applicant's professional opinion that currently there exists more than one point of ingress/egress as discussed in the statement of facts, Section 1(b) of this Variance Request information form and to utilize the all-weather access road as depicted on the revised GP. Connecting through the commercial parcel to Beltway 8 and Woodland Hills Drive providing two points of access within Section 6 & proposed Section 7 separated by approx. 600' that connect to an all-weather access road. In addition, the applicant believes that additional points of ingress/egress will be provided in the future by the Balmoral Subdivision and Woodland Hills Drive will be extended northerly connecting to several future major thoroughfares within Balmoral Subdivision, to include Greens Road and connecting to FM 1960.

Chapter 42 Section: 189: Points of Access

Chapter 42 Reference:

Any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250' feet to a public street outside the boundaries of the subdivision.

Statement of Facts

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

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

Sunset Ridge East (SSRE) General Plan is a subdivision located east and west of Woodland Hills Drive, north of Beltway 8. SSRE consists of approximately 265 acres in area. It is bounded to the east by Mission Pacific Rail Road Fee Strip, to the south by a parcel of land owned by the City of Houston and the BWH-40 (approx. 40 acres) and SSR-185 Commercial properties (approx. 30 acres) both properties currently vacant, to the west by Timber Hills Subdivision and to the north by the General Plan of "Balmoral Subdivision" which has been approved by City of Houston in 2014. Woodland Hills Drive is an existing platted roadway that begins at North Belt (Beltway 8) extending northerly through SSRE GP and extending further north into the General Plan of "Balmoral Subdivision" for a distance of approximately 1,000' feet north of SSRE GP. Also Humble I.S.D. has constructed an Elementary School on the west side of Woodland Hills Drive with two points of access to Woodland Hills Drive. SSRE Sections 1, 2, & 3 and the Commercial Reserves along with several commercial parcels of land that front on Beltway 8 and Woodland Hills Drive have been platted and developed. The following collector streets within Sections 1, 2, & 3 of Sunset Ridge Subdivision have been platted and constructed to provide access and traffic circulation between Beltway 8 and Woodland Hills Drive, these are Sunset Park Drive, which begins at Beltway 8, Moonlight Ridge Drive, Sunset Creek Drive, Canyon Shore Drive, Loys Cove Court, Sandstone Canyon Drive, Sierra Ridge Drive and Sunset Breeze Drive connecting to Woodland Hills Drive. SSRE Sections 4, 5 & 6, proposed Section 7 and future Section 8, are located east of Woodland Hills Drive. Sunset Breeze Drive extends easterly from Woodland Hills Drive through Sections 4, 5 & 6 and is intended to extend through proposed Section 7 and future Section 8. The traffic circulation from east side of Woodland Hills can either flow southerly through Woodland Hills Drive to Beltway 8 or crossing Woodland Hill Drive and continuing westerly along Sunset Breeze Drive through SSR Section 1, 2 & 3 to Beltway 8. Please note, additional point of access from Sunset Creek is provided for traffic flow in the westerly direction along Almond Grove through Timber Hills Subdivision connecting to John Ralston Road, a major thoroughfare. Traffic circulation generated from the east side of Woodland Hills Drive will flow into Sunset Breeze Drive connecting easterly through Sections 5, 6, proposed Section 7 and future Section 8 and further extending easterly and southwesterly utilizing a dedicated 60'/50' wide easements for all weather access road as depicted on the revised GP. In the future these easements as depicted on the revised GP will be abandoned when an alternative point of

access has been reviewed and approved by the City Planning Commission and duly recorded in Harris County Records. It is our understanding that said easements will remain in effect until a second point of access from Sunset Ridge East residential through the commercial parcel utilizes public streets with connections to Woodland Hills Drive and Beltway 8 frontage road approved by City Planning Commission. Said easements will then be automatically vacated. The BWH-40 and SSR-185 owners and developers of the commercial parcel of land, hereby jointly agree that the second point of access serving SSRE residential will be routed through the proposed commercial parcel, utilizing public street system to allow for a permanent second point of access connecting to Woodland Hills Drive and/or Beltway 8 frontage road. Furthermore, the two owners/developers agree that the eastern half of Woodland Hills Drive will be paved prior or concurrent with the platting and development of the commercial parcels. As such, the proposed development east of Woodland Hills in SSRE is being served by more than one point of access.

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

The configuration and limitations of the subject General Plan, specifically the adjacent properties and the existing and future access points, are the circumstances supporting the granting of this variance.

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

The intent and general purpose of this chapter will be preserved and maintained by the subsequent access connections to be made when the adjacent properties develop, as well as the proposed internal circulation from all sections within this general plan which meets all the requirements by this ordinance chapter.

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

The overall access and circulation for existing and future Sunset Ridge sections and adjoining future developments is provided by the all-weather access road as depicted on the revised GP and by collector street west of Woodland Hills Drive through SSR sections 1, 2, & 3 to Beltway 8 and by Woodland Hills Drive a major thoroughfare north of Beltway 8 as classified under the 2015 City of Houston Major Thoroughfare Plan and will provide for the public health, safety and welfare. As stated in the attached letter by owners/developers of the commercial property that the permanent access utilizes public street system, will be incorporated in the planning and construction of the two commercial parcels owned by BWH-40 Commercial, Ltd. And SSR-185 Investments, Ltd. The public street system will be extended from Woodland Hills Drive and Beltway 8 frontage road through the commercial parcels connecting to Sunset Breeze Drive in Section 7.

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

The existing configuration of the subject site, the adjoining future developments and the existing and future circulation patterns for a master mixed-use development are the supporting circumstances for this request.



Application No: 2016-0344

Agenda Item: 113

PC Action Date: 03/31/2016

Plat Name: Sunset Ridge East GP

Applicant: Benchmark Engineering Corp.

Staff Recommendation: Defer Chapter 42 planning standards

Chapter 42 Sections: 189: Points of Access

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

This Variance Request is submitted to allow development to continue in Sunset Ridge, to take ingress/egress from multiple access points to Woodland Hills Drive a major thoroughfare. It is the applicant's professional opinion that currently there exists more than one point of ingress/egress as discussed in the statement of facts, Section 1(b) of this Variance Request information form and to utilize the all-weather access road as depicted on the revised GP. Connecting through the commercial parcel to Beltway 8 and Woodland Hills Drive providing two points of access within Section 6 & proposed Section 7 separated by approx. 600' that connect to an all-weather access road. In addition, the applicant believes that additional points of ingress/egress will be provided in the future by the Balmoral Subdivision and Woodland Hills Drive will be extended northerly connecting to several future major thoroughfares within Balmoral Subdivision, to include Greens Road and connecting to FM 1960. ;

Basis of Recommendation:

The site is located north of Beltway 8, along both sides of Woodland Hills Drive. The applicant requests a variance to allow about 450 single family residential lots to take access from a 60' wide temporary access easement as second point of access for emergency purpose until the future Moonlight Mist Drive is platted and recorded. Staff recommends deferring this application two weeks to allow them time to submit revised information by noon next Wednesday.

Statement of Facts

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

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

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: 03/31/2016

Plat Name: Sunset Ridge Sec 7

Developer: SSR-185 Investments, Ltd.

Applicant: Benchmark Engineering Corp.

App No/Type: 2016-0542 C3P

Staff Recommendation:

Defer Additional
information reqd

Total Acreage:	21.1890	Total Reserve Acreage:	0.9350
Number of Lots:	107	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	N/A
County	Zip	Key Map ©	City / ETJ

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)

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

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

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

The proposed future public street located in the southern section of the GP must be platted to provide second point of access for Sec 7.

For Your Information:

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

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

Houston Planning Commission

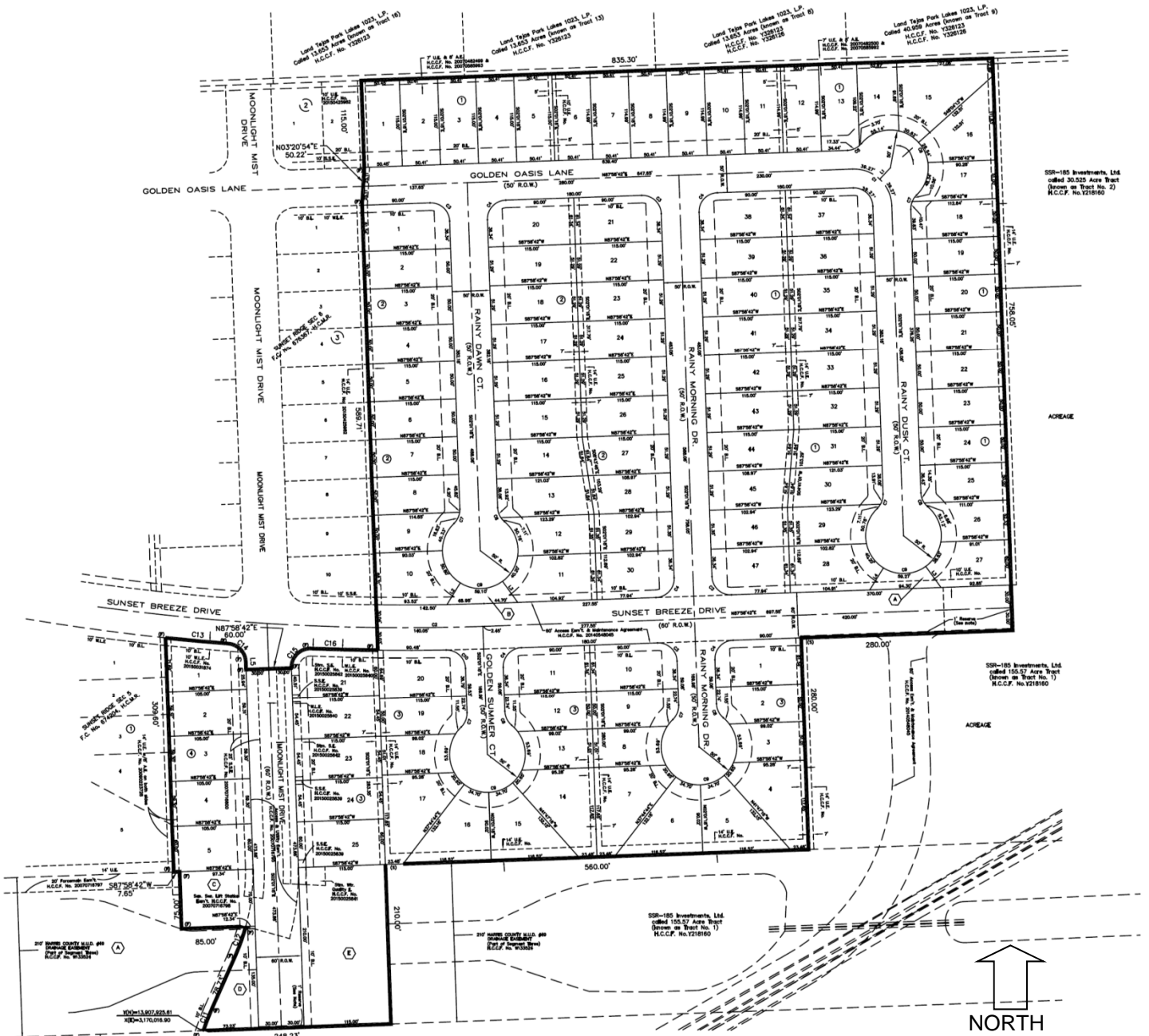
ITEM: 114

Planning and Development Department

Meeting Date: 03/31/2016

Subdivision Name: Sunset Ridge Sec 7

Applicant: Benchmark Engineering Corp.



D - Variances

Subdivision



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 115
Action Date: 03/31/2016
Original Action Date: 04/02/2015

Staff Recommendation:
Approve

Plat Name: Bridgeland Cypress Fairbanks ISD Mason Road Multi
School Site
Developer: Brown & Gay Engineers, Inc.
Applicant: Brown & Gay Engineers, Inc.
App No : 2015-0577
App Type: C2

Total Acreage:	127.8000	Total Reserve Acreage:	127.8000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77433	365V	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: 116
Action Date: 03/31/2016
Original Action Date: 04/30/2015
Plat Name: Bruno Commercial Park
Developer: Jean McKinley Company
Applicant: Jean McKinley Company
App No : 2015-0787
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	2.9157	Total Reserve Acreage:	2.8779
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:	Fort Bend County FWSD 2

County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	527T	ETJ

Extension of Approval Notes:

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 117
Action Date: 03/31/2016
Original Action Date: 04/02/2015
Plat Name: Country Lake Estates Village Sec 2
Developer: Jones|Carter - Woodlands Office
Applicant: Jones|Carter - Woodlands Office
App No : 2015-0563
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	23.8700	Total Reserve Acreage:	1.8840
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:	Bilma PUD

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

Extension of Approval Notes:

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 118
Action Date: 03/31/2016
Original Action Date: 04/16/2015
Plat Name: Grand Mission Sec 1 partial replat no 1
Developer: Windrose Land Services, Inc.
Applicant: Windrose Land Services, Inc.
App No : 2015-0670
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	0.4007	Total Reserve Acreage:	0.4007
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:	Grand Mission MUD 1

County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526L	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: 119

Action Date: 03/31/2016

Original Action Date: 04/02/2015

Plat Name: Kings Mill Sec 12

Developer: EHRA

Applicant: EHRA

App No : 2015-0635

App Type: C3F

Staff Recommendation:

Approve

Total Acreage:	16.5300	Total Reserve Acreage:	0.9680
Number of Lots:	72	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Montgomery County MUD 98

County	Zip	Key Map ©	City / ETJ
Montgomery	77339	296S	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: 120
Action Date: 03/31/2016
Original Action Date: 04/30/2015
Plat Name: Oak Village
Developer: ICMC GROUP INC
Applicant: ICMC GROUP INC
App No : 2015-0834
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	0.2500	Total Reserve Acreage:	0.0075
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77008	452Y	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 121
Action Date: 03/31/2016
Original Action Date: 04/02/2015

Staff Recommendation:
Approve

Plat Name: Old River Terrace Third Section Extension partial replat
no 1
Developer: Tetra Surveys
Applicant: Tetra Surveys
App No : 2015-0618
App Type: C3F

Total Acreage:	11.1000	Total Reserve Acreage:	4.6493
Number of Lots:	3	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	77530	458Z	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: 122
Action Date: 03/31/2016
Original Action Date: 04/02/2015
Plat Name: Orem Health
Developer: Windrose Land Services, Inc.
Applicant: Windrose Land Services, Inc.
App No : 2015-0541
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	5.6206	Total Reserve Acreage:	5.6206
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:	Harris County MUD 390

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

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 123
Action Date: 03/31/2016
Original Action Date: 04/02/2015
Plat Name: Ridgemont Sec 1 partial replat no 1
Developer: Owens Management Systems, LLC
Applicant: Owens Management Systems, LLC
App No : 2015-0602
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	0.5164	Total Reserve Acreage:	0.5164
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77053	571Y	City

Extension of Approval Notes:

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 124
Action Date: 03/31/2016
Original Action Date: 04/02/2015
Plat Name: Rosslyn Addition partial replat no 2
Developer: Vernon G. Henry & Associates, Inc.
Applicant: Vernon G. Henry & Associates, Inc.
App No : 2015-0344
App Type: C3R

Staff Recommendation:
Approve

Total Acreage:	8.8300	Total Reserve Acreage:	1.3420
Number of Lots:	77	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77092	451A	City

Extension of Approval Notes:

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 125
Action Date: 03/31/2016

Staff Recommendation:
Approve

Original Action Date: 04/16/2015

Plat Name: Tavola Sec 13

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

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

App No : 2015-0460

App Type: C3F

Total Acreage:	11.4360	Total Reserve Acreage:	0.0720
Number of Lots:	47	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	East Montgomery County MUD 6

County	Zip	Key Map ©	City / ETJ
Montgomery	77357	257F	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 126
Action Date: 03/31/2016
Original Action Date: 04/16/2015
Plat Name: Titan Crews
Developer: Owens Management Systems, LLC
Applicant: Owens Management Systems, LLC
App No : 2015-0699
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	3.0000	Total Reserve Acreage:	3.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77044	416R	ETJ

Extension of Approval Notes:

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Subdivision Name Change Approval Conditions

Agenda Item:	127	Staff Recommendation:	Approve
Action Date:	03/31/2016		
Plat Name:	Icon		
Original Action Date:	09/03/2015		
Original Plat Name:	UH Student Housing and Retail Center		
Developer:	Debora Hunt Moore, Joel Lee Moore and John Andrew Moore, PJ Gateway I,LP		
Applicant:	Civil-Surv Land Surveying, L.C.		
App No :	2015-1442		
App Type:	C2R		

Total Acreage:	1.7278	Total Reserve Acreage:	1.7278
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

Subdivision Name Change Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 03/31/16

ITEM: 128

Applicant: JACINTO CEPEDA

Contact Person: AMBER MCGHEE

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
NORTH OF: FM 1485 EAST OF: DEER RUN LN	16-1122	77357	5974	258-K	ETJ

ADDRESS: 27576 Saddle Rock Lane

ACREAGE: 0.27

LEGAL DESCRIPTION:

LOT 1421, PEACH CREEK FOREST, SECTION SIX (6), AN UNRECORDED SUBDIVISION OUT OF A 325.74 ACRE TRACT IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 03/31/16

ITEM: 129

Applicant: RUBEN GUARDADO

Contact Person: DAVID AGUERO

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	15-1094	77039	5463	414-K	ETJ
SOUTH OF: ALDINE MAIL RD WEST OF: VICKERY ST					

ADDRESS: 11739 Gloger St

ACREAGE:

LEGAL DESCRIPTION:

LOT THREE (3) BLOCK EIGHT (8), OF ORANGE GROVE ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 998, PAGE 524 OF THE DEED RECORDS OF 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 :

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 03/31/16

ITEM: 130

Applicant: JOSE MANUEL ALMARAZ-ROBLES

Contact Person: PATRICIA ALMARAZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	16-1123	77365	5771	296-Q	ETJ
SOUTH OF: MILLS BRANCH DR WEST OF: WOODLAND HILLS DR					

ADDRESS: 25297 Virginia Lane

ACREAGE:

LEGAL DESCRIPTION:

LOT 35, BLOCK 3, OF VIRGINIA ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 327 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: To install the water tap for a residential mobile home. .

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

CERTIFICATE OF COMPLIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Brickmoon Design	Alex Ridgway	(713) 805-3367	alex@brickmoondesign.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3643 Olympia Drive	16022838	77019-3027	5257	492N	G

HCAD ACCOUNT NUMBER(S):	0601610740012
PROPERTY LEGAL DESCRIPTION:	Lot 12, Block 74 River Oaks Section 9
PROPERTY OWNER OF RECORD:	Thomas J and Barbara Skeuse
ACREAGE (SQUARE FEET):	15,300
WIDTH OF RIGHTS-OF-WAY:	60' (Olympia Dr. and San Felipe)
EXISTING PAVING SECTION(S):	40' on San Felipe
OFF-STREET PARKING REQUIREMENT:	2
OFF-STREET PARKING PROVIDED:	3
LANDSCAPING REQUIREMENTS:	Meets Requirements
LANDSCAPING PROVIDED:	Meets Requirements

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 8,066 SF Finished

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 8,630 SF Finished

PURPOSE OF VARIANCE REQUEST: To allow a reduced building line of 10' along San Felipe Road instead of the required 25'.

CHAPTER 42 REFERENCE(S): Sec. 42-152. - Building line requirement along major thoroughfares.

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The 25' building setback line at the rear of the property that abuts San Felipe, as established by Chapter 42 deprives the owner of a 15' strip of buildable land that was originally envisioned to be buildable per the constraints of the original plat which established a 10' rear setback from San Felipe. The Applicant is requesting a variance to build to the platted setback line to remedy this condition. The applicant is taking access to the property exclusively from Olympia Drive and is not in any way creating a condition that creates a traffic hazard along San Felipe.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

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

The applicant is requesting to utilize the 15' wide strip of land at the South end of their property that exists between the platted rear building line of 10' and the Chapter 42 ordinance building line of 25'. The Chapter 42 building line was applied to the property after the plat was approved. Since the applicant is not taking access from San Felipe and the addition is screened by an existing 9'-0" high fence, the traffic impact to San Felipe is non-existent and the visual impact is mitigated.

- (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;**

No, the applicant purchased the property with this condition existing.

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

Yes. Since the garage access is taken from Olympia Drive, the safety considerations of entering the roadway on San Felipe are moot.

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

No, vehicular access will be solely from Olympia Drive.

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

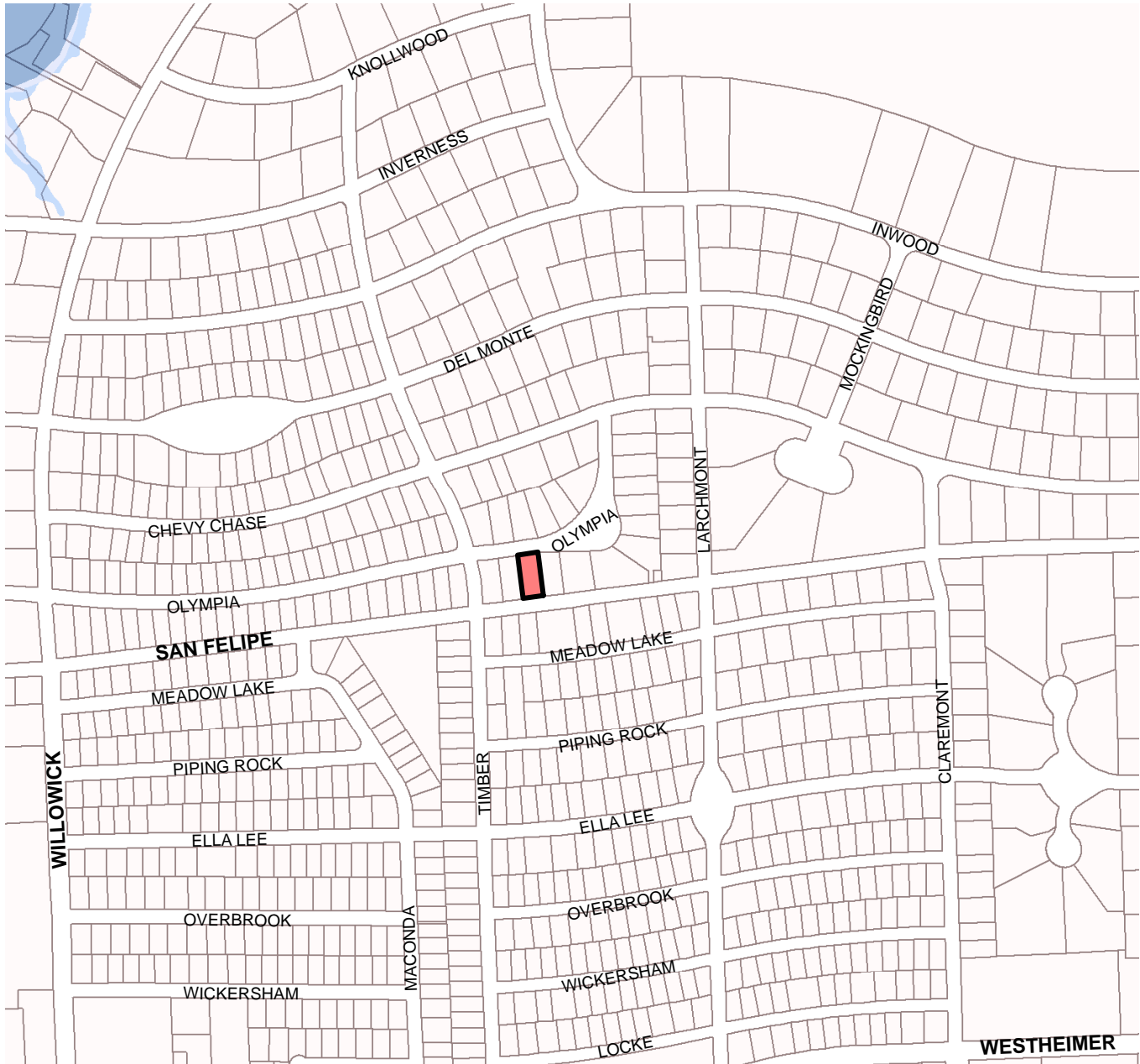
No.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Location Map



DEVELOPMENT PLAT VARIANCE



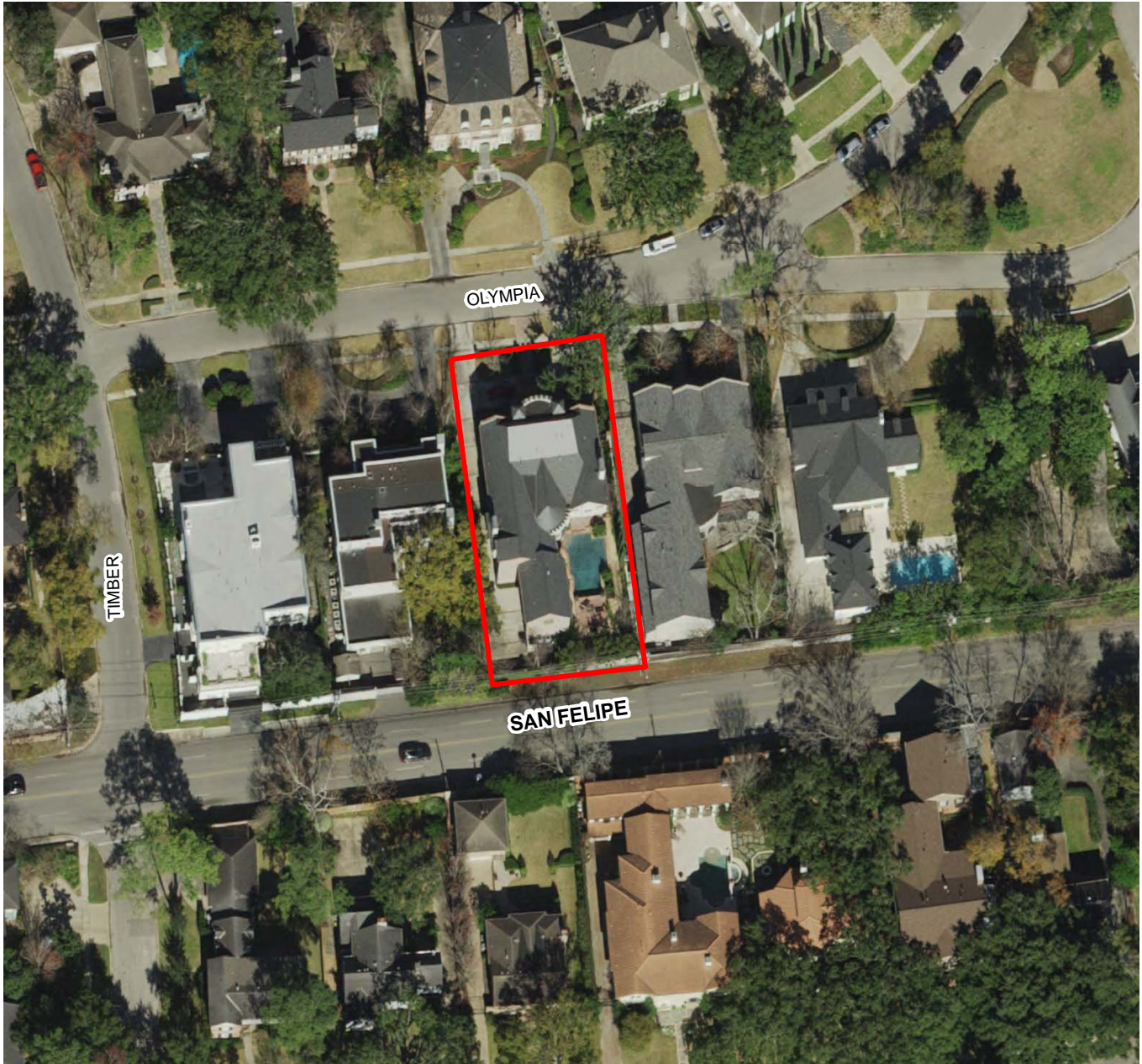
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 131

Meeting Date: 03-31-2016

Houston Planning Commission

Site Aerial Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 131

Meeting Date: 03-31-2016

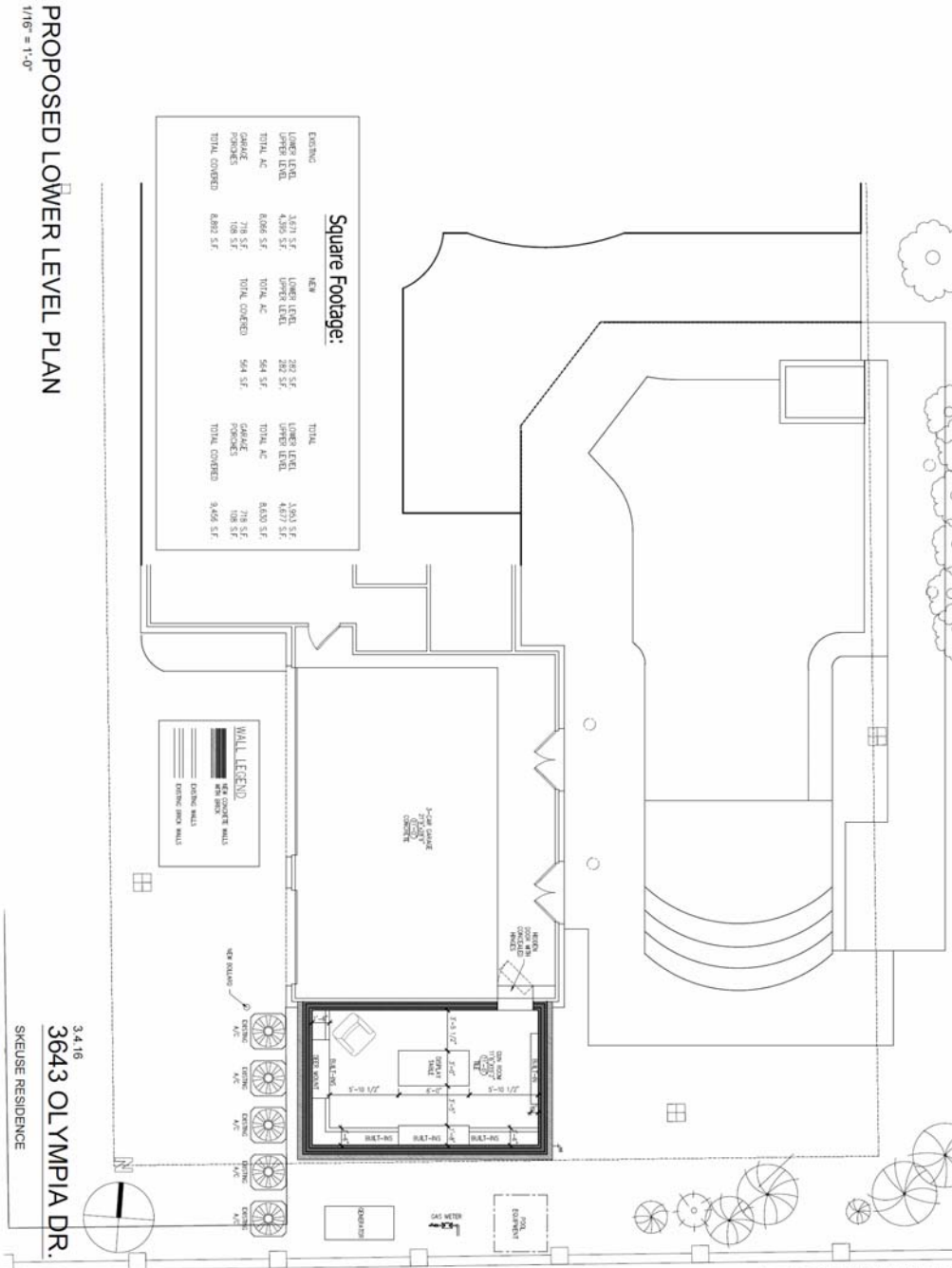
Houston Planning Commission

First Floor Plan

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

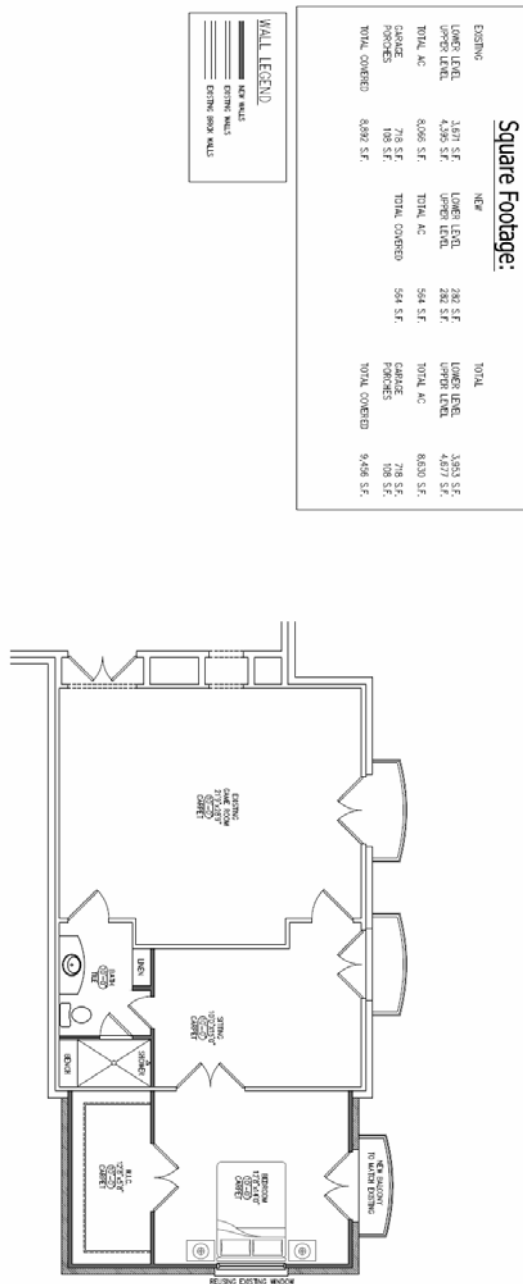


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Second Floor Plan



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Proposed Elevations



PROPOSED EXTERIOR ELEVATIONS
1/8" = 1'-0"

EAST ELEVATIONS

1.29.16
3643 OLYMPIA DR.
SKEUSE RESIDENCE

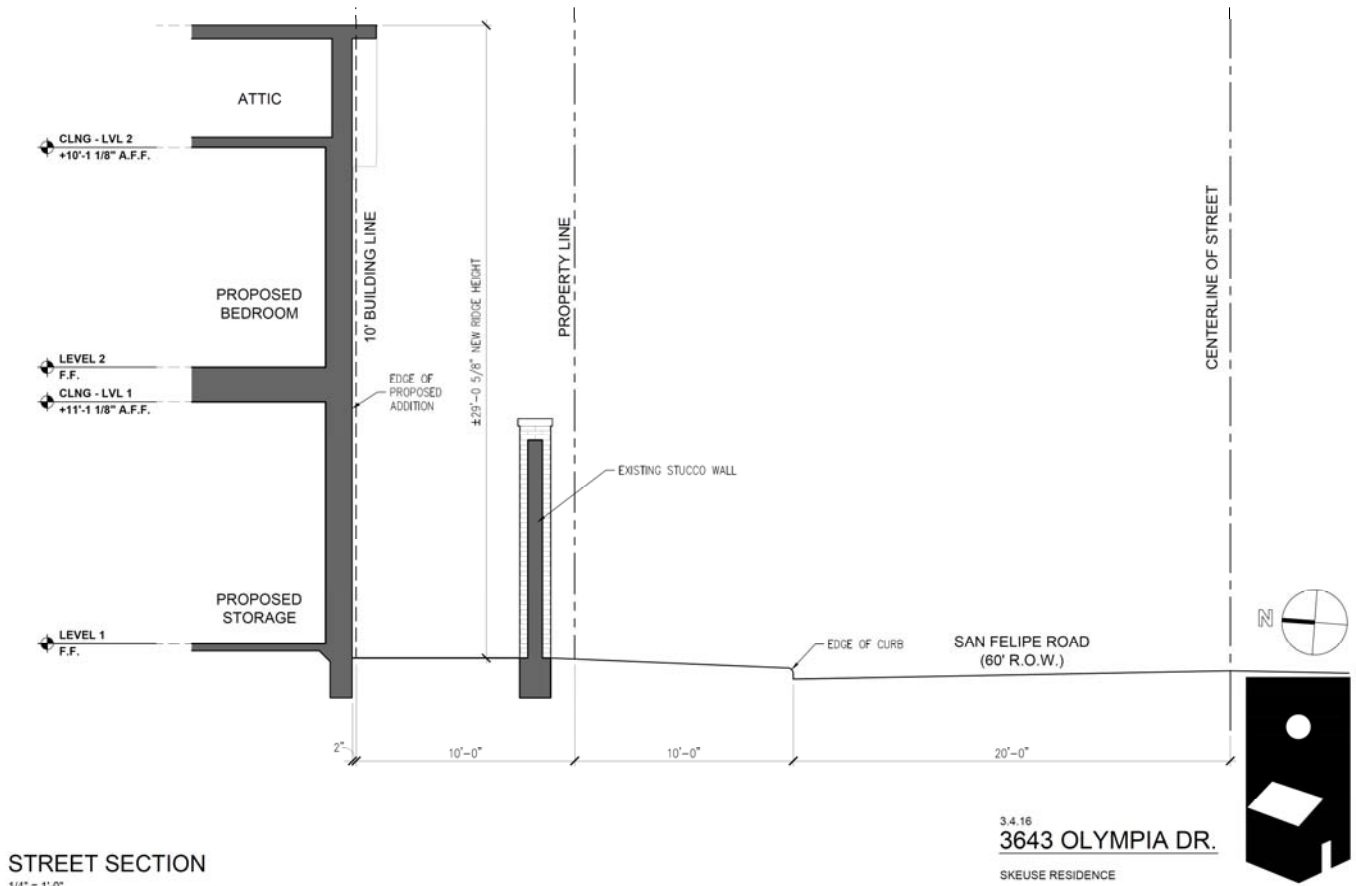


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Street Section



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve with conditions

Basis of Staff Recommendation: 3643 Olympia Drive. The site is located north of Westheimer Road, east of Willowick Road and south of San Felipe Street. The applicant is requesting a variance to allow a 10 foot rear building line along San Felipe Street instead of a 25 foot setback. Staff is in support of the requested variance.

The applicant is proposing a single family home and is requested a 10 foot building line for an addition to an existing single family home. The applicant will maintain vehicular access from the local street, Olympia Drive.

A reduced building line on San Felipe will suit the character of existing developments in the neighborhood and the imposition of the 25' BL would unreasonably restrict the development of the property. Additionally, the site has a deed restricted building lines which will further limit the buildable area. The Planning Commission has granted several variances for reduced setbacks throughout the neighborhood and San Felipe is sufficient in width.

The applicant has received a letter of approval from The Royden Oaks Association of Property Owners and the proposed structure will sit approximately 20' from the major thoroughfare.

Therefore, staff's recommendation is to grant the requested variance to allow a 10' BL on San Felipe Road. The applicant is required to provide a letter of deed restriction approval from ROPO at permitting.

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 prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
DMC DeSign	Donald K. McLeod	832-567-7998	dmc2257@gmail.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3704 Fannin St.	15085480	77004	5356B	493T	D

HCAD ACCOUNT NUMBER(S):	0250280000004
PROPERTY LEGAL DESCRIPTION:	TR.4, BLK.4, Macgregor South End add.
PROPERTY OWNER OF RECORD:	Ben Wah Prop LLC
ACREAGE (SQUARE FEET):	4,500 sq.ft.
WIDTH OF RIGHTS-OF-WAY:	Fannin St.: 80'ROW, Winbern Ave. 50' ROW
EXISTING PAVING SECTION(S):	Fannin St.: 65 feet, Winbern Ave: 40 feet
OFF-STREET PARKING REQUIREMENT:	Night Club-12,702sf / 1000 = 12.702 X 14 =177.8 spaces
OFF-STREET PARKING PROVIDED:	per recorded parking Lease agreements, 198 spaces provided, 49 spaces, across Fannin St. via Alabama's R.O.W. Pedestrian Crosswalk with a pedestrian travel distance of 205'ft (within 250ft.) allowable 25% of required parking and the remaining 75% required parking 150 Spaces at 1,084.09'ft.,

EXISTING STRUCTURE(S) [SQ. FT.]:	13,500 sqft
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PURPOSE OF VARIANCE REQUEST: Variance requested for the Valet Parking lot which is 84.09'(ft) beyond the 1,000'(ft) distance as determined by the Planning commission as the Maximum travel distance adopted per City of Houston Parking Ordinance Chapter 26, Valet off site Parking. Also a request for a variance of one (1) Parking space as required for the off-site parking facility located in the parking lot located @ 3700 San Jacinto St. required 25% of the total parking which will be 45 spaces required, we have 44 spaces available, therefore we request a variance for the Parking space needed to comply with City of Houston Code of Ordinances.

CHAPTER 26 REFERENCE(S):	Sec. 26-499(a)(1)(2)b(3)(a,b,c,d) Valet off site Parking
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OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS(BE AS COMPLETE AS POSSIBLE): per recorded parking Lease agreements, 194 spaces provided, 44 spaces, (45 spaces required) across Fannin St. via Alabama's R.O.W. Pedestrian Crosswalk with a pedestrian travel distance of 205'ft (within 250ft.) allowable 25% of required parking and the remaining 75% required parking 150 Spaces at 1,084.09'ft., per plat (Actual pedestrian travel distance for Valet personnel is 1,062'ft). Valet Co. does have shuttle for valet personal transport to and from off site lot in question as needed, but a variance will be required for the 84.09' travel distance beyond the max. limitation of a 1,000'(ft)

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.

- (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;**

Due too the unavailable parking lots within the 1000'ft limitation, that a parking lease agreement was attainable, with enough spaces to accommodate the required parking for the business (Nightclub)

- (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;**

There is no condition causing a hardship for the owner and the granting of the requested variance will not alter the general purposes of this Article, Chapter 26, Sec. 26-499 Valet off site Parking, with exception too Sec. 26-499(a)(3) [1,062'(ft)] which is preventing the approval of our construction / remodel plans, Note: all other required code enforcement dept plan review approvals are satisfied

- (3) The intent of this article is preserved;**

Yes as to the general purposes of Article, Chapter 26, Sec. 26-499 Valet off site Parking, with exception too Sec. 26-499(a)(3) travel distance per plat is 1,084.09'(ft) 84.09'(ft) Over the 1,000'(ft) maximum per off site parking ordinance being enforced. The area is for the most part Commercial businesses, the pedestrian way to the off-site parking is a clear, unobstructed walkways on a one way street southwesterly to the vast parking lot's that are virtually unused during the Night clubs hours of operations (9pm – 3am) Monday - Friday, Saturday

- (4) The parking provided will be sufficient to serve the use for which it is intended;**

Yes Classification A-2 Occupancy, Night Club-13,500sf / 1000 = 13.5 X 14 =189 spaces and as per recorded parking Lease agreements, 199 spaces provided, 49 spaces, (48 spaces) across Fannin St. via Alabama's R.O.W. Pedestrian Crosswalk with a pedestrian travel distance of 205'ft (within 250ft.) @ 3700

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Fannin St., allowable 25% of required parking and the remaining 75% required parking 150 Spaces at 1,084.09'ft., located @ 1017 & 4203 Fannin St.

- (5) **The granting of such a variance will not be injurious to the public health, safety or welfare; and** will be beneficial to the growth of the City of Houston's tax revenue's as well as provide additional Entertainment venue's for the City of Houston's Midtown area, which is rapidly being populated with mid rise condo's which in turn implement's the need for a vast diversity of night life Entertainment for the population growth in the area.
- (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.**

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 03-31-2016

Houston Planning Commission

LOCATION MAP



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 03-31-2016

Houston Planning Commission

AERIAL MAP

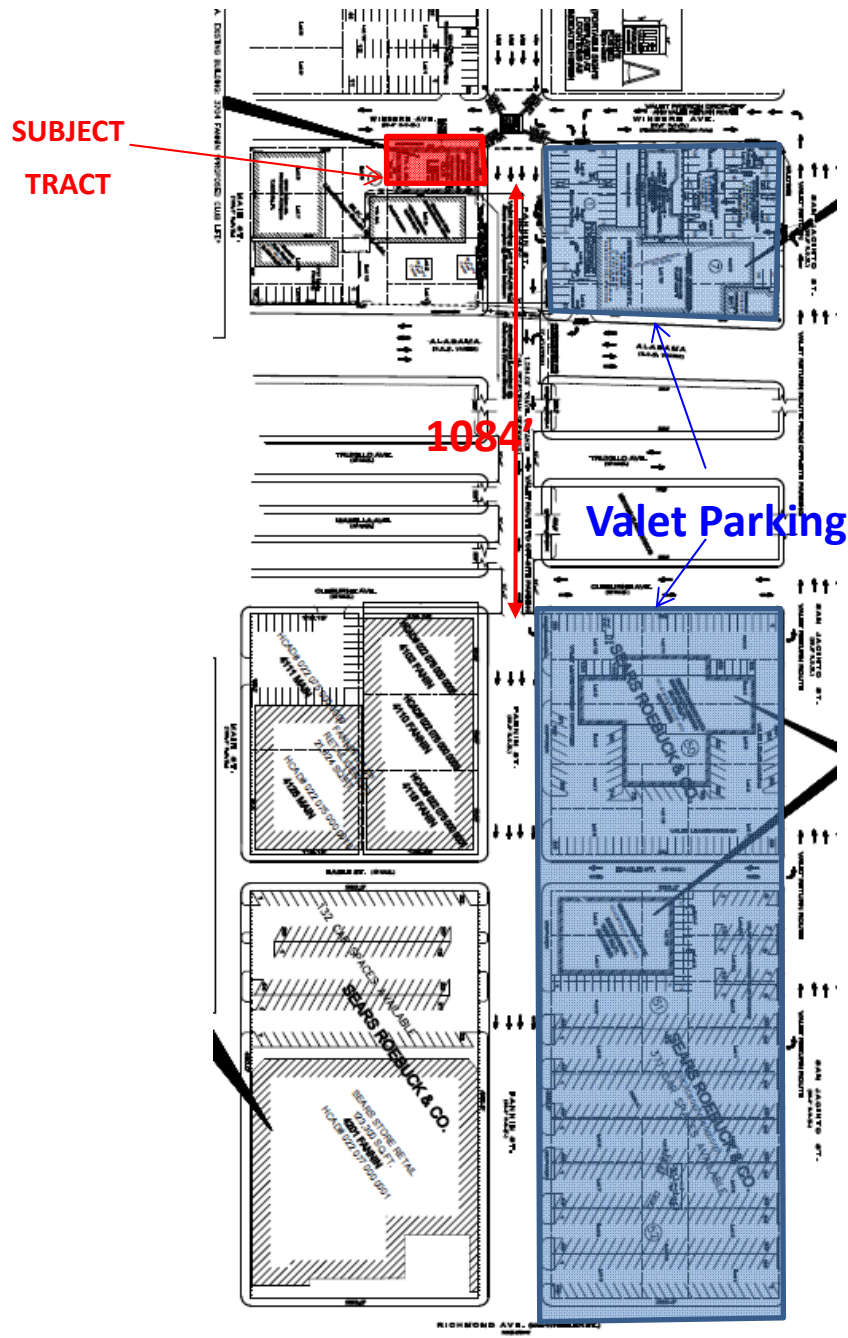


OFF-STREET PARKING VARIANCE



Houston Planning Commission

PARKING ANALYSIS



OFF-STREET PARKING VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located north of Alabama Street, east of Main Street and west of Fannin Street. The applicant requests two variances: 1. to allow a valet parking site to be located at 1084', instead of the required maximum 1000', from the site. 2. To allow 44 instead of the required 45 off-site parking spaces located within 250' from the site. Staff supports both of the variance requests.

The existing structure on the subject site was constructed in 1930s. The applicant proposes to remodel the structure to a 3-story bar. The total square footage for the bar is about 12,700 sqft. Chapter 26 requires 178 parking spaces for the proposed bar. The applicant will provide 194 off- site parking spaces by using valet parking on two off-site parking lots. The applicant has leased 150 spaces from Sears property. The Sears parking lot is 1084' away from the subject tract. This is less than 10% deviation from the requirement. Considering the off-site parking lot would be used for valet parking, granting the variance will meet the intent of the ordinance.

The applicant also leases 44 spaces from the existing parking lot across Fannin Street. Sec 26-499 requires at least 25% of the off-site parking spaces, which is 45 spaces, must be located within 250' from the subject property. There are currently 50 parking spaces available on the parking lot. 6 spaces are reserved for the existing warehouse and office use. Therefore, there are only 44 spaces available for the bar use. Considering the applicant providing 16 more spaces than the requirement and the parking lot would be used for valet, the applicant will be able to provide sufficient spaces to meet the requirement.

Therefore, staff recommends granting both of the variances.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

OFF-STREET PARKING VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission for the next available meeting where adequate notification can be provided. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
JRP COMPANY	JOSEPH A ALLEN JENIFER POOL	832-483-0249 832-594-8420	JRPCOM@AOL.COM		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
611 HYDE PARK BLVD	15055809	77006	5357D	493N	C

HCAD ACCOUNT NUMBER(S):	0140710000005
PROPERTY LEGAL DESCRIPTION:	LOT 5, BLOCK 9 FAIRVIEW
PROPERTY OWNER OF RECORD:	JOSEPH A ALLEN
ACREAGE (SQUARE FEET):	5100 sf
WIDTH OF ADJACENT RIGHTS-OF-WAY (ROW):	60' HYDE PARK BLVD; 30' STANFORD STREET
WIDTH OF EXISTING ROW PAVING SECTION(S):	40' HYDE PARK BLVD; 40' STANFORD STREET
OFF-STREET PARKING REQUIREMENT:	30
OFF-STREET PARKING PROVIDED:	19

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	3,313 sf	Porch 1,720 sf
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	5,413 sf	Porch 1,782 sf

PURPOSE OF VARIANCE REQUEST:

To allow the bar to be restored and remodeled from a fire and to continuing to operate as it has for many years in the existing commercial building built in 1930 and existing porches. We request you allow the 19 parking space provided to accommodate parking necessary instead of the current parking requirement of 30 parking spaces for the remodel.

This is an existing neighbor bar and many of the patrons walk or bicycle to the bar.

OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: V

Meeting Date: 03-31-2016

Houston Planning Commission

CHAPTER 26 REFERENCES(s):

Sec. 26-471. (b) 2 The alteration of an existing building or tract where the alteration results in an increase in the parking factor

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

HCAD identifies property as Lot 5 Block 19 Fairview located at 611 Hyde Park Blvd. Property is currently a Bar/Lounge and has been a neighbor bar for many years in this location. Repairing and restoring the building's fire damage, along with remodeling the interior has resulted in an increase in parking requirements per Chapter 26. The property is in a well developed area and most are residential houses and mixed use commercial.

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.

(1) Either:

- a. The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant of the reasonable use of the land;

or restoration and improvement of the existing structure and interior for the existing neighborhood business.
- b. Strict application of the requirements of this article would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question or would create an impractical development or one otherwise contrary to sound policy;

The existing building has been a commercial property since 1930 and is restricted in the amount of parking, due to the existing well developed residential areas and limited adjacent parking.

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

The fire restoration and interior improvement of existing building is restricted by the new parking requirements under Chapter 26.

- (3) The intent and general purposes of this article will be preserved;

by allowing the use of the existing parking (19 Spaces) as sufficient for compliance with the requirements of Chapter 26 and should it ever be necessary on special events, valet services will be provided.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

- (4) The number of proposed parking spaces will be sufficient to serve the use for which it is intended;

We do not have additional off-site parking available; however the existing parking (19 Spaces) should be adequate instead of the 30 spaces required. This local neighborhood bar for many years..

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

because this property has been a bar and operating in its general configuration for many years the existing parking has been adequate and not injurious to the public health, safety or welfare. Many of its patrons are from the local community and many prefer to walk since it's within walking distance; some or bicycle

- (6) If the building is subject to the requirements of article VII of chapter 33 of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII of chapter 33 of this Code.

Certificate of appropriateness has not been required.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

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- (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

OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: V

Meeting Date: 03-31-2016

Houston Planning Commission

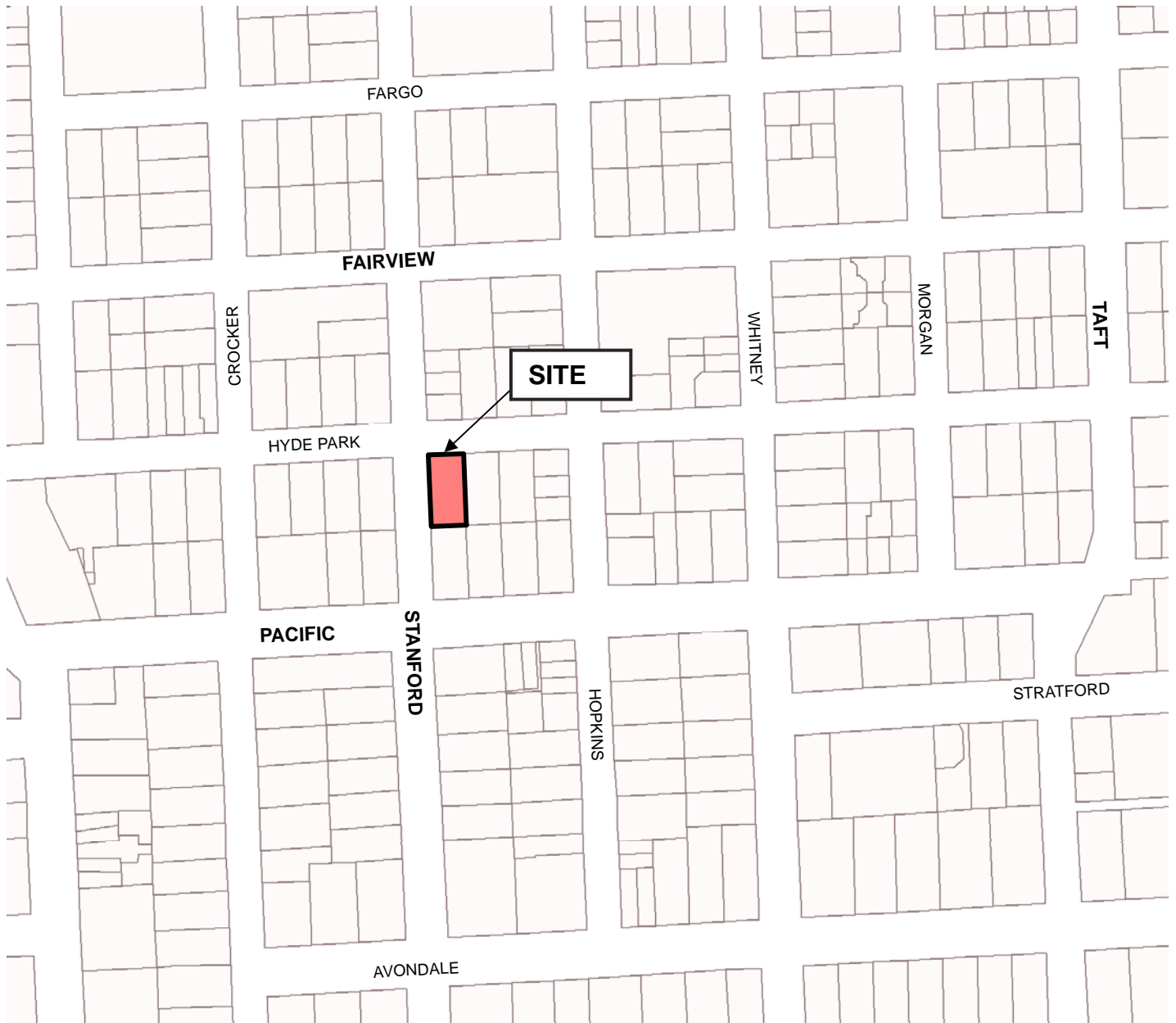
hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

LOCATION MAP



OFF-STREET PARKING VARIANCE



PLANNING &
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DEPARTMENT

ITEM: V

Meeting Date: 03-31-2016

Houston Planning Commission

AERIAL MAP

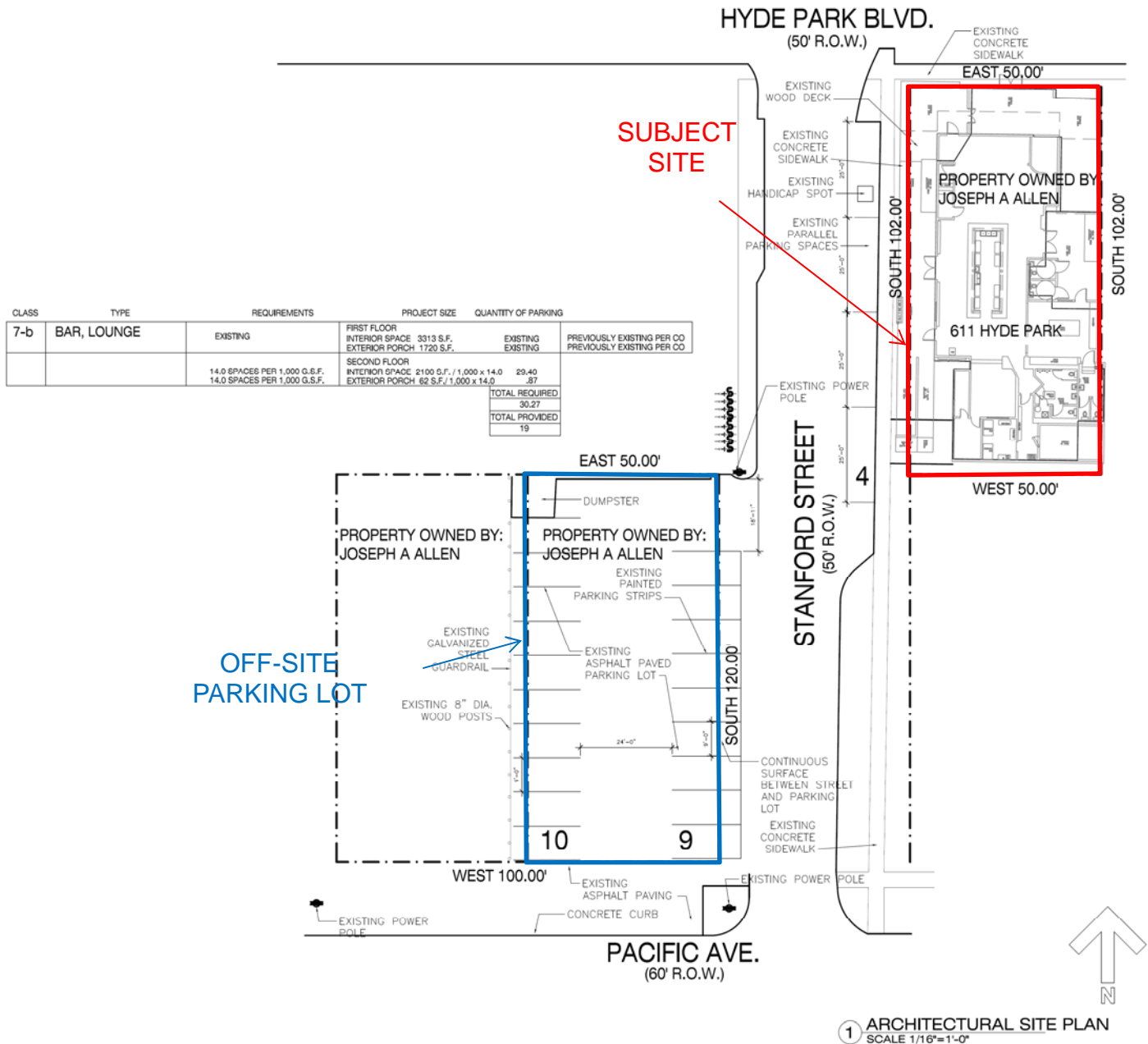


OFF-STREET PARKING VARIANCE



Houston Planning Commission

SITE PLAN



OFF-STREET PARKING VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation: The site is located east of Stanford Street, north of Pacific Street and south of Fairview Street. The applicant requests a variance to allow a bar to provide 19 off-site parking spaces, instead of the required 30 spaces. Staff recommends deferring this application for two weeks to allow the applicant time to submit revised information by noon next Wednesday.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

OFF-STREET PARKING VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Vernon G. Henry & Associates	Mary Lou Henry	713.627.8666	marylou.henry@vhaplanning.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3201 Louisiana Street, Houston, TX	16025689	77006	5356	493 T	C

HCAD ACCOUNT NUMBER(S):	0132600010001
PROPERTY LEGAL DESCRIPTION:	Fairgrounds Addition Block 42 Replat No. 1
PROPERTY OWNER OF RECORD:	3201 Louisiana LP
ACREAGE (SQUARE FEET):	1.43 Acres (62,291 Sq. Ft.)
WIDTH OF RIGHTS-OF-WAY:	Louisiana St. (80' R.O.W.), Elgin St. (80' R.O.W.), Milam St. (80' R.O.W.), Stuart St. (50' R.O.W.)
EXISTING PAVING SECTION(S):	Louisiana St. (50'), Elgin St. (54'), Milam St. (44'), Stuart St. (32')
OFF-STREET PARKING REQUIREMENT:	326
OFF-STREET PARKING PROVIDED:	296
LANDSCAPING REQUIREMENTS:	Complies

EXISTING STRUCTURE(S) [SQ. FT.]:	69,770
PROPOSED STRUCTURE(S) [SQ. FT.]:	N/A

PURPOSE OF VARIANCE REQUEST: To reduce the parking requirement in order to eliminate unused spaces on a lot approximately 500 feet from the site. After conducting a study over the period of about a month, we have concluded that the additional lot required to satisfy the standard requirements for parking has no utilization by the occupants or patrons of the building. The sole use of the lot is temporary for occupants of another building and they will be relocated. The table provided shows that, even these temporary users are few. Between noon and 5 p.m. the average utilization is 3.4 spaces of the 66 additional spaces the lot provides. The average utilization after 5 p.m. is

OFF-STREET PARKING VARIANCE



Houston Planning Commission

3.5 spaces.

CHAPTER 26 REFERENCE(S): Section 26-492 Parking Spaces for Certain Types of Use Classifications. - Class 5: The construction of a building or alteration of a building or tract for any of the following types of use classifications shall provide the required number of parking spaces, or the incremental increase in the number of parking spaces in the case of an alteration, as shown below for that use classification.

Small Restaurant: 4 parking spaces for every 1,000 sqft of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA

Large Restaurant: 6 parking spaces for every 1,000 sqft of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA

Parking for Neighborhood Shopping Center: 4 parking spaces for every 1,000 sqft of GFA

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): This site contains a parking garage that was used for an office building that was previously on the site. The new building was constructed in 2007 and has had multiple tenant mixes since its inception.

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.

- (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 66 space off-site lot occupies one-half of a block approximately 500' north of the site. The site has been fully occupied for several years and the lot has not been used by tenant employee or patrons during that time. Recently, tenants of a nearby building, noticing the vacant lot, requested permission to use it for their overflow parking. They have supplied a letter stating that they will park elsewhere if the lot is not available to them. Maintaining a vacant parking lot solely to satisfy the standard parking requirements is an unproductive use of the property which could otherwise be developed for an active use.

- (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 property is located in Midtown. The character of the area is more dense than most parts of Houston. There are many nearby apartments whose residents can and do walk to the site to eat or exercise. It is

OFF-STREET PARKING VARIANCE



Houston Planning Commission

located on a major bus line *Westheimer/Elgin) and is not far from the light rail. There is also on-street parking on minor streets in this vicinity. The on-site parking garage has had bike racks for years. The use data collected for the off-site lot indicates that the parking requirements devised for city-wide use are greater than needed in this area.

(3) The intent of this article is preserved;

The intent of the article is to provide sufficient on-site parking to meet the needs of employees and patrons of businesses. Clearly, this site has a lower need for parking than one in a most areas of the city.

(4) The parking provided will be sufficient to serve the use for which it is intended;

The building is fully occupied and the 66 spaces in the off-site lot are not being used. Changes in tenant mix can be expected from time to time but the required parking under the ordinance will vary little. The on-site garage should continue to provide sufficient parking because of the area character.

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and

Granting the variance will allow the unused lot to be redeveloped for a productive use.

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(not applicable)

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

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- (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.

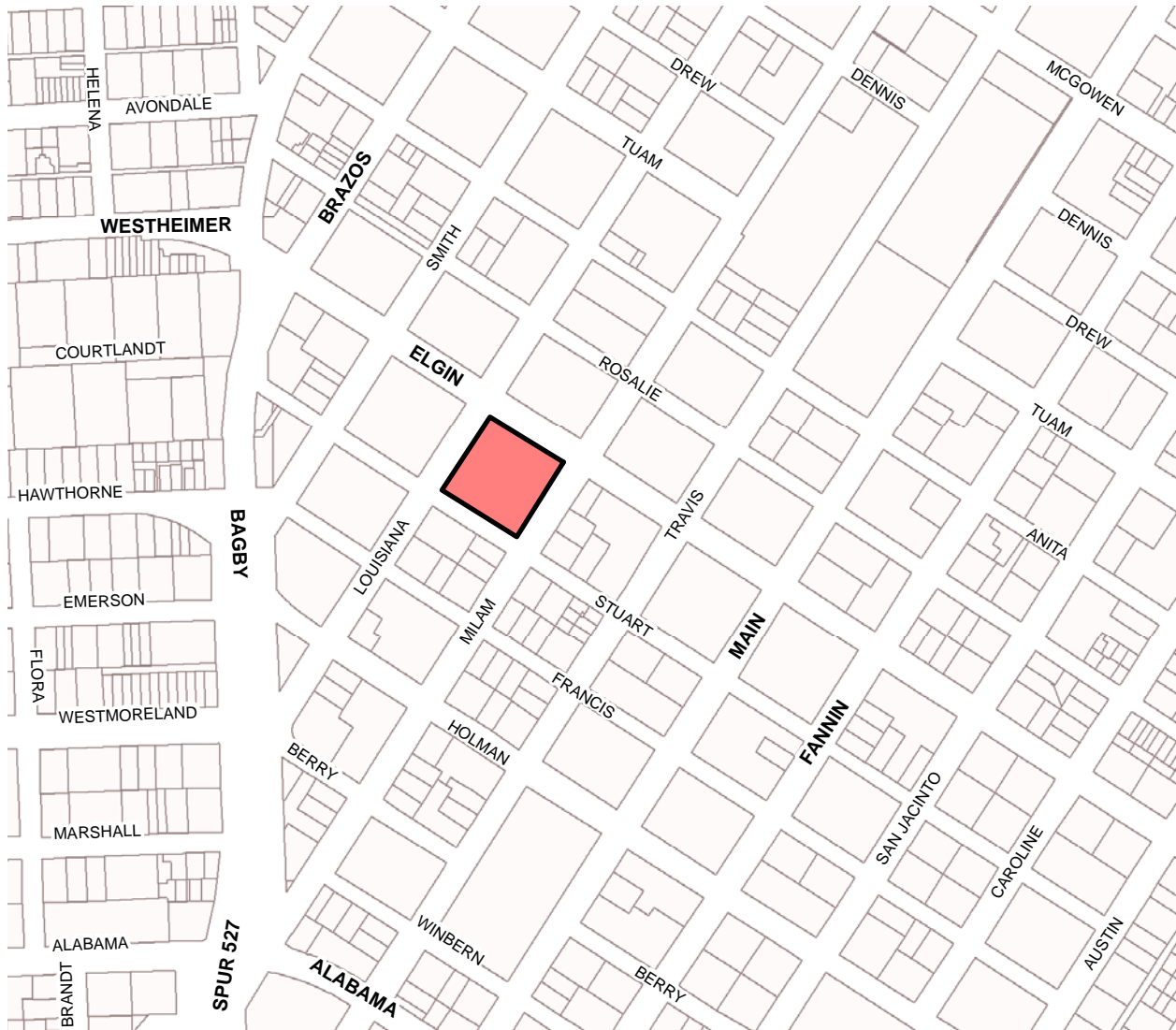
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

LOCATION MAP



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: VI

Meeting Date: 03-31-2016

Houston Planning Commission

AERIAL MAP



OFF-STREET PARKING VARIANCE



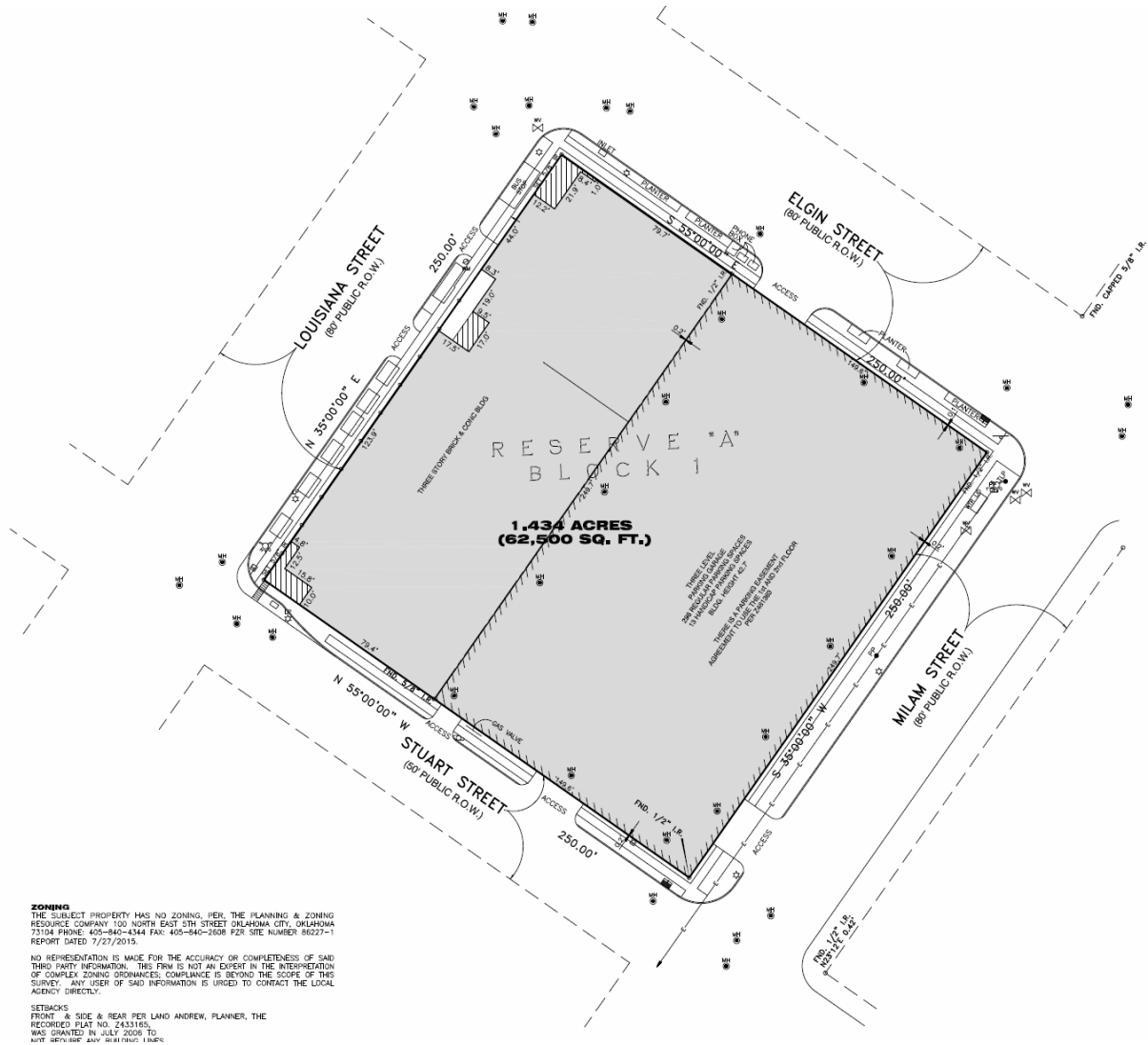
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Houston Planning Commission

ITEM: VI

Meeting Date: 03-31-2016

SURVEY



OFF-STREET PARKING VARIANCE



Houston Planning Commission

PARKING ANALYSIS

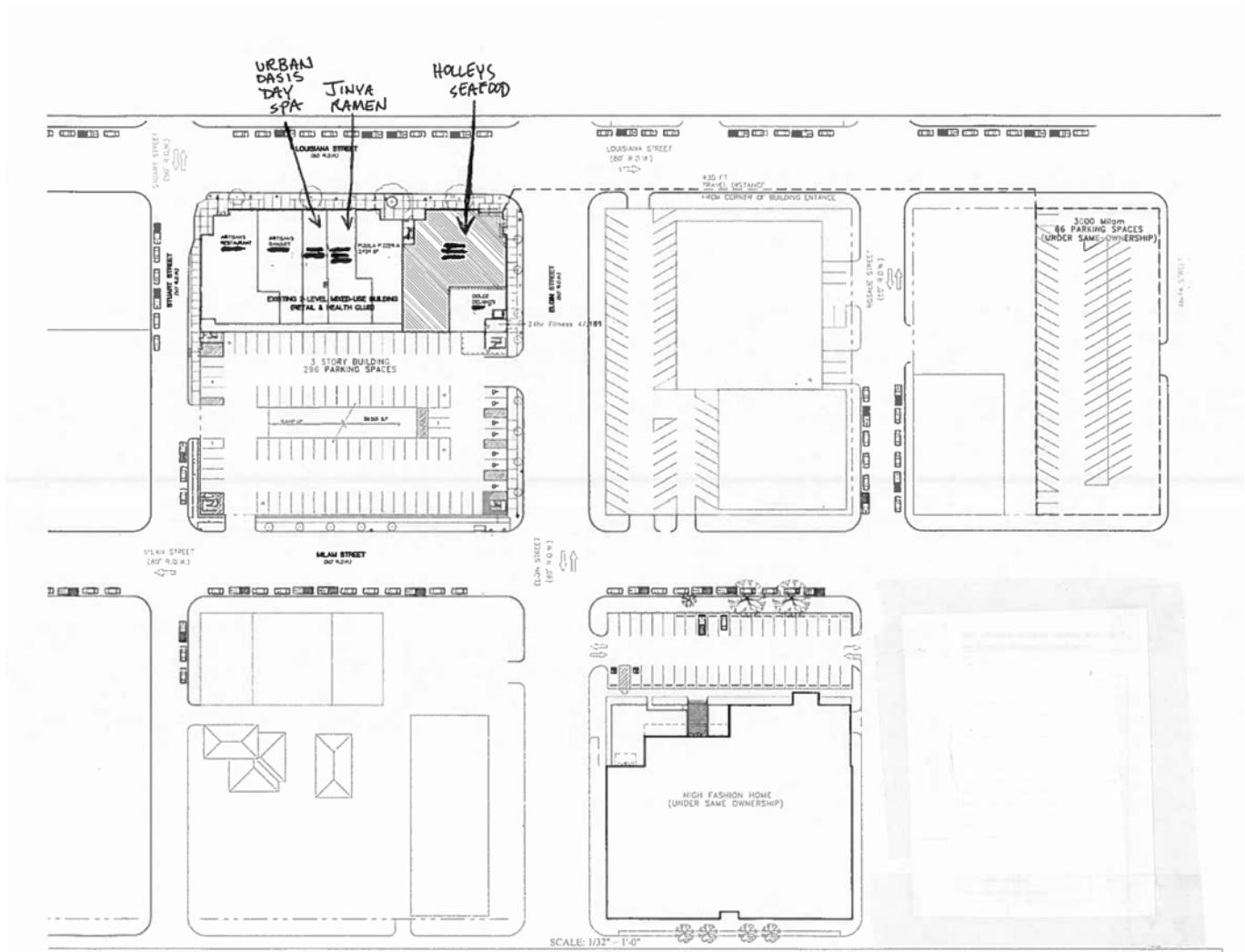
3201 Louisiana Current Tenant Mix Required Parking Analysis	
Per COH Parking Requirements	
Uses	Area
24 Hour Fitness (Sports Club)	47,189
Artisans Restaurant (Large Restaurant)	7,336
Holley's Seafood Restaurant (Large Restaurant)	6,290
Piola Pizzeria (Small Restaurant)	2,929
Jinya Ramen (Small Restaurant)	2,638
Urban Oasis Day Spa (Health Spa)	1,979
Dolce Delights (Dessert Shop)	1,409
Total Square Footage of Center	69,770
Total Square Footage of Restaurants	19,193
20% of Center (Restaurants)	13,954
Parking for Neighborhood Shopping Center at 4:1000 (69,770 sf)	279
Parking for Overage of Large Restaurants at 6:1000 (13,626 sf)	82
Parking for Overage of Small Restaurant at 4:1000 (328 sf)	1
Bike Reduction (10% Max)	-36
Total Available On-Site	296
Total Parking Required	326
Balance of Parking Available	-30

OFF-STREET PARKING VARIANCE



Houston Planning Commission

SITE PLAN



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: VI

Meeting Date: 03-31-2016

Houston Planning Commission

STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation: The site is located south of Elgin Street, east of Louisiana Street and west of Milam Street. The applicant requests a variance to allow a shopping center to provide 296 off-site parking spaces, instead of the required 326 spaces. Staff recommends deferring this application for two weeks to allow the applicant time to submit revised information by noon next Wednesday.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

OFF-STREET PARKING VARIANCE

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: VII

MEETING DATE: 03-31-2016

LOCATION	FILE NO.	ZIP	LAMB. NO.	KEY MAP	CITY/ ETJ
NORTH OF: Kingwood Drive SOUTH OF: Northpark Drive	EAST OF: U.S. 59 WEST OF: Loop 494	77339	5670	296 S	City

APPLICANT: Blue Moon Development Consultants

ADDRESS: 24450 Eastex Freeway

EXISTING USE: VACANT

PROPOSED USE: HOTEL - MOTEL

HOTEL / MOTEL APPLICATION DATE: 02-22-2016

DIRECTOR DECISION: Approve

BASIS OF DECISION:

FAILED TO COMPLY WITH SECTION 28-

LAND USE CALCULATIONS: RESIDENTIAL: N/A

NON-RESIDENTIAL: N/A

PRIMARY ENTRANCE LOCATION: Adjacent Commercial Property

PURPOSE OF REQUEST:

28-202 – Locational Requirements:

The tract on which the hotel is situated shall have direct frontage and take primary access from:

- At least one major thoroughfare that is not a residential street

BASIS OF REQUEST:

The hotel will have indirect access to the US 59 northbound feeder through a common driveway serving the planned cluster of commercial development.

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: The hotel will take access (indirect) from a limited access or controlled highway (U.S. 59), maintaining the intent of Chapter 28. The hotel is between a cluster of commercial developments, including a Taco Bell, Cracker Barrel, Harley Davidson dealership, and a Showbiz Cinemas movie theatre. The hotel is proposing 100 rooms, therefore, there is no residential test area. Similarly, this proposal is not abutting any parcel(s) residential in character.

This proposal meets the intent of Chapter 28 and thus, staff recommends the planning commission grant the variance for a hotel to take indirect access from the northbound feeder of U.S. 59.

PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: MARCH 31, 2016

HOUSTON PLANNING COMMISSION
HOTEL VARIANCE REQUEST - STAFF REPORT



**PLANNING &
DEVELOPMENT
DEPARTMENT**

AGENDA ITEM: VII

MEETING DATE: 03-31-2016

**CITY OF HOUSTON
DEPARTMENT OF PLANNING AND DEVELOPMENT**

HOTEL/MOTEL VARIANCE FORM

Building Permit Number _____

Applicant: Blue Moon Development Consultants for MCS Architects & Kirby Capital

Phone: 281-796-9996 _____

Address: 603 Lovett, Cleveland, Texas _____ Zip Code: 77327 _____

Site Address: 24,450 Eastex Freeway, Kingwood _____ Date Disapproved: _____

Statement of the specific provision of the article from which the variance is requested:

Sec. 28-202. - Locational requirements.

(1) The tract on which the hotel is situated shall have direct frontage on and take primary access from:

a. At least one major thoroughfare that is not a residential street;

State of the extent of the variance sought and the specific facts and reasons that the applicant believes warrant the granting of the variance:

Please see attached


Signature of Applicant _____ Date _____

FOR DEPARTMENT USE ONLY

One copy of Hotel Motel Variance Form

Non-refundable fee of \$200.00

Date

Signature of Planning Department Representative

PLANNING COMMISSION ACTION

DECISION: _____ VARIANCE GRANTED _____ VARIANCE DENIED

DATE: MARCH 31, 2016

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: VII

MEETING DATE: 03-31-2016



Blue Moon Development Consultants
603 Lovett
Cleveland, Texas 77327
281-796-9996

The proposed 100-unit Hilton Home 2 hotel to be located at 24,450 Eastex will comply with the requirements of the hotel/motel ordinance except that the hotel has indirect access to the US 59 northbound feeder. The pertinent ordinance sections are:

Sec. 28-202. - Locational requirements.

(1) The tract on which the hotel is situated shall have direct frontage on and take primary access from:

a. At least one major thoroughfare that is not a residential street;

More Basic Information: The area in which the hotel is proposed has been planned and developed as a commercial district. TxDot limits the number of driveways to its feeder roads. The hotel must take access through a neighboring business whose driveway was constructed with sharing in mind. In essence, our request is to be treated as though we had abutment and direct access to US 59.

Variance Request (1)a:

We, respectfully, request a variance from Houston Planning Commission to allow the proposed hotel to be constructed without abutting and having direct access to a public street for the reasons set out below:

- 1) The imposition of the terms, rules, conditions, policies, and standards of this article would create an undue hardship by depriving the applicant or owner of the property of reasonable use of the land; and*

The applicant is buying into the situation, however, no development of this property will have public street frontage and abutment. The tract does have access to US 59 feeder..

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

The situation of lack of frontage and abutment exists. The applicant merely would like to place a hotel in this relatively out-of-the-way portion of the commercial area.

- 3) The intent and general purposes of this article will be preserved and maintained; and*

One of the foremost intents of the ordinance is to keep hotels out of residential area. A major reason for the requirement for direct frontage and abutment to a public street is to prevent gerrymandering of sites to place a hotel in a residential area or near a

PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: MARCH 31, 2016

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: VII

MEETING DATE: 03-31-2016



protected use by using a tract without direct access and abutment. This tract exists. The applicant is not trying to fool anyone. This entrance to Kingwood is a great spot for this Hilton Home 2,

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

The primary reason for requesting this variance is that TxDot changed its driveway policy after the ordinance was written. This hotel site is exactly the sort of site the ordinance was written to encourage, a site on a freeway feeder. Since it complies fully with the spirit of the ordinance, we believe it would not be injurious to the public health, safety and welfare,

PLANNING COMMISSION ACTION

DECISION: ___ VARIANCE GRANTED ___ VARIANCE DENIED

DATE: MARCH 31, 2016

MEETING DATE: 03-31-2016



DATE: MARCH 31, 2016

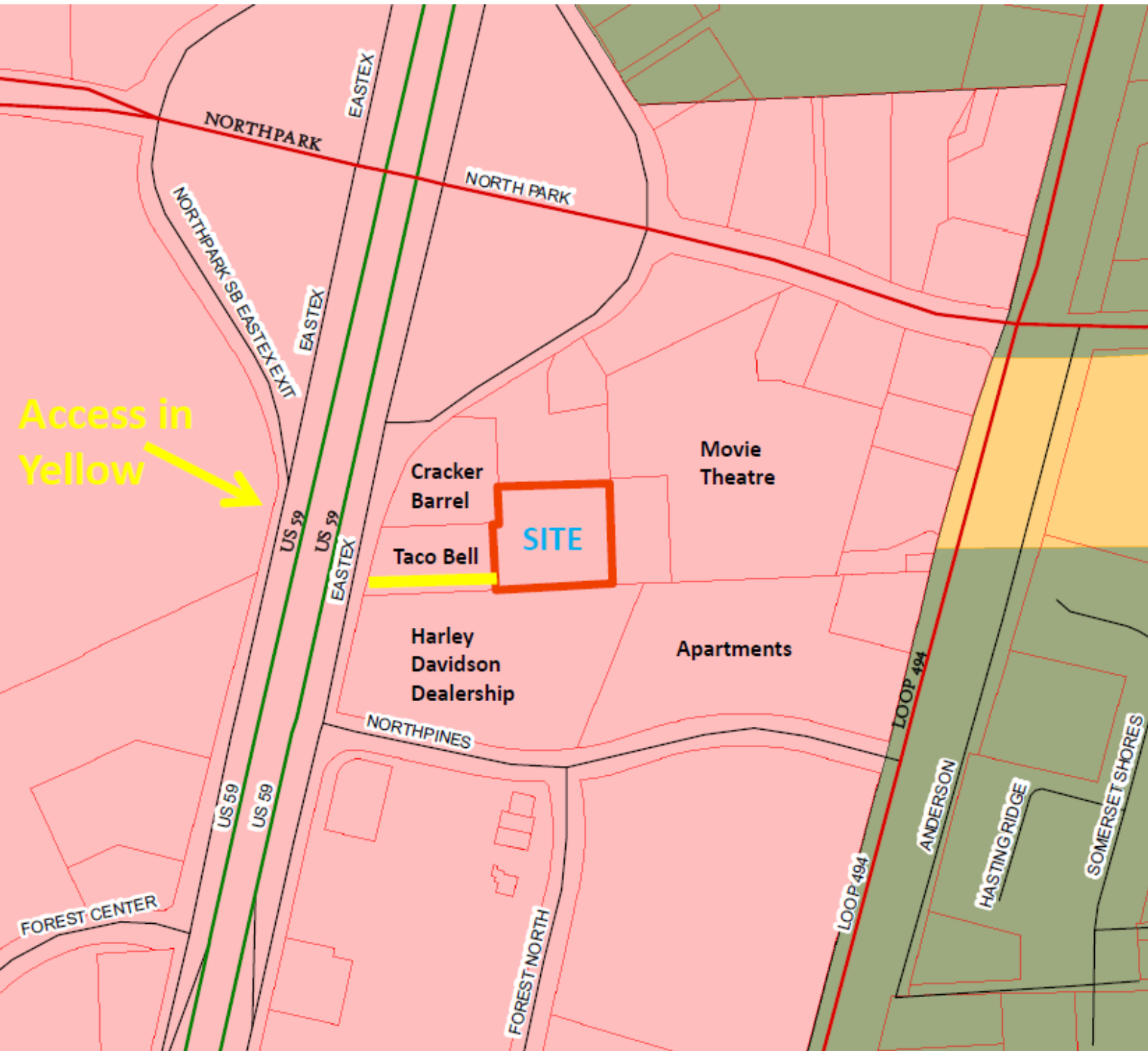
HOUSTON PLANNING COMMISSION
HOTEL VARIANCE REQUEST - STAFF REPORT



**PLANNING &
DEVELOPMENT
DEPARTMENT**

AGENDA ITEM: VII

MEETING DATE: 03-31-2016



PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: MARCH 31, 2016

AGENDA: VIII

SMLSA Application No. 584: Eastwood Subdivision

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Area (SMLSA) for the Eastwood Subdivision. Analysis shows that a minimum lot size of 5,500 square feet exists for the modified boundary area. A petition was signed by the owners of 16.9% of the property within the originally proposed SMLSA. An application was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-204. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

Following acceptance of an initially complete application, the Planning Director notifies all owners of property within the proposed SMLSA. Any property owner who wishes to vote for or against the creation of the minimum lot size area may return the response form within thirty days. The Director shall forward a complete application to Planning Commission for public hearing and consideration 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 55% of the property within the proposed SMLSA

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSA shall contain no less than five block faces, composed of 5 lots or more on each blockface;
- at least 80% of the lots to be included within the proposed SMLSA, 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;
- the proposed SMLSA does not include a significant area developed as or restricted to a use that is not single family residential and;
- does not include a significant area that does not share a lot size character with the rest of the proposed area
- that the applicant has demonstrated sufficient support of 55% for the establishment of the proposed SMLSA;
- that the establishment of the SMLSA will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSA 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 SMLSA is enforceable for forty (40) years from the effective date of the ordinance.

STAFF ANALYSIS:

This application includes 65 properties in the Eastwood Subdivision

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSA must contain not less than five (5) blockfaces composed of five (5) lots or more on each blockface;*
The application contains 8 blockfaces with at least 5 lots on 5 blockfaces
- *At least 80% of the lots to be included within the proposed SMLSA, 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 use of the properties consists of 58 single-family residential properties representing 89.2% of the total lots.
- *The applicant has demonstrated sufficient support for the SMLSA;*
The applicant obtained 56.79% support from property owners in the proposed SMLSA
- *Establishment of the SMLSA will further the goal of preserving the area lot size character;*
A minimum lot size of 5,500 sq ft exists on 45 of 65 lots in the area.
- *The proposed SMLSA 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 1913, and most of the houses were constructed in the 1930s. The establishment of a 5,500 sq ft 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.*
41 out of 65 lots representing 70% of the application area is at least 5,500 square feet in size.

Public notice of the public hearing was transmitted to all property owners in the area.

ATTACHMENTS:

1. Staff Analysis Summary Page
2. Map of Support
3. Map of Lots that meet SMLSA
4. Land Use Map
5. Aerial Map
6. Application
7. HCAD Map

**SPECIAL MINIMUM LOT SIZE AREA – MLSA 584
EASTWOOD SUBDIVISION**

Address	Lot Size (sq ft)	% By Area	Cumulative % of Area	Response Form	Signed Petition	Land Use
4709 WALKER ST	11000	2.66%	2.66%	Y	Y	SFR
4704 WALKER ST # 10	10700	2.59%	5.25%	Y		MF
4602 WALKER ST # 8	10700	2.59%	7.85%			MF
4617 WALKER ST	9542	2.31%	10.16%	Y	Y	SFR
4619 WALKER ST	8250	2.00%	12.15%	Y	Y	SFR
4732 RUSK ST	8250	2.00%	14.15%	Y		MF
4719 WALKER ST	8250	2.00%	16.15%	Y	Y	SFR
4703 WALKER ST	8250	2.00%	18.15%	Y	Y	SFR
4727 WALKER ST	8222	1.99%	20.14%	N		MF
4721 MCKINNEY ST	8025	1.94%	22.08%	Y		SFR
4707 MCKINNEY ST # 4	8025	1.94%	24.02%	Y		MF
4630 WALKER ST	8025	1.94%	25.97%	Y	Y	SFR
4601 WALKER ST	7810	1.89%	27.86%			SFR
4702 MCKINNEY ST	7316	1.77%	29.63%	Y		SFR
4806 MCKINNEY ST	7260	1.76%	31.39%	Y		SFR
4611 WALKER ST	6792	1.64%	33.03%			SFR
4702 RUSK ST	6792	1.64%	34.68%	Y		SFR
4708 RUSK ST	6792	1.64%	36.32%	Y		SFR
4712 RUSK ST	6792	1.64%	37.97%	Y		SFR
4725 WALKER ST	6792	1.64%	39.61%	N		SFR
4721 WALKER ST	6792	1.64%	41.26%	N		SFR
4818 MCKINNEY ST	6752	1.63%	42.89%			SFR
4802 MCKINNEY ST	6612	1.60%	44.49%			SFR
4710 WALKER ST	6607	1.60%	46.09%	Y		SFR
4712 WALKER ST	6607	1.60%	47.69%	Y		SFR
4718 WALKER ST	6607	1.60%	49.29%	Y		SFR
4722 WALKER ST	6607	1.60%	50.89%			SFR
4726 WALKER ST	6607	1.60%	52.49%			SFR
4728 WALKER ST	6607	1.60%	54.09%			SFR
4741 PARK DR	6400	1.55%	55.64%	N		MF
4711 MCKINNEY ST	6313	1.53%	57.17%			SFR
4737 PARK DR	6050	1.46%	58.63%	Y		SFR
4622 WALKER ST	5992	1.45%	60.08%		Y	SFR
4708 MCKINNEY ST	5981	1.45%	61.53%			SFR
4626 WALKER ST	5965	1.44%	62.98%		Y	SFR
4733 PARK DR	5800	1.40%	64.38%			SFR
4631 WALKER ST # 2 (LT 10)	5500	1.33%	65.71%	Y	Y	SFR

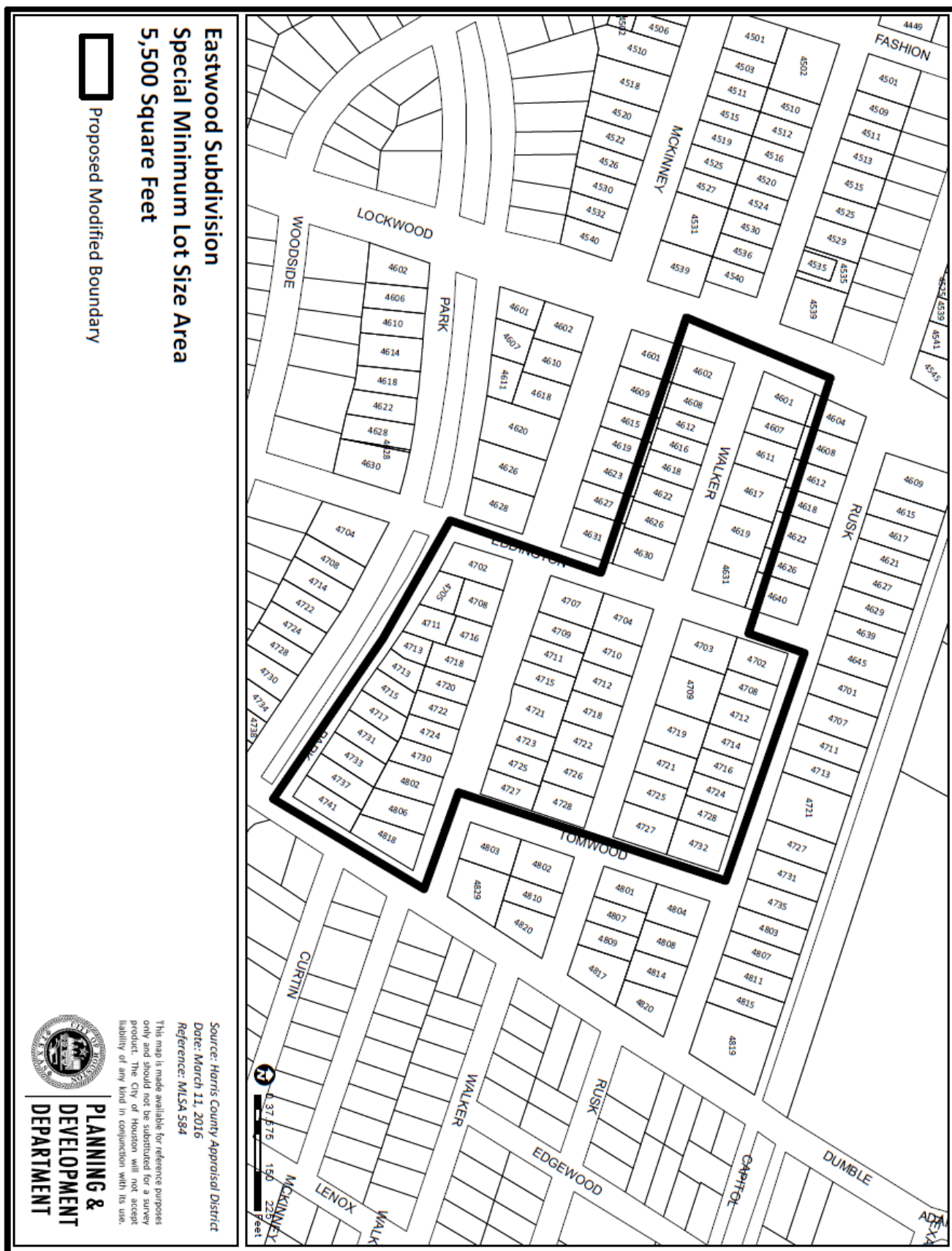
Special Minimum Lot Size Area

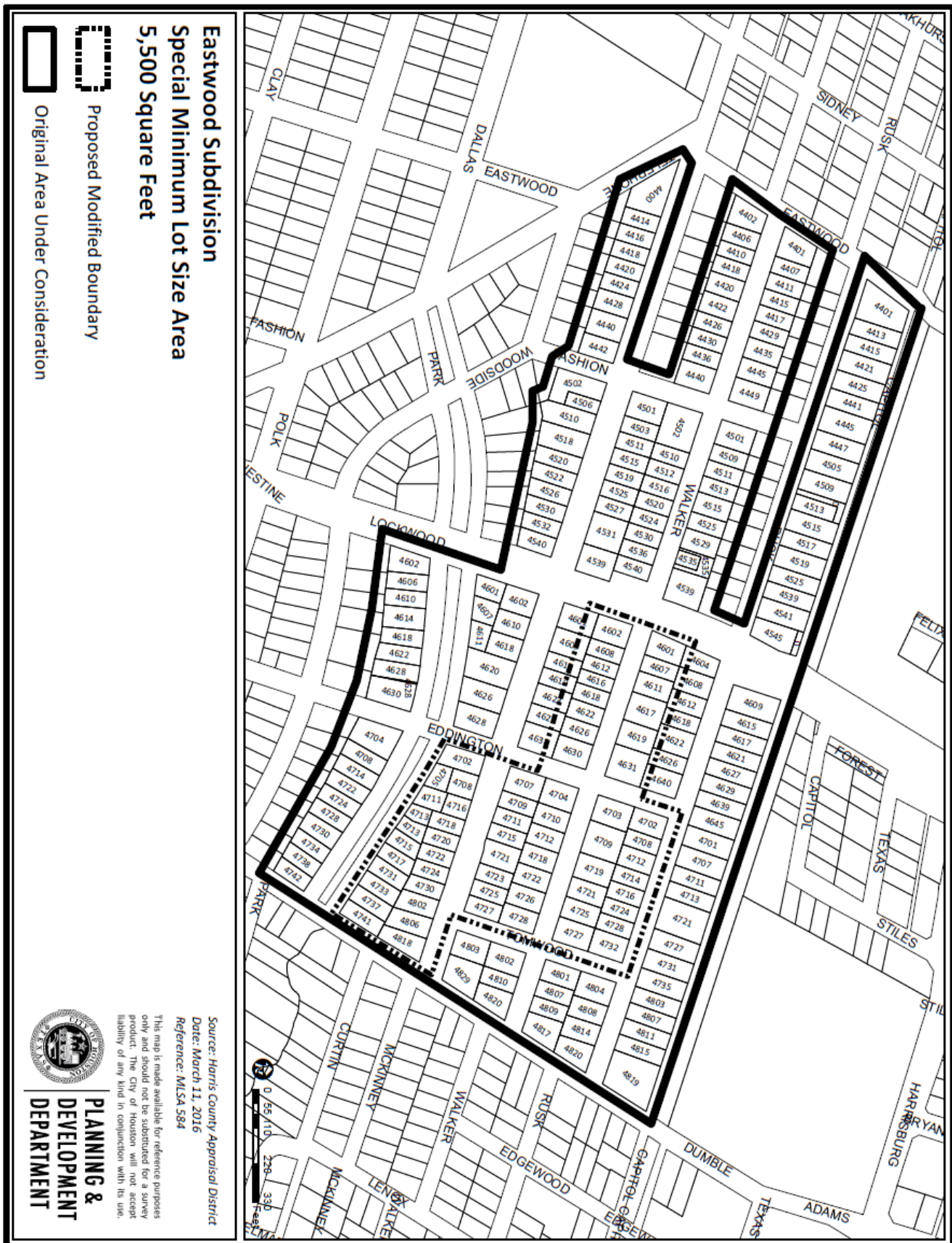
Planning and Development Department

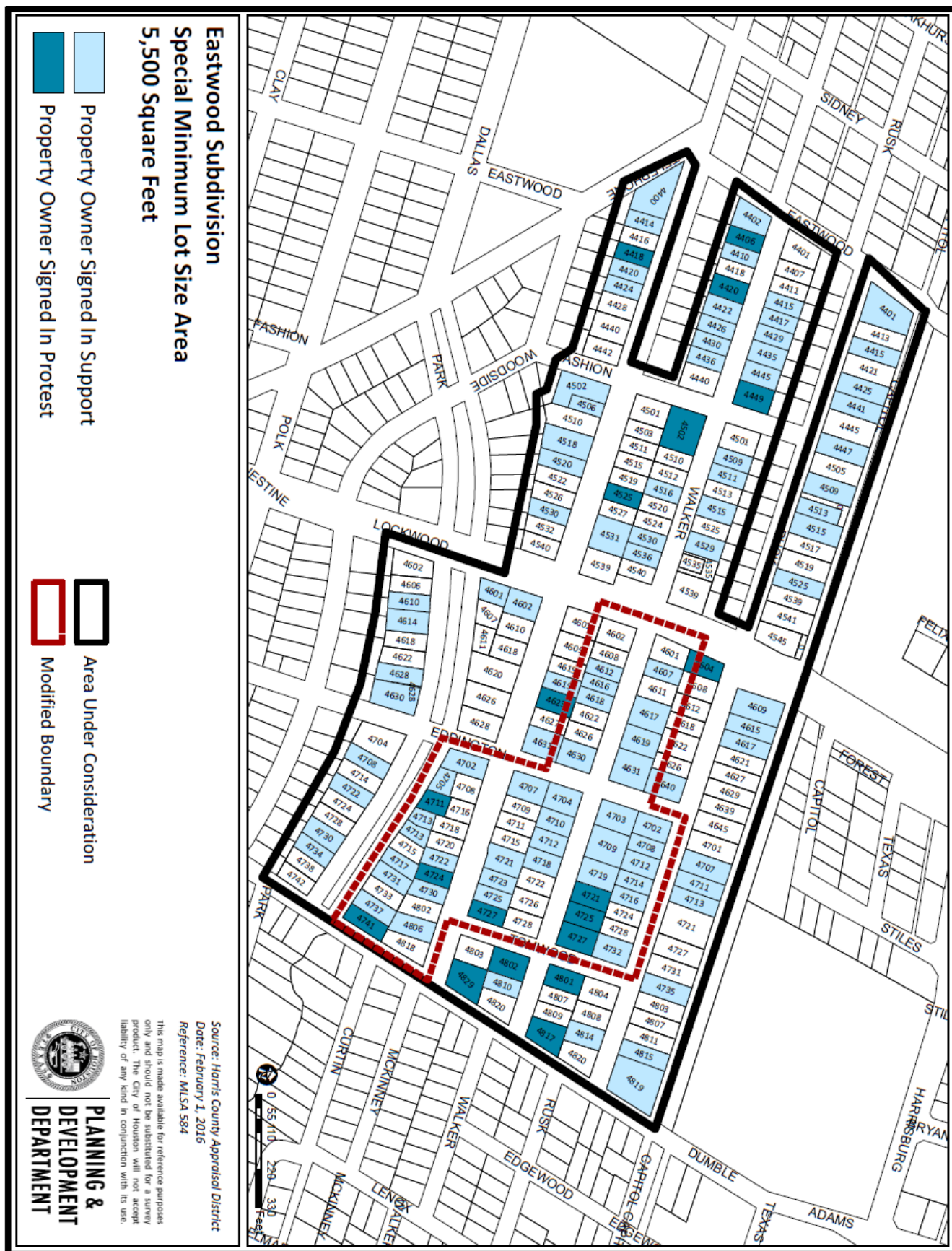
Address	Lot Size (sq ft)	% By Area	Cumulative % of Area	Response Form	Signed Petition	Land Use
4631 WALKER ST # 2 (LT 11)	5500	1.33%	67.05%	Y	Y	SFR
4607 WALKER ST	5500	1.33%	68.38%	Y		SFR
4714 RUSK ST	5500	1.33%	69.71%	Y		SFR
4716 RUSK ST	5500	1.33%	71.04%	Y		SFR
4724 RUSK ST	5500	1.33%	72.37%			SFR
4728 RUSK ST	5500	1.33%	73.70%			SFR
4731 PARK DR	5500	1.33%	75.04%	Y		SFR
4730 MCKINNEY ST	5500	1.33%	76.37%	Y		SFR
4715 MCKINNEY ST	5375	1.30%	77.67%			SFR
4727 MCKINNEY ST	5350	1.30%	78.96%	N		VAC
4725 MCKINNEY ST	5350	1.30%	80.26%	Y		SFR
4723 MCKINNEY ST	5350	1.30%	81.56%	Y		SFR
4709 MCKINNEY ST	5350	1.30%	82.85%			SFR
4608 WALKER ST	5350	1.30%	84.15%			SFR
4618 WALKER ST	5350	1.30%	85.44%	Y	Y	SFR
4724 MCKINNEY ST	5150	1.25%	86.69%	N		SFR
4717 PARK DR	5150	1.25%	87.94%	Y		SFR
4711 PARK DR	5102	1.24%	89.17%	N		SFR
4718 MCKINNEY ST	5000	1.21%	90.38%			SFR
4720 MCKINNEY ST	5000	1.21%	91.59%			SFR
4722 MCKINNEY ST	5000	1.21%	92.80%	Y		SFR
4612 WALKER ST	4950	1.20%	94.00%	Y		SFR
4616 WALKER ST	4592	1.11%	95.11%	Y		SFR
4716 MCKINNEY ST	4532	1.10%	96.21%			SFR
4715 PARK DR	4500	1.09%	97.30%			SFR
4705 PARK DR	4025	0.97%	98.28%	Y		MF
4713 PARK DR	3743	0.91%	99.18%	Y		SFR
4713 PARK DR	3378	0.82%	100.00%	Y		SFR

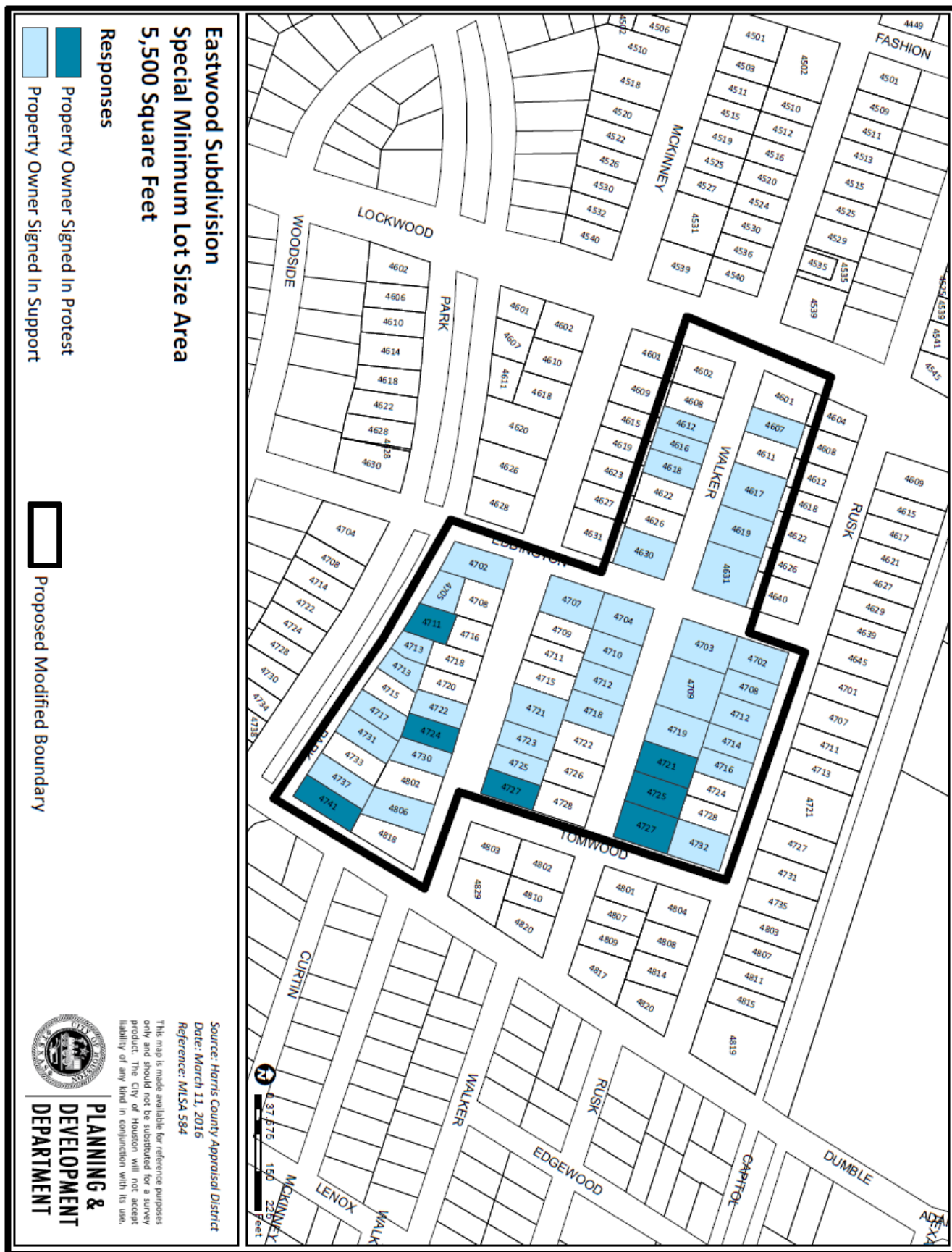
This application qualifies for a Special Minimum Lot Size of:	5,500 sq ft
Response forms received in support of the SMLSA:	36
Response forms received in opposition of the SMLSA:	7
Percentage of property owners in support of the SMLSA boundary: (must be at least 55%)	56.79%
Percentage of property owners signed the petition for the SMLSA application: (must be at least 10%)	16.9%

# of developed or restricted to no more than two SFR Units	57
# of Multifamily lots	7
# of Commercial lots	0
# of Vacant Lots	1
# of Excluded Lots	0
TOTAL NUMBER OF LOTS	65
Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 80%):	85.1%



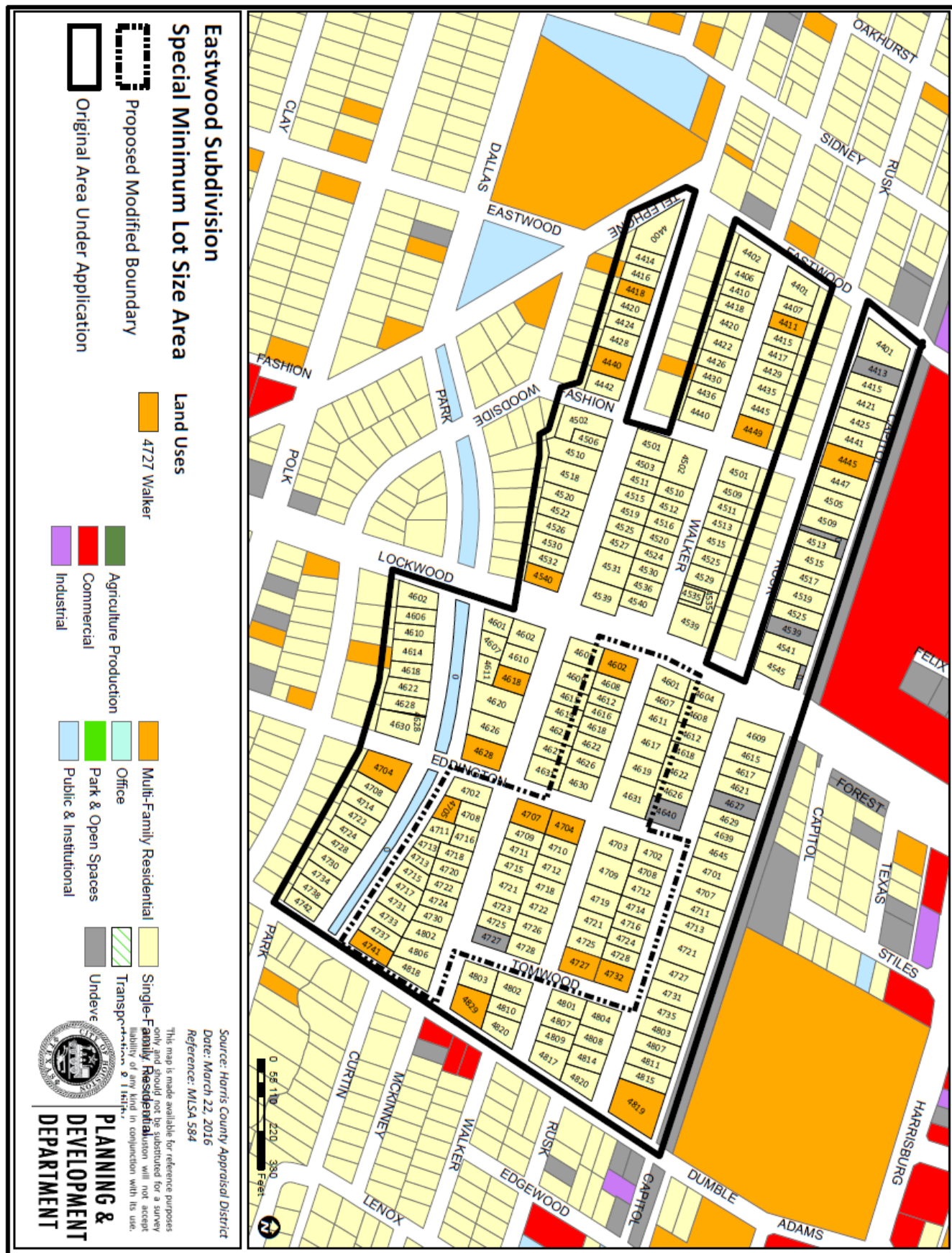


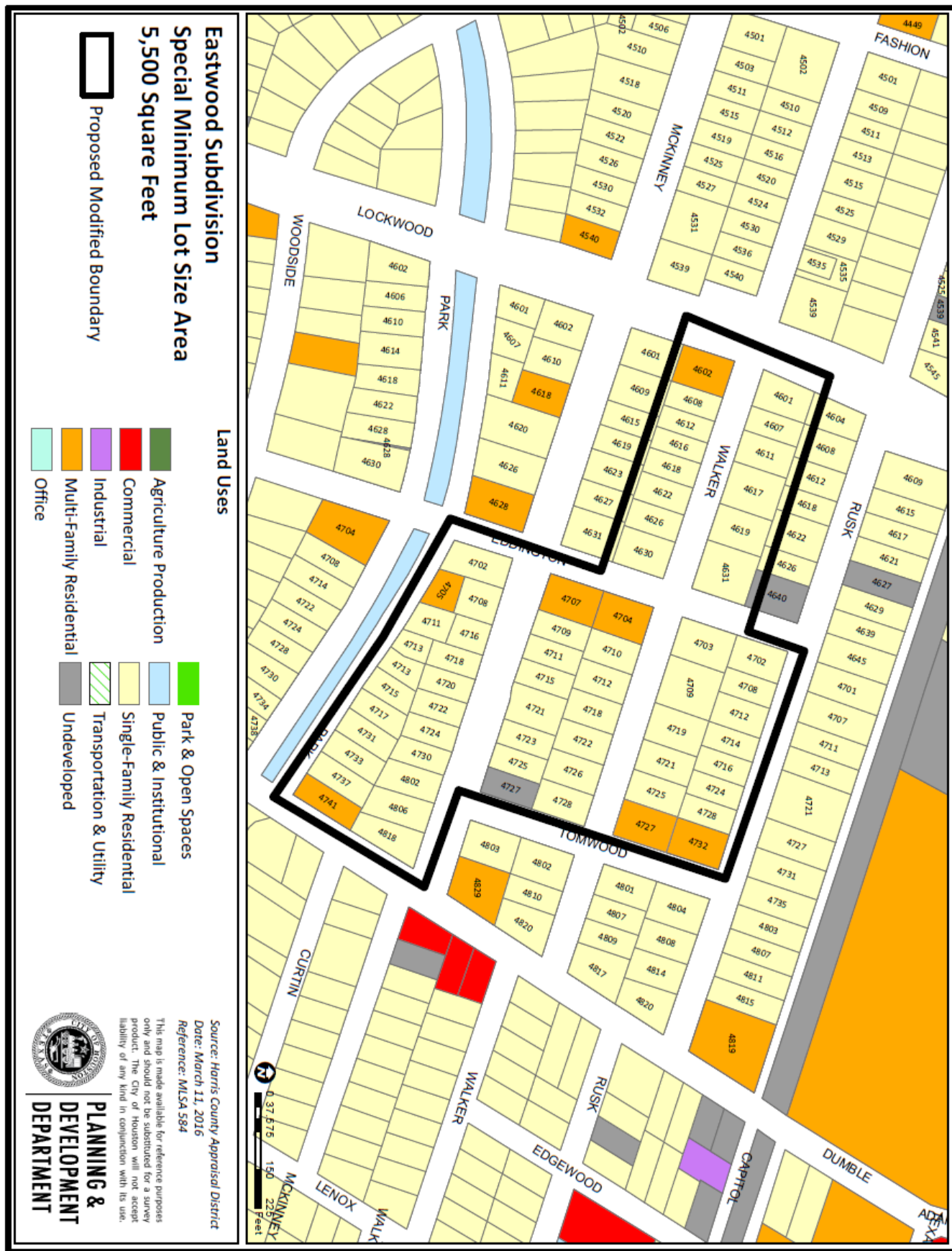












Special Minimum Lot Size Area Application

According to
Section 42-197 of Chapter 42 of the Code of Ordinances



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Please complete entire application form.

1. Location:

Block 7 Lots 1-6 & Res D, E 1-5, Block 8 Lots 1-9 & Res E1-8, Block 9 Lots 2-9 & Res E 2-9, Block 12 Lots 1-3, Block 14 Lots 11-20,
Block 15 Lots 13-24, Block 16 Lots 1-9, Block 16 Lots 10-18, Block 17 Lots 1-9, Block 17 Lots 10-18, Block 18 Lots 1-5,
Block 18 Lots 6-10, Block 19 Lots 1-4, Block 19 Lots 5-7, Block 20 Lots 1-9, Block 21 Lots 1-9, Block 22 Lots 1-11,
Block 22 Lots 13-24, Block 23 Lots 1-11, Block 23 Lots 12-23, Block 25 Lots 1-11, Block 26 Lots 1-11, Block 27 Lots 1-8,
Block 27 Lots 9-11, Block 28 Lots 1-12, Block 28 Lots 13-19, Block 29 Lots 1-11, Block 30 Lots 1-9 in the Eastwood Subdivision.

Example: Blocks 15 - 19, Lots 1-37, in Cocker Spaniel Subdivision
Block 10, Lots 1-12 + Res F1-10, and Block 11, Lots 1-11 + Res F1-11

2. Contacts:

Primary Applicant Paul O'Sullivan Phone # 713.882.6397
Address 4703 Walker St. E-mail _____
City Houston State TX Zip 77023
Alternate Applicant John Jacob Phone # 832-671-8171
Address 4619 Walker E-mail _____
City Houston State TX Zip 77023

3. Project Information (Staff Use Only-Do Not Fill In):

File # 584 Key Map # _____ TIRZ _____
Lambert # _____ Super N'hood _____ Census Tract _____
City Council District I

4. Submittal Requirements:

Please Check

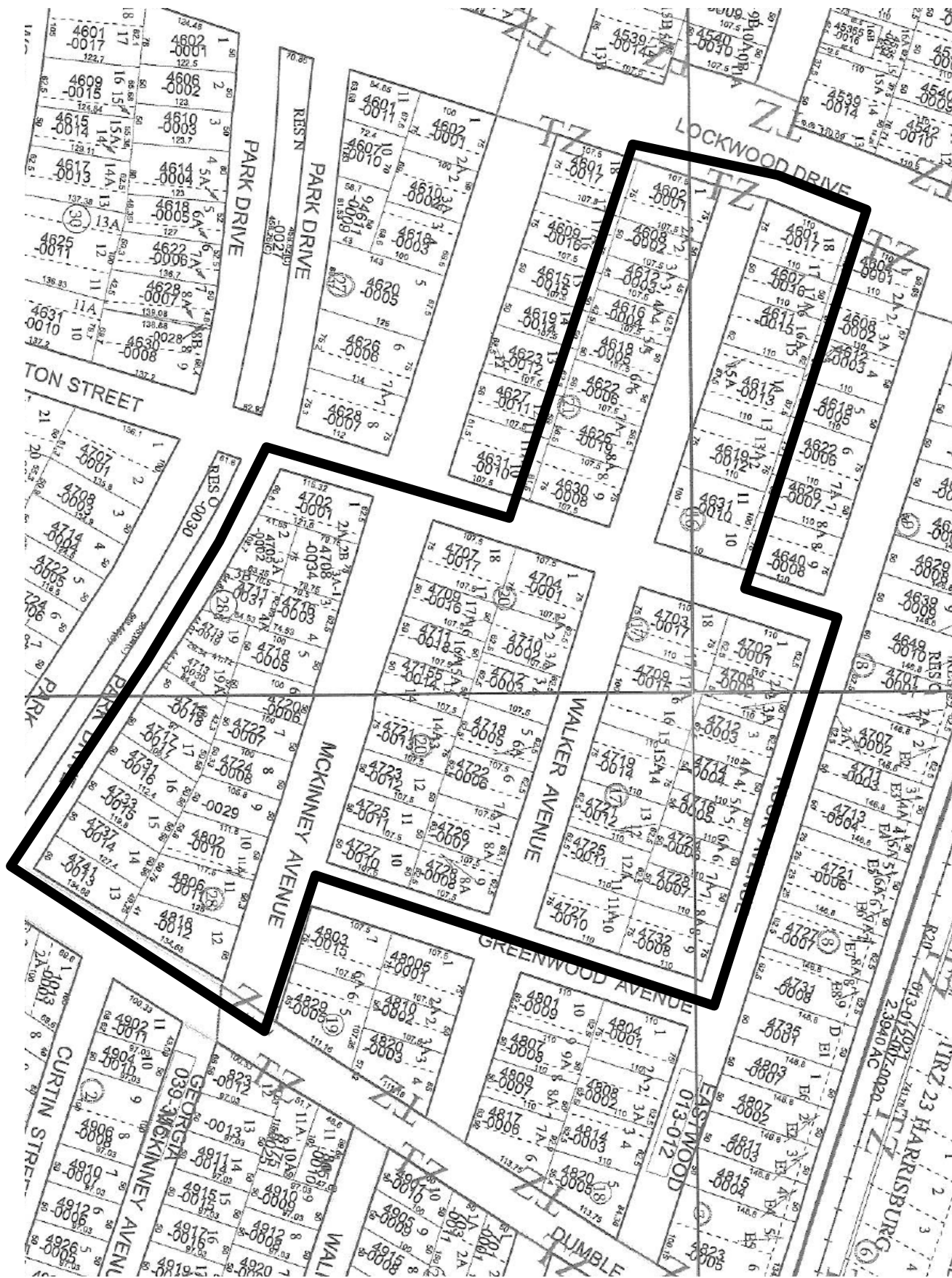
Completed application form (this page)
Signed petition signed by the applicant (page 5)
Signed petition of support signed by 10% of lot owners within the boundary area (page 6)
Signed deed restriction statement (page 6)
Three (3) recommended locations for a community meeting (page 7)
Sample of Notification Sign (page 9)
Copy of deed restrictions, if applicable
Map or sketch showing the address, land use and the size of all lots within boundary area

RECEIVED

SEP 21 2015

PLANNING SERVICES

Steve Parker
4518 Park Dr.
Houston, TX 77023
713-306-2372



AGENDA: IX

SMLSA Application No. 578: Drosche, Lots 6, 7 and 8 and Tracts 3, 4, 5, and 9; ABST 1 J Austin, Tracts 1, 1A, 1B, 8, 9, 10, 10A, 12, 12B and 13; Booth North Main Street, Lots 118, 120, 122, 124, 126-138, 140, 141, 143 and 162, Tracts 6, 139A, 139, 144A, 145A and 146A; North Main Street, Lots 5-8, 14-17, 23-34, 39, 70-78, 85-88, and 90-95, Tracts 9, 9B, 10, 10A, 11, 11A, 12, 12A, 13, 13A, 22, 68, 68A, 68B, 69A, 69B, 89 and 89A.

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Area (SMLSA) for North Main Street Subdivision area. Analysis shows that a minimum lot size of 5,950 sq. ft. exists for the area. A petition was signed by the owners of 28% of the property within the proposed SMLSA. An application was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-204. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

Following acceptance of an initially complete application, the Planning Director notifies all owners of property within the proposed SMLSA. Any property owner who wishes to vote for or against the creation of the minimum lot size area may return the response form within thirty days. The Director shall forward a complete application to Planning Commission for public hearing and consideration 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 55% of the property within the proposed SMLSA

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSA shall contain no less than five block faces, composed of 5 lots or more on each blockface;
- at least 80% of the lots to be included within the proposed SMLSA, 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;
- the proposed SMLSA does not include a significant area developed as or restricted to a use that is not single family residential and;
- does not include a significant area that does not share a lot size character with the rest of the proposed area
- that the applicant has demonstrated sufficient support of 55% for the establishment of the proposed SMLSA;
- that the establishment of the SMLSA will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSA 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 SMLSA is enforceable for forty (40) years from the effective date of the ordinance.

STAFF ANALYSIS:

This application includes eighty-eight (88) properties in the North Main Street Subdivision area

Analysis of the application resulted in the following findings:

- The boundaries of the proposed SMLSA must contain not less than five (5) blockfaces composed of five (5) lots or more on each blockface;*

The application contains 12 blockfaces with at least 5 lots on 5 blockfaces

- At least 80% of the lots to be included within the proposed SMLSA, 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 use of the properties consists of seventy-seven (77) single-family residential properties representing 87.5% of the total lots. There are also 8 multi-family lots that account for 9% of the lots.

- The applicant has demonstrated sufficient support for the SMLSA;*
The applicant obtained 55% support from property owners in the proposed SMLSA
- Establishment of the SMLSA will further the goal of preserving the area lot size character;*
A minimum lot size of 5,950 sq. ft. exists on fifty-one (51) of eighty-eight (88) lots in the area.
- The proposed SMLSA 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 North Main Street subdivision was platted in 1912. Booth's North Main Street Addition was platted in 1922. A number of the houses in the application area were constructed in the 1910s and 1920s. The establishment of a 5,950 sq. ft. 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.*

Fifty-one (51) out of eighty-eight (88) lots representing 70% of the application area are at least 5,950 square feet in size.

Public notice of the public hearing was transmitted to all property owners in the area.

ATTACHMENTS:

1. Staff Analysis Summary Page
2. Map of Original Boundary
3. Map of Modified Boundary
4. Map of Support
5. Map of Lots that meet SMLSA
6. Land Use Map
7. Aerial Map
8. Application
9. HCAD Map

SPECIAL MINIMUM LOT SIZE AREA

NORTH MAIN STREET SUBDIVISION AREA

Site Address	Land Area	% by Area	Cumulative % by Area	Response Form	Petition	Land Use
800 BOOTH ST	44253	7.76%	7.76%	N		SFR
712 BOOTH ST	16340	2.87%	10.62%			SFR
2509 EVERETT ST	15109	2.65%	13.27%	Y	Y	SFR
715 BOOTH ST	10800	1.89%	15.17%	Y		SFR
2507 GENTRY ST	9072	1.59%	16.76%	Y	Y	SFR
819 BOOTH ST	8050	1.41%	18.17%	Y		VAC
0 GENTRY ST	8032	1.41%	19.58%	Y	Y	MF
802 BOOTH ST	7750	1.36%	20.94%	Y		SFR
819 BOOTH ST	7679	1.35%	22.29%	Y		VAC
806 BOOTH ST	7250	1.27%	23.56%	Y	Y	SFR
1001 BOUNDARY ST	7248	1.27%	24.83%	Y	Y	MF
713 BOOTH ST	7221	1.27%	26.10%	Y		SFR
833 BOOTH ST	7188	1.26%	27.36%	Y		SFR
809 BOOTH ST	7080	1.24%	28.60%	N		SFR
827 BOOTH ST	7050	1.24%	29.84%	Y		SFR
2512 EVERETT ST	7048	1.24%	31.07%	Y		SFR
823 BOOTH ST	6912	1.21%	32.28%	Y		SFR
810 BOOTH ST	6750	1.18%	33.47%	N		SFR
719 BOUNDARY ST	6714	1.18%	34.65%	Y		SFR
2508 EVERETT ST	6618	1.16%	35.81%			MF
818 BOOTH ST	6522	1.14%	36.95%	Y		SFR
812 MCINTOSH ST	6500	1.14%	38.09%	Y	Y	SFR
816 MCINTOSH ST	6500	1.14%	39.23%	Y	Y	SFR
814 MCINTOSH ST	6500	1.14%	40.37%			SFR
820 MCINTOSH ST	6500	1.14%	41.51%			SFR
709 MCINTOSH ST	6450	1.13%	42.64%	Y		MF
711 MCINTOSH ST	6450	1.13%	43.77%	Y		MF
802 WILKES ST	6450	1.13%	44.90%	Y	Y	SFR
805 MCINTOSH ST	6450	1.13%	46.04%	Y		SFR
806 WILKES ST	6450	1.13%	47.17%	Y		SFR
807 MCINTOSH ST	6450	1.13%	48.30%	Y		SFR
815 MCINTOSH ST	6450	1.13%	49.43%	Y	Y	SFR
817 MCINTOSH ST	6450	1.13%	50.56%	Y		SFR
818 WILKES ST	6450	1.13%	51.69%	*	Y	SFR
818 WILKES ST	6450	1.13%	52.82%	*	Y	SFR
820 WILKES ST	6450	1.13%	53.95%	Y	Y	SFR
713 MCINTOSH ST	6450	1.13%	55.09%	N		SFR
800 WILKES ST	6450	1.13%	56.22%	N		SFR

Special Minimum Lot Size Area

Planning and Development Department

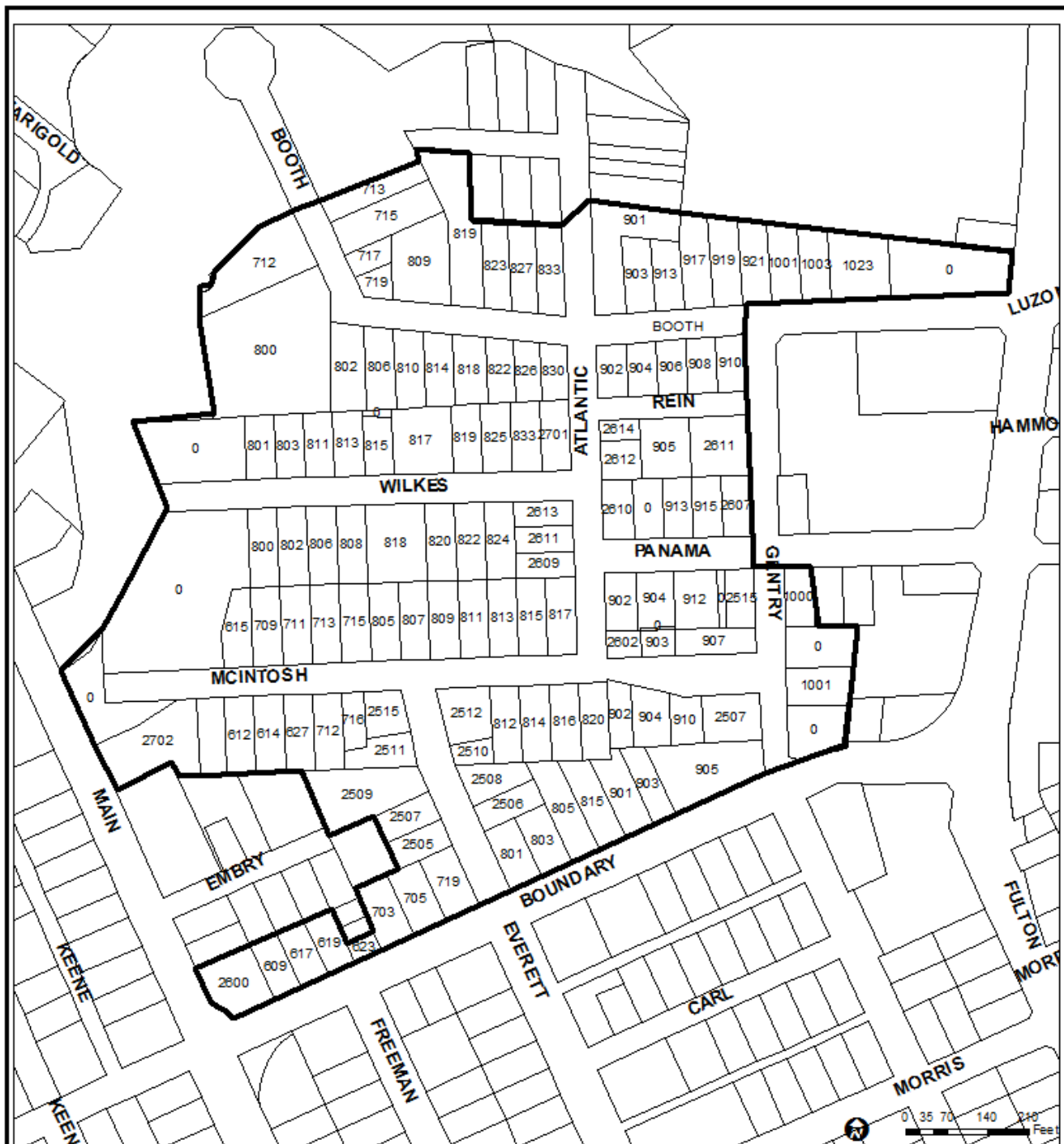
811 MCINTOSH ST	6450	1.13%	57.35%	N		SFR
715 MCINTOSH ST	6450	1.13%	58.48%			SFR
808 WILKES ST	6450	1.13%	59.61%			SFR
809 MCINTOSH ST	6450	1.13%	60.74%			VAC
813 MCINTOSH ST	6450	1.13%	61.87%			SFR
822 WILKES ST	6450	1.13%	63.01%			SFR
824 WILKES ST	6450	1.13%	64.14%			SFR
0 GENTRY ST	6355	1.11%	65.25%	Y	Y	MF
814 BOOTH ST	6250	1.10%	66.35%			SFR
809 BOOTH ST	6220	1.09%	67.44%	N		SFR
801 BOUNDARY ST	6194	1.09%	68.52%	Y	Y	SFR
2511 EVERETT ST	6016	1.06%	69.58%			SFR
2701 ATLANTIC ST	5950	1.04%	70.62%			SFR
825 WILKES ST	5850	1.03%	71.65%	Y	Y	SFR
833 WILKES ST	5850	1.03%	72.68%			SFR
817 WILKES ST	5760	1.01%	73.69%	Y	Y	SFR
819 WILKES ST	5750	1.01%	74.69%	Y	Y	MF
2506 EVERETT ST	5700	1.00%	75.69%	Y	Y	SFR
817 WILKES ST	5560	0.98%	76.67%	Y	Y	SFR
813 WILKES ST	5500	0.96%	77.63%	Y		SFR
2515 EVERETT ST	5451	0.96%	78.59%	Y		SFR
803 WILKES ST	5350	0.94%	79.53%	Y	Y	SFR
811 WILKES ST	5350	0.94%	80.47%	Y	Y	SFR
801 WILKES ST	5300	0.93%	81.40%			SFR
822 BOOTH ST	5200	0.91%	82.31%	N		SFR
902 PANAMA	5160	0.91%	83.21%	Y		SFR
2505 EVERETT ST	5000	0.88%	84.09%	Y		SFR
1000 PANAMA ST	5000	0.88%	84.97%			SFR
2507 EVERETT ST	5000	0.88%	85.84%		Y	SFR
815 WILKES ST	4900	0.86%	86.70%	Y	Y	SFR
615 MCINTOSH ST	4850	0.85%	87.55%	N		SFR
826 BOOTH ST	4792	0.84%	88.39%			SFR
910 MCINTOSH ST	4704	0.83%	89.22%			MF
902 BOOTH ST	4680	0.82%	90.04%	Y		SFR
910 BOOTH ST	4600	0.81%	90.85%	N		SFR
904 BOOTH ST	4500	0.79%	91.64%	Y		SFR
906 BOOTH ST	4500	0.79%	92.43%	Y		SFR
908 BOOTH ST	4500	0.79%	93.22%	Y		SFR
830 BOOTH ST	4377	0.77%	93.98%			SFR
2609 ATLANTIC ST	4300	0.75%	94.74%	Y	Y	SFR
2613 ATLANTIC ST	4300	0.75%	95.49%	Y		SFR
2611 ATLANTIC ST	4300	0.75%	96.25%			SFR

Special Minimum Lot Size Area

Planning and Development Department

902 MCINTOSH ST	4129	0.72%	96.97%	Y		SFR
717 BOOTH ST	3318	0.58%	97.55%	Y		SFR
904 MCINTOSH ST	3256	0.57%	98.12%			SFR
906 MCINTOSH ST	3112	0.55%	98.67%			SFR
2602 ATLANTIC ST	2610	0.46%	99.13%			SFR
2510 EVERETT ST	2272	0.40%	99.52%	Y	Y	SFR
719 BOOTH ST	2100	0.37%	99.89%	Y		SFR
0 WILKES ST	594	0.10%	100.00%	Y		SFR

Response Form received with support	52
Response Form received with opposed	11
Percentage of boundary area in favor of the MLSA (must be at least 55%)	55.74%
Signed Petition in Support	25
Property Owners Signing in Support of the Petition (must be at least 10%)	28.40%
# developed or restricted to no more than two SFR Units	77
# of Multifamily lots	8
# of Commercial lots	0
# of Vacant Lots	3
# of Excluded Lots	0
TOTAL LOTS IN AREA	88
Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 80%):	87.5%




North Main Street Area
Special Minimum Lot Size Area Designation
6,016 Square Feet

Source: Harris County Appraisal District

Date: February 25, 2016

Reference: MLSA 578

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.

 Area Under Consideration



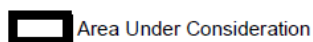
**PLANNING &
DEVELOPMENT
DEPARTMENT**



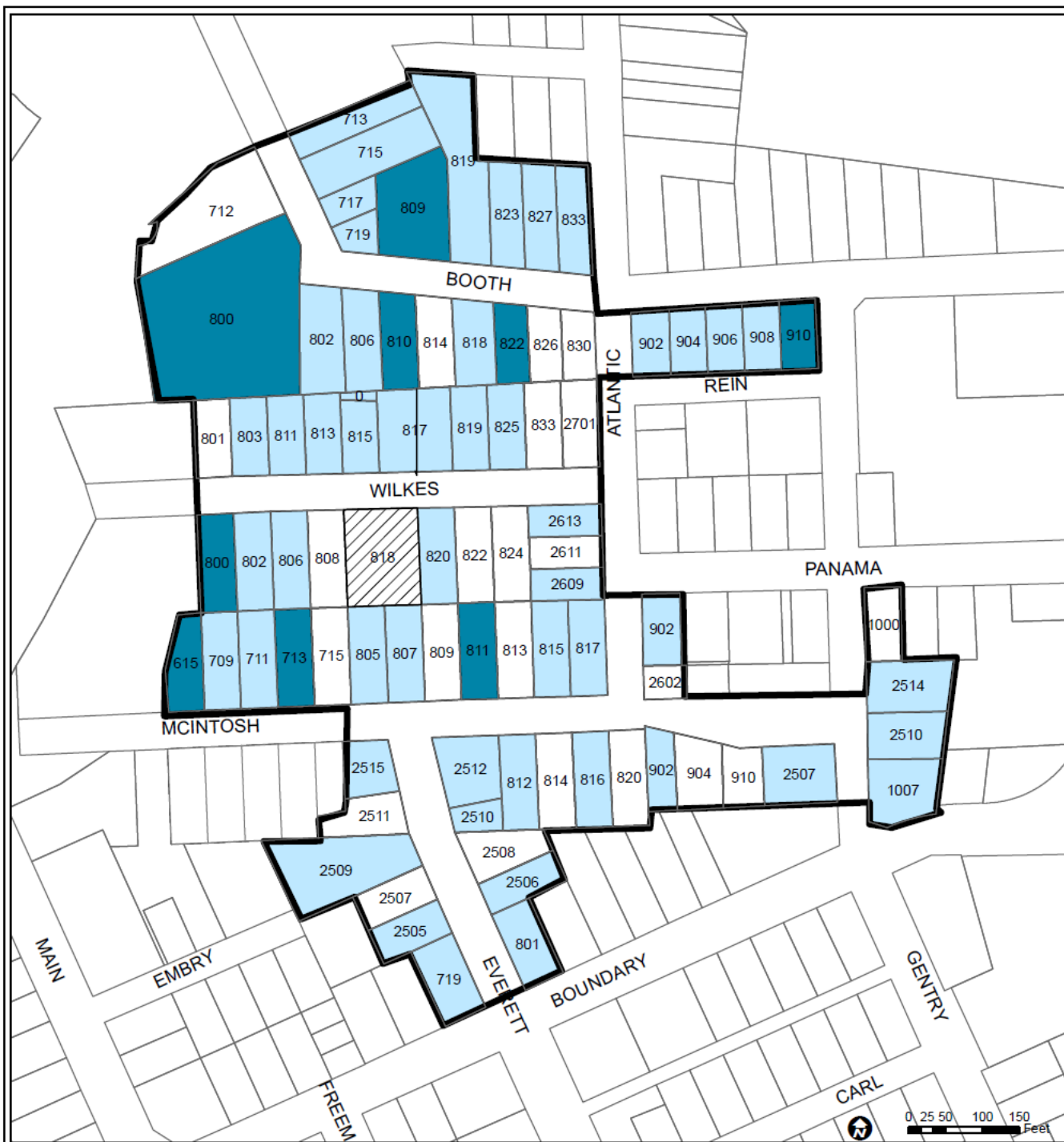
**North Main Street Subdivision Area
Special Minimum Lot Size Area Designation
5,950 Square Feet**

Source: Harris County Appraisal District
Date: March 28, 2016
Reference: MLSA 578

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**



North Main Street Subdivision Area
Special Minimum Lot Size Area Designation
5,950 Square Feet

-  818 Wilkes
-  Property Owner Signed in Support
-  Property Owner Signed in Protest
-  No Response
-  Area Under Consideration

Source: Harris County Appraisal District
Date: March 28, 2016
Reference: MLSA 578

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North Main Street Subdivision Area
Special Minimum Lot Size Area Designation
5,950 Square Feet

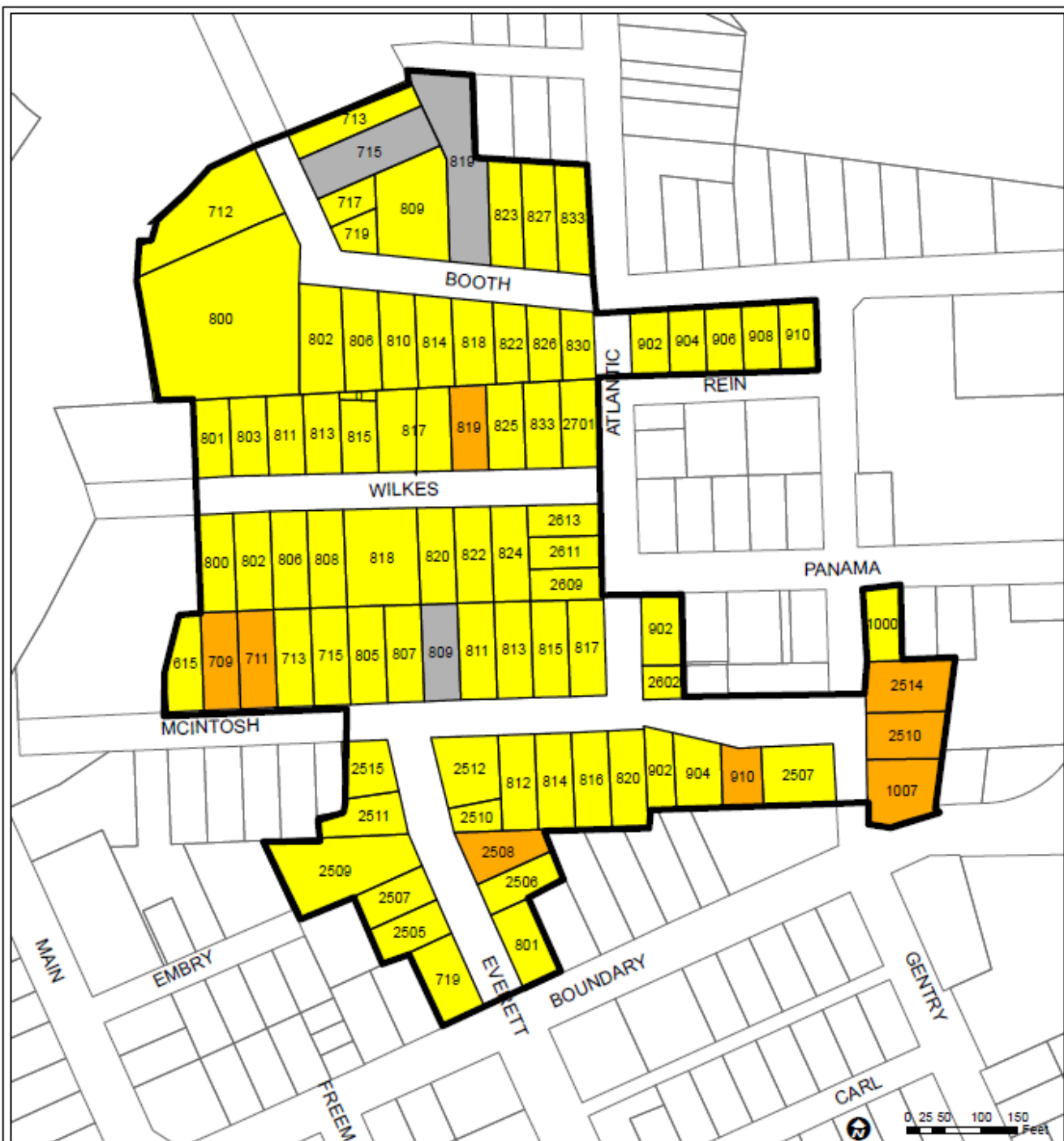
Lots Greater than 5,950 Square Feet
 Lots Less than 5,950 Square Feet
 Area Under Consideration

Source: Harris County Appraisal District
 Date: March 28, 2016
 Reference: MLSA 578

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



North Main Street Subdivision Area
Special Minimum Lot Size Area Designation
5,950 Square Feet

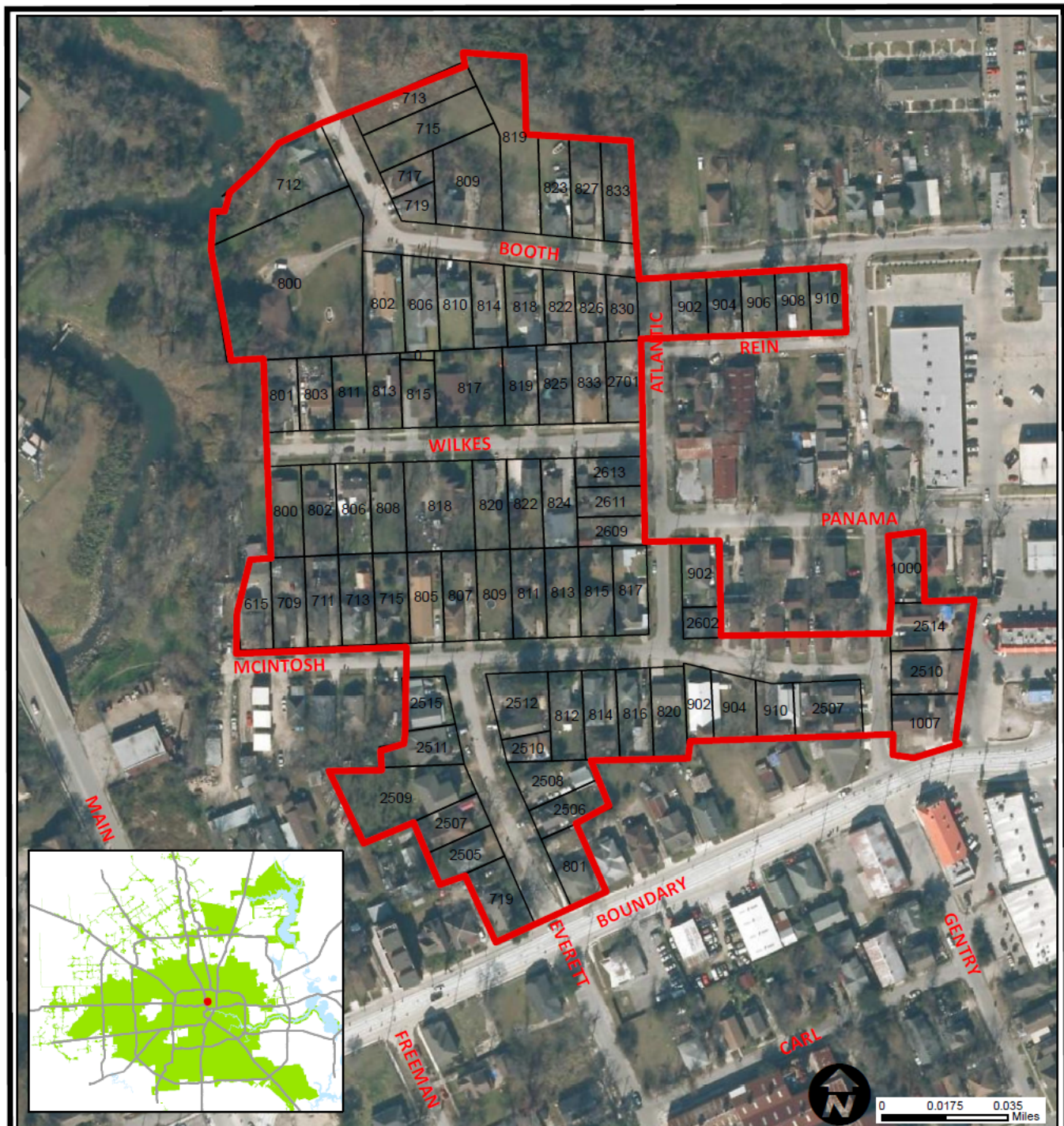
- Single-Family Residential
- Multi-Family Residential
- Undeveloped
- Area Under Consideration

Source: Harris County Appraisal District
Date: March 31, 2016
Reference: MLSA 578


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**PLANNING &
DEVELOPMENT
DEPARTMENT**



North Main Street Subdivision Area Special Minimum Lot Size Designation 5,950 Square Feet

 MLSA 578 HCAD

Source: Harris County Appraisal District
Date: March 21, 2016
Reference: MLSA 578

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Special Minimum Lot Size Area Application

According to

Section 42-197 of Chapter 42 of the Code of Ordinances



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Please complete entire application form.

1. Location:

North Main Subdivision lots 1-39 & 55-95; Booth North Main St. Lots 115 to 146A; Bolin Smith tracts 3, 6a, 7 and 11b; Boundary Townhomes lots 1-3; Droche tracts 1-13 & ABST 1 J AUSTIN TR 13

Example: Blocks 15 - 19, Lots 1-37, in Cocker Spaniel Subdivision

2. Contacts:

Primary

Applicant YOLANDA R. CAMACHO

Phone # 832-652-7001

Address 817 WILKES ST

E-mail

City HOUSTON

State TX Zip 77009

Alternate

Applicant Jose Angel Trevino

Phone # 832-276-5942

Address 2506 EVERETT

E-mail

City HOUSTON

State TX Zip 77009

3. Project Information (Staff Use Only-Do Not Fill In):

File # 578

Key Map #

TIRZ

Lambert #

Super N'hood

Census Tract

City Council District H

4. Submittal Requirements:

Please Check

Completed application form (this page)

Signed petition signed by the applicant (page 5)

Signed petition of support signed by 10% of lot owners within the boundary area (page 6)

Signed deed restriction statement (page 6)

Three (3) recommended locations for a community meeting (page 7)

Sample of Notification Sign (page 9)

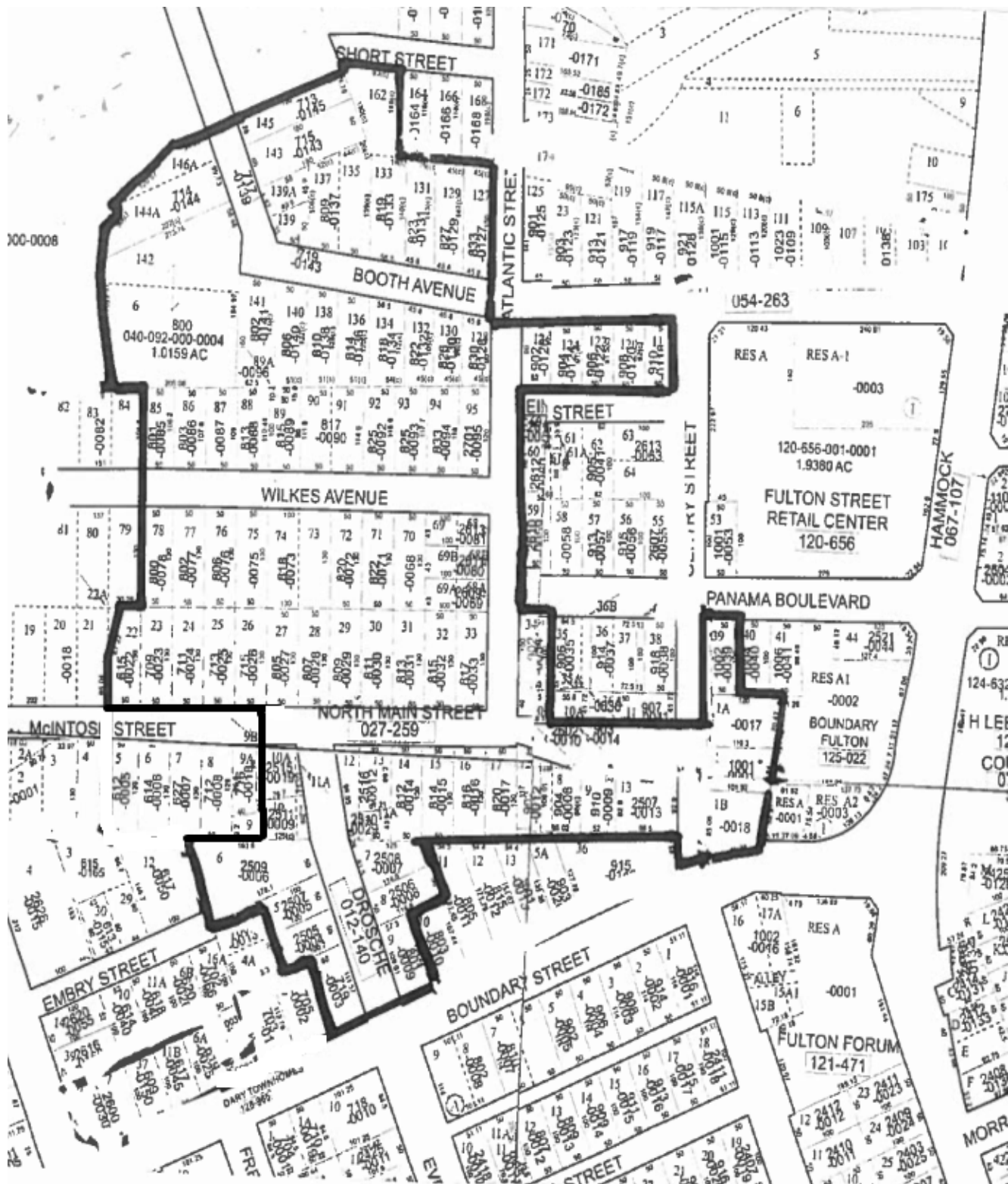
Copy of deed restrictions, if applicable

Map or sketch showing the address, land use and the size of all lots within boundary area

RECEIVED

AUG 13 2015

PLANNING SERVICES



HOUSE OF REPRESENTATIVES

P.O. Box 2910
AUSTIN, TEXAS 78768-2910
(512) 463-0620
(512) 463-0894 FAX

P.O. Box 30099
HOUSTON, TEXAS 77249
(713) 691-6912
(713) 691-3363 FAX



JESSICA FARRAR
DISTRICT 148

JESSICA.FARRAR@HOUSE.TEXAS.GOV

COMMITTEES:

JUDICIARY & CIVIL JURISPRUDENCE
VICE-CHAIR
STATE AFFAIRS

March 29, 2016

Mark A. Kilkenny
City of Houston Planning Commission
611 Walker Street, 6th Floor
Houston, TX 77002

Dear Mr. Kilkenny and members of the Planning Commission:

I am writing to request your support for the Special Minimum Lot Size Area (SMLS) Application for the North Main Street Subdivision –MLSA 578. The application received the support of 55.72% of those who responded to the petition.

The community leaders in this neighborhood have dedicated their time and efforts to preserving the character of the neighborhood using SMLS as a tool. Please support their efforts with a favorable vote.

As always, I am available for questions or concerns. Thank you for your consideration.

Respectfully,

A handwritten signature in black ink that reads "Jessica Farrar".

Jessica Farrar
State Representative, District 148

JF/ac

Gao, Shan - PD

From: Adrienne Schwartz [REDACTED]
Sent: Wednesday, March 30, 2016 6:57 PM
To: Gao, Shan - PD
Subject: minimum lot size application for NORTH MAIN STREET SUBDIVISION AREA

Shan,

I am not sure I will be able to come to the public hearing tomorrow, but I would like to go on record that I do NOT think there should be a minimum lot size in the North Main Street Subdivision. We own a house at 822 Booth and I feel it will restrict our property values and future development.

Please pass along my opinion to the Planning Commission.

Thank you,

Adrienne & Brent Schwartz
822 Booth, Houston, TX 77009