

# HOUSTON PLANNING COMMISSION

## AGENDA

APRIL 14, 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](http://www.houstonplanning.com)

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

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

## **Speakers Sign In Form**

### **Instructions:**

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

**Agenda Item Number:** \_\_\_\_\_

**Agenda Item Name:** \_\_\_\_\_

**Your Name (speaker):** \_\_\_\_\_

**How Can We Contact You? (optional):** \_\_\_\_\_

**Your Position Regarding the Item (supportive, opposed, undecided):** \_\_\_\_\_

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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):** \_\_\_\_\_



# **Houston Planning Commission**

## **AGENDA**

**April 14, 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 31, 2016 Planning Commission Meeting Minutes**

#### **I. 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, Marlon Connley)
- 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

#### **II. Establish a public hearing date of May 12, 2016**

- a. Avondale Addition partial replat no 1
- b. Avondale Sec 1 Amending plat no 1 partial replat no 1 and extension

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

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

#### **V. Public Comment**

#### **VI. Adjournment**

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

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

March 31, 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 2:32 p.m. with a quorum present.**

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Bill Baldwin

Kenneth Bohan

Arrived at 2:37 p.m. during item I

Fernando Brave

Left at 4:30 p.m. during item IV

Antoine Bryant

Arrived at 3:03 p.m. during item #93

Lisa Clark

Algenita Davis

Arrived at 2:35 p.m. during item I

Truman C. Edminster III

Paul R. Nelson

Linda Porras-Pirtle

Arrived at 2:34 p.m. during item I

Shafik Rifaat

Pat Sanchez

Martha Stein

Eileen Subinsky

Shaukat Zakaria

Mark Mooney for

Arrived at 2:41 p.m. during item I and left at 3:37 p.m.  
during item #103

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 17, 2016 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the March 17, 2016 Planning Commission meeting minutes.

Motion: **Rifaat**

Second: **Clark**

Vote: **Carries**

Abstaining: **Stein**

### **I. PRESENTATION OF THE PLANNING AND DEVELOPMENT DEPARTMENT'S 2015 ANNUAL REPORT**

Presentation was given by Patrick Walsh, Director, Planning and Development Department

### **II. PLATTING ACTIVITY (Consent items A and B, 1- 87)**

Items removed for separate consideration: **1, 5, 26, 50, 51 and 81**

Staff recommendation: Approve staff's recommendations for items **1 - 87** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 87** subject to the CPC 101 form conditions.

Motion: **Garza**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

**Commissioners Edminster, Alleman and Porras-Pirtle recused themselves.**

Staff recommendation: Approve staff's recommendation to approve items **1, 5, 26, 50, 51 and 81** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **1, 5, 26, 50, 51 and 81** subject to the CPC 101 form conditions.

Motion: **Subinsky**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**Commissioners Edminster, Alleman and Porras-Pirtle returned.**

### **C PUBLIC HEARINGS**

#### **88 Craig Woods partial replat no 18**

**C3N**

**Withdraw**

Staff recommendation: Withdraw the plat and establish a public hearing date of April 28, 2016 for Craig Woods partial replat no 18.

Commission action: Withdrew the plat and established a public hearing date of April 28, 2016 for Craig Woods partial replat no 18.

Motion: **Zakaria**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

#### **89 Estates at Summer Street replat no 1**

**C3N**

**Approve**

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

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

Motion: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

#### **90 Hollywood Gardens partial replat no 4**

**C3N**

**Defer**

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

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

Motion: **Edminster**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

**91 Melody Oaks C3N Defer**  
**partial replat no 16**  
Staff recommendation: Defer the plat for two weeks per Chapter 42 planning standards.  
Commission action: Deferred the plat for two weeks per Chapter 42 planning standards.  
Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**92 Southland Court C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**93 Spring Forest Sec 1 C3N Defer**  
**partial replat no 1**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Defer the plat for two weeks for further study and review.  
Motion: **Mooney** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**  
Speakers: Charles Prater and Robin Krett – opposed; Arva Howard, Legal Department

**94 Tallow Wood Sec 4 C3N Withdraw**  
**partial replat no 2**

**95 Werrington Park Sec 3 C3N Defer**  
**partial replat no 1**  
Staff recommendation: Defer the plat for two weeks at the request of Harris County.  
Commission action: Deferred the plat for two weeks at the request of Harris County.  
Motion: **Bohan** Second: **Sanchez** Vote: **Unanimous** Abstaining: **None**

**96 Willow Creek Estates Sec 1 C3N Defer**  
**replat partial replat no 1**  
Staff recommendation: Defer the plat for two weeks at the request of Council Member Green.  
Commission action: Deferred the plat for two weeks at the request of Council Member Green.  
Motion: **Davis** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

**97 Woodland Acres C3N Approve**  
**partial replat no 4**  
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: **Porras-Pirtle** Second: **Bryant** Vote: **Carries** Abstaining: **Alleman**

## **D VARIANCES**

**Commissioner Alleman recused herself.**

**98 Aldine ISD Anderson Academy 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: **Davis** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

**Items 99 and 100 were taken together at this time.**

<b>99</b>	<b>Aldine ISD Carver High School Complex GP</b>	<b>GP</b>	<b>Approve</b>
<b>100</b>	<b>Aldine ISD Carver High School Complex Sec 1</b>	<b>C2R</b>	<b>Approve</b>

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: **Subinsky** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

Speaker: Pat Carter – opposed

**Commissioner Alleman returned.**

**Items 101 and 102 were taken together at this time.**

<b>101</b>	<b>Bethel Bible Fellowship GP</b>	<b>GP</b>	<b>Defer</b>
<b>102</b>	<b>Bethel Bible Fellowship Sec 1</b>	<b>C2</b>	<b>Defer</b>

Staff recommendation: Defer the plat for two weeks at the request of Fort Bend County.

Commission action: Deferred the plat for two weeks at the request of Fort Bend County.

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

<b>103</b>	<b>Commons at Ella Forest</b>	<b>C2</b>	<b>Approve</b>
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Staff recommendation: Defer the plat for two weeks at the request of the applicant, Council Member Davis and Council Member Robinson.

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

**Motion was made by Davis, seconded by Zakaria to consider item 103 today as oppose to a two week deferral. Motion carried unanimously.**

Motion: **Davis** Second: **Brave** Vote: **Carries** Opposed: **Alleman**

Speakers: Councilmember Davis, Councilmember Robinson, Daphne Brown Pradia, Gail Adams, Raj Kurvsamy, Jarvis Johnson and Karen Rose, applicant – supportive; Tim Lincoln, City Engineer, Public Works and Engineering

**Items 104 and 105 were taken together at this time.**

<b>104</b>	<b>Fairgrounds Extension partial replat no 1</b>	<b>C2R</b>	<b>Approve</b>
<b>105</b>	<b>Fairgrounds Extension partial replat no 2</b>	<b>C2R</b>	<b>Approve</b>

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

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

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

Speakers: Robin Holzer – supportive

**Commissioner Alleman recused herself.**

<b>106</b>	<b>Humble ISD Groves School</b>	<b>C2R</b>	<b>Defer</b>
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Staff recommendation: Defer the plat for two weeks per the applicant's request.

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

Motion: **Bryant**

Second: **Anderson**

Vote: **Unanimous**

Abstaining: **None**

**Commissioner Alleman returned.**

**107 Precision Pro**

**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: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

**108 Spencer Road Commercial  
replat no 1**

**C3R**

**Approve**

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

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

Motion: **Anderson**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**109 Strack Acres**

**C2**

**Approve**

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

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

Motion: **Garza**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**110 Streamside**

**C2R**

**Defer**

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

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

Motion: **Baldwin**

Second: **Bohan**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Sarah Stanley, Steven Stanley, Todd Davis, Carmen Serpas and Wayne Norton – opposed

**E SPECIAL EXCEPTIONS**

**111 Bridges on Lake Houston  
Commercial Reserves Sec 1**

**C3P**

**Approve**

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

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

Motion: **Bryant**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**F RECONSIDERATION OF REQUIREMENTS**

**112 Silver Ranch Sec 14**

**C3P**

**Defer**

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

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

Motion: **Garza**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

**Items 113 and 114 were taken together at this time.**

<b>113</b>	<b>Sunset Ridge East GP</b>	<b>GP</b>	<b>Defer</b>
<b>114</b>	<b>Sunset Ridge Sec 7</b>	<b>C3P</b>	<b>Defer</b>

Staff recommendation: Defer the plat for two weeks per Chapter 42 planning standards.  
Commission action: Deferred the plat for two weeks per Chapter 42 planning standards.  
Motion: **Alleman**      Second: **Garza**      Vote: **Unanimous**      Abstaining: **None**

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

**G EXTENSIONS OF APPROVAL**

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

**H NAME CHANGES**

<b>127</b>	<b>The Icon (prev. UH Student Housing and Retail Center)</b>	<b>NC</b>	<b>Approve</b>
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**I CERTIFICATES OF COMPLIANCE**

<b>128</b>	<b>27576 Saddle Rock Lane</b>	<b>COC</b>	<b>Approve</b>
<b>129</b>	<b>11739 Gloger Street</b>	<b>COC</b>	<b>Approve</b>
<b>130</b>	<b>25297 Virginia Lane</b>	<b>COC</b>	<b>Approve</b>

Staff recommendation: Approve staff's recommendation for items 115–130.  
Commission action: Approved staff's recommendation for items 115–130.  
Motion: **Rifaat**      Second: **Davis**      Vote: **Unanimous**      Abstaining: **None**

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

<b>131</b>	<b>3643 Olympia Drive</b>	<b>DPV</b>	<b>Approve</b>
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Staff recommendation: Grant the requested development plat variance to allow a reduced building line of 10' along San Felipe Road instead of the required 25'.  
Commission action: Granted the requested development plat variance to allow a reduced building line of 10' along San Felipe Road instead of the required 25'.  
Motion: **Bohan**      Second: **Baldwin**      Vote: **Unanimous**      Abstaining: **None**

**III. ESTABLISH A PUBLIC HEARING DATE OF APRIL 28, 2016 FOR:**

- 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

Staff recommendation: Establish a public hearing date of April 28, 2016 for items **III a-g**.

Commission action: Established a public hearing date of April 28, 2016 for items **III a-g**.

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

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

Staff recommendation: Grant the requested consideration of two off-street parking 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.

Commission action: Granted the requested consideration of two off-street parking 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.

Motion: **Rifaat** Second: **Subinsky** Vote: **Carries** Abstaining: **None**  
Opposing: **Porras-Pirtle and Anderson**

**V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 611 HYDE PARK BOULEVARD**

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

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

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

Speakers: Michael Grover, Charles Armstrong and Raymond Valdez – opposed

**VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3201 LOUISIANA STREET**

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

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

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

**VII. CONSIDERATION OF A HOTEL MOTEL VARIANCE LOCATED AT 24450 EASTEX FREEWAY (HILTON HOME 2)**

Staff recommendation: Grant the requested variance for a hotel to take indirect access from the northbound feeder of U.S. 59.

Commission action: Granted the requested variance for a hotel to take indirect access from the northbound feeder of U.S. 59.

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

**VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE EASTWOOD SUBDIVISION**

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Area application for the Eastwood Subdivision and forward to City Council.



Commission action: Approved the consideration of a Special Minimum Lot Size Area application for the Eastwood Subdivision and forwarded to City Council.

Motion: **Subinsky**      Second: **Edminster**      Vote: **Carries**      Abstaining: **Garza and Rifaat**  
Opposed: **Bohan and Clark**

Speakers: Paul O'Sullivan, Michael Nagy and Jeffery Ann Scoggins – supportive; Tony Patronella – opposed

#### **IX. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE NORTH MAIN STREET SUBDIVISION**

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Area application for the North Main Street Subdivision with the exclusion of Booth Street (east and west side) and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Area application for the North Main Street Subdivision with the exclusion of Booth Street (east and west side) and forwarded to City Council.

**Motion was made by Edminster, seconded by Subinsky to remove Booth Street (east and west side) from the application area. Motion carried with Dean, Sanchez, Davis, Baldwin, Alleman, Stein and Anderson opposing; and Garza and Rifaat abstaining**

Motion: **Edminster**      Second: **Subinsky**      Vote: **Carries**      Abstaining: **Rifaat**  
Opposing: **Bohan, Clark, Porras-Pirtle and Anderson**

Speakers: Yolanda Wells, Jose Trevino, Gwen Guidy – supportive; Ruben Santillan, Kenneth McDonald, Dean Pierce and Ben Vasquez Jr. – opposed

#### **X. EXCUSE THE ABSENCE OF COMMISSIONER STEIN**

Commissioner Stein was present; therefore, no Commission action was required.

#### **XI. PUBLIC COMMENT NONE**

#### **XII. ADJOURNMENT**

There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 5:47 p.m.

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

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**Mark A. Kilkenny, Chair**

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**Patrick Walsh, Secretary**

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

1	Alder Trails Sec 7	C3F		Approve the plat subject to the conditions listed
2	Aldine ISD Greens Road East	C2		Approve the plat subject to the conditions listed
3	Aliana Somerled Avenue at Clouston Avenue Street Dedication	SP		Approve the plat subject to the conditions listed
4	Amerquest Property	C2		Approve the plat subject to the conditions listed
5	Bosch Hall	C2		Approve the plat subject to the conditions listed
6	Brocker Reserve on Sorters McClellan Road	C2		Approve the plat subject to the conditions listed
7	Brookwood Forest Sec 4	C3P		Approve the plat subject to the conditions listed
8	City Park South Sec 3	C3P		Approve the plat subject to the conditions listed
9	Crosby Village Sec 3	C3P		Approve the plat subject to the conditions listed
10	CSNC	C2		Defer Chapter 42 planning standards
11	Cypresswood Green Plaza	C2		Approve the plat subject to the conditions listed
12	Eagle Landing Sec 4	C3P		Approve the plat subject to the conditions listed
13	Estates at Summer Street replat no 1	C3F		Approve the plat subject to the conditions listed
14	Foxwood Sec 15	C3P		Approve the plat subject to the conditions listed
15	Galena Park ISD Green Valley Elementary	C2		Approve the plat subject to the conditions listed
16	Galena Park ISD North Shore 9th Grade	C2		Approve the plat subject to the conditions listed
17	Golf Club Drive Street Dedication Sec 1	SP	DEF1	Approve the plat subject to the conditions listed
18	Golf Club Drive Street Dedication Sec 2	SP		Approve the plat subject to the conditions listed
19	Greens Mart	C2		Approve the plat subject to the conditions listed
20	Imperial Trace Sec 4	C3F		Approve the plat subject to the conditions listed
21	Katy Manor Sec 5	C3F		Approve the plat subject to the conditions listed
22	Klein Business Park	C3P	DEF1	Approve the plat subject to the conditions listed
23	Lakehead Lane Street Dedication Sec 3 and Reserves	C3F		Approve the plat subject to the conditions listed
24	Neuen Manor partial replat no 2	C3F	DEF1	Defer Additional information reqd
25	Neuen Manor partial replat no 3	C3F		Approve the plat subject to the conditions listed
26	Newport Sec 8 partial replat no 2	C3F		Approve the plat subject to the conditions listed
27	Newport Sec 8 partial replat no 3	C3F		Approve the plat subject to the conditions listed
28	Newport Sec 8 partial replat no 4	C3F		Approve the plat subject to the conditions listed
29	North Post Oak Terrace partial replat no 1	C3F		Approve the plat subject to the conditions listed

**Platting Summary****Houston Planning Commission****PC Date: April 14, 2016**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
30	Oates Crossing	C2	DEF1	Approve the plat subject to the conditions listed
31	Ponds and Water Gardens of Houston	C2		Approve the plat subject to the conditions listed
32	Redline Katy	C2		Approve the plat subject to the conditions listed
33	Roberts Road Elementary	C2		Approve the plat subject to the conditions listed
34	Satyanarayana GP	GP		Approve the plat subject to the conditions listed
35	Satyanarayana Temple Sec 1	C2	DEF2	Approve the plat subject to the conditions listed
36	Silver Ranch Sec 15	C3P		Approve the plat subject to the conditions listed
37	Sringeri Vidya Bharati Foundation	C2		Approve the plat subject to the conditions listed
38	Towne Lake Sec 42	C3F	DEF1	Approve the plat subject to the conditions listed
39	Towne Lake Sec 44	C3F	DEF1	Approve the plat subject to the conditions listed
40	Towne Lake Sec 45	C3P		Approve the plat subject to the conditions listed
41	Valley Ranch Town Center North East	C3P		Approve the plat subject to the conditions listed
42	Volunteers of America Bellfort Street	C2		Approve the plat subject to the conditions listed
43	Westview Landing Sec 1	C3F		Approve the plat subject to the conditions listed
44	Windsor Estates Sec 1 partial replat no 1 and extension	C3F	DEF1	Defer Additional information reqd
45	Woodlands Village of Creekside Park Zones 6 through 12 GP	GP		Approve the plat subject to the conditions listed

**B-Replats**

46	Baer Street Crossing	C2R		Approve the plat subject to the conditions listed
47	Bunton Landing	C2R	DEF2	Approve the plat subject to the conditions listed
48	Burke Addition Second Section partial replat no 2	C2R		Approve the plat subject to the conditions listed
49	Calle Complex	C2R		Approve the plat subject to the conditions listed
50	Capstone Collegiate Communities	C2R		Approve the plat subject to the conditions listed
51	Cypress Preserve Park Corner Store no 1923	C2R		Defer Chapter 42 planning standards
52	Dream Home Villas	C2R		Approve the plat subject to the conditions listed
53	East Helms Center	C2R		Approve the plat subject to the conditions listed
54	East Orem Drive Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
55	Foodway	C2R	DEF2	Approve the plat subject to the conditions listed
56	Gold Cup	C2R	DEF1	Defer Additional information reqd
57	Haynes Road Business Park	C2R		Defer Additional information reqd
58	Highgate Court	C3R		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
59	Huffman Townsite partial replat no 1	C2R		Approve the plat subject to the conditions listed
60	Jag Concrete	C3R	DEF2	Disapprove
61	Law Square	C2R		Approve the plat subject to the conditions listed
62	Lyons Redev Sixteenth Venture	C2R		Approve the plat subject to the conditions listed
63	Lyons Redev Eighteenth Venture	C2R		Approve the plat subject to the conditions listed
64	Lyons Redev Twentysecond Venture	C2R		Approve the plat subject to the conditions listed
65	Mac Haik Automotive I45 Dodge	C2R	DEF1	Approve the plat subject to the conditions listed
66	Macgregor and Demeritts Southmore Addition Sec 1 partial replat no 1	C3R		Defer Additional information reqd
67	McSwain replat no 1	C2R		Approve the plat subject to the conditions listed
68	Reach Unlimited	C2R		Approve the plat subject to the conditions listed
69	Sawyer Square	C2R	DEF2	Approve the plat subject to the conditions listed
70	Sugar Pine Square replat no 1	C3R		Defer Additional information reqd
71	Townhomes At Milby Crossing	C2R		Approve the plat subject to the conditions listed
72	Twenty Seven Twenty Three Yale LLC	C2R		Approve the plat subject to the conditions listed
73	Village at Buck	C2R	DEF1	Approve the plat subject to the conditions listed
74	Villas on Spencer Street	C2R		Defer Chapter 42 planning standards
75	West Pierce Street Landing	C2R		Approve the plat subject to the conditions listed
76	WSS Properties LLC	C2R		Approve the plat subject to the conditions listed

**C-Public Hearings Requiring Notification**

77	Alvarado Place First Ward	C3N		Withdraw
78	Forest West Sec 2 partial replat no 1	C3N		Approve the plat subject to the conditions listed
79	Hollywood Gardens partial replat no 4	C3N	DEF1	Approve the plat subject to the conditions listed
80	Kolbe Farms partial replat no 4	C3N		Approve the plat subject to the conditions listed
81	Melody Oaks partial replat no 16	C3N	DEF1	Approve the plat subject to the conditions listed
82	Plainview Addition partial replat no 3	C3N		Approve the plat subject to the conditions listed
83	Raintree Village Sec 1 partial replat no 2	C3N		Approve the plat subject to the conditions listed
84	Spring Branch Acres Sec 1 partial replat no 1	C2R		Approve the plat subject to the conditions listed
85	Spring Branch Valley partial replat no 6	C3N		Approve the plat subject to the conditions listed
86	Spring Forest Sec 1 partial replat no 1	C3N	DEF2	Approve the plat subject to the conditions listed
87	Village of Kings Lake Sec 4	C3N		Approve the plat subject to the conditions listed
88	Werrington Park Sec 3 partial replat no 1	C3N	DEF1	Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
89	Willow Creek Estates Sec 1 replat partial replat no 1	C3N	DEF1	Approve the plat subject to the conditions listed

### D-Variances

90	Aldine ISD Homestead	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
91	Bethel Bible Fellowship	C2	DEF1	Deny the requested variance(s) and Approve the plat subject to the conditions listed
92	Bethel Bible Fellowship Sec 1	C2	DEF1	Withdraw
93	Birnam Woods Marketplace	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
94	Homestead Industrial Park GP	GP		Approve the plat subject to the conditions listed
95	Humble ISD Groves School	C2R	DEF1	Defer Applicant request
96	Streamside	C2R	DEF2	Approve the plat subject to the conditions listed
97	Westside Ag Barn	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed

### E-Special Exceptions

None

### F-Reconsideration of Requirements

98	Redeemed Christian Church of God Mercy Hall	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
99	Silver Ranch Sec 14	C3P	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
100	Sunset Ridge East GP	GP	DEF2	Approve the plat subject to the conditions listed
101	Sunset Ridge Sec 7	C3P	DEF1	Approve the plat subject to the conditions listed

### G-Extensions of Approval

102	Bridgeland Parkland Village Church	EOA		Approve
103	East End on the Bayou Sec 2	EOA		Approve
104	Emerald Mist Parkway Street Dedication and Reserve Sec 1	EOA		Approve
105	Grand Vista Sec 18	EOA		Approve
106	Harris County Improvement District No 15 Lift Station No 1	EOA		Approve
107	Kings Mill Sec 10	EOA		Approve
108	Lakes at Mason Park Sec 5	EOA		Approve
109	Menil Drawing Institute	EOA		Approve
110	Valley Ranch Sec 7	EOA		Approve
111	West Pierce Home	EOA		Approve

**Platting Summary****Houston Planning Commission****PC Date: April 14, 2016**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
112	Wildwood at Oakcrest North Sec 20	EOA		Approve
113	Wildwood at Oakcrest North Sec 21	EOA		Approve
114	Wildwood at Oakcrest North Sec 22	EOA		Approve

**H-Name Changes**

115	Grove at Gleannloch Farms GP (prev. Groves at Gleannloch Farms GP)	NC		Approve
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**I-Certification of Compliance**

116	27505 Peach Creek Drive	COC		Approve
117	19758 Dogwood Lane	COC		Approve
118	26179 Briar Lane	COC		Approve

**J-Administrative**

None

**K-Development Plats with Variance Requests**

None



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 1  
**Action Date:** 04/14/2016  
**Plat Name:** Alder Trails Sec 7  
**Developer:** Taylor Morrison of Texas, Inc.  
**Applicant:** GBI Partners, LP  
**App No/Type:** 2016-0602 C3F

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

Total Acreage:	8.8360	Total Reserve Acreage:	0.0000
Number of Lots:	35	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 196
County	Zip	Key Map ©	City / ETJ
Harris	77433	367P	ETJ

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

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

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

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

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

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

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

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

Harris County Flood Control District: Label HCFCD channel as "HCFCD Unit K167-00-00" show channel high banks.

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)

Check with traffic about driveway permitting along street curve

There doesn't appear to be a street name duplication with this plat

Coordinate with Harris County Traffic prior to recordation. (HC)



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Meeting CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 1  
**Action Date:** 04/14/2016  
**Plat Name:** Alder Trails Sec 7  
**Developer:** Taylor Morrison of Texas, Inc.  
**Applicant:** GBI Partners, LP  
**App No/Type:** 2016-0602 C3F

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 2  
**Action Date:** 04/14/2016  
**Plat Name:** Aldine ISD Greens Road East  
**Developer:** Aldine ISD  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2016-0587 C2

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

Total Acreage:	55.1900	Total Reserve Acreage:	53.7200
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	20	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77396	375P	City

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

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

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

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

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

1. This plat is approved as a C3P, a C3F submittal is required, and (2.) Coordinate with the office of the City Engineer and TxDOT prior to final submittal to ensure that adequate ROW exists for the transition of Greens Road and US 59.

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

The below comments were made by other agencies during this review period. These comments 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:** 3  
**Action Date:** 04/14/2016  
**Plat Name:** Aliana Somerled Avenue at Clouston Avenue Street Dedication  
**Developer:** Aliana Development Company  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2016-0551 SP

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

Total Acreage:	3.3522	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 134 A
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526Y	ETJ

#### ***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. Future sections to the east shall provide connections to Aliana Lane (local collector), Clouston Ave., & Abermore Lane.

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 04/14/2016  
**Plat Name:** Ameriquest Property  
**Developer:** Ameriquest properties, LLC,  
**Applicant:** E.I.C. Surveying Company  
**App No/Type:** 2016-0570 C2

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

Total Acreage:	1.4139	Total Reserve Acreage:	1.4139
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:	Addicks Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77084	447E	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. 15' x 15' with 21' hypotenuse is the minimum standard for cutbacks.

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

The below comments were made by other agencies during this review period. These comments 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: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

Metro: METRO bus stop within 60 feet provide sidewalk along Ella Blvd and Rushworth Dr.

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 recording info for Clay Road

UVE should be checked at St. William Lane and Clay Road.

Limited scope TIA will be required to determine driveway locations and storage of existing left turn lane on Clay Road at St. William Lane.

Hypotenuse L1 at corner of St. William Lane and Clay Road should be 28.28' for 20'x20' cutback.



**PLANNING &  
DEVELOPMENT  
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## **Houston Planning Commission**

### **Meeting CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 4  
**Action Date:** 04/14/2016  
**Plat Name:** Ameriquest Property  
**Developer:** Ameriquest properties, LLC,  
**Applicant:** E.I.C. Surveying Company  
**App No/Type:** 2016-0570 C2

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 5  
**Action Date:** 04/14/2016  
**Plat Name:** Bosch Hall  
**Developer:** Mouni Investment LLC  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2016-0618 C2

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

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Total Acreage:	6.7000	Total Reserve Acreage:	6.7000
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 200
County	Zip	Key Map ©	City / ETJ
Harris	77014	372F	City

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

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

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

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

203. Provide complete Recordation Package when submitting plat for 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. 15' x 15' (with 21' hypotenuse) is the minimum requirement for cutbacks in 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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 5  
**Action Date:** 04/14/2016  
**Plat Name:** Bosch Hall  
**Developer:** Mouni Investment LLC  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2016-0618 C2

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

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City Engineer: DETENTION IS REQUIRED

Metro: METRO bus stop within 60 feet provide sidewalk along Ella Blvd and Rushworth Dr.

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

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

label correct recoding info for Ella blvd.

label owner and recording info for property on east side of Ella Blvd.

Dedicate 25 foot building line by plat

label owner and recording info. across Rushworth Drive and Ella blvd

TIA will be required before the review of site development plan. Traffic should be contacted for Scoping Meeting.

25'x25' cutback is required at corner of Ella Blvd and Rushworth Drive. L1 should be 36.35' The intersection is signalized.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 6  
**Action Date:** 04/14/2016  
**Plat Name:** Brocker Reserve on Sorters McClellan Road  
**Developer:** Corbert Broker  
**Applicant:** Replat Specialists  
**App No/Type:** 2016-0430 C2

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

Total Acreage:	2.8040	Total Reserve Acreage:	2.7338
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77339	335H	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.

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)

Add the following Plat Note: "Bearings were based on the Texas State Plane Coordinate System, Central Zone (NAD83)"

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

The legal description shall match the title report.

(1.) Montgomery County language shall be present throughout, and (2.) Address 2,600 intersection spacing 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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 6  
**Action Date:** 04/14/2016  
**Plat Name:** Brocker Reserve on Sorters McClellan Road  
**Developer:** Corbert Broker  
**Applicant:** Replat Specialists  
**App No/Type:** 2016-0430 C2

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

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

Link to Online WCR (Long Form) Application:  
<http://WWW.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html>  
City Engineer: DETENTION IS REQUIRED

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 7  
**Action Date:** 04/14/2016  
**Plat Name:** Brookwood Forest Sec 4  
**Developer:** KB Home  
**Applicant:** RVi Planning + Landscape Architecture  
**App No/Type:** 2016-0600 C3P

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

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Total Acreage:	11.8400	Total Reserve Acreage:	0.0800
Number of Lots:	55	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Montgomery County MUD 96
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	295R	ETJ

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

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 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.
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: 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:** 8  
**Action Date:** 04/14/2016  
**Plat Name:** City Park South Sec 3  
**Developer:** D.R. Horton - Texas, LTD  
**Applicant:** AECOM  
**App No/Type:** 2016-0553 C3P

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

Total Acreage:	8.0546	Total Reserve Acreage:	0.0000
Number of Lots:	49	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77047	572R	City

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

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

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

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

052. City Park South Sec 3 must be recorded prior to or simultaneously with this plat.

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

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

Add the following note to the face of the plat: "All lots shall have adequate wastewater collection 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.

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

Link to Online WCR (Long Form) Application:

<http://WWW.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html>

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 8  
**Action Date:** 04/14/2016  
**Plat Name:** City Park South Sec 3  
**Developer:** D.R. Horton - Texas, LTD  
**Applicant:** AECOM  
**App No/Type:** 2016-0553 C3P

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 9  
**Action Date:** 04/14/2016  
**Plat Name:** Crosby Village Sec 3  
**Developer:** GEORGE  
**Applicant:** Broussard Land Surveying, LLC  
**App No/Type:** 2016-0477 C3P

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

Total Acreage:	9.2564	Total Reserve Acreage:	0.0631
Number of Lots:	56	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:	Crosby MUD
County	Zip	Key Map ©	City / ETJ
Harris	77532	419C	ETJ

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

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
- 146. Identify, dimension and provide square footage for all right-of-way dedications. "xx s.f. are hereby dedicated to the public for right-of-way purposes.
- 149. Change street name ending(s) as indicated on the marked file copy. (133-134)
- 161. Provide for widening of thoroughfare. See Major Thoroughfare and Freeway Plan. (122) (Miller-Wilson Road)

Provide record information for Miller-Wilson Road at final plat submittal.

Address stub streets to the south prior to final plat submittal (Jane Street, Albert Street).

Provide 20' of right of way dedication to Miller-Wilson 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:** 9  
**Action Date:** 04/14/2016  
**Plat Name:** Crosby Village Sec 3  
**Developer:** GEORGE  
**Applicant:** Broussard Land Surveying, LLC  
**App No/Type:** 2016-0477 C3P

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

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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)  
Recorded plat calls out Stevia Avenue. Revise street name to Stevia Avenue  
dedicate 20 feet of ROW along Miller Wilson road  
label ROW widths along Miller Wilson road  
label name and distance of nearest cross street along Miller Wilson 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.



**Agenda Item:** 10  
**Action Date:** 04/14/2016  
**Plat Name:** CSNC  
**Developer:** Rye Street Development  
**Applicant:** Jeffrey Moon & Associates  
**App No/Type:** 2016-0540 C2

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

Total Acreage:	0.9550	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77380	251U	ETJ

**Conditions and Requirements for Approval**

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

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

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

126. Add Single Family Residential plat notes: 1) Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential. 2) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.

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

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

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

Provide the following note on the face of the plat: "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:** 10

**Action Date:** 04/14/2016

**Plat Name:** CSNC

**Developer:** Rye Street Development

**Applicant:** Jeffrey Moon & Associates

**App No/Type:** 2016-0540 C2

**Staff Recommendation:**

Defer Chapter 42 planning standards

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PWE Utility Analysis: Approved.

City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED  
AND NEED 10' STREET 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.



**Agenda Item:** 11  
**Action Date:** 04/14/2016  
**Plat Name:** Cypresswood Green Plaza  
**Developer:** BM Design  
**Applicant:** BM DESIGN LLC  
**App No/Type:** 2016-0485 C2

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

Total Acreage:	3.5589	Total Reserve Acreage:	3.5589
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77388	332B	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)

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)

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

**For Your Information:**

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 11  
**Action Date:** 04/14/2016  
**Plat Name:** Cypresswood Green Plaza  
**Developer:** BM Design  
**Applicant:** BM DESIGN LLC  
**App No/Type:** 2016-0485 C2

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

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Harris County Flood Control District: An additional 30 feet of drainage ROW is needed from the subject tract the reference to Vol. 185 Pg 1 HCMR appears to be incorrect-the correct reference should be Vol 189 Pg 1 HCMR Label channel as "HCFCD Unit K124-01-00".  
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 recording info for property across cypresswood Drive  
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org). For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org).  
Limited scope TIA will be required prior to site plan and Plat approval by HC Traffic, addressing driveway, left turn lane and median opening requirements.  
A driveway connection to Hickory Twig (across a reserve outside the Plat boundary) will also require a traffic signal warrant analysis at the Hickory Twig/Cypresswood Drive intersection.  
The existing median opening near the center of the site does not meet the spacing requirements of Geometric Design Guidelines (160 ft existing to Hickory Twig vs 350' recommended) and should be relocated closer to SW corner of the tract. Hickory Twig and Cypresswood Drive intersection is a candidate for future traffic signal. which will result in longer queues in left turn lane. Existing left turn lanes at intersection and at the opening do not comply with accepted engineering practices.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 04/14/2016  
**Plat Name:** Eagle Landing Sec 4  
**Developer:** Long Lake LTD.  
**Applicant:** EHRA  
**App No/Type:** 2016-0588 C3P

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

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Total Acreage:	19.9400	Total Reserve Acreage:	0.0600
Number of Lots:	77	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 399
County	Zip	Key Map ©	City / ETJ
Harris	77090	332X	ETJ

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

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

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.

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.

077. Minimum lot size in the suburban area is 5000 square feet without compensating open space. (182)

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

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

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 on the plat: All lots shall have adequate wastewater collection service.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 12  
**Action Date:** 04/14/2016  
**Plat Name:** Eagle Landing Sec 4  
**Developer:** Long Lake LTD.  
**Applicant:** EHRA  
**App No/Type:** 2016-0588 C3P

**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.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

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

label name and distance to nearest cross street

coordination may be needed with TxDOT for adding them as an owner due to fee strip. Coordinate with TXDOT about future use of fee strip.

label prop. owner and recording info. across Richey Road

do not show utility easement outside of plat boundary unless it is to be dedicated by separate instrument

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

Construction plan should include improvement of Richey Road to Harris County Standard. WB left turn lane will be required on Richey Road at Pecan Landing Drive.

Corner ROW radius C8 at Pecan Landing Drive and Richey Road should be verified. It should be 30'.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 04/14/2016  
**Plat Name:** Estates at Summer Street replat no 1  
**Developer:** Mehr Group LLC.  
**Applicant:** Mehr Group, LLC  
**App No/Type:** 2016-0597 C3F

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

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493F	City

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

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

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. Use verbatim Reduced Lot Size Without COS notes: At least 150 square feet of permeable area is required per lot. (no. of lots x 150) s.f. of permeable area shall be provided within the boundary of this subdivision.

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

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

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

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

Link to Online WCR (Long Form) Application:

<http://WWW.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html>

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%



**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 13  
**Action Date:** 04/14/2016  
**Plat Name:** Estates at Summer Street replat no 1  
**Developer:** Mehr Group LLC.  
**Applicant:** Mehr Group, LLC  
**App No/Type:** 2016-0597 C3F

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 14  
**Action Date:** 04/14/2016  
**Plat Name:** Foxwood Sec 15  
**Developer:** Woodmere Development., LTD.  
**Applicant:** IDS Engineering Group  
**App No/Type:** 2016-0562 C3P

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

Total Acreage:	5.5970	Total Reserve Acreage:	0.0000
Number of Lots:	37	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:	Hunter's Glen MUD
County	Zip	Key Map ©	City / ETJ
Harris	77338	334L	ETJ

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

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

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

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

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

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)

062. Provide an appropriate numeric and graphic scale. Plat must be to scale when printed on 24x36 sheet. (20, 30, 40, 50, 60, or 100 feet) (42 & 44)

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)

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)

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 on 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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 14  
**Action Date:** 04/14/2016  
**Plat Name:** Foxwood Sec 15  
**Developer:** Woodmere Development., LTD.  
**Applicant:** IDS Engineering Group  
**App No/Type:** 2016-0562 C3P

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

---

PWE Utility Analysis: Approved  
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)  
easements outside of plat boundary dedicated by separate instrument need to be recorded prior to recordation  
There does not appear to be any street name duplications with this plat  
Coordinate with Harris County Traffic prior to recordation. (HC)

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 15  
**Action Date:** 04/14/2016  
**Plat Name:** Galena Park ISD Green Valley Elementary  
**Developer:** Brooks and Sparks, Inc.  
**Applicant:** West Belt Surveying, Inc.  
**App No/Type:** 2016-0565 C2

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

Total Acreage:	12.6790	Total Reserve Acreage:	12.6790
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77015	497A	City/ETJ

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

047. Make minor corrections and additions as indicated on the marked file copy.
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
- 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)
1. Add Deed Restricted Building note: The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this division.

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

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 15  
**Action Date:** 04/14/2016  
**Plat Name:** Galena Park ISD Green Valley Elementary  
**Developer:** Brooks and Sparks, Inc.  
**Applicant:** West Belt Surveying, Inc.  
**App No/Type:** 2016-0565 C2

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

---

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)

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

label Fire and EMS table

show corner cut for building line intersection

Verify if plat is a replat

Substantial modifications to existing school site or building classroom capacity will require Traffic Impact Analysis to assess the impact at surrounding streets.

20'x20' ROW cutback is required at corner of Woodforest Blvd and Claire Lane.

15'x15' ROW cutback is required at Claire Lane and Bretagne Drive.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 04/14/2016  
**Plat Name:** Galena Park ISD North Shore 9th Grade  
**Developer:** Brooks and Sparks, Inc.  
**Applicant:** West Belt Surveying, Inc.  
**App No/Type:** 2016-0554 C2

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

---

Total Acreage:	46.1800	Total Reserve Acreage:	45.9730
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	MUD WCID 36
County	Zip	Key Map ©	City / ETJ
Harris	77015	497B	ETJ

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

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.
149. Provide street name ending(s) as indicated on the marked file copy. (133-134)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 16  
**Action Date:** 04/14/2016  
**Plat Name:** Galena Park ISD North Shore 9th Grade  
**Developer:** Brooks and Sparks, Inc.  
**Applicant:** West Belt Surveying, Inc.  
**App No/Type:** 2016-0554 C2

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

---

City Engineer: DETENTION IS REQUIRED

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

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

label Fire and EMS table

create corner cut for all building line intersections

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c)

(<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org). For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org).

label recording info for white Cedar

verify if plat is a replat

25'x25' ROW cutback is required at corner of Woodforest Blvd and Freeport Street.

20'x20' ROW cutback is required at corner of Woodforest Blvd and White Cedar Drive.

15'x15' cutback is required at corner of White Cedar Drive and Holypark Drive, at Freeport Street and Holypark Drive.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 04/14/2016  
**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:**  
Approve the plat subject to  
the conditions listed

---

Total Acreage:	5.8560	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:	Harris County MUD 19
County	Zip	Key Map ©	City / ETJ
Harris	77532	379S	ETJ

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

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
052. Golf Club Drive Sec 1 must be recorded simultaneously with Golf Club Drive Sec 2.
053. Future Union Park Sec 3 must be recorded simultaneously with this plat.
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.
203. Provide complete Recordation Package when submitting plat for 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:** 17  
**Action Date:** 04/14/2016  
**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:**  
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)  
Roadway construction limits should be in conformance with approved TIA and developer commitment letter.  
25'x25' cutback is required at the intersection of Golf Club Drive and Diamondhead 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:** 18  
**Action Date:** 04/14/2016  
**Plat Name:** Golf Club Drive Street Dedication Sec 2  
**Developer:** International Union of Operating Engineers  
**Applicant:** Action Surveying  
**App No/Type:** 2016-0520 SP

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

---

Total Acreage:	3.0460	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77532	379N	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. Legal description in title and on plat must match at recordation.

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

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

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

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

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

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

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



PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 18  
**Action Date:** 04/14/2016  
**Plat Name:** Golf Club Drive Street Dedication Sec 2  
**Developer:** International Union of Operating Engineers  
**Applicant:** Action Surveying  
**App No/Type:** 2016-0520 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)  
label north ROW line for Foley Road along with owners and recording info.  
design turnout with a 10 foot ROW dedication and 30 foot radii at Foley Road  
verify if 10 feet of ROW along Foley road is being dedicated by this plat  
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:** 04/14/2016  
**Plat Name:** Greens Mart  
**Developer:** Next Built LLC  
**Applicant:** Windrose Land Services, Inc.  
**App No/Type:** 2016-0558 C2

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

---

Total Acreage:	1.0642	Total Reserve Acreage:	1.0047
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	Forests Edge MUD
County	Zip	Key Map ©	City / ETJ
Harris	77067	372P	City/ETJ

---

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

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

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.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 19  
**Action Date:** 04/14/2016  
**Plat Name:** Greens Mart  
**Developer:** Next Built LLC  
**Applicant:** Windrose Land Services, Inc.  
**App No/Type:** 2016-0558 C2

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

---

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)

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

label all recording info for West Greens Road

UVE should be checked at Donna Drive and West Greens Road.

20'x20' cutback is required at the corner of Donna Drive and West Greens 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:** 20  
**Action Date:** 04/14/2016  
**Plat Name:** Imperial Trace Sec 4  
**Developer:** Elan Development, L.P.  
**Applicant:** McDonough Engineering Corporation  
**App No/Type:** 2016-0563 C3F

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

---

Total Acreage:	8.5877	Total Reserve Acreage:	2.2835
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:	
County	Zip	Key Map ©	City / ETJ
Harris	77073	332R	ETJ

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

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

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

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

UVE should be checked at Bristol Hills Lane and West Hardy Road.



**PLANNING &  
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## **Houston Planning Commission**

### **Meeting CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 20  
**Action Date:** 04/14/2016  
**Plat Name:** Imperial Trace Sec 4  
**Developer:** Elan Development, L.P.  
**Applicant:** McDonough Engineering Corporation  
**App No/Type:** 2016-0563 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:** 21  
**Action Date:** 04/14/2016  
**Plat Name:** Katy Manor Sec 5  
**Developer:** KB Home Lone Star, Inc.  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2016-0547 C3F

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

---

Total Acreage:	19.4410	Total Reserve Acreage:	2.5590
Number of Lots:	85	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	77493	444D	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.

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

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)

157.1. Provide street name break(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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 21  
**Action Date:** 04/14/2016  
**Plat Name:** Katy Manor Sec 5  
**Developer:** KB Home Lone Star, Inc.  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2016-0547 C3F

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

---

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

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

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

Limited scope TIA will be required addressing Reserve A recreation site ingress/egress for vehicles and pedestrians, off-street parking/ 28ft. street variance, sidewalk/crosswalk installation at adjacent intersection. Neighborhood collector all-way stop warrant analysis should be provided at Devonshire Castle Street and Abbey Manor Lane.

NB left turn lane will be required on Katy Hockley Cut Off Road at Devonshire Castle Street.

41' pavement will be required on Devonshire Castle Street at Katy Hockley Cut Off Road (for separating left turns and right turns exiting the subdivision.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 22  
**Action Date:** 04/14/2016  
**Plat Name:** Klein Business Park  
**Developer:** Alpine Engineering and Construction, LLC  
**Applicant:** Gruller Surveying  
**App No/Type:** 2016-0532 C3P

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

---

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

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

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

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

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 22

**Action Date:** 04/14/2016

**Plat Name:** Klein Business Park

**Developer:** Alpine Engineering and Construction, LLC

**Applicant:** Gruller Surveying

**App No/Type:** 2016-0532 C3P

**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)

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 23  
**Action Date:** 04/14/2016  
**Plat Name:** Lakehead Lane Street Dedication Sec 3 and Reserves  
**Developer:** 688 Development Inc.  
**Applicant:** Jones | Carter  
**App No/Type:** 2016-0450 C3F

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

---

Total Acreage:	3.8810	Total Reserve Acreage:	1.7450
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 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526P	ETJ

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

047. Make minor corrections and additions as indicated on the marked file copy.
052. Grand Mission Estates 5 & 7 must be recorded prior to 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. Provide the total acreage within the subdivision and the number of lots, blocks and reserves being platted. (41)
- 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)

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

The below comments were made by other agencies during this review period. These comments 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.  
Fort Bend Engineer: Change C9 and C10 from 25' radii to 30' radii.  
Provide construction plans for Reserve A.





**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 23  
**Action Date:** 04/14/2016  
**Plat Name:** Lakehead Lane Street Dedication Sec 3 and Reserves  
**Developer:** 688 Development Inc.  
**Applicant:** Jones | Carter  
**App No/Type:** 2016-0450 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.



**Agenda Item:** 24  
**Action Date:** 04/14/2016  
**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 Additional  
information reqd

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***

\*\*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.

1. Revise numerical values in the lot width averaging table and coordinate with PWE Traffic with respect to the deferred Parking Plan.

***For Your Information:***

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

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 will be conditionally approved pending the resubmittal of the parking plan showing the installation of the sidewalk. The sidewalk must meet all design requirements including minimum width.

In conjunction with the parking pad if the applicant cannot provide, at least, the required five foot sidewalk, then on-site parking should be considered.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 24  
**Action Date:** 04/14/2016  
**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 Additional  
information reqd

---

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 04/14/2016  
**Plat Name:** Neuen Manor partial replat no 3  
**Developer:** Rezcom  
**Applicant:** PLS  
**App No/Type:** 2016-0580 C3F

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

---

Total Acreage:	0.5387	Total Reserve Acreage:	0.0046
Number of Lots:	8	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	450P	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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 25  
**Action Date:** 04/14/2016  
**Plat Name:** Neuen Manor partial replat no 3  
**Developer:** Rezcom  
**Applicant:** PLS  
**App No/Type:** 2016-0580 C3F

**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 (LONG OR SHORT FORM)WCR APPLICATION.

Link to Online WCR (Long Form) Application:

<http://WWW.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html>

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: The current configuration meets the requirements for the guest parking space however, it is highly recommended that an additional parking space be provided in space 1 or 2, shown in the attachment, if it can be accomplished while satisfying the open space requirements.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 04/14/2016

**Plat Name:** Newport Sec 8 partial replat no 2

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

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

**App No/Type:** 2016-0548 C3F

**Staff Recommendation:**

Approve the plat subject to the conditions listed

---

Total Acreage:	10.7930	Total Reserve Acreage:	10.7930
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:	Newport MUD
County	Zip	Key Map ©	City / ETJ
Harris	77532	419F	ETJ

---

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

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

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

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

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

203. Provide complete Recordation Package when submitting plat for 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:** 26

**Action Date:** 04/14/2016

**Plat Name:** Newport Sec 8 partial replat no 2

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

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

**App No/Type:** 2016-0548 C3F

**Staff Recommendation:**

Approve the plat subject to the conditions listed

---

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

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

utility easement will need to be dedicated by separate instrument

show recording info from Newport sec 8 for Via Dora Drive

verify that there are no gaps in Via Dora dedications

verify if additional ROW is needed for embankment for bridge crossing

label HCFCD unit number

show drainage channel on west side of Via Dora

Construction of half boulevard for Via Dora Dr to Plat boundary is required. NO OUTLET signs should be added.

Temporary cul-de-sac ROW should be provided at south end of Plat Boundary or floodplain boundary, providing a revised utility site driveway that does not line up with southbound travel lane.

Plans should include roadway plan and profile and cross section analysis for Via Dora's future crossing of Turkey Creek, compliant with HCFCD bridge clearance requirements over BFE. ROW should be adjusted, if needed, providing for embankment drainage solely within ROW.

Off-street parking analysis will be required for development of recreation facility on Reserves B.

HCFCD comment: 26 feet of easement is to be dedicated to HCFCD

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 04/14/2016

**Plat Name:** Newport Sec 8 partial replat no 3

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

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

**App No/Type:** 2016-0549 C3F

**Staff Recommendation:**

Approve the plat subject to the conditions listed

---

Total Acreage:	11.7840	Total Reserve Acreage:	1.5510
Number of Lots:	41	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Newport MUD
County	Zip	Key Map ©	City / ETJ
Harris	77532	419F	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.

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)

show G.B.L (garage building line) in legend and add waste water collection note.

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

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

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

PWE Utility Analysis: APPROVED

Harris County Flood Control District: HCFCD Review - An additional 26 feet of Right of Way is needed for channel R100-00-00, for drainage purposes.

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)

partial replat no 1 or partial replat no 4 will need to be recorded prior to or simultaneously with this plat

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

HCFCD comment: 26 feet of easement is to be dedicated to HCFCD





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Meeting CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 27

**Action Date:** 04/14/2016

**Plat Name:** Newport Sec 8 partial replat no 3

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

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

**App No/Type:** 2016-0549 C3F

**Staff Recommendation:**

Approve the plat subject to  
the conditions listed

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 28

**Action Date:** 04/14/2016

**Plat Name:** Newport Sec 8 partial replat no 4

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

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

**App No/Type:** 2016-0550 C3F

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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Total Acreage:	19.8950	Total Reserve Acreage:	6.6170
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:	Newport MUD
County	Zip	Key Map ©	City / ETJ
Harris	77532	419F	ETJ

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

001. Legal Description must match Title Report at recordation.

002. Add the wastewater note.

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.

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

052. Newport Sec 8 Partial Replat No 1 must be recorded prior to or simultaneously with this plat.

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 28

**Action Date:** 04/14/2016

**Plat Name:** Newport Sec 8 partial replat no 4

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

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

**App No/Type:** 2016-0550 C3F

**Staff Recommendation:**

Approve the plat subject to the conditions listed

---

PWE Utility Analysis: Approved

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)

partial replat no 1 will need to be recorded prior to or simultaneously with this plat

label HCFCD unit number, stream name and centerline info.

coordinate with Lakewood Development company to verify if additional ROW is needed for embankment for future bridge crossing

Verify street name" By Drive"

there doesn't appear to be any street name duplications per this plat.

UVE should be checked at East Galley Drive and Via Dora Drive

HCFCD comment: 26 feet of easement is to be dedicated to HCFCD.

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 29  
**Action Date:** 04/14/2016  
**Plat Name:** North Post Oak Terrace partial replat no 1  
**Developer:** Atma at Post Oak, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2016-0604 C3F

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

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Total Acreage:	0.1043	Total Reserve Acreage:	0.1043
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	77055	451Z	City

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

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

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

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

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

PWE Traffic: No comment.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 30

**Action Date:** 04/14/2016

**Plat Name:** Oates Crossing

**Developer:** RICHTER FAMILY PARTNERSHIP, LTD

**Applicant:** M2L Associates, Inc.

**App No/Type:** 2016-0470 C2

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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.

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

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

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

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

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

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

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

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:** 31  
**Action Date:** 04/14/2016  
**Plat Name:** Ponds and Water Gardens of Houston  
**Developer:** Ponds and Water Garden of Houston, LLC  
**Applicant:** Glezman Surveying, Inc.  
**App No/Type:** 2016-0561 C2

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

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Total Acreage:	2.5710	Total Reserve Acreage:	2.5710
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:	Porter MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	296L	ETJ

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#### ***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)

072. Subdivision platting standards do not conform to those required by Montgomery County. Contact staff and/or MCEO for the appropriate requirements.

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: APPROVED  
City Engineer: DETENTION IS REQUIRED

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 32  
**Action Date:** 04/14/2016  
**Plat Name:** Redline Katy  
**Developer:** S.T.A.C.K. TRAINING LLC dba REDLINE ATHLETICS-KATY  
**Applicant:** Broussard Land Surveying, LLC  
**App No/Type:** 2016-0468 C2

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

Total Acreage:	1.3340	Total Reserve Acreage:	1.3340
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Septic Tank
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 64
County	Zip	Key Map ©	City / ETJ
Harris	77493	444V	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)

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

The below comments were made by other agencies during this review period. These comments 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)  
 dedicate 10-foot building line by plat  
 label ROW widths along Lakecrest Manor Drive  
 Driveway should be placed where double yellow striping exists. No modifications to existing median or transition area will be allowed.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 32

**Action Date:** 04/14/2016

**Plat Name:** Redline Katy

**Developer:** S.T.A.C.K. TRAINING LLC dba REDLINE ATHLETICS-KATY

**Applicant:** Broussard Land Surveying, LLC

**App No/Type:** 2016-0468 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:** 33  
**Action Date:** 04/14/2016  
**Plat Name:** Roberts Road Elementary  
**Developer:** Waller Independent School District  
**Applicant:** CobbFendley  
**App No/Type:** 2016-0556 C2

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

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Total Acreage:	29.4107	Total Reserve Acreage:	29.2110
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Northwest Freeway MUD
County	Zip	Key Map ©	City / ETJ
Harris	77447	324H	ETJ

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

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

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

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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 33  
**Action Date:** 04/14/2016  
**Plat Name:** Roberts Road Elementary  
**Developer:** Waller Independent School District  
**Applicant:** CobbFendley  
**App No/Type:** 2016-0556 C2

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

---

PWE Utility Analysis: Approved  
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 County Flood Control District: No HCFCDD Comments. mmh

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

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

Dedicate 10 or 20 feet of ROW along Roberts Road depending upon existing ROW width. adjust building line to 25 feet.

label name and recording info. for properties on west side of Roberts road and south side of zube road  
label fire and EMS table

Coordinate with Harris County if access is needed to Zube Park

Verify ROW width of Roberts Road. Our road log calls out 80 feet.

label recording info. for Roberts Road. Label iron rod locations on both sides of Roberts Road to verify existing ROW width if ROW information can't be found.

Traffic Impact Analysis will be required before the review of site development plans.

Traffic should be contacted for Scoping Meeting.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 34  
**Action Date:** 04/14/2016  
**Plat Name:** Satyanarayana GP  
**Developer:** SRI Satyanarayana Temple of Greater Houston  
**Applicant:** Hovis Surveying Company Inc.  
**App No/Type:** 2016-0586 GP

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

Total Acreage:	9.2881	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	284Z	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.

PWE Utility Analysis: Approved

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)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 04/14/2016  
**Plat Name:** Satyanarayana Temple Sec 1  
**Developer:** SRI Satyanarayana Temple of Greater Houston  
**Applicant:** Hovis Surveying Company Inc.  
**App No/Type:** 2016-0416 C2

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

---

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 35  
**Action Date:** 04/14/2016  
**Plat Name:** Satyanarayana Temple Sec 1  
**Developer:** SRI Satyanarayana Temple of Greater Houston  
**Applicant:** Hovis Surveying Company Inc.  
**App No/Type:** 2016-0416 C2

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 36  
**Action Date:** 04/14/2016  
**Plat Name:** Silver Ranch Sec 15  
**Developer:** Ersa Grae  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No/Type:** 2016-0589 C3P

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

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Total Acreage:	18.2000	Total Reserve Acreage:	3.5400
Number of Lots:	67	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

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

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

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

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

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

Silver Ranch Sec 14 must be recorded simultaneously with this plat.

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

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

PWE Utility Analysis: Approved

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Fort Bend Engineer: Provide 1' reserve adjacent to all unplatted road boundary.

Provide UE recordation information for easements outside the plat boundary.

Provide access to Reserve D or record Section 14 prior to this plat.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 37  
**Action Date:** 04/14/2016  
**Plat Name:** Sringeri Vidya Bharati Foundation  
**Developer:** SRINGERI VIDYA BHARATI FOUNDATION  
**Applicant:** Catalyst Techincal Group, Inc.  
**App No/Type:** 2016-0591 C2

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

Total Acreage:	6.0061	Total Reserve Acreage:	6.0061
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	Fort Bend County FWSD 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	527X	ETJ

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

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

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

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

068. Provide a vicinity map that 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)

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

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

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

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

City Engineer: DETENTION IS REQUIRED

Fort Bend Engineer: Provide Civil Site Plans.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 38  
**Action Date:** 04/14/2016  
**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:**  
Approve the plat subject to  
the conditions listed

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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

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

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

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.

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

052. Towne Lake Pkwy Street Dedication Sec 2 must be recorded prior to or simultaneously with this plat.

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

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

203. Provide complete Recordation Package when submitting plat for 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:** 38  
**Action Date:** 04/14/2016  
**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:**  
Approve the plat subject to  
the conditions listed

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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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 04/14/2016  
**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:**  
Approve the plat subject to  
the conditions listed

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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

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

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

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

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 39  
**Action Date:** 04/14/2016  
**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:**  
Approve the plat subject to  
the conditions listed

---

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

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:** 40  
**Action Date:** 04/14/2016  
**Plat Name:** Towne Lake Sec 45  
**Developer:** CW SCOA West, L.P., a Texas Limited Partnership  
**Applicant:** EHRA  
**App No/Type:** 2016-0592 C3P

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

Total Acreage:	16.9300	Total Reserve Acreage:	1.3900
Number of Lots:	51	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***

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.

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (41)

130. Requirements for Public Easements. (210) 1) The full width of public utility easements shall be located along the boundary of the plat. 2) One-half of a public utility easement may be shown within the boundary of the plat if the following condition is satisfied: a) The property adjacent is within a recorded subdivision and which provided for the dedication of a P.U.E contiguous to the proposed easement; or b) The additional P.U.E. width is dedicated by the owner of the adjacent property by separate instrument.

159. Provide centerline tie.

175. Add Private Street note to the plat. (159)

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

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

Record detention prior to or simultaneously to Towne Lake Sec 45.

Towne Lake Sec 42 must be recorded prior to or simultaneously with this plat.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 40  
**Action Date:** 04/14/2016  
**Plat Name:** Towne Lake Sec 45  
**Developer:** CW SCOA West, L.P., a Texas Limited Partnership  
**Applicant:** EHRA  
**App No/Type:** 2016-0592 C3P

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)  
add "pvt" after street name  
monarch ridge Lane is a street name duplication per city's comment on sec 42 plat. Revise street name.  
coordinate with traffic about driveway permitting along Painted Crescent Court  
Sec 42 will need to be recorded prior to or simultaneously with this plat  
shift ROW to have a continuous building line or add building line along reserve C in sec 42 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:** 41  
**Action Date:** 04/14/2016  
**Plat Name:** Valley Ranch Town Center North East  
**Developer:** Valley Ranch Town Center Holdings, LLC  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2016-0560 C3P

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

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Total Acreage:	2.9270	Total Reserve Acreage:	2.9270
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	New Caney MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	256U	ETJ

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

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

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

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.

Add symbol representing US 59.

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 04/14/2016  
**Plat Name:** Volunteers of America Bellfort Street  
**Developer:** Bellfort Plaza Corporation  
**Applicant:** Windrose Land Services, Inc.  
**App No/Type:** 2016-0559 C2

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

Total Acreage:	7.5324	Total Reserve Acreage:	7.5324
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77087	534Z	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.

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)

Remove Harris County Road Law paragraph, Harris County Engineer acknowledgement, Harris County Commissioner's Court acknowledgement, and landscaping note. Add park sector and note. Show ROW dimension for Bellfort.

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

The below comments were made by other agencies during this review period. These comments 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:** 42  
**Action Date:** 04/14/2016  
**Plat Name:** Volunteers of America Bellfort Street  
**Developer:** Bellfort Plaza Corporation  
**Applicant:** Windrose Land Services, Inc.  
**App No/Type:** 2016-0559 C2

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

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

Link to Online WCR (Long Form) Application:  
<http://WWW.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html>  
City Engineer: DETENTION IS REQUIRED

Metro: Development on METRO High frequency route provide five-foot sidewalk along Bellfort.

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

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

2) This property(s) is located in Park Sector number 7.

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 43  
**Action Date:** 04/14/2016  
**Plat Name:** Westview Landing Sec 1  
**Developer:** KB Home Lone Star, Inc.  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2016-0601 C3F

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

Total Acreage:	18.5520	Total Reserve Acreage:	2.6890
Number of Lots:	69	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Mount Houston Road MUD
County	Zip	Key Map ©	City / ETJ
Harris	77038	411H	ETJ

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

032. COS area may include the square footage of a building's ground floor that is used for recreational purposes. Follow the requirements established for a Recreational Building Plan. (Ament\_185\_cos.doc)

033. COS areas shall be identified as reserves restricted to compensating open space. Each COS reserve shall be referenced separately (Reserve A, Reserve B), include the restriction (restricted to compensating open space) and the reserve's square footage (xx s.f.)

034. COS areas shall be restricted for the use of the owners of property in and the residents of the subdivision. (185)

035. COS reserves shall be accessible to all the residents of the subdivision. Redesign accessibility. (185)

036. COS reserves shall be owned, managed and maintained under a binding agreement among the owners of property in the subdivision. (185)

037. COS reserves shall be reasonably dry and flat. (185)

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.

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

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

Name stub street intersecting with Cabin Cove Lane.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 43  
**Action Date:** 04/14/2016  
**Plat Name:** Westview Landing Sec 1  
**Developer:** KB Home Lone Star, Inc.  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2016-0601 C3F

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

---

PWE Utility Analysis: APPROVED  
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)  
there does not appear to be any street name duplications with this plat.  
UVE should be checked at National Ridge Way and T.C. Jester Blvd.  
UVE should be checked for making right turn on red by WB traffic on West Road at T.C. Jester Blvd.  
Traffic Impact Analysis will be required to determine traffic control and left turn lane at T.C. Jester Blvd and National Ridge Way. Letter of commitment by the developer will be required for installation of traffic signal and construction of left turn lane.

Off-street parking analysis will be required for recreational development on Reserve E.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 44  
**Action Date:** 04/14/2016  
**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.

Fort Bend Engineer: Provide easement for storm sewer on Encinal Way north stub, or remove storm sewer within stub out..

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 04/14/2016  
**Plat Name:** Woodlands Village of Creekside Park Zones 6 through 12 GP  
**Developer:** The Woodlands Land Development Company, L.P.  
**Applicant:** LJA Engineering, Inc - (Woodlands Office)  
**App No/Type:** 2016-0578 GP

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

Total Acreage:	1786.0000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris Montgomery Counties MUD 386
County	Zip	Key Map ©	City / ETJ
Harris	77375	249M	ETJ

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

045. The alignment and width of all major thoroughfares within or adjacent to the proposed General Plan shall conform to the requirements of the most recent Major Thoroughfare and Freeway Plan. (24)

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

046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.

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

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

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

The below comments were made by other agencies during this review period. These comments 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: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

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)

UVEs will be required at various locations with section plats

Creekside Green Drive plans to include construction of mitigations at hufsmith Road as documented in an approved TIA.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 45  
**Action Date:** 04/14/2016  
**Plat Name:** Woodlands Village of Creekside Park Zones 6 through 12 GP  
**Developer:** The Woodlands Land Development Company, L.P.  
**Applicant:** LJA Engineering, Inc - (Woodlands Office)  
**App No/Type:** 2016-0578 GP

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 46  
**Action Date:** 04/14/2016  
**Plat Name:** Baer Street Crossing  
**Developer:** Idex Development Corp  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2016-0599 C2R

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

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Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494K	City

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

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

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

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

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

203. Provide complete Recordation Package when submitting plat for 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 plat legend shall be provided to include all abbreviations present on the subdivision plat.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 46  
**Action Date:** 04/14/2016  
**Plat Name:** Baer Street Crossing  
**Developer:** Idex Development Corp  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2016-0599 C2R

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

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

Link to Online WCR (Long Form) Application:

<http://WWW.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html>

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:** 47  
**Action Date:** 04/14/2016  
**Plat Name:** Bunton Landing  
**Developer:** AZH Development  
**Applicant:** The Interfield Group  
**App No/Type:** 2016-0320 C2R

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

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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

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

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

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

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

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project. Please, 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  
PWE Traffic: This plat has Traffic Operations approval with the proposed on-site parking.

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 48  
**Action Date:** 04/14/2016  
**Plat Name:** Burke Addition Second Section partial replat no 2  
**Developer:** Iglsria Amor Y Restauracion  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2016-0605 C2R

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

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Total Acreage:	0.3657	Total Reserve Acreage:	0.3657
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	City

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

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

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

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

1. Revise "Elmo Street" to "Saint Elmo Street."

203. Provide complete Recordation Package when submitting plat for 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:** 49  
**Action Date:** 04/14/2016  
**Plat Name:** Calle Complex  
**Developer:** Calle Realty  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2016-0593 C2R

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

Total Acreage:	2.8069	Total Reserve Acreage:	2.8069
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	77076	412Z	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.

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

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

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

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

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

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

Link to Online WCR (Long Form) Application:  
<http://WWW.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html>  
City Engineer: APPROVED DRAINAGE PLAN IS PROVIDED

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 50  
**Action Date:** 04/14/2016  
**Plat Name:** Capstone Collegiate Communities  
**Developer:** Capstone Collegiate Communities, LLC  
**Applicant:** Brown & Gay Engineers, Inc.  
**App No/Type:** 2016-0568 C2R

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

Total Acreage:	12.0400	Total Reserve Acreage:	12.0100
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77023	494X	City

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

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

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

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

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

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

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

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

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

Link to Online WCR (Long Form) Application:  
<http://WWW.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html>  
City Engineer: DETENTION IS REQUIRED

PWE Traffic: No comment.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 50  
**Action Date:** 04/14/2016  
**Plat Name:** Capstone Collegiate Communities  
**Developer:** Capstone Collegiate Communities, LLC  
**Applicant:** Brown & Gay Engineers, Inc.  
**App No/Type:** 2016-0568 C2R

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 51  
**Action Date:** 04/14/2016  
**Plat Name:** Cypress Preserve Park Corner Store no 1923  
**Developer:** HENDRICKS INTEREST  
**Applicant:** REKHA ENGINEERING, INC.  
**App No/Type:** 2016-0585 C2R

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

---

Total Acreage:	2.2500	Total Reserve Acreage:	2.2500
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Pine Foest MUD
County	Zip	Key Map ©	City / ETJ
Harris	77073	332L	ETJ

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

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

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

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:** 04/14/2016  
**Plat Name:** Cypress Preserve Park Corner Store no 1923  
**Developer:** HENDRICKS INTEREST  
**Applicant:** REKHA ENGINEERING, INC.  
**App No/Type:** 2016-0585 C2R

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

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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)

TxDOT permit may be needed if access is being taken from FM 1960

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf> ) and 30 TAC 285.4(c)

(<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf> ). For wastewater related questions or to submit your report, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org)

verify if plat boundary needs to include landscape easement. Verify if landscape area is still an unrestricted reserve

verify recording info for landscape tract(easement)

verify recording info for FM 1960. Adjacent recorded plat calls out different recording info.

Provide documentation of TxDOT driveway approval with site plans.

No driveway will be allowed off Cypress Slough Drive till the roadway is constructed per Harris County Standard.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 04/14/2016  
**Plat Name:** Dream Home Villas  
**Developer:** Dream Home Properties  
**Applicant:** Texan Land Consultants  
**App No/Type:** 2016-0472 C2R

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

Total Acreage:	0.1147	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494S	City

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

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
051. Tie plat boundary to the nearest intersection of public street rights-of-way.
079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)
203. Provide complete Recordation Package when submitting plat for 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

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:** 53  
**Action Date:** 04/14/2016  
**Plat Name:** East Helms Center  
**Developer:** M LANZA  
**Applicant:** Century Engineering, Inc  
**App No/Type:** 2016-0457 C2R

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

---

Total Acreage:	2.5463	Total Reserve Acreage:	2.5463
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	77037	413J	ETJ

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

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

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

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)

161.4. The proposed location for major thoroughfare/collector does not match to the current MTFP location. Revise plan to conform. See Major Thoroughfare and Freeway Plan. (122)

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

1. Coordinate width of E. Helms Road with Harris County prior to final plat submittal. Right of way dedication may not be required.

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 53  
**Action Date:** 04/14/2016  
**Plat Name:** East Helms Center  
**Developer:** M LANZA  
**Applicant:** Century Engineering, Inc  
**App No/Type:** 2016-0457 C2R

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

---

Harris Engineer: Coordinate with Harris County Traffic prior to recordation. (HC)

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

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

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

HCFCF Property Management is working with the property owner regarding an existing fence encroachment, which will determine if additional ROW is required. If ROW is required, it will be dedicated by plat or separate instrument prior to recordation. Coordinate with HCFCF.

Road log calls out road and 60 feet of ROW. Verify ROW width.

Coordinate with Harris County Traffic prior to recordation. (HC)

City Engineer: DETENTION IS REQUIRED

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 54  
**Action Date:** 04/14/2016  
**Plat Name:** East Orem Drive Street Dedication Sec 1  
**Developer:** GBF LIC 288, LTD.  
**Applicant:** AECOM  
**App No/Type:** 2016-0552 SP

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

Total Acreage:	3.0720	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 393
County	Zip	Key Map ©	City / ETJ
Harris	77047	573K	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.

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

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

203. Provide complete Recordation Package when submitting plat for 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. Mayor must sign the plat or provide owner(s) ratification 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: Approve

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 04/14/2016  
**Plat Name:** Foodway  
**Developer:** Foodway  
**Applicant:** ICMC GROUP INC  
**App No/Type:** 2016-0388 C2R

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

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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

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

047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
203. Provide complete Recordation Package when submitting plat for 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 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:** 56

**Action Date:** 04/14/2016

**Plat Name:** Gold Cup

**Developer:** 290 GCP, Inc.

**Applicant:** Bowden Survey

**App No/Type:** 2016-0449 C2R

**Staff Recommendation:**

Defer Additional  
information reqd

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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

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

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

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

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

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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 56

**Action Date:** 04/14/2016

**Plat Name:** Gold Cup

**Developer:** 290 GCP, Inc.

**Applicant:** Bowden Survey

**App No/Type:** 2016-0449 C2R

**Staff Recommendation:**

Defer Additional  
information reqd

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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.



**Agenda Item:** 57  
**Action Date:** 04/14/2016  
**Plat Name:** Haynes Road Business Park  
**Developer:** Arnold & Norma Rodriguez Family Limited Partnership  
**Applicant:** John G. Thomas and Associates, Inc. dba Thomas Land Surveying  
**App No/Type:** 2016-0611 C2R

**Staff Recommendation:**  
Defer Additional  
information reqd

Total Acreage:	2.4995	Total Reserve Acreage:	2.4995
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77066	370G	ETJ

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**Conditions and Requirements for Approval**

004.2. Harris County Engineer Certification: I, Arthur L. Storey, Jr., County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by Harris County Commissioner's Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

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.

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

158. Provide for the dedication of widening for Haynes Road as indicated on the marked file copy.

Defer to allow the applicant time to revise the plat drawing to show ROW dedication along Haynes Road. Add Harris County Commissioner's Court acknowledgement. Revise acreage and square footage within the plat boundary to account for the ROW dedication.

**For Your Information:**

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 57

**Action Date:** 04/14/2016

**Plat Name:** Haynes Road Business Park

**Developer:** Arnold & Norma Rodriguez Family Limited Partnership

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

**App No/Type:** 2016-0611 C2R

PWE Utility Analysis: Approve

City Engineer: MISSING B.L. ON HAYNES RD., ALSO DETENTION IS REQUIRED

**Staff Recommendation:**

Defer Additional  
information reqd

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

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

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

Dedicate 15 feet of ROW by plat  
label 10 foot building line outside of new dedicated ROW

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 04/14/2016  
**Plat Name:** Highgate Court  
**Developer:** John S. Beeson, Trustee  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2016-0617 C3R

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

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Total Acreage:	7.3160	Total Reserve Acreage:	0.7500
Number of Lots:	76	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451T	City

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

040. The minimum size for COS reserves shall be 240 s.f., with a minimum rectangular shape of 12 ft. x 20 ft. (185)
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)
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)
157. Provide streets names for each street. (133-134)
- 157.1. Provide street name break(s) as indicated on the marked file copy. Street name breaks must be located at lot lines.
179. Minimum intersection spacing along a type 2 PAE shall be 65 feet. (129)

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

The below comments were made by other agencies during this review period. These comments 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:** 58  
**Action Date:** 04/14/2016  
**Plat Name:** Highgate Court  
**Developer:** John S. Beeson, Trustee  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2016-0617 C3R

**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 (LONG OR SHORT FORM)WCR APPLICATION.

Link to Online WCR (Long Form) Application:

<http://WWW.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html>

PWE Traffic: Although the required guest parking spaces have been provided, the placement of all of the guest parking in one corner of the development is not practical for a development of this size. Please consider other, neighborhood friendly, layouts so that guests to the development will have closer options for parking.

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.  
DETENTION IS REQUIRED

Addressing: Needs a road name for connecting street between Todd St and Larchgate St.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 59  
**Action Date:** 04/14/2016  
**Plat Name:** Huffman Townsite partial replat no 1  
**Developer:** HB American Group  
**Applicant:** E.I.C. Surveying Company  
**App No/Type:** 2016-0571 C2R

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

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Total Acreage:	1.2998	Total Reserve Acreage:	1.2138
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77336	339K	ETJ

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

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

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

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 59  
**Action Date:** 04/14/2016  
**Plat Name:** Huffman Townsite partial replat no 1  
**Developer:** HB American Group  
**Applicant:** E.I.C. Surveying Company  
**App No/Type:** 2016-0571 C2R

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

---

PWE Utility Analysis: Approved  
Harris Engineer: Coordinate with Harris County Traffic prior to recordation. (HC)

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

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

Dedicate 5 feet of ROW along, First, Second and Pruett Streets

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

Coordinate with Harris County Traffic prior to recordation. (HC)

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

City Engineer: PDF FILE WANT OPEN IN PLAT TRACKER

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 60

**Action Date:** 04/14/2016

**Plat Name:** Jag Concrete

**Developer:** Jag Contractors

**Applicant:** ICMC GROUP INC

**App No/Type:** 2016-0386 C3R

**Staff Recommendation:**

Disapprove

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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

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#### ***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.

A General Plan application must be reviewed simultaneously with Jag Concrete C3Final Plat.

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 60

**Action Date:** 04/14/2016

**Plat Name:** Jag Concrete

**Developer:** Jag Contractors

**Applicant:** ICMC GROUP INC

**App No/Type:** 2016-0386 C3R

**Staff Recommendation:**

Disapprove

---

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 04/14/2016  
**Plat Name:** Law Square  
**Developer:** Roc Homes  
**Applicant:** Bates Development Consultants  
**App No/Type:** 2016-0573 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.

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

068. Provide a vicinity map that 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.

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:** 62  
**Action Date:** 04/14/2016  
**Plat Name:** Lyons Redev Sixteenth Venture  
**Developer:** South by Northwest, LP  
**Applicant:** Karen Rose Engineering and Surveying  
**App No/Type:** 2016-0574 C2R

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

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Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494C	City

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

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

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

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

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

all city of Houston liens must be paid prior to recordation.  
Contact is (Keyona Raven) 832 393 9114

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

The below comments were made by other agencies during this review period. These comments 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:** 63  
**Action Date:** 04/14/2016  
**Plat Name:** Lyons Redev Eighteenth Venture  
**Developer:** South by Northwest, LP  
**Applicant:** Karen Rose Engineering and Surveying  
**App No/Type:** 2016-0575 C2R

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

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Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	City

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

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

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

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

PWE Utility Analysis: Approved  
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:** 64  
**Action Date:** 04/14/2016  
**Plat Name:** Lyons Redev Twentysecond Venture  
**Developer:** South by Northwest, LP  
**Applicant:** Karen Rose Engineering and Surveying  
**App No/Type:** 2016-0576 C2R

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

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Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494C	City

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

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

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

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

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

all City of Houston Liens must be paid prior to recordation  
Contact (Keyona Raven) 832 393 9114

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 65  
**Action Date:** 04/14/2016  
**Plat Name:** Mac Haik Automotive I45 Dodge  
**Developer:** MH Houston Realty  
**Applicant:** Knudson, LP  
**App No/Type:** 2016-0474 C2R

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

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.

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

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

Provide a reason for replat.

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

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

PWE Utility Analysis: A WASTEWATER CAPACITY RESERVATION 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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 66  
**Action Date:** 04/14/2016  
**Plat Name:** Macgregor and Demeritts Southmore Addition Sec 1 partial replat no 1  
**Developer:** Excelsior Land Company, Inc.  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2016-0595 C3R

**Staff Recommendation:**  
Defer Additional  
information reqd

Total Acreage:	2.4280	Total Reserve Acreage:	2.4280
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493W	City

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#### **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.

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

The below comments were made by other agencies during this review period. These comments 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 (LONG OR SHORT FORM)WCR APPLICATION.

Link to Online WCR (Long Form) Application:  
<http://WWW.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html>  
City Engineer: DETENTION IS REQUIRED

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 67  
**Action Date:** 04/14/2016  
**Plat Name:** McSwain replat no 1  
**Developer:** Donald McSwain  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2016-0522 C2R

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

Total Acreage:	3.1466	Total Reserve Acreage:	3.1466
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	77022	453E	City

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

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

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

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

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

use long replat language and address all lien holders shown in title report.  
legal description shown on plat must match legal description shown in title.

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

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

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

Link to Online WCR (Long Form) Application:  
<http://WWW.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html>  
City Engineer: DETENTION IS REQUIRED

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 68  
**Action Date:** 04/14/2016  
**Plat Name:** Reach Unlimited  
**Developer:** Reach Unlimited, Inc.  
**Applicant:** Windrose Land Services, Inc.  
**App No/Type:** 2016-0448 C2R

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

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Total Acreage:	9.9885	Total Reserve Acreage:	9.9885
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	77429	367M	ETJ

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

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

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.

203. Provide complete Recordation Package when submitting plat for 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:** 68  
**Action Date:** 04/14/2016  
**Plat Name:** Reach Unlimited  
**Developer:** Reach Unlimited, Inc.  
**Applicant:** Windrose Land Services, Inc.  
**App No/Type:** 2016-0448 C2R

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

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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)

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

show entire sanitary control easement radius

provide recording information for Mueller Cemetery road

may need TCEQ exemption for sanitary control easement extending onto public ROW. this is needed before recordation

Coordinate with Harris County Traffic prior to recordation. (HC)

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 69  
**Action Date:** 04/14/2016  
**Plat Name:** Sawyer Square  
**Developer:** Lovett Commercial  
**Applicant:** TRI-TECH SURVEYING CO., L.P./BEC-LIN ENGINEERING,  
L.P./GLOBAL SURVEYORS, INC.  
**App No/Type:** 2016-0379 C2R

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

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

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#### **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.

203. Provide complete Recordation Package when submitting plat for 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 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.



**Agenda Item:** 70  
**Action Date:** 04/14/2016  
**Plat Name:** Sugar Pine Square replat no 1  
**Developer:** LGI Homes - Texas LLC  
**Applicant:** Pape-Dawson Engineers  
**App No/Type:** 2016-0446 C3R

**Staff Recommendation:**  
Defer Additional  
information reqd

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Total Acreage:	13.4280	Total Reserve Acreage:	5.2500
Number of Lots:	86	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:	Ponderosa Forest Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77090	331R	ETJ

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***Conditions and Requirements for Approval***

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
028. A minimum 5-foot building line is required adjacent to a private street or type 2 permanent access esmt. (160)
033. COS areas shall be identified as reserves restricted to compensating open space. Each COS reserve shall be referenced separately (Reserve A, Reserve B), include the restriction (restricted to compensating open space) and the reserve's square footage (xx s.f.)
037. COS reserves shall be reasonably dry and flat. (185)
- 040.3. COS per lot and Summary Table must be shown on the face of the plat (184).
047. Make minor corrections and additions as indicated on the marked file copy.
051. Tie plat boundary to the nearest intersection of public street rights-of-way.
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)
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)
187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

***For Your Information:***

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





## PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 70  
**Action Date:** 04/14/2016  
**Plat Name:** Sugar Pine Square replat no 1  
**Developer:** LGI Homes - Texas LLC  
**Applicant:** Pape-Dawson Engineers  
**App No/Type:** 2016-0446 C3R

**Staff Recommendation:**  
Defer Additional  
information reqd

---

PWE Utility Analysis: Approved

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.

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 reserve b should also be restricted to utilities

label name and distance to nearest cross street

add "pvt" after each street name

check with COH, PAE-PUE may need to terminate in a cul-de-sac. also, street may need to be a PAE with a 28 foot width

label ROW widths for Sugar Pine Drive

label north ROW line of Sugar Pine Drive and owner and recording info. for property across street

label private streets in recorded subdivision

label 10 foot building lines on all streets

Verify if Wilde Elm Drive extends to utility easement boundary

UVE should be checked at Sweet Sugar Dive (pvt) and Sugar Pine Drive.

City Engineer: W.M.E. 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:** 71  
**Action Date:** 04/14/2016  
**Plat Name:** Townhomes At Milby Crossing  
**Developer:** RDZ Holdings  
**Applicant:** PLS  
**App No/Type:** 2016-0584 C2R

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

Total Acreage:	0.9263	Total Reserve Acreage:	0.0183
Number of Lots:	24	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494S	City

***Conditions and Requirements for Approval***

030. Provide 10'/17' Reduced BL Note (42-157).

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)

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

127. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. (162))

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

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

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

Applicant must provide revised solid waste plan as seen in attached 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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 71  
**Action Date:** 04/14/2016  
**Plat Name:** Townhomes At Milby Crossing  
**Developer:** RDZ Holdings  
**Applicant:** PLS  
**App No/Type:** 2016-0584 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 (LONG OR SHORT FORM)WCR APPLICATION.

Link to Online WCR (Long Form) Application:

<http://WWW.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html>

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: The solid waste plan illustrates a parking area with sufficient space to provide four 20' X 10' spaces which meets the guest parking requirement.

Parks and Recreation: To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 11. 2) The then-current fee in lieu of dedication shall be applied to this number (24 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:** 72  
**Action Date:** 04/14/2016  
**Plat Name:** Twenty Seven Twenty Three Yale LLC  
**Developer:** 2723 YALE, LLC  
**Applicant:** Broussard Land Surveying, LLC  
**App No/Type:** 2016-0443 C2R

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

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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452V	City

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

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

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

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

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

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

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

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

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

Link to Online WCR (Long Form) Application:  
<http://WWW.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html>  
City Engineer: DETENTION IS REQUIRED

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 73  
**Action Date:** 04/14/2016  
**Plat Name:** Village at Buck  
**Developer:** cas survey  
**Applicant:** CAS SURVEY  
**App No/Type:** 2016-0534 C2R

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

Total Acreage:	0.1150	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	City

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

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

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

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

A tree located in the right-of-way (ROW). 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.

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.

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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Meeting CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 73  
**Action Date:** 04/14/2016  
**Plat Name:** Village at Buck  
**Developer:** cas survey  
**Applicant:** CAS SURVEY  
**App No/Type:** 2016-0534 C2R

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

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



**Agenda Item:** 74  
**Action Date:** 04/14/2016  
**Plat Name:** Villas on Spencer Street  
**Developer:** pinnacle construction  
**Applicant:** ICMC GROUP INC  
**App No/Type:** 2016-0390 C2R

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

Total Acreage:	0.1150	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	492H	City

**Conditions and Requirements for Approval**

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

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

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

Provide a copy of the previous recorded subdivision plat.

Provide a title that has an effective date of within 30 days of submittal of the plat application.

**For Your Information:**

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

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

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

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

PWE Traffic: No comment.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 75  
**Action Date:** 04/14/2016  
**Plat Name:** West Pierce Street Landing  
**Developer:** RZ Enterprises  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2016-0594 C2R

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

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Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	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

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

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

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

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

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.

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

PWE Traffic: No comment.

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 76  
**Action Date:** 04/14/2016  
**Plat Name:** WSS Properties LLC  
**Developer:** WSS PROPERTIES LLC  
**Applicant:** Andrew Lonnie Sikes, Inc.  
**App No/Type:** 2016-0567 C2R

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

Total Acreage:	3.9790	Total Reserve Acreage:	3.9170
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77075	575R	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.

127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. (162)

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

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

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

Add park sector and note. Substitute "ROW" for "road" in ROW dedication note. Revise ROW dedication symbols per the mark-up form. Add lienholder acknowledgement.

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

The below comments were made by other agencies during this review period. These comments 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:** 76  
**Action Date:** 04/14/2016  
**Plat Name:** WSS Properties LLC  
**Developer:** WSS PROPERTIES LLC  
**Applicant:** Andrew Lonnie Sikes, Inc.  
**App No/Type:** 2016-0567 C2R

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

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

Link to Online WCR (Long Form) Application:  
<http://WWW.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html>  
City Engineer: DETENTION IS REQUIRED

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

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

2) This property(s) is located in Park Sector number 7.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 77  
**Action Date:** 04/14/2016  
**Plat Name:** Alvarado Place First Ward  
**Developer:** BM Developments III, LLC  
**Applicant:** Richard Grothues Designs  
**App No/Type:** 2016-0168 C3N

**Staff Recommendation:**  
Withdraw

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Total Acreage:	0.0839	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	77007	493F	City

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

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

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

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project.  
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: The then-current fee in lieu of dedication shall be applied to this number (0 units) of dwelling units.

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

# Houston Planning Commission

**ITEM: 77**

Planning and Development Department

Meeting Date: 04/14/2016

**Subdivision Name: Alvarado Place First Ward**

**Applicant: Richard Grothues Designs**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

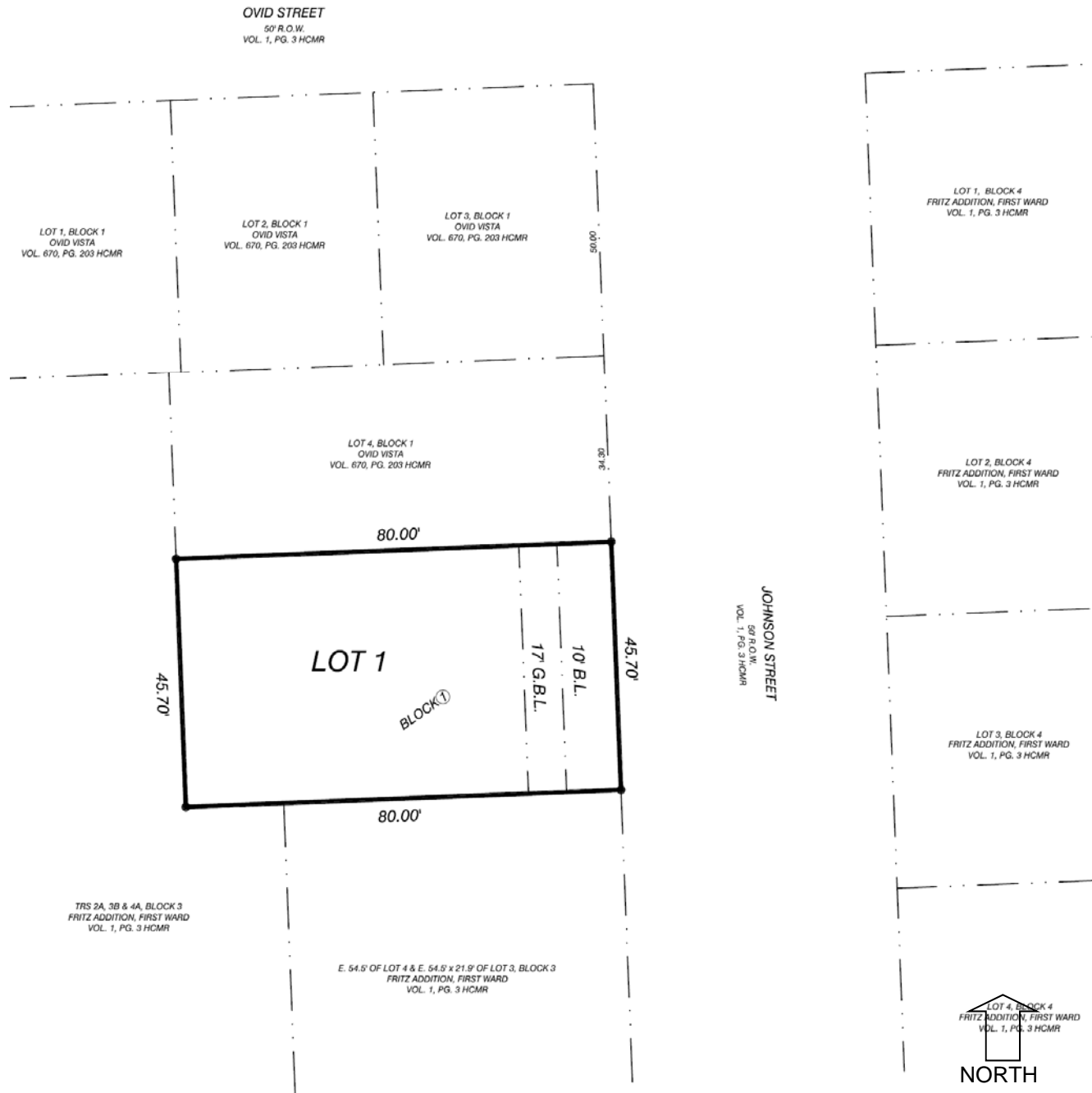
ITEM: 77

Planning and Development Department

Meeting Date: 04/14/2016

Subdivision Name: Alvarado Place First Ward

Applicant: Richard Grothues Designs



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 77

Planning and Development Department

Meeting Date: 04/14/2016

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**Subdivision Name: Alvarado Place First Ward**

**Applicant: Richard Grothues Designs**



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**C – Public Hearings**

**Aerial**

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 78  
**Action Date:** 04/14/2016  
**Plat Name:** Forest West Sec 2 partial replat no 1  
**Developer:** First Mercantile Holding Corporation  
**Applicant:** Windrose Land Services, Inc.  
**App No/Type:** 2016-0417 C3N

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

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Total Acreage:	1.2822	Total Reserve Acreage:	1.2822
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	77092	451F	City

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

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

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

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

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

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

**ITEM: 78**

Planning and Development Department

Meeting Date: 04/14/2016

**Subdivision Name: Forest West Sec 2 partial replat no 1**

**Applicant: Windrose Land Services, Inc.**



**C – Public Hearings**

**Site Location**



# Houston Planning Commission

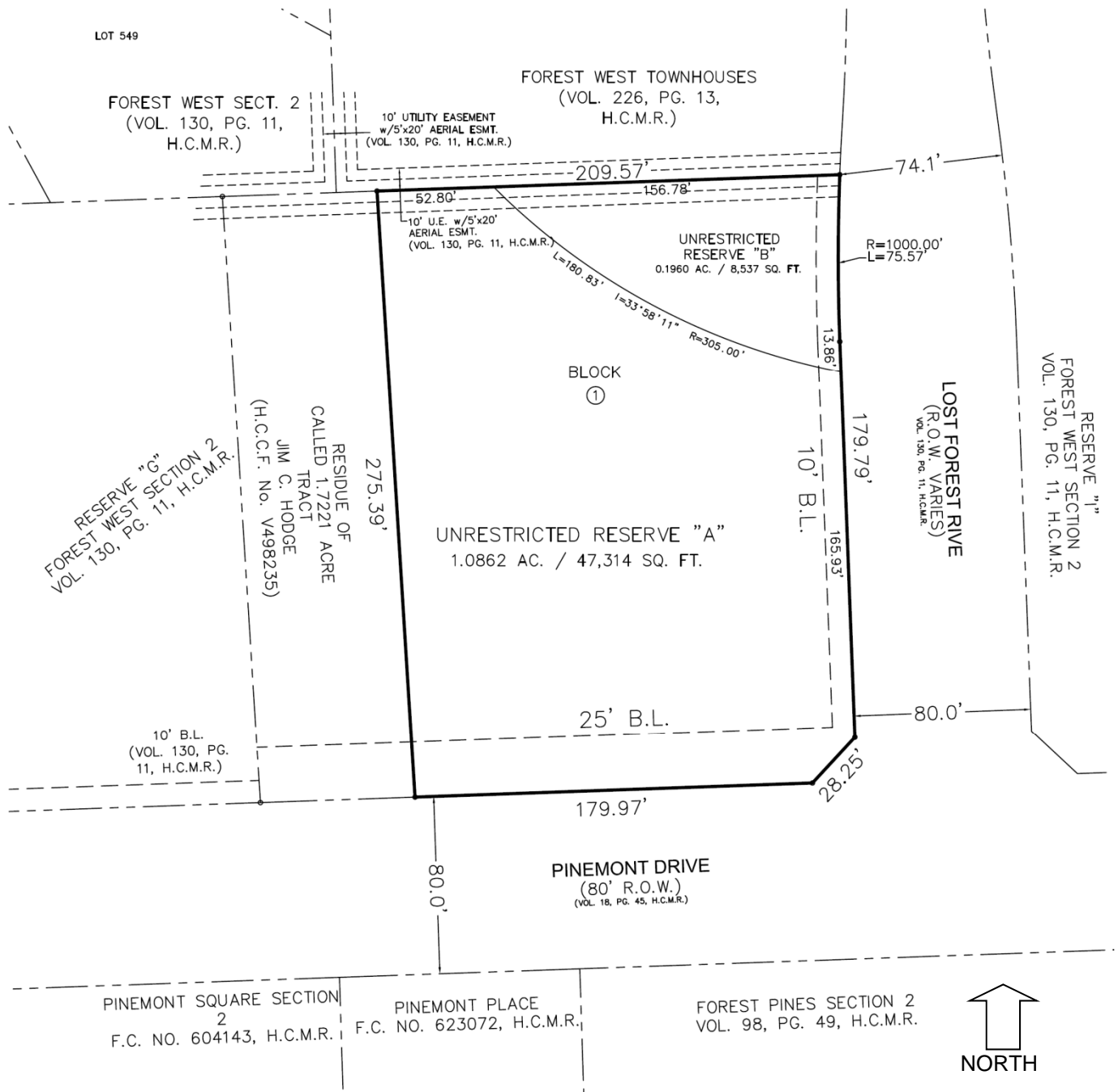
ITEM: 78

Planning and Development Department

Meeting Date: 04/14/2016

Subdivision Name: Forest West Sec 2 partial replat no 1

Applicant: Windrose Land Services, Inc.



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 78

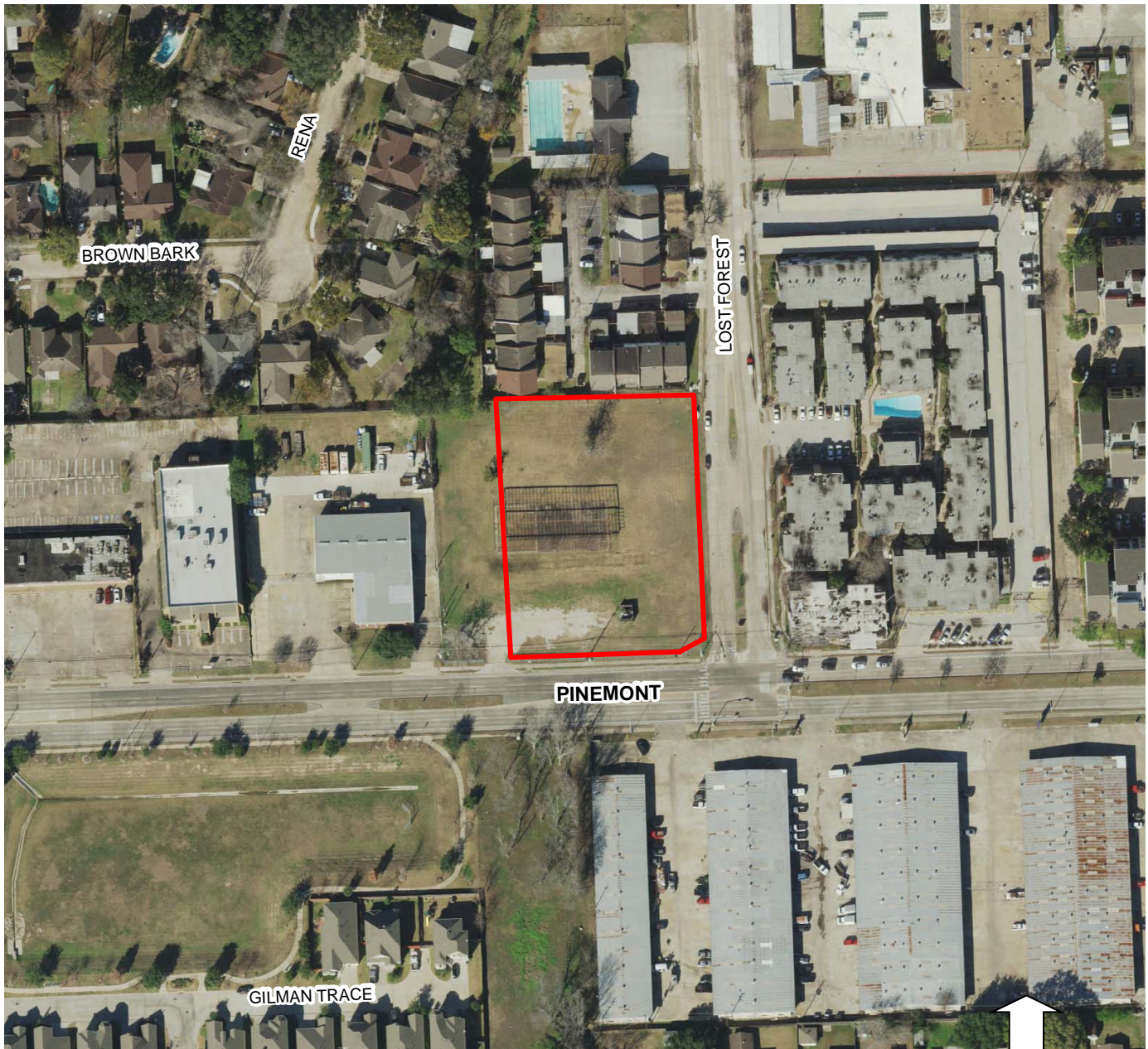
Planning and Development Department

Meeting Date: 04/14/2016

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Subdivision Name: Forest West Sec 2 partial replat no 1

Applicant: Windrose Land Services, Inc.



NORTH

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### C – Public Hearings

### Aerial

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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 79  
**Action Date:** 04/14/2016  
**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:**  
Approve the plat subject to  
the conditions listed

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.

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)

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

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

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

PWE Utility Analysis: A WASTEWATER CAPACITY RESERVATION 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.

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

# Houston Planning Commission

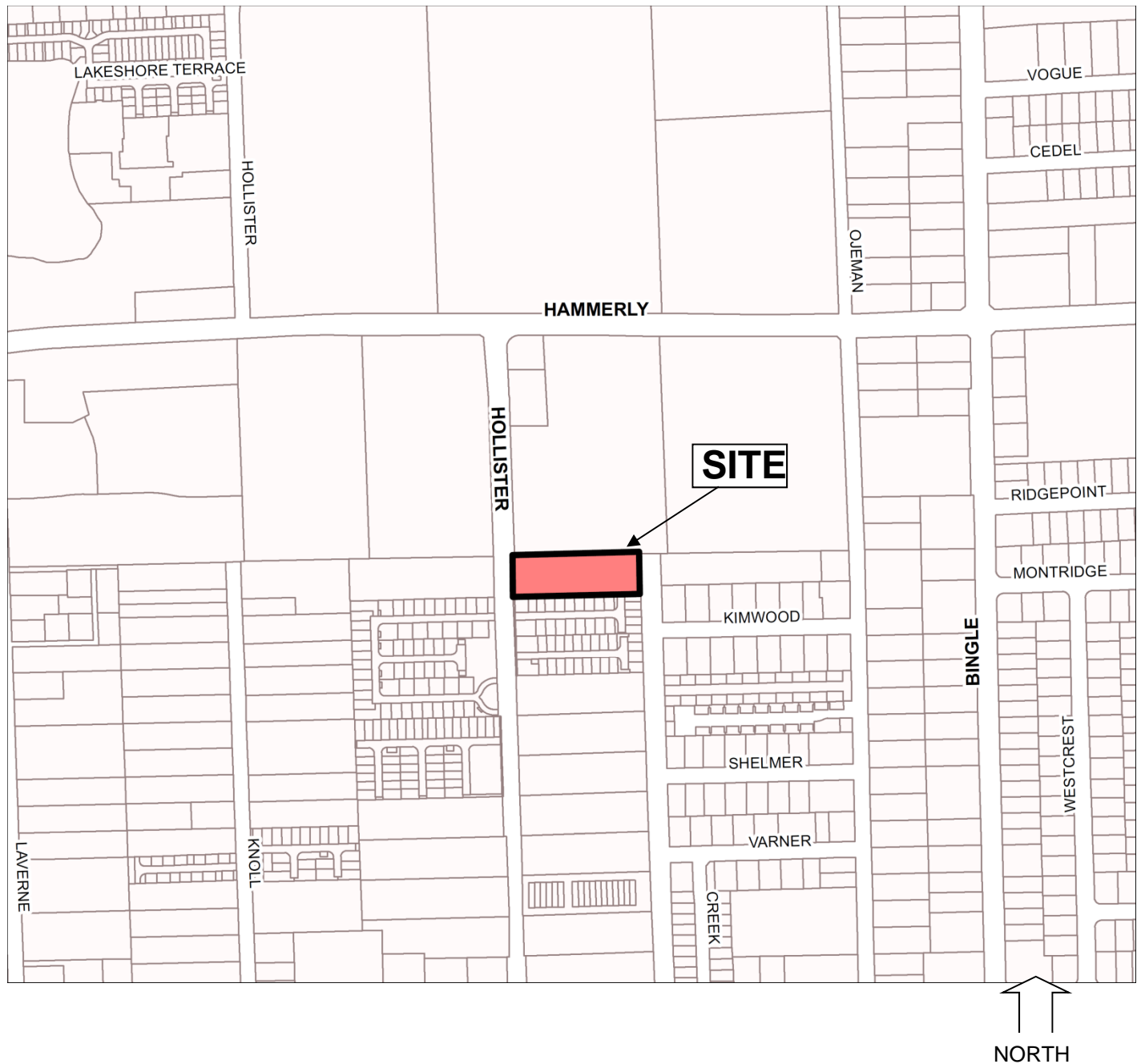
**ITEM: 79**

Planning and Development Department

Meeting Date: 04/14/2016

**Subdivision Name: Hollywood Gardens partial replat no 4 (DEF1)**

**Applicant: Benchmark Engineering Corp.**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

## ITEM: 79

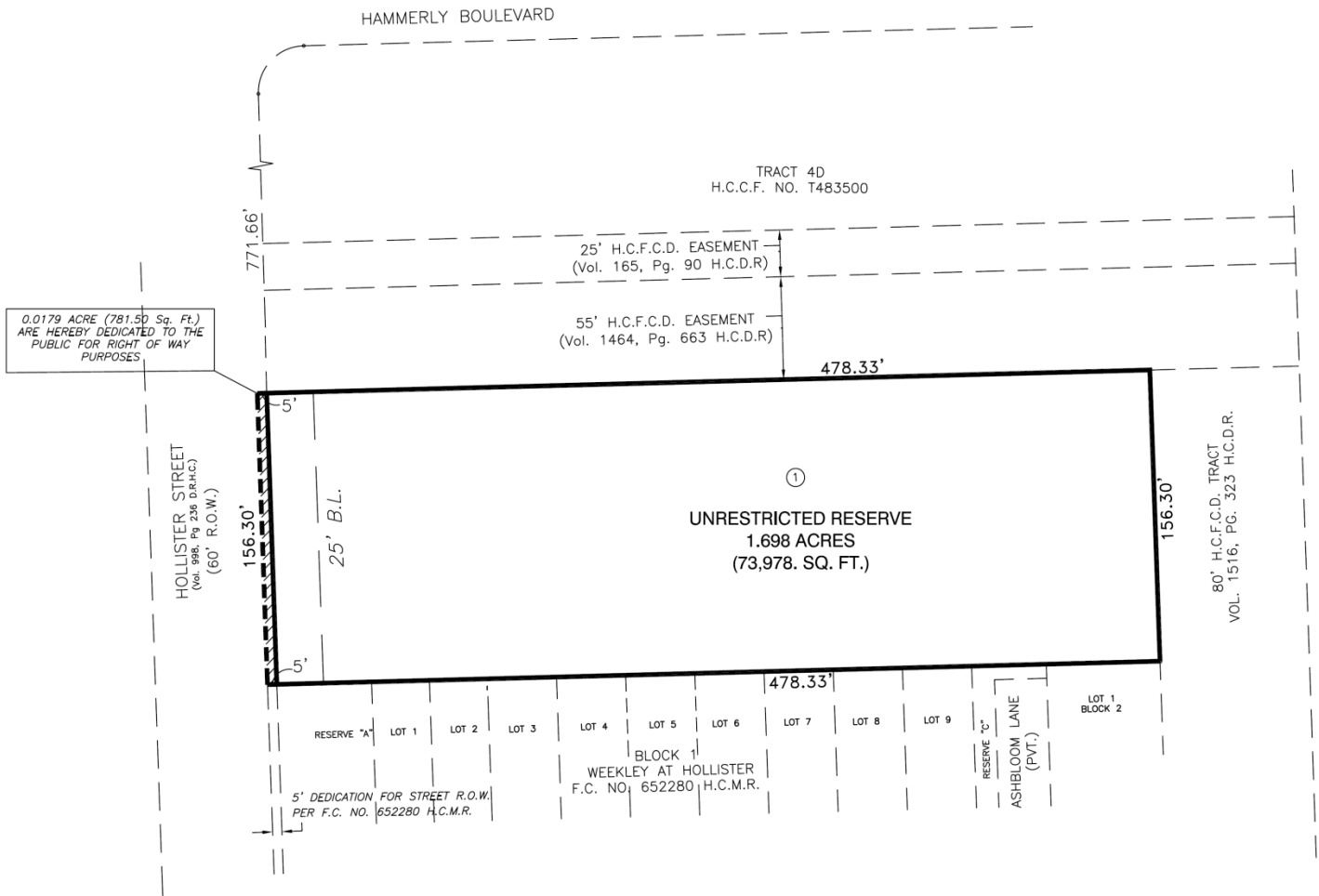
**ITEM: 79**

## Planning and Development Department

**Meeting Date: 04/14/2016**

**Subdivision Name: Hollywood Gardens partial replat no 4 (DEF1)**

**Applicant: Benchmark Engineering Corp.**



## C – Public Hearings

## Subdivision



# Houston Planning Commission

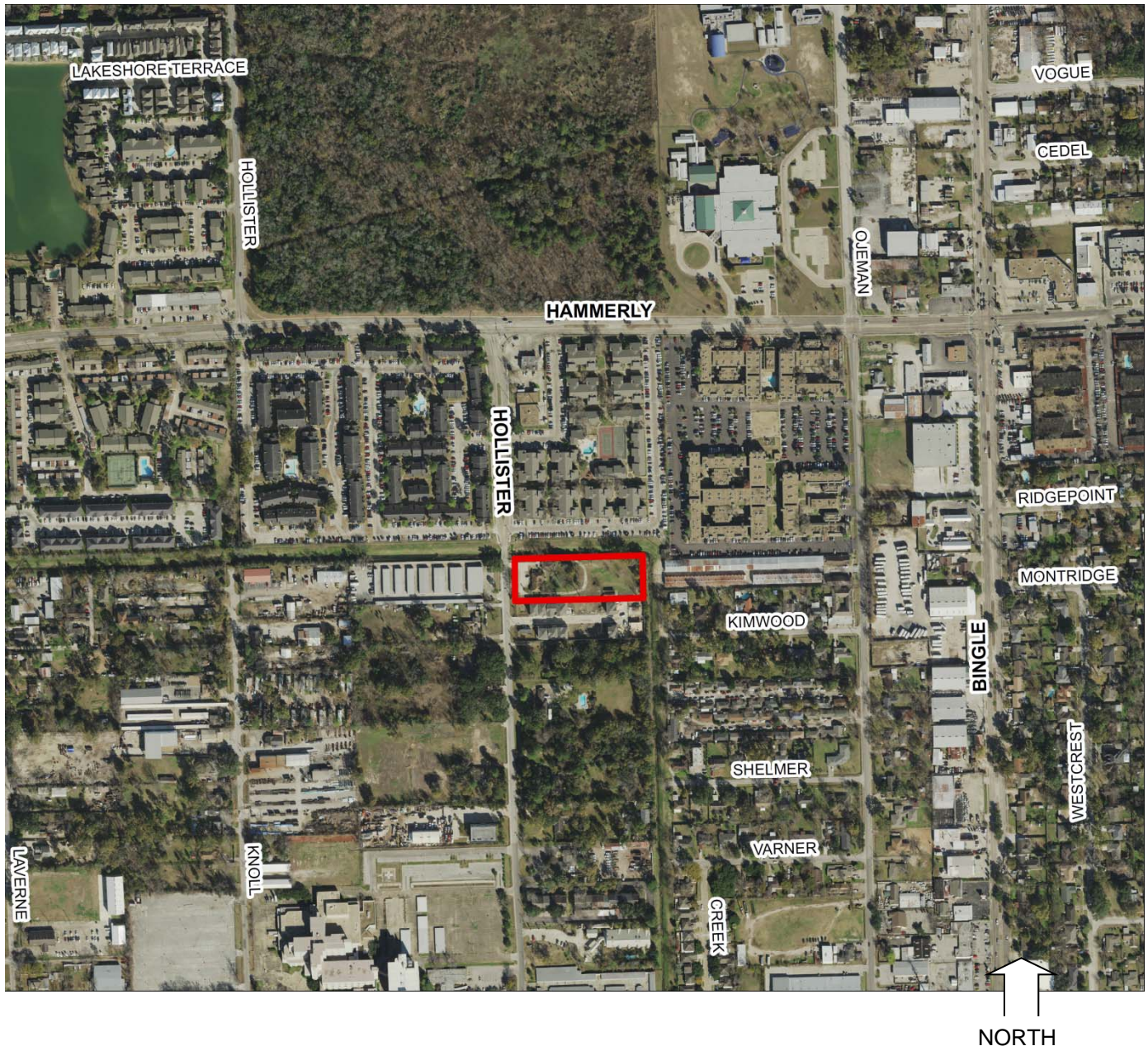
ITEM: 79

Planning and Development Department

Meeting Date: 04/14/2016

Subdivision Name: Hollywood Gardens partial replat no 4 (DEF1)

Applicant: Benchmark Engineering Corp.



C – Public Hearings

Aerial



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

<b>Agenda Item:</b>	80	<b>Staff Recommendation:</b>	Approve the plat subject to the conditions listed
<b>Action Date:</b>	04/14/2016		
<b>Plat Name:</b>	Kolbe Farms partial replat no 4		
<b>Developer:</b>	Lovett Homes		
<b>Applicant:</b>	TRI-TECH SURVEYING CO., L.P./BEC-LIN ENGINEERING, L.P./GLOBAL SURVEYORS, INC.		
<b>App No/Type:</b>	2016-0435 C3N		

Total Acreage:	0.2151	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450R	City

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

010.1 Add the following note to the face of the plat (SWD): The residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the city at the time of the filing of the plat. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

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.

124. Add Permanent Access Easement plat note: This subdivision contains one or more permanent access easements that have not been dedicated to the public or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

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

Provide Typical BL - Alley Access illustration as indicated on the marked file copy.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 80

**Action Date:** 04/14/2016

**Plat Name:** Kolbe Farms partial replat no 4

**Developer:** Lovett Homes

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

**App No/Type:** 2016-0435 C3N  
PWE Utility Analysis: APPROVED.

**Staff Recommendation:**

Approve the plat subject to  
the conditions listed

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

PWE Traffic: No comment.

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

- 1) No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas, for construction within the subdivision until such time as the funds required under provisions of Section 42-253 of the Code of Ordinances of the City of Houston, Texas, has been submitted and accepted by the City.
- 2) This percentage (100%) shall be applied to the then-current fee in lieu of dedication.
- 3) The then-current fee in lieu of dedication shall be applied to this number (3 units) of dwelling units.
- 4) No land is being established as Private Park or dedicated to the public for Park purposes.

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



# Houston Planning Commission

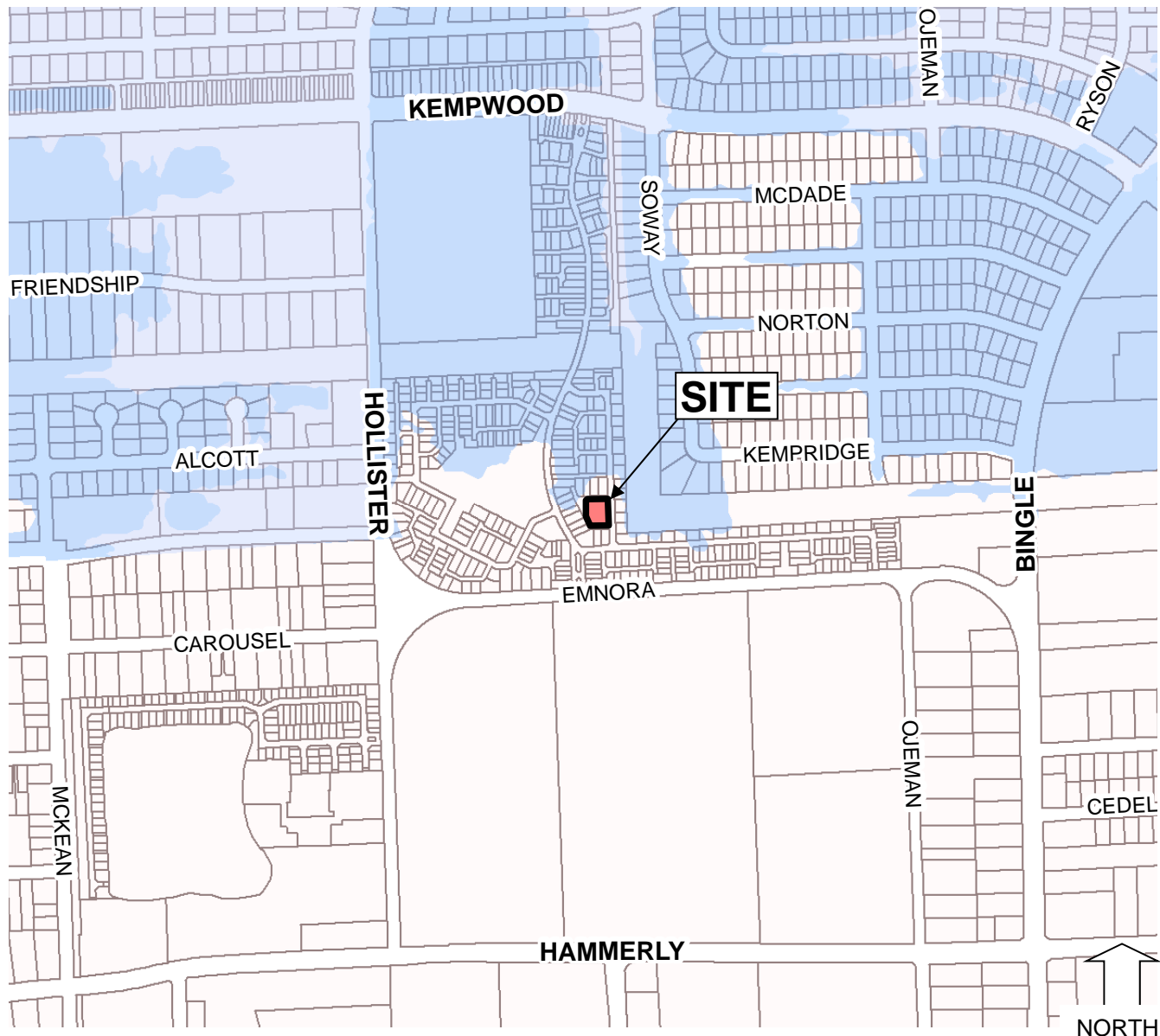
**ITEM: 80**

Planning and Development Department

Meeting Date: 04/14/2016

**Subdivision Name: Kolbe Farms partial replat no 4**

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



**C – Public Hearings**

**Site Location**

## Planning and Development Department

**ITEM: 80**

**Meeting Date: 04/14/2016**

**Subdivision Name: Kolbe Farms partial replat no 4**

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



## C – Public Hearings

## Subdivision

# Houston Planning Commission

**ITEM: 80**

Planning and Development Department

Meeting Date: 04/14/2016

**Subdivision Name: Kolbe Farms partial replat no 4**

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



**C – Public Hearings**

**Aerial**



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 81  
**Action Date:** 04/14/2016  
**Plat Name:** Melody Oaks partial replat no 16  
**Developer:** Habitat Construction  
**Applicant:** Bates Development Consultants  
**App No/Type:** 2016-0257 C3N

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

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Total Acreage:	0.2756	Total Reserve Acreage:	0.0000
Number of Lots:	3	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

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

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

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

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

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

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

PWE Utility Analysis: A WASTEWATER CAPACITY RESERVATION 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%

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



# Houston Planning Commission

**ITEM: 81**

Planning and Development Department

Meeting Date : 04/14/2016

**Subdivision Name: Melody Oaks partial replat no 16 (DEF1)**

**Applicant.: Bates Development Consultants**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

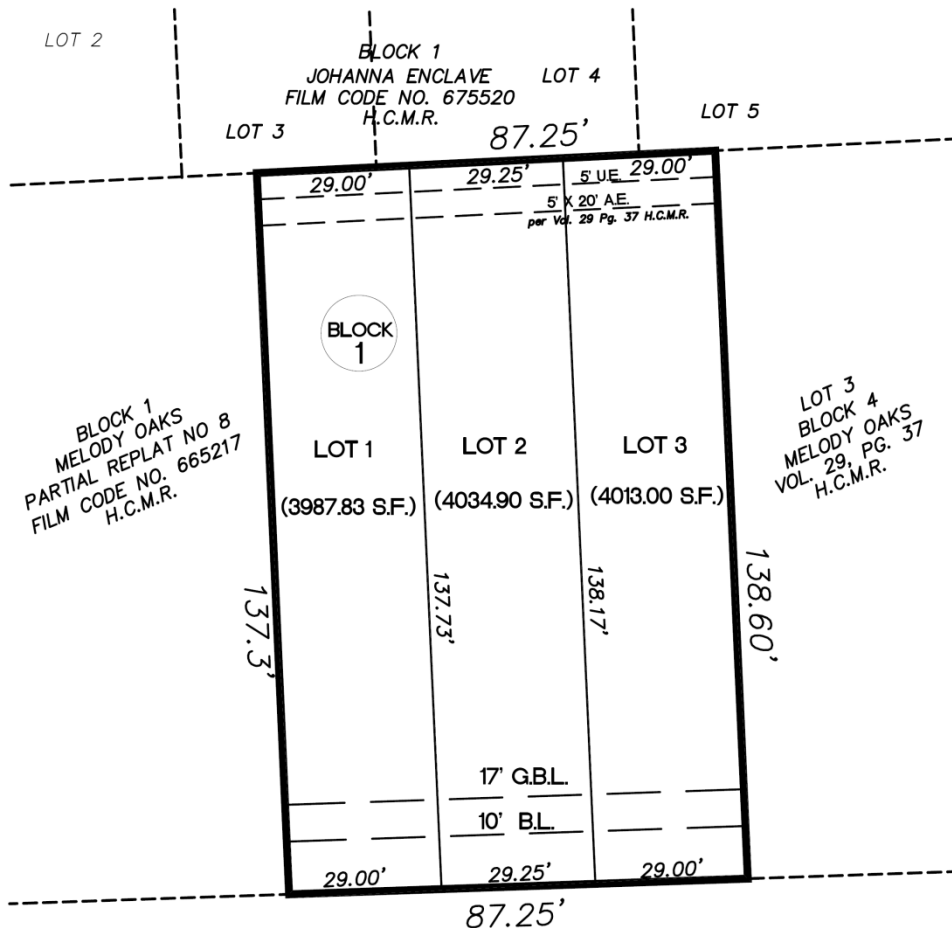
ITEM: 81

Planning and Development Department

Meeting Date: 04/14/2016

Subdivision Name: Melody Oaks partial replat no 16 (DEF1)

Applicant.: Bates Development Consultants



BLOCK 1  
MELODY OAKS  
PARTIAL REPLAT NO 5  
FILM CODE NO. 661152  
H.C.M.R.

BLOCK 1  
MELODY OAKS  
PARTIAL REPLAT NO 13  
FILM CODE NO. 673267  
H.C.M.R.



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 81

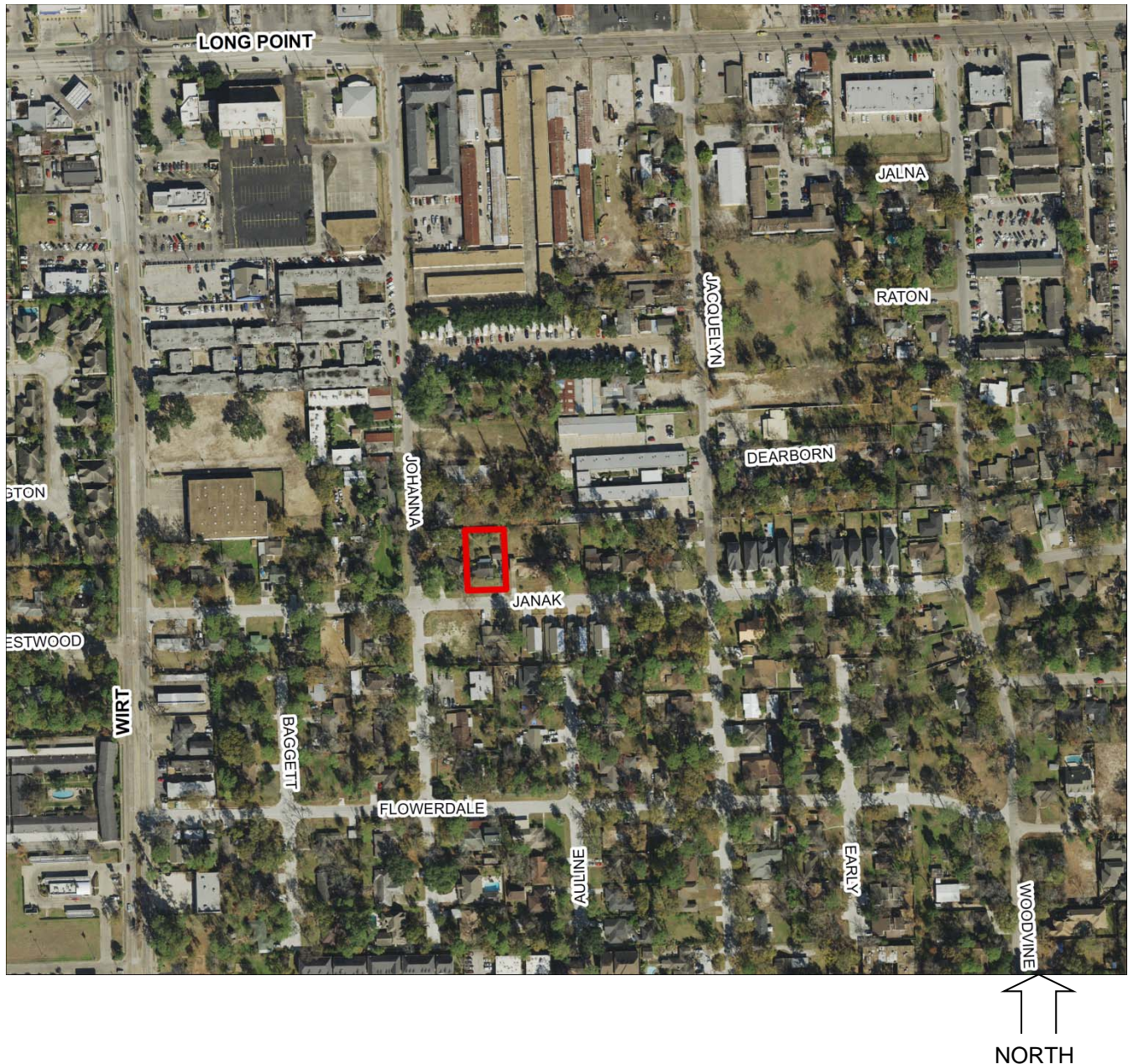
Planning and Development Department

Meeting Date: 04/14/2016

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Subdivision Name: Melody Oaks partial replat no 16 (DEF1)

Applicant.: Bates Development Consultants



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C – Public Hearings

Aerial

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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 82  
**Action Date:** 04/14/2016  
**Plat Name:** Plainview Addition partial replat no 3  
**Developer:** Roc Homes  
**Applicant:** Bates Development Consultants  
**App No/Type:** 2016-0330 C3N

**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	492V	City

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

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

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

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

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

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

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

Replat Legal Descriptions should match the title 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.

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 82  
**Action Date:** 04/14/2016  
**Plat Name:** Plainview Addition partial replat no 3  
**Developer:** Roc Homes  
**Applicant:** Bates Development Consultants  
**App No/Type:** 2016-0330 C3N

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

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

# Houston Planning Commission

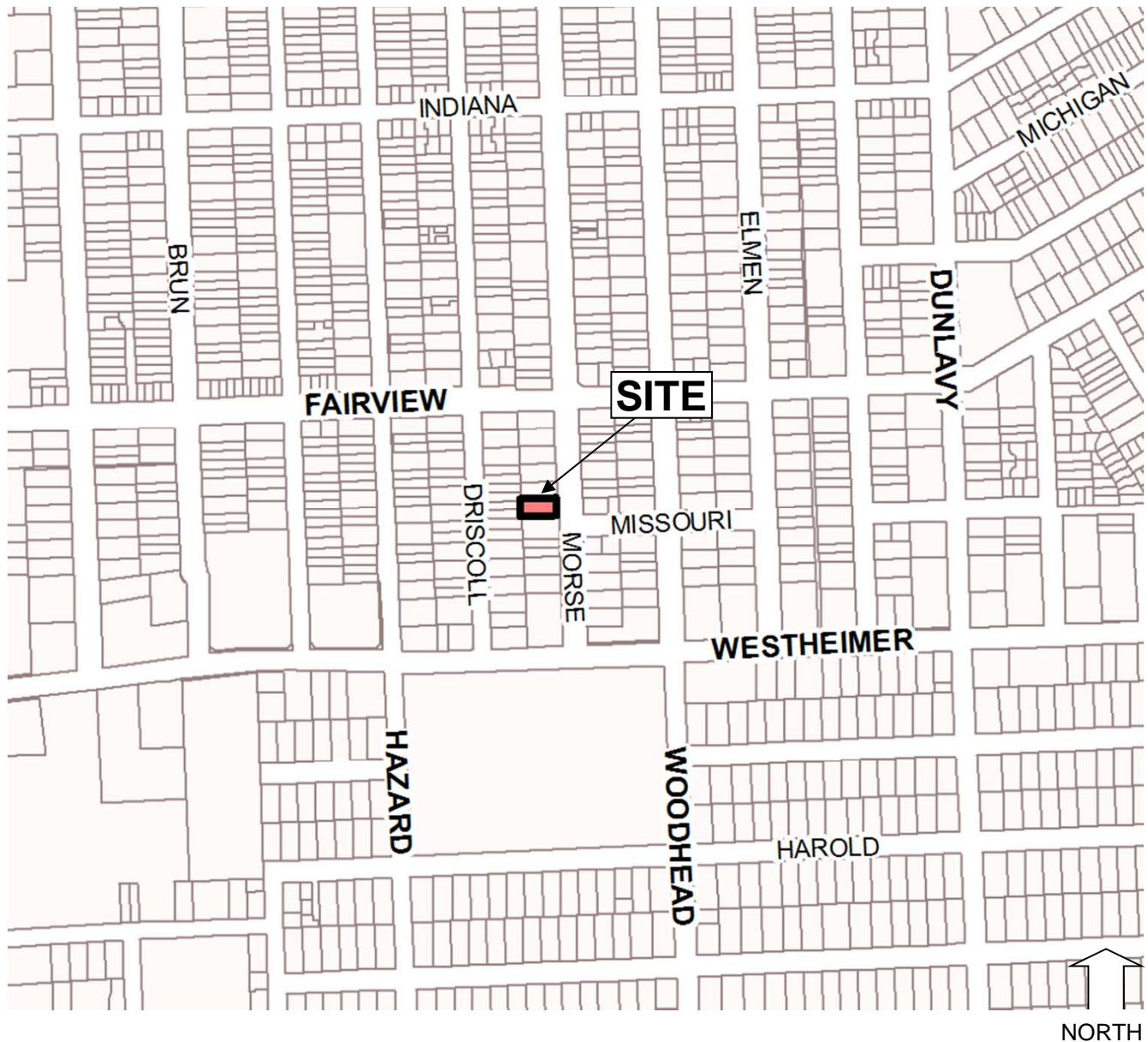
**ITEM: 82**

Planning and Development Department

Meeting Date: 04/14/2016

Subdivision Name: Plainview Addition partial replat no 3

Applicant: Bates Development Consultants



**C – Public Hearings**

**Site Location**





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# Houston Planning Commission

## ITEM: 82

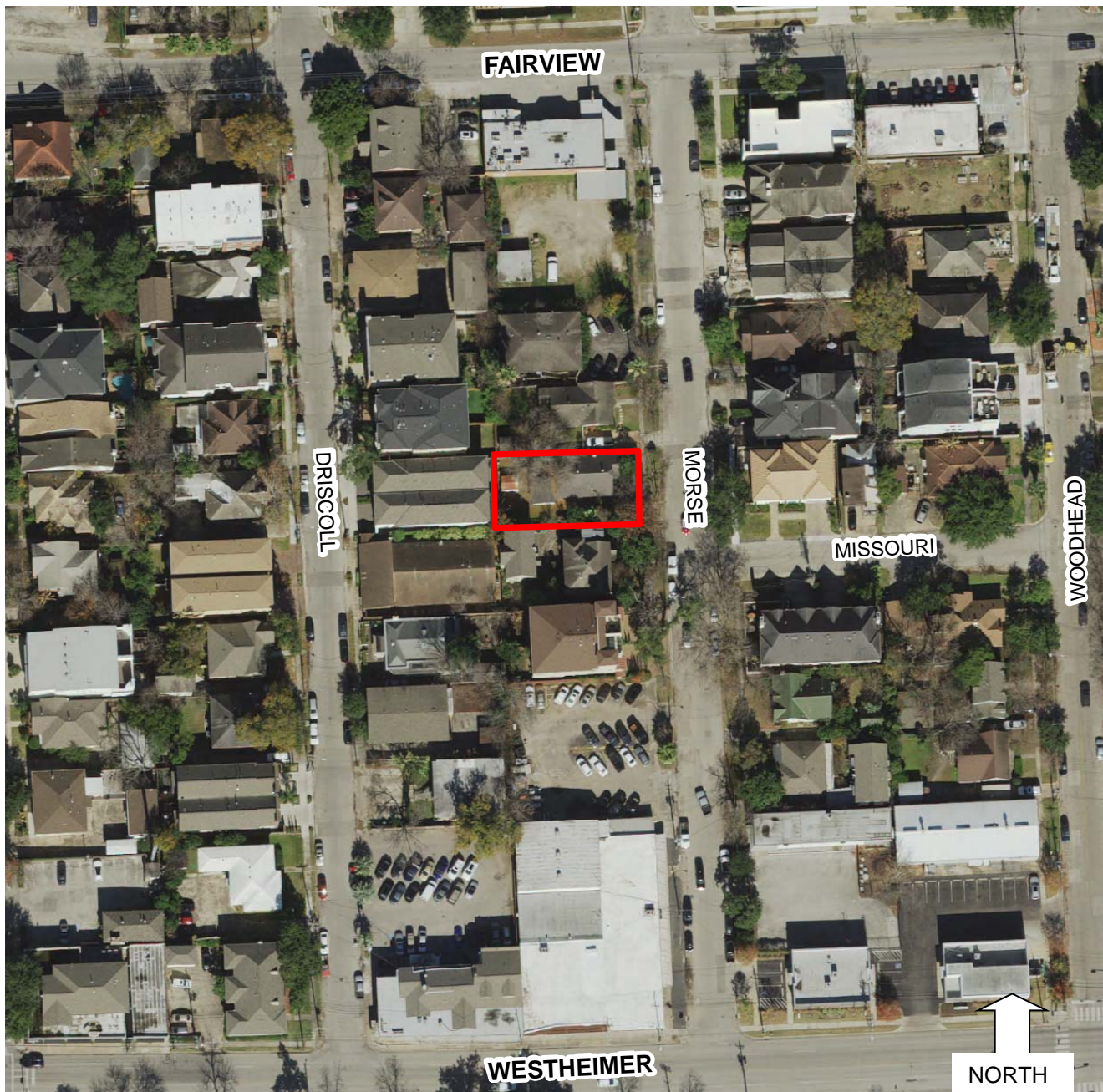
Planning and Development Department

Meeting Date: 04/14/2016

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Subdivision Name: Plainview Addition partial replat no 3

Applicant: Bates Development Consultants



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C – Public Hearings

Aerial

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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 83  
**Action Date:** 04/14/2016  
**Plat Name:** Raintree Village Sec 1 partial replat no 2  
**Developer:** Champions Real Estate Group  
**Applicant:** Surv-Tex surveying Inc.  
**App No/Type:** 2016-0338 C3N

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

Total Acreage:	0.0868	Total Reserve Acreage:	0.0068
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	West Harris County MUD 7
County	Zip	Key Map ©	City / ETJ
Harris	77449	446S	ETJ

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

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

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

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

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

081. Add the Lot Size - Urban Compensating Open Space Table and plat notes to the plat. (184)

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

Add note: All lots shall be served by 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: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)  
verify with COH if this plat is partial replat no 3



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Meeting CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 83  
**Action Date:** 04/14/2016  
**Plat Name:** Raintree Village Sec 1 partial replat no 2  
**Developer:** Champions Real Estate Group  
**Applicant:** Surv-Tex surveying Inc.  
**App No/Type:** 2016-0338 C3N

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

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

# Houston Planning Commission

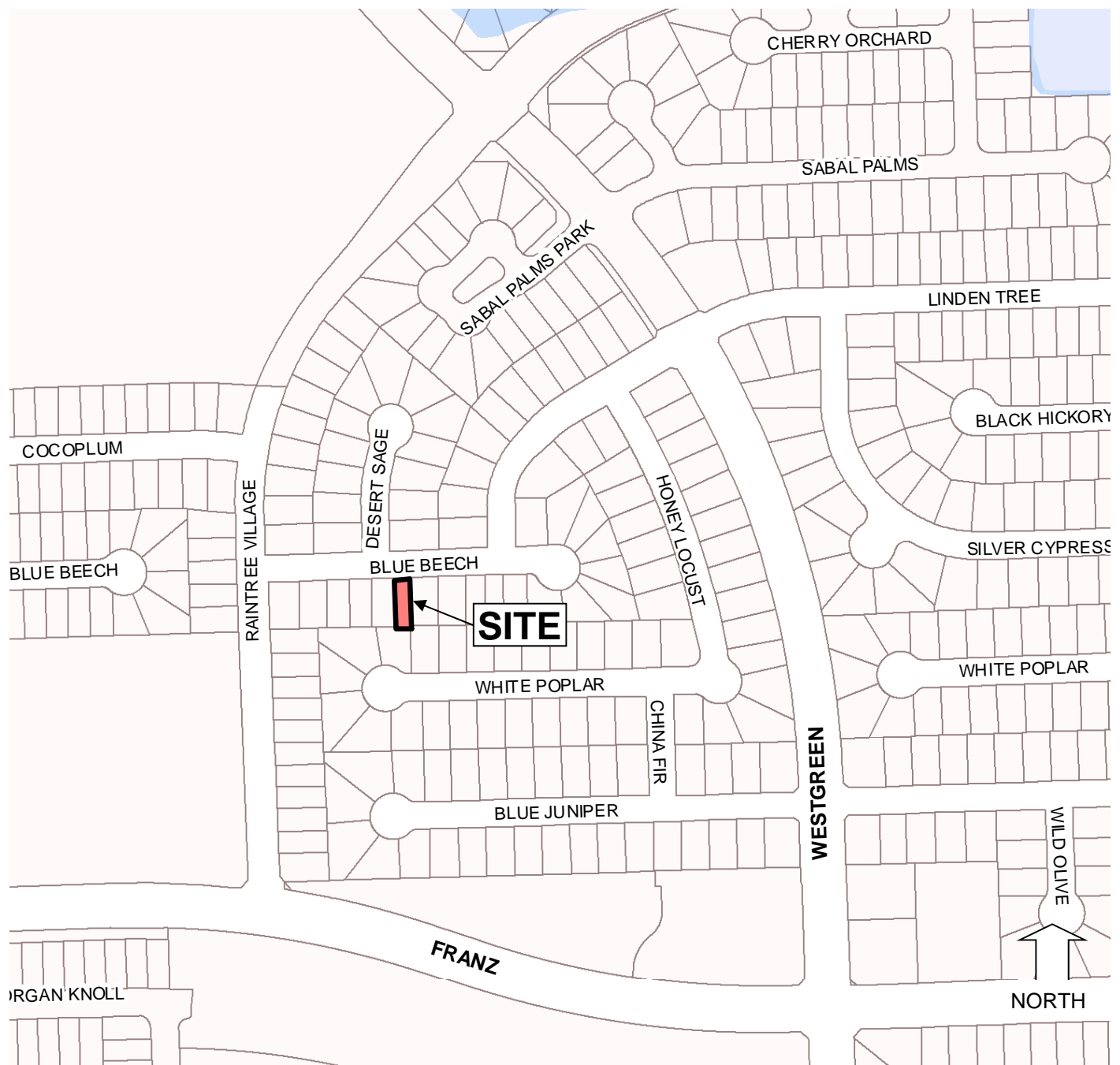
**ITEM: 83**

Planning and Development Department

Meeting Date: 04/14/2016

**Subdivision Name: Raintree Village Sec 1 partial replat no 2**

**Applicant: Surv-Tex surveying Inc.**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

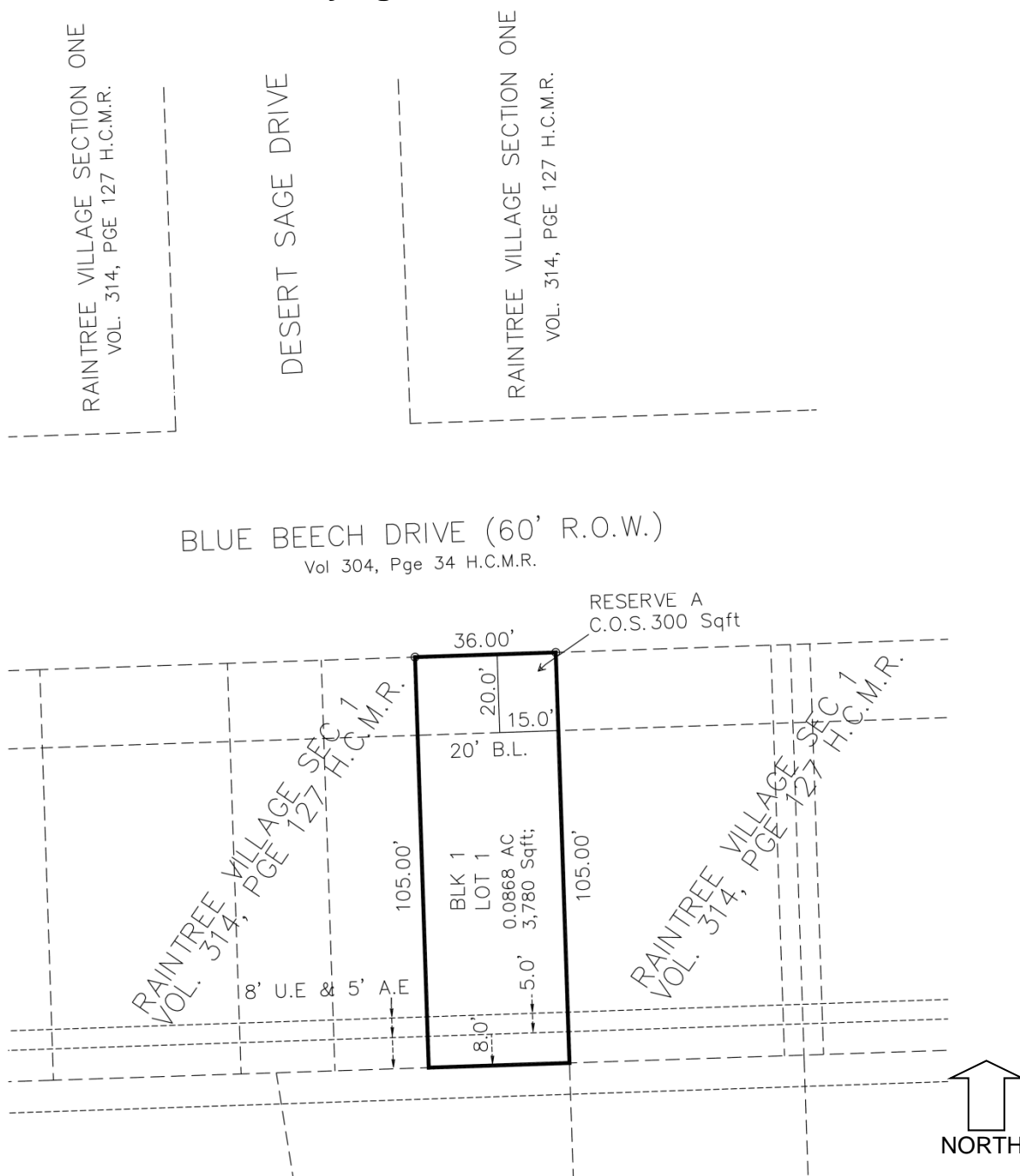
ITEM: 83

Planning and Development Department

Meeting Date: 04/14/2016

Subdivision Name: Raintree Village Sec 1 partial replat no 2

Applicant: Surv-Tex surveying Inc.



C – Public Hearings

Subdivision



# Houston Planning Commission

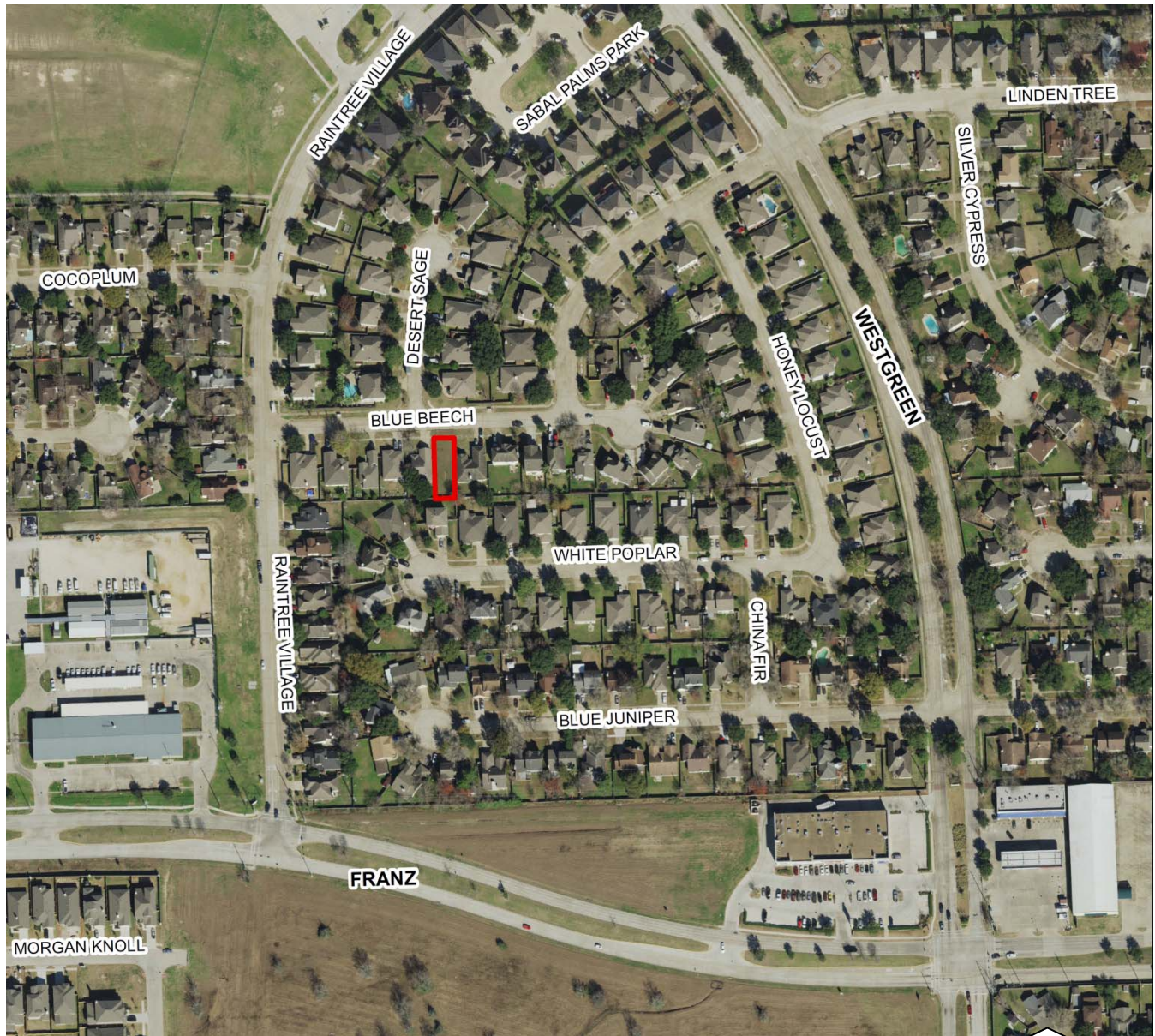
**ITEM: 83**

Planning and Development Department

Meeting Date: 04/14/2016

Subdivision Name: Raintree Village Sec 1 partial replat no 2

Applicant: Surv-Tex surveying Inc.



**C – Public Hearings**

**Aerial**



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 84  
**Action Date:** 04/14/2016  
**Plat Name:** Spring Branch Acres Sec 1 partial replat no 1  
**Developer:** Rezcom  
**Applicant:** PLS  
**App No/Type:** 2016-0327 C2R

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

Total Acreage:	0.2164	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77041	450F	City

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

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

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

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

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

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

This plat is approved as a class 2 replat.

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

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

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 comments.

Parks and Recreation: To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 10.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Meeting CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 84  
**Action Date:** 04/14/2016  
**Plat Name:** Spring Branch Acres Sec 1 partial replat no 1  
**Developer:** Rezcom  
**Applicant:** PLS  
**App No/Type:** 2016-0327 C2R

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

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

# Houston Planning Commission

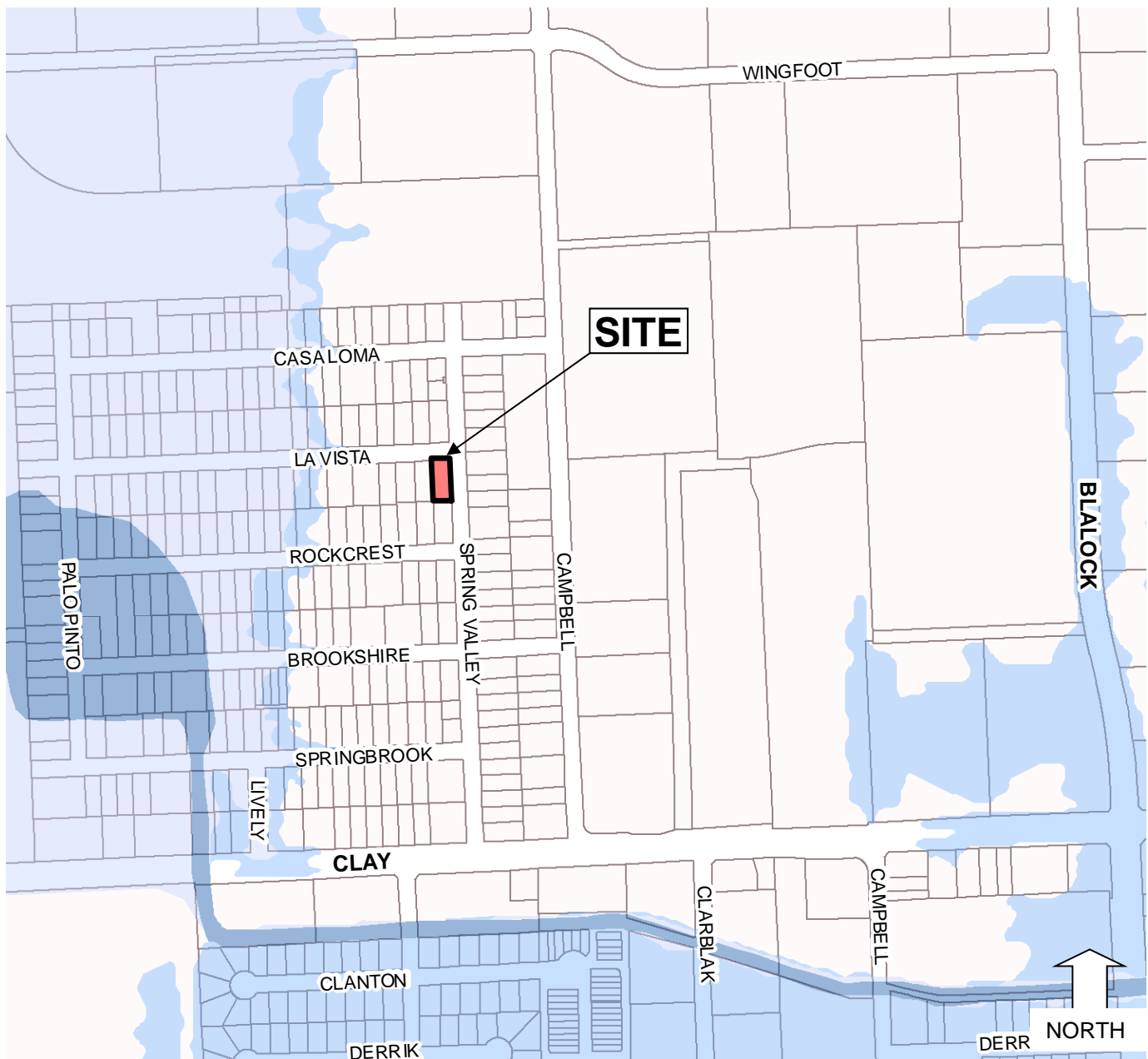
**ITEM: 84**

Planning and Development Department

Meeting Date: 04/14/2016

**Subdivision Name: Spring Branch Acres Sec 1 partial replat no 1**

**Applicant: Rezcom**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

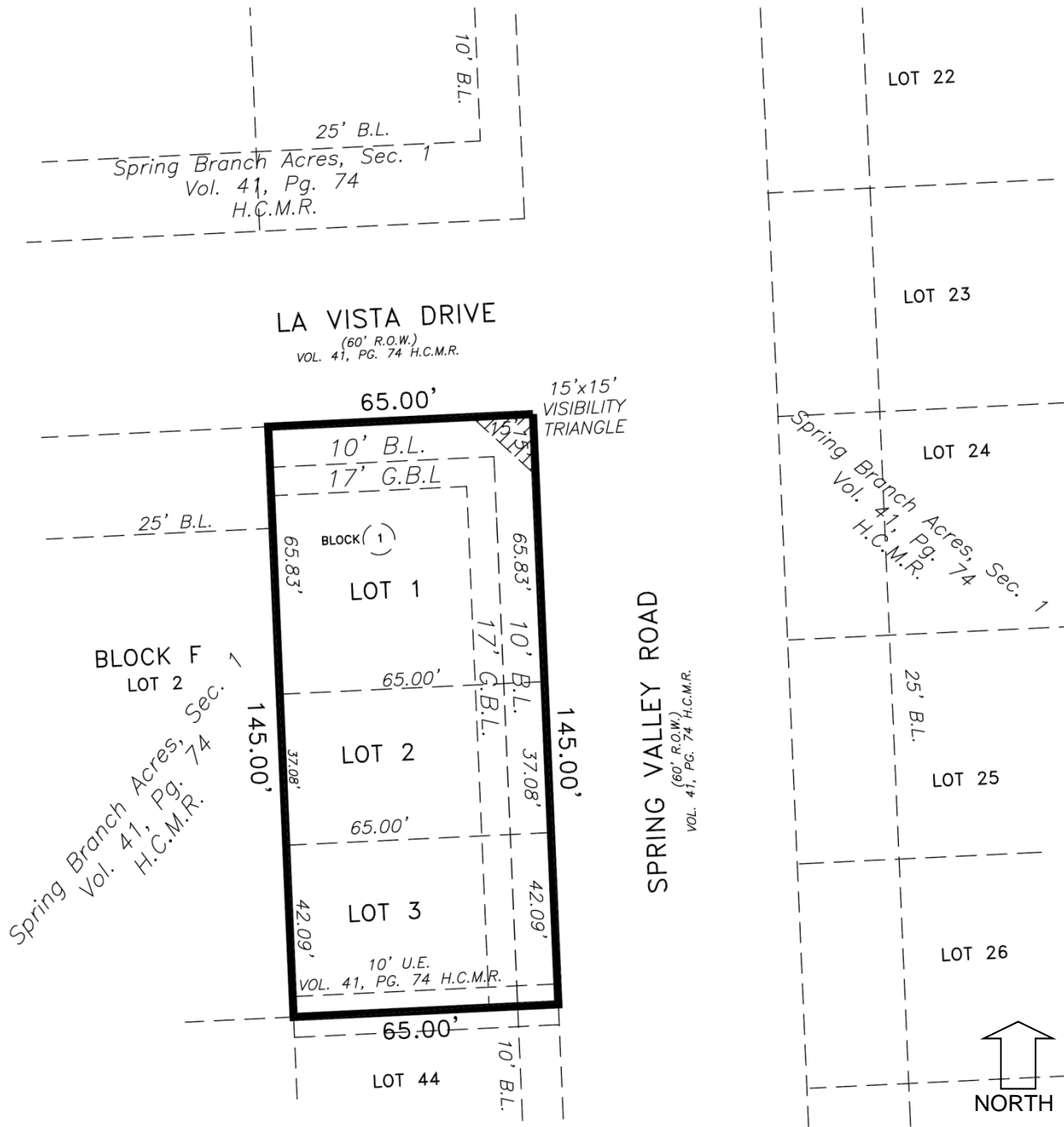
ITEM: 84

Planning and Development Department

Meeting Date: 04/14/2016

Subdivision Name: Spring Branch Acres Sec 1 partial replat no 1

Applicant: Rezcom



C – Public Hearings

Subdivision



# Houston Planning Commission

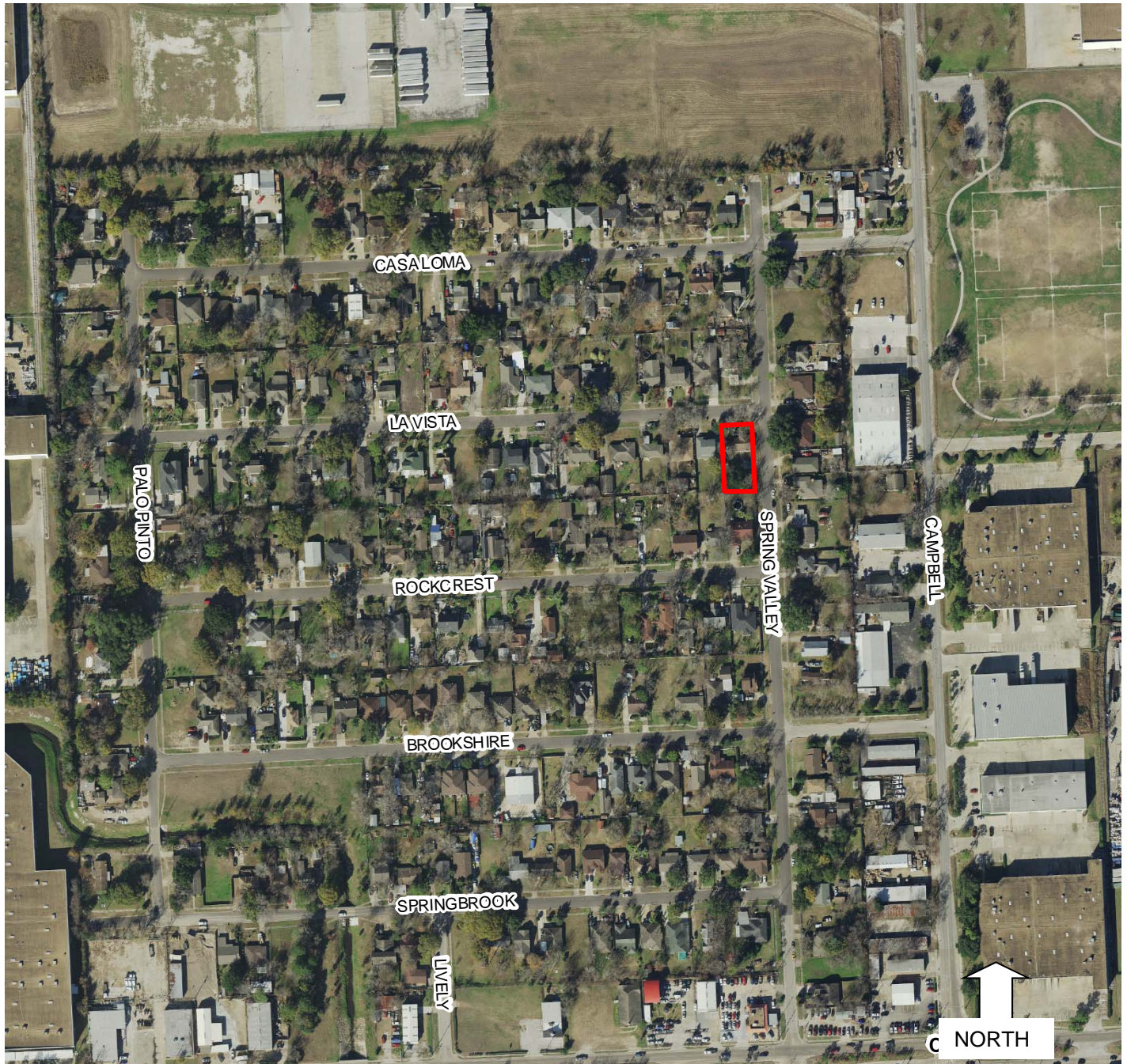
**ITEM: 84**

Planning and Development Department

Meeting Date: 04/14/2016

Subdivision Name: Spring Branch Acres Sec 1 partial replat no 1

Applicant: Rezcom



**C – Public Hearings**

**Aerial**



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 85  
**Action Date:** 04/14/2016  
**Plat Name:** Spring Branch Valley partial replat no 6  
**Developer:** Helen Pham  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2016-0399 C3N

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

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Total Acreage:	0.1790	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	77043	449Q	City

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

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

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

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

The below comments were made by other agencies during this review period. These comments 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: 85**

Planning and Development Department

Meeting Date: 04/14/2016

**Subdivision Name: Spring Branch Valley partial replat no 6**

**Applicant: Owens Management Systems, LLC**



**C – Public Hearings**

**Site Location**



# Houston Planning Commission

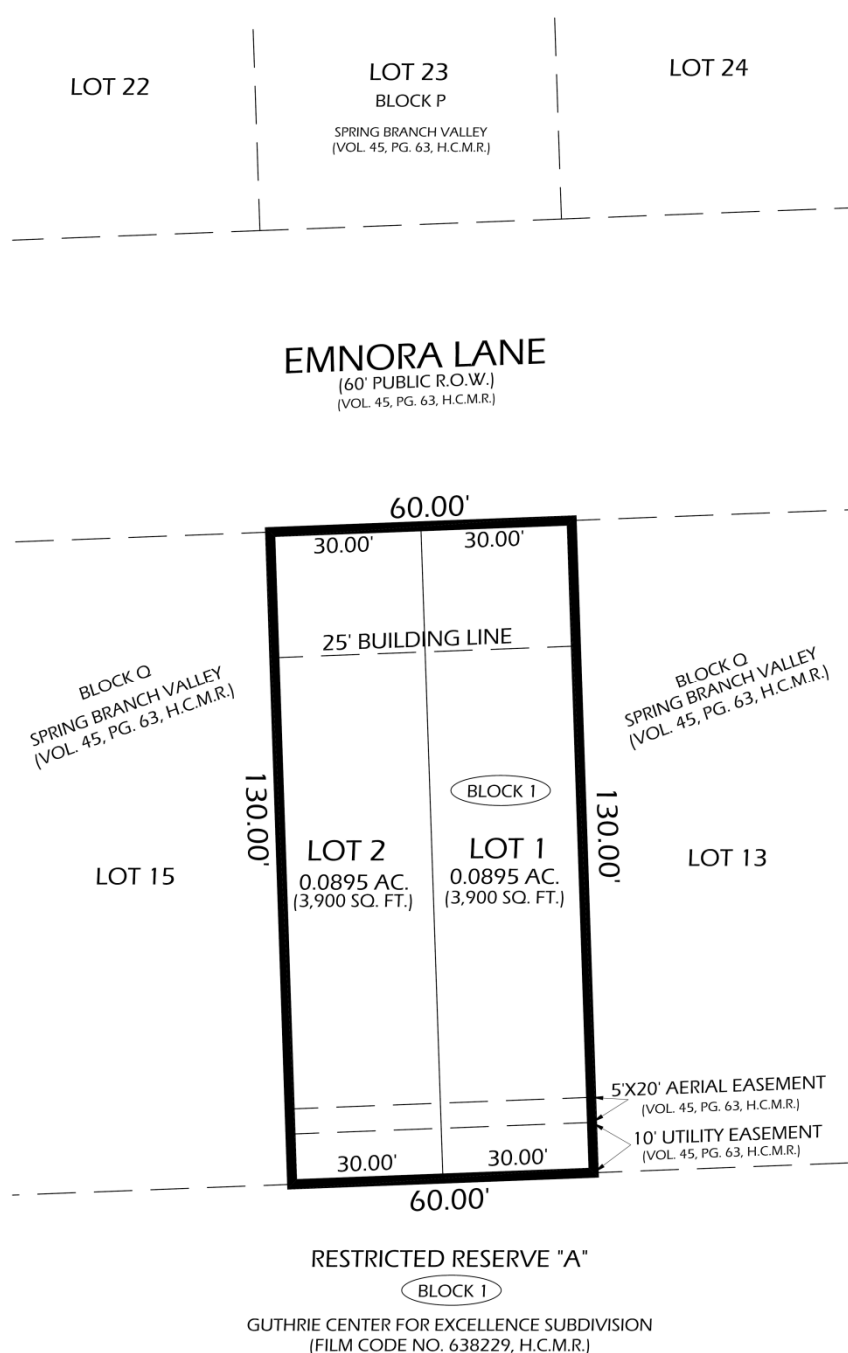
ITEM: 85

Planning and Development Department

Meeting Date: 04/14/2016

Subdivision Name: Spring Branch Valley partial replat no 6

Applicant: Owens Management Systems, LLC



C – Public Hearings

Subdivision

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# Houston Planning Commission

**ITEM: 85**

Planning and Development Department

Meeting Date: 04/14/2016

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**Subdivision Name: Spring Branch Valley partial replat no 6**

**Applicant: Owens Management Systems, LLC**



NORTH

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**C – Public Hearings**

**Aerial**

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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 86  
**Action Date:** 04/14/2016  
**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

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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

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

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160) 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:** 86  
**Action Date:** 04/14/2016  
**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

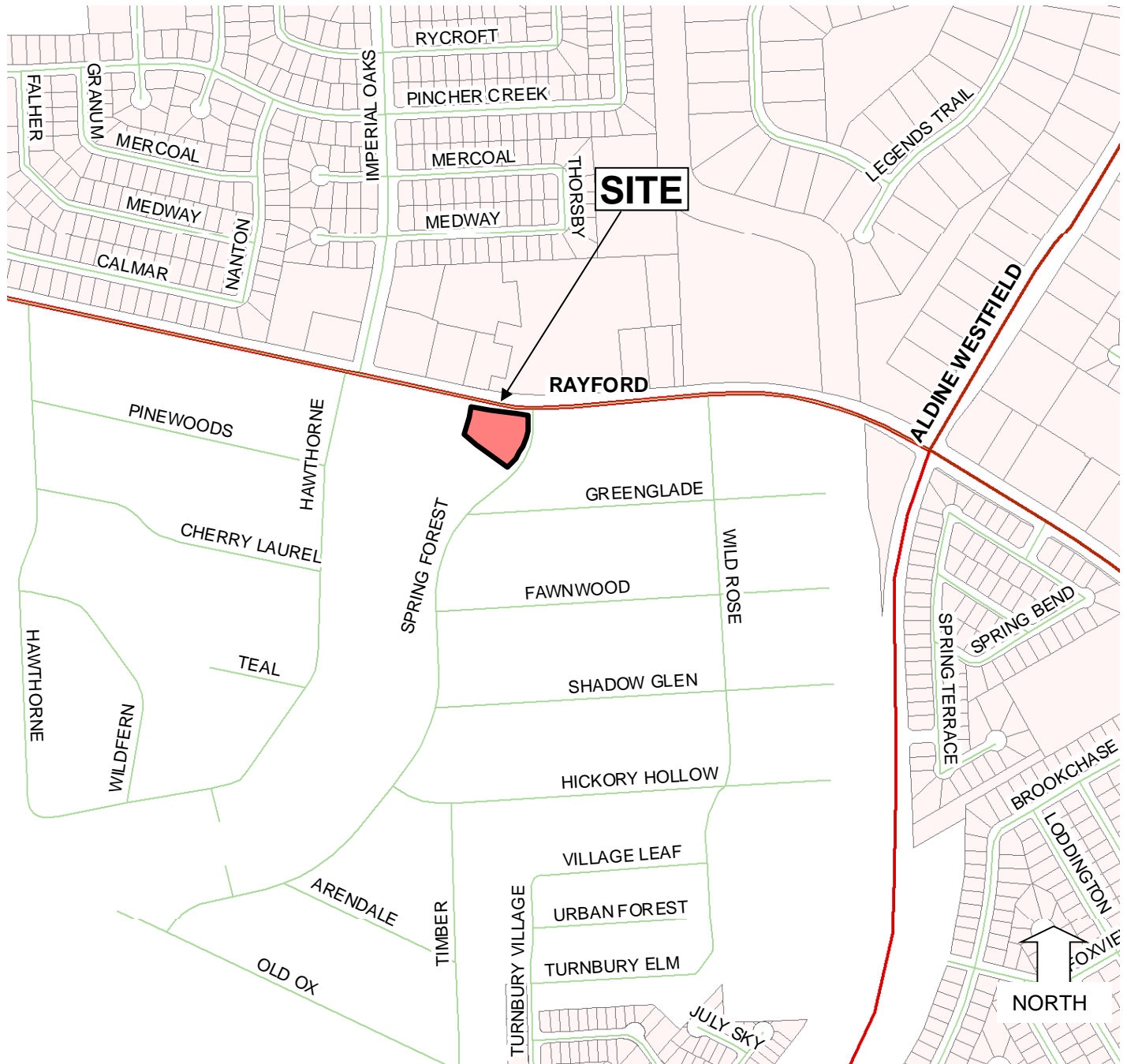
**ITEM: 86**

Planning and Development Department

Meeting Date: 04/14/2016

**Subdivision Name: Spring Forest Sec 1 partial replat no 1 (DEF2)**

**Applicant: Lentz Engineering, L. C.**



**C – Public Hearings**

**Site Location**



## Subdivision

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# Houston Planning Commission

## ITEM: 86

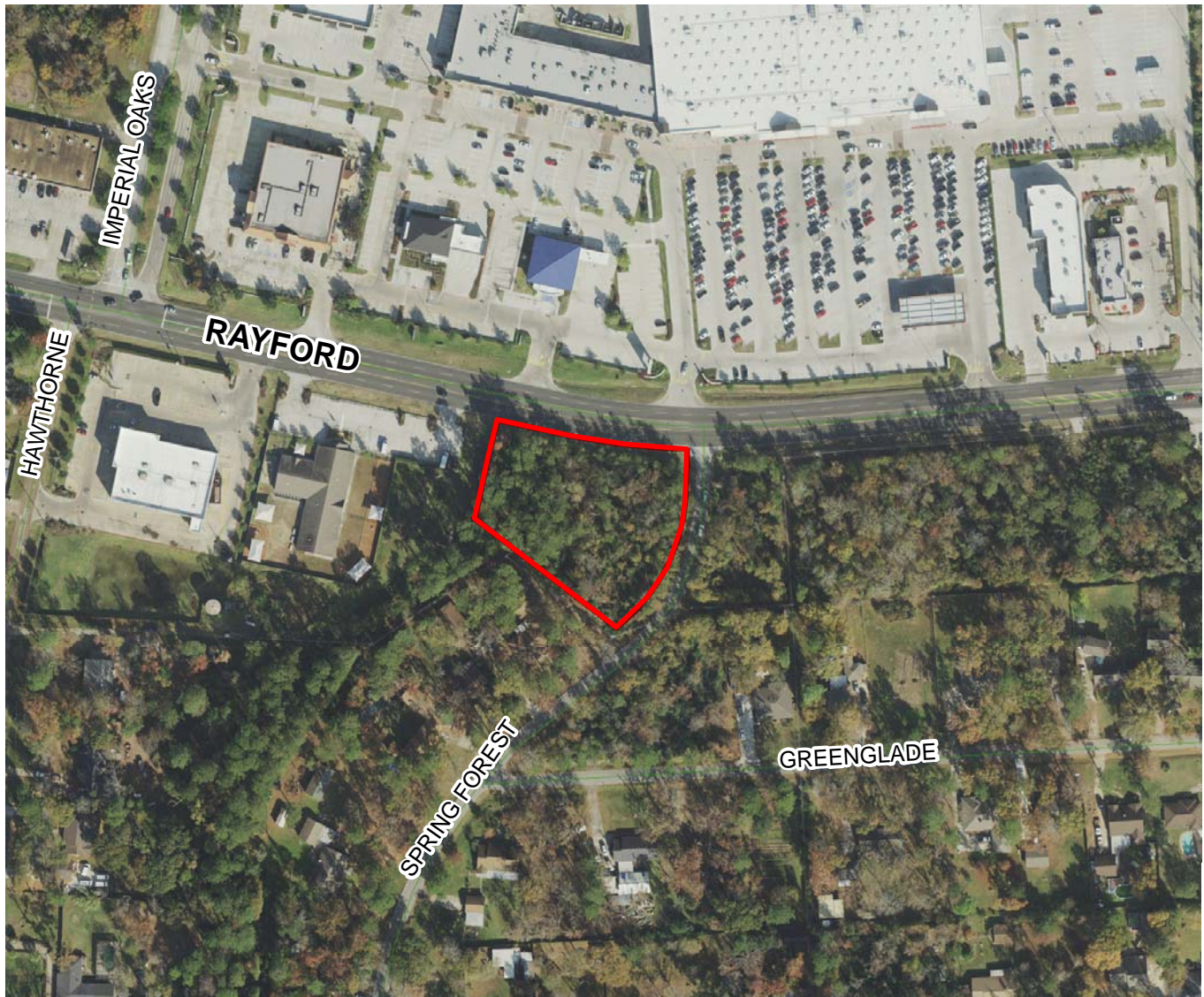
Planning and Development Department

Meeting Date: 04/14/2016

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Subdivision Name: Spring Forest Sec 1 partial replat no 1 (DEF2)

Applicant: Lentz Engineering, L. C.



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**C – Public Hearings**

**Aerial**

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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 87  
**Action Date:** 04/14/2016  
**Plat Name:** Village of Kings Lake Sec 4  
**Developer:** Gateway Land Development/Kings Lake, LP  
**Applicant:** Baseline Corporation  
**App No/Type:** 2016-0274 C3N

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

---

Total Acreage:	23.6100	Total Reserve Acreage:	5.6454
Number of Lots:	105	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 148
County	Zip	Key Map ©	City / ETJ
Harris	77044	416L	ETJ

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

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.

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)

073.2. Change Subdivision name to Village of Kings Lake Sec 1 partial replat no 2 and extension with final plat submittal.

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:** 87

**Action Date:** 04/14/2016

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

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

**Applicant:** Baseline Corporation

**App No/Type:** 2016-0274 C3N

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

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

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

Coordinate with Harris County Traffic prior to recordation. (HC)

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

# Houston Planning Commission

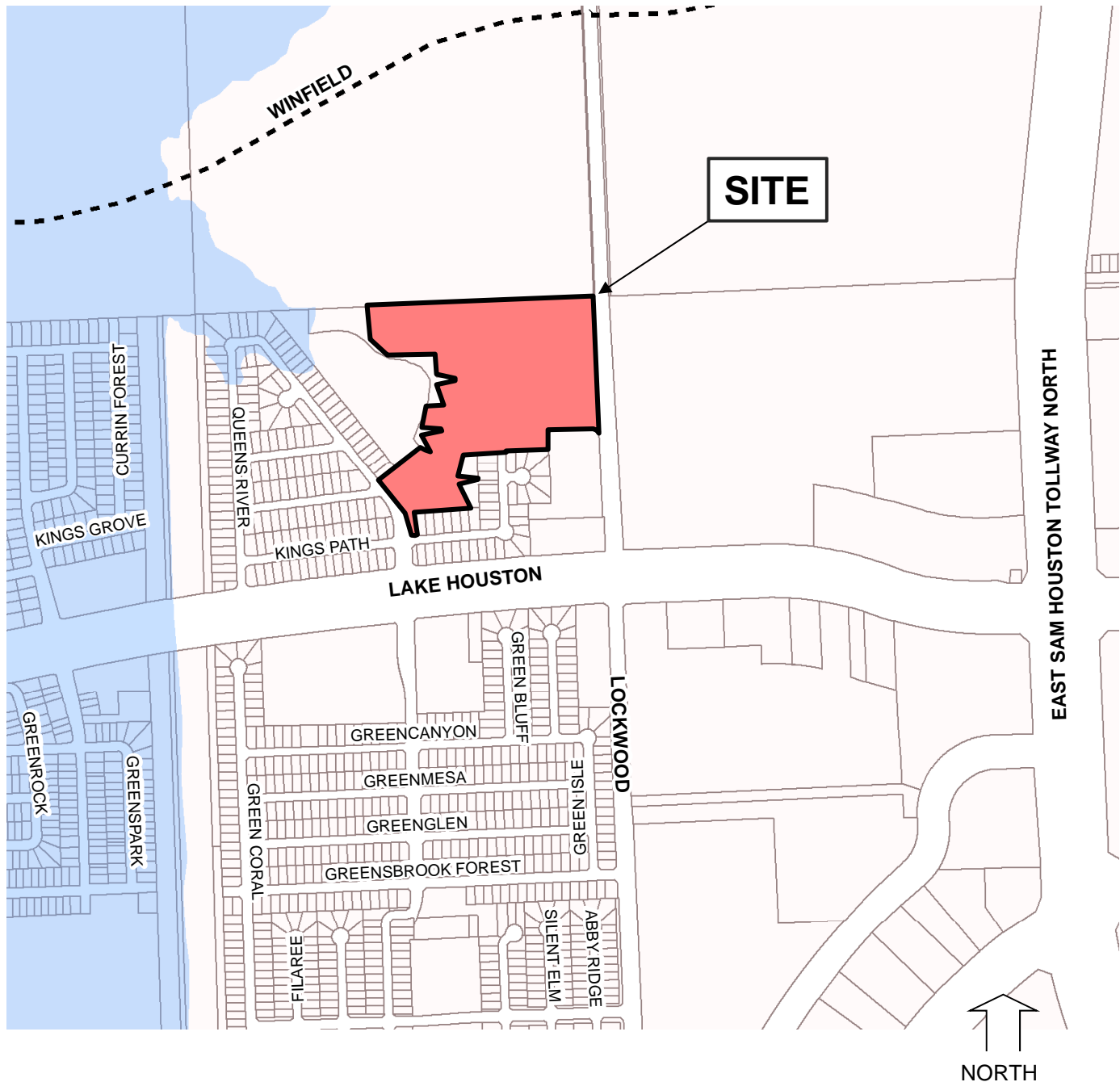
**ITEM: 87**

Planning and Development Department

Meeting Date: 04/14/2016

Subdivision Name: Village of Kings Lake Sec 4

Applicant: Baseline Corporation



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

## ITEM: 87

## Planning and Development Department

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



NORTH

## Subdivision



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# Houston Planning Commission

## ITEM: 87

Planning and Development Department

Meeting Date: 04/14/2016

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Subdivision Name: Village of Kings Lake Sec 4

Applicant: Baseline Corporation



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C – Public Hearings

Aerial

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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 88  
**Action Date:** 04/14/2016  
**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:**  
Approve the plat subject to  
the conditions listed

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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

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

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

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

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 \*\*\*\*\*.

073.2. Revise Subdivision name per the marked 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)

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:** 88  
**Action Date:** 04/14/2016  
**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:**  
Approve the plat subject to  
the conditions listed

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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

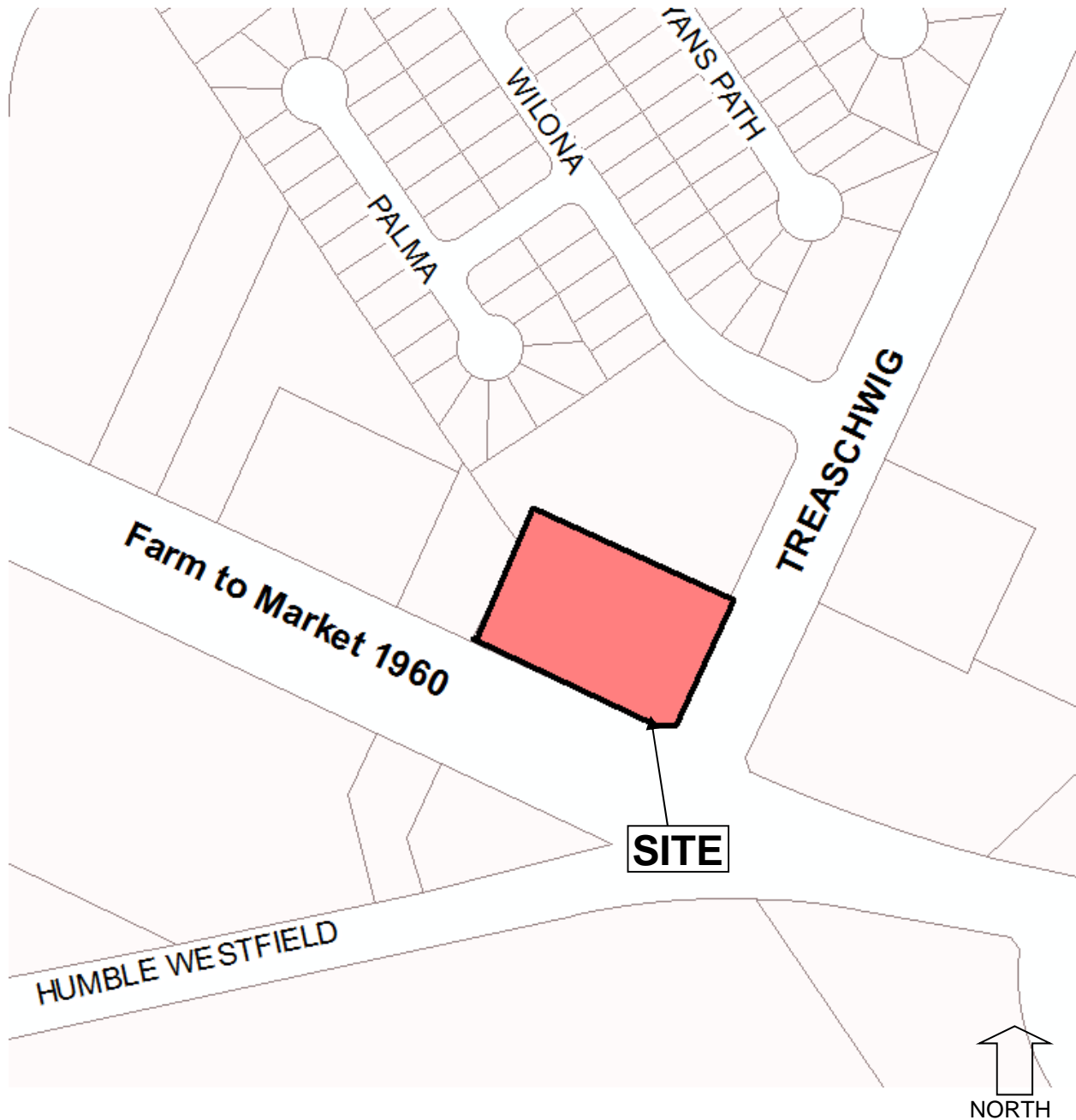
**ITEM: 88**

Planning and Development Department

Meeting Date: 04/14/2016

Subdivision Name: Werrington Park Sec 3 partial replat no 1 (DEF1)

Applicant: M2L Associates, Inc.



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

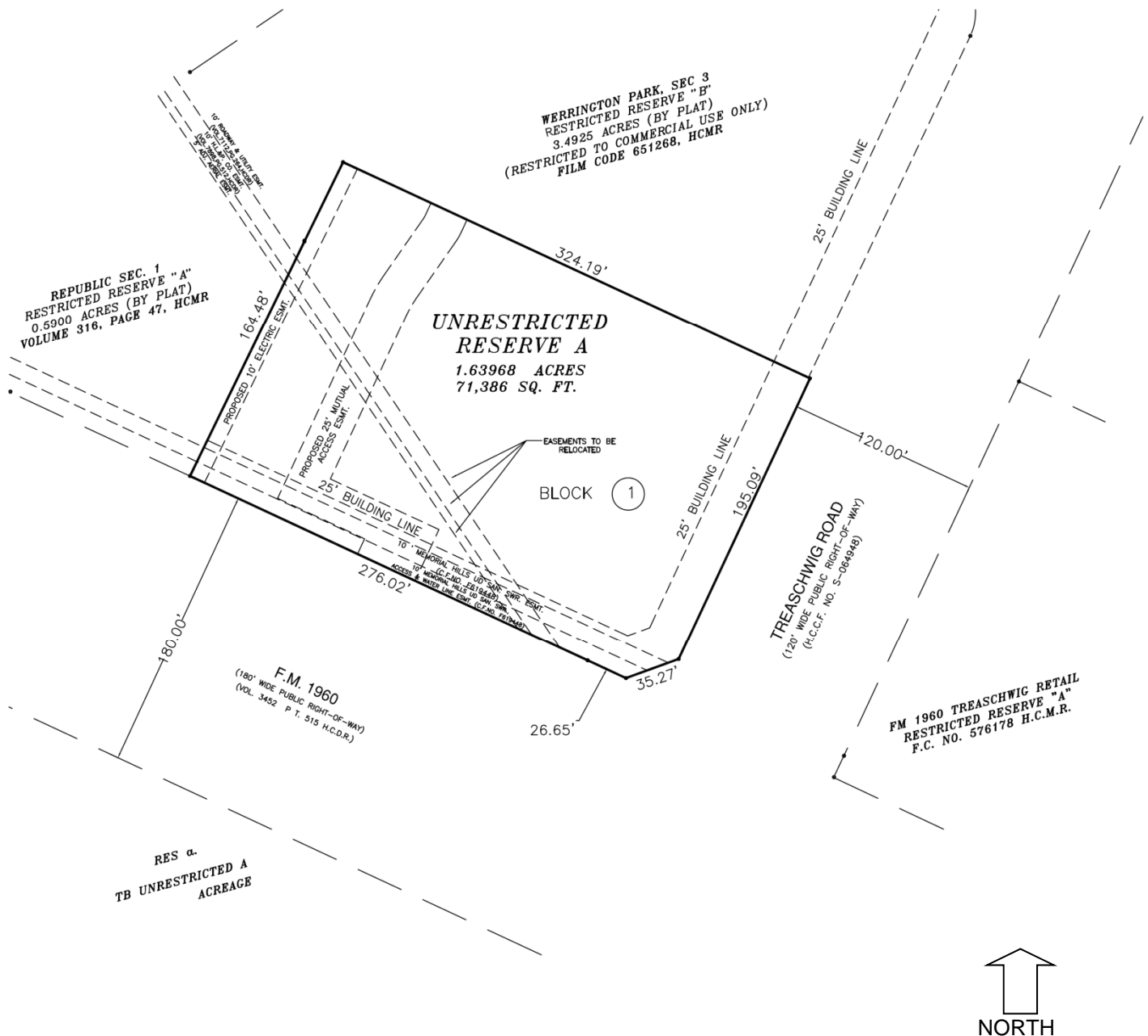
ITEM: 88

Planning and Development Department

Meeting Date: 04/14/2016

Subdivision Name: Werrington Park Sec 3 partial replat no 1 (DEF1)

Applicant: M2L Associates, Inc.



C – Public Hearings

Subdivision



# Houston Planning Commission

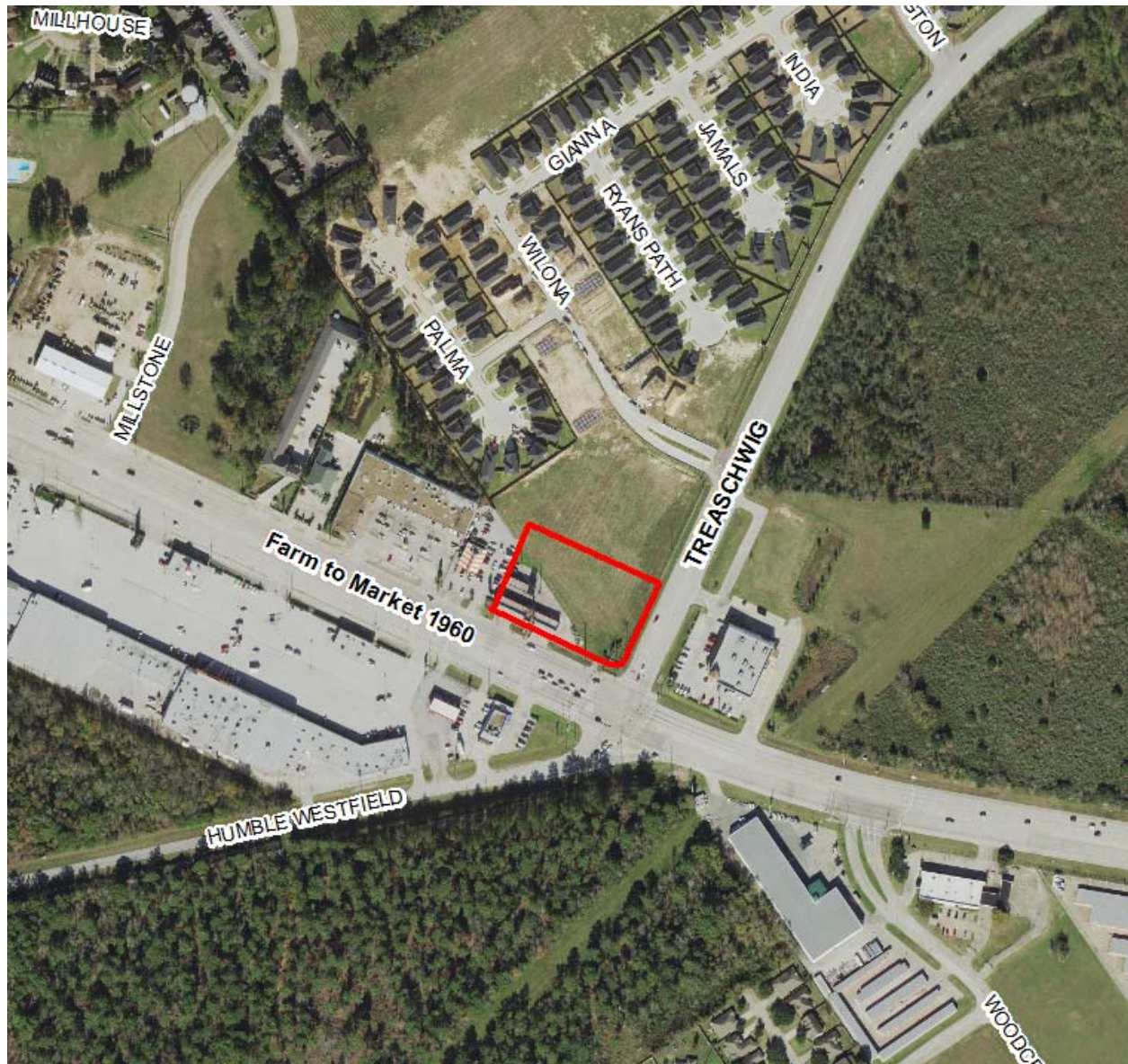
**ITEM: 88**

Planning and Development Department

Meeting Date: 04/14/2016

Subdivision Name: Werrington Park Sec 3 partial replat no 1 (DEF1)

Applicant: M2L Associates, Inc.



**C – Public Hearings**

**Aerial**



**Agenda Item:** 89  
**Action Date:** 04/14/2016  
**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:**  
Approve the plat subject to  
the conditions listed

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.

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

Address City Liens prior to recordation.

***For Your Information:***

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

City Engineer: DETENTION IS REQUIRED

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

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project.  
Please attached a copy of the proposed re plat to the application (long or 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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Meeting CPC 101 Form**

#### **Platting Approval Conditions**

**Agenda Item:** 89  
**Action Date:** 04/14/2016  
**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

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



## Site Location

# Houston Planning Commission

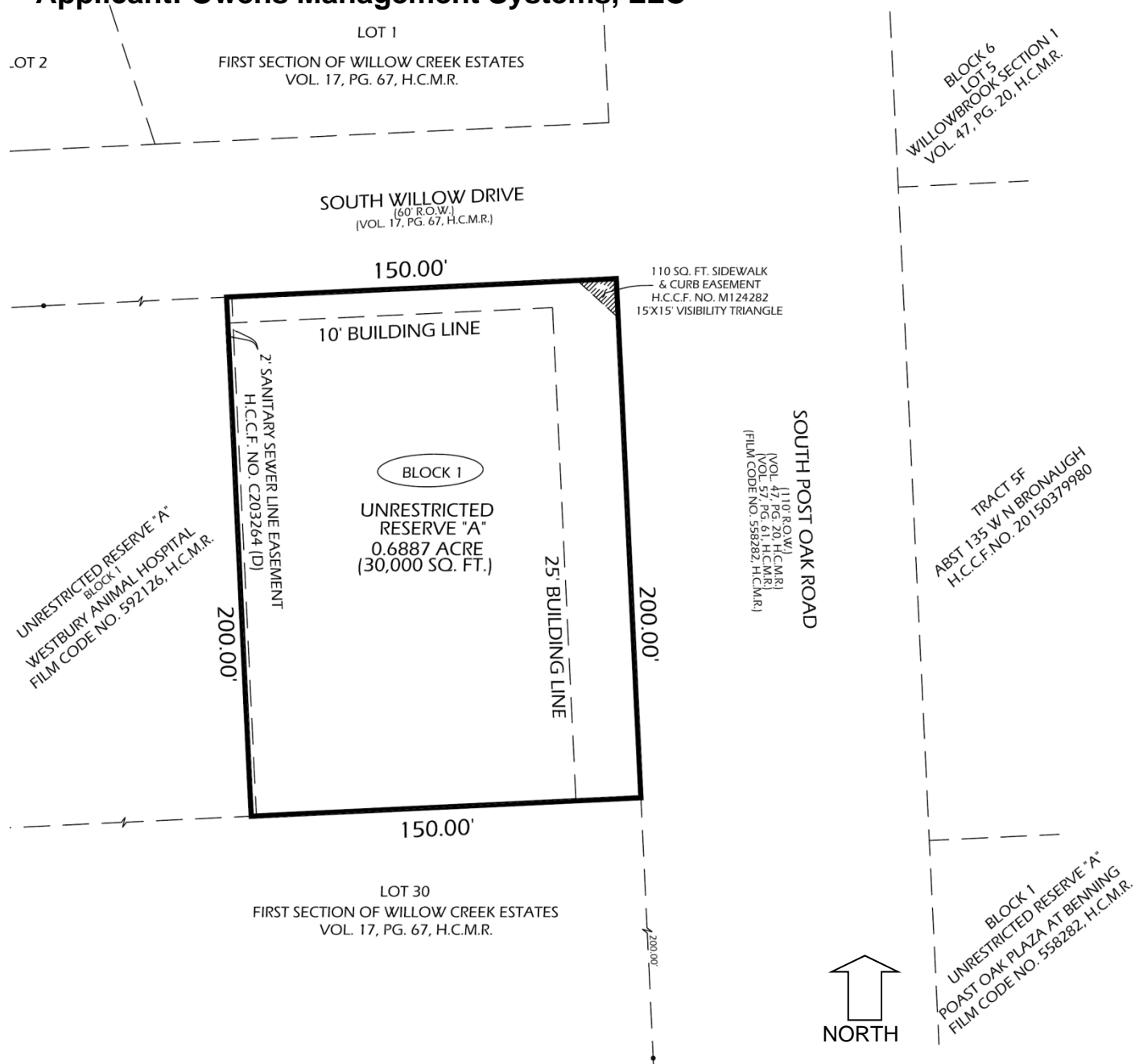
ITEM: 89

Planning and Development Department

Meeting Date: 04/14/2016

Subdivision Name: Willow Creek Estates Sec 1 replat partial replat no 1 (DEF1)

Applicant: Owens Management Systems, LLC



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 89

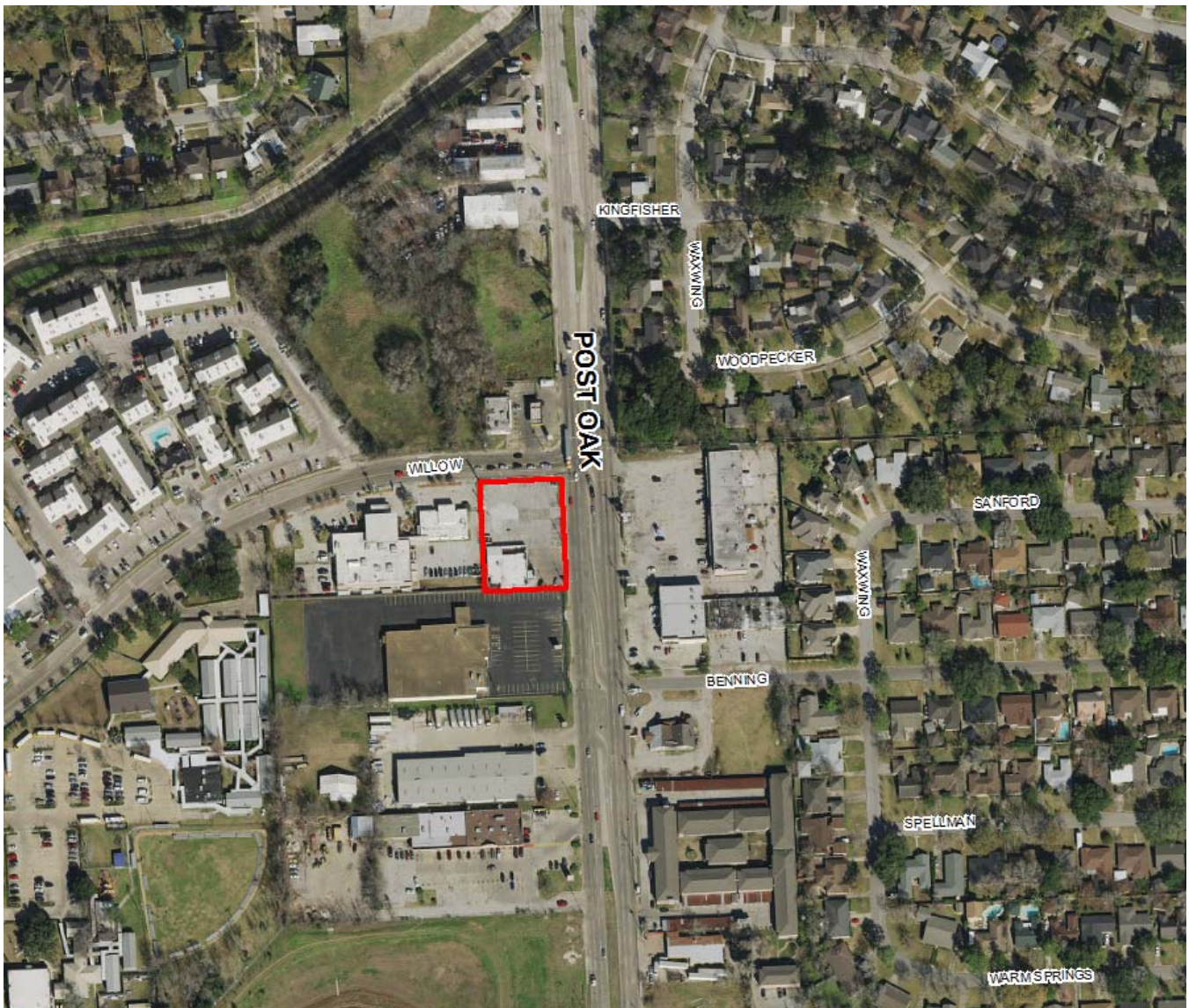
Planning and Development Department

Meeting Date: 04/14/2016

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**Subdivision Name: Willow Creek Estates Sec 1 replat partial replat no 1 (DEF1)**

**Applicant: Owens Management Systems, LLC**



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**C – Public Hearings**

**Aerial**

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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 90  
**Action Date:** 04/14/2016  
**Plat Name:** Aldine ISD Homestead  
**Developer:** Aldine ISD  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2016-0583 C2

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

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Total Acreage:	22.4000	Total Reserve Acreage:	22.3000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77396	414D	ETJ

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

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

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

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

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

191.1. Provide Appendix G: Harris County Engineer certificate. Reference recordation dedicatory acknowledgement and certifications for requirements.

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

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

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

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 90  
**Action Date:** 04/14/2016  
**Plat Name:** Aldine ISD Homestead  
**Developer:** Aldine ISD  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2016-0583 C2

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

---

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)

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

HCFCFCD prefers dedication of drainage easement by plat and convert easement dedication to fee strip by separate instrument after plat recordation

TIA will be required before review of site development plan. Joint scoping meeting with TxDOT is recommended.

Documentation of TxDOT driveway approval should be submitted with site plan.(Traffic)  
county has no objections to variance

Left turn lane will be required on Homestead Road. TIA will determine the storage. (Traffic)

May need TxDOT permit for driveways along US 59

UVE should be checked for making right turn on red by NB traffic on Homestead Road at Old Humble 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

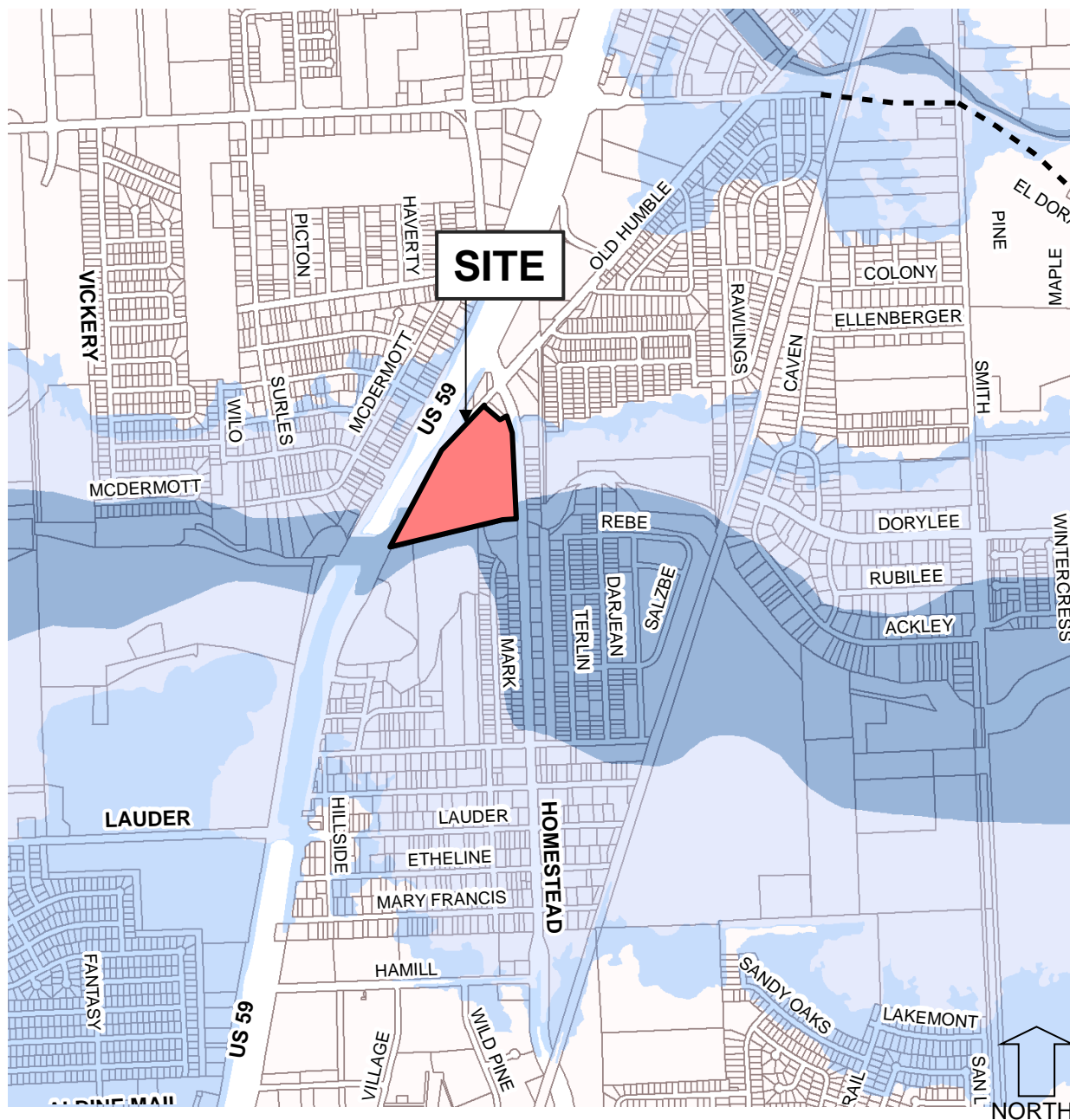
ITEM: 90

Planning and Development Department

Meeting Date: 04/14/2016

Subdivision Name: Aldine ISD Homestead

Applicant: Jones|Carter - Woodlands Office



D – Variances

Site Location

# Houston Planning Commission

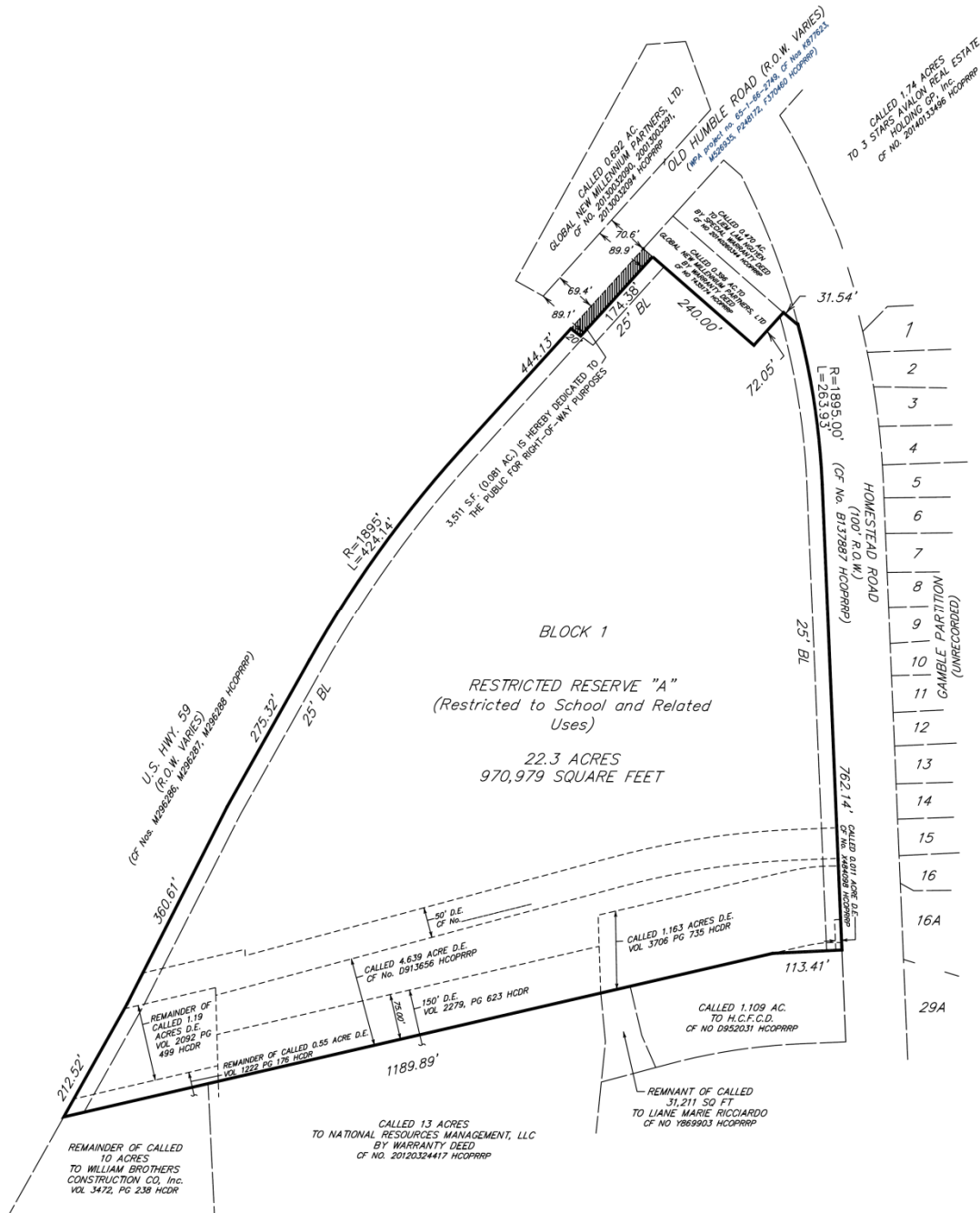
## ITEM: 90

## Planning and Development Department

**Meeting Date: 04/14/2016**

**Subdivision Name: Aldine ISD Homestead**

**Applicant: Jones|Carter - Woodlands Office**



## D – Variances

## Subdivision



# Houston Planning Commission

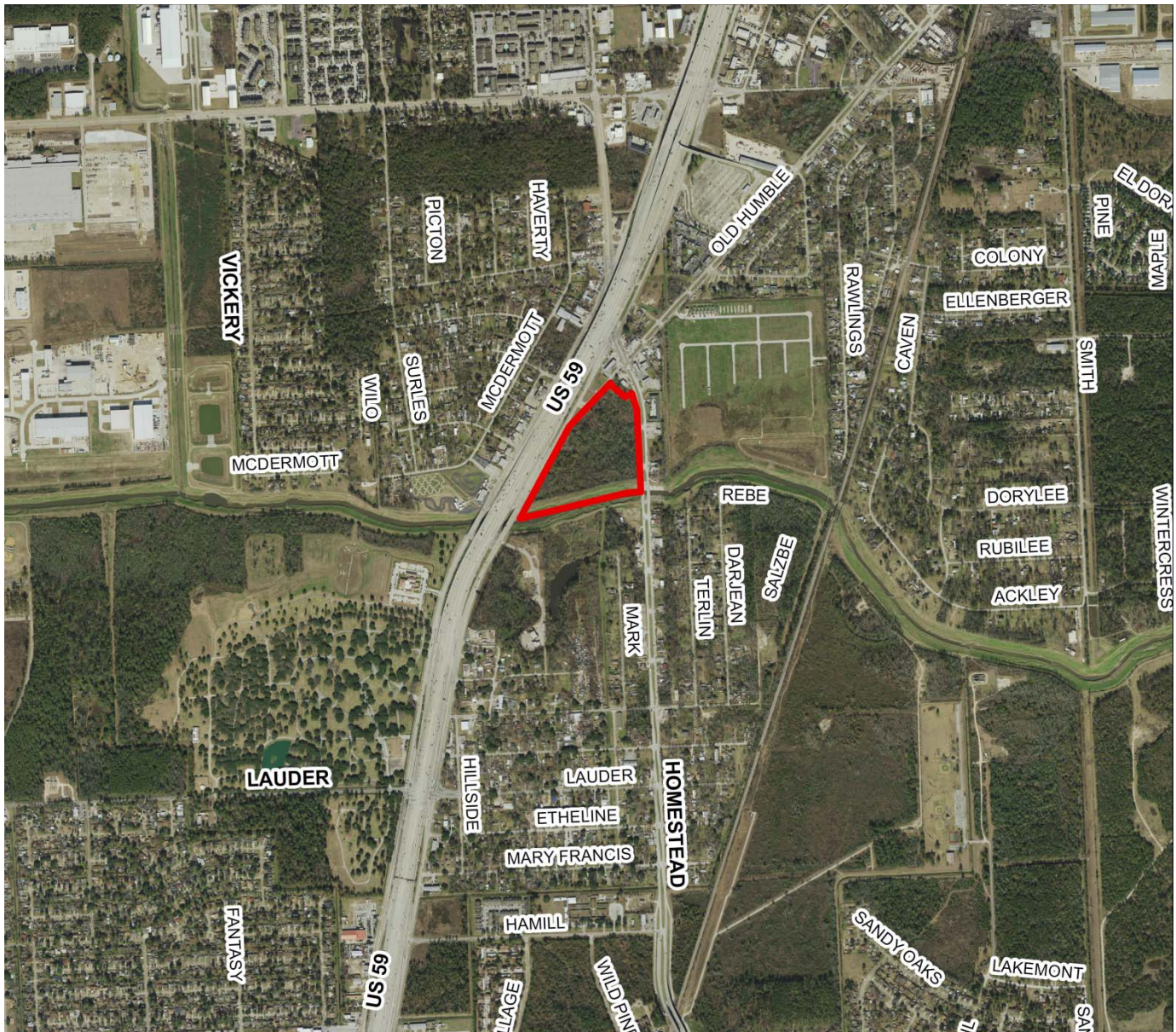
**ITEM: 90**

Planning and Development Department

Meeting Date: 04/14/2016

Subdivision Name: Aldine ISD Homestead

Applicant: Jones|Carter - Woodlands Office



**D – Variances**

**Aerial**





9102) 2/2/2016 M8





**Application Number:** 2016-0583

**Plat Name:** Aldine ISD Homestead

**Applicant:** Jones|Carter - Woodlands Office

**Date Submitted:** 04/04/2016

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

**Specific Variance is being sought and extent of variance:**

To exceed 2,600' intersection spacing along Homestead Road and US 59 by not providing an east-west public street through the subject site

**Chapter 42 Section: 127a**

**Chapter 42 Reference:**

Sec. 42-127. - Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

### **Statement of Facts**

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

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

The tract is irregularly shaped and is surrounded on three sides by designated major thoroughfares – US 59 to the west, Old Humble Road to the north and Homestead Road to the east. There are also several existing, recorded drainage easements for Greens Bayou along the tracts southern boundary. An elementary school is planned for the site and requiring an east –west public street though the tract will be bisect the site thereby creating an impractical development and safety conflict between future pedestrian (student and staff) and vehicular traffic. Additionally, any required ROW through the site will not significantly improve traffic circulation in the area which is adequately served by the surrounding major thoroughfares.

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

The tract is irregularly shaped and is surrounded on three sides by designated major thoroughfares – US 59 to the west, Old Humble Road to the north and Homestead Road to the east.

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

An elementary school is planned for the site and an east –west public street though the tract will be bisect the tract thereby creating an impractical development and safety conflict with pedestrian (student and staff) and vehicular traffic. Any required ROW through the site will not significantly improve traffic circulation in the area which is adequately served by the surrounding major thoroughfares – US 59, Old Humble Road and Homestead Road.

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

An elementary school is planned for the site and requiring an east –west public street though the tract will be bisect the site creating an impractical development and unsafe condition for future pedestrians (student and staff) and vehicular traffic.

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

Justification for the granting of the variance is based on the physical characteristics of the site- its irregular shape and the existing major thoroughfare network that surrounds it.



**Application No:** 2016-0583

**Agenda Item:** 90

**PC Action Date:** 04/14/2016

**Plat Name:** Aldine ISD Homestead

**Applicant:** Jones|Carter - Woodlands Office

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

**Chapter 42 Sections: 127a**

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

To exceed 2,600' intersection spacing along Homestead Road and US 59 by not providing an east-west public street through the subject site;

**Basis of Recommendation:**

The site is located in Harris County, east of US 59, south of Old Humble Road and west of Homestead Road.

The applicant is requesting a variance to exceed the 2600' intersection spacing along the eastern and western plat boundaries by not providing an east-west public street through the subject site.

Staff is in support of this request.

The intersection spacing along US 59 (between Homestead Road to W Hillside Drive) is approximately 3400' and the intersection spacing along Homestead Road (between Old Humble Road and Norments Street) is approximately 3600'. Per the ordinance, one east-west public street is required through the subject site.

Requiring one east-west public street would be impractical due to existing physical characteristics.

The applicant proposes to develop an elementary school site with sole vehicular access on Homestead Road. The site is bounded by three major thoroughfares – US 59 to the west, Old Humble Road to the north and Homestead Road to the east – and is adjacent to Greens Bayou to the south. The required east-west public street would bisect the property creating an impractical development. Additionally, it will not improve traffic circulation significantly due to approximate location to the nearest intersection of Old Humble Road and Homestead Road.

Overall, the existing street pattern provides adequate traffic circulation in the area.

Therefore, staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

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**Statement of Facts**

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

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

Strict application of the ordinance would create an impractical development due to the existing physical characteristics. The site is bounded by three major thoroughfares to the north, east and west and is adjacent to Greens Bayou to the south. The required east-west public street would bisect the property creating an impractical development. Additionally, it will not improve traffic circulation significantly due to approximate location to the nearest intersection of Old Humble Road and Homestead Road.



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

Granting of the variance is based on existing physical characteristics.

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

The applicant proposes to develop an elementary school site with sole vehicular access on Homestead Road. The overall existing street pattern already provides adequate traffic circulation in the area.

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

The granting of the variance will not be injurious to the public health, safety or welfare.

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

Existing physical characteristics are the justifications for granting the variance.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 91  
**Action Date:** 04/14/2016  
**Plat Name:** Bethel Bible Fellowship  
**Developer:** Bethel Bible Fellowship of West Houston  
**Applicant:** Brown & Gay Engineers, Inc.  
**App No/Type:** 2016-0454 C2

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

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Total Acreage:	18.0400	Total Reserve Acreage:	17.2250
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

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

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

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

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

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

1) Record 10' landscape easement by separate instrument. Provide record info at recordation.

2) Provide Fort Bend "Outdoor Lighting" 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.

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

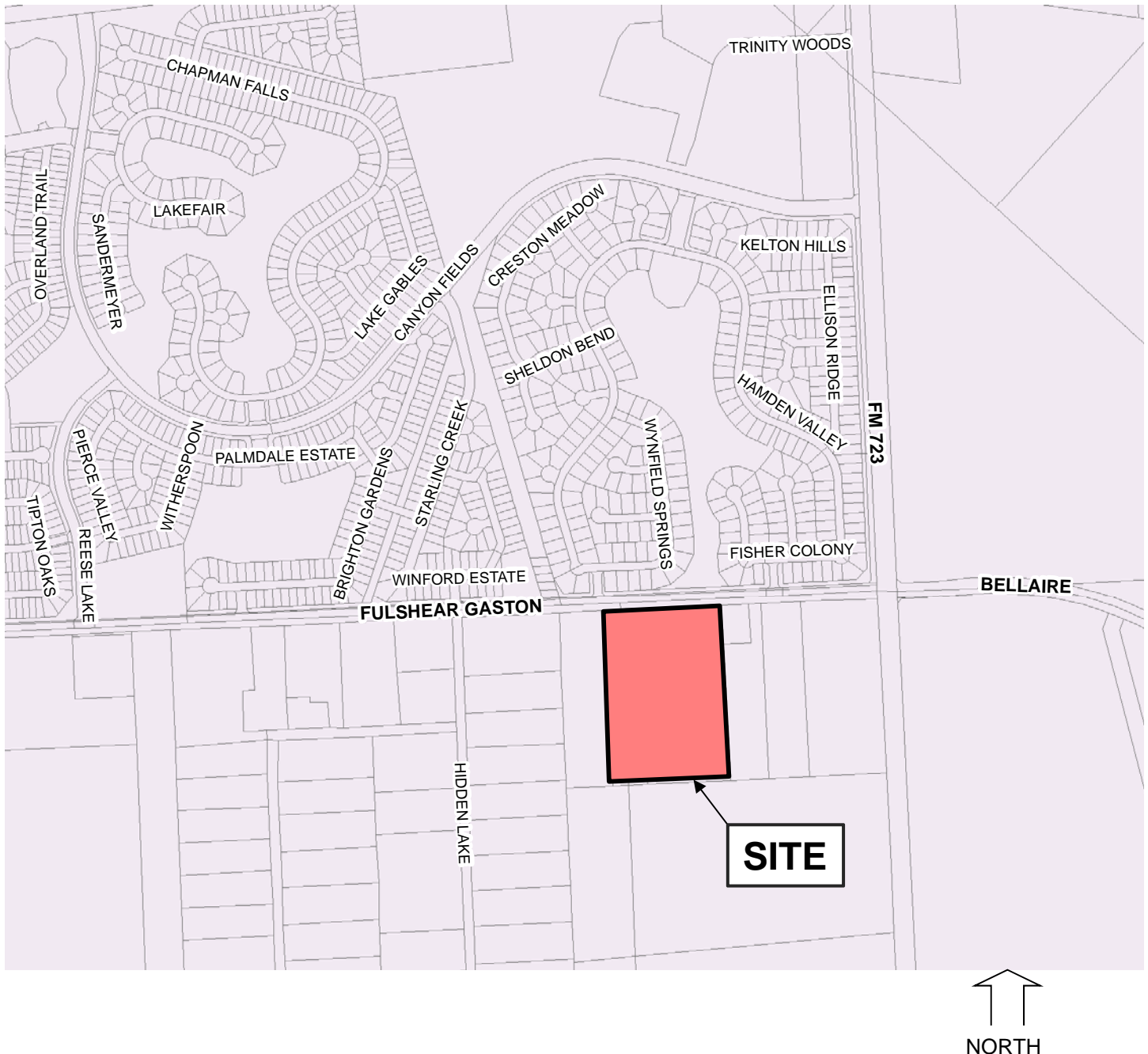
ITEM: 91

Planning and Development Department

Meeting Date: 04/17/2016

Subdivision Name: Bethel Bible Fellowship (DEF 1)

Applicant: Brown & Gay Engineers, Inc.



D – Variances

Site Location

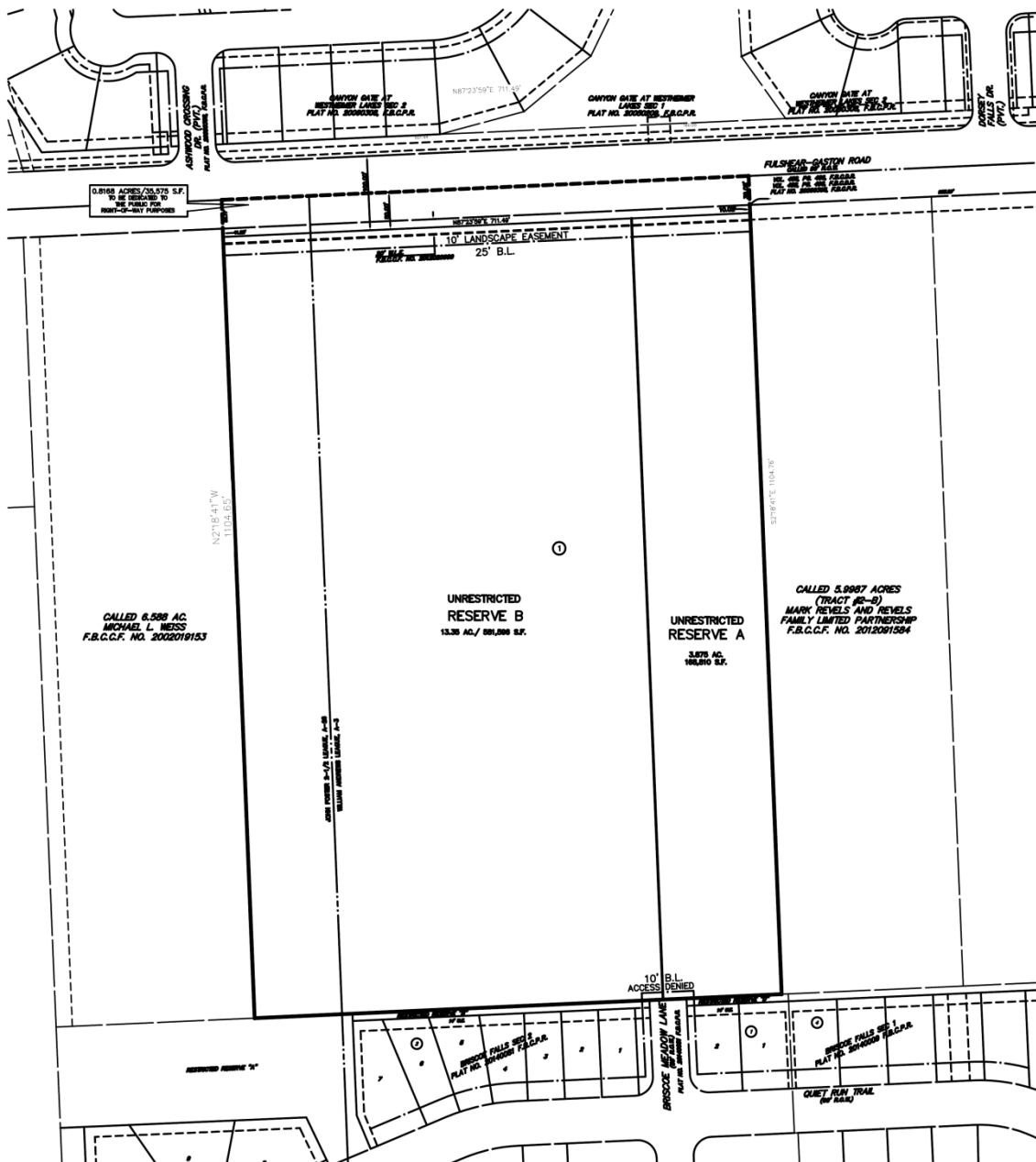
**ITEM: 91**

## Planning and Development Department

**Meeting Date: 04/14/2016**

**Subdivision Name: Bethel Bible Fellowship (DEF 1)**

**Applicant: Brown & Gay Engineers, Inc.**



## D – Variances

## Subdivision



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# Houston Planning Commission

## ITEM: 91

Planning and Development Department

Meeting Date: 04/17/2016

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**Subdivision Name: Bethel Bible Fellowship (DEF 1)**

**Applicant: Brown & Gay Engineers, Inc.**



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**D – Variances**

**Aerial**

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**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:** 91

**PC Action Date:** 04/14/2016

**Plat Name:** Bethel Bible Fellowship

**Applicant:** Brown & Gay Engineers, Inc.

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

**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 does not support this request.

The adjacent subdivisions (Briscoe Falls) have already laid the groundwork for a public street system. This local street will support the existing thoroughfare network and has the potential to connect Fulshear Gaston Road to Settegast Ranch Road. The existing intersection spacing is 8,500' within this grid. This is possibly the last opportunity to achieve a north-south connection in this area.

On the western half of the street grid there was a variance granted with a general plan to not provide a north-south connection. Adjacent to the GP (east) there is an unrecorded subdivision with a loop street system connecting to Fulshear Gaston Road. When the unrecorded subdivision redevelops, the chances of this loop street system creating a stub street to the south are minimal, since there is already an existing, established street pattern.

The unrecorded subdivision and the general plan together constitute approximately 75% of the 8,550' intersection spacing gap. Again, the opportunity presented before us is potentially the last opportunity to achieve a north-south connection in this area.

Staff would like to note that the extension of Briscoe Meadow Lane will create non-standard intersection spacing along the northern side of Fulshear Gaston Road, with a 25% deviation from the standard between future Briscoe Meadow Lane and Dorsey Falls Drive to the east, and a 9% deviation from the standard with Ashford Xing Road to the west.

Staff's analysis has concluded that the benefit of providing circulation in the area outweighs the cost of non-standard intersection spacing along a major thoroughfare.

Currently, the sole access to the existing developments to the south are along F.M. 723, which prohibits alternative access for hundreds of homes. Given the recent platting activity within this grid, Staff expects similar development to continue on adjacent properties, which will add a significant amount of traffic to the major thoroughfare system.

The groundwork for the public street system is already laid, and the properties within its projected path are unrecorded and undeveloped.

Staff would also like to point out that the hardship is self imposed, as the applicant has divided two reserves along along what would be the future extension of the ROW.

Staff recommends the planning commission deny the variance to not extend Briscoe Meadow Lane and approve the plat subject to the CPC 101 form conditions.

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**Statement of Facts**

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

The applicant is platting 18+ acres. Providing a ROW will not deny them reasonable use of the property.

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

N/A

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

The hardship is self imposed, as the applicant has divided two reserves along the ROW.

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

By denying this variance the intent and general purposes of this chapter will be preserved and maintained.

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

The sole access to the existing developments are along F.M. 723, which prohibits alternative access for hundreds of homes.

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

The hardship is self imposed, as the applicant has divided two reserves along the ROW.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 92

**Action Date:** 04/14/2016

**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:**

Withdraw

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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***

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

The below comments were made by other agencies during this review period. These comments 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 tract, not just the reserve.

Provide 10' landscape easement adjacent to Fulshear Gaston Rd.

Provide Civil Site Plans.

PWE Utility Analysis: Approved

City Engineer: IF BRISCOE MEADOW LN CAN BE EXTENDED TO FULSHEAR GASTON RD? AND  
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

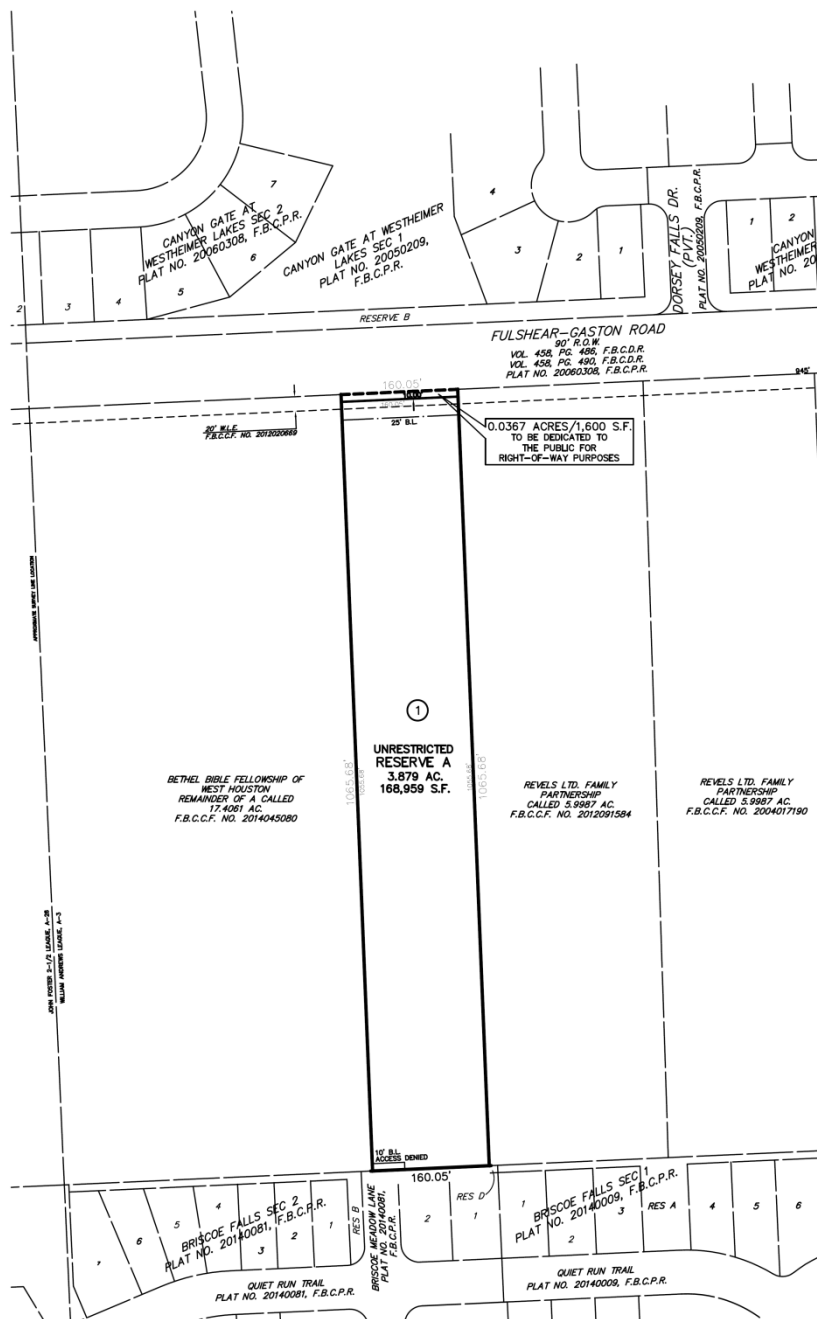
## ITEM: 92

Planning and Development Department

Meeting Date: 04/17/2016

Subdivision Name: Bethel Bible Fellowship Sec 1 (DEF 1)

Applicant: Brown & Gay Engineers, Inc.



D – Variances

Subdivision



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

<b>Agenda Item:</b>	93	<b>Staff Recommendation:</b>	Grant the requested
<b>Action Date:</b>	04/14/2016		variance(s) and Approve
<b>Plat Name:</b>	Birnam Woods Marketplace		the plat subject to the
<b>Developer:</b>	First Bank, N.A., First Financial Bank, N.A., Kroger Texas, LP, Birnam Woods Crossing, LLC, Spring		conditions listed
<b>Applicant:</b>	Vernon G. Henry & Associates, Inc.		
<b>App No/Type:</b>	2016-0444 C2		

Total Acreage:	26.8500	Total Reserve Acreage:	26.8500
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
Montgomery	77386	253X	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 a 10 foot wide pedestrian bike connection from dead end stub street to commercial property. Dedicate by separate instrument dedication and show on face of the plat 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: APPROVED

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

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

# Houston Planning Commission

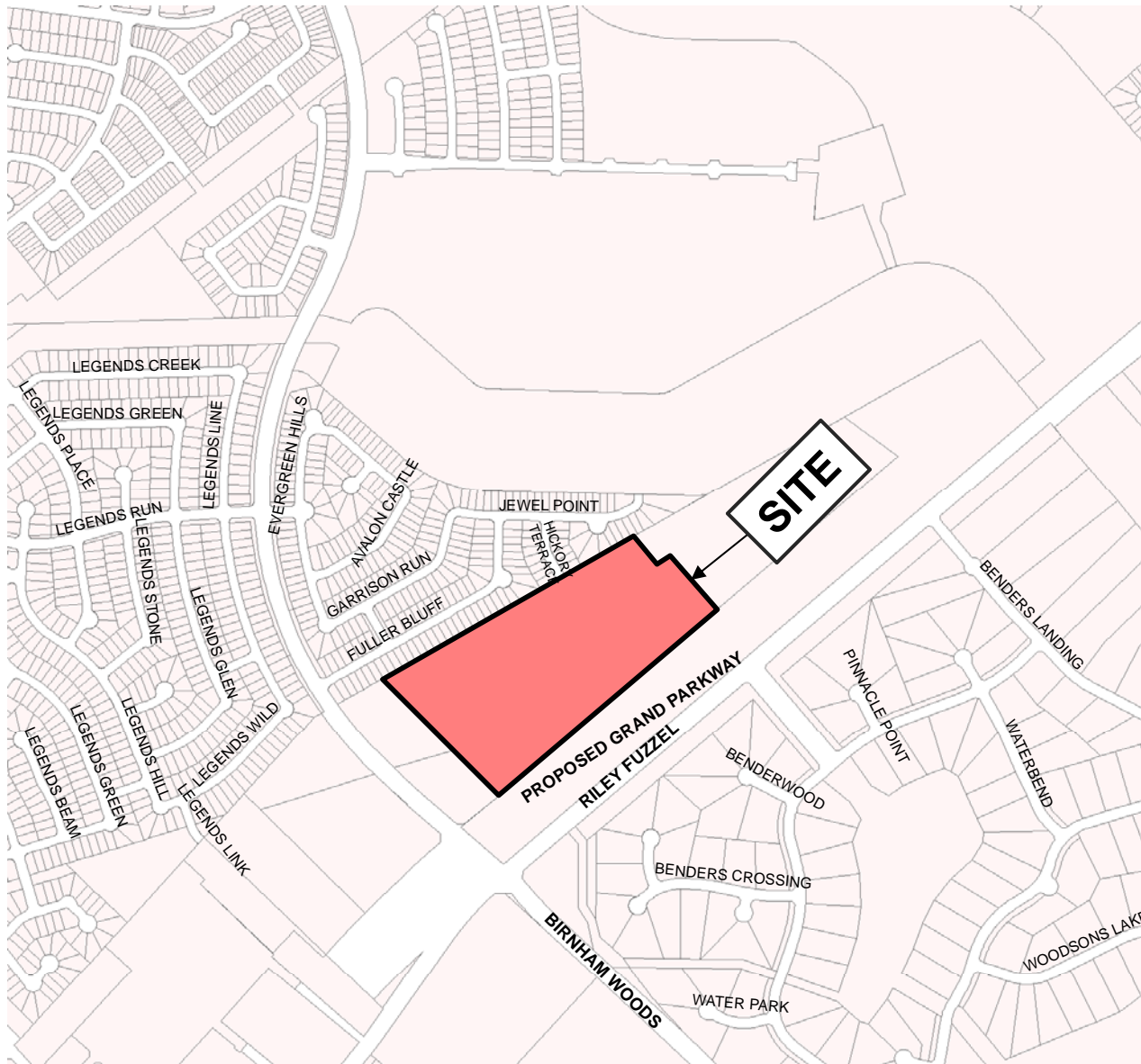
ITEM: 93

Planning and Development Department

Meeting Date: 04/14/2016

Subdivision Name: Birnham Woods Marketplace

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location



# Houston Planning Commission

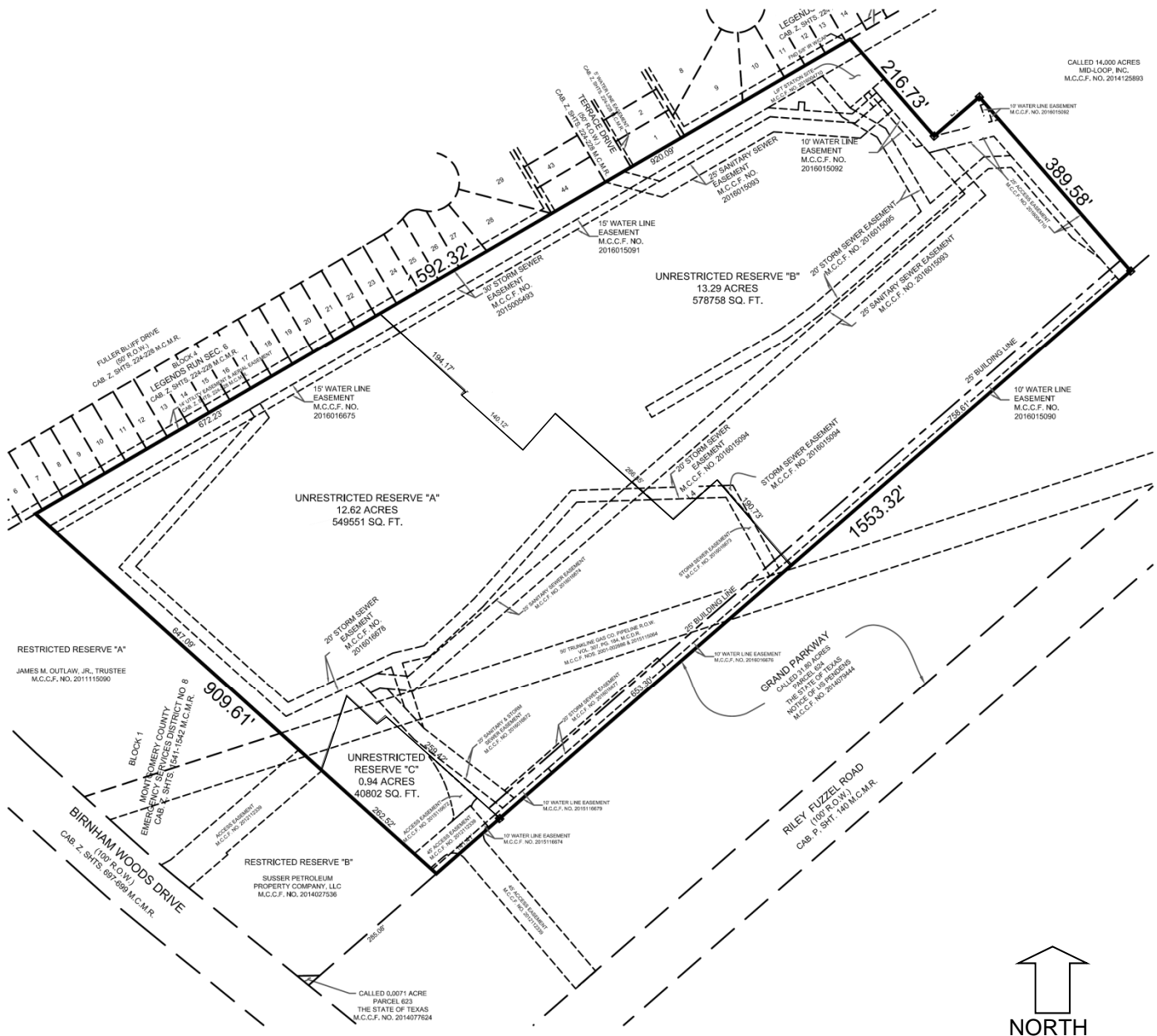
## ITEM: 93

Planning and Development Department

Meeting Date: 04/14/2016

Subdivision Name: Birnham Woods Marketplace

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

# Houston Planning Commission

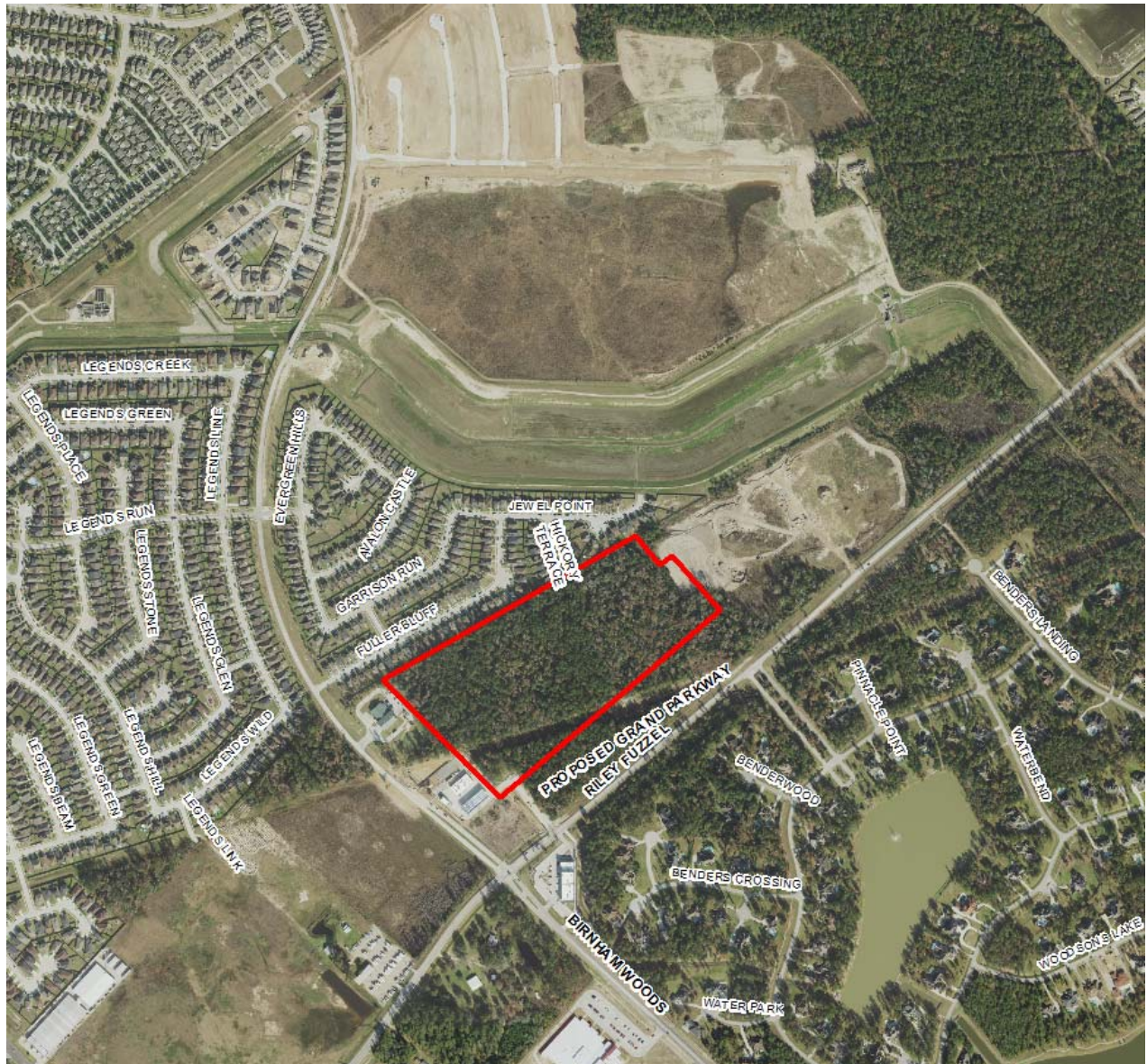
ITEM: 93

Planning and Development Department

Meeting Date: 04/14/2016

Subdivision Name: Birnham Woods Marketplace

Applicant: Vernon G. Henry & Associates, Inc.

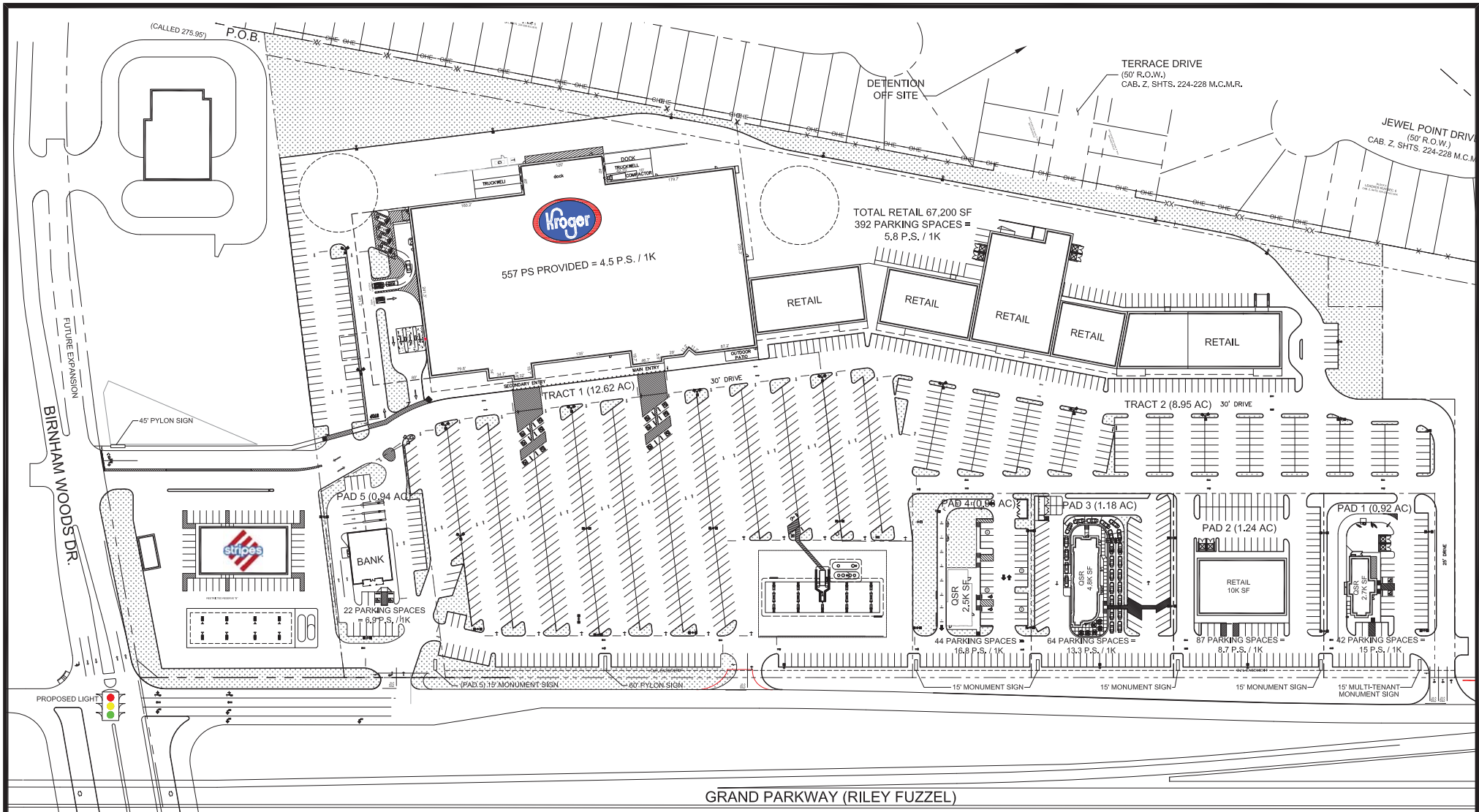


D – Variances

Aerial



N:\UDA\14142-00\_LGI\_Riley Fuzell\02 SCHEMATIC\Site Plans\14142-00\_MARKETING-OPT3.dwg plotted by Paul Nicosia on 2016-04-11 at 4:11 PM



a master schematic development plan for  
**BIRNHAM WOODS  
MARKETPLACE**  
BIRNHAM WOODS RD. & GRAND PARKWAY  
HARRIS COUNTY, TEXAS



**IdentityARCHITECTS**  
111 Travis Street, Houston, Texas 77002  
Voice 713.595.2150, Fax 713.595.2198

April 11, 2016

14142-00\_MARKETING-OPT3.dwg  
4/11/16

SW 137



**Application Number:** 2016-0444

**Plat Name:** Birnham Woods Marketplace

**Applicant:** Vernon G. Henry & Associates, Inc.

**Date Submitted:** 03/18/2016

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

**Specific Variance is being sought and extent of variance:**

Not to extend Terrace Drive through this property to connect to the Grand Parkway on the south side of the property, creating an intersection spacing of approximately 1900' along the Grand parkway from Birnham Woods Drive to the east boundary of this property; further to the east of this property spacing along the Grand Parkway will exceed 2600'

**Chapter 42 Section:** 150; 127

**Chapter 42 Reference:**

150 and 127

### **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;**

Terrace Drive is a local residential street. Extending it through this property to the service road of the Grand Parkway would connect dissimilar uses and subject the residents on Terrace Drive to cut-through traffic to and from the Grand Parkway. This would have a very adverse impact on their quality of life. Legend Ranch subdivision was designed with a collector street system intended to take residential traffic in and out of the neighborhood on that collector street system, not on local streets such as Terrace Drive. East of this property and north of the properties that front on the Grand Parkway is a very large natural detention basin, which includes the flood plain and floodway of the West Fork of the San Jacinto River. This area is not in Houston's e.t.j. and the Montgomery County Thoroughfare Plan does not show any north/south thoroughfares in this area as a result. It is unlikely that the area will every develop with urban uses.

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

The West Fork of the San Jacinto River and its attendant flood plain are natural geographic features that pre-date modern civilization. The Legends Ranch subdivision was designed and platted prior to the determination of location of the Grand Parkway and Terrace Drive stub street was created without the understanding that its extension would create a traffic problem for the neighborhood

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

The intent of the Chapter is to create adequate area circulation which is already in place for the residential area. Commercial traffic will circulate on the Grand Parkway.

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

Public safety will be enhanced by maintaining a separation between the quiet residential neighborhood and the future commercial development oriented to the Grand Parkway.

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

The justification for the variance is the existing natural and man-made physical conditions.



**Application No:** 2016-0444

**Agenda Item:** 93

**PC Action Date:** 04/14/2016

**Plat Name:** Birnham Woods Marketplace

**Applicant:** Vernon G. Henry & Associates, Inc.

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

**Chapter 42 Sections:** 150; 127

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

Not to extend Terrace Drive through this property to connect to the Grand Parkway on the south side of the property, creating an intersection spacing of approximately 1900' along the Grand parkway from Birnham Woods Drive to the east boundary of this property; further to the east of this property spacing along the Grand Parkway will exceed 2600';

**Basis of Recommendation:**

The site is located east of Birnham Wood Drive and north of the Grand Parkway. The applicant is requesting a variance to not extend or terminate with a cul-de-sac the stub street, Hickory Terrace Drive. Staff is in support of the request. The subdivision along the northern plat boundary, called Legends Run Sec 6, has adequate circulation to the major thoroughfare Birnham Wood Blvd. Additionally, a 500' Bayou, which is to the north of the site, is an intersection exception from Chapter 42. With the established street pattern providing for adequate vehicular mobility, the extension of Hickory Terrace Drive will not significantly improve the overall traffic circulation in surrounding the area.

The applicant is proposing a commercial development which will include retail development such as a grocery store, shopping and bank facilities. To allow pedestrian access to the site, staff will require the applicant to provide a pedestrian and bike connection from the stub street. The Grand Parkway Association and Montgomery County's Engineering Department has voiced no objection to the variance request. Therefore, staff's recommendation is to approve the requested variance subject to the CPC 101 form conditions.

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**Statement of Facts**

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

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

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. Greens Bayou, which is to the north of the site, is an intersection exception from Chapter 42. This would prevent a potential north-south street.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The surrounding site context prevents a north-south street

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

To allow pedestrian access to the site, staff will require the applicant to provide a pedestrian and bike connection from the stub street.

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

The subdivision along the northern plat boundary, called Legends Run Sec 6, has adequate circulation to the major thoroughfare Birnham Wood Blvd.

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

With the established street pattern providing for adequate vehicular mobility, the extension of Hickory Terrace Drive will not significantly improve the overall traffic circulation in surrounding the area.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 94

**Action Date:** 04/14/2016

**Plat Name:** Homestead Industrial Park GP

**Developer:** Skymark Development Company, Inc.

**Applicant:** Skymark Development Co., Inc.

**App No/Type:** 2016-0518 GP

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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Total Acreage:	150.6945	Total Reserve Acreage:	98.0000
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:	Pine Village PUD
County	Zip	Key Map ©	City / ETJ
Harris	77039	414H	City/ETJ

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

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

046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.

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

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

address the stub streets, (Clear River Road, Frazier River Rd, Sandy Oaks Drive) and excessive intersection spacing on the eastern boundary.

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

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

PWE Utility Analysis: Approved

Harris County Flood Control District: HCFCDD Review - This plat will require a Plat Release Letter.

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)

County has no objections to road geometry. A TIA will need to be submitted regarding left turn lanes and median openings along homestead 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

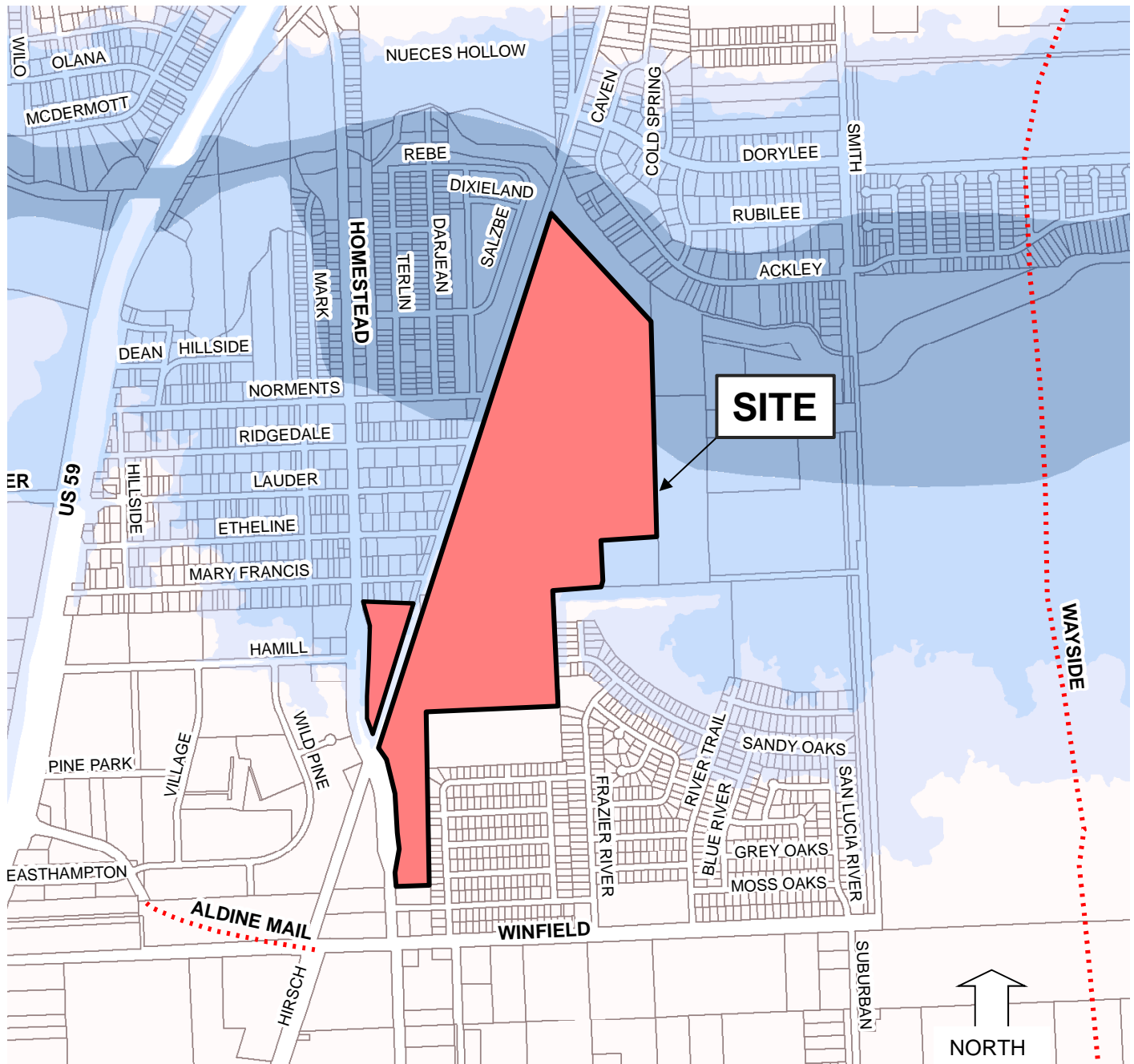
ITEM: 94

Planning and Development Department

Meeting Date: 04/14/2016

Subdivision Name: Homestead Industrial Park GP

Applicant: Skymark Development Co., Inc.



D – Variances

Aerial

# Houston Planning Commission

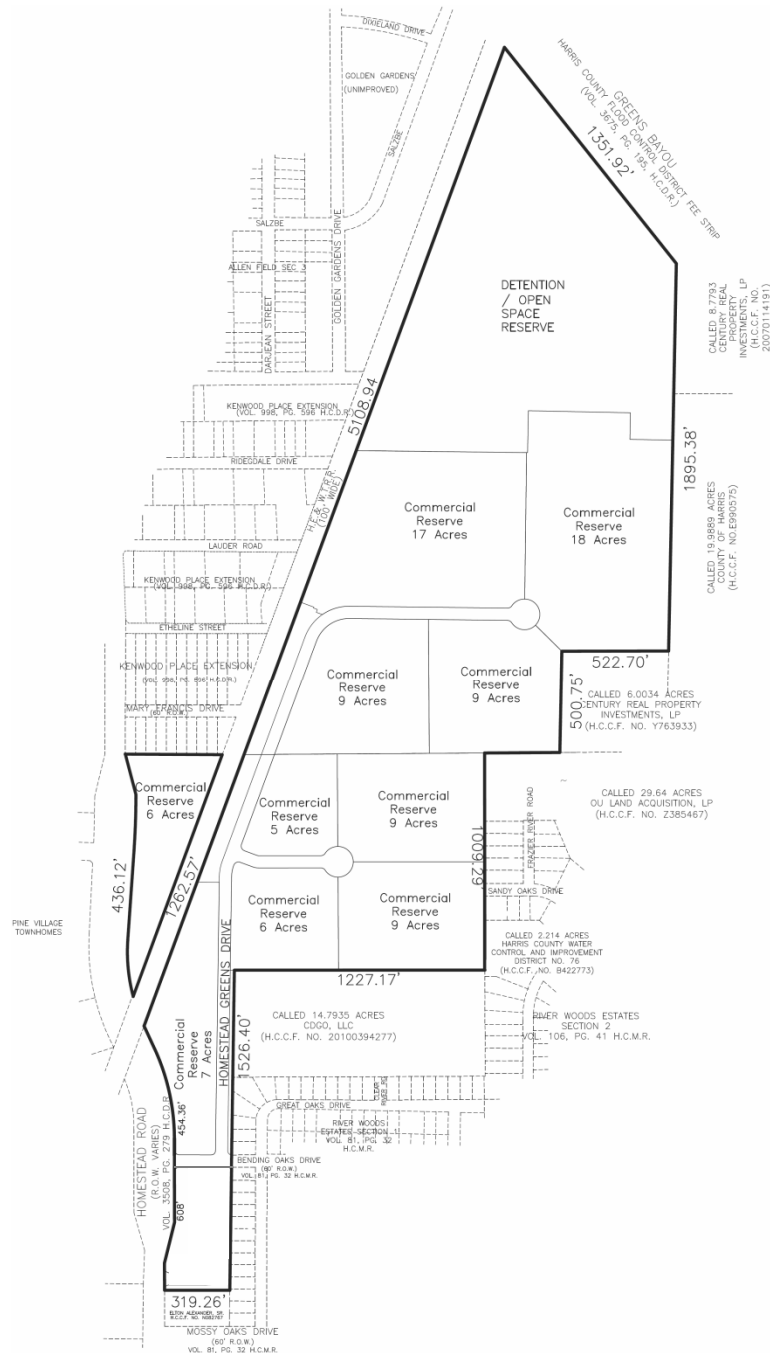
## ITEM: 94

Planning and Development Department

Meeting Date: 04/14/2016

Subdivision Name: Homestead Industrial Park GP

Applicant: Skymark Development Co., Inc.



D – Variances

Aerial



# Houston Planning Commission

ITEM: 94

Planning and Development Department

Meeting Date: 04/14/2016

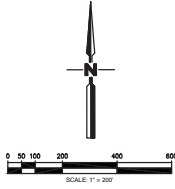
Subdivision Name: Homestead Industrial Park GP

Applicant: Skymark Development Co., Inc.



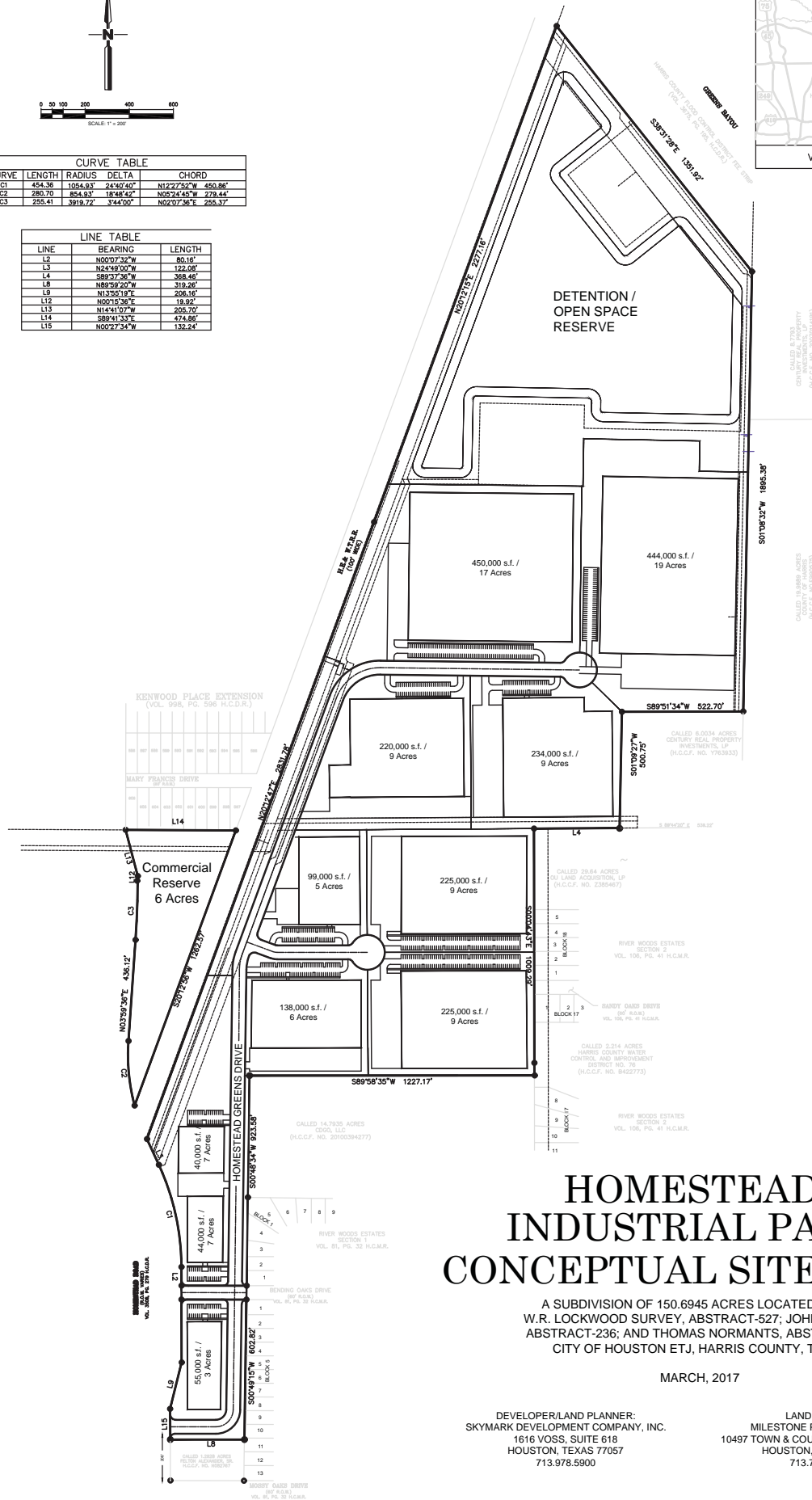
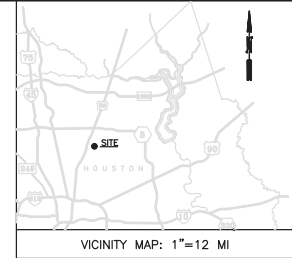
D – Variances

Aerial



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	454.35	1054.83'	24°40'40"	N122°22'52"W 450.86'
C2	280.70	854.93'	18°48'42"	N05°24'45"W 279.44'
C3	255.41	3919.72'	3°44'00"	N02°07'36"E 255.37'

LINE TABLE		
LINE	BEARING	LENGTH
L2	N00°07'32"W	80.18'
L3	N24°49'00"W	122.08'
L4	S89°37'36"W	368.48'
L8	N89°59'20"W	319.26'
L9	N13°52'19"E	208.18'
L12	N02°16'36"E	18.92'
L13	N14°41'07"W	205.70'
L14	S89°41'33"E	474.88'
L15	N02°27'54"W	132.24'



# HOMESTEAD INDUSTRIAL PARK CONCEPTUAL SITE PLAN

A SUBDIVISION OF 150.6945 ACRES LOCATED IN THE  
W.R. LOCKWOOD SURVEY, ABSTRACT-527; JOHN H. DUNN,  
ABSTRACT-236; AND THOMAS NORMANTS, ABSTRACT-601  
CITY OF HOUSTON ETJ, HARRIS COUNTY, TEXAS

MARCH, 2017

DEVELOPER/LAND PLANNER:  
SKYMARK DEVELOPMENT COMPANY, INC.  
1616 VOSS, SUITE 618  
HOUSTON, TEXAS 77057  
713.978.5900

LAND OWNER:  
MILESTONE PARTNERS, LTD.  
10497 TOWN & COUNTRY WAY, SUITE 820  
HOUSTON, TEXAS 77024  
713.784.3790





**Application Number:** 2016-0518

**Plat Name:** Homestead Industrial Park GP

**Applicant:** Skymark Development Co., Inc.

**Date Submitted:** 03/21/2016

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

**Specific Variance is being sought and extent of variance:**

Homestead Road was improved to a 4 lane boulevard with an elevated crossing over the adjacent railroad in 2006. Due to the elevation change to Homestead, access to Homestead was greatly limited for the property. A one-way turnaround was constructed under the bridge, but the road is not sufficient access to support development. We are requesting a variance to the minimum distance of intersections along a major thoroughfare of 600 feet to 206 feet (from Mossy Oaks Drive to proposed local street). This will allow full access to the property for development of an industrial park.

**Chapter 42 Section:** 127

**Chapter 42 Reference:**

42-127(B) : INTERSECTIONS ALONG A MAJOR THOROUGHFARE SHALL BE SPACED A MINIMUM OF 600 FEET APART.

### Statement of Facts

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

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

Providing a separation of 600 feet from Mossy Oaks Drive would place the proposed local street on the turn-around drive. The main lanes of Homestead are elevated in that area and a connection is not feasible.

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

The County improved Homestead and created the access hardship in 2006.

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

The offset from Mossy Oaks Drive is sufficient to provide safe access.

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

The offset from Mossy Oaks Drive is sufficient to provide safe access.

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

Use of the one way road is not sufficient and safe for the anticipated light-industrial development. The adjacent development to the east is residential and use of the residential local streets for commercial traffic is not compatible with the residential neighborhoods.



**Application No:** 2016-0518

**Agenda Item:** 94

**PC Action Date:** 04/14/2016

**Plat Name:** Homestead Industrial Park GP

**Applicant:** Skymark Development Co., Inc.

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

**Chapter 42 Sections:** 127

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

Homestead Road was improved to a 4 lane boulevard with an elevated crossing over the adjacent railroad in 2006. Due to the elevation change to Homestead, access to Homestead was greatly limited for the property. A one-way turnaround was constructed under the bridge, but the road is not sufficient access to support development. We are requesting a variance to the minimum distance of intersections along a major thoroughfare of 600 feet to 206 feet (from Mossy Oaks Drive to proposed local street). This will allow full access to the property for development of an industrial park.;

**Basis of Recommendation:**

The site is located east of Homestead Rd, north of Winfield Rd, and south of Aldine Bender Rd. The applicant has withdrawn the requested variance for minimum intersection spacing along a major thoroughfare. Therefore, staff's recommendation is to approve the plat subject to the CPC 101 form conditions.

### Statement of Facts

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

N/A

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

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

N/A

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

N/A

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

N/A

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

N/A





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 95  
**Action Date:** 04/14/2016  
**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.

Provide a north-south street along the eastern plat boundary.

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

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

PWE Utility Analysis: 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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Meeting CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 95  
**Action Date:** 04/14/2016  
**Plat Name:** Humble ISD Groves School  
**Developer:** Humble ISD  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2016-0486 C2R

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**Staff Recommendation:**  
Defer Applicant request

# Houston Planning Commission

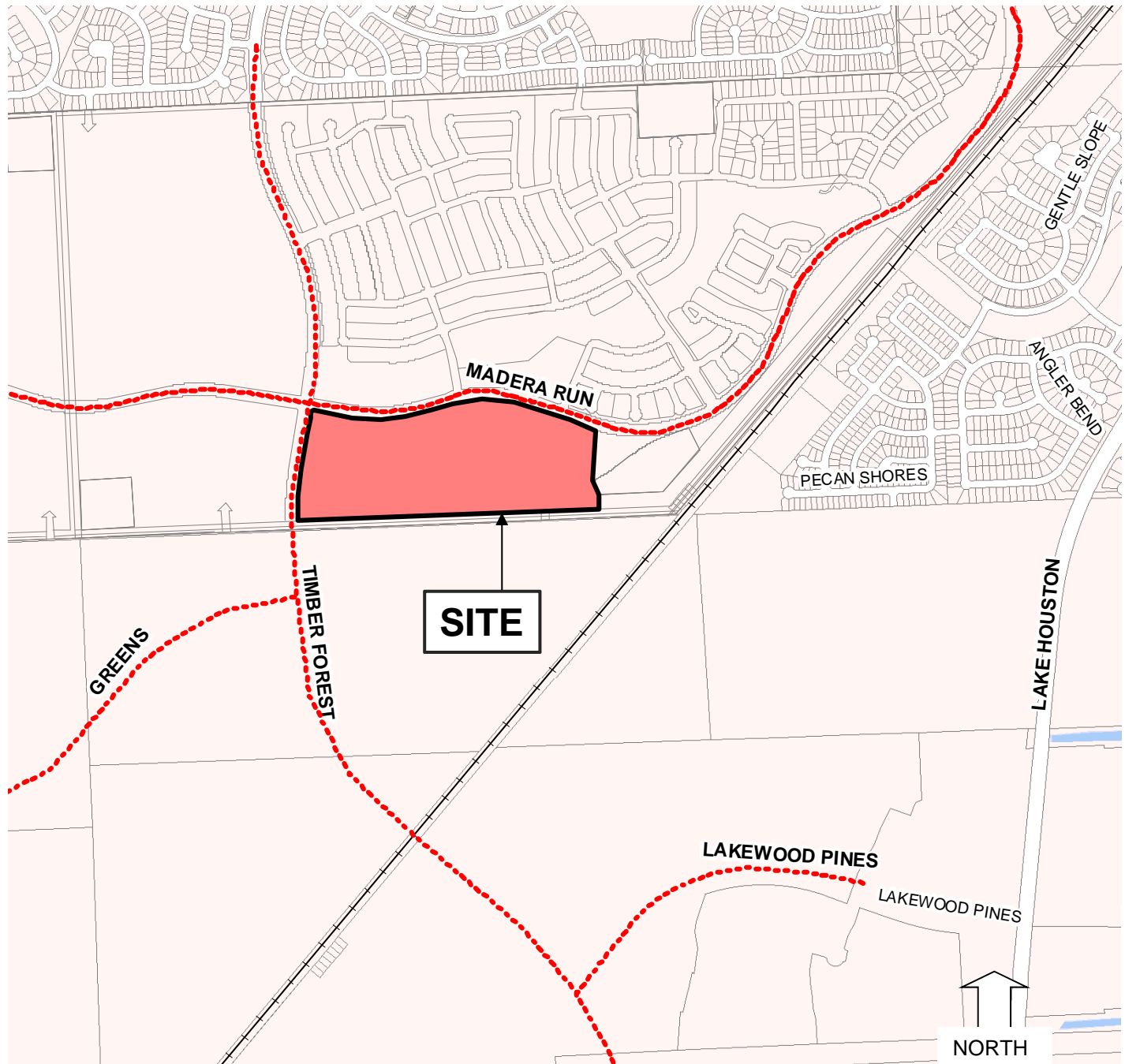
**ITEM: 95**

Planning and Development Department

Meeting Date: 04/17/2016

Subdivision Name: Humble ISD Groves School (DEF 1)

Applicant: Jones|Carter – Woodlands Office



**D – Variances**

**Site Location**

# Houston Planning Commission

## ITEM: 95

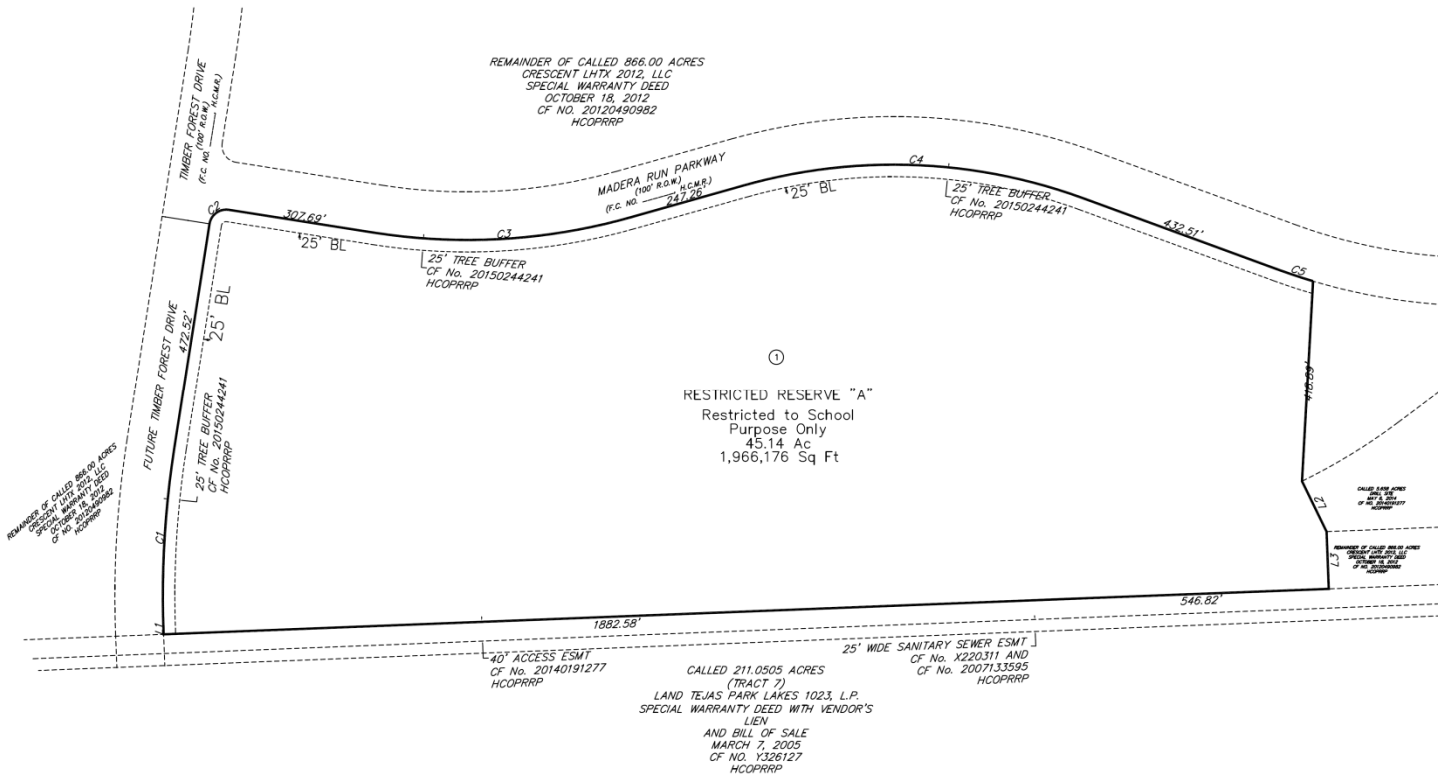
## ITEM: 95

## Planning and Development Department

**Meeting Date: 04/17/2016**

**Subdivision Name: Humble ISD Groves School (DEF 1)**

**Applicant: Jones|Carter – Woodlands Office**



## D – Variances

## Subdivision



# Houston Planning Commission

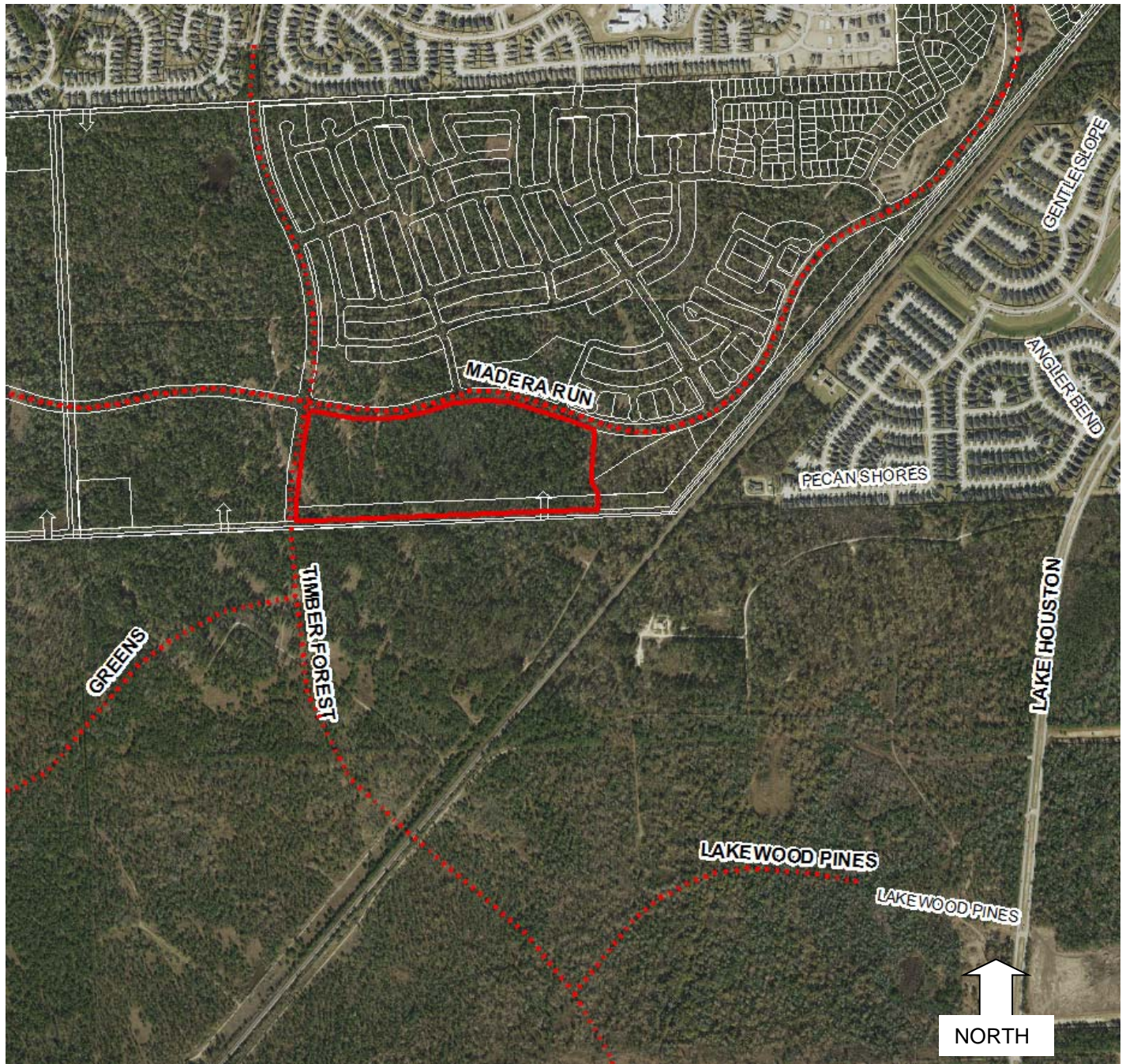
**ITEM: 95**

Planning and Development Department

Meeting Date: 04/17/2016

Subdivision Name: Humble ISD Groves School (DEF 1)

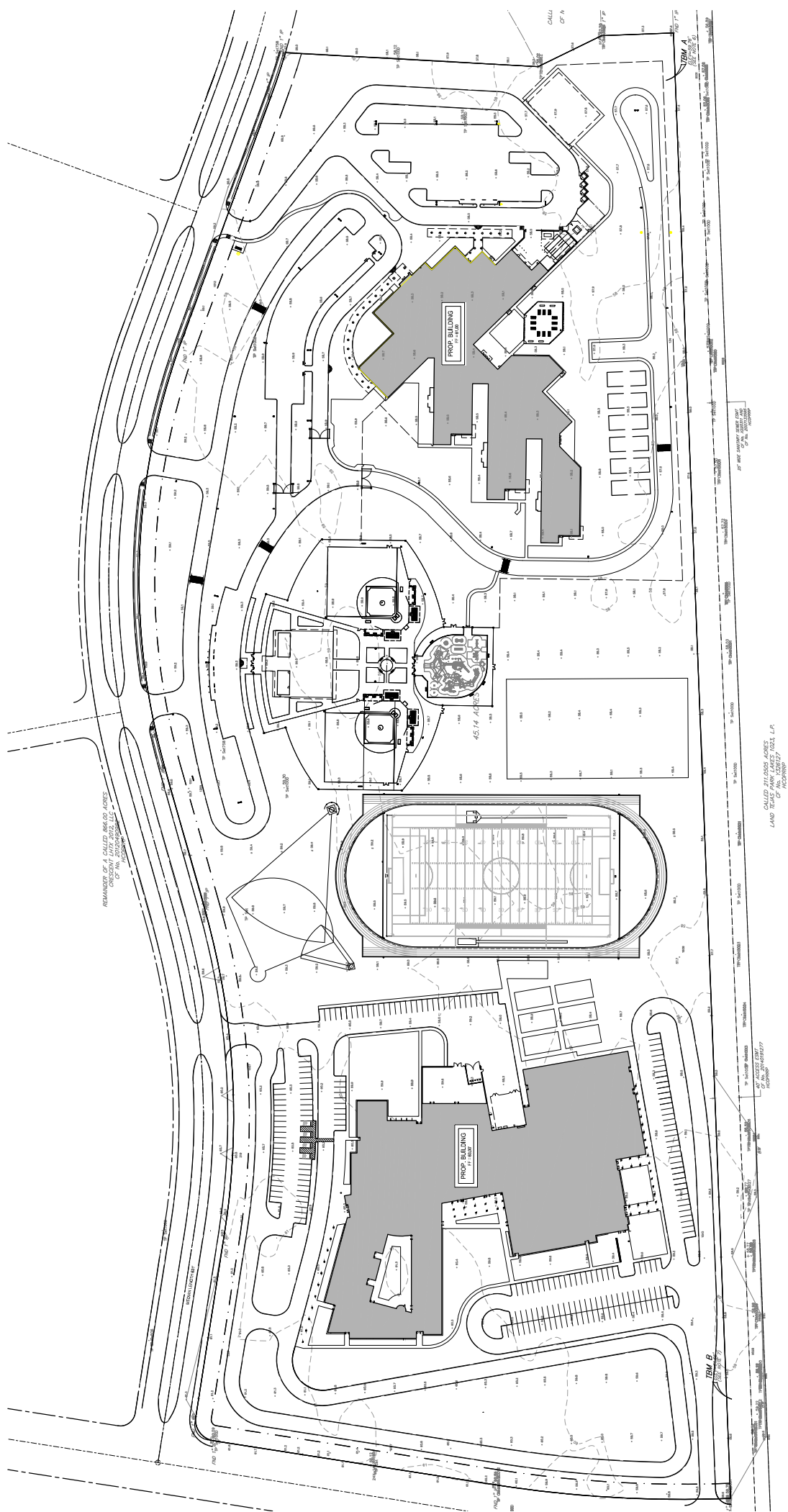
Applicant: Jones|Carter – Woodlands Office



**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:** 95

**PC Action Date:** 04/14/2016

**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' and 2600' intersection spacing requirement by not providing a north-south street. Staff is not in support of the request, however the applicant has requested a deferral in order to allow time to evaluate alternative solutions. Therefore, staff's recommendation is to defer per the applicant's request.

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**Statement of Facts**

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

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 96  
**Action Date:** 04/14/2016  
**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

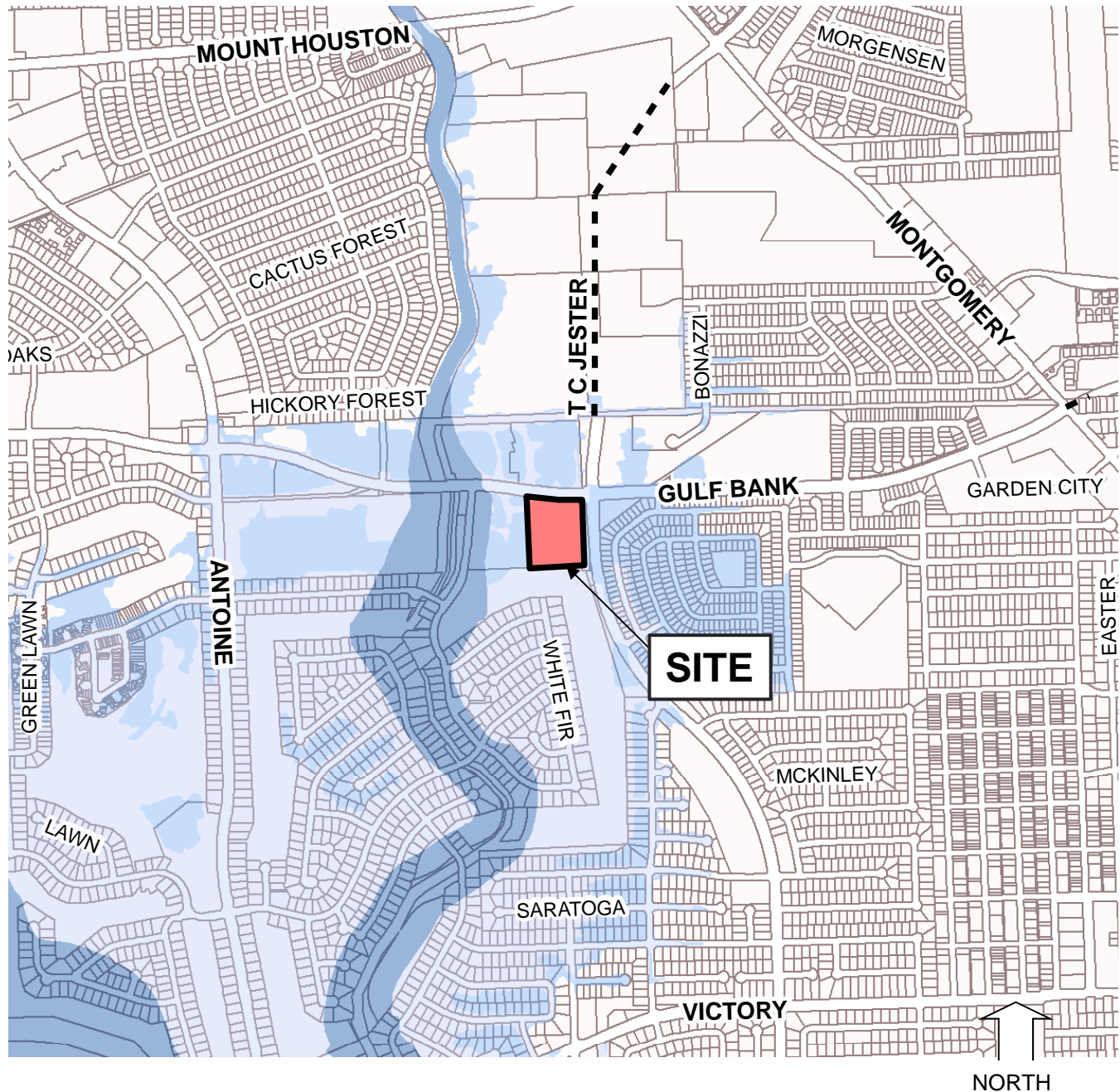
ITEM: 96

Planning and Development Department

Meeting Date: 04/14/2016

Subdivision Name: Streamside (DEF 2)

Applicant: Advance Surveying, Inc.



D – Variances

Site Location

# Houston Planning Commission

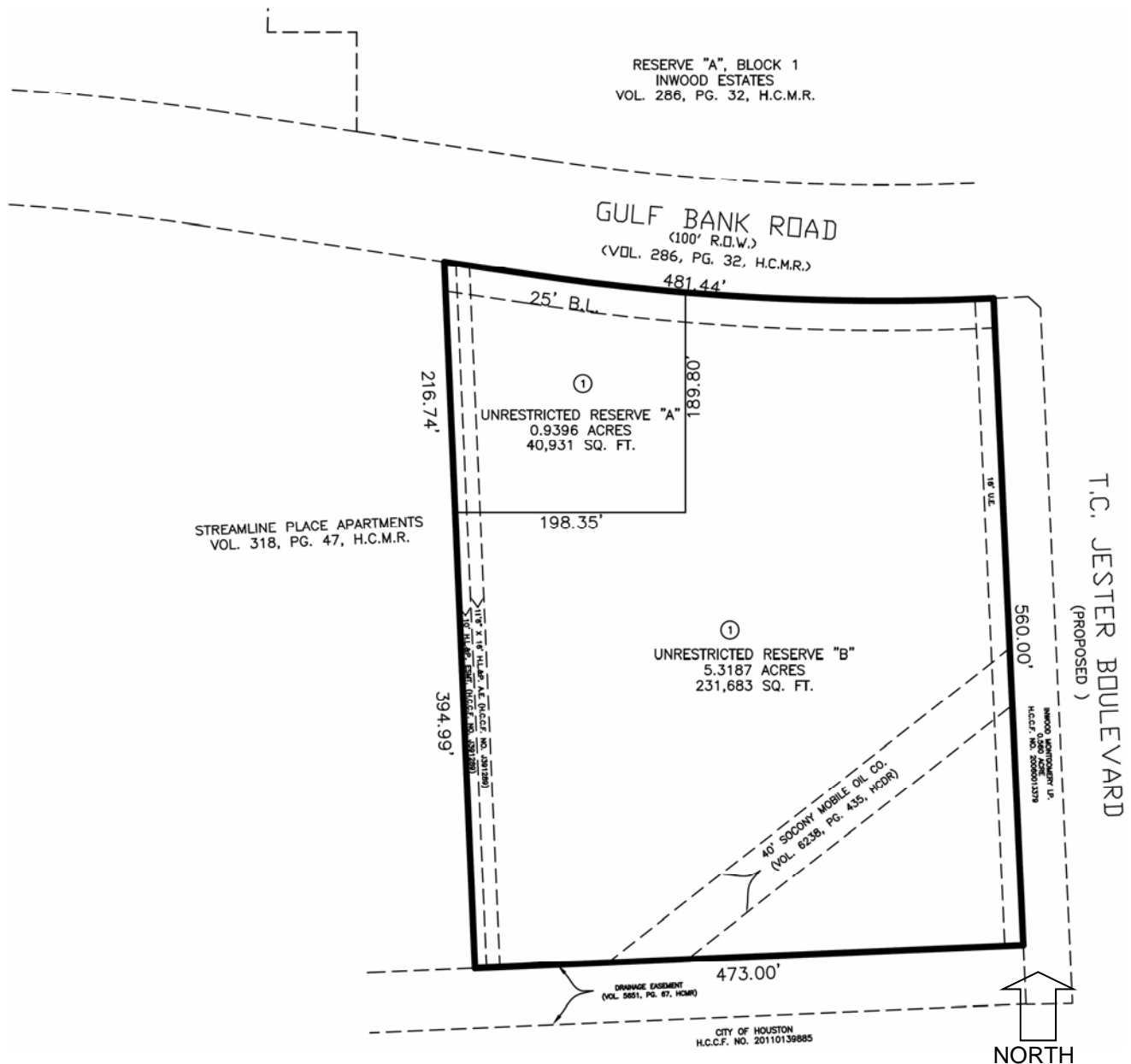
## ITEM: 96

Planning and Development Department

Meeting Date: 04/14/2016

Subdivision Name: Streamside (DEF 2)

Applicant: Advance Surveying, Inc.



D – Variances

Subdivision



# Houston Planning Commission

Planning and Development Department

**ITEM: 96**

Meeting Date: 04/14/2016

Subdivision Name: Streamside (DEF 2)

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: 96

PC Action Date: 04/14/2016

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.

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### Statement of Facts

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

N/A

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

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

N/A

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

N/A

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

**(5) Economic hardship is not the sole justification of the variance.**  
N/A



**Agenda Item:** 97  
**Action Date:** 04/14/2016  
**Plat Name:** Westside Ag Barn  
**Developer:** Fort Bend Independent School District  
**Applicant:** Windrose Land Services, Inc.  
**App No/Type:** 2016-0434 C2

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

Total Acreage:	12.9806	Total Reserve Acreage:	12.9806
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:	Fort Bend County MUD 134 A
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	566C	ETJ

***Conditions and Requirements for Approval***

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

052. Detention to the west of the property and the proposed access easement 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)

Coordinate size of access easement and record the access easement prior to recordation with Ft Bend County.

***For Your Information:***

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

PWE Utility Analysis: Approved

Grand Parkway Assn: can't the applicant find a more appropriate vicinity map to use in the plat. see the uploaded SH99 D for FBISD plat.PDF. there is development all around the site. the 24' access easement would pass through the FBISD Travis HS site to access Harlem Road. there is subdivision road on the west side that might provide access if the plat showed more detail.

City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED  
 AND NEED B.L.

Fort Bend Engineer: Provide 60' access easement through existing school site.  
 Provide construction plans.

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

# Houston Planning Commission

**ITEM: 97**

Planning and Development Department

Meeting Date : 04/14/2016

**Subdivision Name: Westside Ag Barn**

**Applicant: Windrose Land Services, Inc.**



**D – Variances**

**Site Location**

# Houston Planning Commission

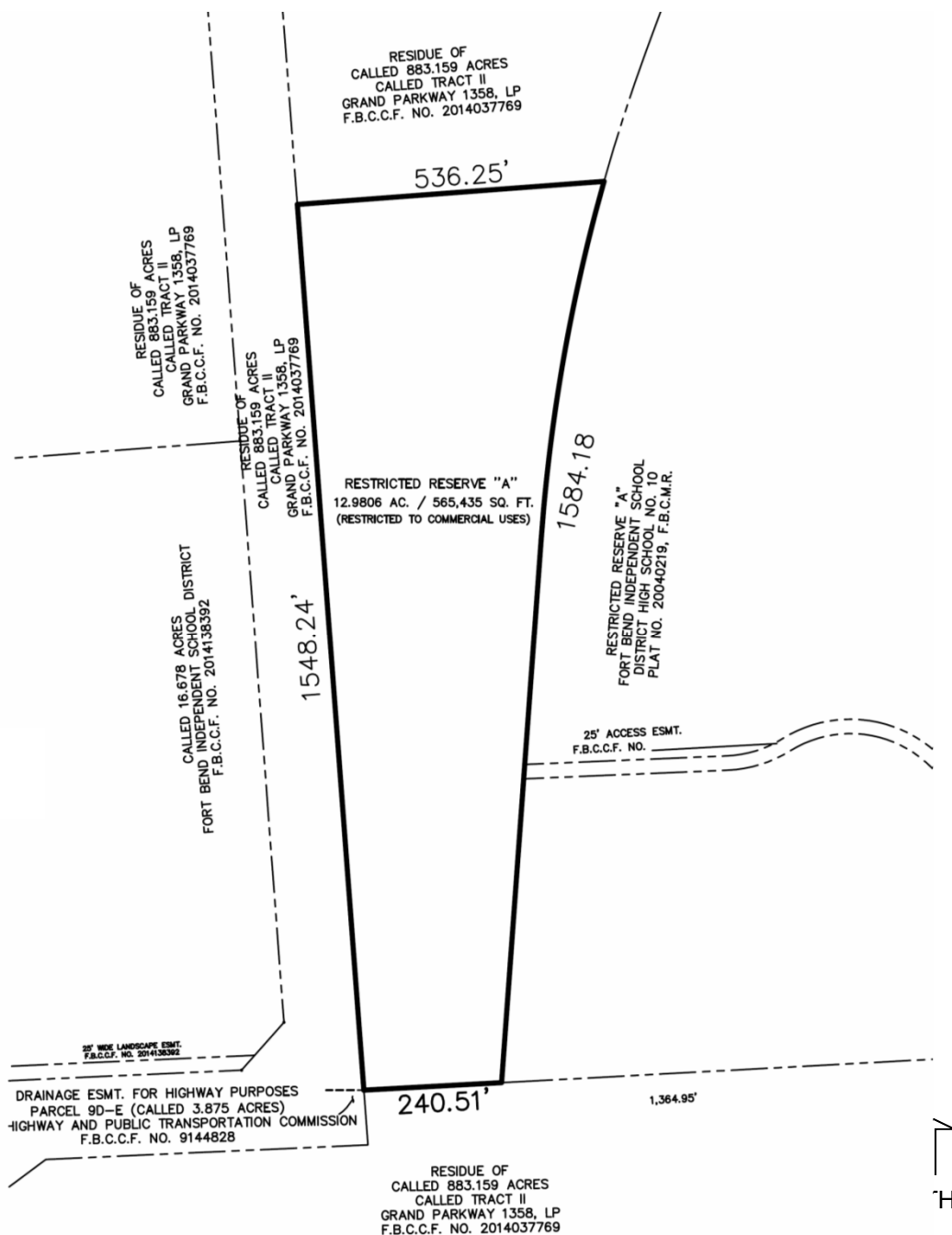
ITEM: 97

Planning and Development Department

Meeting Date: 04/14/2016

Subdivision Name: Westside Ag Barn

Applicant: Windrose Land Services, Inc.



D – Variances

Subdivision



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# Houston Planning Commission

**ITEM: 97**

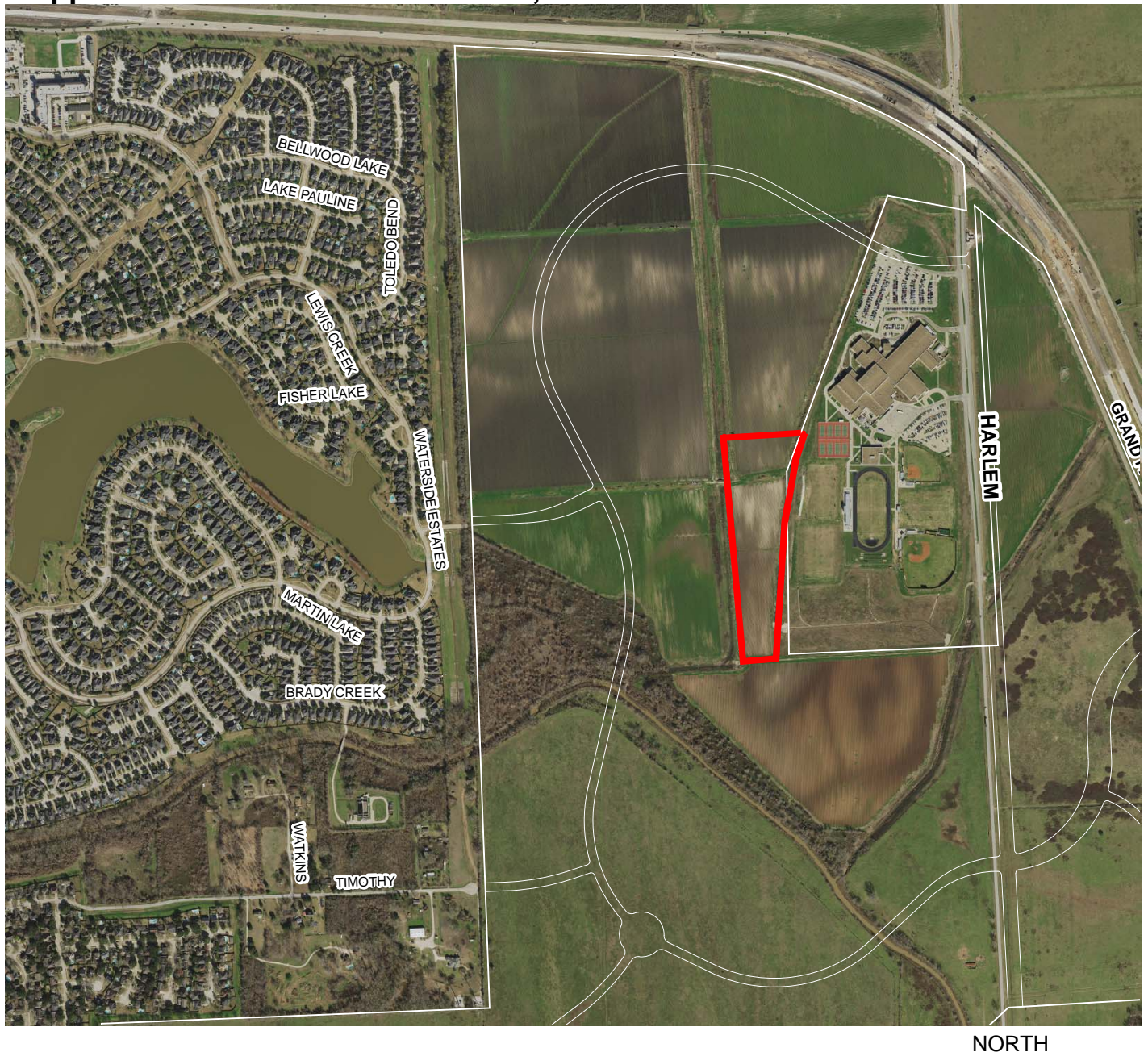
Planning and Development Department

Meeting Date: 04/14/2016

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Subdivision Name: Westside Ag Barn

Applicant: Windrose Land Services, Inc.



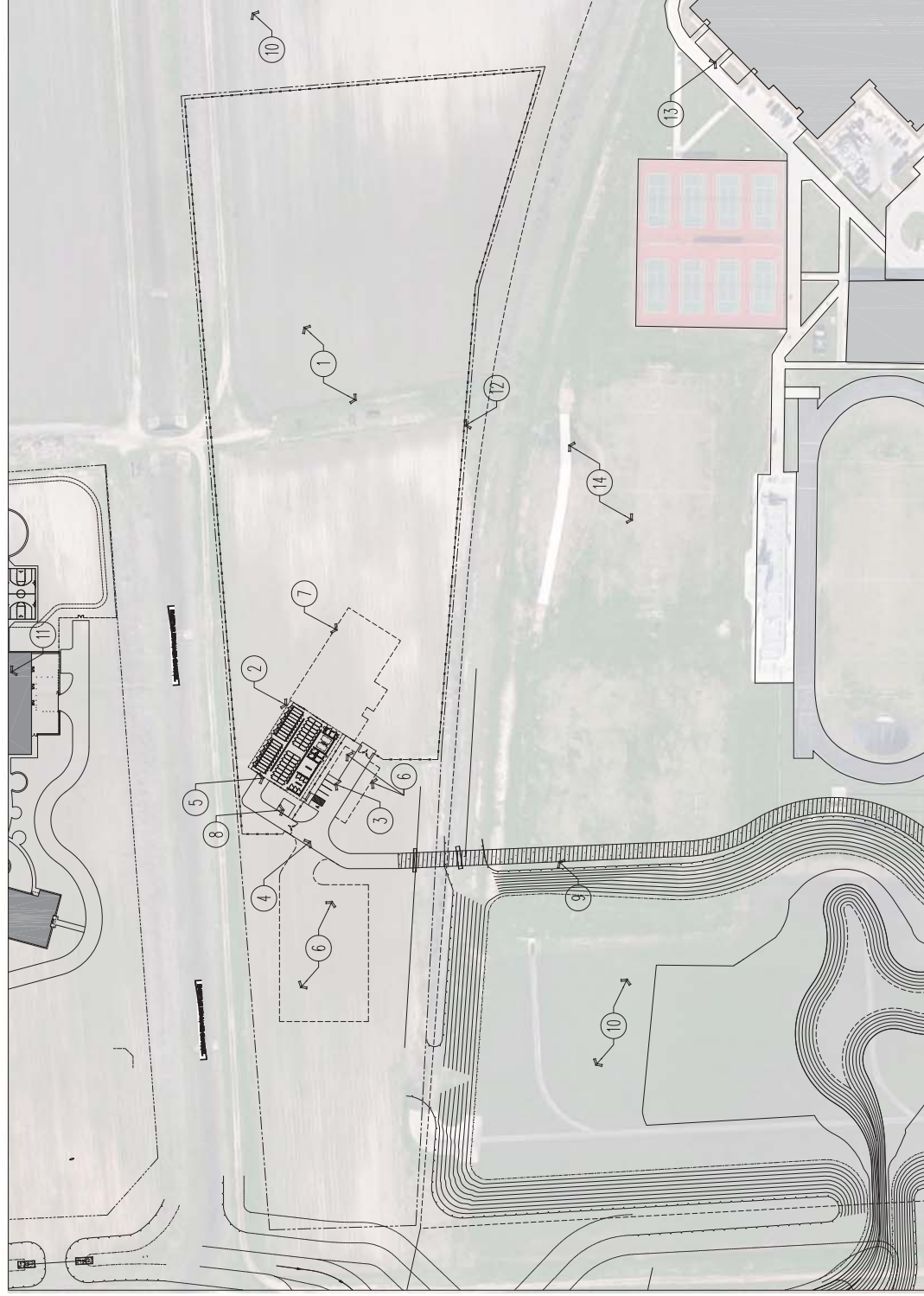
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**D – Variances**

**Aerial**

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# SITE PLAN



## KEYED NOTES

- ① 7.5 ACRE PASTURE
- ② PRE ENGINEERED METAL BUILDING
- ③ PARKING
- ④ FIRE LANE
- ⑤ SERVICE DRIVE THRU
- ⑥ FUTURE PARKING
- ⑦ FUTURE BUILDING EXPANSION
- ⑧ DUMPSTER PAD
- ⑨ EXISTING 22' WIDE ROAD
- ⑩ DETENTION
- ⑪ NEW ELEMENTARY SCHOOL 49
- ⑫ PERIMETER FENCING
- ⑬ TRAVIS HIGH SCHOOL
- ⑭ TRAVIS HIGH SCHOOL ATHLETIC FIELDS

## LEGEND

- CHAIN LINK FENCE
- PROPERTY LINE







**Application Number:** 2016-0434

**Plat Name:** Westside Ag Barn

**Applicant:** Windrose Land Services, Inc.

**Date Submitted:** 03/07/2016

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

**Specific Variance is being sought and extent of variance:**

The applicant requests a variance to not dedicate an east-west street or a north-south street through the subject property.

**Chapter 42 Section:** 128(a)

**Chapter 42 Reference:**

Sec. 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet; 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**

The subject property is 12.9806 acres in the City of Houston's ETJ, Fort Bend County, Texas. The site is located west of Harlem Road, south of State Highway 99 (Grand Parkway), being adjacent to and west of William B. Travis High School. The site is bordered on the north, south and west sides by residue of a called 883.159 acre tract conveyed to Grand Parkway 1358, LP, and on the east side by Restricted Reserve "A", Fort Bend Independent School District No. 10. Fort Bend Independent School District (the "applicant") has plans to install an agriculture education facility to enhance the opportunities available to the students at the nearby schools. The applicant is requesting a variance to not to provide a north-south or an east-west street to meet intersection spacing requirements. The unusual physical characteristics of this site and the fact that the additional streets would not benefit the local street network's mobility are ample justification for the requested variance. First, the site is hemmed in by significant storm water channels to the west and south. Cutting streets across the site from Harlem or State Highway 99 does not make sense as the streets could never viably connect to property south or west of the site without crossing these storm water channels. Further, there is a proposed street – Harvest Corner Drive – that is programmed to loop around the north and west limits of the site. This street not only addresses the north/south intersection spacing issue outright, but it lessens the demand for an east/west street. If the City forces the applicant to dedicate an east/west street at an appropriate interval from State Highway 99, the only options will be to cut a path through the existing high school building(s) or build a road over the school's detention pond. While the applicant is providing an access easement to connect to Harlem Road along the northern edge of the existing detention pond, there is no viable route through the high school campus that could meet the radius requirements of the County.

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

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

The subject property is 12.9806 acres in the City of Houston's ETJ, Fort Bend County, Texas. The site is located west of Harlem Road, south of State Highway 99 (Grand Parkway), being adjacent to and west of William B. Travis High School. The site is bordered on the north, south and west sides by residue of a called 883.159 acre tract conveyed to Grand Parkway 1358, LP, and on the east side by Restricted Reserve "A", Fort Bend Independent School District No. 10. Fort Bend Independent School District (the "applicant") has plans to install an agriculture education facility to enhance the opportunities available to the students at the nearby schools. The applicant is requesting a variance to not to provide a

north-south or an east-west street to meet intersection spacing requirements. The unusual physical characteristics of this site and the fact that the additional streets would not benefit the local street network's mobility are ample justification for the requested variance. First, the site is hemmed in by significant storm water channels to the west and south. Cutting streets across the site from Harlem or State Highway 99 does not make sense as the streets could never viably connect to property south or west of the site without crossing these storm water channels. Further, there is a proposed street – Harvest Corner Drive – that is programmed to loop around the north and west limits of the site. This street not only addresses the north/south intersection spacing issue outright, but it lessens the demand for an east/west street. If the City forces the applicant to dedicate an east/west street at an appropriate interval from State Highway 99, the only options will be to cut a path through the existing high school building(s) or build a road over the school's detention pond. While the applicant is providing an access easement to connect to Harlem Road along the northern edge of the existing detention pond, there is no viable route through the high school campus that could meet the radius requirements of the County.

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

Requiring the applicant to dedicate new streets is not possible and would be contrary to the intent of the Chapter 42, as it would force an undue burden on the applicant to develop unneeded streets that would undermine their planned development. The proposed streets would provide no additional mobility for the area and they would significantly and negatively affect the operations of the existing high school.

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

Requiring the applicant to dedicate new streets is not possible and would be contrary to the intent of the Chapter 42, as it would force an undue burden on the applicant to develop unneeded streets that would undermine their planned development. The proposed streets would provide no additional mobility for the area and they would significantly and negatively affect the operations of the existing high school.

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

The conditions supporting the variance are the unique physical characteristics of the site, particularly the limitations imposed by the built-out environment. Streets cannot and should not be extended through this site. The adjacent high school and storm water channels make street extension unnecessary, infeasible and contrary to the public interest.



**Application Number:** 2016-0434

**Plat Name:** Westside Ag Barn

**Applicant:** Windrose Land Services, Inc.

**Date Submitted:** 03/07/2016

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

**Specific Variance is being sought and extent of variance:**

To allow a institutional reserve without frontage on a street.

**Chapter 42 Section:** 42-190

**Chapter 42 Reference:**

Tracts for non-single-family use-reserves

### Statement of Facts

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

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

The subject property is 12.98 acres situated west of and adjacent to Fort Bend ISD's Travis High School, being west of Harlem Road just south of the intersection with State Highway 99/Grand Parkway. Fort Bend County Independent School District (the "applicant") has owned and operated a high school on the adjacent property since 2006. When the applicant developed the high school, another property owner owned the subject property and planned to develop it into residential or commercial space in concert with a planned road network that never came to fruition. As the property sat land-locked and without access to either Harlem Road to the east or State Highway 99/Grand Parkway to the north, the only viable buyer became Fort Bend ISD. The subject property was sold to Fort Bend ISD in December 2014 for a planned expansion to the high school use, to include an agricultural studies facility. In order to construct the agricultural studies center, the applicant must plat the property. However, because the property is land-locked they must apply for a variance from the City of Houston to provide sole access to this property via an access easement through the high school site. The applicant will file the access easement prior to presenting the plat to the City for signature. While the City's reserve access policies apply without incident in most subdivisions, they cannot take into account the unique factors of this site. The applicant cannot extend a public street to Harlem through their existing high school. They also cannot extend a public street to the west because of an existing, 130-foot wide TxDOT drainage channel. Because the property to the north and south is owned by other entities, the extension of a street through these areas is also impossible. Most importantly, an extension of a public street is not needed because of the adjacency to the high school and the fact that the planned use is essentially an extension of the high school campus. They cannot replat the existing high school property to expand and capture this area without unnecessary financing issues and problems with entitlements on the property as the high school campus boundary is tied to existing grants, covenants and restrictions that the applicant cannot simply meld with this property. The access easement to Harlem will be 24-feet wide and will provide a paved drive of sufficient width to provide safe, perpetual, and efficient traffic movement from the agricultural studies facility. Forcing the applicant to construct a road through their high school or across the TxDOT drainage channel in order to meet the platting requirement for street frontage represents an unreasonable hardship.

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

The circumstances supporting the variance are the unusual physical characteristics of the site that make the provision of public street frontage impossible. The applicant purchased this adjacent, land-locked property with the intent of expanding and enhancing their high school campus. The property will be fully and permanently served by a non-exclusive perpetual access easement that provides access to the site. Because of the drainage channel to the west, the high school to the east, and property outside of their control to the north and south, the extension of a public street cannot reasonably be accomplished.

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

Because the subject property is land-locked and the extension of public streets in any direction is not possible, the only way to comply with the City's subdivision regulations is to secure a variance. The proposed access easement will provide a sufficient, permanent, concrete access drive that will meet all City and County regulations for fire access. It will safely and efficiently link the high school and agricultural studies facility. There will be more than adequate traffic flow for all institutional and emergency service vehicles, which meets the primary intent of the City's regulations. Requiring the applicant to acquire adjacent property or to disturb their existing high school campus in order to develop a public street would disturb existing development and provide no increased mobility. The intent of the City's subdivision regulations is maintained as the entire high school campus has viable, safe access via the proposed easement. Further, the variance will provide the applicant with the ability to plat and expand their high school in order to serve the community.

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

The proposed reserve layout will not be injurious to the public's health, safety or welfare as there will be more than adequate traffic flow for all institutional and emergency service vehicles in and out of the complex. The agricultural studies facility will function just like an expansion to the high school and the proposed access easement will meet the intent of the City and County ordinances regarding reserve frontage.

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

The conditions supporting the variance are caused by the unique physical characteristics of the land, particularly the isolation caused by the adjacent drainage channel, existing school campus, and separate ownership. Forcing the applicant to acquire and/or develop a public street in any direction would be an undue hardship on the school district, who only desires to plat this land in order to expand their institutional use without disturbing the boundary of the high school campus. While the applicant certainly understands the requirement to plat, there is no reasonable way to secure direct street frontage. Granting the variance is the only way for the applicant to meet the intent of the City's regulations and still expand their school, which will be a highly-needed and unique facility.





**Application No:** 2016-0434

**Agenda Item:** 97

**PC Action Date:** 04/14/2016

**Plat Name:** Westside Ag Barn

**Applicant:** Windrose Land Services, Inc.

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

**Chapter 42 Sections:** 42-190; 128(a)

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

To allow a institutional reserve without frontage on a street.;

The applicant requests a variance to not dedicate an east-west street or a north-south street through the subject property.;

**Basis of Recommendation:**

The site is located in Fort Bend County, west of the Grand Parkway, and east of Mason Road. The applicant is requesting to take access via an access easement instead of a public street. Staff is in support of the request. The site is located within the GLO Tract GP, which was granted variances for excessive intersection spacing in 2014 along Harlem Road and the proposed collector street. Consequently, the applicant's variance request to not provide a north-south or east-west street through the subject tract is not required.

The proposed site will be an agricultural studies facility for FT Bend ISD's Travis High School located on the eastern plat boundary. To the western plat boundary is a 130-foot wide TxDOT drainage channel which prevents frontage on a public ROW.

The site will function as an extension from the high school and will solely take access from an existing private road located within Travis High School. The applicant is proposing a 25' wide access easement; however the applicant will be required to coordinate the appropriate size of the access easement with Ft Bend County Engineering's Department prior to recordation.

Therefore, staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions

## Statement of Facts

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

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

Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy. The site is currently landlocked

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

The site cannot be replatted with Travis High due to the governmental funding restrictions

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

The site will function as an extension from the high school and will solely take access from an existing private road located within Travis High School.

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

The applicant is proposing a 25' wide access easement; however the applicant will be required to coordinate the appropriate size of the access easement with Ft Bend County Engineering's Department prior to recordation.

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

Economic hardship is not the sole justification of the variance. The proposed site will be an agricultural studies facility for FT Bend ISD's Travis High School located on the eastern plat boundary. To the western plat boundary is a 130-foot wide TxDOT drainage channel which prevents frontage on a public ROW.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 98  
**Action Date:** 04/14/2016  
**Plat Name:** Redeemed Christian Church of God Mercy Hall  
**Developer:** Redeemed Christian Church of God Mercy Hall  
**Applicant:** The Redeemed Christian Church of God, Mercy Hall  
**App No/Type:** 2016-0516 C3P

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

Total Acreage:	2.3791	Total Reserve Acreage:	2.3791
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	485J	ETJ

#### ***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.

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

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

Fort Bend Engineer: Provide Civil Site Plans.  
Remove detention from inside the 25' building line.

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

# Houston Planning Commission

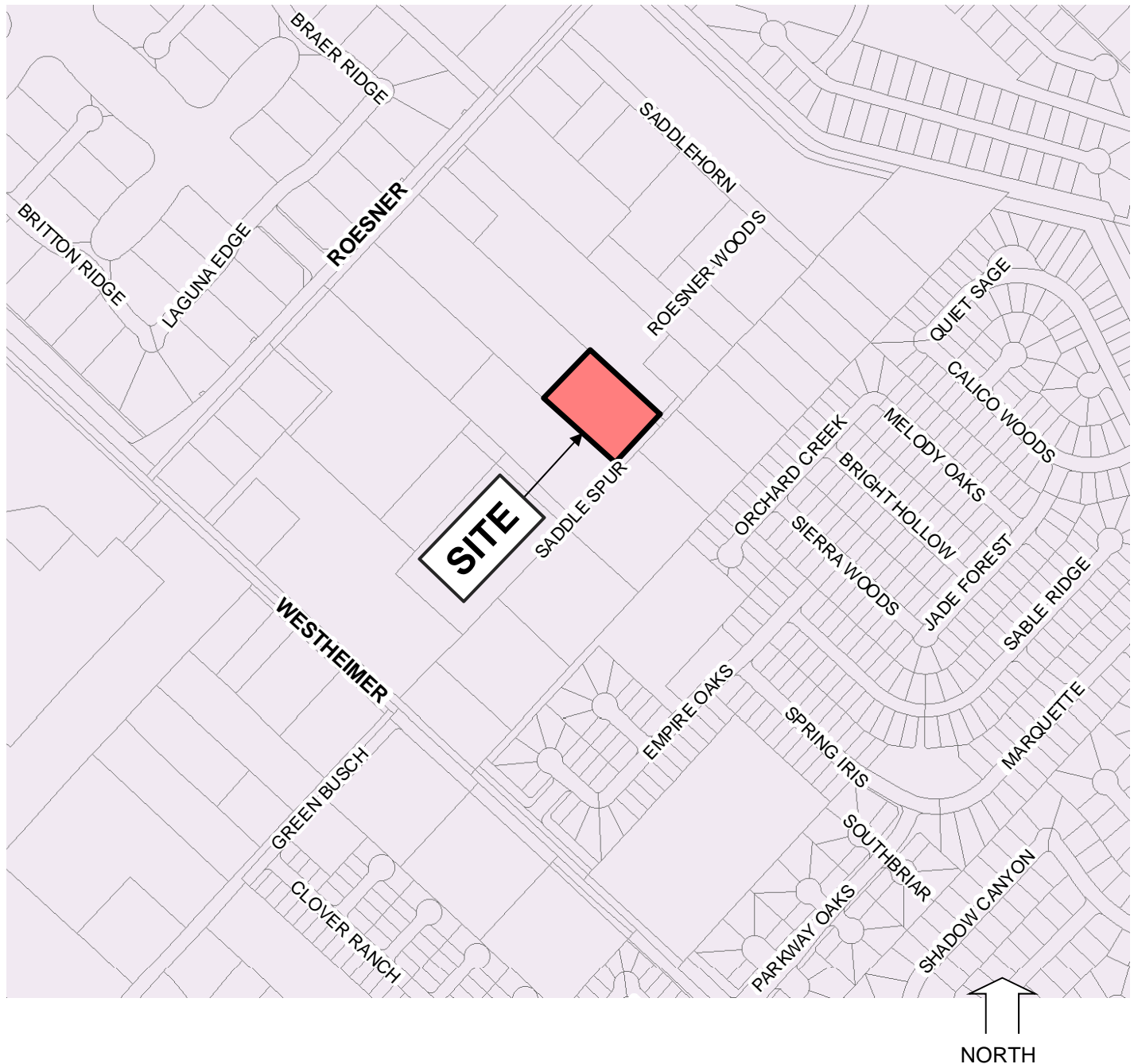
**ITEM: 98**

Planning and Development Department

Meeting Date: 04/14/2016

**Subdivision Name: Redeemed Christian Church of God Mercy Hall**

**Applicant: Redeemed Christian Church of God Mercy Hall**



**D – Variances**

**Site Location**

# Houston Planning Commission

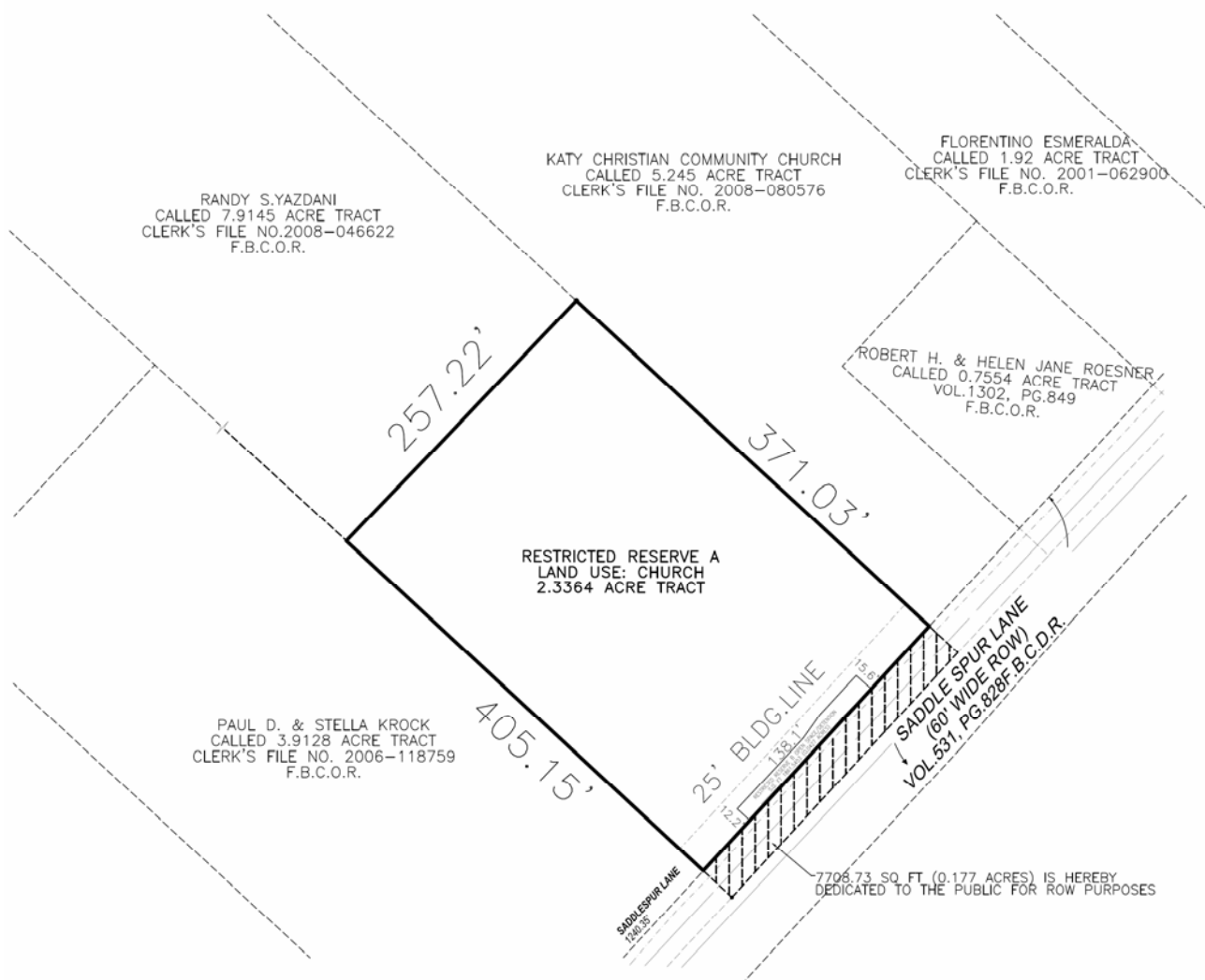
ITEM: 98

Planning and Development Department

Meeting Date: 04/14/2016

Subdivision Name: Redeemed Christian Church of God Mercy Hall

Applicant: Redeemed Christian Church of God Mercy Hall



D – Variances

Subdivision



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# Houston Planning Commission

## ITEM: 98

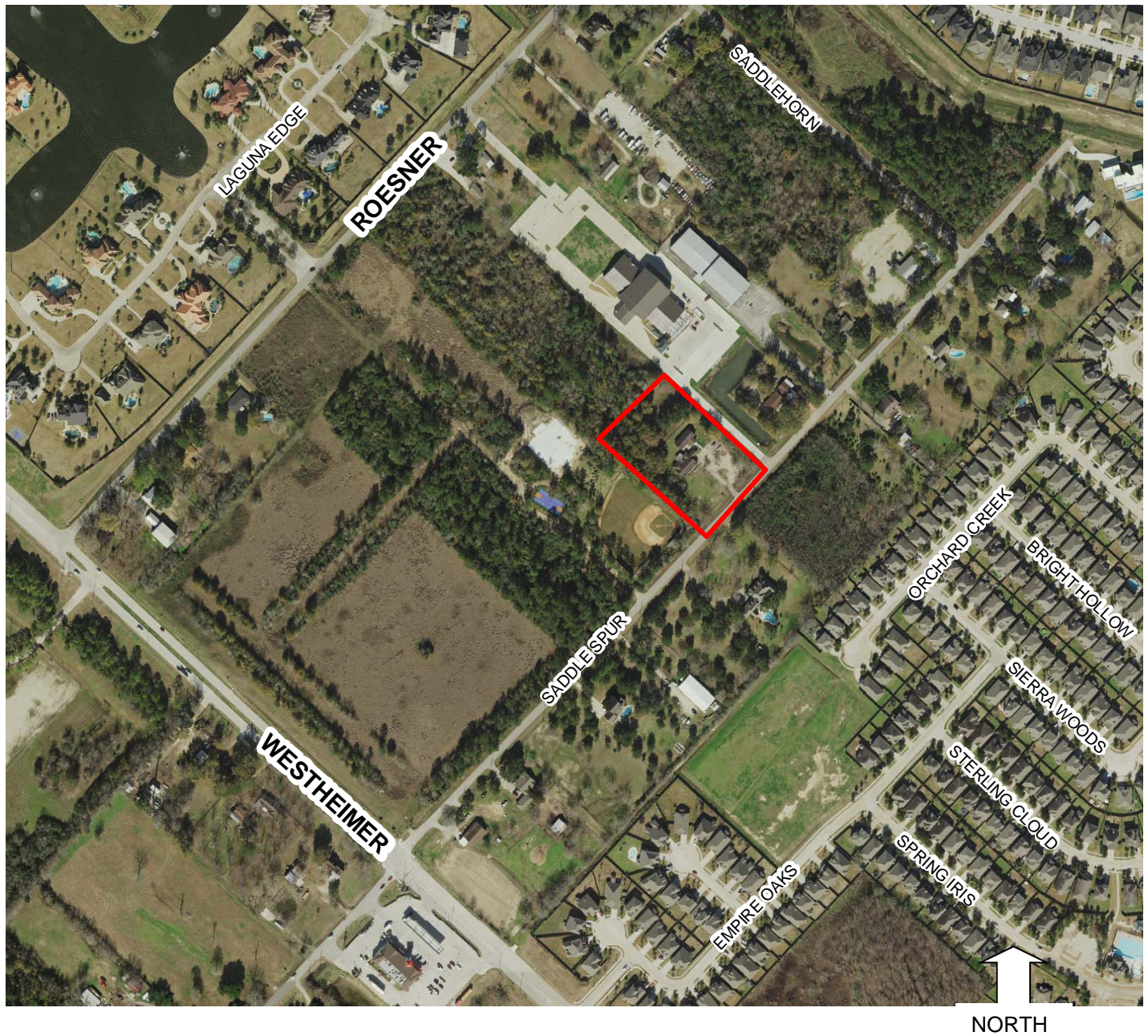
Planning and Development Department

Meeting Date: 04/14/2016

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**Subdivision Name: Redeemed Christian Church of God Mercy Hall**

**Applicant: Redeemed Christian Church of God Mercy Hall**



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**D – Variances**

**Aerial**

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## RECONSIDERATION OF REQUIREMENT Request Information Form

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Application No: 2016-0516  
Plat Name: Redeemed Christian Church of God Mercy Hall  
Applicant: The Redeemed Christian Church of God, Mercy Hall  
Date Submitted: 03/21/2016

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

**Specific requirement or condition being sought:**

Reconsideration for the markup of a north south street.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Ch. 42-128 says a local street is required at least every 1400'. We are asking for a variance to not put the street running north south on our property.

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:**

My client would like to ask for a variance so that he doesn't have to have a north south street running through his property. We were told that the road needed to be there so that the owner to the north could still access his property. However there is a road to the north that he can access his property from.



**Application Number:** 2016-0516

**Plat Name:** Redeemed Christian Church of God Mercy Hall

**Applicant:** The Redeemed Christian Church of God, Mercy Hall

**Date Submitted:** 03/21/2016

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

**Specific Variance is being sought and extent of variance:**

Reconsideration for the markup of a north south street.

**Chapter 42 Section:** 128

**Chapter 42 Reference:**

Ch. 42-128 says a local street is required at least every 1400'. We are asking for a variance to not put the street running north south on our 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**

The road is unnecessary for access to the adjoining property as they have access from Roesner Road. If we put a 60' R.O.W. in on the Northeast side of the property then it would interfere with the church building, and if we put it on the southeast side of the property then it would interfere with the septic field.

**(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 entirety of the property is being used for required parking, septic and retention areas that are mandated by county regulations. If we put a through road in then it would interfere with those.

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

The general purpose of this chapter is not necessary at this location and has not been enforced on other current or recent building project upon adjoining land developments.

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

There has never been a north south road between Saddlespur Lane and Roesner Road and it hasn't affected the well-being of the public thus far. All land owners have access to their land. Even if we put a through street it wouldn't only go to the end of our property and it wouldn't connect to any other roads. Therefore it wouldn't actually be a through road.

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

No, economic hardship is not the sole justification of the variance. The variance is being asked as to not interfere with the requirements put on by the county.



**Application No:** 2016-0516

**Agenda Item:** 98

**PC Action Date:** 04/14/2016

**Plat Name:** Redeemed Christian Church of God Mercy Hall

**Applicant:** The Redeemed Christian Church of God, Mercy Hall

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

**Chapter 42 Sections: 128**

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

Reconsideration for the markup of a north south street.;

**Basis of Recommendation:**

The site is located east of Westheimer Pkwy, south of Roesner Road, north of Falcon Landing Blvd and west of Bay Hill Blvd. The applicant is requesting a reconsideration of requirement with a variance to not provide a street through the subject tract.

Staff supports this request.

Traffic circulation in the immediate area is satisfied via the 2 major thoroughfares and 2 local streets that surround the site. Creating an addition ROW would be impractical for three reasons:

First, the creation of a new street from Roesner Rd to Saddle Spur Ln would violate the 600' minimum intersection spacing along a major thoroughfare (between a newly created street and existing Lake Pointe Estates Dr). Second, minimum intersection spacing along Roesner is currently met. Third, there are currently 2 alternative routes to travel between Roesner Rd and Saddle Spur Lane via Westheimer Pkwy and Saddle Horn Rd.

Staff recommends the Planning Commission grant the variance to not provide a street through the subject tract and approve the plat subject to the CPC 101 conditions.

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**Statement of Facts**

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

There are currently 2 alternative routes to travel between Roesner Rd and Saddle Spur Lane via Westheimer Pkwy and Saddle Horn Rd.

**(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;**

First, the creation of a new street from Roesner Rd to Saddle Spur Ln would violate the 600' minimum intersection spacing along a major thoroughfare (between a newly created street and existing Lake Pointe Estates Dr). Second, minimum intersection spacing along Roesner is currently met. Third, there are currently 2 alternative routes to travel between Roesner Rd and Saddle Spur Lane via Westheimer Pkwy and Saddle Horn Rd.

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

First, the creation of a new street from Roesner Rd to Saddle Spur Ln would violate the 600' minimum intersection spacing along a major thoroughfare (between a newly created street and existing Lake Pointe Estates Dr). Second, minimum intersection spacing along Roesner is currently met. Third, there are currently 2 alternative routes to travel between Roesner Rd and Saddle Spur Lane via Westheimer Pkwy and Saddle Horn Rd.

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

Granting this variance will not have an adverse impact on public health, safety or welfare.

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

First, the creation of a new street from Roesner Rd to Saddle Spur Ln would violate the 600' minimum intersection spacing along a major thoroughfare (between a newly created street and existing Lake Pointe Estates Dr). Second, minimum intersection spacing along Roesner is currently met. Third, there are currently 2 alternative routes to travel between Roesner Rd and Saddle Spur Lane via Westheimer Pkwy and Saddle Horn Rd.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 99  
**Action Date:** 04/14/2016  
**Plat Name:** Silver Ranch Sec 14  
**Developer:** Ersa Grae  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No/Type:** 2016-0505 C3P

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

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.

159. Provide centerline tie.

Add following plat 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:** 99

**Action Date:** 04/14/2016

**Plat Name:** Silver Ranch Sec 14

**Developer:** Ersu Grae

**Applicant:** BGE|Kerry R. Gilbert Associates

**App No/Type:** 2016-0505 C3P

**Staff Recommendation:**

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

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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: 99

Planning and Development Department

Meeting Date: 04/14/2016

Subdivision Name: Silver Ranch Sec 14 (DEF1)

Applicant: BGE|Kerry R. Gilbert Associates



F- Reconsideration of Requirements

Site Location

# Houston Planning Commission

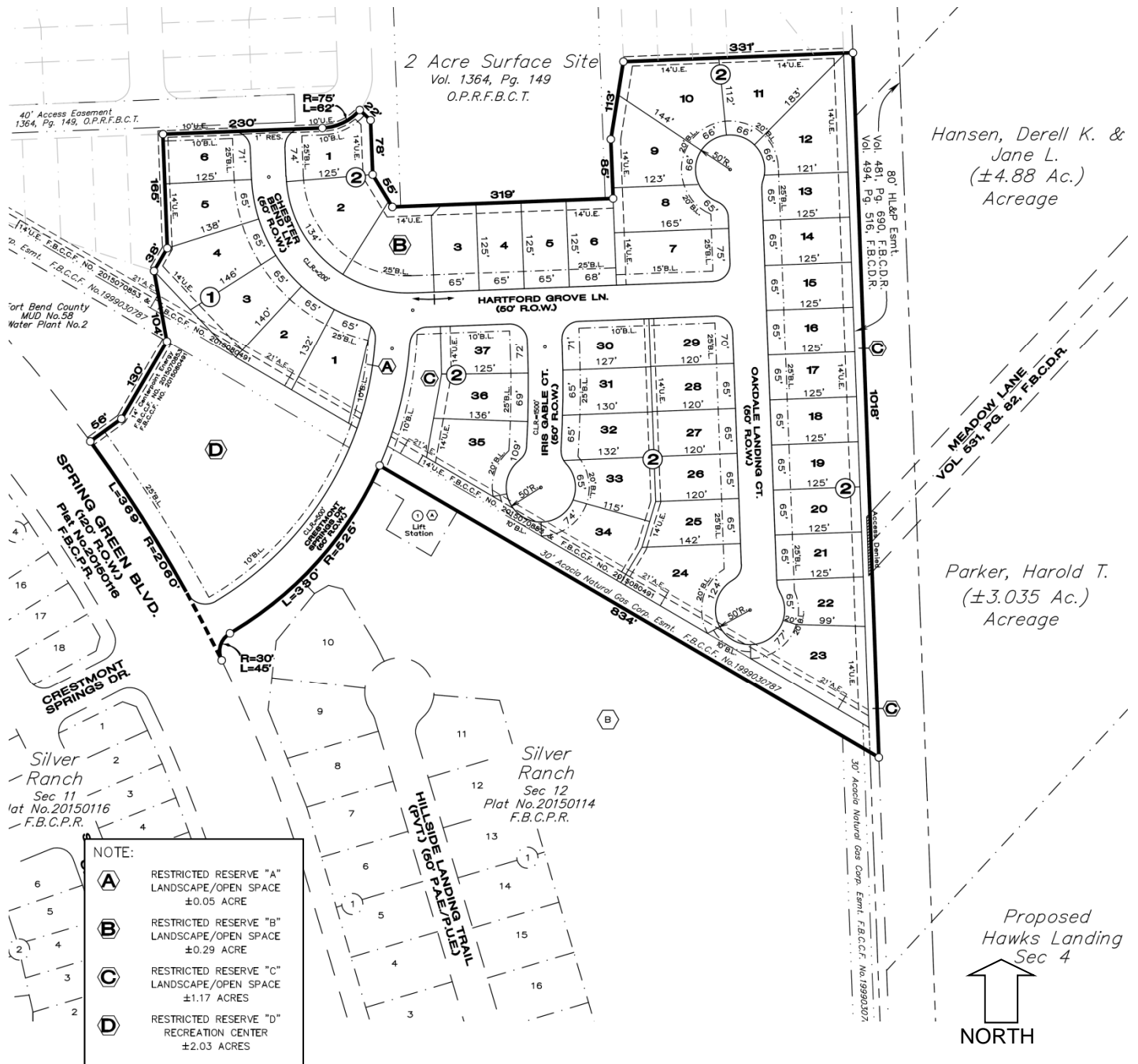
## ITEM: 99

Planning and Development Department

Meeting Date: 04/14/2016

Subdivision Name: Silver Ranch Sec 14 (DEF1)

Applicant: BGE|Kerry R. Gilbert Associates



### F- Reconsideration of Requirements

### Subdivision



# Houston Planning Commission

ITEM: 99

Planning and Development Department

Meeting Date: 04/14/2016

Subdivision Name: Silver Ranch Sec 14 (DEF1)

Applicant: BGE|Kerry R. Gilbert Associates



F- Reconsideration of Requirements

Aerial





## RECONSIDERATION OF REQUIREMENT Request Information Form

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Application No: 2016-0505  
Plat Name: Silver Ranch Sec 14  
Applicant: BGE|Kerry R. Gilbert Associates  
Date Submitted: 03/21/2016

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(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  $\pm 180$ -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:** 99

**PC Action Date:** 04/14/2016

**Plat Name:** Silver Ranch Sec 14

**Applicant:** BGE|Kerry R. Gilbert Associates

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

**Chapter 42 Sections: 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 not provide an east-west street connection to the east between Willow Lane and Hawks Prairie Boulevard.

Staff is in support of the request.

The subject site is located at the northeast section of Silver Ranch GP, north of Spring Greens Boulevard and immediately west of an existing unrecorded subdivision. The intersection spacing between Willow Lane and Hawks Prairie Boulevard along the eastern boundary of Silver Ranch GP is approximately 3,905'. Requiring an east-west street would stub into the existing subdivision to the east with no future street connection. Overall, Silver Ranch GP provides adequate internal traffic circulation in the area.

Fort Bend County Engineer Office interposes no objection to the variance.

Therefore, staff's recommendation is to grant the requested variance and approve the plat.

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**Statement of Facts**

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

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

Strict application of the ordinance would create an impractical development as there is no stub street to connect to the east. Due to the unrecorded subdivision and existing conditions, an east-west public street cannot be provided.

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

The circumstances supporting the granting of the variance are based on the existing conditions adjacent of the subject site.

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

Silver Ranch GP overall provides adequate internal traffic circulation in the area and Spring Greens Boulevard provides main access for the whole subdivision.

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

The granting of the variance will not be injurious to the public health, safety or welfare.

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

The main justification for granting the variance is based on the existing conditions.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 100  
**Action Date:** 04/14/2016  
**Plat Name:** Sunset Ridge East GP  
**Developer:** SSR-185 Investments, Ltd.  
**Applicant:** Benchmark Engineering Corp.  
**App No/Type:** 2016-0344 GP

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

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***

045. The alignment and width of all major thoroughfares within or adjacent to the proposed General Plan shall conform to the requirements of the most recent Major Thoroughfare and Freeway Plan. (24)

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

046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.

A public street dedication plat must be submitted, and recorded prior to or simultaneously with Sec 7 as indicated on the marked file copy.

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

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

City Engineer: 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.

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# Houston Planning Commission    ITEM: 100

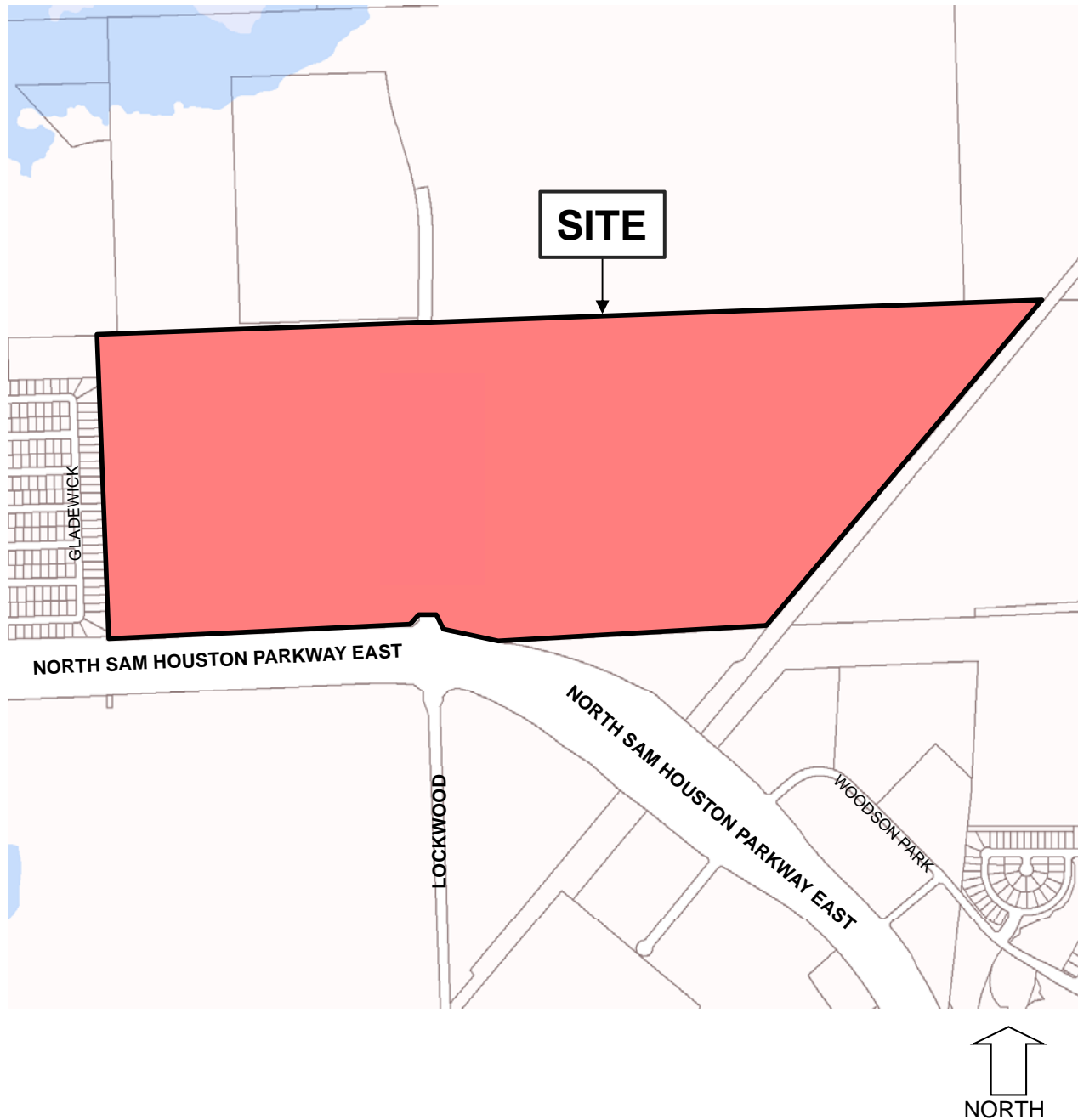
Planning and Development Department

Meeting Date: 04/14/2016

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Subdivision Name: Sunset Ridge East GP (DEF 2)

Applicant: Benchmark Engineering Corp.



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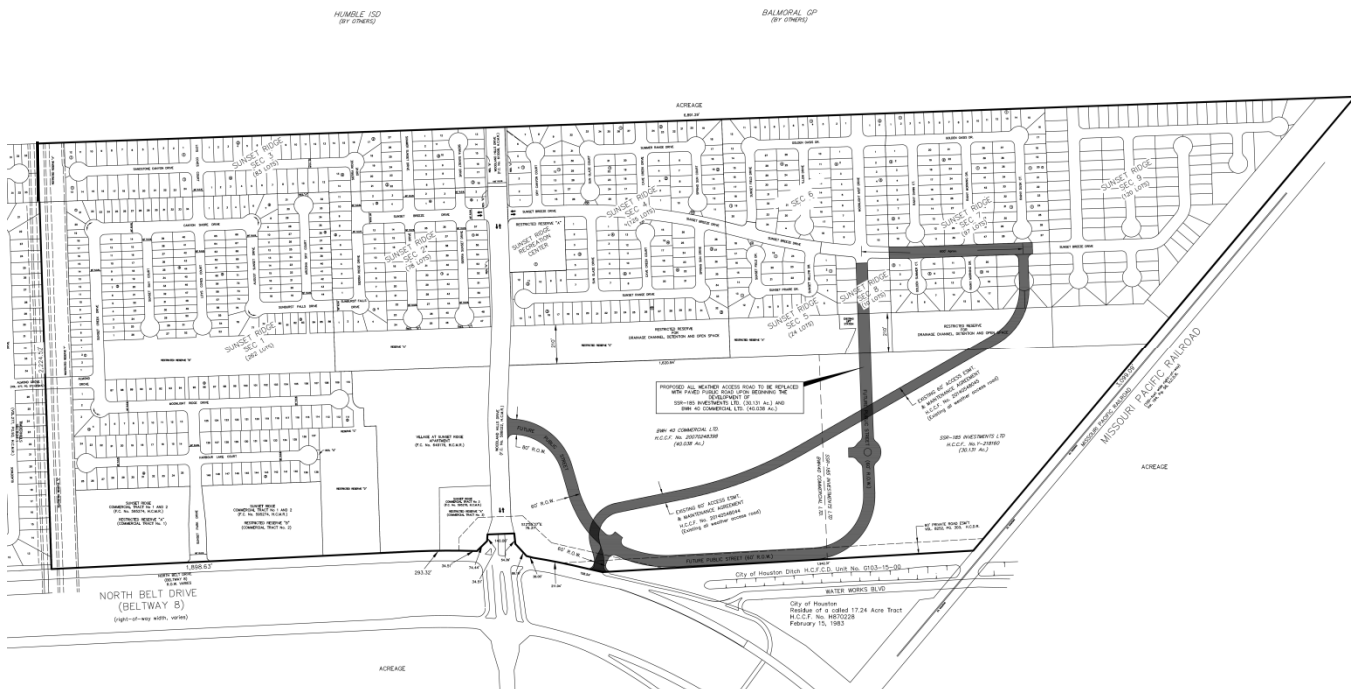
**F- Reconsideration of Requirements**

**Site Location**

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**Meeting Date: 04/14/2016**

**Applicant: Benchmark Engineering Corp.**



## Subdivision



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# Houston Planning Commission    ITEM: 100

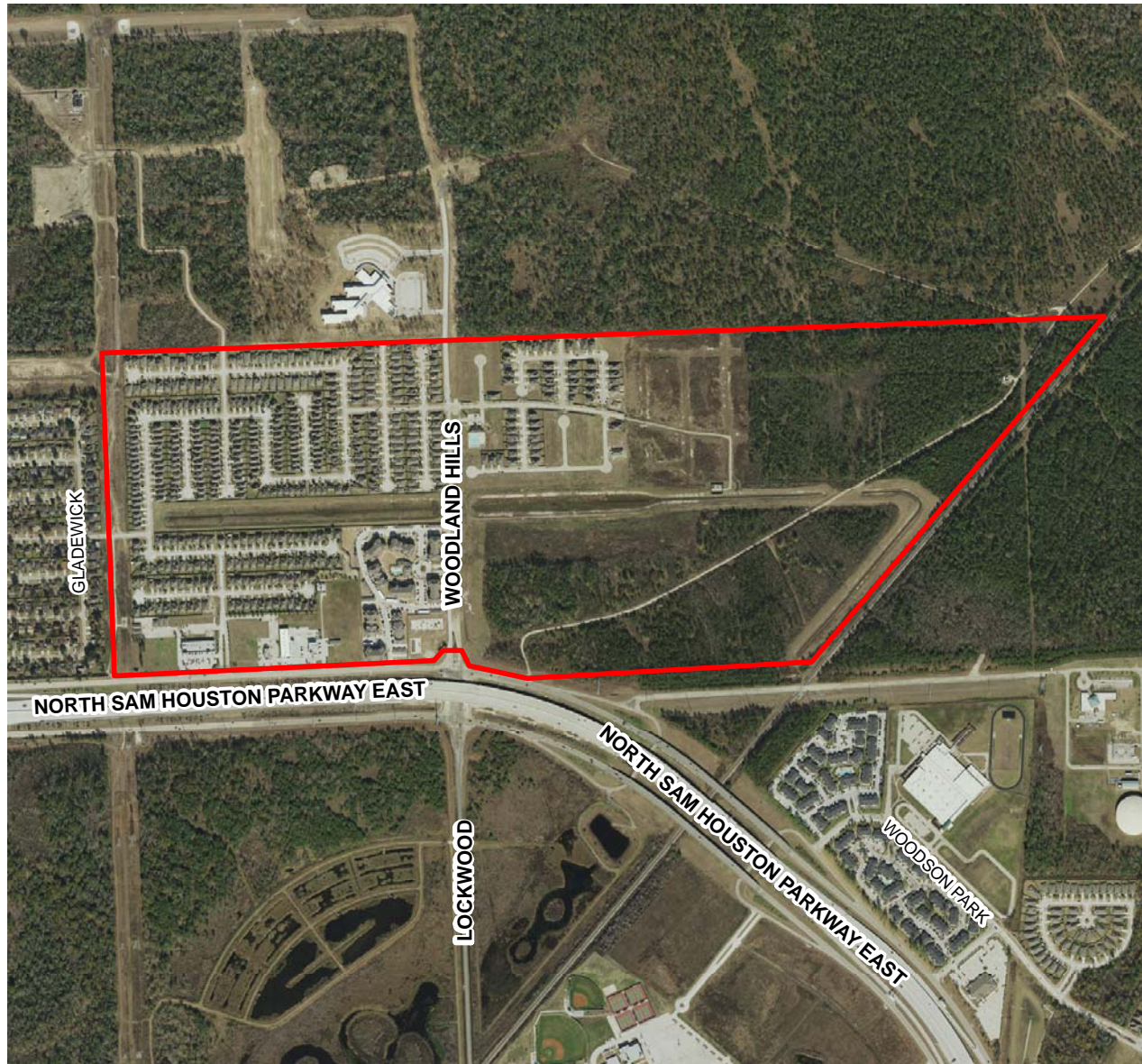
Planning and Development Department

Meeting Date: 04/14/2016

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Subdivision Name: Sunset Ridge East GP (DEF 2)

Applicant: Benchmark Engineering Corp.



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**F- Reconsideration of Requirements**

**Aerial**

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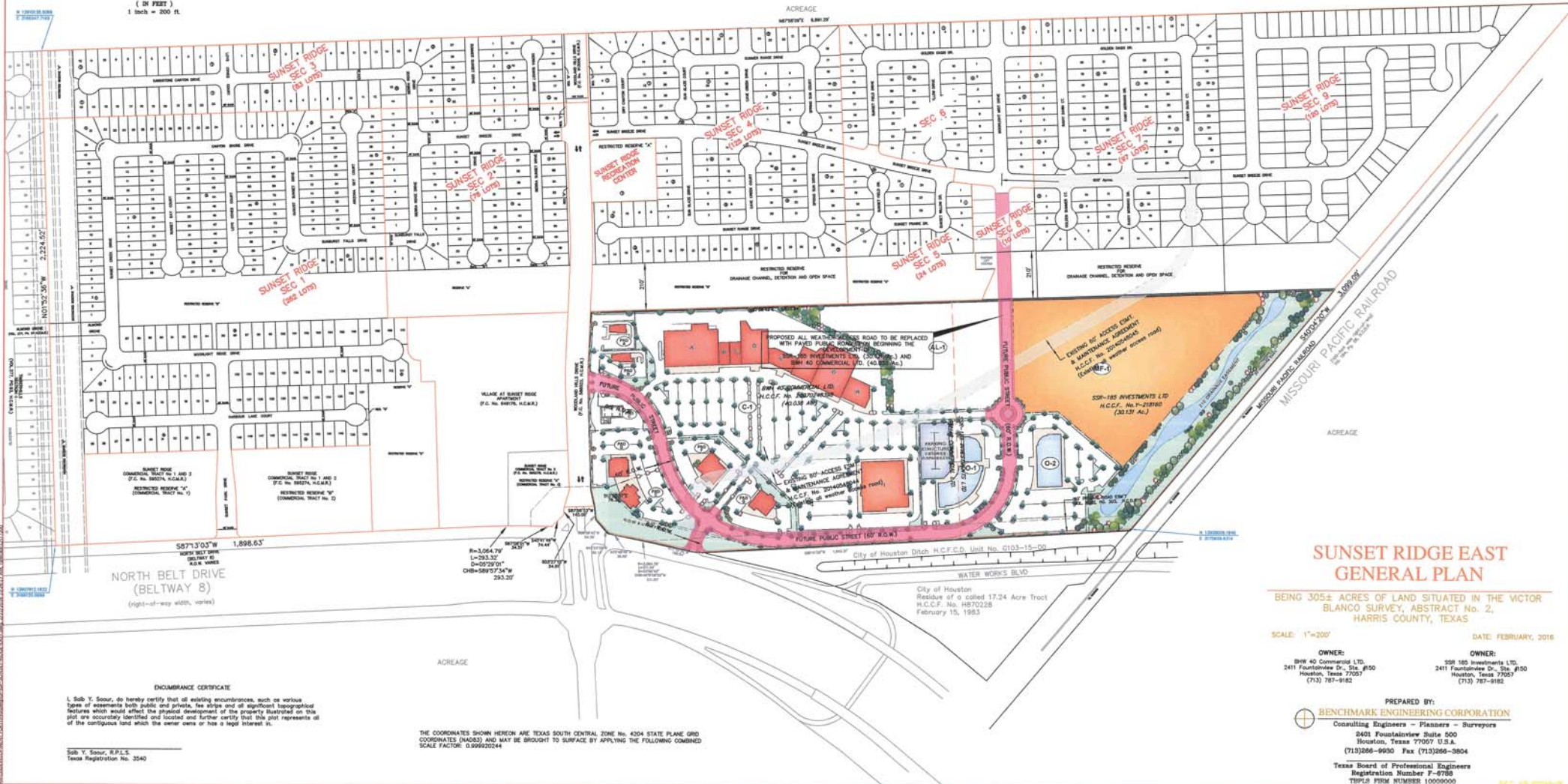
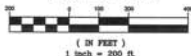


MAP REF: 376-T, 376-U

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:

BW 40 Commercial LTD.  
2411 Fountainside Dr., Ste. #150  
Houston, Texas 77057  
(713) 787-9182

OWNER:

SR-185 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  
TEPLD FORM NUMBER 10009000

SCALE: 1"=200'

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.

Sub T. Sour, R.P.L.S.  
Texas Registration No. 3540

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



## 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.



## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Staff Report

**Application No:** 2016-0344

**Agenda Item:** 100

**PC Action Date:** 04/14/2016

**Plat Name:** Sunset Ridge East GP

**Applicant:** Benchmark Engineering Corp.

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

### 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 originally requested 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. After further discussion with staff, the applicant decides to withdraw the requested variance. The applicant has agreed to submit and record a public street dedication plat prior to or simultaneously with Sunset Ridge Sec 7. The future public street will provide the whole subdivision a second point of access from Beltway 8. Staff recommends approving the plat subject to CPC 101 Form conditions.

### Statement of Facts

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

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 101  
**Action Date:** 04/14/2016  
**Plat Name:** Sunset Ridge Sec 7  
**Developer:** SSR-185 Investments, Ltd.  
**Applicant:** Benchmark Engineering Corp.  
**App No/Type:** 2016-0542 C3P

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

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***

032. COS area may include the square footage of a building's ground floor that is used for recreational purposes. Follow the requirements established for a Recreational Building Plan. (Ament\_185\_cos.doc)
033. COS areas shall be identified as reserves restricted to compensating open space. Each COS reserve shall be referenced separately (Reserve A, Reserve B), include the restriction (restricted to compensating open space) and the reserve's square footage (xx s.f.)
034. COS areas shall be restricted for the use of the owners of property in and the residents of the subdivision. (185)
035. COS reserves shall be accessible to all the residents of the subdivision. Redesign accessibility. (185)
036. COS reserves shall be owned, managed and maintained under a binding agreement among the owners of property in the subdivision. (185)
037. COS reserves shall be reasonably dry and flat. (185)
047. Make minor corrections and additions as indicated on the marked file copy.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

A public street dedication plat for a south street must be submitted, and recorded prior to or simultaneously with Sec 7 as indicated on the marked file copy of 2016-0344.

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

The below comments were made by other agencies during this review period. These comments 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:** 101  
**Action Date:** 04/14/2016  
**Plat Name:** Sunset Ridge Sec 7  
**Developer:** SSR-185 Investments, Ltd.  
**Applicant:** Benchmark Engineering Corp.  
**App No/Type:** 2016-0542 C3P

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

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City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

uue analysis needed for lot 47, block 1

County disapproves variance. Public street to the south needs to be recorded prior to or simultaneously with the sec 7 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.

## Subdivision



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 102  
**Action Date:** 04/14/2016  
**Original Action Date:** 04/16/2015  
**Plat Name:** Bridgeland Parkland Village Church  
**Developer:** Brown & Gay Engineers, Inc.  
**Applicant:** Brown & Gay Engineers, Inc.  
**App No :** 2015-0580  
**App Type:** C2

**Staff Recommendation:**  
Approve

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Total Acreage:	32.4000	Total Reserve Acreage:	32.4000
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

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 103  
**Action Date:** 04/14/2016  
**Original Action Date:** 04/16/2015

**Staff Recommendation:**  
Approve

**Plat Name:** East End on the Bayou Sec 2  
**Developer:** Gruller Surveying  
**Applicant:** Gruller Surveying  
**App No :** 2015-0410  
**App Type:** C3F

---

Total Acreage:	1.4023	Total Reserve Acreage:	0.0575
Number of Lots:	36	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77003	494J	City

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 104  
**Action Date:** 04/14/2016  
**Original Action Date:** 04/16/2015

**Staff Recommendation:**  
Approve

**Plat Name:** Emerald Mist Parkway Street Dedication and Reserve  
Sec 1  
**Developer:** LJA Engineering, Inc.- (West Houston Office)  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No :** 2015-0732  
**App Type:** C3F

Total Acreage:	3.8470	Total Reserve Acreage:	0.6160
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:	

County	Zip	Key Map ©	City / ETJ
Harris	77379	290S	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:** 105  
**Action Date:** 04/14/2016  
**Original Action Date:** 04/16/2015  
**Plat Name:** Grand Vista Sec 18  
**Developer:** BGE|Kerry R. Gilbert Associates  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No :** 2015-0744  
**App Type:** C3P

**Staff Recommendation:**  
Approve

---

Total Acreage:	60.5000	Total Reserve Acreage:	24.1400
Number of Lots:	137	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 30

County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526R	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

<b>Agenda Item:</b>	106	<b>Staff Recommendation:</b>	Approve
<b>Action Date:</b>	04/14/2016		
<b>Original Action Date:</b>	04/16/2015		
<b>Plat Name:</b>	Harris County Improvement District No 15 Lift Station No 1		
<b>Developer:</b>	Brown & Gay Engineers, Inc.		
<b>Applicant:</b>	Brown & Gay Engineers, Inc.		
<b>App No :</b>	2015-0770		
<b>App Type:</b>	C2		

Total Acreage:	0.1831	Total Reserve Acreage:	0.1831
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	77530	498K	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:** 107

**Action Date:** 04/14/2016

**Original Action Date:** 04/30/2015

**Plat Name:** Kings Mill Sec 10

**Developer:** EHRA

**Applicant:** EHRA

**App No :** 2015-0857

**App Type:** C3F

**Staff Recommendation:**

Approve

---

Total Acreage:	7.8994	Total Reserve Acreage:	0.0360
Number of Lots:	39	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 98

County	Zip	Key Map ©	City / ETJ
Montgomery	77339	296T	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 108  
**Action Date:** 04/14/2016  
**Original Action Date:** 04/30/2015  
**Plat Name:** Lakes at Mason Park Sec 5  
**Developer:** Hovis Surveying Company Inc.  
**Applicant:** Hovis Surveying Company Inc.  
**App No :** 2015-0806  
**App Type:** C3F

**Staff Recommendation:**  
Approve

---

Total Acreage:	9.9624	Total Reserve Acreage:	0.0000
Number of Lots:	60	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 71

County	Zip	Key Map ©	City / ETJ
Harris	77449	445R	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 109  
**Action Date:** 04/14/2016  
**Original Action Date:** 04/30/2015  
**Plat Name:** Menil Drawing Institute  
**Developer:** Civil-Surv Land Surveying, L.C.  
**Applicant:** Civil-Surv Land Surveying, L.C.  
**App No :** 2015-0818  
**App Type:** C3F

**Staff Recommendation:**  
Approve

---

Total Acreage:	2.3900	Total Reserve Acreage:	2.3900
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	493S	City

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 110  
**Action Date:** 04/14/2016  
**Original Action Date:** 04/30/2015  
**Plat Name:** Valley Ranch Sec 7  
**Developer:** Hovis Surveying Company Inc.  
**Applicant:** Hovis Surveying Company Inc.  
**App No :** 2015-0809  
**App Type:** C3P

**Staff Recommendation:**  
Approve

---

Total Acreage:	30.7190	Total Reserve Acreage:	0.3845
Number of Lots:	137	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

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 111

**Action Date:** 04/14/2016

**Original Action Date:** 04/30/2015

**Plat Name:** West Pierce Home

**Developer:** Gruller Surveying

**Applicant:** Gruller Surveying

**App No :** 2015-0794

**App Type:** C2R

**Staff Recommendation:**

Approve

---

Total Acreage:	0.1534	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77019	493N	City

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 112  
**Action Date:** 04/14/2016  
**Original Action Date:** 04/16/2015  
**Plat Name:** Wildwood at Oakcrest North Sec 20  
**Developer:** Jones|Carter - Woodlands Office  
**Applicant:** Jones|Carter - Woodlands Office  
**App No :** 2015-0701  
**App Type:** C3P

**Staff Recommendation:**  
Approve

---

Total Acreage:	15.5400	Total Reserve Acreage:	1.0500
Number of Lots:	54	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77429	327D	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:** 113  
**Action Date:** 04/14/2016  
**Original Action Date:** 04/16/2015  
**Plat Name:** Wildwood at Oakcrest North Sec 21  
**Developer:** Jones|Carter - Woodlands Office  
**Applicant:** Jones|Carter - Woodlands Office  
**App No :** 2015-0703  
**App Type:** C3P

**Staff Recommendation:**  
Approve

---

Total Acreage:	25.3200	Total Reserve Acreage:	1.6000
Number of Lots:	64	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77429	328A	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:** 114  
**Action Date:** 04/14/2016  
**Original Action Date:** 04/16/2015  
**Plat Name:** Wildwood at Oakcrest North Sec 22  
**Developer:** Jones|Carter - Woodlands Office  
**Applicant:** Jones|Carter - Woodlands Office  
**App No :** 2015-0704  
**App Type:** C3P

**Staff Recommendation:**  
Approve

---

Total Acreage:	11.9600	Total Reserve Acreage:	2.0500
Number of Lots:	37	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77429	327D	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Subdivision Name Change Approval Conditions

**Agenda Item:** 115  
**Action Date:** 04/14/2016  
**Plat Name:** Grove at Gleannloch Farms GP  
**Original Action Date:** 12/17/2015  
**Original Plat Name:** Groves at Gleannloch Farms GP  
**Developer:** Pulte Homes of Texas  
**Applicant:** Costello, Inc.  
**App No :** 2015-2556  
**App Type:** GP

**Staff Recommendation:**  
Approve

---

Total Acreage:	58.1500	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 367

County	Zip	Key Map ©	City / ETJ
Harris	77379	329L	ETJ

---

**Subdivision Name Change Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 04/14/16

**ITEM: 116**

**Applicant:** LARRY E. ANDERSON

**Contact Person:** SCOTT ANDERSON

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
<b>NORTH OF:</b> FM 1485 <b>EAST OF:</b> DEER RUN LN	<b>16-1124</b>	77357	5974	258-K	ETJ

**ADDRESS:** 27505 Peach Creek Drive

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOT 1235, OF PEACH CREEK FOREST, SECTION SIX, AN UNRECORDED SUBDIVISION OUT OF A 325.74 CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Mobile Home

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 04/14/16

**ITEM: 117**

**Applicant:** NALLELI MARTINEZ

**Contact Person:** CARLOS PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	16-1125	77357	5874	257-M	ETJ
NORTH OF: FM 1485 WEST OF: DEER RUN LN					

**ADDRESS:** 19758 Dogwood Lane

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOT SIX HUNDRED TWENTY-THREE (623), OF PEACH CREEK FOREST, SECTION FOUR (4), AN UNRECORDED SUBDIVISION OUT OF THE 325.74 ACRE TRACT IN CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Mobile Home

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 04/14/16

**ITEM: 118**

**Applicant:** ALAN PUGA

**Contact Person:** ALAN PUGA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
<b>NORTH OF:</b> FM 1485 <b>WEST OF:</b> DEER RUN LN	<b>16-1126</b>	77357	5874	257-M	ETJ

**ADDRESS:** 26179 Briar Lane

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOTS 136 AND 137, OF PEACH CREEK FOREST, SECTION TWO (2), AN UNRECORDED SUBDIVISION SITUATED IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Mobile Home

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

---

# CERTIFICATE OF COMPLIANCE

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## 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](mailto: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](http://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: III**

Meeting Date: 04-14-2016

## Houston Planning Commission

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### 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

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# 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](mailto: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

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- (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

(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

## OFF-STREET PARKING VARIANCE



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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.

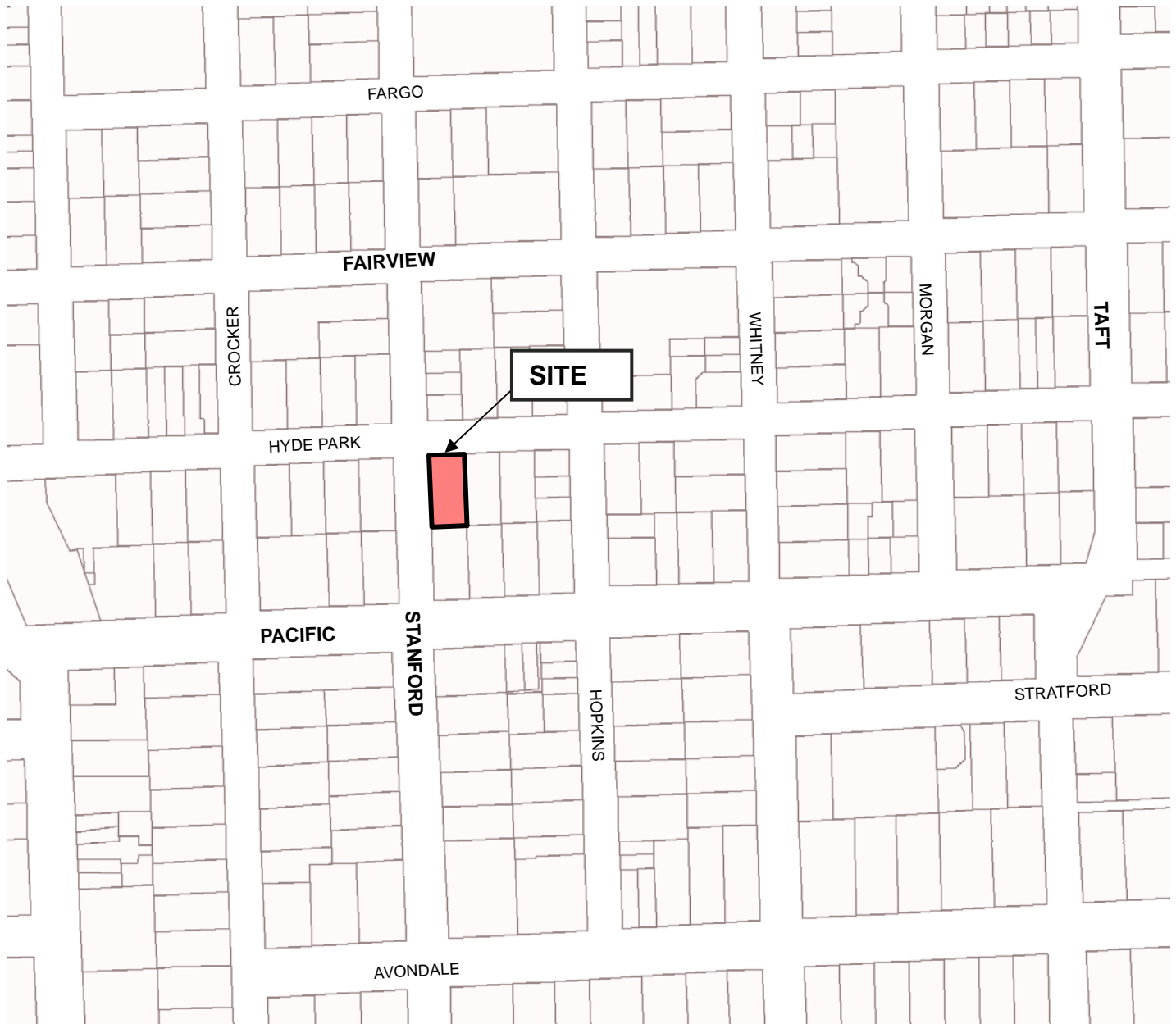
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# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### LOCATION MAP



## OFF-STREET PARKING VARIANCE



PLANNING &  
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### AERIAL MAP

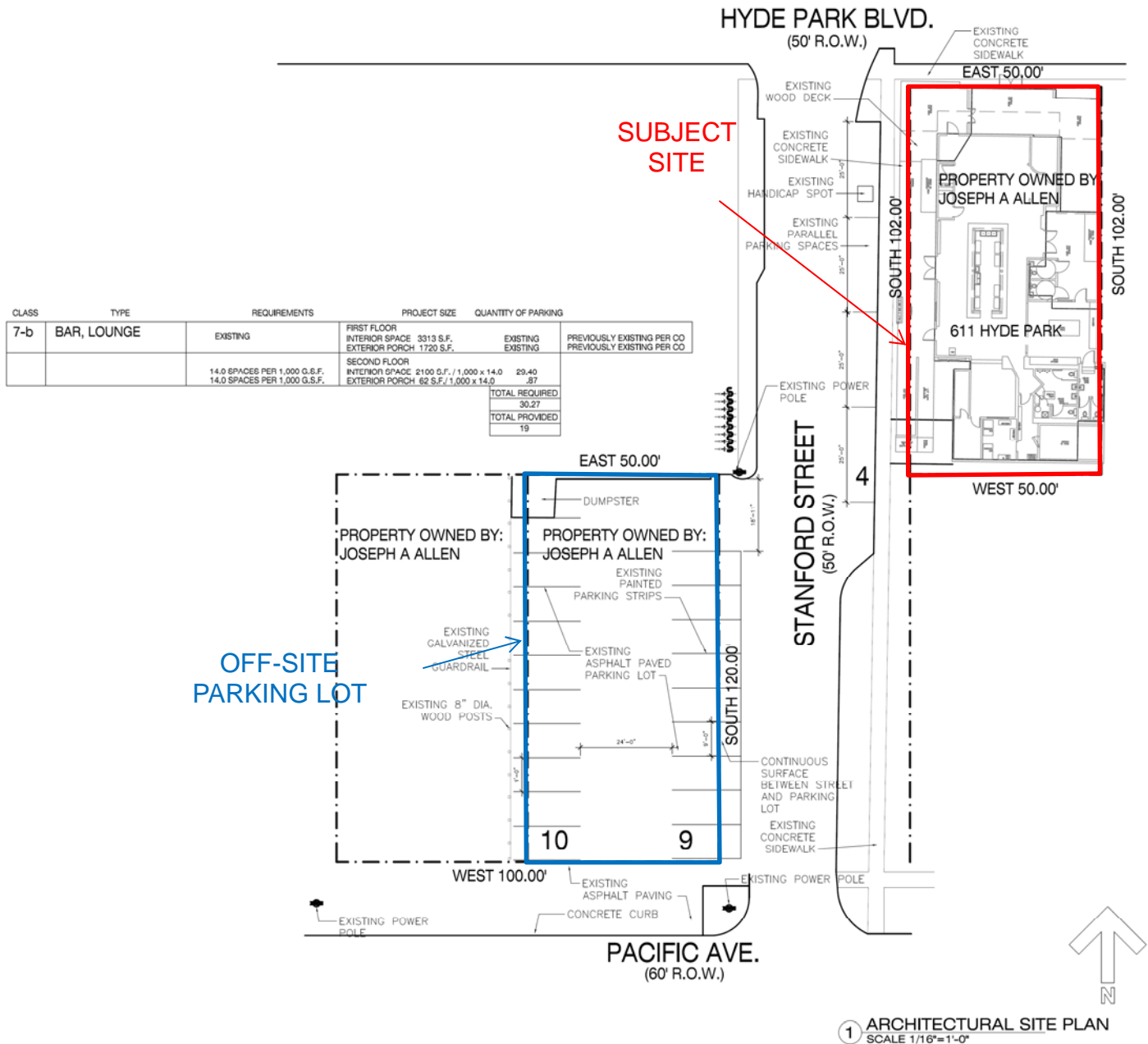


## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### SITE PLAN



# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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### 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. The applicant requests a two week deferral to allow time to submit revised information by noon next Wednesday.

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**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** *(SEE ABOVE STAFF EVALUATION)*

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@cityofhouston.net](mailto:planning.variances@cityofhouston.net) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
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 (there are unused 66 spaces in the remote lot for a total of 362)
LANDSCAPING REQUIREMENTS:	Complies

EXISTING STRUCTURE(S) [SQ. FT.]:	69,770
PROPOSED STRUCTURE(S) [SQ. FT.]:	There are no proposed additions or remodels

**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

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

average utilization is 3.4 spaces of the 66 additional spaces the lot provides. The average utilization after 5 p.m. is 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](mailto:planning.variances@cityofhouston.net).*

- (1) **The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;**

The 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;**

## OFF-STREET PARKING VARIANCE



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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 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)

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# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

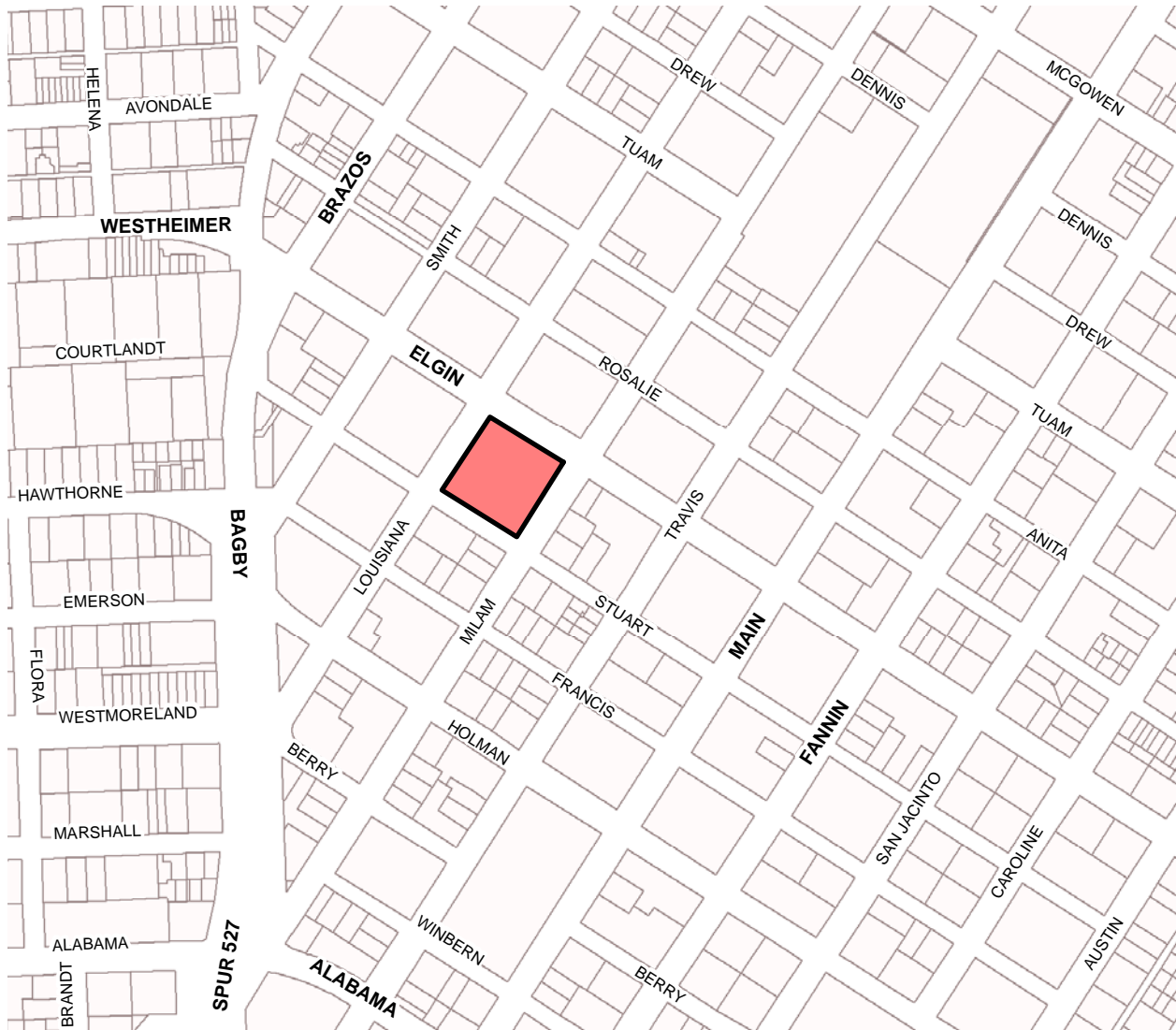
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### LOCATION MAP



## OFF-STREET PARKING VARIANCE





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## Houston Planning Commission

AERIAL MAP



## OFF-STREET PARKING VARIANCE





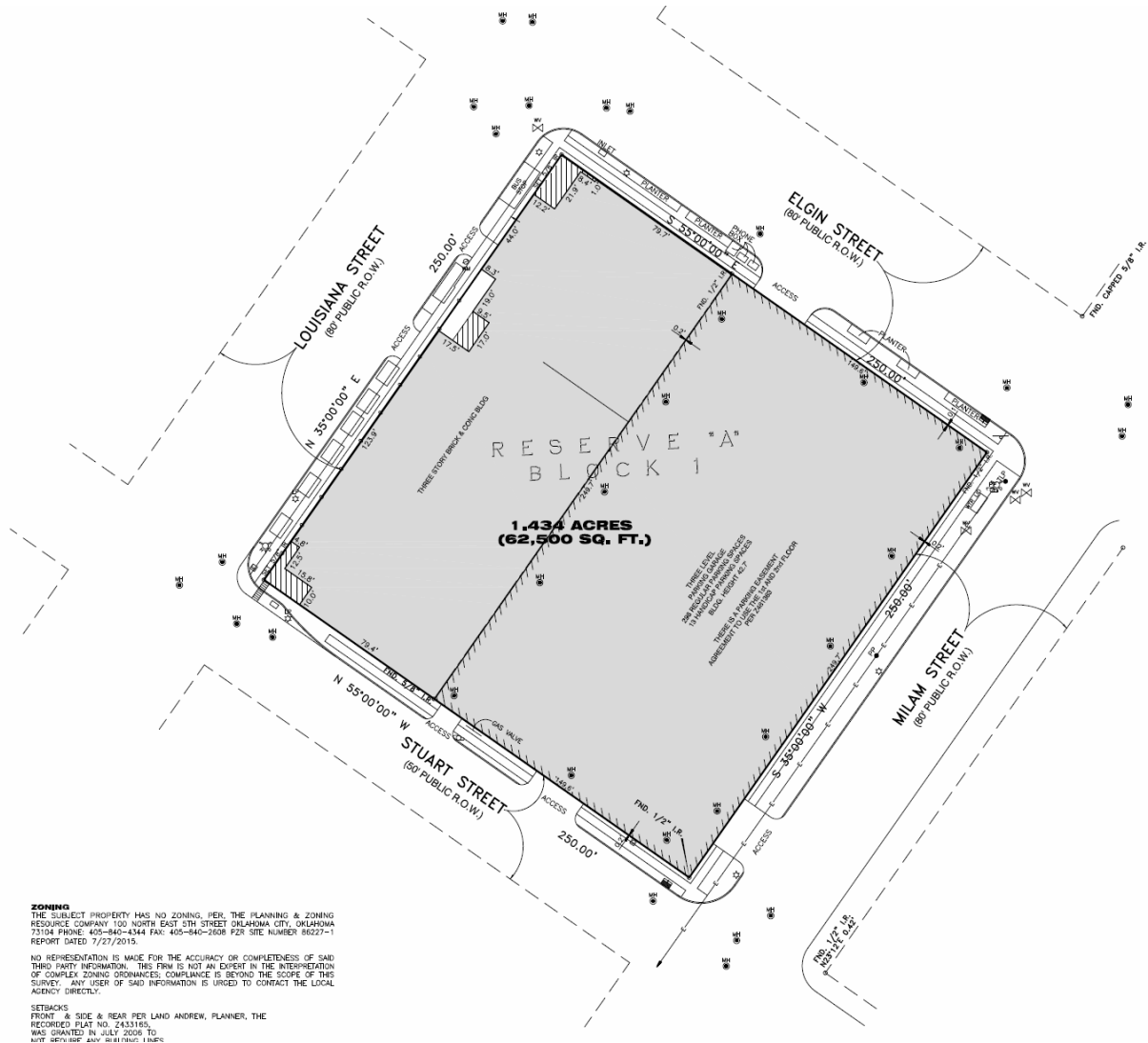
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ITEM: IV

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## Houston Planning Commission

### SURVEY



# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### PARKING ANALYSIS

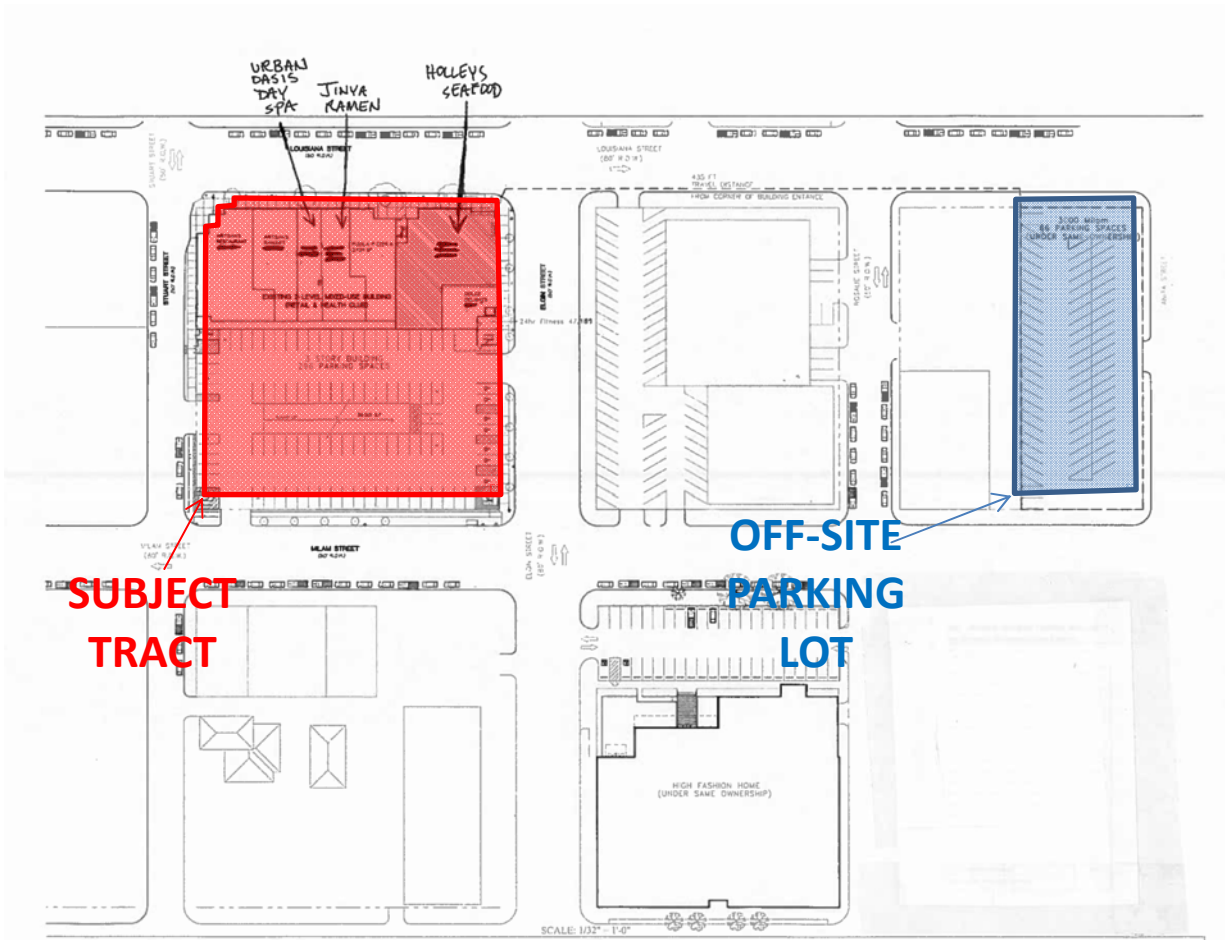
<b>3201 Louisiana Current Tenant Mix Required Parking Analysis</b>	
Per COH Parking Requirements	
<b>Uses</b>	<b>Area</b>
24 Hour Fitness (Sports Club)	47,189
Artisans Restaurant (Large Restaurant)	7,336
Holley's Seafood Restaurant (Large Restaurant)	6,290
Piola Pizzeria (Small Restaurant)	2,929
Jinya 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
<b>Total Available On-Site</b>	<b>296</b>
<b>Spaces on Remote Lot (Unused)</b>	<b>66</b>
<b>Total Parking Required</b>	<b>326</b>
<b>Balance of Parking Available On-Site</b>	<b>-30</b>

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### SITE PLAN



# OFF-STREET PARKING VARIANCE



PLANNING &  
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**ITEM: IV**

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## Houston Planning Commission

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### 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. The applicant requests a two week deferral to allow the applicant time to meet staff and submit revised information by noon next Wednesday.

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**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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## OFF-STREET PARKING VARIANCE