

HOUSTON PLANNING COMMISSION

AGENDA

JULY 21, 2016



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

PLANNING COMMISSION MEMBERS



Martha L. Stein, *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
Mark A. Kilkenny
Paul R. Nelson
Linda Porras-Pirtle
Shafik I. Rifaat
Patricio Sanchez
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
Thomas C. Lambert

SECRETARY

Patrick Walsh, P.E.

Meeting Policies and Regulations

Order of Agenda

Planning Commission may alter the order of the agenda to consider variances first, followed by replats requiring a public hearing second and consent agenda last. Any contested consent item will be moved to the end of the agenda.

Public Participation

The public is encouraged to take an active interest in matters that come before the Planning Commission. Anyone wishing to speak before the Commission may do so. The Commission has adopted the following procedural rules on public participation:

1. Anyone wishing to speak before the Commission must sign-up on a designated form located at the entrance to the Council Chamber.
2. If the speaker wishes to discuss a specific item on the agenda of the Commission, it should be noted on the sign-up form.
3. If the speaker wishes to discuss any subject not otherwise on the agenda of the Commission, time will be allowed after all agenda items have been completed and "public comments" are taken.
4. The applicant is given first opportunity to speak and is allowed two minutes for an opening presentation. The applicant is also allowed a rebuttal after all speakers have been heard; two additional minutes will be allowed.
5. Speakers will be allowed two minutes for specially called hearing items, replats with notice, variances, and special exceptions.
6. Speakers will be allowed 1 minute for all consent agenda items.
7. Time limits will not apply to elected officials.
8. No speaker is permitted to accumulate speaking time from another person.
9. Time devoted to answering any questions from the Commission is not charged against allotted speaking time.
10. The Commission reserves the right to limit speakers if it is the Commission's judgment

that an issue has been sufficiently discussed and additional speakers are repetitive.

11. The Commission reserves the right to stop speakers who are unruly or abusive.

Limitations on the Authority of the Planning Commission

By law, the Commission is required to approve subdivision and development plats that meet the requirements of Chapter 42 of the Code of Ordinances of the City of Houston. The Commission cannot exercise discretion nor can it set conditions when granting approvals that are not specifically authorized by law. If the Commission does not act upon a Sec. I agenda item within 30 days, the item is automatically approved. The Commission's authority on platting does not extend to land use. The Commission cannot disapprove a plat because it objects to the use of the property. All plats approved by the Commission are subject to compliance with applicable requirements, e.g., water, sewer, drainage, or other public agencies.

Contacting the Planning Commission

Should you have materials or information that you would like for the Planning Commission members to have pertaining to a particular item on their agenda, contact staff at 832-393-6600. Staff can either incorporate materials within the members Agenda packets, or can forward to the members messages and information.

Contacting the Planning Department

The Planning and Development Department is located at 611 Walker Street on the Sixth Floor. Code Enforcement is located at 1002 Washington Street.

The Departments mailing address is:
P.O. Box 1562
Houston, Texas 77251-1562

The Departments website is:
www.houstonplanning.com

E-mail us at:
Planning and Development
Dylan.Osborne@houstontx.gov

Plat Tracker Home Page:
www.HoustonPlatTracker.org

Speakers Sign In Form

Instructions:

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

Agenda Item Number: _____

Agenda Item Name: _____

Your Name (speaker): _____

How Can We Contact You? (optional): _____

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

Speakers Sign In Form

Instructions:

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Agenda Item Number: _____

Agenda Item Name: _____

Your Name (speaker): _____

How Can We Contact You? (optional): _____

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

Houston Planning Commission

AGENDA

July 21, 2016

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

Call to Order

Director's Report

Approval of the July 7, 2016 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

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

II. Establish a public hearing date of August 18, 2016

- a. Broadmoor Addition partial replat no 2
- b. Hyde Park Heights partial replat no 2
- c. Nueces Park Place Sec 1 replat no 1
- d. Southridge Crossing Sec 7 partial replat no 1
- e. Spring Knoll Estates replat no 1
- f. Townley Place partial replat no 2
- g. Windsor Place Addition partial replat no 3

III. Consideration of an Off-Street Parking Variance for a property located at 901 Sue Barnet Dr. (Muxian Fang)

IV. Public Hearing and Consideration of a Special Minimum Lot Size Area Application for Denver Harbor Addition Subdivision – MLSA 598 (Chris Andrews)

V. Public Hearing and Consideration of a Special Minimum Lot Size Area Application for Denver Harbor Addition Subdivision – MLSA 609 (Chris Andrews)

VI. Public Hearing and Consideration of a Special Minimum Lot Size Area Application for Harboursdale Section 1 and Denver Harbor Addition Sections 1, 2 and 3 Subdivisions – MLSA 610 (Abraham Zorrilla)

VII. Public Comment

VIII. Adjournment

Minutes of the Houston Planning Commission

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

July 7, 2016

Meeting to be held in

Council Chambers, Public Level, City Hall Annex

2:30 p.m.

Call to Order

Chair, Martha L. Stein called the meeting to order at 2:39 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza

Susan Alleman

Arrived at 2:40 p.m. during the Director's Report

Bill Baldwin

Kenneth Bohan

Absent

Fernando Brave

Antoine Bryant

Lisa Clark

Algenita Davis

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

Truman C. Edminster III

Mark A. Kilkenny

Absent

Paul R. Nelson

Linda Porrás-Pirtle

Arrived at 3:08 p.m. during item #93

Shafik Rifaat

Pat Sanchez

Absent

Eileen Subinsky

Shaukat Zakaria

Absent

Mark Mooney for

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 JUNE 23, 2016 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the June 23, 2016 Planning Commission meeting minutes.

Motion: **Rifaat**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

I. PLATTING ACTIVITY (Consent items A and B, 1- 81)

Items removed for separate consideration: **1, 14, 22, 47, 48 and 49**

Staff recommendation: Approve staff's recommendations for items **1 - 81** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 81** subject to the CPC 101 form conditions.

Motion: **Garza**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Alleman recused herself.

Staff recommendation: Approve staff's recommendation to approve item **1** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve item **1** subject to the CPC 101 form conditions.

Motion: **Subinsky**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Alleman returned. Commissioner Edminster recused himself.

Staff recommendation: Approve staff's recommendation to approve items **14, 22, 47, 48 and 49** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **14, 22, 47, 48 and 49** subject to the CPC 101 form conditions.

Motion: **Bryant**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Edminster returned.

C PUBLIC HEARINGS

82 Gault Road Acres partial replat no 1

C3N

Approve

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

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

Motion: **Alleman**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

83 Green Valley Estates Sec 2 Amending plat partial replat no 1

C3N

Defer

Staff recommendation: Defer the plat for two weeks per the applicant's request and allow the applicant time to submit revised information.

Commission action: Deferred the plat for two weeks per the applicant's request and allowed the applicant time to submit revised information.

Motion: **Garza**

Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Brenda Whitfield and Marie Davis – opposed

84 Greenway Addition Sec 6 C3N Withdraw
partial replat no 1 and extension
 Staff recommendation: Establish a public hearing date of August 4, 2016.
 Commission action: Established a public hearing date of August 4, 2016.
 Motion: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

85 Shepherd Park Plaza Sec 4 C3N Withdraw
partial replat no 1

86 Spring Branch Estates no 2 C3N Approve
partial replat no 8
 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** Opposed: **None**
 Speaker: Dorothy Hass – opposed

87 Village at Gracewood C3N Approve
 Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
 Motion: **Clark** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

88 Westheimer Gardens Extension C3N Approve
partial replat no 3
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Rifaat** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

89 Woodlands Creekside Park West Sec 18 C3N Approve
partial replat no 1
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Clark** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

90 Woodlands Creekside Park West Sec 18 C3N Approve
partial replat no 2
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Edminster** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

91 Grove at Gleannloch Farms Lift Station 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: **Baldwin** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

92 Heights Central**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: **Bryant**Second: **Rifaat**Vote: **Unanimous**Abstaining: **None**

Speaker: Carla Stably – opposed

93 Pinemont Business Center**C2R****Approve**

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

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

Motion: **Edminster**Second: **Baldwin**Vote: **Unanimous**Abstaining: **None****94 Post Oak Centre
replat no 1****C2R****Approve**

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

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

Motion: **Edminster**Second: **Baldwin**Vote: **Unanimous**Abstaining: **None****95 Venetian Luxury Homes****C3R****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: **Davis**Vote: **Unanimous**Abstaining: **None****E SPECIAL EXCEPTIONS
NONE****F RECONSIDERATION OF REQUIREMENTS**

Commissioner Porras-Pirtle recused herself.

96 Birnham Woods Marketplace**C2****Approve**

Staff recommendation: Approve the reconsideration of requirements and the plat subject to the CPC 101 form conditions to 1) not provide a 10 foot wide pedestrian bike connection from dead end stub street to commercial property 2) dedicate by separate instrument dedication and show on face of the plat at recordation.

Commission action: Approved the reconsideration of requirements and the plat subject to the CPC 101 form conditions to 1) not provide a 10 foot wide pedestrian bike connection from dead end stub street to commercial property 2) dedicate by separate instrument dedication and show on face of the plat at recordation.

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

Commissioner Porras-Pirtle recused herself.

97 Heights Center at Center Street**C2R****Withdraw****98 Pigs Unlimited International****C3P****Defer**

Staff recommendation: Defer the plat for two weeks as additional information is required.

Commission action: Deferred the plat for two weeks as additional information is required.

Motion: **Garza**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

99	Beehive Homes of Cypress	EOA	Approve
100	Commons Waterway Parkland	EOA	Approve
101	Commons Waterway Sec 6	EOA	Approve
102	Dahu Plaza	EOA	Approve
103	Springwoods Village Lake Plaza Drive at Crossington Way Street Dedication Sec 1	EOA	Approve
104	Ventana Lakes Sec 12	EOA	Approve
105	Ventana Lakes Sec 13	EOA	Approve
106	Walmart Supercenter Store no 0351	EOA	Approve
107	Wildwood at Northpointe Sec 25	EOA	Approve

H NAME CHANGES

108	Studemont Junction North (prev. Memorial Hermann Heights)	EOA	Approve
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I CERTIFICATES OF COMPLIANCE

109	25215 Needham Lane	COC	Approve
110	915 Coolidge Street	COC	Approve

Staff recommendation: Approve staff's recommendation for items 99–110.

Commission action: Approved staff's recommendation for items 99–110.

Motion: **Davis**

Second: **Subinsky**

Vote: **Carries**

Abstaining: **Edminster**
104 and 105;
Porras-Pirtle 108

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

111	5501 Aspen Street	DPV	Defer
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Staff recommendation: Defer the development plat for two weeks as additional information is required.

Commission action: Deferred the development plat for two weeks as additional information is required.

Motion: **Porras-Pirtle**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

112	7505 Avenue L	DPV	Approve
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Staff recommendation: Grant the requested development plat with variances to 1) allow a reduced building line of 7'11" for a single family residential home on the major thoroughfare 75th Street, instead of the required 25' 2) to allow vehicular access from 75th St, a major thoroughfare for a lot under an acre.

Commission action: Granted the requested development plat with variances to 1) allow a reduced building line of 7'11" for a single family residential home on the major thoroughfare 75th Street, instead of the required 25' 2) to allow vehicular access from 75th St, a major thoroughfare for a lot under an acre.

Motion: **Davis**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

113 1505 Kane Street**DPV****Defer**

Staff recommendation: Defer the requested development plat with variances per the applicant's request.

Commission action: Deferred the requested development plat with variances per the applicant's request.

Motion: **Bryant**Second: **Clark**Vote: **Unanimous**Abstaining: **None****114 5640 Kiam Street****DPV****Defer**

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

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

Motion: **Alleman**Second: **Baldwin**Vote: **Unanimous**Abstaining: **None****115 1737 W 34th Street****DPV****Approve**

Staff recommendation: Grant the requested variance to allow the proposed clerestory to have a reduced 15' building line rather than the required 25' building line along W 34th Street.

Commission action: Granted the requested variance to allow the proposed clerestory to have a reduced 15' building line rather than the required 25' building line along W 34th Street.

Motion: **Garza**Second: **Subinsky**Vote: **Unanimous**Abstaining: **None****II. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 4, 2016 FOR:**

- a. Afton Oaks Sec 4 partial replat no 1
- b. Blue Creek partial replat no 2
- c. Broad Oaks partial replat no 8
- d. Cinco Ranch Northwest Sec 19
- e. East End on the Bayou Sec 4
- f. East Village North
- g. Hollywood Gardens partial replat no 5
- h. Hyde Park Court Addition partial replat no 2
- i. Oak Forest Addition Sec 6 replat no 1
- j. Wheeler Avenue Baptist Church Central
- k. Wheeler Avenue Baptist Church South

Staff recommendation: Establish a public hearing date of August 4, 2016 for items **II a-k**.

Commission action: Established a public hearing date of August 4, 2016 for items **II a-k**.

Motion: **Clark**Second: **Bryant**Vote: **Unanimous**Abstaining: **None****III. CONSIDERATION OF A HOTEL MOTEL VARIANCE FOR A HAMPTON INN LOCATED AT 2250 BARKER OAKS**

Staff recommendation: Grant the requested variance for a Hampton Inn Located at 2250 Barker Oaks to be located closer than 750' of a protected use.

Commission action: Granted the requested variance for a Hampton Inn Located at 2250 Barker Oaks to be located closer than 750' of a protected use.

Motion: **Baldwin**Second: **Edminster**Vote: **Unanimous**Abstaining: **None****IV. CONSIDERATION OF A LANDSCAPING VARIANCE FOR A PROPERTY LOCATED AT 6840 W SAM HOUSTON S PARKWAY**

Staff Recommendation: Grant the requested landscaping variance for a property located at 6840 W Sam Houston S Parkway to allow street trees to be spaced greater than 30' apart.

Commission Action: Granted the requested landscaping variance for a property located at 6840 W Sam Houston S Parkway to allow street trees to be spaced greater than 30' apart.

Motion: **Porras-Pirtle**Second: **Alleman**Vote: **Unanimous**Abstaining: **None****V. EXCUSE THE ABSENCES OF COMMISSIONER PAT SANCHEZ**

Staff recommendation: Excuse the absences of Commissioner Pat Sanchez.

Commission action: Excused the absences of Commissioner Pat Sanchez.

Motion: **Davis**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

VI. PUBLIC COMMENT

Speaker: Dorothy Hass commented on potential flooding and drainage concerns in her area as the result of new development.

VII. ADJOURNMENT

There being no further business brought before the Commission, Chair, Martha L. Stein adjourned the meeting at 3:28 p.m.

Motion: **Clark**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Martha L. Stein, Chair

Patrick Walsh, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
A-Consent				
1	Aldine Career and Technology	C3F	DEF2	Approve the plat subject to the conditions listed
2	Aldine Westfield Center	C2		Approve the plat subject to the conditions listed
3	Aliana Trace Drive Street Dedication Sec 2	SP		Approve the plat subject to the conditions listed
4	AZ Global Business Solutions	C2		Approve the plat subject to the conditions listed
5	Birnham Woods at Rayford Road Reserve	C2		Approve the plat subject to the conditions listed
6	Briscoe Falls Sec 3	C3P		Approve the plat subject to the conditions listed
7	Canyon Lakes West Fry Road Reserve	C2		Approve the plat subject to the conditions listed
8	Cypress Creek Business Park	C2		Approve the plat subject to the conditions listed
9	Fieldstone Sec 14	C3F		Approve the plat subject to the conditions listed
10	Fieldstone Sec 15	C3F		Approve the plat subject to the conditions listed
11	Harris County Municipal Utility District No 531 Water Plant Site	C3P		Defer Additional information reqd
12	Haza Foods on Jensen	C2		Defer Chapter 42 planning standards
13	HHH Properties	C2		Approve the plat subject to the conditions listed
14	Jackson Court partial replat no 1	C3F	DEF1	Approve the plat subject to the conditions listed
15	Juergen Business Park	C2		Defer Chapter 42 planning standards
16	Lakes at Mason Park Sec 6	C3F		Approve the plat subject to the conditions listed
17	Minola Addition partial replat no 1	C3F		Approve the plat subject to the conditions listed
18	Morton Road Commercial Sites	C2	DEF1	Approve the plat subject to the conditions listed
19	New Caney ISD Early College High School	C2		Approve the plat subject to the conditions listed
20	Newport Southwest GP	GP		Approve the plat subject to the conditions listed
21	Newport Southwest Sec 1	C3P		Approve the plat subject to the conditions listed
22	Nexgen Repair	C2		Approve the plat subject to the conditions listed
23	Oak Estates Sec 1 partial replat no 1	C3F		Approve the plat subject to the conditions listed
24	Oak Forest Sec 1 partial replat no 1	C3F		Defer for further study and review
25	Parkside Grand Parkway Reserve	C2		Approve the plat subject to the conditions listed
26	Port Commerce Business Park Sec 1 partial replat no 1 and extension	C3F		Approve the plat subject to the conditions listed
27	Rigid Business Park Sec 2	C3P		Approve the plat subject to the conditions listed
28	Rockwell Beltway	C2		Approve the plat subject to the conditions listed
29	Somerset Shores Crossing at Tintagel Lane Street Dedication	SP		Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: July 21, 2016**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
30	Sommerall Square Sec 2	C3F		Approve the plat subject to the conditions listed
31	Spring Branch Estates No 2 partial replat no 8	C3F		Approve the plat subject to the conditions listed
32	Sunset Ridge Commercial Access	SP		Approve the plat subject to the conditions listed
33	Sunset Ridge Sec 7	C3F		Approve the plat subject to the conditions listed
34	Tavola Day Care	C3F		Approve the plat subject to the conditions listed
35	TC Jester Boulevard Street Dedication Sec 1	SP	DEF2	Approve the plat subject to the conditions listed
36	Tiffgate	C3P	DEF1	Withdraw
37	Towne Lake Sec 42	C3F	DEF1	Approve the plat subject to the conditions listed
38	Townsen Boulevard GP	GP	DEF1	Defer for further study and review
39	Townsen Boulevard Street Dedication No 2	SP		Defer for further study and review
40	Tradition Buffalo Speedway Seniors	C2		Approve the plat subject to the conditions listed
41	Venetian Luxury Homes	C3F		Approve the plat subject to the conditions listed
42	West Belfort Storage	C2	DEF1	Defer Chapter 42 planning standards
43	Westgreen Developments	C2	DEF2	Withdraw
44	Westheimer Gardens Extension partial replat no 3	C3F		Approve the plat subject to the conditions listed
45	Wild Oaks	C2	DEF2	Approve the plat subject to the conditions listed
46	Windstone Colony South Sec 4	C3F		Defer for further study and review
47	Woodlands Creekside Park West Sec 18 partial replat no 1	C3F		Approve the plat subject to the conditions listed
48	Woodlands Creekside Park West Sec 18 partial replat no 2	C3F		Approve the plat subject to the conditions listed
49	Woodridge Forest Sec 12	C3F		Approve the plat subject to the conditions listed
50	Wrights Landing at Legends Trace Sec 3	C3F		Defer Additional information reqd

B-Replats

51	Allen Pines Lofts	C2R		Defer Chapter 42 planning standards
52	Amundsen Manor	C2R		Approve the plat subject to the conditions listed
53	Ashley Pointe Sec 14	C3R		Defer Chapter 42 planning standards
54	Ashley Pointe Sec 15	C3R		Defer Applicant request
55	Cemex Engel	C2R	DEF1	Approve the plat subject to the conditions listed
56	Chateaus on Nett Street	C2R		Approve the plat subject to the conditions listed
57	City View Lofts on East 29th	C2R		Approve the plat subject to the conditions listed
58	Cornell Street Landing	C2R		Approve the plat subject to the conditions listed
59	East 32nd Street Grove	C2R		Approve the plat subject to the conditions listed
60	Eastland RV Park	C2R		Defer Applicant request
61	Evergreen Villas Sec 1 partial replat no 1	C2R		Withdraw
62	Galleria replat no 2	C2R		Defer Additional information reqd

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
63	Houston Heights Preschool	C2R		Approve the plat subject to the conditions listed
64	Kempwood Industrial Park Sec 1 partial replat no 1	C2R		Approve the plat subject to the conditions listed
65	Museo Plaza	C2R		Approve the plat subject to the conditions listed
66	Newport Sec 9	C3R		Approve the plat subject to the conditions listed
67	Ory Homes	C2R		Defer Chapter 42 planning standards (drainage plan)
68	Park on Cypress Station	C2R		Approve the plat subject to the conditions listed
69	Plaza at Clearwood	C2R	DEF1	Approve the plat subject to the conditions listed
70	Rozyworld	C2R	DEF1	Approve the plat subject to the conditions listed
71	Set Industries	C2R	DEF1	Approve the plat subject to the conditions listed
72	Westpark Meadows Reserve	C2R		Approve the plat subject to the conditions listed
73	Woodlands Creekside Park West Sec 37	C3R	DEF1	Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

74	Green Valley Estates Sec 2 Amending plat partial replat no 1	C3N	DEF1	Withdraw
75	Lakes of Bella Terra Sec 37 replat no 1	C3N		Approve the plat subject to the conditions listed
76	Mangum Manor Sec 1 partial replat no 1	C3N		Defer Applicant request
77	Neuen Manor partial replat no 4	C3N		Approve the plat subject to the conditions listed
78	West Court partial replat no 6	C3N		Approve the plat subject to the conditions listed
79	Whispering Pines Estates partial replat no 11	C3N		Approve the plat subject to the conditions listed

D-Variances

80	Bakers Plaza GP	GP		Defer Applicant request
81	Bakers Plaza Sec 1	C3R		Defer Applicant request
82	Cinco Ranch Northwest Sec 19	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
83	Estates at Mansfield Street	C3R		Defer for further study and review
84	Glenna Estates	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
85	Nueces Power Equipment	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
86	Post Oak Centre replat no 1	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed

E-Special Exceptions

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
87	Harvest Green Sec 14	C3P		Grant the requested special exception(s) and Approve the plat subject to the conditions listed

F-Reconsideration of Requirements

88	Knight Gaston Road Development	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
89	Pigs Unlimited International	C2	DEF1	Grant the requested special exception(s) and Approve the plat subject to the conditions listed

G-Extensions of Approval

90	Aliana Sec 55	EOA		Approve
91	El Tesoro Sec 2 replat no 1	EOA		Approve
92	Generation Park Management District Remote Well Site	EOA		Approve
93	KMBK LLC	EOA		Approve
94	Light Rail Lofts	EOA		Approve
95	Rosehill Christian School	EOA		Approve
96	Tavola Sec 14	EOA		Approve
97	Tavola Sec 15	EOA		Approve
98	Tavola Sec 16	EOA		Approve
99	Trans Workshop	EOA		Approve
100	Via Principale Parkway Sec 1	EOA		Approve
101	Villa Escondida	EOA		Approve
102	Windstone Colony South Sec 4	EOA		Approve

H-Name Changes

103	Junipers Gate (prev. Rush Advanced Airbrush Studio)	NC		Approve
104	Long Point Acres partial replat no 2 (prev. Village at Gracewood)	NC		Approve

I-Certification of Compliance

105	13007 Ravensway Dr.	COC		Approve
106	18532 Wisp Willow Way	COC		Approve
107	19720 N White Oak Dr.	COC		Approve
108	19671 Deer Run	COC		Approve
109	26251 Shadow Lane	COC		Approve

J-Administrative

None

K-Development Plats with Variance Requests

Platting Summary**Houston Planning Commission****PC Date: July 21, 2016**

Item No.	Subdivision Plat Name	App		Staff's Recommendation
		Type	Deferral	
110	5501 Aspen Street	DPV	Defer	
111	1505 Kane Street	DPV	Withdraw	
112	5640 Kiam Street	DPV	Approve	
113	3801 Melbourne Street	DPV	Approve	
114	6308 Tuskegee Street	DPV	Approve	



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 07/21/2016
Plat Name: Aldine Career and Technology
Developer: Aldine Independent School District
Applicant: Windrose Land Services
App No/Type: 2016-1013 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	54.8072	Total Reserve Acreage:	50.5002
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	77038	412C	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.

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

190.2. Add "Martha L. Stein, Chair" as Chair in the Planning Commission certificate.

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

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

(1.) Clearly label stub street inside the plat boundary. (2.) Provide a 1' reserve at the stub street of Technology Park Drive

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 07/21/2016
Plat Name: Aldine Career and Technology
Developer: Aldine Independent School District
Applicant: Windrose Land Services
App No/Type: 2016-1013 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approved
City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

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

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

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

check with traffic if a 100 foot tangent is needed before road curvature

HCFCF comment: ID and call out HCFCF units. Provide recording information for ROW per HCFCF PCPM

Appendix C

provide a temporary turnaround by separate instrument which terminates when road is extended west

HCFCF comment: Please provide an additional 30-ft of ROW as a drainage easement dedicated to the public

UVE should be checked at Greens Crossing Drive and West Road, at Deer Trail Drive and West Road.

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

LTL construction will be required on designated major collector Deer Trail.

Clarify / correct plat to show the width of the proposed ROW dedication along Deer Trail. Resulting east ROW line should be 40 feet east from a tangent centerline extending through the center of the existing Deer Trail / West Road intersection.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 07/21/2016
Plat Name: Aldine Westfield Center
Developer: G2K DEVELOPMENT PARTNERS
Applicant: Century Engineering, Inc
App No/Type: 2016-1161 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.1971	Total Reserve Acreage:	1.1971
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:	Timber Lane Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77373	333B	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

PWE Utility Analysis: Approved.

City Engineer: CHECK WITH THE COUNTY TO SEE IF 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)

Locate driveway outside Ciderwood intersection per driveway regulation

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 07/21/2016
Plat Name: Aliana Trace Drive Street Dedication Sec 2
Developer: Aliana Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2016-1148 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.1350	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 B
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526Z	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

Fort Bend Engineer: 1) Provide recordation information for Manderston Ave street dedication
2) Update title block to include "Section 2"
3) Submit construction plans
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: 07/21/2016
Plat Name: AZ Global Business Solutions
Developer: AZ Global Business Solutions, LLC
Applicant: HRS and Associates, LLC
App No/Type: 2016-1170 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	9.9251	Total Reserve Acreage:	9.9251
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:	Hunter's Glen MUD
County	Zip	Key Map ©	City / ETJ
Harris	77338	334V	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

PWE Utility Analysis: Approved.

City Engineer: CHECK WITH THE COUNTY TO SEE IF 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 information for FM 1960 and Lee Road

TIA will be required before the review of site plans to determine driveway locations, left turn lane requirements and impact at the signalized intersection of Lee Road and FM 1960. Joint scoping meeting with TxDOT is recommended.

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

Align Lee road driveways with existing on east side.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 07/21/2016
Plat Name: Birnham Woods at Rayford Road Reserve
Developer: Discovery Spring Trails, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2016-1182 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.9610	Total Reserve Acreage:	6.9580
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:	Montgomery County MUD 119
County	Zip	Key Map ©	City / ETJ
Montgomery	77386	293H	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 07/21/2016
Plat Name: Briscoe Falls Sec 3
Developer: LRI Investment Group
Applicant: Jones | Carter
App No/Type: 2016-1154 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	10.9310	Total Reserve Acreage:	0.3679
Number of Lots:	51	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 No 142
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524Q	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

059.1. Acreage in title and on plat must match at 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: 6
Action Date: 07/21/2016
Plat Name: Briscoe Falls Sec 3
Developer: LRI Investment Group
Applicant: Jones | Carter
App No/Type: 2016-1154 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Fort Bend Engineer: 1) Provide recordation information for Farmdale Lane
2) Provide recordation information for Section 4
3) Submit civil plans
PWE Utility Analysis: Approved.
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION
AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 07/21/2016
Plat Name: Canyon Lakes West Fry Road Reserve
Developer: Canyon Lakes West Section 3, Ltd
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2016-1188 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.9310	Total Reserve Acreage:	3.9310
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 165
County	Zip	Key Map ©	City / ETJ
Harris	77433	406B	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.
- 190.2. Add 'Martha L. Stein, Chair' as Chair in the Planning Commission certificate.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
1. The name of the subdivision, everywhere it occurs, must match the CPC 101 throughout.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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)
UVE should be checked at Morrison Grove Drive and Fry Road.
Limited scope TIA will be required to determine driveway locations and modifications of NB left turn lane on Fry Road at Morrison Grove Drive.
Corner ROW Radius C1 at Morrison Grove Drive and Fry Road should be 30'.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 07/21/2016
Plat Name: Cypress Creek Business Park
Developer: Stratton I Development and Construction LLC
Applicant: Hovis Surveying Company Inc.
App No/Type: 2016-1181 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.4671	Total Reserve Acreage:	5.4636
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77073	332L	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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 07/21/2016
Plat Name: Cypress Creek Business Park
Developer: Stratton I Development and Construction LLC
Applicant: Hovis Surveying Company Inc.
App No/Type: 2016-1181 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approved.
City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

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

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

show north ROW line of FM 1960 with owner and recording info for properties on north side of road
UVE should be checked for making right turn on red by NB traffic on Greenbrook Drive at FM 1960.
Documentation of TxDOT driveway approval should be submitted with site plans.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 07/21/2016
Plat Name: Fieldstone Sec 14
Developer: Fieldstone (Houston) ASLI VI, L.L.L.P.
Applicant: Jones | Carter
App No/Type: 2016-1183 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.8300	Total Reserve Acreage:	0.0835
Number of Lots:	62	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 165
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526N	ETJ

Conditions and Requirements for Approval

014. Establish garage 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.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

Fort Bend Engineer: 1) Provide recordation information for all proposed UEs outside the plat boundary
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: 10
Action Date: 07/21/2016
Plat Name: Fieldstone Sec 15
Developer: Fieldstone (Houston) ASLI Vi, LLLP
Applicant: Jones | Carter
App No/Type: 2016-1186 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	19.9700	Total Reserve Acreage:	1.0455
Number of Lots:	79	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 165
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526N	ETJ

Conditions and Requirements for Approval

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

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

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

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

159. Provide centerline tie.

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

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

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

1. Add note to 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: 10

Action Date: 07/21/2016

Plat Name: Fieldstone Sec 15

Developer: Fieldstone (Houston) ASLI Vi, LLLP

Applicant: Jones | Carter

App No/Type: 2016-1186 C3F

Staff Recommendation:

Approve the plat subject to the conditions listed

Fort Bend Engineer: 1) Provide UEs adjacent to 50' ROWs in compliance with Section 5.5(B)(2) of the subdivision regulations of FBC

2) Provide 45 degree transitions between 5' and 10' easements Block 4, lots 32 and 33

3) Provide recordation information for all UEs proposed outside the plat boundary

4) Change C7 to 30' radius

5) Show Mason Road street dedication in plat or provide separate street dedication plat

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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



Agenda Item: 11

Action Date: 07/21/2016

Plat Name: Harris County Municipal Utility District No 531 Water Plant Site

Developer: CalAtlantic Homes of Texas, Inc.

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

App No/Type: 2016-1189 C3P

Staff Recommendation:

Defer Additional
information reqd

Total Acreage:	1.7180	Total Reserve Acreage:	1.5380
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	326K	ETJ

Conditions and Requirements for Approval

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

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

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

1. Submit the documents shown on the plat for the roadway and utilities easements. The ROW portion within the plat boundary is not commonly owned. Provide warranty deed or include within general plan.

For Your Information:

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

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)
show full limits of sanitary control easement. Need TCEQ approval before recordation if san. control easement encroaches upon proposed ROW
verify if all parties have signed off on sanitary control easement.

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



Agenda Item: 12
Action Date: 07/21/2016
Plat Name: Haza Foods on Jensen
Developer: Haza Foods
Applicant: PROSURV
App No/Type: 2016-1202 C2

Staff Recommendation:
 Defer Chapter 42 planning standards

Total Acreage:	0.8646	Total Reserve Acreage:	0.8646
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	454A	City

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 050. Revise plat boundary as indicated on the marked file copy.
- 059. Provide the total acreage within the subdivision and the number of lots, blocks and reserves being platted. (41)
- 059.1. Acreage in title and on plat must match at recordation.
- 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.
- 185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 185.2. Appendix A: Provide an attesting individual in the dedicatory language.
- 186. Appendix B: Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 190.2. Add 'Martha L. Stein, Chair' as Chair in the Planning Commission certificate.
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
- 1. All C2 plats are required to submit metes and bounds.
- 2. As shown on the mark up: Include southern parcel within plat boundary or submit a general plan. HCAD shows northern parcel to also be within plat boundary. Either include within plat or GP. If HCAD is incorrect, provide warranty deed.

For Your Information:



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 07/21/2016
Plat Name: Haza Foods on Jensen
Developer: Haza Foods
Applicant: PROSURV
App No/Type: 2016-1202 C2

Staff Recommendation:
Defer Chapter 42 planning
standards

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

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project.
When applying please attached a copy of the proposed re-plat to the WCR
(long or short form).
For long form:
<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.



Agenda Item: 13
Action Date: 07/21/2016
Plat Name: HHH Properties
Developer: Houston Spine & Rehabilitation Centers
Applicant: Bowden Survey
App No/Type: 2016-1167 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.2870	Total Reserve Acreage:	0.2870
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	77002	493U	City

Conditions and Requirements for Approval

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

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

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

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

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

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

190.2. Add 'Martha L. Stein, Chair' as Chair in the Planning Commission certificate.

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 13
Action Date: 07/21/2016
Plat Name: HHH Properties
Developer: Houston Spine & Rehabilitation Centers
Applicant: Bowden Survey
App No/Type: 2016-1167 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project.
When applying please attached a copy of the proposed re-plat to the WCR
(long or short form).
For long form:
<http://www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html>
City Engineer: NEED B.L.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 07/21/2016
Plat Name: Jackson Court partial replat no 1
Developer: Luis Martinez
Applicant: Owens Management Systems, LLC
App No/Type: 2016-1103 C3F

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:	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)

For Your Information:

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

When applying please attached a copy of the proposed re-plat to the WCR
(long or short form).

For long form:

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

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 11.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 07/21/2016
Plat Name: Juergen Business Park
Developer: Mesquite Realty and Investment Group
Applicant: Paksima Group, Inc.
App No/Type: 2016-1175 C2

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	6.5810	Total Reserve Acreage:	6.5810
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	326C	ETJ

Conditions and Requirements for Approval

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

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

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.

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.

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.

Payment required prior to 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 07/21/2016
Plat Name: Juergen Business Park
Developer: Mesquite Realty and Investment Group
Applicant: Paksima Group, Inc.
App No/Type: 2016-1175 C2

Staff Recommendation:
Defer Chapter 42 planning standards

PWE Utility Analysis: Approved.
City Engineer: CHECK WITH THE COUNTY TO SEE IF 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)
building line is 25 feet
dedicate 20 feet of ROW. Juergen Road is a major thoroughfare
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org .
Harris County requests a deferral for the subject plat. We need to see information about the adjacent roadway easement, F474284.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 07/21/2016
Plat Name: Lakes at Mason Park Sec 6
Developer: Buffington Mason Park Management LLC
Applicant: Hovis Surveying Company Inc.
App No/Type: 2016-1201 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	10.3743	Total Reserve Acreage:	0.0000
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:	Harris County MUD 71
County	Zip	Key Map ©	City / ETJ
Harris	77449	445R	ETJ

Conditions and Requirements for Approval

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

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

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

052. Lakes at Mason Park Sec 5 must be recorded prior to or simultaneously with this plat.

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

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

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

1. Add note to 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: 16

Action Date: 07/21/2016

Plat Name: Lakes at Mason Park Sec 6

Developer: Buffington Mason Park Management LLC

Applicant: Hovis Surveying Company Inc.

App No/Type: 2016-1201 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)

label recording info for Elrod road

label name and distance to nearest existing cross street

label recording info for sec 4

UVE should be checked at Dusky Drive and Elrod 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: 17
Action Date: 07/21/2016
Plat Name: Minola Addition partial replat no 1
Developer: Carnegie Homes
Applicant: Total Surveyors, Inc.
App No/Type: 2016-1192 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.1216	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	77007	492F	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)

127.1 Add Visibility triangle note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground. (162)

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: 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: 18
Action Date: 07/21/2016
Plat Name: Morton Road Commercial Sites
Developer: BCP MORTON LP
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2016-1051 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	7.8500	Total Reserve Acreage:	7.8500
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:	Ricewood MUD
County	Zip	Key Map ©	City / ETJ
Harris	77449	446Q	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.

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.

190.2. Add 'Martha L. Stein, Chair' as Chair in the Planning Commission certificate.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 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)
 Complete TIA with addition of missing EB left turn lanes on Morton Road will be required with site plans for redevelopment.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 07/21/2016
Plat Name: New Caney ISD Early College High School
Developer: New Caney ISD
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2016-1184 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	7.8190	Total Reserve Acreage:	7.2315
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	295Z	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)
- 190.2. Add 'Martha L. Stein, Chair' as Chair in the Planning Commission certificate.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 07/21/2016
Plat Name: Newport Southwest GP
Developer: Friendswood Development Company
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2016-1198 GP

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	178.8000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77532	419E	ETJ

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

PWE Utility Analysis: Approved.
 City Engineer: DETENTION IS PROVIDED

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats.
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
 A second point of access should be noted, Sea Pines at S. Diamondhead.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 07/21/2016
Plat Name: Newport Southwest Sec 1
Developer: Friendswood Development Company
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2016-1199 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	27.6000	Total Reserve Acreage:	9.9200
Number of Lots:	74	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	77532	419E	ETJ

Conditions and Requirements for Approval

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

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

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

180. Reverse curves for type 2 PAEs shall have a center-line radius of at least 65 feet and be separated by a tangent distance of not less than 25 feet. (132)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 21
Action Date: 07/21/2016
Plat Name: Newport Southwest Sec 1
Developer: Friendswood Development Company
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2016-1199 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approved
City Engineer: DETENTION IS PROVIDED

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

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

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

coordinate with HCFCD for any additional drainage easement dedication.

Temporary Drainage easement will need to be abandoned prior to plat recordation

UVE should be checked at Brookdale Creek Blvd (pvt) and S, Diamondhead Blvd.

C/L of Brookdale Creek Blvd (pvt) should match with C/L of Penina 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: 22
Action Date: 07/21/2016
Plat Name: Nexgen Repair
Developer: John G. Hill
Applicant: Hovis Surveying Company Inc.
App No/Type: 2016-1211 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.4920	Total Reserve Acreage:	6.4920
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	77073	333X	ETJ

Conditions and Requirements for Approval

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

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

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

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

Title shows 12.4883 acres and a save and except of 6.00 acres. Match acreage at the time of recordation.

For Your Information:

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

PWE Utility Analysis: 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. For drainage analysis related questions, please email civildevel@hcpid.org.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 07/21/2016
Plat Name: Oak Estates Sec 1 partial replat no 1
Developer: Highland Village LP
Applicant: Century Engineering, Inc
App No/Type: 2016-1147 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.0363	Total Reserve Acreage:	4.0363
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77027	492S	City

Conditions and Requirements for Approval

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

For Your Information:

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

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project.
When applying please attached a copy of the proposed re-plat to the WCR
(long or short form).
For long form:
<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.



Agenda Item: 24
Action Date: 07/21/2016
Plat Name: Oak Forest Sec 1 partial replat no 1
Developer: Du Barry Corner, LLC
Applicant: RP & Associates
App No/Type: 2016-1150 C3F

Staff Recommendation:
 Defer for further study and
 review

Total Acreage:	0.2778	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452P	City

Conditions and Requirements for Approval

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

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

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

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

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

All city liens must be paid prior to recordation.

For Your Information:

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

PWE Utility Analysis: 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: 25
Action Date: 07/21/2016
Plat Name: Parkside Grand Parkway Reserve
Developer: Parkside Grand Parkway, L.L.C.
Applicant: IDS Engineering Group
App No/Type: 2016-1063 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	55.0640	Total Reserve Acreage:	55.0640
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	287W	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 07/21/2016
Plat Name: Parkside Grand Parkway Reserve
Developer: Parkside Grand Parkway, L.L.C.
Applicant: IDS Engineering Group
App No/Type: 2016-1063 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approved.
City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
verify recording info for Cypress Rosehill Road
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org .
coordinate with HCFCD whether additional drainage easement is required
Cypress-Rosehill Road is under design for improvements. Approval of plans and Plat is required by HC CIP Project Manager, Eric Heppen.
UVE should be checked for making right turn on red by SB traffic on Cypress-Rosehill Road at Grand Pkwy.
TIA will be required before the review of site plans to determine driveway locations and left turn lane requirements on Cypress-Rosehill Road.
25'x25' ROW cutback is required at corner of Cypress-Rosehill Road and Grand Pkwy off ramp.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 07/21/2016
Plat Name: Port Commerce Business Park Sec 1 partial replat no 1 and extension
Developer: JAWS Realty
Applicant: Total Surveyors, Inc.
App No/Type: 2016-1019 C3F

Staff Recommendation:
 Approve the plat subject to the conditions listed

Total Acreage:	40.5127	Total Reserve Acreage:	38.7482
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	21	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77059	578K	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.

190.2. Add 'Martha L. Stein, Chair' as Chair in the Planning Commission certificate.

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

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

Label Centerline Tie.

For Your Information:

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

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

When applying please attached a copy of the proposed re-plat to the WCR (long or short form).

For long form:

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

City Engineer: DETENTION IS REQUIRED AND NEED TO RESUBMIT THE DRAINAGE PLAN

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 07/21/2016
Plat Name: Rigid Business Park Sec 2
Developer: RBP Equity Group, LLC
Applicant: REKHA ENGINEERING, INC.
App No/Type: 2016-1207 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	31.6670	Total Reserve Acreage:	31.6670
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	77073	333Y	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.

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)

121. Add One-foot Reserve plat note: (adjacent to street) One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.

For Your Information:

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 07/21/2016
Plat Name: Rigid Business Park Sec 2
Developer: RBP Equity Group, LLC
Applicant: REKHA ENGINEERING, INC.
App No/Type: 2016-1207 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approved
City Engineer: DETENTION IS REQUIRED AND MAYBE MISSING B.L. ON ALDINE WESTFIELD RD.

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

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

label centerline for Rigid road with bearings and distances

Rigid Road dedication not correctly shown, reserve acreage appears to include the ROW

TIA will be required before review of site development plan if Sec 2 was not included in Sec 1 TIA.

Corner ROW cutbacks (20'x20') are missing at Rigid Road and Aldine Westfield Road.

Provide Temporary cul-de-sac by separate instrument which terminates when road is extended west.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 07/21/2016
Plat Name: Rockwell Beltway
Developer: Quasar Land, Ltd
Applicant: Terra Surveying Company, Inc.
App No/Type: 2016-1068 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	17.4780	Total Reserve Acreage:	17.4780
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris/Fort Bend	77085	571T	City

Conditions and Requirements for Approval

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

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

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

134.08. Add to general notes on face of plat: This property(s) is located in Park Sector number 8.

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.

190.2. Add 'Martha L. Stein, Chair' as Chair in the Planning Commission certificate.

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 07/21/2016
Plat Name: Rockwell Beltway
Developer: Quasar Land, Ltd
Applicant: Terra Surveying Company, Inc.
App No/Type: 2016-1068 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project. When applying please attached a copy of the proposed re-plat to the WCR (long or short form).
For long form:
<http://www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html>
City Engineer: DETENTION IS REQUIRED

Fort Bend Engineer: This plat is located wholly within the city limits of Houston, therefore Fort Bend County has no comments.

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 8.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 07/21/2016
Plat Name: Somerset Shores Crossing at Tintagel Lane Street Dedication
Developer: K-Mill at Russell Palmer, LTD. A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2016-1209 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2801	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:	Montgomery County MUD 98
County	Zip	Key Map ©	City / ETJ
Montgomery	77339	296W	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
- 190.2. Add 'Martha L. Stein, Chair' as Chair in the Planning Commission certificate.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 30
Action Date: 07/21/2016
Plat Name: Sommerall Square Sec 2
Developer: K.B. Home Lone Star Inc
Applicant: Pape-Dawson Engineers
App No/Type: 2016-1145 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.7900	Total Reserve Acreage:	3.1400
Number of Lots:	20	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 257
County	Zip	Key Map ©	City / ETJ
Harris	77084	407R	ETJ

Conditions and Requirements for Approval

013. Provide written approval of plat with Recordation Package from the following pipeline company(s). (Transcontinental Gas Pipe Line Corp.)
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.
128. Provide Wastewater Collection Note 1). All lots shall have adequate wastewater collection service. (180)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

PWE Utility Analysis: Approved.
Harris County Flood Control District: HCFCD plat release letter required prior to plat recordation.
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Label recording info. For Sec 1



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 07/21/2016
Plat Name: Spring Branch Estates No 2 partial replat no 8
Developer: BEC-LIN ENGINEERING, LP
Applicant: TRI-TECH SURVEYING CO., L.P./BEC-LIN ENGINEERING,
L.P./GLOBAL SURVEYORS, INC.
App No/Type: 2016-1159 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4432	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	77080	450U	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
050. Revise plat boundary as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
128. Add following note: "All lots shall have adequate wastewater collection service" (Wastewater Collection Note Chapter 42-180).
- 190.2. Add 'Martha L. Stein, Chair' as Chair in the Planning Commission certificate.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

Parks and Recreation: To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 10.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 07/21/2016
Plat Name: Sunset Ridge Commercial Access
Developer: SSR-185 Investments, LTD., a Texas Limited Liability Partnership
Applicant: Benchmark Engineering Corp.
Ann No/Type: 2016-1206 SP

Staff Recommendation:
 Approve the plat subject to the conditions listed

Total Acreage:	3.4370	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

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

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

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

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

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 32

Action Date: 07/21/2016

Plat Name: Sunset Ridge Commercial Access

Developer: SSR-185 Investments, LTD., a Texas Limited Liability Partnership

Applicant: Benchmark Engineering Corp.

Staff Recommendation:

Approve the plat subject to the conditions listed

App No/Type: 2016-1206 SP

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)

41' B-B pavement is required for Sunset Harbour Drive/Moonlight Mist Drive and Sunset Beach Drive.

TIA will be required and UVE will be checked when adjacent properties are developed.

ROW Hypotenuse L2 and L3 at the intersection of Sunset Beach Drive and Beltway 8 should be 28.28 for 20'x20' cutback.

Corner ROW radius C2 at Sunset Beach Drive and Sunset Harbour Drive should be 35 for acute angle. check with COH is plat name needs to include street names.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 07/21/2016
Plat Name: Sunset Ridge Sec 7
Developer: SSR-185 Investments, LTD., a Texas Limited Liability Partnership
Applicant: Benchmark Engineering Corp.
App No/Type: 2016-1208 C3F

Staff Recommendation:
 Approve the plat subject to the conditions listed

Total Acreage:	21.2240	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:	Harris County MUD 49
County	Zip	Key Map ©	City / ETJ
Harris	77346	376V	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.

121. Add One-foot Reserve plat note: (adjacent to street) One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.

159. Provide centerline tie.

190.2. Add 'Martha L. Stein, Chair' as Chair in the Planning Commission certificate.

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

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

- Bold plat boundary. - Add 20' garage building line to all corner lots.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33

Action Date: 07/21/2016

Plat Name: Sunset Ridge Sec 7

Developer: SSR-185 Investments, LTD., a Texas Limited Liability Partnership

Applicant: Benchmark Engineering Corp.

App No/Type: 2016-1208 C3F

PWE Utility Analysis: Approved

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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)

Street dedication plat to the south will need to be recorded before 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: 34
Action Date: 07/21/2016
Plat Name: Tavola Day Care
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2016-1179 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.6500	Total Reserve Acreage:	2.2730
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:	East Montgomery County MUD 6
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	257F	ETJ

Conditions and Requirements for Approval

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

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

059.1. Owners name in title and on plat must match at recordation.

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

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

For Your Information:

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 07/21/2016
Plat Name: TC Jester Boulevard Street Dedication Sec 1
Developer: Harris Manor Associates, LP
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2016-0986 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.5350	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:	Forest Hills MUD
County	Zip	Key Map ©	City / ETJ
Harris	77038	411D	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

1. Revise plat name to be TC Jester Boulevard Street Dedication Sec 1.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 07/21/2016
Plat Name: TC Jester Boulevard Street Dedication Sec 1
Developer: Harris Manor Associates, LP
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2016-0986 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)
record Westview Landing sec 1 prior to or simultaneously with this plat
Verify with city if this plat should say "Sec 1"
Construction plans to include a pavement connection across the West Road ROW to connect to the T.C.
Jester pavement to be completed with Willow Springs Sec 9 plans PRJ #2006543

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 07/21/2016
Plat Name: Tiffgate
Developer: Gary Janacek
Applicant: Wells Land Survey, LLC
App No/Type: 2016-0914 C3P

Staff Recommendation:
Withdraw

Total Acreage:	32.2630	Total Reserve Acreage:	25.9700
Number of Lots:	10	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77532	379Y	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.

PWE Utility Analysis: Approved
City Engineer: DETENTION IS REQUIRED AND NEED B.L.

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

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

County requests deferral for applicant to redesign major thoroughfare, Miller Wilson Road through plat. Design should include 150 foot tangents with a 2000 foot radius curve.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 37
Action Date: 07/21/2016
Plat Name: Towne Lake Sec 42
Developer: CW SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No/Type: 2016-1096 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	41.7900	Total Reserve Acreage:	8.3267
Number of Lots:	113	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 502
County	Zip	Key Map ©	City / ETJ
Harris	77433	367S	ETJ

Conditions and Requirements for Approval

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

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

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

152. Right-of-way transitions shall conform to the geometric design guidelines of the PWE Design Manual or other geometric design guidelines that are approved by the PWE director. (124)

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

190.2. Add 'Martha L. Stein, Chair' as Chair in the Planning Commission certificate.

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

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

Provide 20' garage building line to the side of Lot 48, Block 1.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 37
Action Date: 07/21/2016
Plat Name: Towne Lake Sec 42
Developer: CW SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No/Type: 2016-1096 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
utility easements will need to be recorded by separate instrument prior to plat recordation
Towne Lake parkway will need to be recorded prior to or simultaneously with this plat
verify building line distance. Sec 45 calls out 20 feet. See markup.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 07/21/2016
Plat Name: Townsen Boulevard GP
Developer: PACIFIC INDIO PROPERTIES, LLC
Applicant: Benchmark Engineering Corp.
App No/Type: 2016-1120 GP

Staff Recommendation:
Defer for further study and
review

Total Acreage:	21.4530	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Combination
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77338	335K	City

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.

This plat is being deferred at the request of Harris County.

For Your Information:

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 07/21/2016
Plat Name: Townsen Boulevard Street Dedication No 2
Developer: PACIFIC INDIO PROPERTIES, LLC
Applicant: Benchmark Engineering Corp.
App No/Type: 2016-1138 SP

Staff Recommendation:
 Defer for further study and review

Total Acreage:	2.9080	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77338	335K	City

Conditions and Requirements for Approval

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

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

190.2. Add 'Martha L. Stein, Chair' as Chair in the Planning Commission certificate.

207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions.

- Add a one-foot reserve to the plat.

For Your Information:

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

PWE Utility Analysis: Approved

Harris County Flood Control District: Flood Control 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)

Harris County requests a deferral for further study and review. We just received this plat for review after confirmation that this area is in county jurisdiction, and we need to coordinate with City of Humble, HCFCD and HC Parks.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 07/21/2016
Plat Name: Tradition Buffalo Speedway Seniors
Developer: Kuo & Associates, Inc
Applicant: Kuo & Associates, Inc
App No/Type: 2016-1116 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.8747	Total Reserve Acreage:	11.8747
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77025	532P	City

Conditions and Requirements for Approval

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

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

159. Provide intersection 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)

- dimension 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.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 07/21/2016
Plat Name: Venetian Luxury Homes
Developer: American Citigroup Construction
Applicant: Owens Management Systems, LLC
App No/Type: 2016-1193 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	9.4610	Total Reserve Acreage:	2.2719
Number of Lots:	93	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77031	530X	City

Conditions and Requirements for Approval

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

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

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

- provide intersection tie.

For Your Information:

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

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

When applying please attached a copy of the proposed re-plat to the WCR
(long or short form).

For long form:

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

Addressing: Remove street breaks on Torcello and San Rocco Streets that come after the curve and place the break at the intersection of the two connecting segments.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 42
Action Date: 07/21/2016
Plat Name: West Belfort Storage
Developer: Ahmad Nassar
Applicant: Noma Engineering
App No/Type: 2016-0924 C2

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	0.3458	Total Reserve Acreage:	0.3458
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:	Open Ditch	Utility District:	Fort Bend County FWSD 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	527Z	ETJ

Conditions and Requirements for Approval



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 07/21/2016
Plat Name: West Belfort Storage
Developer: Ahmad Nassar
Applicant: Noma Engineering
App No/Type: 2016-0924 C2

Staff Recommendation:
Defer Chapter 42 planning standards

-
015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (156)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
- 049.3. Add the following plat note for plats located in Harris, Fort Bend and Waller counties: The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale *****.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
060. Provide the property owner's name, the person or firm who prepared the plat and the date on which the plat was drawn. (41)
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)
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
- 088.1. A subdivision plat shall identify each reserve by alphabetical letter and shall show the total acreage of the reserve within the delineated reserve boundaries. The use intended for each reserve shall be noted. A reserve tract for which a use has not been determined shall be identified on the plat as an unrestricted reserve. (192)
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)
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 2nd Street as indicated on the marked file copy.
185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
186. Appendix B: Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
188. Appendix D: Notary Public Acknowledgement for All Signatures is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 190.2. Add 'Martha L. Stein, Chair' as Chair in the Planning Commission certificate.
197. Recordation dedicatory acknowledgements and certificates do not conform to those requirements by Fort Bend County. Contact staff Recordation Section for appropriate statements and requirements.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 07/21/2016
Plat Name: West Belfort Storage
Developer: Ahmad Nassar
Applicant: Noma Engineering
App No/Type: 2016-0924 C2

Staff Recommendation:
Defer Chapter 42 planning
standards

Submit current CPL not older than 30 days. CPL must be signed by examiner.

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

For Your Information:

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

Fort Bend Engineer: 1) Show 25' building line along West Belfort
2) Show 10' building line along 2nd Street
3) Revise to Fort Bend County plat format
4) Submit variance letter to remove required landscape reserve along major thoroughfares, FBC Regulations of Subdivisions Section 7
5) Remove references to existing features (i.e. trees, inlets, street paving, etc.)
6) Add 1' contours
7) Add lighting ordinance acknowledgment to owners acknowledgment and specify zone in the notes
8) Add sidewalk notes to general notes
9) Add pipeline notes
10) Add key map page number to vicinity map
11) Add drainage notes
12) Label designation as restricted or unrestricted reserve
13) Provide approved construction plans

PWE Utility Analysis: Approved

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

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



Agenda Item: 43
Action Date: 07/21/2016
Plat Name: Westgreen Developments
Developer: Christian Bach Investments LLC
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2016-0982 C2

Staff Recommendation:
 Withdraw

Total Acreage:	8.2251	Total Reserve Acreage:	8.2251
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
Harris	77449	406N	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.

PWE Utility Analysis: Approved.

City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED AND NEED B.L.

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

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

dedicate 25 foot building line along west property line

TxDOT permit may be needed for driveway construction along FM 529

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

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

TIA will be required before the review of site plans. A joint scoping meeting with TxDOT is recommended.

Analysis of NW corner is required by applicant to determine whether ROW dedication for part of future ROW corner clip will be required.

Developed site traffic will not be allowed to Westgreen corridor without Westgreen public street construction, left turn lane on FM 529 and confirmation of traffic signal adequacy for northbound movements at FM 529.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 07/21/2016
Plat Name: Westheimer Gardens Extension partial replat no 3
Developer: Crossroads School Inc.
Applicant: E.I.C. Surveying Company
App No/Type: 2016-1151 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.3825	Total Reserve Acreage:	1.3825
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77057	491T	City

Conditions and Requirements for Approval

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

159. Provide intersection tie.

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

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

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

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

- Subdivision name on plat must match CPC 101.

For Your Information:

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

When applying please attached a copy of the proposed re-plat to the WCR (long or short form).

For long form:

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

City Engineer: DETENTION IS REQUIRED

PWE Traffic: No comment.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 07/21/2016
Plat Name: Wild Oaks
Developer: robinson surveying, inc.
Applicant: Robinson Surveying Inc.
App No/Type: 2016-0930 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.0778	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	327T	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

Provide exhibit at recordation showing where the roadway easements are located since not shown on plat due to dedicating

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 45
Action Date: 07/21/2016
Plat Name: Wild Oaks
Developer: robinson surveying, inc.
Applicant: Robinson Surveying Inc.
App No/Type: 2016-0930 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approved
City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

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

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

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

road log calls out Wild Turkey Drive

label 20 foot building line around Wild turkey court

utility easement and drainage easement will need to be dedicated by separate instrument prior to recordation

label correct recording info for future Barker Cypress Road. HCAD states that land is owned in fee by county

recorded plat shows access easement bisecting property. Verify if this is to be shown on plat

Barker Cypress Road is not paved. Access will be off cul-de-sac at Wild Turkey Court.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 07/21/2016
Plat Name: Windstone Colony South Sec 4
Developer: Windstone Development, Ltd
Applicant: Texas Engineering And Mapping Company
App No/Type: 2016-1166 C3F

Staff Recommendation:
Defer for further study and
review

Total Acreage:	8.5578	Total Reserve Acreage:	0.0000
Number of Lots:	46	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 284
County	Zip	Key Map ©	City / ETJ
Harris	77449	446G	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
052. Windstone Colony Section 3 must be recorded prior to or simultaneously with this plat.
144. Provide a minimum 50-foot cul-de-sac radius as indicated on the marked file copy. Refer to PWE Design Manual. (131)
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
- Add 20' garage building line to all corner lots. - add Harris County drainage note.

For Your Information:

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

PWE Utility Analysis: 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)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 07/21/2016
Plat Name: Woodlands Creekside Park West Sec 18 partial replat no 1
Developer: Darling Homes of Texas, LLC
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2016-1155 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.2280	Total Reserve Acreage:	0.0000
Number of Lots:	1	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-Montgomery Counties MUD 386
County	Zip	Key Map ©	City / ETJ
Harris	77375	250E	ETJ

Conditions and Requirements for Approval

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

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

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

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

174. Remove Permanent Access Easement note to the plat and remove PAE paragraph from Appendix A: Owner's Acknowledgement. (189)

190.2. Add 'Martha L. Stein, Chair' as Chair in the Planning Commission certificate.

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 47
Action Date: 07/21/2016
Plat Name: Woodlands Creekside Park West Sec 18 partial replat no 1
Developer: Darling Homes of Texas, LLC
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2016-1155 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approved.
Harris County Flood Control District: HCFCD Review: Include Key Map information on the Vicinity Map.
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 07/21/2016
Plat Name: Woodlands Creekside Park West Sec 18 partial replat no 2
Developer: Darling Homes of Texas, LLC
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2016-1156 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1810	Total Reserve Acreage:	0.0000
Number of Lots:	1	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-Montgomery Counties MUD 386
County	Zip	Key Map ©	City / ETJ
Harris	77375	250E	ETJ

Conditions and Requirements for Approval

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

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

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

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

174. Remove Permanent Access Easement note to the plat and remove PAE paragraph from Appendix A: Owner's Acknowledgement. (189)

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48

Action Date: 07/21/2016

Plat Name: Woodlands Creekside Park West Sec 18 partial replat no 2

Developer: Darling Homes of Texas, LLC

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

App No/Type: 2016-1156 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)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 07/21/2016
Plat Name: Woodridge Forest Sec 12
Developer: WR Forest, LLC
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2016-1178 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	13.1330	Total Reserve Acreage:	1.1350
Number of Lots:	59	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Woodridge MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	296T	ETJ

Conditions and Requirements for Approval

014. Establish 20' garage setback lines on corner lots as indicated on the marked file copy. (156, 157, 158, 159, 160)

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

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

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

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

203. Provide complete Recordation Package when submitting plat for 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: 20' WLE & 10' STM.S.E CANNOT OVERLAPP, WHICH IS NOT ALLOWED. ALSO MAKE SURE THAT THE SUBDIVISION HAS DETENTION

PWE Utility Analysis: Approved.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 07/21/2016
Plat Name: Wrights Landing at Legends Trace Sec 3
Developer: Grace Flair, LP
Applicant: Jones | Carter
App No/Type: 2016-1177 C3F

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	34.2600	Total Reserve Acreage:	3.1300
Number of Lots:	171	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 88
County	Zip	Key Map ©	City / ETJ
Montgomery	77386	253T	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

PWE Utility Analysis: Approved.

Harris County Flood Control District: HCFCD Review: No comments (Montgomery County).

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 07/21/2016
Plat Name: Allen Pines Lofts
Developer: Trident Builders LLC
Applicant: Jalayer And Associates, Inc.
App No/Type: 2016-1157 C2R

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	6	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	493P	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. Legal description in title and on plat must match at recordation.

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

Add on site parking, parking table and reserve table.

Revise the Right of Way of Sauliner Street. It should be 27.5'

For Your Information:

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



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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 07/21/2016
Plat Name: Allen Pines Lofts
Developer: Trident Builders LLC
Applicant: Jalayer And Associates, Inc.
App No/Type: 2016-1157 C2R

Staff Recommendation:
Defer Chapter 42 planning
standards

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project. When applying please attached a copy of the proposed re-plat to the WCR (long or short form).

For long form:

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

PWE Traffic: The required guest parking space will be required to be provided on-site. The effective width of the adjacent block of Bailey is less than 20' which requires "No Parking" restrictions on both sides. The north side of Saulnier has existing No Parking signs restricting parking. Providing on-site parking is the only option. Parks and Recreation: To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 14. 2) The then-current fee in lieu of dedication shall be applied to this number (6 units) of dwelling units.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 07/21/2016
Plat Name: Amundsen Manor
Developer: Heri Rodriguez
Applicant: Bates Development Consultants
App No/Type: 2016-1174 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Conditions and Requirements for Approval

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

059.1. legal description in title and on plat must match at recordation.

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

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

For Your Information:

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

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

When applying please attached a copy of the proposed re-plat to the WCR (long or short form).

For long form:

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

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

PWE Traffic: No comment.

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



Agenda Item: 53
Action Date: 07/21/2016
Plat Name: Ashley Pointe Sec 14
Developer: Ashley Pointe Development, L.P.
Applicant: Windrose Land Services
App No/Type: 2016-1204 C3R

Staff Recommendation:
 Defer Chapter 42 planning standards

Total Acreage:	17.8644	Total Reserve Acreage:	1.6177
Number of Lots:	43	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Southbend MUD
County	Zip	Key Map ©	City / ETJ
Harris	77089	616L	ETJ

Conditions and Requirements for Approval

- 014. Label building setback lines as indicated on the marked file copy.
- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 052. Remaining area north of the plat must be recorded prior to or simultaneously with this plat.
- 053. Add street name(s) as indicated on the file copy.
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 059.1. legal description on title and on plat must match at 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)
- 149. Change street name ending(s) as indicated on the marked file copy. (133-134)
- 157.1. Provide street name break(s) as indicated on the marked file copy. Street name breaks must be located at lot lines.
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
 Identify and address stub street located on the east side of the plat.



**PLANNING &
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Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53

Action Date: 07/21/2016

Plat Name: Ashley Pointe Sec 14

Developer: Ashley Pointe Development, L.P.

Applicant: Windrose Land Services

App No/Type: 2016-1204 C3R

Staff Recommendation:

Defer Chapter 42 planning standards

For Your Information:

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

PWE Utility Analysis: Approved

Harris County Flood Control District: HCFCD plat release letter required prior to plat recordation.

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)

Daisy wood Lane street name needs to change at 90 degree angle

verify if a pipeline easement can be within a drainage reserve or add utilities to reserve B.
coordinate with HCFCD to determine if any additional easement dedication 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: 07/21/2016

Plat Name: Ashley Pointe Sec 15

Developer: Ashley Pointe Development, L.P.

Applicant: Windrose Land Services

App No/Type: 2016-1180 C3R

Staff Recommendation:

Defer Applicant request

Total Acreage:	16.0229	Total Reserve Acreage:	2.4240
Number of Lots:	50	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Clear Brook City MUD
County	Zip	Key Map ©	City / ETJ
Harris	77089	616L	ETJ

Conditions and Requirements for Approval

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

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

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

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)

059.1. Legal description in title and on plat must match at 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)

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)

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

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

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

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

For Your Information:



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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54

Action Date: 07/21/2016

Plat Name: Ashley Pointe Sec 15

Developer: Ashley Pointe Development, L.P.

Applicant: Windrose Land Services

App No/Type: 2016-1180 C3R

Staff Recommendation:

Defer Applicant request

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

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)

revise street name suffix for Clarkbrook court

label additional recording info for Dixie Farm Road

Provide copy of TxDOT approval docs / TIA with plans for connection to Dixie Farm / FM 1959

UVE analysis at entrance.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 07/21/2016
Plat Name: Cemex Engel
Developer: Cemex
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2016-0989 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.9897	Total Reserve Acreage:	3.9897
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77011	494Q	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
060. Provide the property owner's name, the person or firm who prepared the plat and the date on which the plat was drawn. (41)
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project.
When applying please attached a copy of the proposed re-plat to the WCR
(long or short form).
For long form:
<http://www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html>
City Engineer: DETENTION IS REQUIRED AND NEED B.L.

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



**PLANNING &
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Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 07/21/2016
Plat Name: Chateaus on Nett Street
Developer: City Choice Homes L.L.C.
Applicant: ICMC GROUP INC
App No/Type: 2016-1169 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.0992	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	77007	492H	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

PWE Utility Analysis: 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: 57
Action Date: 07/21/2016
Plat Name: City View Lofts on East 29th
Developer: Mary Matha Development Company LLC
Applicant: Overland (Surveyors) Consortium, Inc
App No/Type: 2016-1086 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2800	Total Reserve Acreage:	0.0048
Number of Lots:	7	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	453N	City

Conditions and Requirements for Approval

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

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

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.

190.2. Add 'Martha L. Stein, Chair' as Chair in the Planning Commission certificate.

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

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

1. Revise numerical values in the Lot Size & Coverage Table as indicated on the PDF Markup.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 07/21/2016

Plat Name: City View Lofts on East 29th

Developer: Mary Matha Development Company LLC

Applicant: Overland (Surveyors) Consortium, Inc

App No/Type: 2016-1086 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project. When applying please attached a copy of the proposed re-plat to the WCR (long or short form).

For long form:

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 07/21/2016
Plat Name: Cornell Street Landing
Developer: KB Texas Investments, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2016-1187 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1136	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453N	City

Conditions and Requirements for Approval

014. Revise building line callouts as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 190.2. Add 'Martha L. Stein, Chair' as Chair in the Planning Commission certificate.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
1. There must be a plat legend on the mylar.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 07/21/2016
Plat Name: East 32nd Street Grove
Developer: KB Texas Investments, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2016-1203 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1722	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	453N	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
- 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.
- 190.2. Add "Martha L. Stein, Chair" as Chair in the Planning Commission certificate.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

When applying please attached a copy of the proposed re-plat to the WCR
(long or short form).

For long form:

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 07/21/2016
Plat Name: Eastland RV Park
Developer: james cartwright
Applicant: TRI-TECH SURVEYING CO., L.P./BEC-LIN ENGINEERING,
L.P./GLOBAL SURVEYORS, INC.
App No/Type: 2016-1162 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.1997	Total Reserve Acreage:	0.1997
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77028	455E	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
051. Tie plat boundary to the nearest intersection of public street rights-of-way.
209. Applicant has requested that this item be deferred for two weeks.

For Your Information:

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

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project.
When applying please attached a copy of the proposed re-plat to the WCR
(long or short form).
For long form:
<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: 61
Action Date: 07/21/2016
Plat Name: Evergeen Villas Sec 1 partial replat no 1
Developer: Arborleaf Engineering & Surveying, Inc.
Applicant: Arborleaf Engineering & Surveying, Inc.
App No/Type: 2016-1058 C2R

Staff Recommendation:
Withdraw

Total Acreage:	0.5670	Total Reserve Acreage:	0.5670
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:	Greenwood Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77044	416Z	ETJ

Conditions and Requirements for Approval

1. The name of the subdivision, everywhere that it occurs, shall match the title block and CPC throughout.

For Your Information:

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

Limited scope TIA will be required addressing recreation site parking, driveway location, STOP control at the T intersection.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 07/21/2016
Plat Name: Galleria replat no 2
Developer: Kimley-Horn, Inc
Applicant: Terra Surveying Company, Inc.
App No/Type: 2016-1164 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	38.0040	Total Reserve Acreage:	38.0040
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77056	491U	City

Conditions and Requirements for Approval

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

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

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

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

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

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

127.1 Add Visibility triangle note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground. (162)

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

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

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

Verify the ROW widths for abutting streets. Provide an exhibit reflecting the recording information to verify sufficient width of streets otherwise ROW dedication will be required. Submit an existing conditions survey of the plat.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 07/21/2016
Plat Name: Galleria replat no 2
Developer: Kimley-Horn, Inc
Applicant: Terra Surveying Company, Inc.
App No/Type: 2016-1164 C2R

Staff Recommendation:
Defer Additional
information reqd

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project.
When applying please attached a copy of the proposed re-plat to the WCR
(long or short form).
For long form:
<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: 63
Action Date: 07/21/2016
Plat Name: Houston Heights Preschool
Developer: CUSTOM BARNs AND GARAGES
Applicant: Advance Surveying, Inc.
App No/Type: 2016-1197 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.4089	Total Reserve Acreage:	0.4089
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	453S	City

Conditions and Requirements for Approval

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

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

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

127.1 Add Visibility triangle note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground. (162)

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

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

1. Add Deed Restricted building line note: The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this division.

For Your Information:

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

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.



Agenda Item: 64
Action Date: 07/21/2016
Plat Name: Kempwood Industrial Park Sec 1 partial replat no 1
Developer: na
Applicant: Terra Surveying Company, Inc.
App No/Type: 2016-1121 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.7370	Total Reserve Acreage:	4.7370
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	451N	City

Conditions and Requirements for Approval

030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. (162)

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

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

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

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

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

190.2. Add 'Martha L. Stein, Chair' as Chair in the Planning Commission certificate.

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 64
Action Date: 07/21/2016
Plat Name: Kempwood Industrial Park Sec 1 partial replat no 1
Developer: na
Applicant: Terra Surveying Company, Inc.
App No/Type: 2016-1121 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project.
When applying please attached a copy of the proposed re-plat to the WCR
(long or short form).
For long form:
<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: 65
Action Date: 07/21/2016
Plat Name: Museo Plaza
Developer: Kimley-Horn, Inc
Applicant: Terra Surveying Company, Inc.
App No/Type: 2016-1165 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.1480	Total Reserve Acreage:	1.1480
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

Conditions and Requirements for Approval

030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. (162)

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

203. Provide complete Recordation Package when submitting plat for 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.
When applying please attached a copy of the proposed re-plat to the WCR
(long or short form).

For long form:

<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: 66
Action Date: 07/21/2016
Plat Name: Newport Sec 9
Developer: ROCHESTER ENTERPRISES LLC, A TEXAS LIMITED LIABILITY COMPANY
Applicant: Broussard Land Surveying, LLC
Ann No/Type: 2016-1081 C3R

Staff Recommendation:
 Approve the plat subject to the conditions listed

Total Acreage:	17.5711	Total Reserve Acreage:	3.2743
Number of Lots:	84	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

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

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

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

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 wastewater note.

For Your Information:

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

PWE Utility Analysis: Approved.

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

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

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

label entire 25 foot building line along South Diamondhead blvd.

add street name suffix to Oporto Springs

UVE should be checked at Newport Place Drive and S. Diamondhead Blvd.

Median opening and left turn lane will be required on S. Diamondhead Blvd at Newport Place Drive.

add 10 foot building line along Hare Ave.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 07/21/2016
Plat Name: Ory Homes
Developer: CREOLE DESIGN
Applicant: Advance Surveying, Inc.
App No/Type: 2016-1168 C2R

Staff Recommendation:
Defer Chapter 42 planning
standards (drainage plan)

Total Acreage:	0.2500	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452Y	City

Conditions and Requirements for Approval

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

010.3. Add the following note to the face of the plat (SWD): No heavy or oversize trash collection service shall be provided to residential units eligible for collection pursuant to item 2 of Sec. 39-65 of the Code of Ordinances.

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.

133.1. Add 'In Lieu of Payment for Park Dedication' plat note: 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.'

134.12. Add to general notes on face of plat: This property(s) is located in Park Sector number 12.

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

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

175. Add Shared Driveway note to the plat. (159)

190.2. Add 'Martha L. Stein, Chair' as Chair in the Planning Commission certificate.

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

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

For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 07/21/2016
Plat Name: Ory Homes
Developer: CREOLE DESIGN
Applicant: Advance Surveying, Inc.
App No/Type: 2016-1168 C2R

Staff Recommendation:
Defer Chapter 42 planning
standards (drainage plan)

The below comments were made by other agencies during this review period. These comments 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.
When applying please attached a copy of the proposed re-plat to the WCR
(long or short form).

For long form:

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

Parks and Recreation: To be added to the general notes on face of plat: 1) This property(s) is located in Park Sector number 12. 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 (4 units) of dwelling units. 5) No land is being established as Private Park or dedicated to the public for Park purposes.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 07/21/2016
Plat Name: Park on Cypress Station
Developer: John Lizer Property L.L.C.
Applicant: ICMC GROUP INC
App No/Type: 2016-1171 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	2.0000	Total Reserve Acreage:	2.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	CNP Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77090	332E	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)

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)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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)
 verify recording information for cypress trace road
 UVE should be checked at Cypress Trace Road and Cypress Station Drive.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 07/21/2016
Plat Name: Plaza at Clearwood
Developer: Clearwood Enterprises LLC
Applicant: ICMC GROUP INC
App No/Type: 2016-1082 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.5211	Total Reserve Acreage:	2.5211
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77075	575M	City

Conditions and Requirements for Approval

043. All existing rights-of-way must show correct record information.

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

058. Show updated record information for the property on the west side of East Haven Road (U pull and Pay 2016-164025 HCDR). Show complete record information for East Haven Road (add vol 1241 pg 236 of HCDR and cf no L166456 HCPRRP). Show correct record information for Easthaven subdivision to the north (vol 10 p 17).

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

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

Subtract Meldrum ROW dedication from the acreage and square footage dimensions on each reserve. Add city drawing number 29529 sheets 22 and 23 to Meldrum Lane record information.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 07/21/2016
Plat Name: Plaza at Clearwood
Developer: Clearwood Enterprises LLC
Applicant: ICMC GROUP INC
App No/Type: 2016-1082 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project.
When applying please attached a copy of the proposed re-plat to the WCR
(long or short form).
For long form:
<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.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project.
When applying please attached a copy of the proposed re-plat to the WCR
(long or short form).
For long form:
<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.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 07/21/2016
Plat Name: Rozyworld
Developer: Wadwha and Associates
Applicant: PROSURV
App No/Type: 2016-1135 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.4900	Total Reserve Acreage:	2.4900
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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77017	575D	City

Conditions and Requirements for Approval

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

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

190.2. Replace "Chairman" with Chair on certificate for Planning Commission.

203. Provide complete Recordation Package when submitting plat for 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: 70
Action Date: 07/21/2016
Plat Name: Rozyworld
Developer: Wadwha and Associates
Applicant: PROSURV
App No/Type: 2016-1135 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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 6.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project.
When applying please attached a copy of the proposed re-plat to the WCR
(long or short form).

For long form:

<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 6.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project.
When applying please attached a copy of the proposed re-plat to the WCR
(long or short form).

For long form:

<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: 71
Action Date: 07/21/2016
Plat Name: Set Industries
Developer: S.E.T. INDUSTRIES, L.C.
Applicant: The Pinnell Group, LLC
App No/Type: 2016-1054 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	35.3060	Total Reserve Acreage:	35.1620
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	77060	413B	ETJ

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 07/21/2016
Plat Name: Set Industries
Developer: S.E.T. INDUSTRIES, L.C.
Applicant: The Pinnell Group, LLC
App No/Type: 2016-1054 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approved
City Engineer: CHECK WITH THE COUNTY TO SEE IF 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 10 foot building line around perimeter of terminated Sweeney road

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

Road log calls out 60 feet for Pear street. HCAD measures 50 feet. Verify ROW

Plat dedicated 50 feet for Henry Road. HCAD measures 60 feet. Verify ROW is 60 feet or dedicate 5 feet of ROW.

UVE should be checked at Pear Street and Henry Road.

Hypotenuse L1 at corner of Pear Street and Henry Road should be 28.28' for 20'x20' cutback.

County requests deferral for additional time for review ROW and building encroachment.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 07/21/2016
Plat Name: Westpark Meadows Reserve
Developer: JLC Gaston, LLC., A Texas limited liability company
Applicant: Benchmark Engineering Corp.
App No/Type: 2016-1144 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	9.4816	Total Reserve Acreage:	9.4816
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:	Fort Bend County MUD 34
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	525E	ETJ

Conditions and Requirements for Approval

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

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

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

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

- provide topography at recordation. - bold plat boundary.

For Your Information:

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

Fort Bend Engineer: 1) Update the title block to state Westpark Meadows Partial Replat No. 2
2) Provide the widths of all easements labeled with acreage
3) The 25' building line label is in the incorrect location parallel to 1093. It should be the same line as the 25' SSE
4) Provide 10' landscape reserve along FM 1093

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 07/21/2016
Plat Name: Woodlands Creekside Park West Sec 37
Developer: The Woodlands Land Development Company, L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No/Type: 2016-1080 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	26.5230	Total Reserve Acreage:	9.7300
Number of Lots:	70	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	77375	249V	ETJ

Conditions and Requirements for Approval

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

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)

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

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

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

Future 50' ROW must be recorded prior to or simultaneously with this plat as indicated on the marked on the 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 07/21/2016
Plat Name: Woodlands Creekside Park West Sec 37
Developer: The Woodlands Land Development Company, L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No/Type: 2016-1080 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approved

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

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

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

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

UVE should be checked for Zulemma Springs Drive and Hufsmith Road.

ROW corner radii C4 and C12 at Zulemma Springs Drive and Hufsmith Road should be 30'.

record Zulemma Springs drive STD before or simultaneously with plat to meet chapter 42 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:	74	Staff Recommendation:	Withdraw
Action Date:	07/21/2016		
Plat Name:	Green Valley Estates Sec 2 Amending plat partial replat no 1		
Developer:	Harose Investments		
Applicant:	Tetra Surveys		
App No/Type:	2016-0959 C3N		

Total Acreage:	0.8094	Total Reserve Acreage:	0.8094
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77053	611G	City

Conditions and Requirements for Approval

For Your Information:

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

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

When applying please attached a copy of the proposed re-plat to the WCR (long or short form).

For long form:

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

City Engineer: DETENTION IS REQUIRED AND NEED DRAINAGE PLAN

Fort Bend Engineer: This plat lies wholly within the City of Houston, therefore Fort Bend County has no comments.

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

Houston Planning Commission

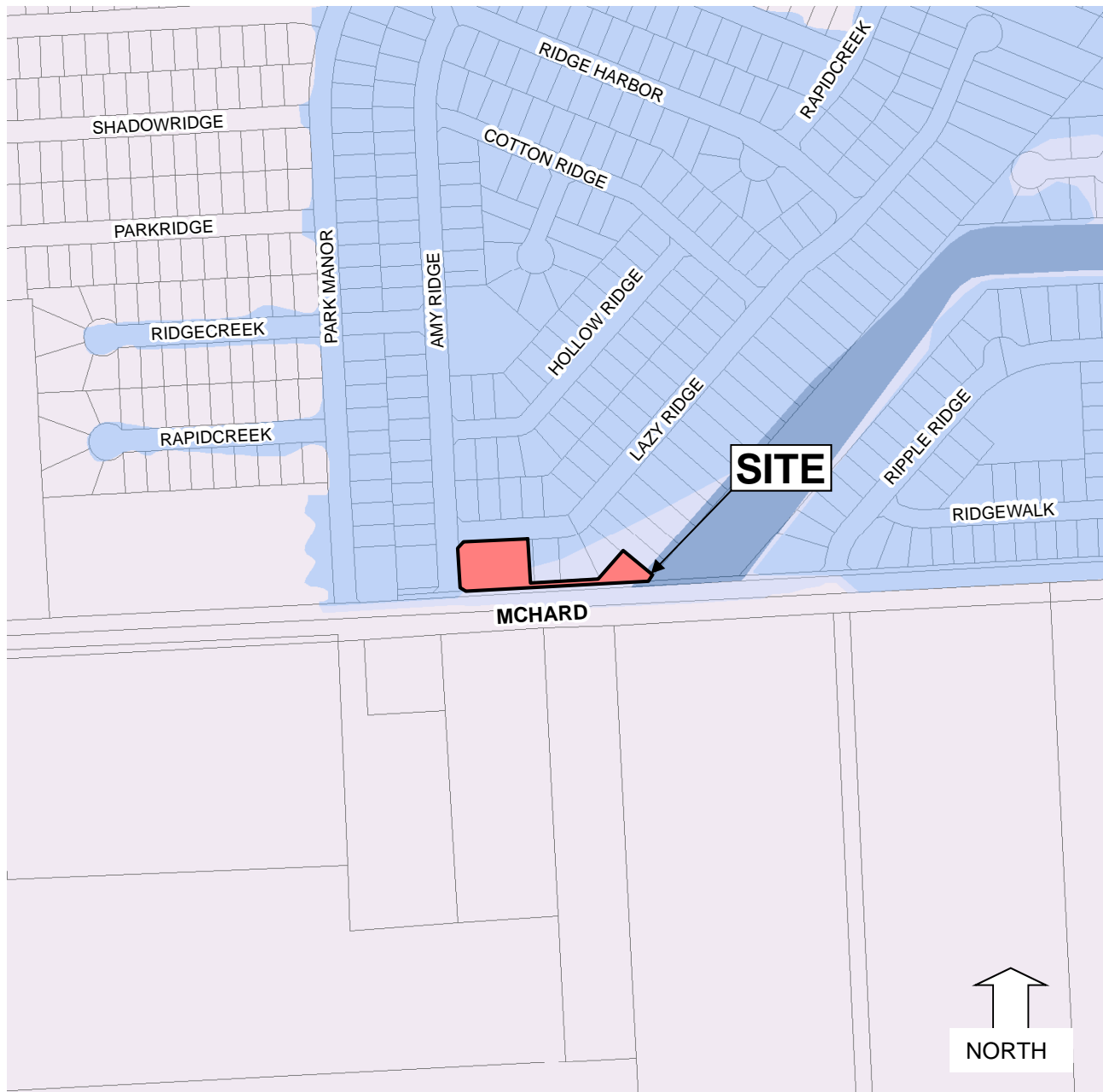
ITEM: 74

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Green Valley Estates Sec 2 amending plat partial replat no 1 (DEF1)

Applicant: Tetra Surveys



C – Public Hearings

Site Location

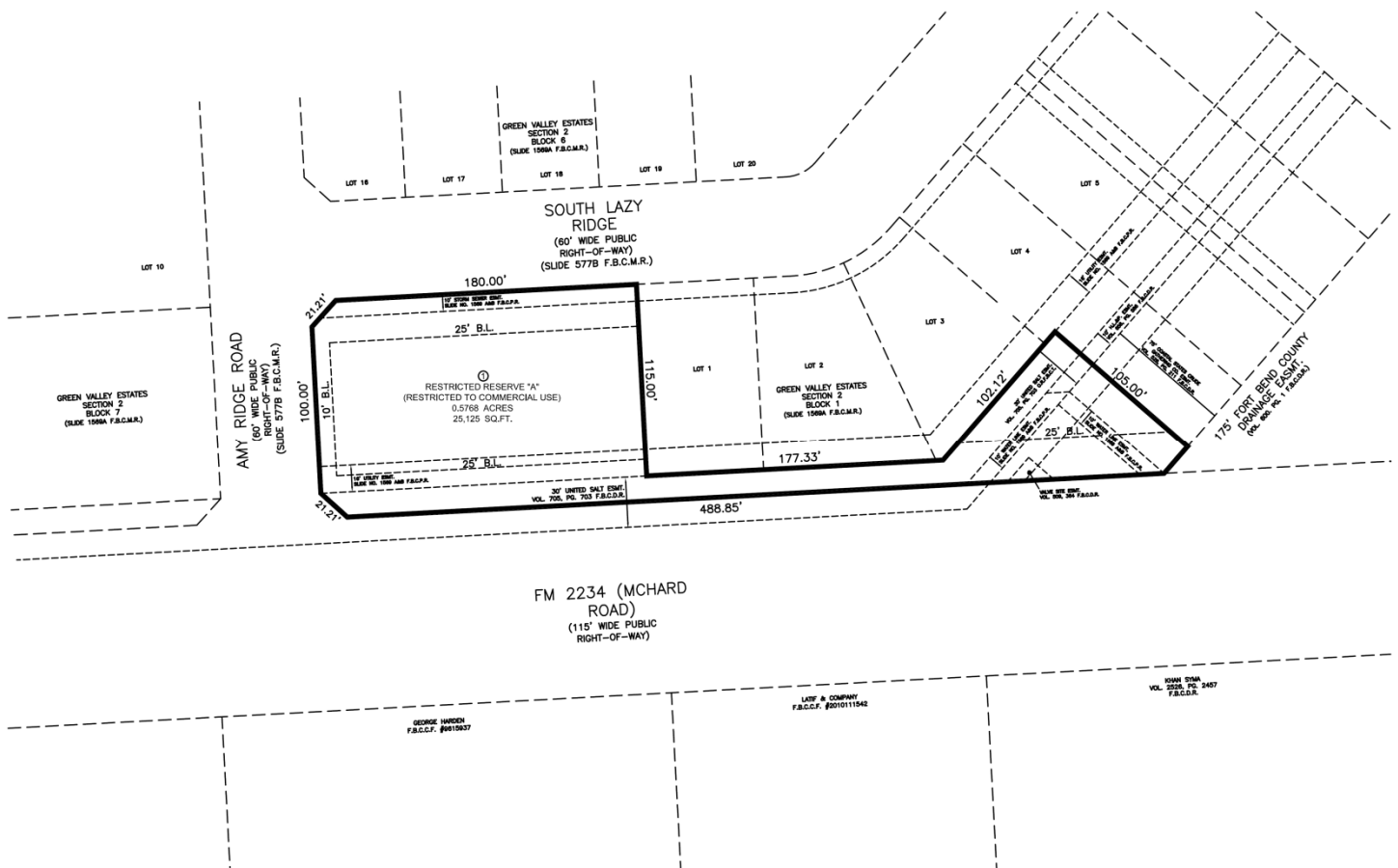
Planning and Development Department

ITEM: 74

Meeting Date: 07/21/2016

Subdivision Name: Green Valley Estates Sec 2 amending plat partial replat no 1 (DEF1)

Applicant: Tetra Surveys



C – Public Hearings

Subdivision

Houston Planning Commission

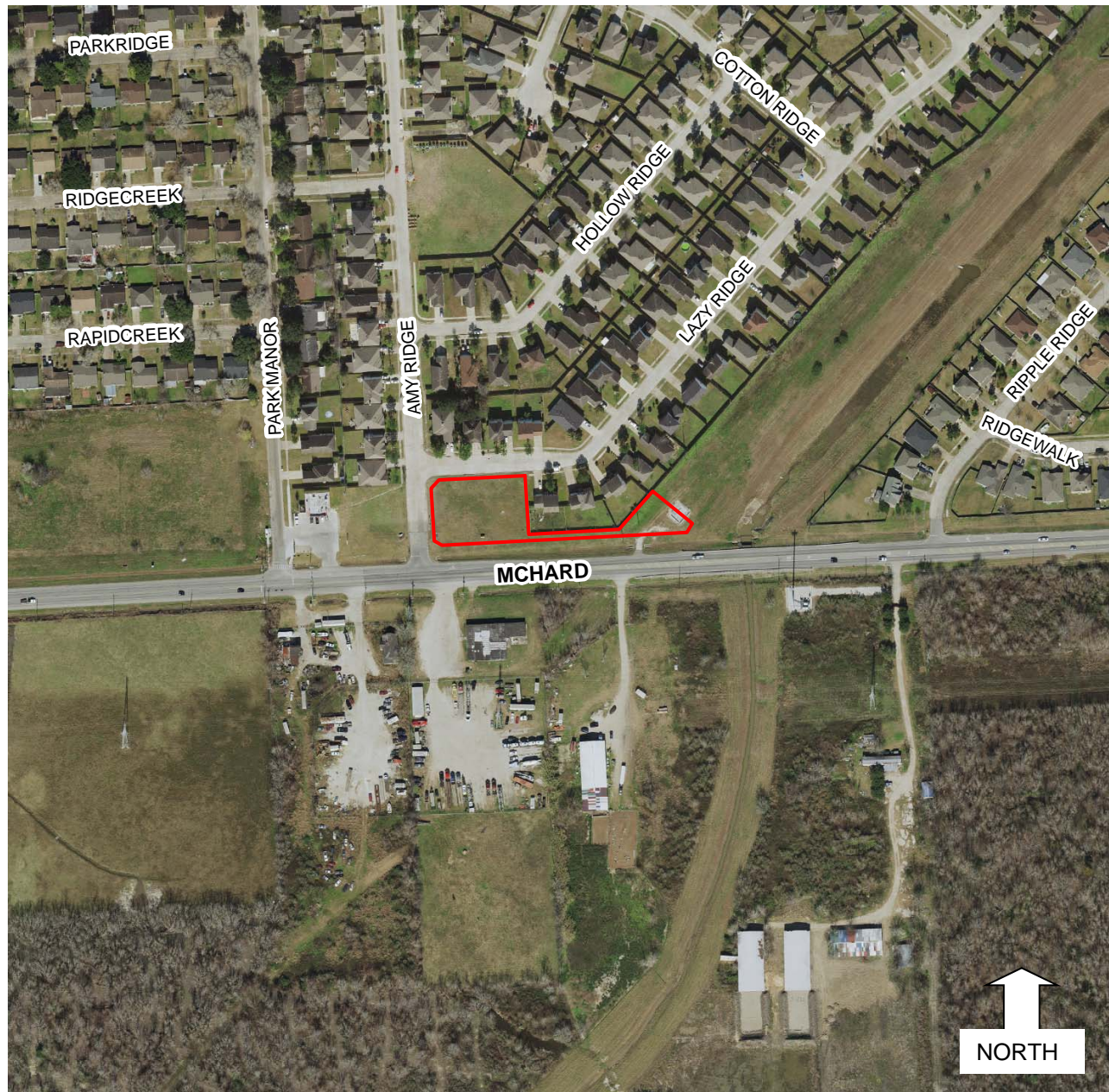
ITEM: 74

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Green Valley Estates Sec 2 amending plat partial replat no 1 (DEF1)

Applicant: Tetra Surveys



C – Public Hearings

Aerial



Agenda Item: 75
Action Date: 07/21/2016
Plat Name: Lakes of Bella Terra Sec 37 replat no 1
Developer: L.O.B. Limited Partnership
Applicant: Benchmark Engineering Corp.
App No/Type: 2016-1035 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	12.6130	Total Reserve Acreage:	1.4410
Number of Lots:	50	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 133
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	525J	ETJ

Conditions and Requirements for Approval

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.

Fort Bend Engineer: 1) Utility easements along the rear of lots for private providers is required per FBC Regulations of Subdivisions 5.11(A)(2). Why are the majority of these UEs being released as the back lot lines have not been changed?

2) Release the indicated separate instrument UEs to clean up and remove unnecessary lines.

3) Provide recordation information for proposed separate instrument UEs.

4) Add incidental utility use to Reserve E as there is a proposed SSE running through the tract.

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

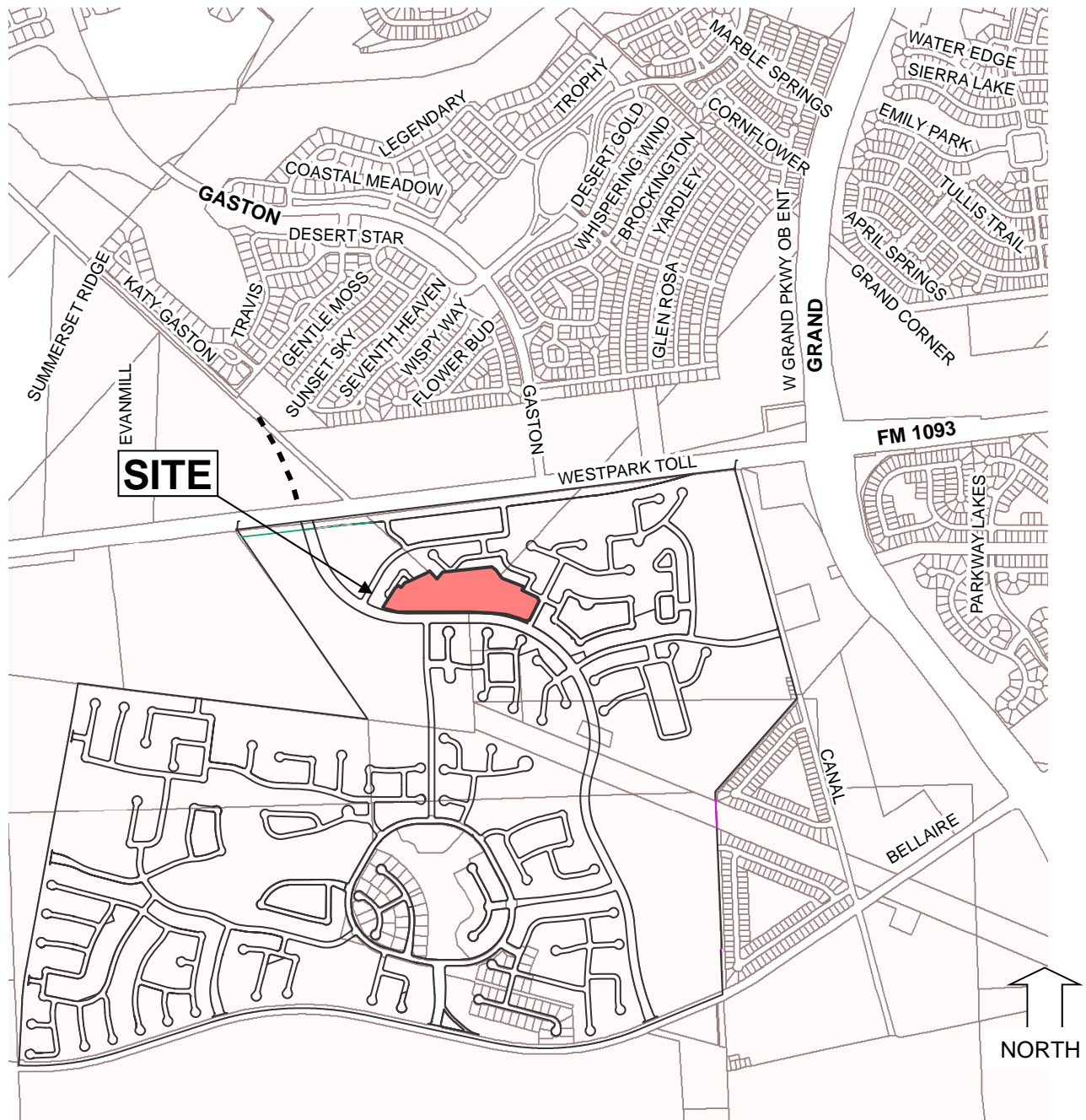
ITEM: 75

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Lakes of Bella Terra Sec 37 replat no 1

Applicant: Benchmark Engineering Corp.



C – Public Hearings

Site Location

Houston Planning Commission

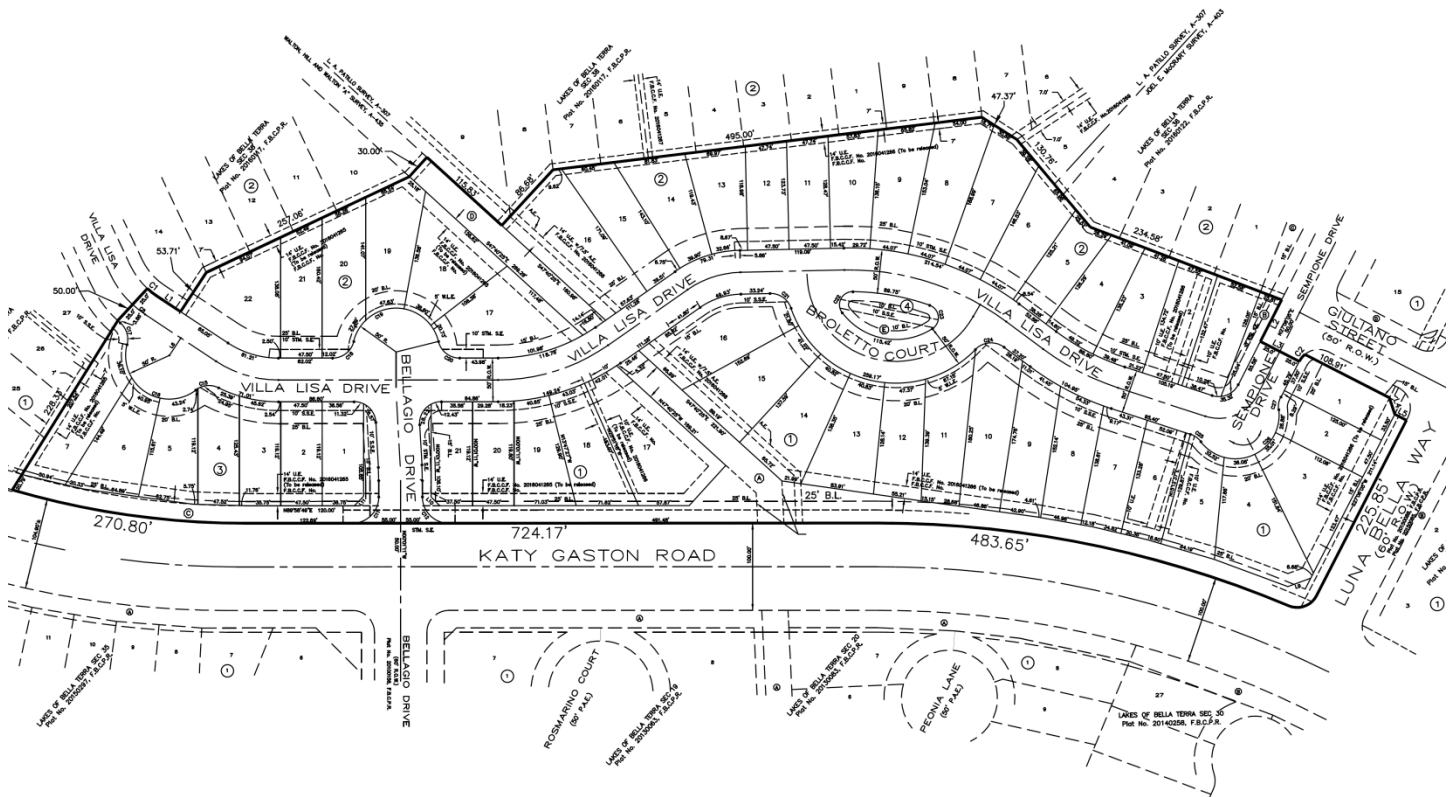
ITEM: 75

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Lakes of Bella Terra Sec 37 replat no 1

Applicant: Benchmark Engineering Corp.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 75

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Lakes of Bella Terra Sec 37 replat no 1

Applicant: Benchmark Engineering Corp.



C – Public Hearings

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 07/21/2016
Plat Name: Mangum Manor Sec 1 partial replat no 1
Developer: Antonio Salazar
Applicant: Owens Management Systems, LLC
App No/Type: 2016-1017 C3N

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.1780	Total Reserve Acreage:	0.0000
Number of Lots:	1	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	77092	451L	City

Conditions and Requirements for Approval

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

For Your Information:

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

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

When applying please attached a copy of the proposed re-plat to the WCR (long or short form).

For long form:

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

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

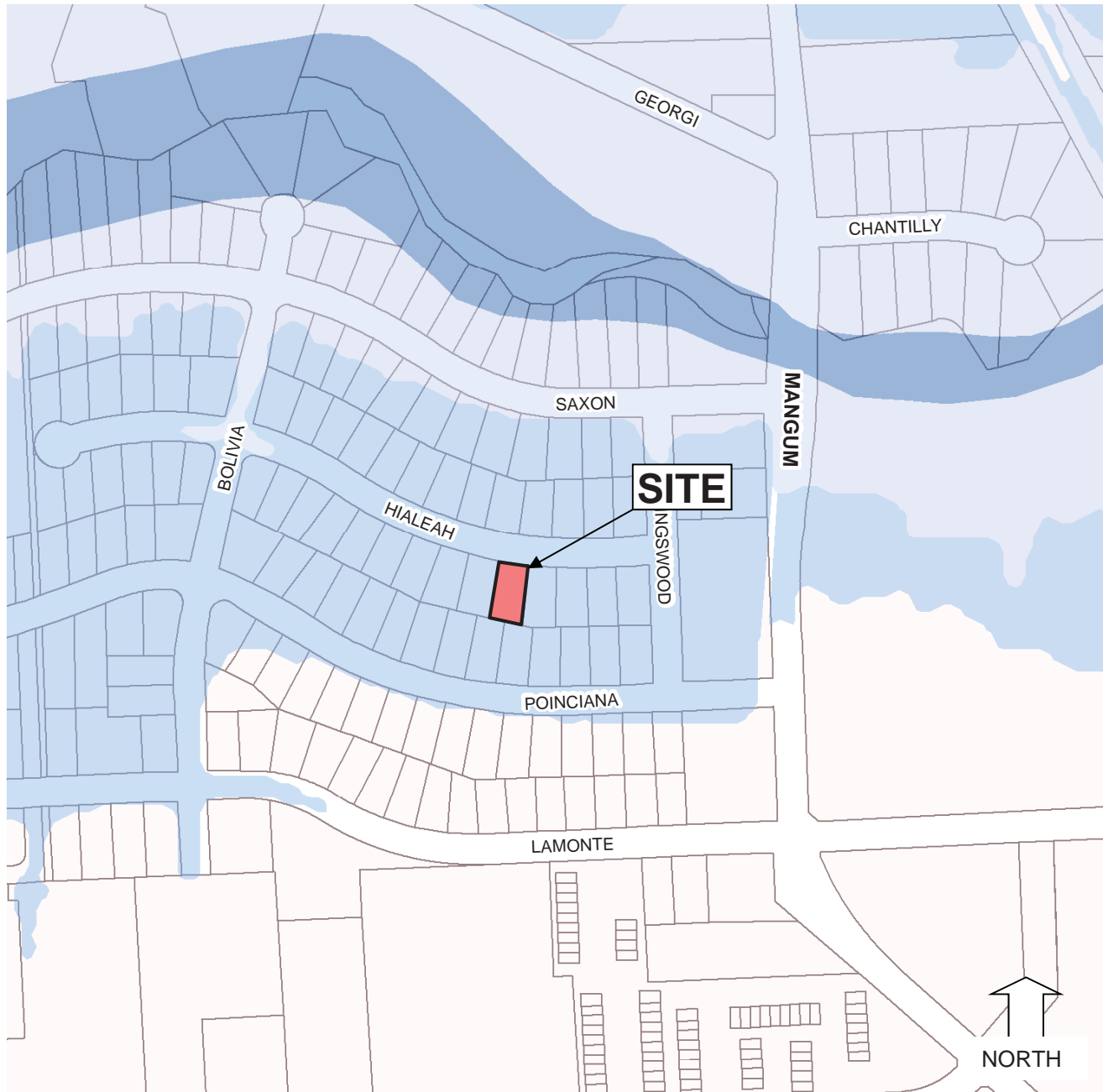
ITEM: 76

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Mangum Manor Sec 1 partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance

Site Location

Houston Planning Commission

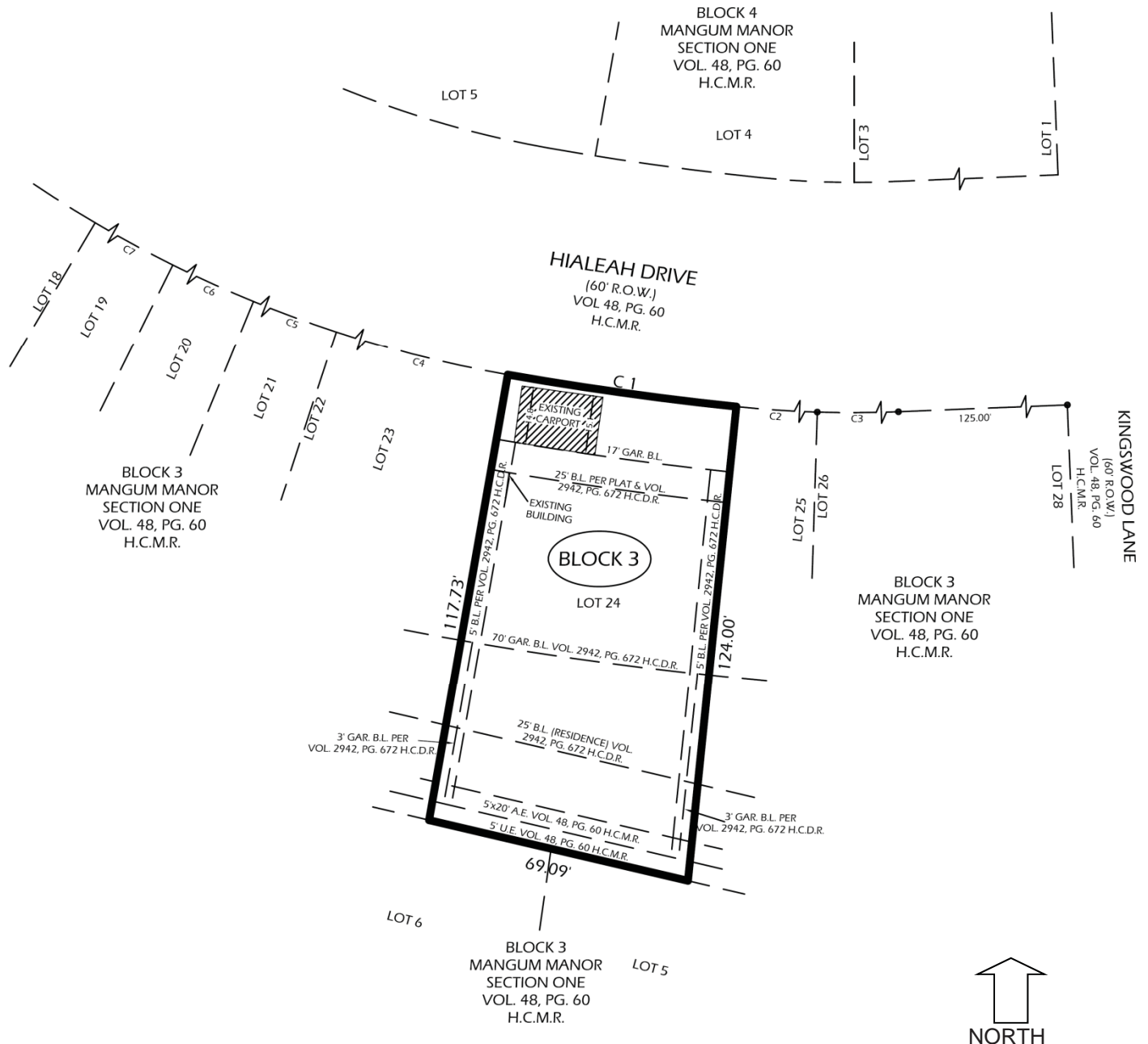
ITEM: 76

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Mangum Manor Sec 1 partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

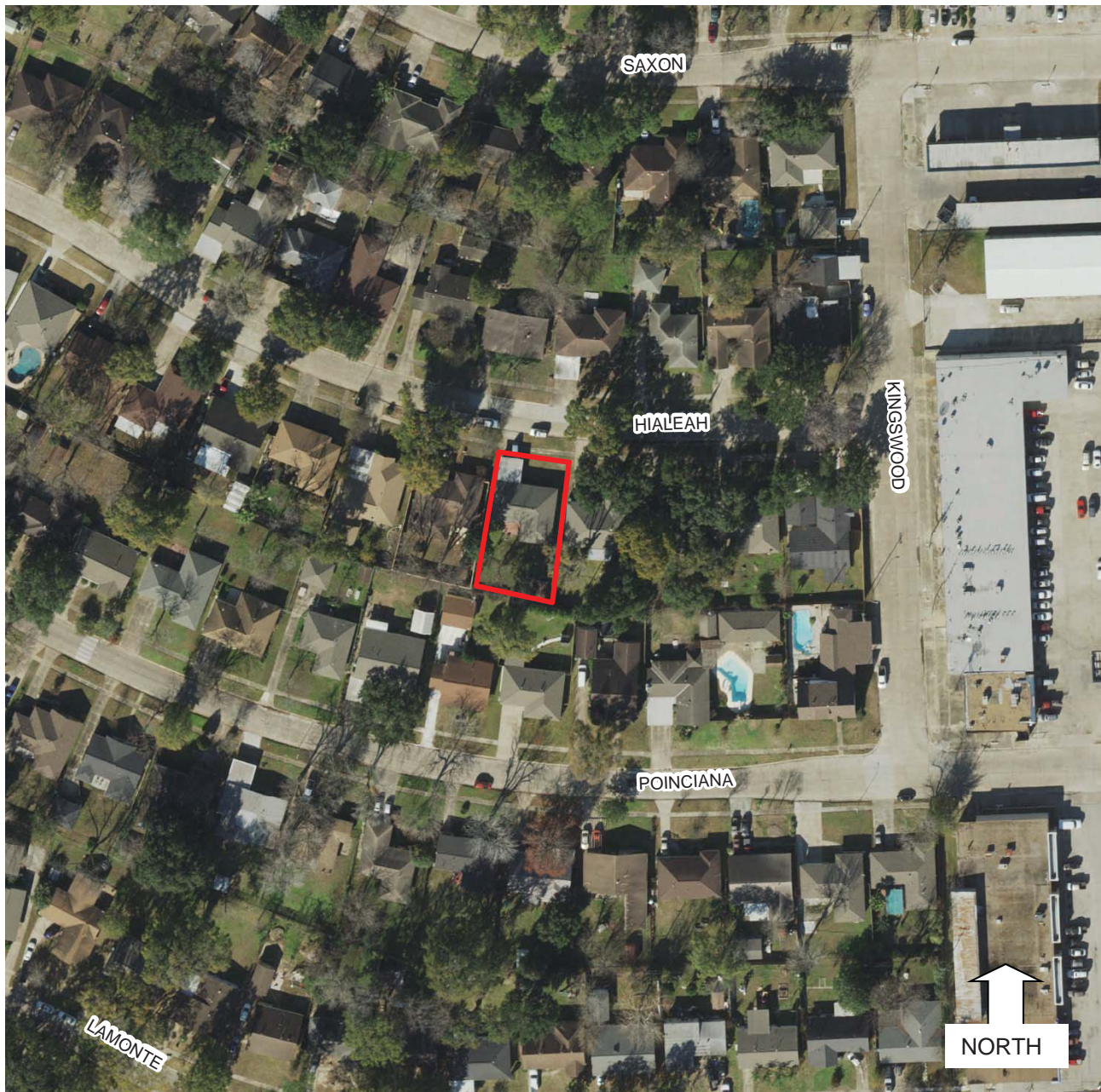
ITEM: 76

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Mangum Manor Sec 1 partial replat no 1

Applicant: Owens Management Systems, LLC

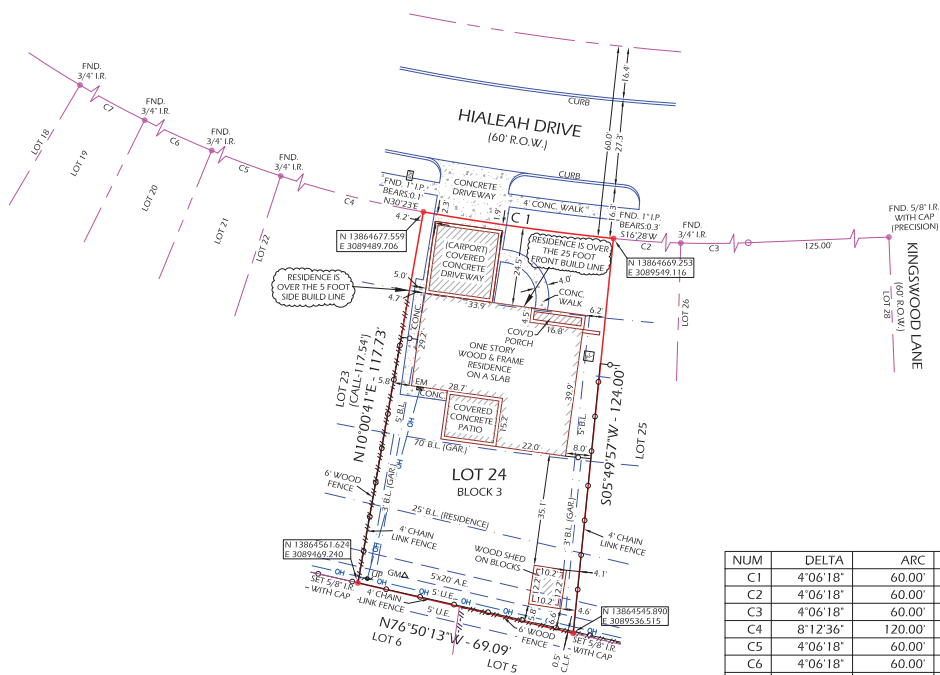


C – Public Hearings with Variance

Aerial

- NOTES:
1. SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY IS BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, ETC., ARE NOT ABSTRACTED. THIS SURVEY IS IDENTIFIED BY NO. 79110-16-5032 OF TEXAS AMERICAN TITLE COMPANY.
2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION OR CONCLUSION OF THE SURVEYOR.
3. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF THE SURVEYOR'S JUDGMENT THAT THE SURVEY IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT A WARRANTY OF ACCURACY OR A GUARANTEE TO THE PROPERTY OWNERS.
5. THE SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONNECTION WITH THE TRANSACTION.
6. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON NAD83 HORIZONTAL DATUM PROJECTION ZONE TEXAS SOUTH. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE COMBINED SCALE FACTOR OF 1.0000995928.
7. THERE ARE NO HIGH VOLTAGE POWER LINES OR TREES ON THE TRACT OR IN THE RIGHT OF WAY WITHIN TEN FEET OF THE TRACT.

3. RESTRICTIVE COVENANTS AS SET FORTH BY INSTRUMENTS FILED FOR RECORD IN HARRIS COUNTY CLERK'S OFFICE, BOOKS 2015053932, 2015053935 AND 2015053936, ALL IN HARRIS COUNTY, TEXAS.
4. BUILDING SETBACK LINE 25 FEET IN WIDTH ALONG THE NORTHERLY PROPERTY LINE, AS SHOWN BY THE PLAT OF MANGUM MANOR, SECTION ONE (1), RECORDED IN VOLUME 48, PAGE 60 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
5. UTILITY EASEMENT 7 FEET IN WIDTH ALONG THE SOUTHERLY (REAR) PROPERTY LINE, TOGETHER WITH AN UNOBSTRUCTED AIRWAY EASEMENT, ADJOINING THERETO 5 FEET WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD, AS SHOWN BY THE PLAT OF MANGUM MANOR, SECTION ONE (1), RECORDED IN VOLUME 48, PAGE 60 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
6. SUBJECT TO BUILDING SETBACKS LISTED UNDER H.C.F. NO. 2015053937 AS FOLLOWS, 5 FOOT SIDE SETBACKS FOR RESIDENCE, 3 FOOT SIDE SETBACKS FOR GARAGES AND ACCESSORY BUILDINGS, AND 7 FOOT FRONT BUILDING LINE REGARDING THE RESIDENCE AND A 7 FOOT FRONT SETBACK LINE FOR DETACHED GARAGES OR ACCESSORY BUILDINGS.



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	4°06'18"	60.00'	837.46'	S82°02'28"E	59.99'
C2	4°06'18"	60.00'	837.46'	S86°08'46"E	59.99'
C3	4°06'18"	60.00'	837.46'	N89°44'56"E	59.99'
C4	8°12'36"	120.00'	837.46'	S75°53'01"E	119.90'
C5	4°06'18"	60.00'	837.46'	S69°43'34"E	59.99'
C6	4°06'18"	60.00'	837.46'	S65°37'16"E	59.99'
C7	4°06'18"	60.00'	837.46'	S61°30'58"E	59.99'

SCALE : 1"=30'

Seal of the State of Texas, Registered Professional Surveyor No. 4919, Daniel W. Goodale.

LEGEND:
H.C.M.R. - HARRIS COUNTY MAP RECORD
H.C.D.R. - HARRIS COUNTY DEED RECORD
H.C.C.F. - HARRIS COUNTY CLERK FILE
R.O.W. - RIGHT OF WAY
CM - CONTROL MONUMENT
I.R./I.P. - IRON ROD/IRON PIPE
EM - ELECTRIC METER
GM - GAS METER
B.L. - BUILDING LINE
GAR. - GARAGE
U.E. - UTILITY EASEMENT
A.E. - AERIAL EASEMENT
UP - UTILITY POLE
OH - OVER-HEAD UTILITY LINE
WM - WATER METER
C.L.F. - CHAIN LINK FENCE



(BEARINGS BASED ON GPS OBSERVATION)

DIR: 832-668-5003 FAX: 832-553-7210
FIRM # 10193977
orders@gllsurveys.com
www.greenleafandsurveys.com



Application Number: 2016-1017

Plat Name: Mangum Manor Sec 1 partial replat no 1

Applicant: Owens Management Systems, LLC

Date Submitted: 06/13/2016

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

Specific Variance is being sought and extent of variance:

A variance is sought for a dual 17' garage building line instead of the required 20-foot building line.

Chapter 42 Section: 42-156(c)

Chapter 42 Reference:

(c) Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of section 42-157 of this Code.

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

Mangum Manor Sec 1 was recorded June 2, 1955 per Volume 48, Page 60 HCMR with a 25' building line and 70' building line for detached garages. Hialeah Street is a 60' ROW with 27.3' paved section, curb and gutter and 4' sidewalk. The distance from the back of curb to property line is 16.3'. The distance from the back to curb to the proposed 17' carport building line is 33.3 feet. Deed restrictions, per Volume 2942, Page 672 HCDR, recorded July 22, 1955 the following building lines were established: 25' front building line, 5' side building line, 70'- garage building line, 3' building line along the sides of garage building line. The restrictions expired January 1, 1985 to automatically renew every 10 years. Per HCCFN J837459, the aforementioned restrictions were renewed with expiration January 1, 1985 with automatic renewal every 10 years unless amended by a majority of home owners in Mangum Manor Sec 1. Per HCAD records, the existing one story house on slab was constructed in 1955. The current owners, Antonio and Rosa Marie Salazar purchased the house in June, 1979. Per recent survey, the house is encroaching into the front building line 5-feet and the side 5-foot building line 3/10". The encroachments were an existing condition when Mr. Salazar purchased the house in 1975 – 37 years ago. To accommodate Salazar's health challenges and allow him to remain home, the attached garage was converted to living space. A permit was secured May 16, 2011 via project no. 11045154. A permit to replace the existing driveway was secured November 17, 2014 via project no. 14123198. With the driveway improvement, the existing carport with aluminum roofing was removed and replaced with a new carport with shingled roofing to continue the flow of the roofline of the house. The carport extends from the house to 2.3 feet from the property line. A permit was not secured for the new carport. November 19, 2014, 311 received a complaint regarding the new carport deed restriction violation. An investigation opened by Code Enforcement under project 14124204. 14124204. Mr. Salazar was advised that an Amendment to the deed restrictions was required to remove carports from adhering to the 25' building line. Mr. Salazar hired an attorney to prepare a NOTICE OF AMENDMENT OF THE MANGUM MANOR DEED RESTRICTIONS SECTION 1 per Volume 2494, Page 692, to exempt carports from 25-foot building line. Mr. Salazar carried the petition throughout the subdivision and secured majority of signatures for the Amendment which was filed under HCCFN 20150353937 on August 6, 2015. Mr. Salazar presented the recorded Amendment to City Legal. Upon review by Heather Cook, Assistant City Attorney, it was determined that the recorded Amendment met the City's requirements for the carport encroachment. November 9, 2015, Ms. Cook sent Jodie Foster, Code Enforcement, an email notification that City Legal had closed the deed restriction complaint file and requested the "hold" be released to allow Mr. Salazar to complete permitting process. 311 complaint project no 14124204 was closed out. Mr. Salazar submitted plans for a new carport addition November 11, 6 2015 via project no. 15090883 for One Stop review. Mr. Salazar was issued a citation from Code Enforcement, L. Crisantos, inspector, on December 10, 2015-ticket no. N3198935 & created project no. 1513586 for failure to comply with by building official to obtain plans and permits for the carport. Citation project no. 1513586. Mr. Salazar paid \$466 fine on February 22, 2016 to Houston Municipal Courts.

(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 deed restriction amendment exempting carports from 25' building line does not specify a certain building line for carports. The optimum single-family residential building line performance standard is 10' building line and 17' garage building line in the city limits. However, per the deed restriction for principal structure is 25'. Chapter 42- 156C – 20' garage/carport building line requirement would only allow for the 5-foot carport, which is less than the average length of a vehicle. The 17' building line will allow for a more sufficient 8' carport. The house was constructed in 1955 with 5' encroachment into a 25' front building line and 3/10" encroachment into 5' side building line. There have been no additions to the footprint of the house for 61 years.

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

The intent and general purposes of this chapter will be preserved and maintained. City Legal has determined that the deed restriction Amendment met the requirements to allow the carport to remain. However, any additional structures or additions must adhere to the building line as shown on this plat. In addition, if the existing structure(s) is ever demolished, then any replacement structure(s) shall adhere to the building line shown on this plat. The 17' carport building line will allow cars to park under the carport and not encroach into the sidewalk.

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

The granting of the variance will not be injurious to the public health, safety or welfare. Since the carport was constructed without a permit, JL Trevino & Associates inspected the carport and submitted a letter to City of Houston Building Official on January 15, 2016, stating that "the existing carport footings are designed in accordance with the IRC-2006 specifications and it is in good standing and adequate to receive the new service loads."

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

Economic hardship is not the sole justification of the variance. The typical standard for carports without restrictions 17-feet in the City of Houston. The Mangum Manor deed restrictions exempt carports. We humbly request your consideration for the 17' garage dual building line.



Application No: 2016-1017

Agenda Item: 76

PC Action Date: 07/21/2016

Plat Name: Mangum Manor Sec 1 partial replat no 1

Applicant: Owens Management Systems, LLC

Staff Recommendation: Defer Applicant request

Chapter 42 Sections: 42-156(c)

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

A variance is sought for a dual 17' garage building line instead of the required 20-foot building line.;

Basis of Recommendation:

The site is located on Hialeah Street west of Kingswood Street. The reason for replat is to create a dual building line for an existing carport. The applicant is seeking a variance for a dual building line for an existing carport. Review by Legal indicates that this plat will not violate separately filed deed restrictions. The applicant has requested that this item is deferred for two weeks. Staff's recommendation is to defer the plat per the applicant's request.

Statement of Facts

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 07/21/2016
Plat Name: Neuen Manor partial replat no 4
Developer: PulteGroup
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2016-1026 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.3897	Total Reserve Acreage:	0.5720
Number of Lots:	63	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450Q	City

Conditions and Requirements for Approval

"Widen the pavement for (Kerrwood Lane) along the entire block to 20' and provide certificate of completion at recordation. Refer to the guide online for minimum public street roadway width for shared driveway projects."
http://www.houstontx.gov/planning/DevelopRegs/docs_pdfs/Street_paving-18'_shared_driveway.pdf

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 07/21/2016
Plat Name: Neuen Manor partial replat no 4
Developer: PulteGroup
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2016-1026 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project.
When applying please attached a copy of the proposed re-plat to the WCR
(long or short form).

For long form:

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

Addressing: BAUER PARK DR changes direction by approximately 90 degrees. the street name needs to
change after the 90 degrees turn.

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. TO CONNECT TO F.H.E.,
ALSO DETENTION IS REQUIRED AND W.M.E.

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

Houston Planning Commission

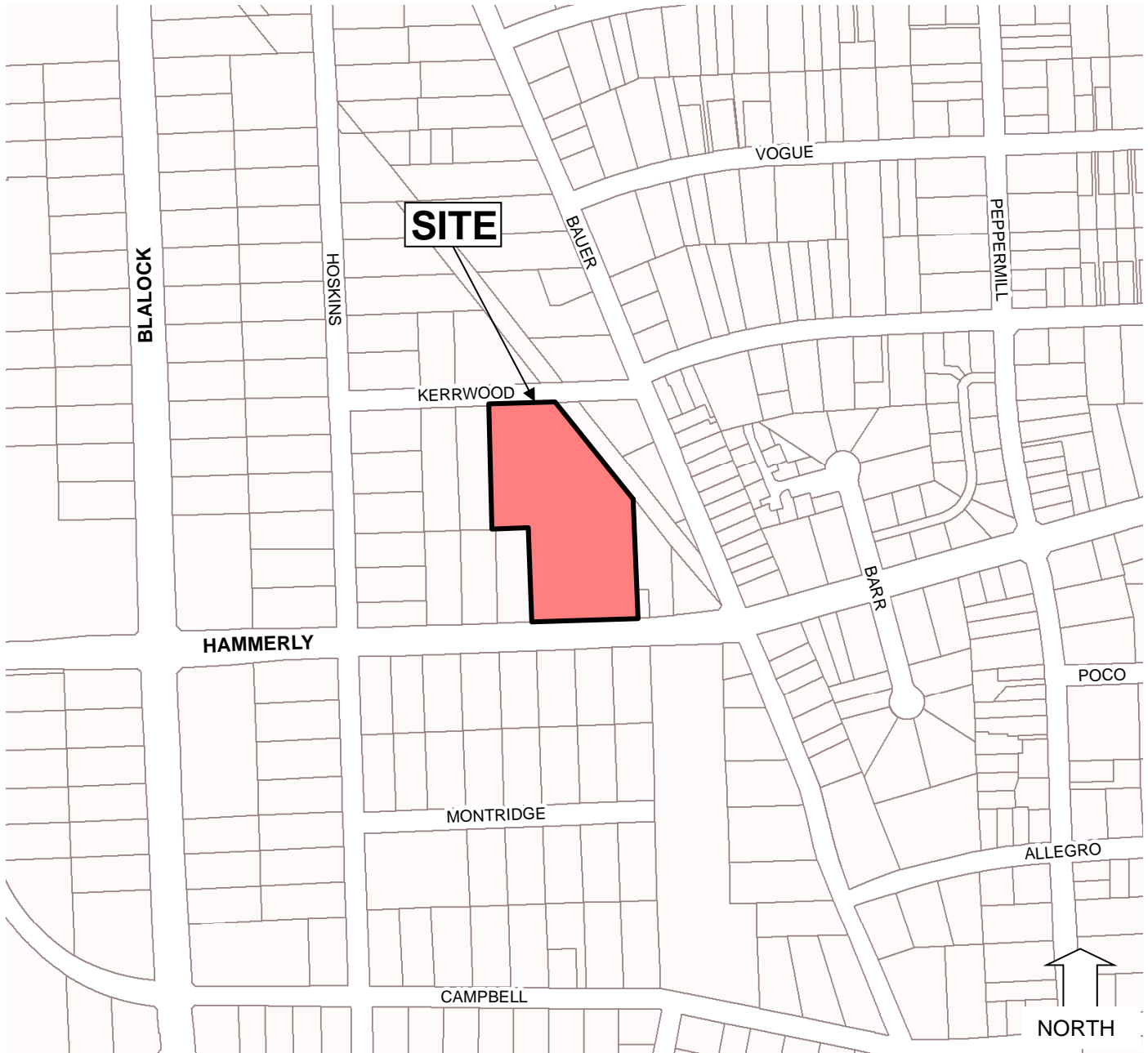
ITEM: 77

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Neuen Manor partial replat no 4

Applicant: RVi Planning + Landscape Architecture



C – Public Hearings

Site Location

Houston Planning Commission

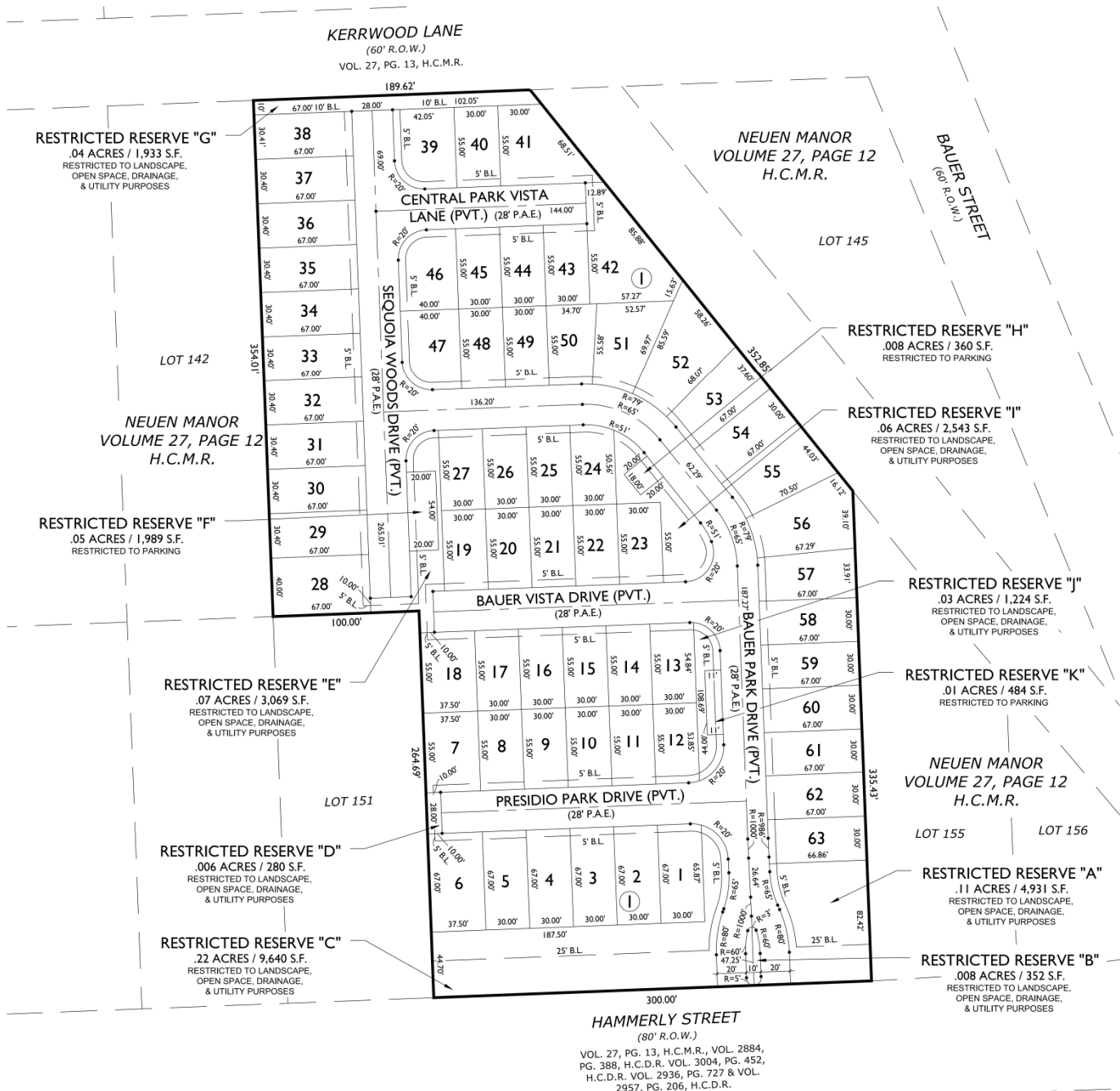
ITEM: 77

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Neuen Manor partial replat no 4

Applicant: RVi Planning + Landscape Architecture



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 77

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Neuen Manor partial replat no 4

Applicant: RVi Planning + Landscape Architecture



C – Public Hearings

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 07/21/2016
Plat Name: West Court partial replat no 6
Developer: UNICUS DEVELOPMENTS
Applicant: Teran Group LLC
App No/Type: 2016-0998 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1149	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	77098	492U	City

Conditions and Requirements for Approval

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

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

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

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.

When applying please attached a copy of the proposed re-plat to the WCR
(long or short form).

For long form:

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

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

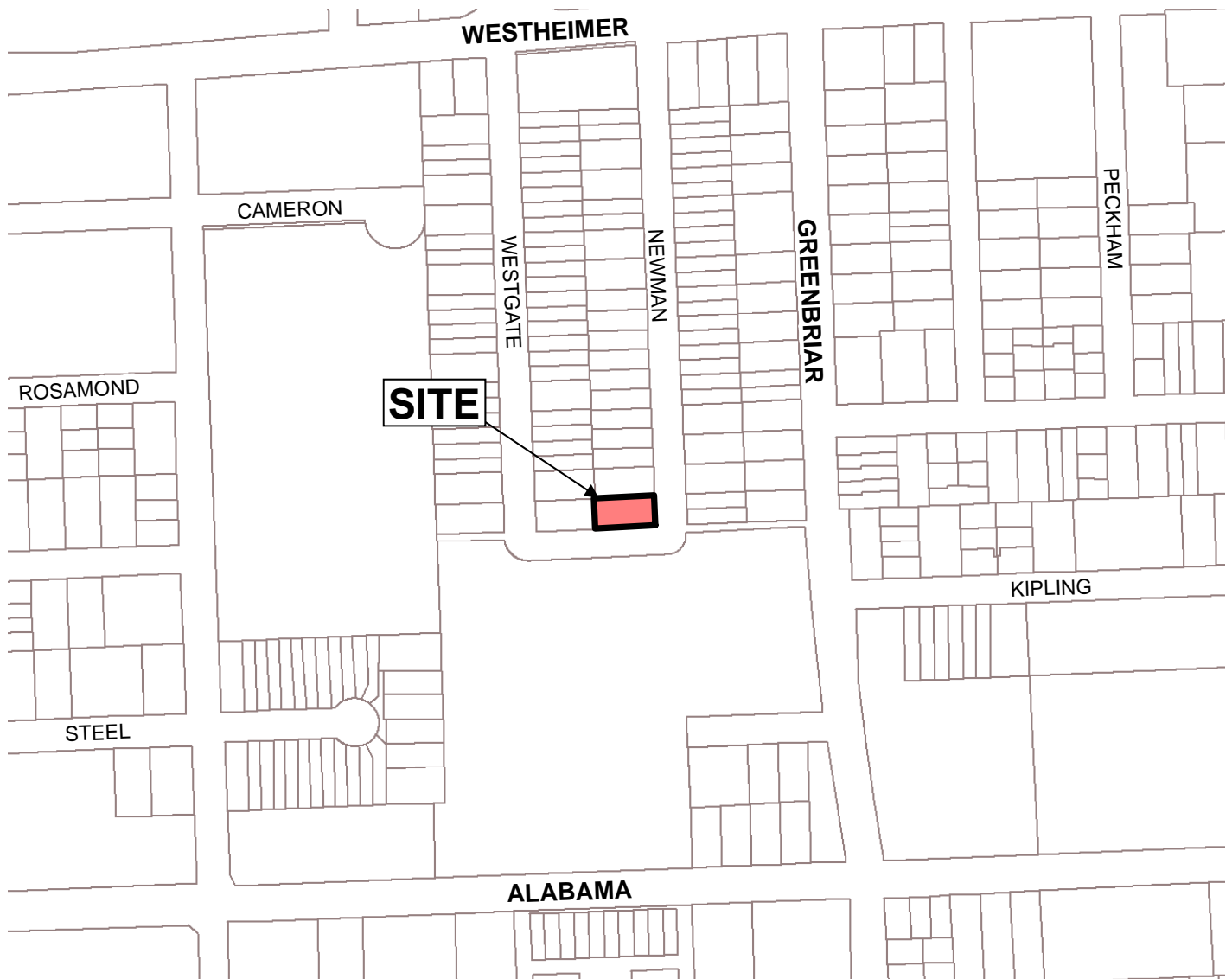
ITEM: 78

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: West Court partial replat no 6

Applicant: Teran Group LLC



C – Public Hearings

Site Location

Houston Planning Commission

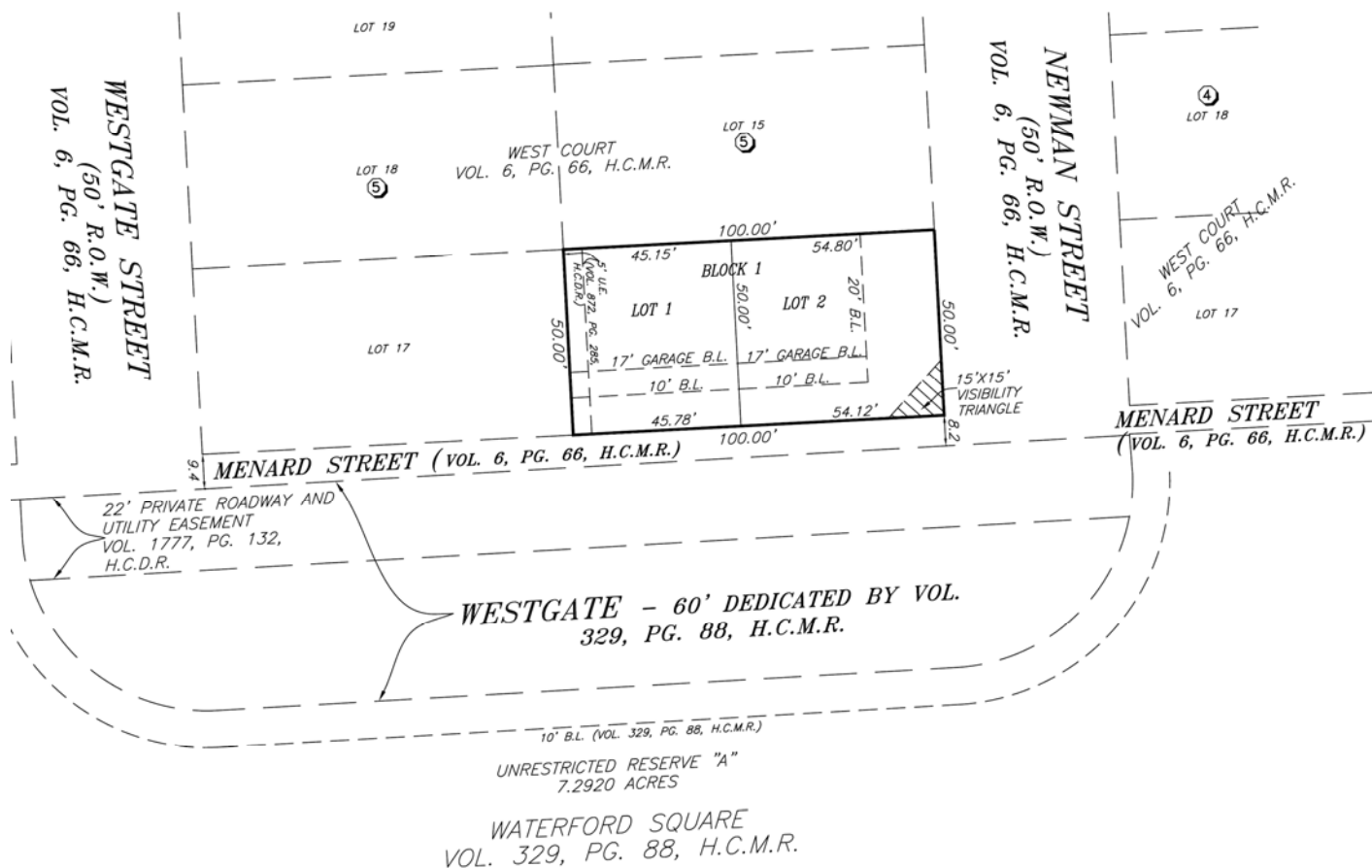
ITEM: 78

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: West Court partial replat no 6

Applicant: Teran Group LLC



C – Public Hearings

Subdivision

Houston Planning Commission

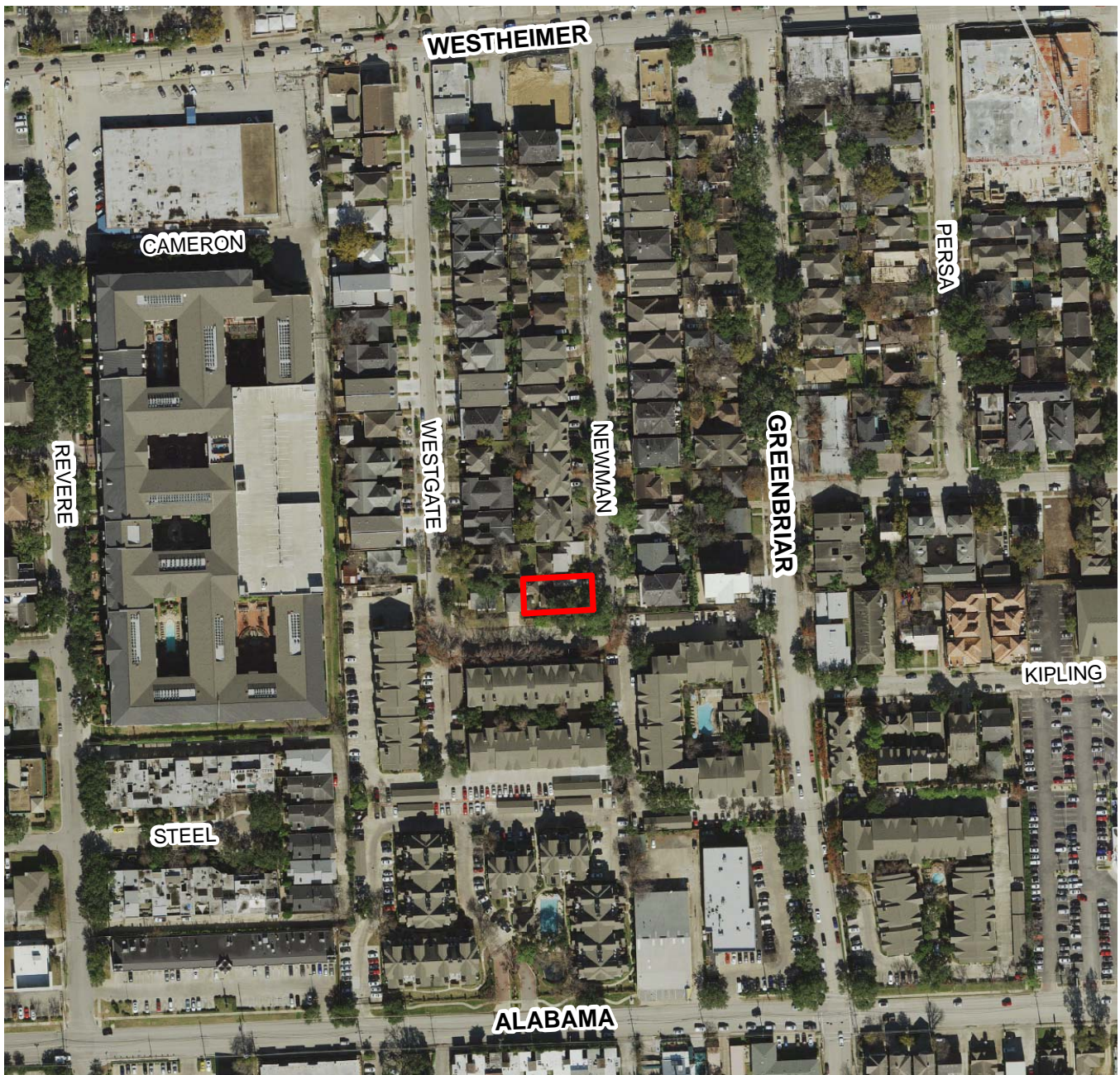
ITEM: 78

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: West Court partial replat no 6

Applicant: Teran Group LLC



C – Public Hearings

Aerial



Agenda Item: 79
Action Date: 07/21/2016
Plat Name: Whispering Pines Estates partial replat no 11
Developer: Baudier Construction
Applicant: Owens Management Systems, LLC
App No/Type: 2016-1011 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2750	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

Conditions and Requirements for Approval

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

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

For Your Information:

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

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

When applying please attached a copy of the proposed re-plat to the WCR
(long or short form).

For long form:

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

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

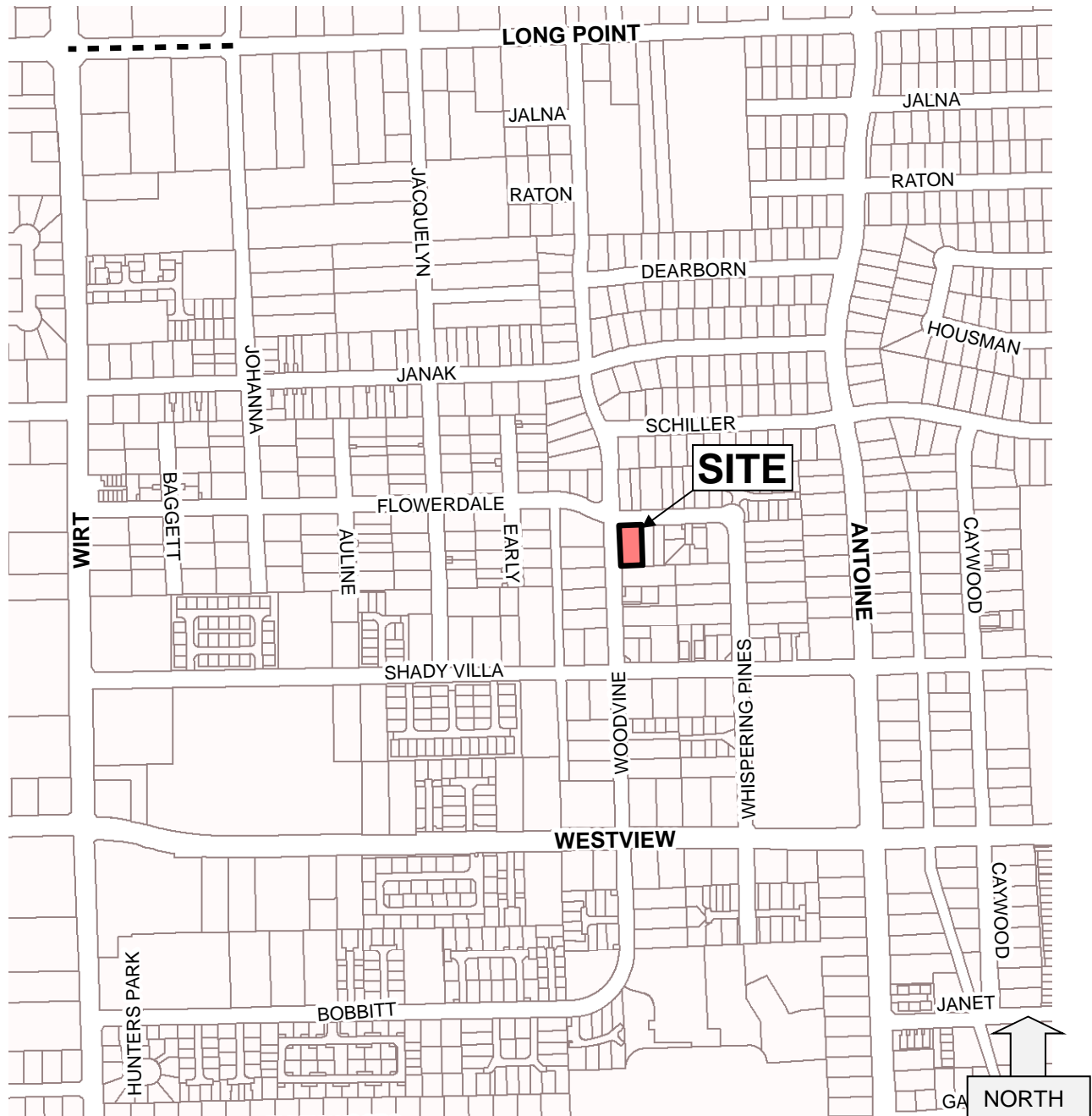
ITEM: 79

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Whispering Pines Estates partial replat no 11

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location

Subdivision

Houston Planning Commission

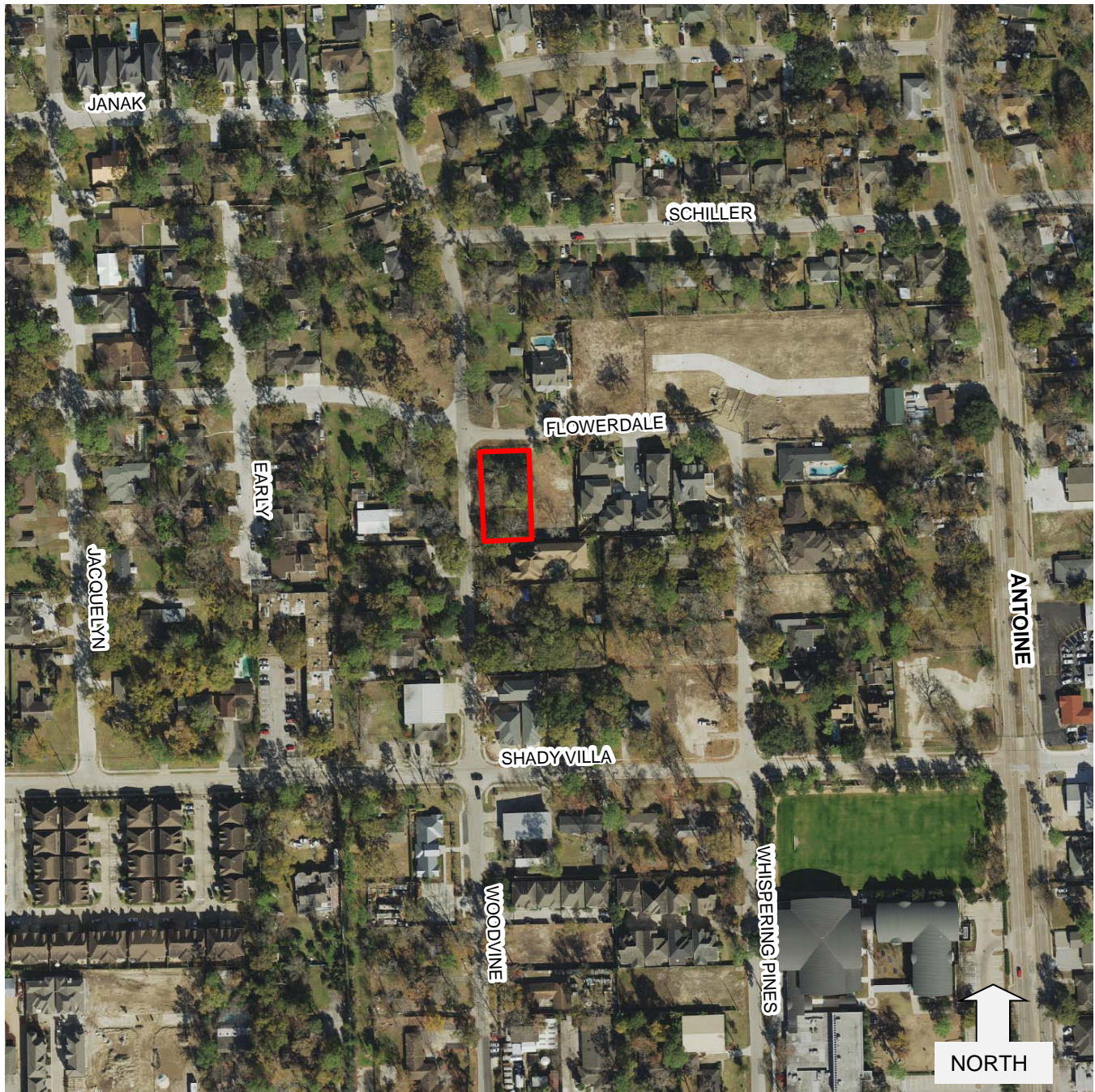
ITEM: 79

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Whispering Pines Estates partial replat no 11

Applicant: Owens Management Systems, LLC



C – Public Hearings

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 07/21/2016
Plat Name: Bakers Plaza GP
Developer: Charlie Baker
Applicant: R.W. Patrick & Associates, Inc.
App No/Type: 2016-1111 GP

Staff Recommendation:
Defer Applicant request

Total Acreage:	9.7100	Total Reserve Acreage:	0.0000
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77034	577P	City

Conditions and Requirements for Approval

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

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

For Your Information:

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

When applying please attached a copy of the proposed re-plat to the WCR (long or short form).

For long form:

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

City Engineer: DETENTION IS REQUIRED

Parks and Recreation: To be added to the general notes on face of plat: This property(s) is located in Park Sector number 6.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 07/21/2016

Subdivision Name: Bakers Plaza GP

Applicant: R.W. Patrick & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

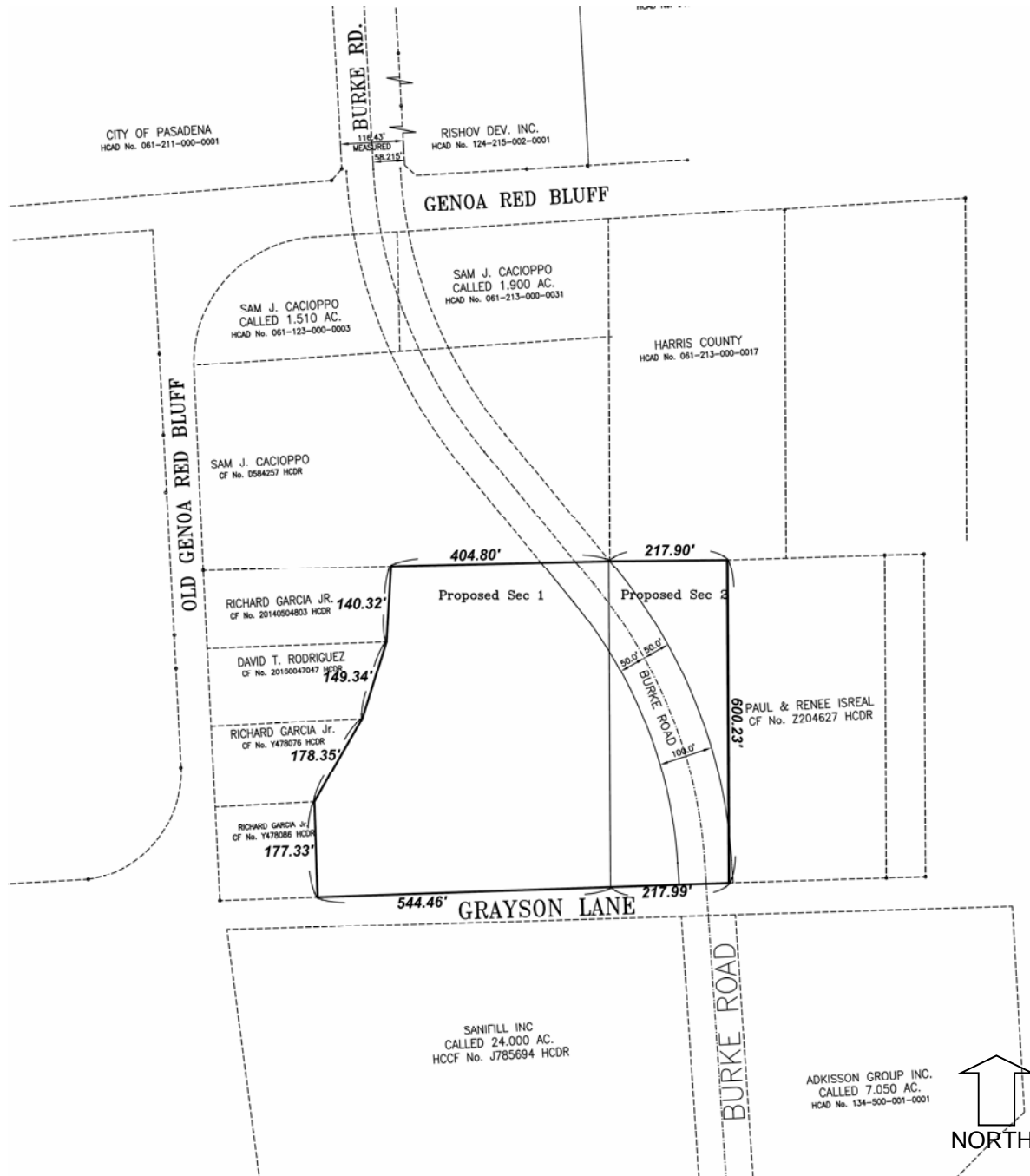
ITEM: 80

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Bakers Plaza GP

Applicant: R.W. Patrick & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 80

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Bakers Plaza GP

Applicant: R.W. Patrick & Associates, Inc.



D – Variances

Aerial



Application Number: 2016-1111

Plat Name: Bakers Plaza GP

Applicant: R.W. Patrick & Associates, Inc.

Date Submitted: 06/27/2016

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

Specific Variance is being sought and extent of variance:

To allow a major thoroughfare shall have a centerline radius of 900 feet

Chapter 42 Section: 132

Chapter 42 Reference:

Sec. 42-132. - Curves. (a) Curves for the right-of-way of a major thoroughfare shall have a centerline radius of at least 2,000 feet. Reverse curves shall be separated by a tangent distance of not less than 100 feet.

Statement of Facts

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

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

The variance being sought is to allow a reverse curve for a major thoroughfare to be less than 2000 feet as specified in Chapter 42.132a. Due to the geometry of the existing roadways that are being connected with the proposed right of way, the minimum 2000 foot radii cannot be held. The maximum radii that can be held and not force a change in any existing public right of way is 900 feet. The proposed centerline of the roadway would be tangential and allow for a smoother transition than a non tangential curve. The proposal is to connect, extend Duffer Lane to Burke Road, the horizontal and vertical distance between the two point of connection are approximately 600 feet and 1250 feet respectively which will not allow a reverse curve with radius of 2000 feet to fit geometrically. The suggested radius is 900 ft. To allow for the curve starting at Duffer Lane to be a normal tangential curve and to allow the required 100 foot right of way, a portion of the proposed eastern right of way will need to be less than 100 feet due to the geometry of the dedicated right of way of Duffer Lane and the existing lot owned by Mr. Torres. If the right of way were to be held to 100 feet, and using normal geometric standards, the eastern right of way would encroach onto the adjacent property which has no common interest and currently has storage buildings near the boundary. With a 6 lane roadway, the pedestrian realm will be 17 foot on either side of the roadway, and the maximum 7.17 foot width lost to allow for the preferred geometric alignment of the roadway would not impose any undue restrictions to sidewalk layout. With respect to the radii, if the roadway were to be designed with super elevations, the minimum radius per the Infrastructure Design Manual page 10-56 states that the minimum radius for a reverse curve is 500 feet and a maximum cross slope is 4 percent.

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

The proposed roadway is part of the approved MTFP that was approved in 2015. This road way will connect the westbound frontage road of the Sam Houston Beltway and Genoa Red Bluff using two existing roads; Duffer Lane and Burke Road. To comply with the MTFP the radii must be adjusted to fit the existing conditions of ownership and geometric location of the proposed connection. The variance would be safe for the public. An individual will drive straight forward from Duffer Lane to Burke rather than drive on three roads; Grayson Lane, Old Genoa red Bluff and Genoa Red Bluff with three intersections.

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

There will be no deviation from chapter 42, except item 42-132 (a) Curves

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

The variance shouldn't be injurious to public health. The proposed road will be safe to drive on with appropriate speed limits.

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

The variance is not being sought due to economic hardship.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 07/21/2016
Plat Name: Bakers Plaza Sec 1
Developer: Charlie Baker
Applicant: R.W. Patrick & Associates, Inc.
App No/Type: 2016-1110 C3R

Staff Recommendation:
Defer Applicant request

Total Acreage:	6.6730	Total Reserve Acreage:	6.4360
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77034	577P	City

Conditions and Requirements for Approval

042. The following 3 easement issues must be addressed on this plat. All recorded easements must be shown on the plat. All HL&P and other private easements dedicated by separate instrument must be shown on this plat. All easements dedicated by separate instrument that are shown on the plat, and are not located to a common property line must be vacated, abandoned and rededicated prior to recordation.

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

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

052. Remaining portion Burke Rd (as indicated in Bakers Plaza GP) 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)

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

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

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

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

134.06. Add to general notes on face of plat: This property(s) is located in Park Sector number 6.

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 Grayson Lane 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)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 07/21/2016
Plat Name: Bakers Plaza Sec 1
Developer: Charlie Baker
Applicant: R.W. Patrick & Associates, Inc.
App No/Type: 2016-1110 C3R

Staff Recommendation:
Defer Applicant request

For Your Information:

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

PWE Utility Analysis: Approved
City Engineer: DETENTION IS REQUIRED AND NEED B.L.

PWE Traffic: No comment.

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

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

2) This property(s) is located in Park Sector number 6.

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

Houston Planning Commission

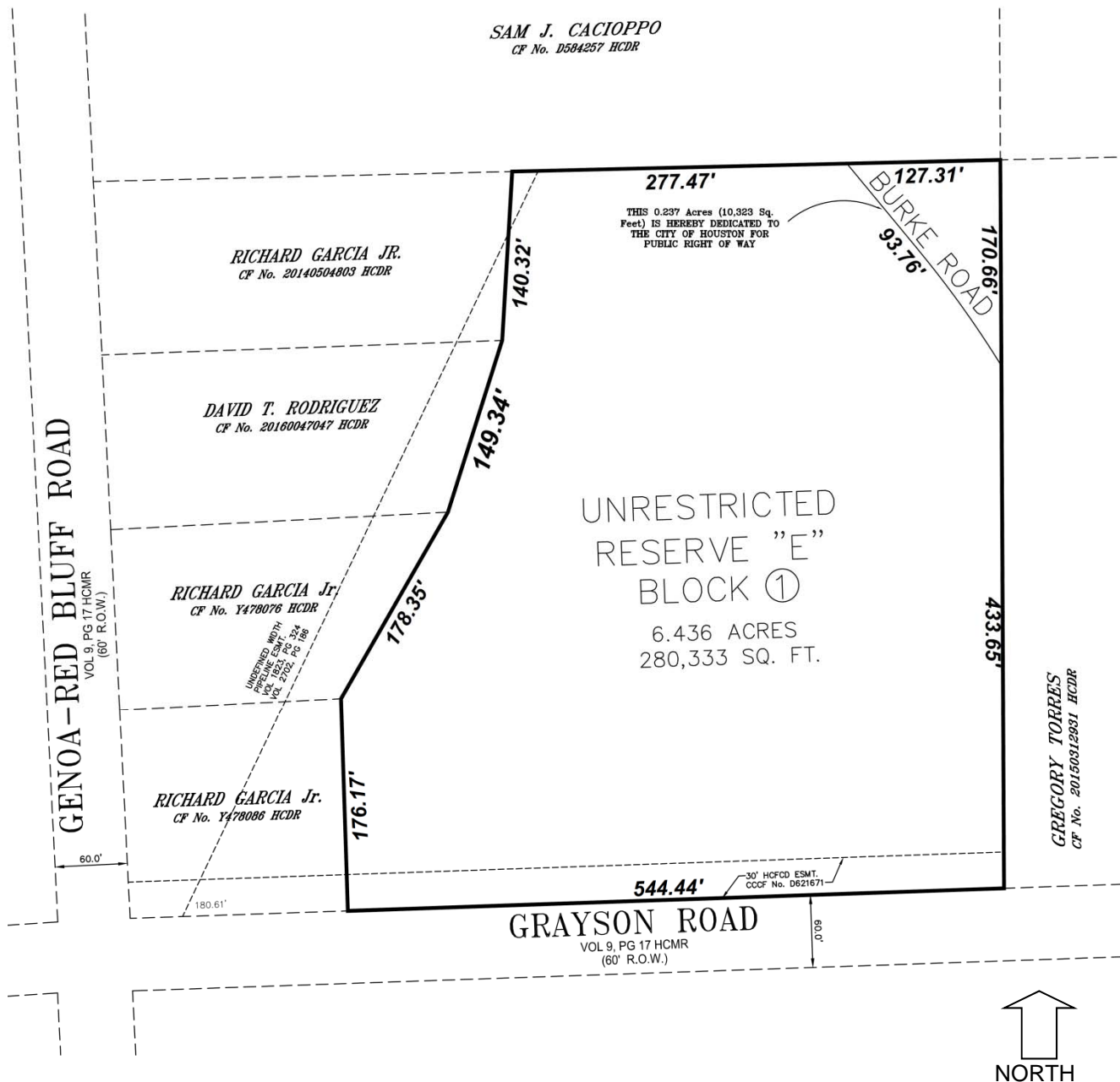
ITEM: 81

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Bakers Plaza Sec 1

Applicant: R.W. Patrick & Associates, Inc.



D – Variances

Subdivision



Application No: 2016-1111

Agenda Item: 80

PC Action Date: 07/21/2016

Plat Name: Bakers Plaza GP

Applicant: R.W. Patrick & Associates, Inc.

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: 132

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

To allow a major thoroughfare shall have a centerline radius of 900 feet;

Basis of Recommendation:

The site is located north of Beltway 8, south of Genoa Red Bluff Road and east of Galveston Road. The applicant is requesting a variance to allow a major thoroughfare to have a centerline radius of 900 feet instead of the required 2000' centerline radius. Staff's recommendation is to defer per the applicant's request.

Statement of Facts

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

[N/A](#)

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

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)



Agenda Item: 82
Action Date: 07/21/2016
Plat Name: Cinco Ranch Northwest Sec 19
Developer: Newland Communities
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2016-1205 C3P

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

Total Acreage:	14.7000	Total Reserve Acreage:	1.4200
Number of Lots:	54	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:	Fort Bend County MUD 58
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	484N	ETJ

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

Fort Bend Engineer: 1) Provide ROW dedication acreages on the final plat
 2) Provide 30' radius at intersection of Havenwood Ridge Drive and Cinco Trace Drive on final plat
 3) Provide additional UEs adjacent to 50' ROWs in compliance with Section 5.5(B)(2) on final plat
 4) Provide recordation information for Cinco Trace Drive on final plat
 5) The plat cannot be recorded until the proposed Crossover Rd has been constructed and open to the public and existing Crossover Rd is then abandoned
 6) Provide construction plans for modifications in the public ROW
 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: 82

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Cinco Ranch Northwest Sec 19

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Site Location

Houston Planning Commission

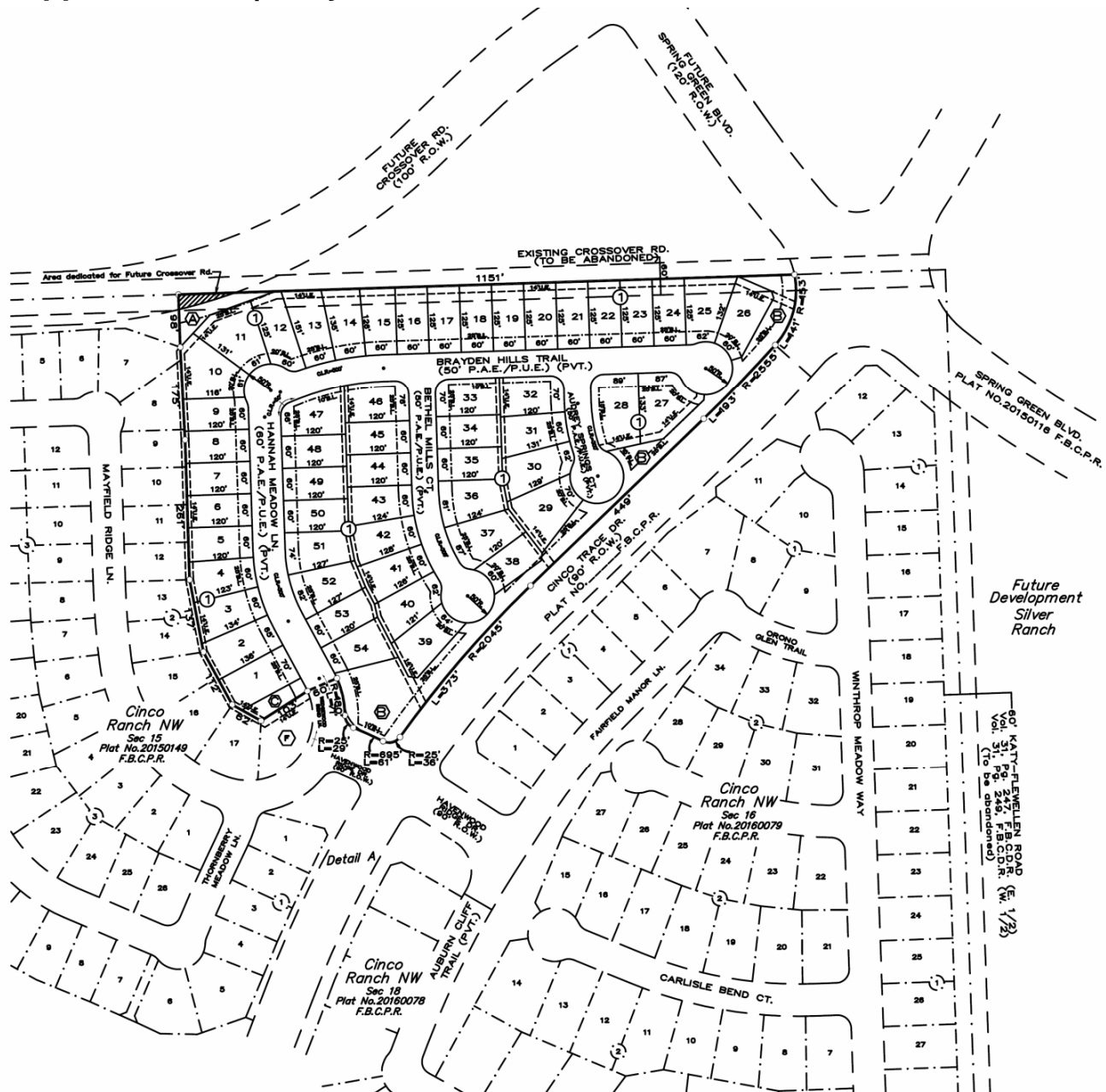
ITEM: 82

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Cinco Ranch Northwest Sec 19

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Subdivision

Houston Planning Commission

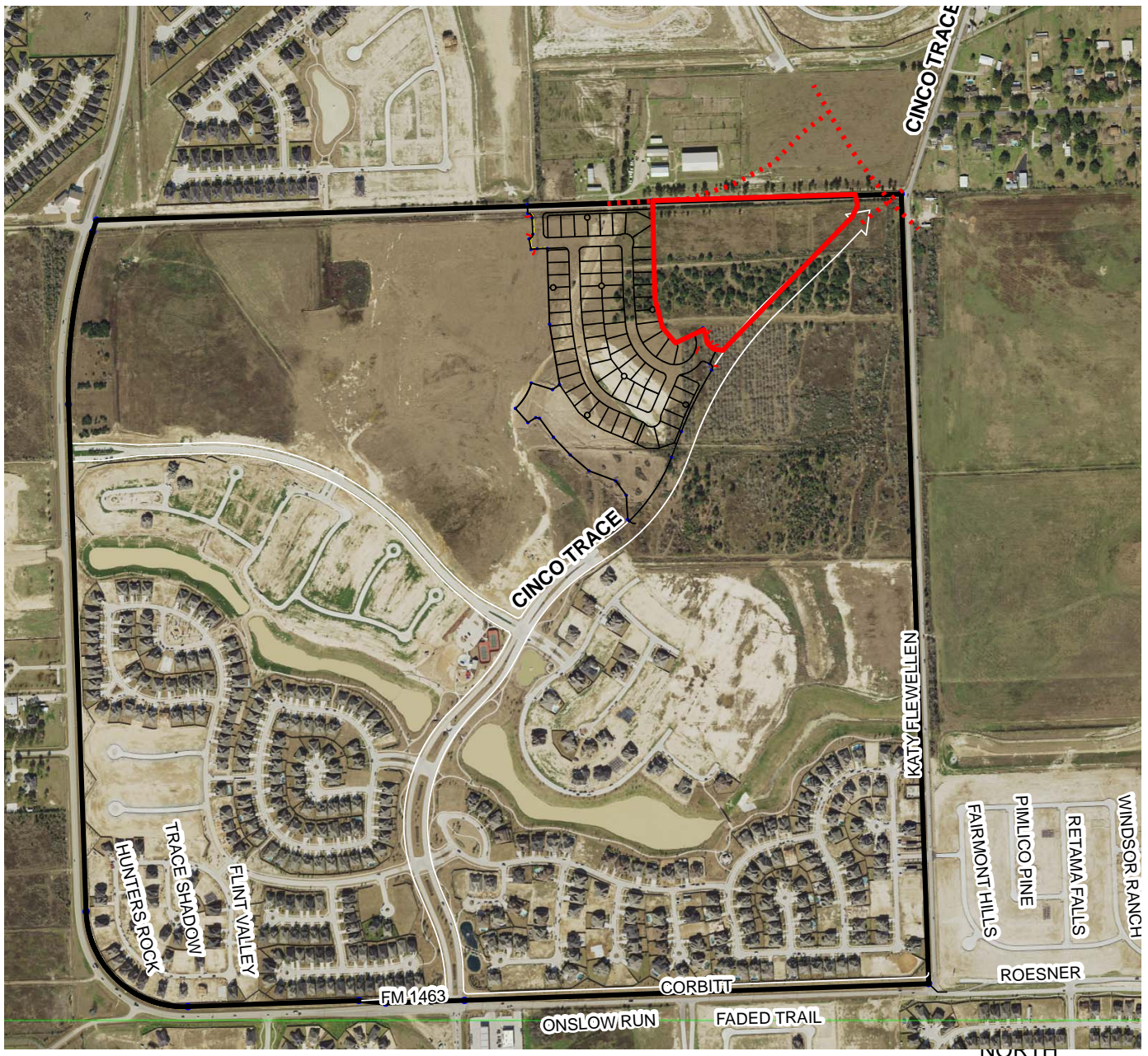
ITEM: 82

Planning and Development Department

Meeting Date: 07/21/2016

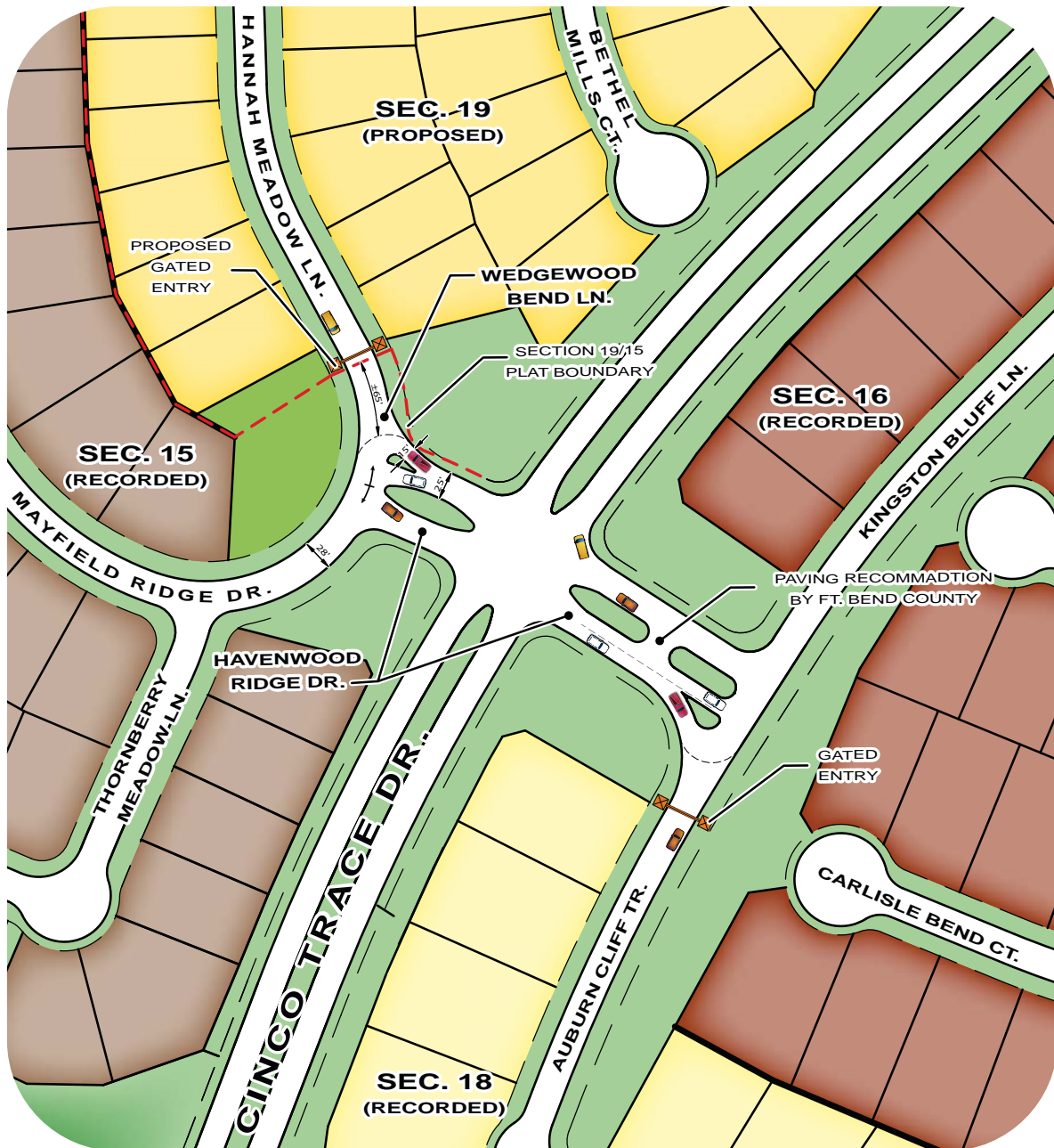
Subdivision Name: Cinco Ranch Northwest Sec 19

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Aerial



an exhibit for
CINCO RANCH NW
SECTION 19
prepared for
NEWLAND COMMUNITIES



— Land Planning Consultants —
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494

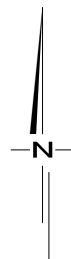
7000 North Mopac, Suite 330
Austin, TX 78731

2595 Dallas Parkway, Suite 204
Frisco, TX 75034

Tel: 281-579-0340



JULY 13, 2016
KGA #I-232A



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Application Number: 2016-1205

Plat Name: Cinco Ranch Northwest Sec 19

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 07/11/2016

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

Specific Variance is being sought and extent of variance:

To allow a public stub street to terminate public access without a cul-de-sac or fence, and be continued as a Type I Permanent Access Easement (private street).

Chapter 42 Section: Sec. 42-134.

Chapter 42 Reference:

(a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended. (b) The owner of the property adjacent to the end of a stub street that is not extended pursuant to subsection (a) of this section shall: (1) Construct a pedestrian gate and ornamental screening fence with a minimum height of six feet along the entire right-of-way line when the adjacent property is a public park, a detention reserve, a flood control easement or fee strip, or other platted open space that pedestrian access to and from may be appropriate; or (2) Construct a wood, concrete or masonry opaque screening fence with a minimum height of six feet that extends the width of the right-of-way of the stub street if the adjacent property does not meet the criteria of item (1) of this subsection (b).

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;

Cinco Ranch Northwest is a ±480-acre single-family residential community located far west of central Houston near the City of Katy, south of IH-10 and west of the Grand Parkway. The development is almost complete, with the subject plat being the last section to move forward. This remaining section has already received preliminary plat approval under the name "Section 19" (DRC# 2015-1158). The previously approved Section 19 plat included all public streets. The previous plat accessed the thoroughfare Cinco Trace Drive via local public streets: a boulevard entry street called Havenwood Ridge Drive, which connects to a local street Wedgewood Bend Lane that feeds into the two single-family sections. Both of these public entry streets were platted with Section 15 in 2015. Wedgewood Bend Lane, the public local street leading into Section 19, is only about ±65' in length (measured along the centerline). The paving and utilities have already been constructed for these public streets platted with Section 15, and the paving has begun the process of acceptance for maintenance by Fort Bend County.

The developer now desires for Section 19 to be a gated community, and the subject plat includes Type I PAE streets where the previously approved preliminary plat showed public streets. The Type I PAE streets will take access from the existing public street Wedgewood Bend Lane. Some additional right-of-way is dedicated to allow for paving geometrics that include a gate and vehicular turnaround. The entry configuration in the proposed plat is designed to match the configuration of Sections 16 and 18 on the opposite site of Cinco Trace Drive, where Section 18 is a private gated community with Type I PAEs taking access off of Havenwood Ridge Drive. This configuration was chosen by Fort Bend County from among several alternates for Sections 16 and 18, and the same configuration is used again for Sections 15 and 19. Fort Bend County has reviewed the proposed entry configuration for Section 19 and has interposed no objections. The paving configuration on the ground will provide adequate turning space for vehicles approaching the gated community to turn around as needed (see attached exhibit). However, this preferred entry configuration does not provide for a traditional cul-de-sac or other typical right-of-way turnaround that would ordinarily be provided when a public stub street is terminated.

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

The preferred configuration is in accordance with the stated preferences of Fort Bend County 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;

A method of turning around will be provided for vehicles that cannot enter the gates, which will preserve and maintain 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 provide for a paving configuration approved by Fort Bend County and will create a safe condition for vehicles to turn around at the community gates, and will therefore not be injurious to the public health, safety, or welfare.

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

The proposed configuration is in response to the preferences of Fort Bend County and is not a decision based on economic hardship for the developer



Application No: 2016-1205

Agenda Item: 82

PC Action Date: 07/21/2016

Plat Name: Cinco Ranch Northwest Sec 19

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: Sec. 42-134.

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

To allow a public stub street to terminate public access without a cul-de-sac or fence, and be continued as a Type I Permanent Access Easement (private street). ;

Basis of Recommendation:

The site is located south of Crossover Road, east of FM 1463 and west of Cinco Trace Drive. The applicant requests a variance to allow Type 1 P.A.E. Hannah Meadow Ln to be a direct extension of the existing public street Wedgewood Bend Dr. Staff supports the requested variance.

Wedgewood Bend Dr. is an existing 60' wide public street platted and recorded with Cinco Ranch Northwest Sec 15 in 2015. It provides access for Cinco Ranch Northwest Sec 19. Cinco Ranch Northwest Sec 19 was previously platted and approved with a public street system. At this time, the developer plans to keep the same street pattern, but change the public streets to private streets to create a private gated community in Sec. 19. The applicant proposes to have Hannah Meadow Ln, a 60' wide Type 1 P.A.E. to be the direct extension of Wedgewood Bend Dr. The paving and utilities of Wedgewood Bend Dr. have been constructed and the paving has begun the process of acceptance for maintenance by Fort Bend County. Strict application of the ordinance would require the applicant redo the existing paving of Wedgewood Bend Dr.

Fort Bend County Engineer's Office poses no objection to the requested variance. Staff recommends granting the requested variance and approving the plat subject to CPC 101 Form conditions.

Statement of Facts

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

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

The paving and utilities of Wedgewood Bend Dr. have been constructed and the paving has begun the process of acceptance for maintenance by Fort Bend County. Strict application of the ordinance would require the applicant redo the existing paving of Wedgewood Bend Dr.

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

The main justification for granting the requested variance is based on the fact that paving and utilities of Wedgewood Bend Dr. have been constructed and the paving has begun the process of acceptance for maintenance by Fort Bend County.

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

The intent and general purposes of this chapter will be preserved and maintained.

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

Type 1 P.A.E.s are required to be constructed with public street standards.

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

The main justification for granting the requested variance is based on the fact that paving and utilities of Wedgewood Bend Dr. have been constructed and the paving has begun the process of acceptance for maintenance by Fort Bend County.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 07/21/2016
Plat Name: Estates at Mansfield Street
Developer: Manuel Enriquez
Applicant: PLS
App No/Type: 2016-1176 C3R

Staff Recommendation:
 Defer for further study and
 review

Total Acreage:	1.5992	Total Reserve Acreage:	0.1929
Number of Lots:	15	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	451D	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.

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.

When applying please attached a copy of the proposed re-plat to the WCR (long or short form).

For long form:

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

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. TO CONNECT TO F.H.E

Addressing: There needs to be 3 street names on this plat. The road changes by 90 degrees at three spots. The entrance road, the road when it turns right, and the the road heading north again.

Parks and Recreation: To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 1.

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

Houston Planning Commission

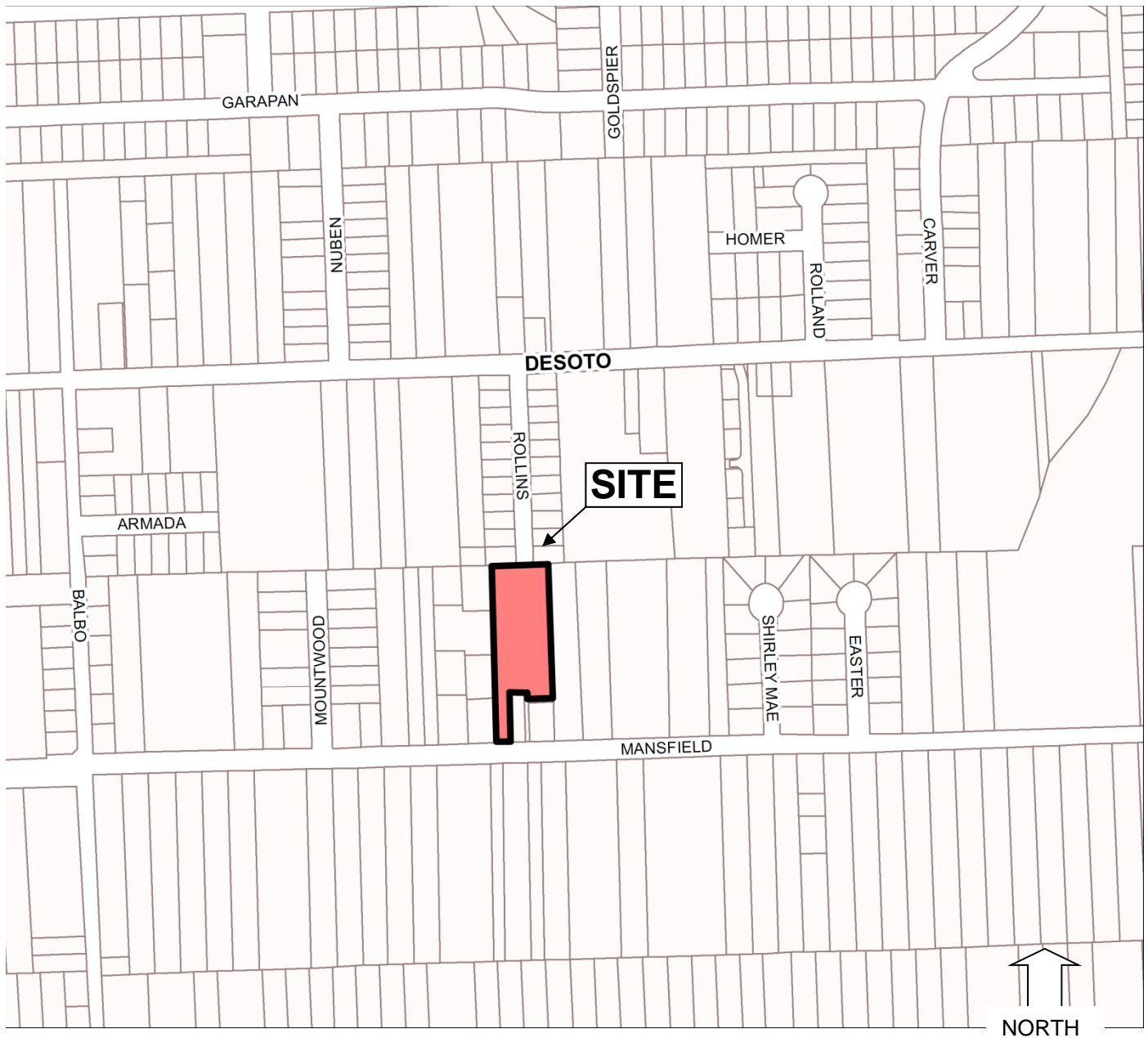
ITEM:83

Planning and Development Department

Meeting Date : 07/21/2016

Subdivision Name: Estates At Mansfield Street

Applicant: PLS



D – Variances

Site Location

Houston Planning Commission

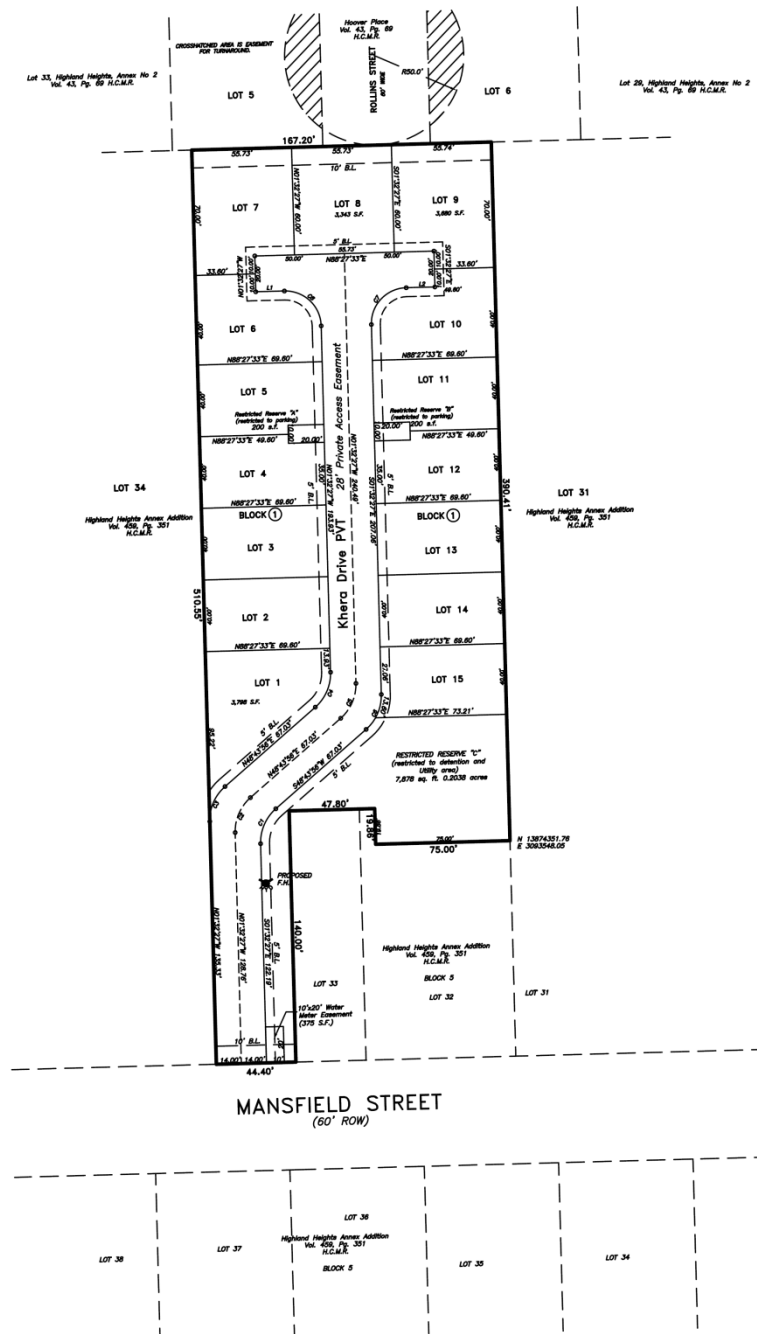
ITEM:83

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Estates At Mansfield Street

Applicant: PLS



Houston Planning Commission

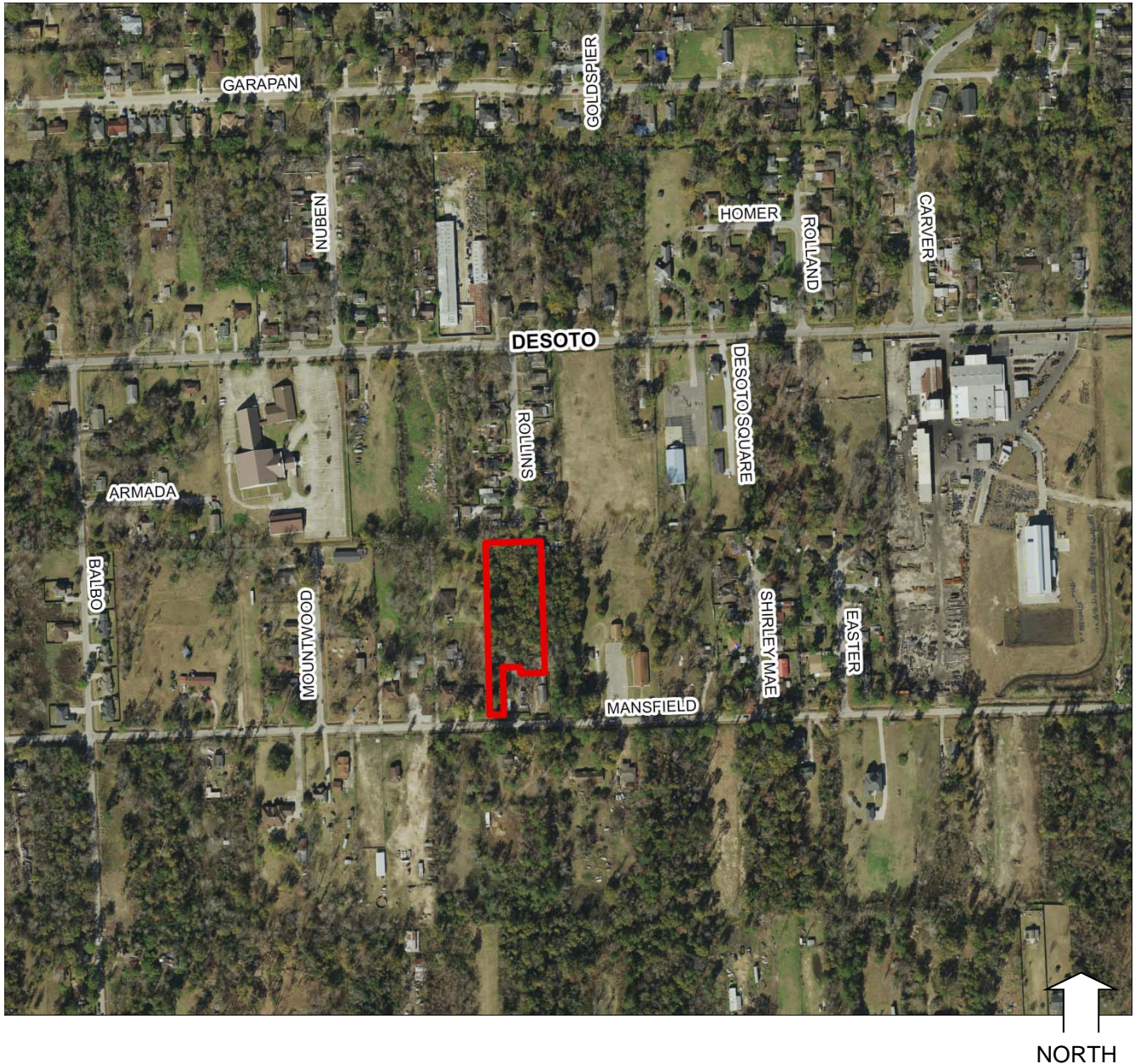
ITEM:83

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Estates At Mansfield Street

Applicant: PLS



D – Variances

Aerial



Application Number: 2016-1176

Plat Name: Estates at Mansfield Street

Applicant: PLS

Date Submitted: 07/11/2016

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

Specific Variance is being sought and extent of variance:

Not to extend or terminate with a culdesac Rollins Street.

Chapter 42 Section: 135

Chapter 42 Reference:

Sec. 42-135. 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;

Rollins Street has a right-of-way width of 60 feet and terminates slightly off the center of the north line of proposed Estates at Mansfield Street subdivision. Proposed Estates at Mansfield Street subdivision is 157.2 feet wide, if Rollins Street is extended across the proposed Estates at Mansfield Street subdivision there would be approximately 34.00 feet on right side of the street making proposed Estates at Mansfield Street subdivision infeasible. 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

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. The variance request is based on factors external to subject tract.

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

Then intent and general purposes of Chapter 42 will be preserved because, the City of Houston is to maintain adequate traffic service flow in the community and that will be maintained since residents living along Rollins Street already enjoy easy access to Desoto Street which travels east and west out of Hoover Place subdivision. To extend Rollins Street through proposed Estates at Mansfield Street subdivision would be unnecessary. Proposed Estates at Mansfield Street subdivision will be adequately serviced for ingress and egress by a private street (Khera Drive PVT) from Mansfield Street.

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

Granting this variance will allow the applicant to provide adequate access to proposed Estates at Mansfield Street subdivision and current traffic flow patterns along Rollins Street will not be disturbed since ingress and egress will be solely from Mansfield Street and Khera Street PVT. By granting this variance there will be no negative impact on public health, safety, or welfare.

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

Economic hardship is not the sole justification for the variance, with the strict application of Chapter 42 standards and rules would create and undue hardship for the owner and deny reasonable use of the land.



Application No: 2016-1176

Agenda Item: 83

PC Action Date: 07/21/2016

Plat Name: Estates at Mansfield Street

Applicant: PLS

Staff Recommendation: [Defer for further study and review](#)

Chapter 42 Sections: 135

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

[Not to extend or terminate with a culdesac Rollins Street.;](#)

Basis of Recommendation:

The site is located north of Tidwell, east of T.C. Jester, south of Desoto and west of Rosslyn Rd. The applicant is requesting a variance to not extend nor terminate with a cul de sac Rollins Street.

[Staff recommends a 2-week deferral for further study and review.](#)

Statement of Facts

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 07/21/2016
Plat Name: Glenna Estates
Developer: Jonathan Williamson
Applicant: Survey 1, Inc.
App No/Type: 2016-1008 C2R

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

Total Acreage:	0.2160	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493G	City

Conditions and Requirements for Approval

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

190.2. Add 'Martha L. Stein, Chair' as Chair in the Planning Commission certificate.

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

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

1) Add a general note to acknowledge opting in regarding the performance standards along Marie St., a Type A street. Failure to acknowledge this option on the plat and not showing conformance in the site plan will result in all Chap 42 standards being applicable.

2) Provide a 3.6' Pedestrian Access Easement along Marie Street.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84

Action Date: 07/21/2016

Plat Name: Glenna Estates

Developer: Jonathan Williamson

Applicant: Survey 1, Inc.

App No/Type: 2016-1008 C2R

Staff Recommendation:

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

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: NEED 5' STREET DEDICATION ON MARIE ST.

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: No comment.

Parks and Recreation: To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (0 units) of dwelling units. To be corrected on the parks and open space table: number of proposed dwelling units: 2.

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

Houston Planning Commission

ITEM: 84

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Glenna Estates

Applicant: Survey 1, Inc.



D – Variances

Site Location

Houston Planning Commission

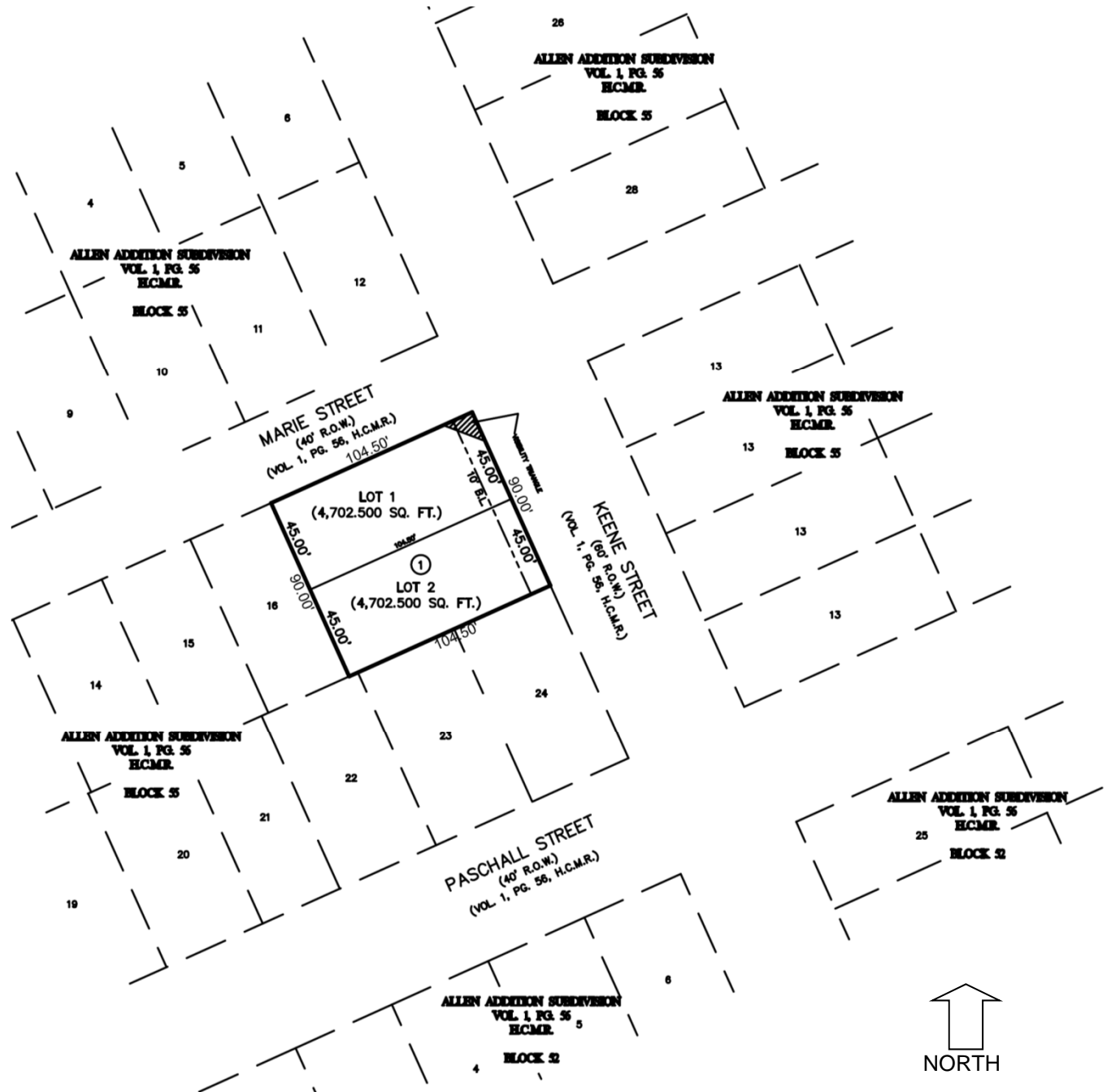
ITEM: 84

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Glenna Estates

Applicant: Survey 1, Inc.



D – Variances

Subdivision

Houston Planning Commission

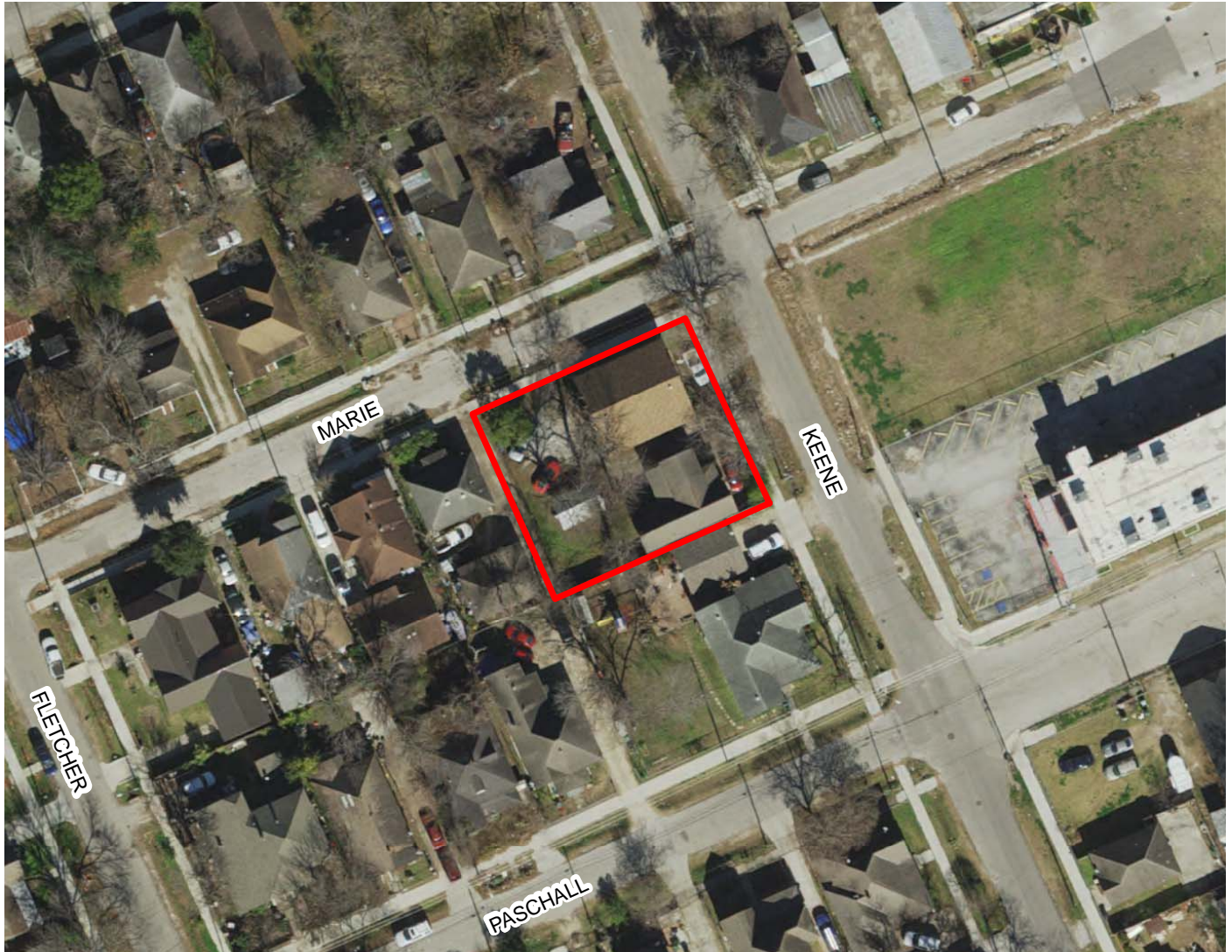
ITEM: 84

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Glenna Estates

Applicant: Survey 1, Inc.



D – Variances

Aerial



LEGEND

COVERED AREA

WOOD DECK

FENCE

CHAIN LINK

WOOD

SET 1/2" IR W/CAP MARKED "SURVEY 1"

R.C.P.= REINFORCED CONCRETE PIPE

OVERHEAD ELECTRIC

ROCK

STEPS

CLEAN OUT

FIRE HYDRANT

SIGN

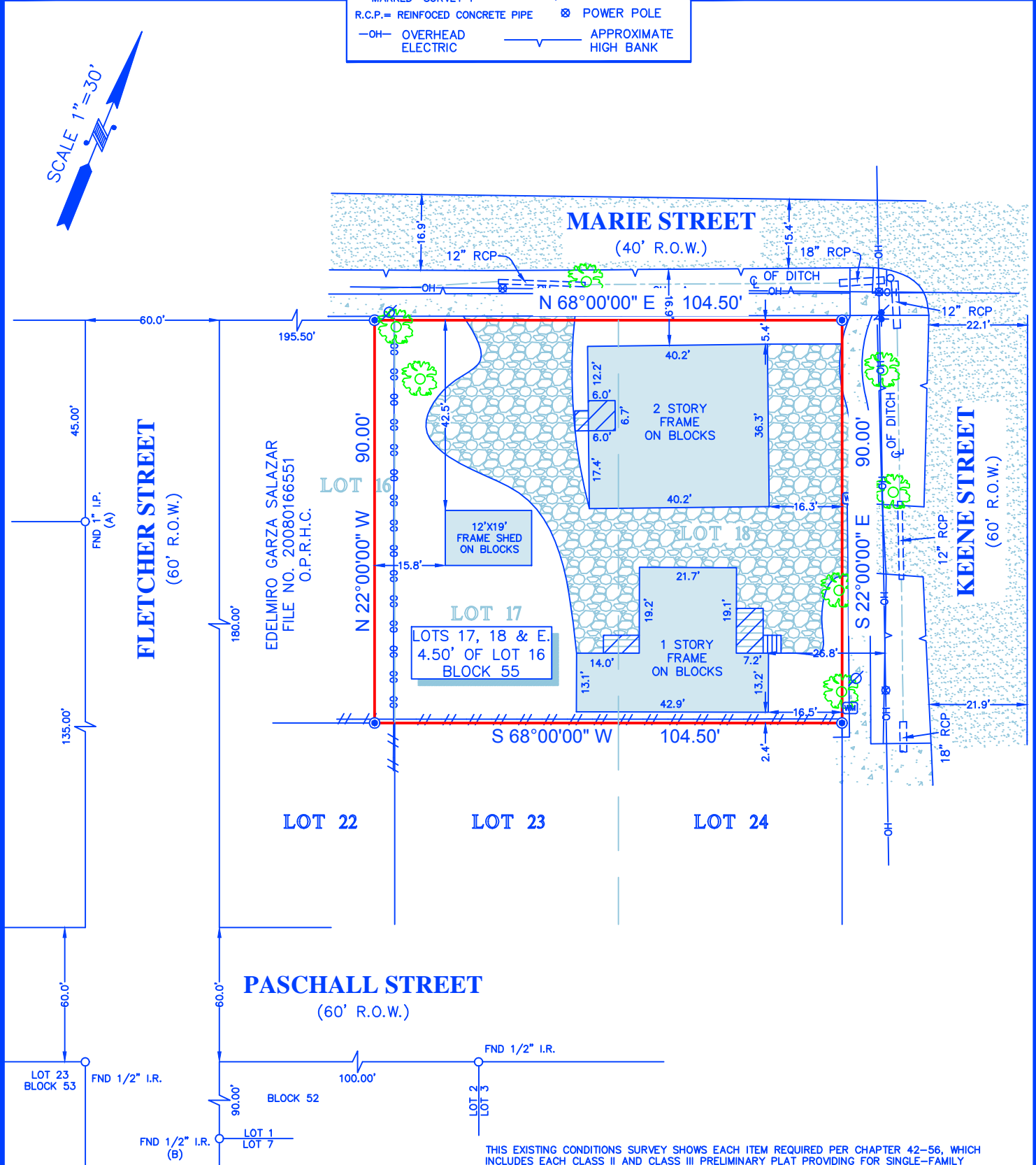
WATER VALVE

POWER POLE

APPROXIMATE HIGH BANK

2ND FLOOR ONLY

ASPHALT



- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.

2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER.

3. THIS SURVEY IS CERTIFIED TO REFUGE REAL ESTATE FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

1. CURBS, DRIVEWAYS, UTILITY POLES, METERS, FIRE HYDRANTS, STORM SEWER INLETS, AND OTHER PHYSICAL FEATURES IN THE TRACT OR IN THE PUBLIC RIGHT-OF-WAY WITHIN 10 FEET TO THE TRACT;

2. RECORDED EASEMENTS ON THE TRACT;

3. TREES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN 10 FEET OF THE TRACT OR IN THE BUILDING SETBACK AREA AS THAT TERM IS DEFINED BY ARTICLE V OF CHAPTER 33 OF THE CODE OF ORDINANCES;

4. ROADWAYS AND SIDEWALKS INCLUDING THE PAVING SECTION WIDTH ON THE TRACT AND IN THE PUBLIC RIGHT-OF-WAY WITHIN 10 FEET OF THE TRACT, AND

5. PUBLIC RIGHT-OF-WAY INCLUDING THE WIDTH ON OR ADJACENT TO THE TRACT.
- LEGAL DESCRIPTION: LOTS 17, 18 & THE EAST 4.50 FEET OF LOT 16, IN BLOCK 55, OF ALLEN'S ADDITION TO THE CITY OF HOUSTON, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 139, PAGE 422 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
- STATE OF TEXAS

REGISTERED

RICHARD FUSSELL

4148

PROFESSIONAL LAND SURVEYOR

SURVEYORS CERTIFICATE:

IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON FEBRUARY 29, 2016 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL

RFLS# 4148

CLIENT:

REFUGE REAL ESTATE

ADDRESS:

2113 KEENE STREET

www.survey1inc.com

survey1@survey1inc.com

Survey 1, Inc.

Your Land Survey Company

Firm Registration No. 100758-00

P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW:

JF

TECH:

EF/SF

DRAFTER:

RK

FINAL CHECK:

EF

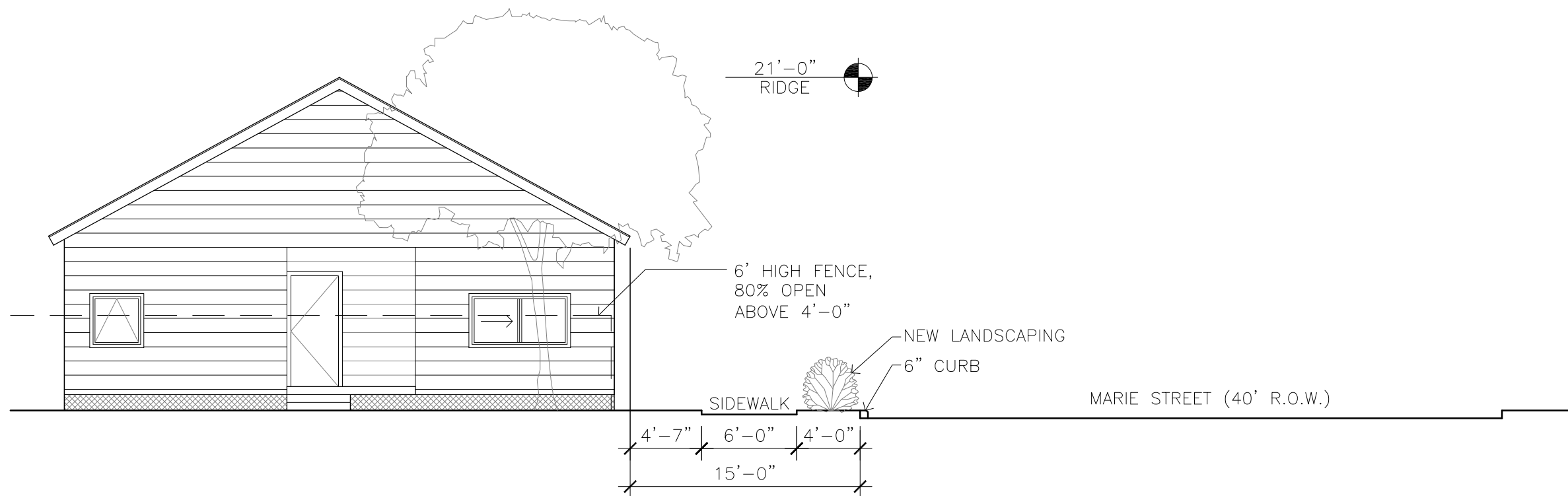
DATE:

MARCH 11, 2016

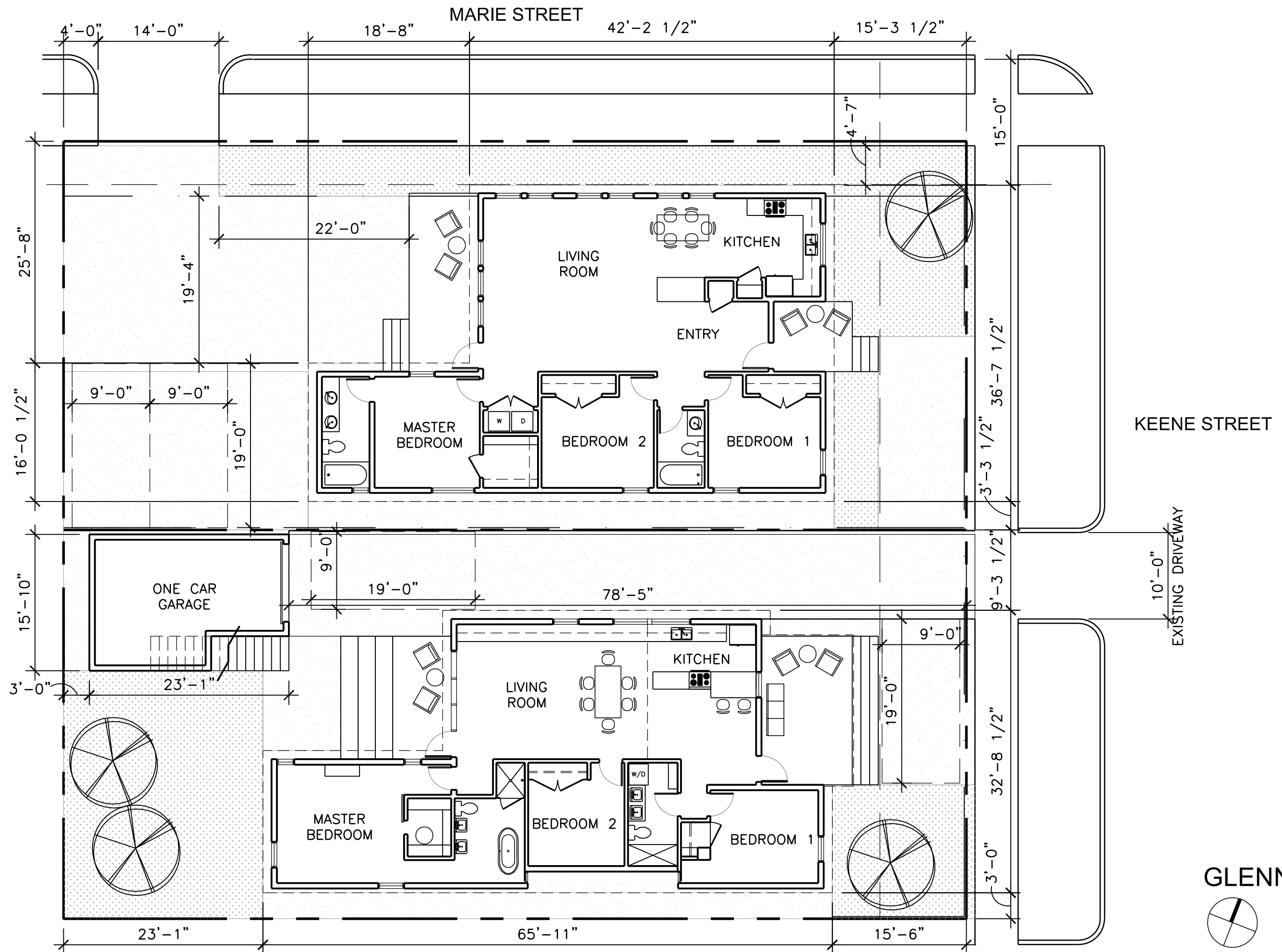
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2-43421-16

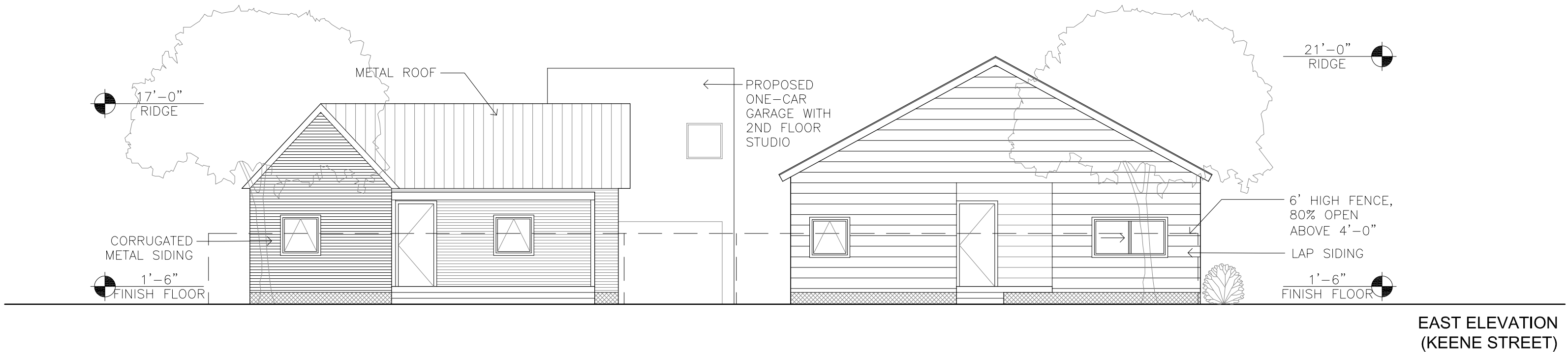
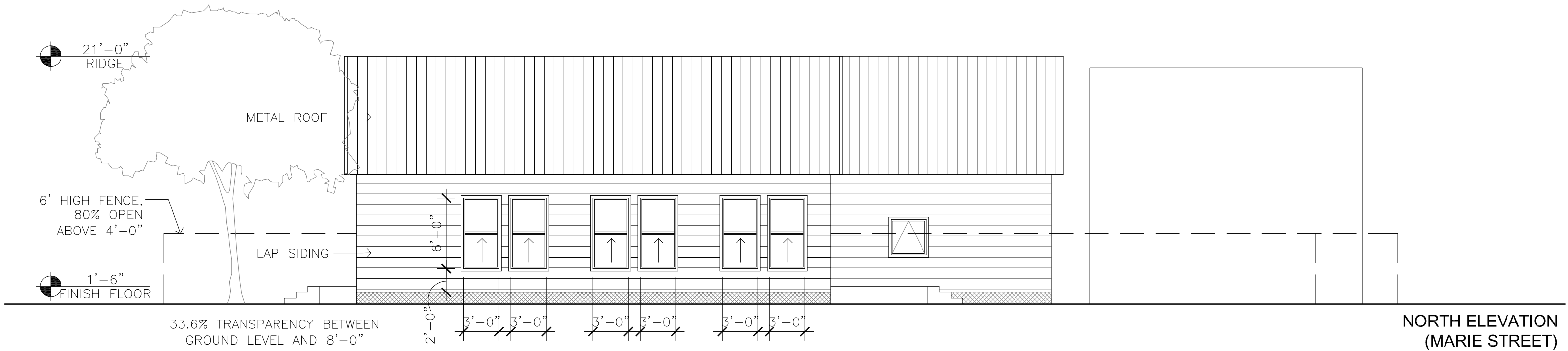
REVISED: LEGAL, 5-17-2016



GLENNA ESTATES
STREET SECTION
1/8" = 1'-0"



GLENNA ESTATES
FLOOR PLAN
3/32" = 1'-0"



GLENNA ESTATES
ELEVATIONS
1/8" = 1'-0"



Application Number: 2016-1008

Plat Name: Glenna Estates

Applicant: Survey 1, Inc.

Date Submitted: 06/13/2016

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

Specific Variance is being sought and extent of variance:

We are requesting a variance to not provide 5' dedication for widening along Marie Street.

Chapter 42 Section: 42-122

Chapter 42 Reference:

42-122 – The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code. Local Streets (1) 50 feet if adjacent to exclusively single-family residential lots

Statement of Facts

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

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

The proposed property is located at the intersection of Marie Street and Keene Street with Marie Street being a type A Street. This property currently has two existing, single-family houses situated on a portion of lot 16, and all of lots 17 & 18, Block 55 in the A C Allen's Addition. The intent of the proposed development is to properly subdivide the property into two lots, maintain the single-family residential occupancy for both lots, renovate the two houses with minor additions, and opt into the Transit Corridor requirements for Type A streets along Marie Street. In accordance with the requirements for Transit Corridor Type A streets, improvements along Marie Street would include the creation of a new fifteen (15) foot pedestrian realm with new six (6) foot wide sidewalks and new landscaping as well as updating the exterior of the existing houses. New landscaping, sidewalks and exterior renovations to the houses will be made along Keene Street as well to create an improved and unified appearance for the entire proposed subdivision. This particular property is located in the North Corridor of the Transit Corridor System and will be re-subdivided into two separate lots to allow for each existing house to be on their respective lot. The current lots (a portion of lot 16, lots 17, & 18, Block 55 of the A C Allen's Addition, Vol 139, Pg. 422) run parallel with Keene Street, with both houses situated on lots 17 & 18. The intent of the replat is to create two (2) lots, with both lots being perpendicular to Keene Street and both houses being restored to their original layout. The house that is located along Marie Street currently sits 5.4' from the lot line and 16.9' from the edge of pavement with the intent of the property opting into the Transit Corridor System. Currently, there is sufficient room available along Marie Street to allow for the current pedestrian sidewalk to increase from five (5) feet to the required six (6) feet. If five (5) feet is required to be dedicated to Marie Street: a) The size of the new lots on the proposed subdivision will be less than the required 4,500 square feet thus resulting in violating the City of Houston's Ordinance No. 2015-867 which was passed in order to preserve the lot size character of existing residential neighborhoods in the City that do not have a minimum lot size established by deed restrictions. b) There would not be sufficient room left along Marie Street to maintain the location the existing house, and opt into the Transit Corridor Ordinance to create a pedestrian realm per the requirements for Type A streets, effectively requiring the property owner to remove the existing house.

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

Granting this variance would not create a hardship by the applicant. However, it would allow for the property to be properly subdivided into reasonably sized lots and maintain its current usage. It will also allow for the property owner to update the existing houses to like-new condition, add new sidewalks and add new landscaping along both Keene and Marie Streets improving the overall appearance of its location.

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

The intent of the variance would preserve and maintain the rules of this chapter.

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

Granting the variance will not be injurious to the public. It will allow for the current property owners the ability to maintain the use of their property as is. Currently there are sidewalks in place on along Keene Street and Marie Street which allows for pedestrian traffic to safely travel along these two streets.

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

Economic hardship is not the sole justification for the variance. This variance will allow for pedestrian improvements; six (6) foot sidewalks; along Keene Street and Marie Street and improve the overall appearance of this location.



Application No: 2016-1008

Agenda Item: 84

PC Action Date: 07/21/2016

Plat Name: Glenna Estates

Applicant: Survey 1, Inc.

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

Chapter 42 Sections: 42-122

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

We are requesting a variance to not provide 5' dedication for widening along Marie Street. ;

Basis of Recommendation:

The site is located south of Quitman, west of N. Main, north of Hogan and east of Interstate 45. The applicant is requesting a variance to not provide 5' of widening to Marie Street.

Staff supports this request.

The applicant is opting in for the performance standards along a Type A street. This block also has a minimum lot size of 4500. If the widening is given, the proposed lots would not meet the ordinance.

Type A streets and transit corridors are optional incentives for a mutually beneficial development for the applicant and public alike. Increased buildable area in exchange for a pedestrian realm.

For Marie Street, Staff also considered the street network when making the recommendation to support this variance. Marie Street is only 4 blocks long and is not a through street, but rather is in a lopped configuration. Public Works and Engineering has indicated that several streets and sidewalks in the immediate vicinity have been repaved in recent years, including Marie Street, and has weighed the projects of acquiring future dedication by adjacent landowners. A simple demolition and rebuild by any of the homes would not trigger ROW dedication, and noting that most lots are right at 4500 sq ft., the majority of property owners are not eligible to subdivide. It is highly unlikely that any landowner on Marie Street would be required to dedicate ROW within the next 39 years.

Public Works and Engineering has posed no objection this proposal. Staff recommends the planning commission grant the variance to not dedicate 5' along a Type A street in exchange for a transit corridor pedestrian realm, and approve the plat subject to the CPC 101 Form conditions.

Statement of Facts

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

The applicant is opting in for the performance standards along a Type A street. This block also has a minimum lot size of 4500. If the widening is given, the proposed lots would not meet the ordinance.

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

N/A

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

Marie Street is only 4 blocks long and is not a through street, but rather is in a lopped configuration. It was originally platted as a 40' ROW

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

Type A streets and transit corridors are optional incentives for a mutually beneficial development for the applicant and public alike. Increased buildable area in exchange for a pedestrian realm.

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

This project will not have any adverse impacts of public health, safety or welfare Public Works and Engineering has indicated that several streets and sidewalks in the immediate vicinity have been repaved in recent years, including Marie Street.

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

This block has a minimum lot size of 4500. If the widening is given, the proposed lots would not meet the ordinance.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 07/21/2016
Plat Name: Nueces Power Equipment
Developer: Bradshaw Real Estate, LTD
Applicant: Hovis Surveying Company Inc.
App No/Type: 2016-1210 C2

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

Total Acreage:	10.6370	Total Reserve Acreage:	10.3360
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	77396	375U	ETJ

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
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: 85
Action Date: 07/21/2016
Plat Name: Nueces Power Equipment
Developer: Bradshaw Real Estate, LTD
Applicant: Hovis Surveying Company Inc.
App No/Type: 2016-1210 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 . For drainage analysis related questions, please email civildevel@hcpid.org .

label 10 foot building line

county has no objections to north-south street variance

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

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

Houston Planning Commission

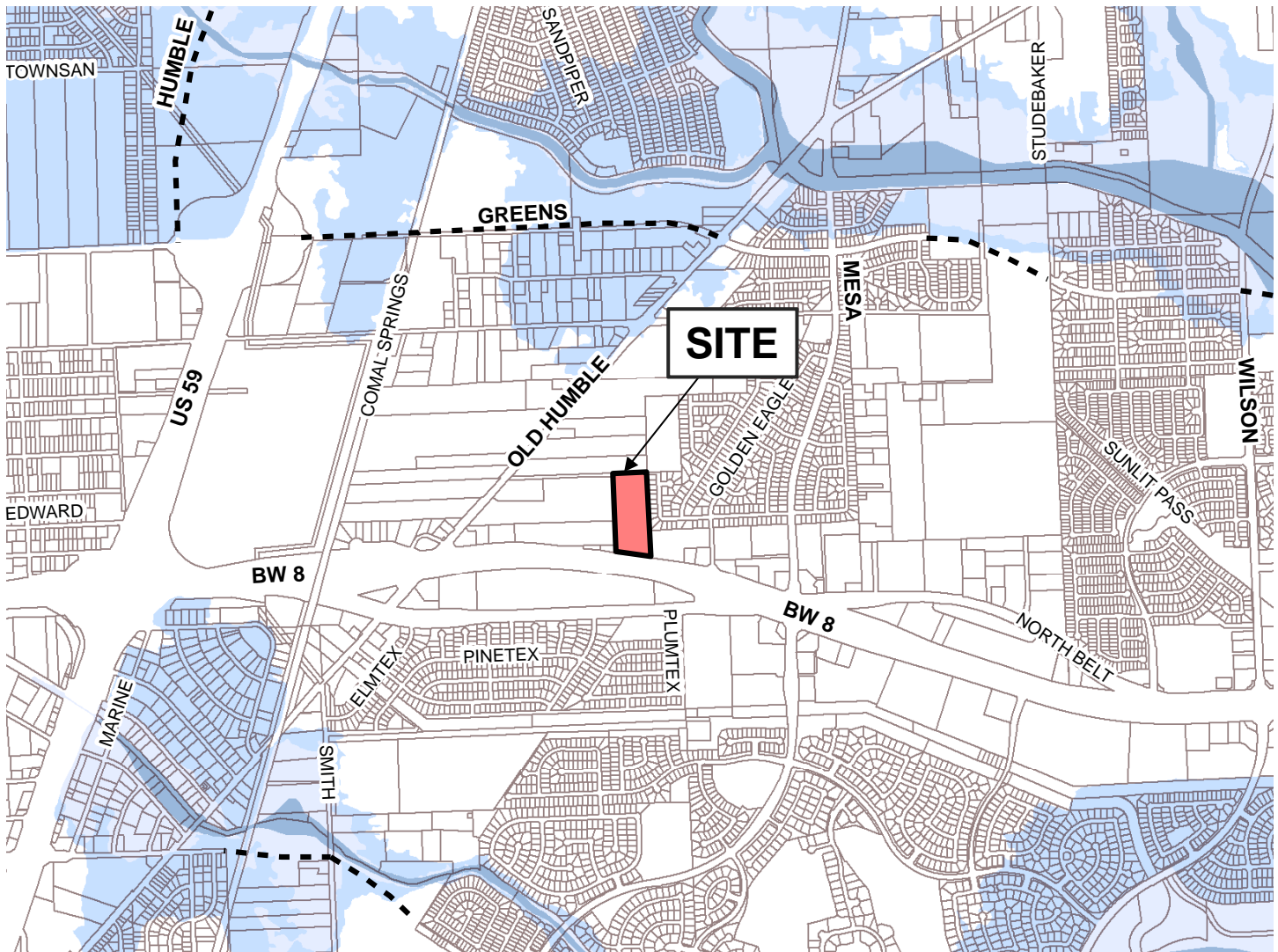
ITEM: 85

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Nueces Power Equipment

Applicant: Hovis Surveying Company Inc.



D – Variances

Site Location

Houston Planning Commission

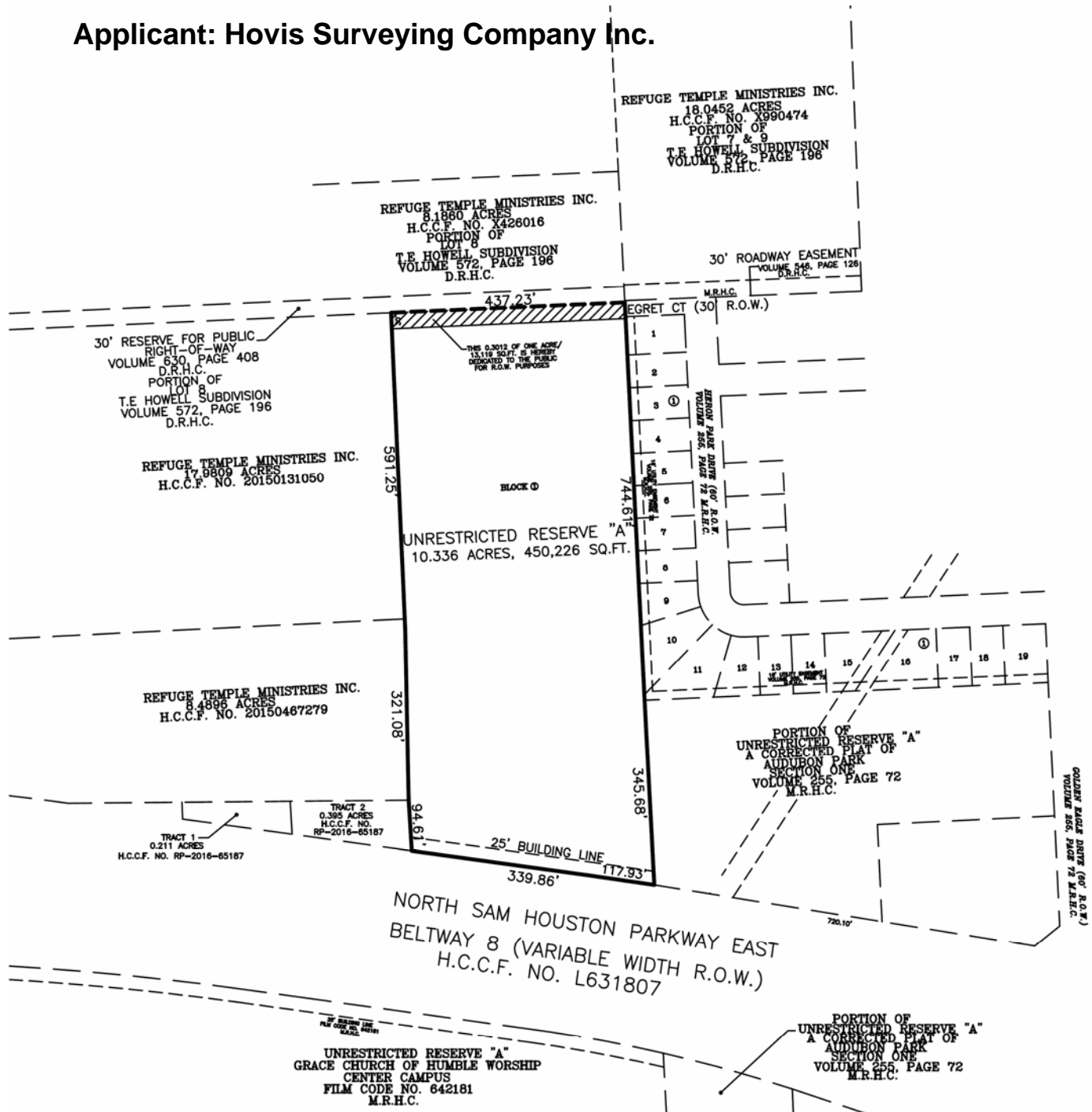
ITEM: xx

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Nueces Power Equipment

Applicant: Hovis Surveying Company Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 85

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Nueces Power Equipment

Applicant: Hovis Surveying Company Inc.



D – Variances

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**VARIANCE
Request Information Form**

Application Number: 2016-1210

Plat Name: Nueces Power Equipment

Applicant: Hovis Surveying Company Inc.

Date Submitted: 07/11/2016

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

Specific Variance is being sought and extent of variance:

To not extend or terminate with a cul-de-sac Egret Court and to not provide a North South Street through this development

Chapter 42 Section: 134 & 127

Chapter 42 Reference:

A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted and (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;

This 10.637 acre development is a portion of Lot 49 and all of Lot 36 of the J.M. Frost Jr. Subdivision, an unrecorded subdivision. Egret Court a 30 foot right-of-way was created by a Corrected plat of Audubon Park Section One, a subdivision as shown on map or plat recorded under Volume 255, Page 72 of the Harris County Map Records. This 30 foot right-of-way was changed from a 35 foot right-of-way to a 30 foot right-of-way in 1977. Old Humble Road (Atascocita Road) is a proposed major thoroughfare with a block length requirement of 2,600 feet and the extension of Egret Court would be approximately 1,080 feet North of the intersection of Beltway 8 and Old Humble Road. The East property line of this development is 720.10 feet West of the intersection of North Sam Houston Parkway East and Golden Eagle Drive. The distance from the West property line is 1,177.89 feet. The required intersection spacing along North Sam Houston Parkway East is 2,600 feet, therefore this property would be within the required intersection spacing from Golden Eagle Drive. The distance from the West line of this development to Old Humble Road is approximately 2,115 feet. This would create a block length of 3,293.07 feet along North Sam Houston Parkway East. Creating an overlong block length of approximately 693 feet over the required 2,600 foot intersection spacing requirement.

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

The circumstances of supporting the granting of the variance are not the result of a hardship created or imposed by the applicant because these tracts have been in these configurations for several years. The majority of the tracts to the west of this development are owned by the same entity, Refuge Temple Ministries and have a larger frontage along North Sam Houston Parkway East to provide for a North South street. In addition the Refuge Temple Ministries owns the tract 30 feet to the north of this development and the 10 acre tract north of the Corrected plat of Audubon Park Section One. The tract to the North of this development is developed and the tracts they currently own have access to Old Humble Road and the Beltway. The tract South of the 30 foot strip and on Old Humble Road is currently developed and the extension of Egret Court would have to go through this existing development.

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

The intent and general purposes of this chapter will be preserved and maintained because the overall distance between the intersections on North Sam Houston Parkway East are only over the required distance by around 25%. Egret Court is a 30 foot right-of-way and only one lot deep. It is clearly evident that this street does not extend to the West and Heron

Park Drive makes a t-intersection with Egret court and does not extend any further to the north. Based on these conditions the need for a turn around at the end of this street would be negated. This will be a commercial development with an office/warehouse facility. They provide heavy equipment sales and rentals. This development will not extend the residential development to the East and the extension of Egret Court to the West may create the extension of commercial traffic through the existing residential neighborhood.

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

The granting of the variance will not be injurious to the public health, safety or welfare because there is adequate circulation in the area at this time for emergency vehicles and this development is not extending the single family residential development. The extension of Egret Court would allow for commercial traffic to cut through the existing residential neighbor. In addition, this development is within the required block length along North Sam Houston Parkway East from the nearest intersecting street, which is Golden Eagle Drive.

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

Economic hardship is not the sole justification of the variance because these tracts have been functioning without the creation of a street for over 36 years and this development is not proposing to create single family use. The creation of this development without the north south street would leave an overlong block length of 693 feet along North Sam Houston Parkway East.



Application No: 2016-1210

Agenda Item: 85

PC Action Date: 07/21/2016

Plat Name: Nueces Power Equipment

Applicant: Hovis Surveying Company Inc.

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

Chapter 42 Sections: 134 & 127

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

To not extend or terminate with a cul-de-sac Egret Court and to not provide a North South Street through this development;

Basis of Recommendation:

The site is located in Harris County, north of Beltway 8, east of Old Humble Road and west of Mesa Drive. The applicant is requesting a variance north provide a north south street through the subject tract. Staff is in support of the request. The distance from Old Humble Road to Gold Eagle Drive is approximately 3200' feet; which is a 25% deviation from the 2600 intersection spacing requirement.

Additionally the intersection spacing along Bender Drive complies with the 1400' requirement for a local street. Requiring a north-south street through the site would not significantly improve traffic circulation within the surrounding area however if the area were to redevelop in the future, there is potential for a north/south street to the west, north or from the stub street Waxwing Park.

The applicant will dedicate the required amount of ROW to the east-west street along the northern plat boundary and Harris County's Engineering department has voiced no objection to the variance request. Therefore, staff's recommendation is to approve the requested variance and 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 create an impractical development. The distance from Old Humble Road to Gold Eagle Drive is approximately 3200' feet; which is a 25% deviation from the 2600 intersection spacing requirement.

(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 existing street grid for north-south circulation is sufficient.

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

The intent and general purposes of this chapter will be preserved and maintained. the intersection spacing requirement along Bender Drive meets the 1400' requirement, requiring a north-south street would not be required to extend further to the north.

(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; requiring a north-south street through the site would not significantly improve traffic circulation within the surrounding area.

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

Economic hardship is not the sole justification of the variance. Requiring a street through the site is impractical.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 07/21/2016
Plat Name: Post Oak Centre replat no 1
Developer: Wengarten Realty Investors
Applicant: Windrose Land Services
App No/Type: 2016-1118 C2R

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

Total Acreage:	11.5892	Total Reserve Acreage:	11.5538
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77056	491U	City

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

When applying please attached a copy of the proposed re-plat to the WCR (long or short form).

For long form:

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

City Engineer: DETENTION IS REQUIRED

Parks and Recreation: To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 9.

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

Houston Planning Commission

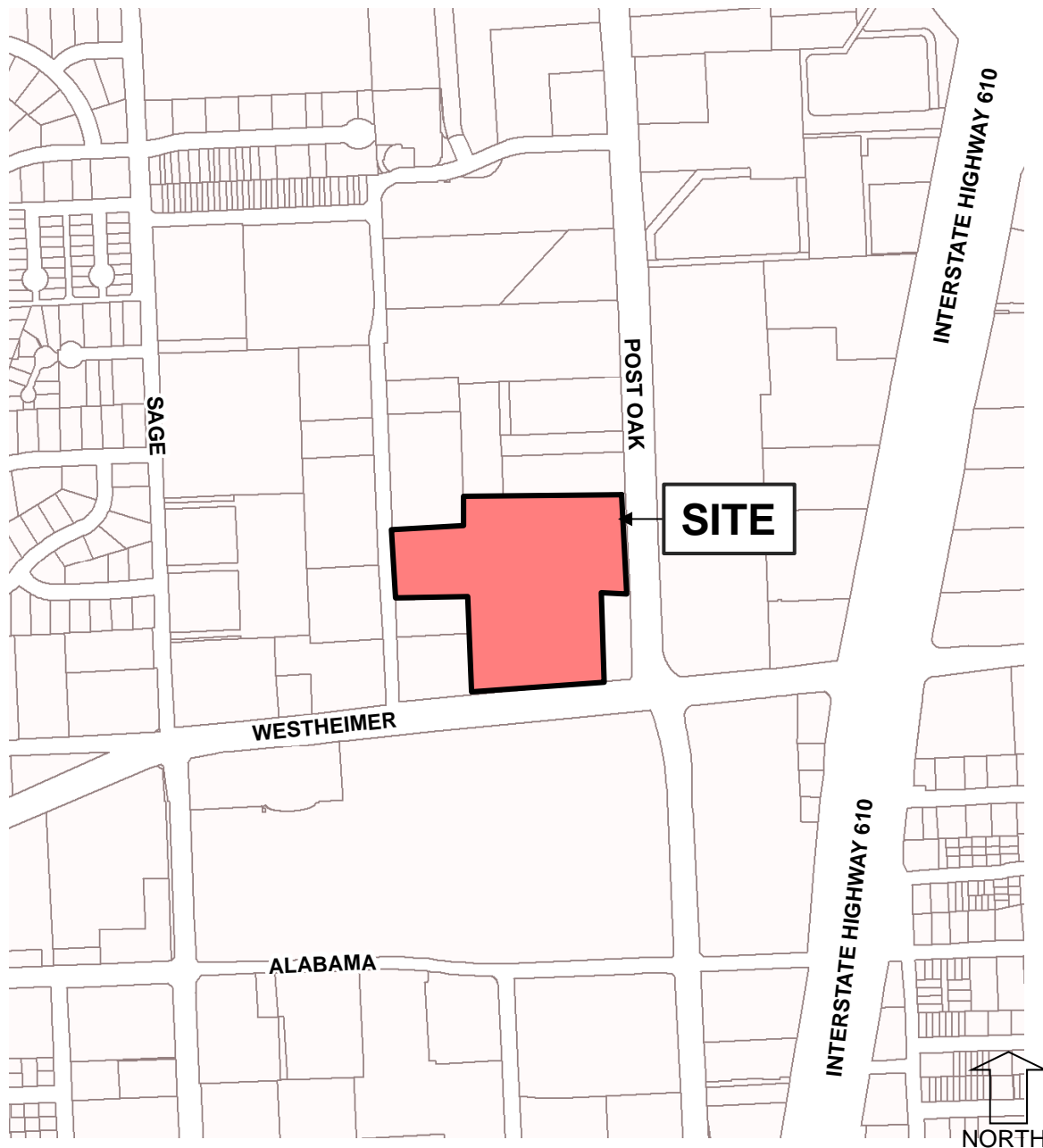
ITEM: 86

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Post Oak Centre replat no 1 (DEF1)

Applicant: Windrose Land Services



D – Variances

Site Location

Houston Planning Commission

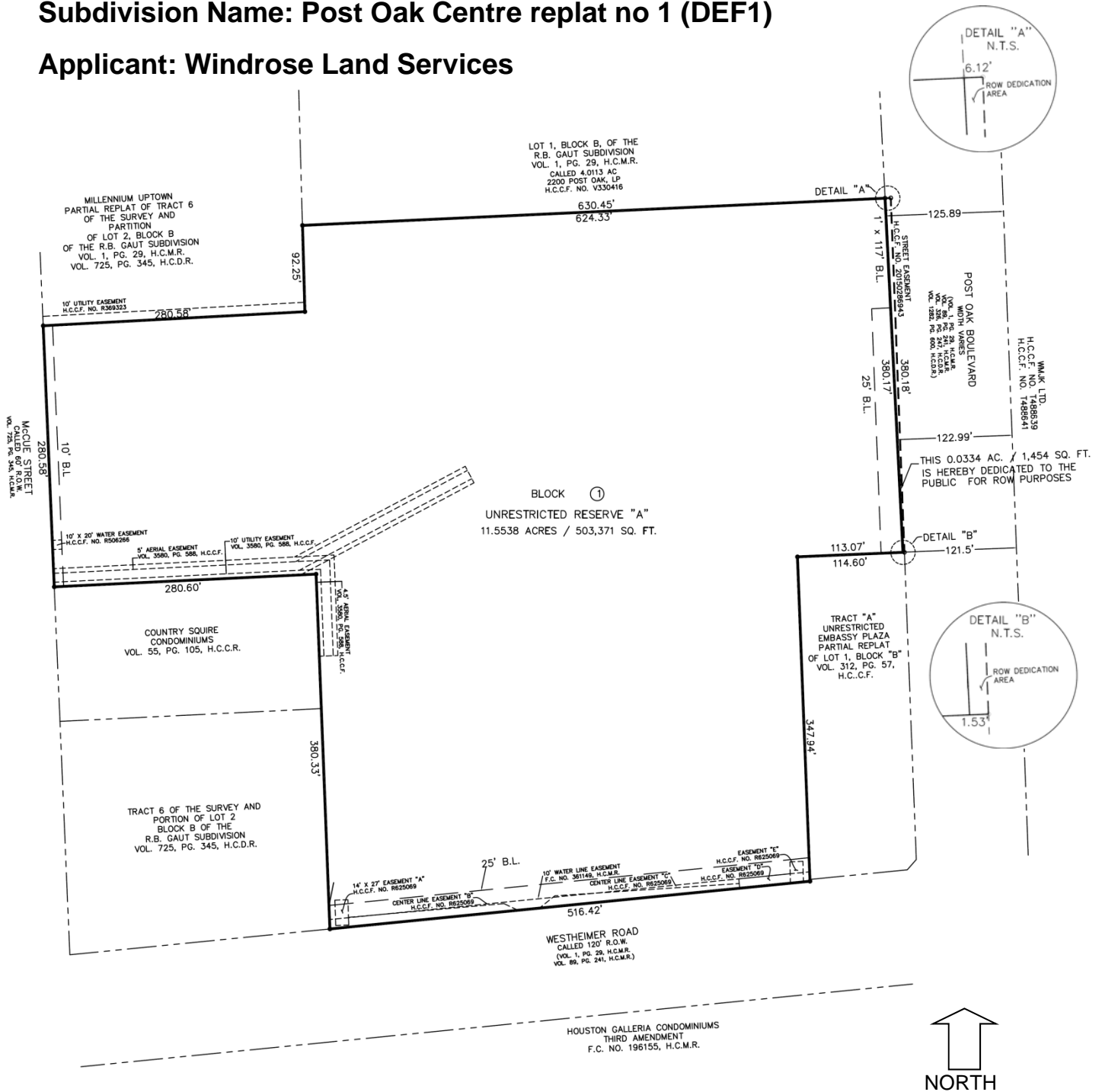
ITEM: 86

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Post Oak Centre replat no 1 (DEF1)

Applicant: Windrose Land Services



D – Variances

Subdivision

Houston Planning Commission

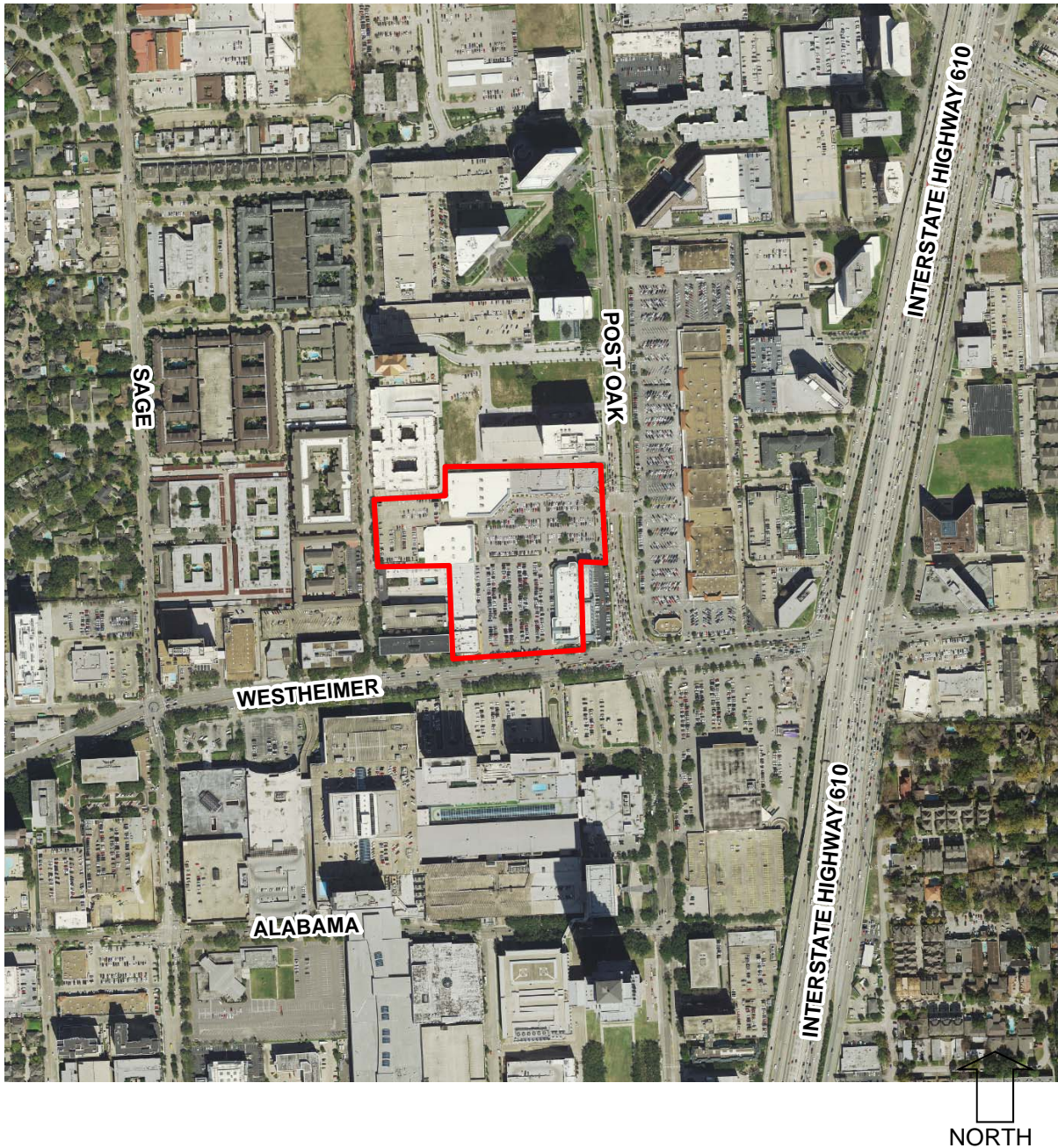
ITEM: 86

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Post Oak Centre replat no 1 (DEF1)

Applicant: Windrose Land Services

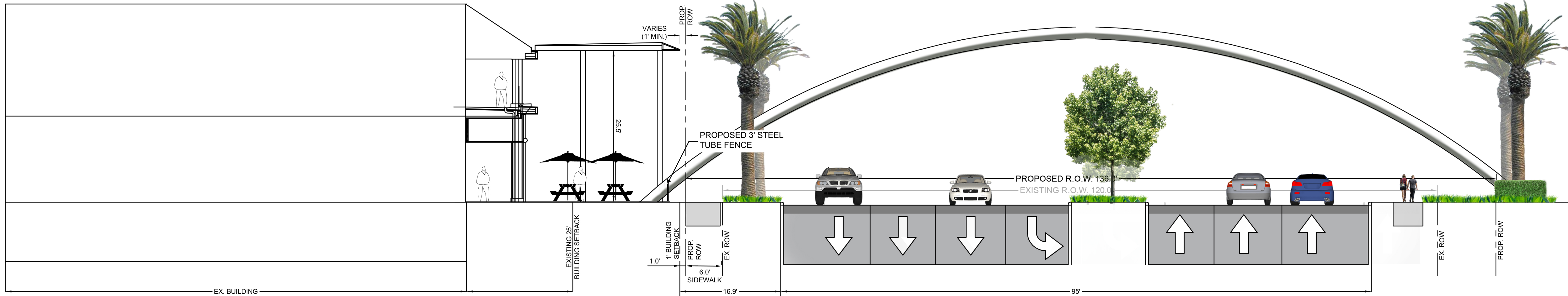
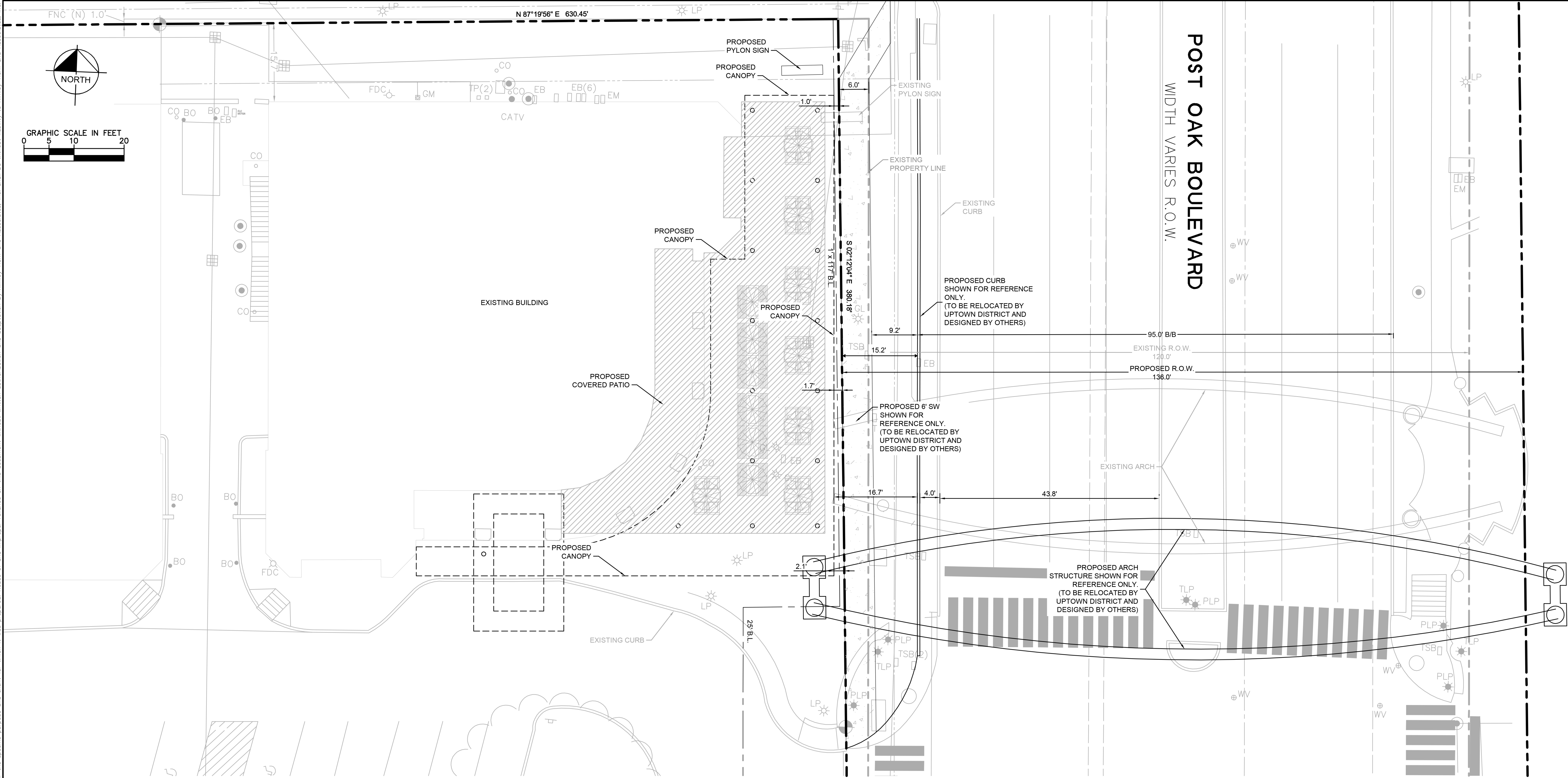


D – Variances

Aerial

Plotted By: Garza, Roger Sheet Set: KHA Layout: Proposed July 14, 2016 02:22:28pm K:\HOU_GVA\066078002-Moxies Grill Post Oak\DWG\Exhibits\Varience Exhibit.dwg
This document, together with the concepts and designs presented herein, is an instrument of service. It is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

NOTE:
ALL RIGHT OF WAY IMPROVEMENTS AND
ARCH STRUCTURE ARE SHOWN FOR
REFERENCE ONLY. UPTOWN DISTRICT
WILL DESIGN AND INSTALL ALL RIGHT OF
WAY IMPROVEMENTS AND ARCH
STRUCTURE AS PART OF A SEPARATE
PROJECT.



MOXIE'S PREPARED FOR WEINGARTEN REALTY HOUSTON TEXAS		PROPOSED CONDITIONS		KHA PROJECT 066078002		Kimley»»Horn © 2015 KIMLEY-HORN AND ASSOCIATES, INC. 12012 WICKCHESTER LANE, SUITE 500, HOUSTON, TX 77079 PHONE: 281-597-9300 FAX: 281-597-8032 WWW.KIMLEY-HORN.COM TBPE FIRM REGISTRATION F-928			
				DATE JUNE 2016					
				SCALE AS SHOWN					
				DESIGNED BY					
				DRAWN BY					
				CHECKED BY					
								No.	
								REVISIONS	
								DATE	
								BY	
SHEET NUMBER 2.0									

MOXIE'S | Post Oak Blvd + Westheimer Rd | Arches Study
Houston, TX
July 14, 2016





RENDERINGS | Entry View

5Gstudio_Collabrative, llc. 800 Jackson St. #500. Dallas, TX 75202
MOXIES

Post Oak Blvd + Westheimer Rd | **Houston, TX**

| 0 | | | | NTS | 06.14.2016 | **A01**



RENDERINGS | Street View

5Gstudio_Collabrative, llc. 800 Jackson St. #500. Dallas, TX 75202
MOXIES

Post Oak Blvd + Westheimer Rd | **Houston, TX**

| 0 | | | NTS | 06.14.2016 | **A02**



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RENDERINGS | Street View

5Gstudio_Collabrative, llc. 800 Jackson St. #500. Dallas, TX 75202
MOXIES

Post Oak Blvd + Westheimer Rd | Houston, TX

| 0 | | | NTS | 06.14.2016 | **A03**



RENDERINGS | Drop Off View

5Gstudio_Collabrative, llc. 800 Jackson St. #500. Dallas, TX 75202

MOXIES

Post Oak Blvd + Westheimer Rd | Houston, TX

| 0 | | | NTS | 06.14.2016 | A04



RENDERINGS | Sidewalk View

5Gstudio_Collabrative, llc. 800 Jackson St. #500. Dallas, TX 75202

MOXIES

Post Oak Blvd + Westheimer Rd | **Houston, TX**

| 0 | | | NTS | 06.14.2016 | **A05**



Application Number: 2016-1118

Plat Name: Post Oak Centre replat no 1

Applicant: Windrose Land Services

Date Submitted: 06/27/2016

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

Specific Variance is being sought and extent of variance:

To allow reduced building setback of 1 foot on Post Oak Boulevard.

Chapter 42 Section: 150

Chapter 42 Reference:

Sections 42-150 "Building Line Requirement"

Statement of Facts

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

(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 11.6 acres located on the north side of Westheimer Road and the west side of Post Oak Boulevard. The applicant is platting the property to rehabilitate the existing restaurant-café in to Moxie's Grill, a pedestrian-focused establishment in line with the Uptown District's vision for the area. When the applicant approached the Uptown District and the City about the project, they began working together to ensure that the renovation/expansion would seamlessly integrate with the planned road expansion, landscaping and architectural improvements projects along Post Oak. Because these segments of Westheimer and Post Oak are classified as Transit Corridors, the applicant is eligible for a zero-foot setback subject to certain performance standards. However, a zero-foot setback without a variance is not an option because the existing structure's façade is not massed against the right-of-way. While the building setback will be reduced to 1-foot, there will be at least 15 feet between the back of curb and the patio area. These project elements are essential to the overall goal of rehabilitating and rebranding the facility in to Moxie's Grill. The proposed patio is compatible with and complimentary to the right-of-way widening and the pedestrian-focused, vibrant environment that is generally envisioned for the area. This project will be a very positive addition to the area and we hope the Planning Commission approves the applicant's plat and variance request.

(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 unique development considerations of the site, including its location along some of the City's Transit Corridors. The general area is characterized by pedestrian-focused development with reduced-setbacks. The applicant wants to develop a business that contributes to this model, but the existing building is set back too far to enable strict compliance with the Transit Corridor design. By extending and enhancing the patio area, the applicant is able to provide a development that meets the intent of the City's regulations while maintaining the feasibility of the project. Without the variance, the existing property cannot be reconfigured to match the character of the surrounding area. These considerations result in circumstances that are not self-imposed by the applicant and that provide sufficient grounds to approve the variance request.

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

The applicant's goal for this project is to provide an expansion that is aesthetically pleasing, safe and supportive of the Uptown District's vision for this segment of Post Oak. The requested variance will allow the applicant to expand in a way that is compatible with the City's regulations as well as other developments in the area. The applicant has been working with the City and the Uptown District from the start of the project design to ensure that their expansion is compatible and complimentary to the planned road expansion, landscaping enhancements, and the District signage that will be installed

in the near future. Most importantly, there will be more than 15 feet between the new patio and the driving surface of Post Oak.

(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 of welfare as adequate vehicular and pedestrian circulation will be available. The proposed expansion has been carefully coordinated with the Uptown District and the City to ensure that adequate vehicular access and driver visibility is preserved. The reduction of the building setback will not impede visibility along Post Oak nor will it negatively affect the City's ability to maintain the roadway or other public improvements. During the platting process, the applicant is dedicating the necessary right-of-way to facilitate all public realm and District improvements for the foreseeable future.

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

The justifications for the requested variance are the unusual physical characteristics of the site and the overall development characteristics of the Westheimer and Post Oak Corridors. Bringing the patio closer to the street will match the development footprint of other businesses in the area while maintaining a minimum of 15-feet from the expanded back-of-curb along Post Oak to ensure the safety of the restaurant patrons. By granting the variance, the City will be allowing the applicant to meet the intent of the Code of Ordinances and maintain the viability of the proposed expansion. Without the variance, the resulting development will be incompatible with other businesses in the area and it will have a negative impact on the planned landscaping and architectural elements that will be installed within the adjacent Post Oak right-of-way.



Application No: 2016-1118

Agenda Item: 86

PC Action Date: 07/21/2016

Plat Name: Post Oak Centre replat no 1

Applicant: Windrose Land Services

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

Chapter 42 Sections: 150

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

To allow reduced building setback of 1 foot on Post Oak Boulevard.;

Basis of Recommendation:

The site is located in the city limits, west of Post Oak Boulevard, north of Westheimer Road and east of Sage Road. The applicant is requesting a variance to allow a reduced 1' building line for the proposed patio on a portion along Post Oak Boulevard. Staff is in support of this variance.

The proposed development is located in the Uptown District area along Post Oak Boulevard, north of Westheimer Road. The applicant proposes to create a pedestrian-focused establishment by adding a patio to the existing restaurant-café. The applicant has been extensively coordinating with Metro and Uptown Houston District regarding the planned road expansion on Post Oak Boulevard. Uptown Houston District is also in support of the request.

Post Oak Boulevard is a 120' wide right-of-way and was established as a Transit Corridor Street in 2009. Uptown Houston District is planning to improve Post Oak Boulevard by widening its right-of-way, including widening sidewalk and adding pedestrian lighting and landscaping to the street. The applicant is dedicating varying widths of 1.53' to 6.12' to the public for right-of-way purposes. Therefore, the distance between the proposed back of the curb to the new property line will be 15.2'. The distance from the proposed back of the curb to the proposed patio cover is about 16' to 16.7'. This ROW dedication matches to Uptown District's reconstruction plans.

By granting this variance, the proposed development will be compatible to Uptown District's vision. The patio will be closer to the pedestrian realm creating a more urban and pedestrian-friendly environment. The applicant will continue to coordinate with Uptown Houston District. Uptown Houston District will enhance the pedestrian realm along Post Oak Boulevard by maintaining a 6' unobstructed sidewalk and adding pedestrian lightning and landscaping to the street. These street improvements will be addressed at permitting stage.

Staff's recommendation is to grant the requested variance and approve the plat subject to following conditions: (1) to provide a minimum 6' unobstructed sidewalk, (2) 3'wrought iron fence and (3) landscape.

Statement of Facts

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

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

The proposed development is located within the Uptown District area along Post Oak Boulevard, north of Westheimer Road. The applicant proposes to create a pedestrian-focused establishment by adding a patio to the existing restaurant-café. The applicant has been extensively coordinating with Metro and Uptown Houston District regarding the planned road expansion on Post Oak Boulevard. The proposed development is compatible to Uptown District's vision and plans.

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

Uptown District is planning to improve Post Oak Boulevard by widening its right-of-way. The applicant coordinated with Metro and Uptown District to ensure that the proposed development is compatible to Uptown District's vision. The applicant proposes to develop a pedestrian-focused establishment by allowing the patio to be closer to the pedestrian realm.

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

The applicant is dedicating varying widths of 1.53' to 6.12' to the public for right-of-way purposes. Therefore, the distance between the proposed back of the curb to the new property line will be 15.2'. The distance from the proposed back of the curb to the proposed patio cover is about 16' to 16.7'.

(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. Post Oak Boulevard will be widened; 6' unobstructed sidewalk will be maintained and pedestrian lighting and landscape will be provided as well.

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

Economic hardship is not the sole justification of the variance.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 07/21/2016
Plat Name: Harvest Green Sec 14
Developer: Johnson Development
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2016-1194 C3P

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

Total Acreage:	31.2000	Total Reserve Acreage:	12.7500
Number of Lots:	71	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
	77406	566B	

Conditions and Requirements for Approval

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

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

049.3. 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)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 87

Action Date: 07/21/2016

Plat Name: Harvest Green Sec 14

Developer: Johnson Development

Applicant: BGE|Kerry R. Gilbert Associates

App No/Type: 2016-1194 C3P

Staff Recommendation:

Grant the requested special exception(s) and Approve the plat subject to the conditions listed

Fort Bend Engineer: 1) Provide 30' curb return radii at Green Harvest Drive and Harvest Corner Drive on final plat
2) Provide UEs adjacent to 50' ROWs in compliance with Section 5.5(B)(2) on final plat
3) Provide the recordation information for Harvest Corner Drive on final plat
4) Label ROW for Lost Lake Drive. Collectors require 70' of ROW.

PWE Utility Analysis: Approved

City Engineer: DETENTION IS PROVIDED

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

Houston Planning Commission

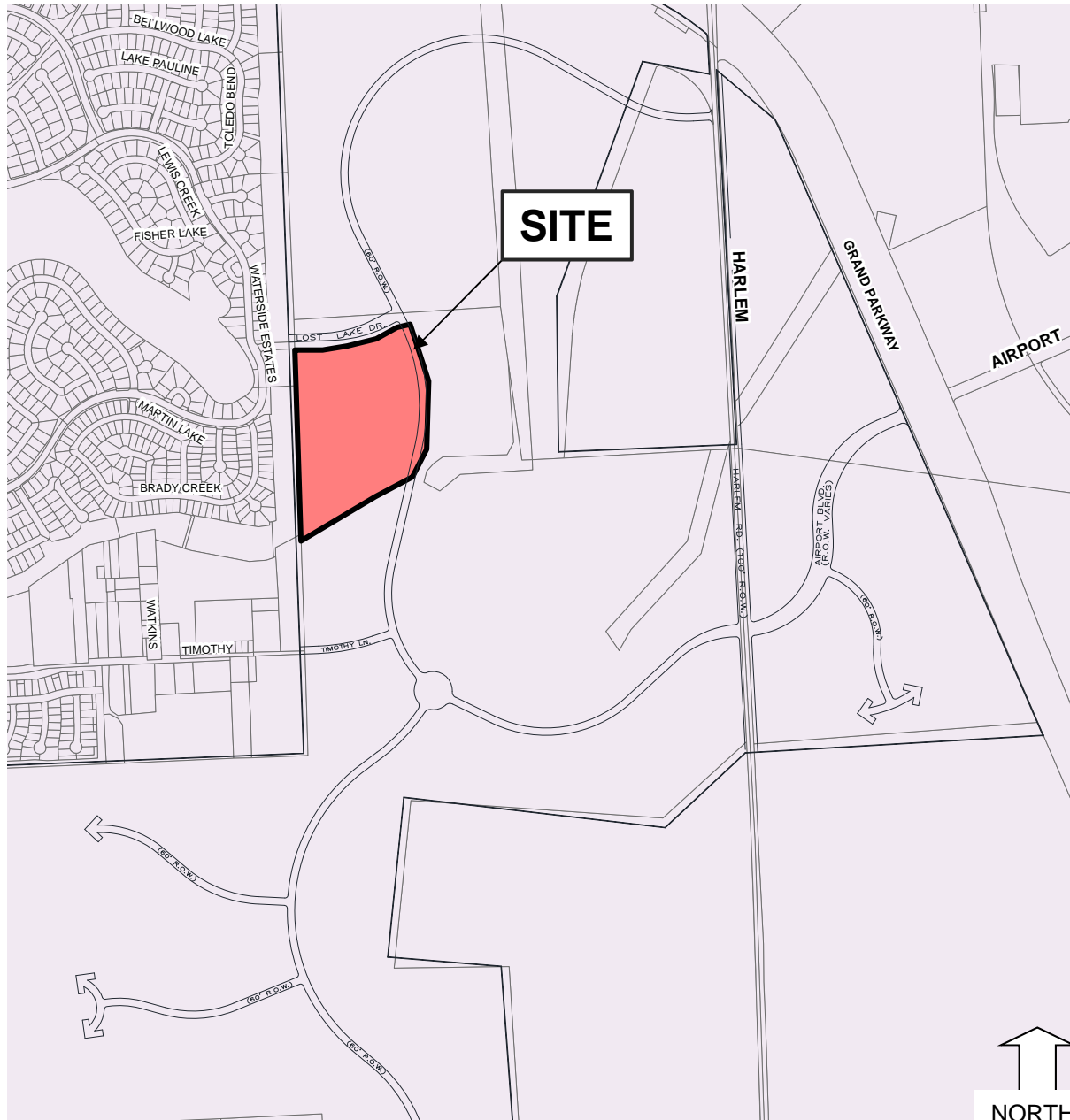
ITEM: 87

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Harvest Green Sec 14

Applicant: BGE|Kerry R. Gilbert Associate



E – Special Exceptions

Site Location

Houston Planning Commission

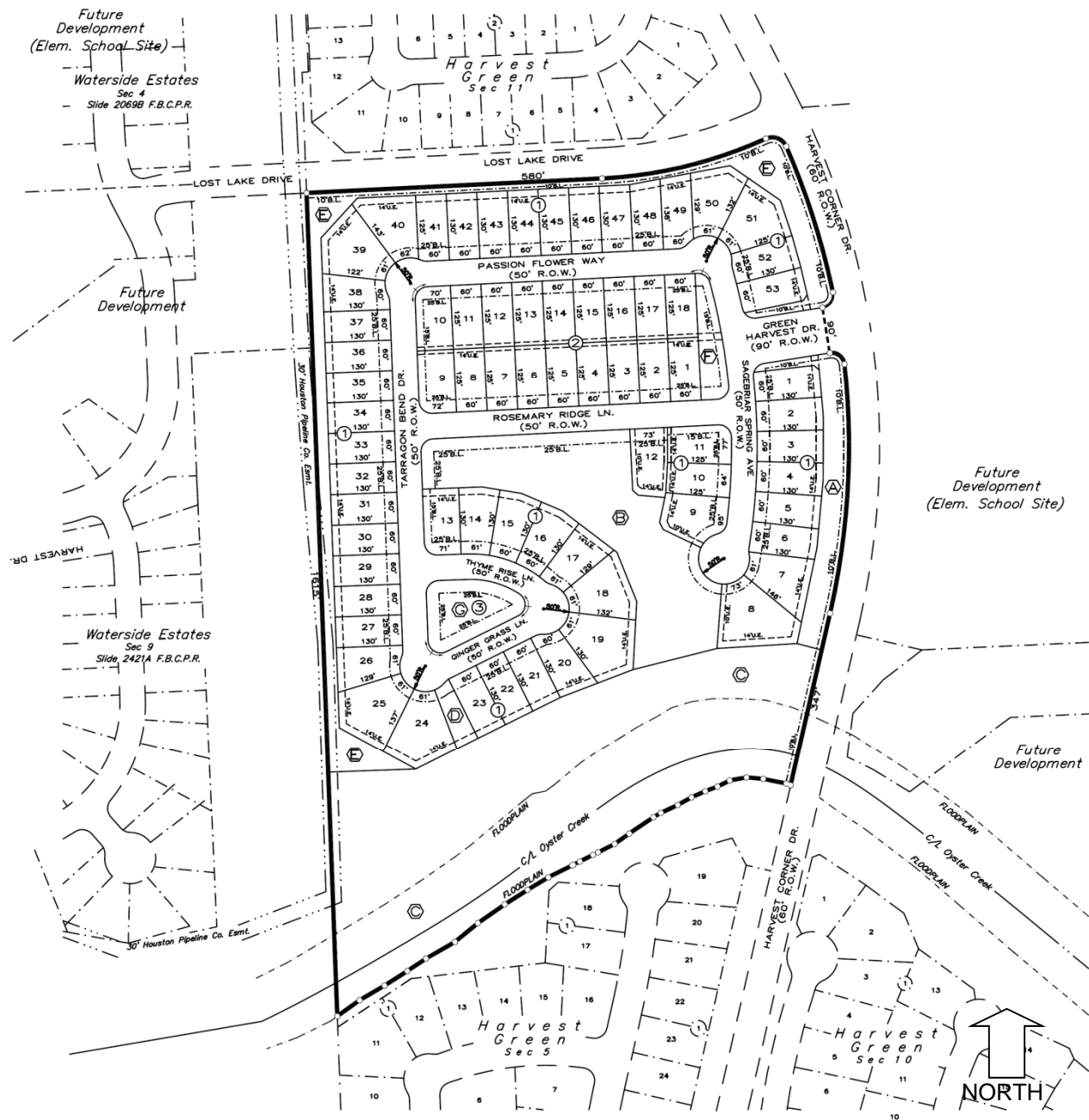
ITEM: 87

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Harvest Green Sec 14

Applicant: BGE|Kerry R. Gilbert Associate



E – Special Exceptions

Aerial

Houston Planning Commission

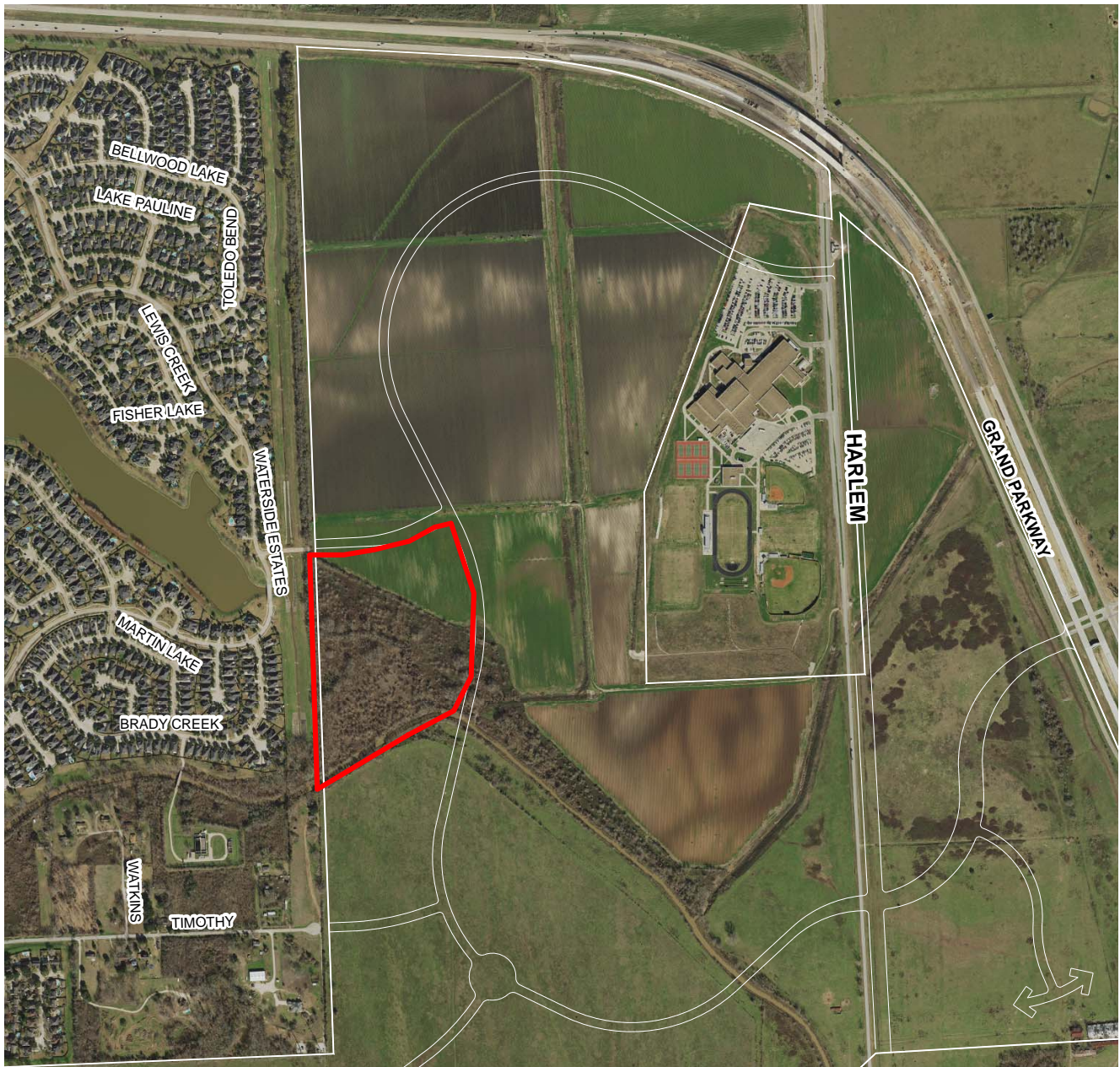
ITEM: 87

Planning and Development Department

Meeting Date: 07/21/2016

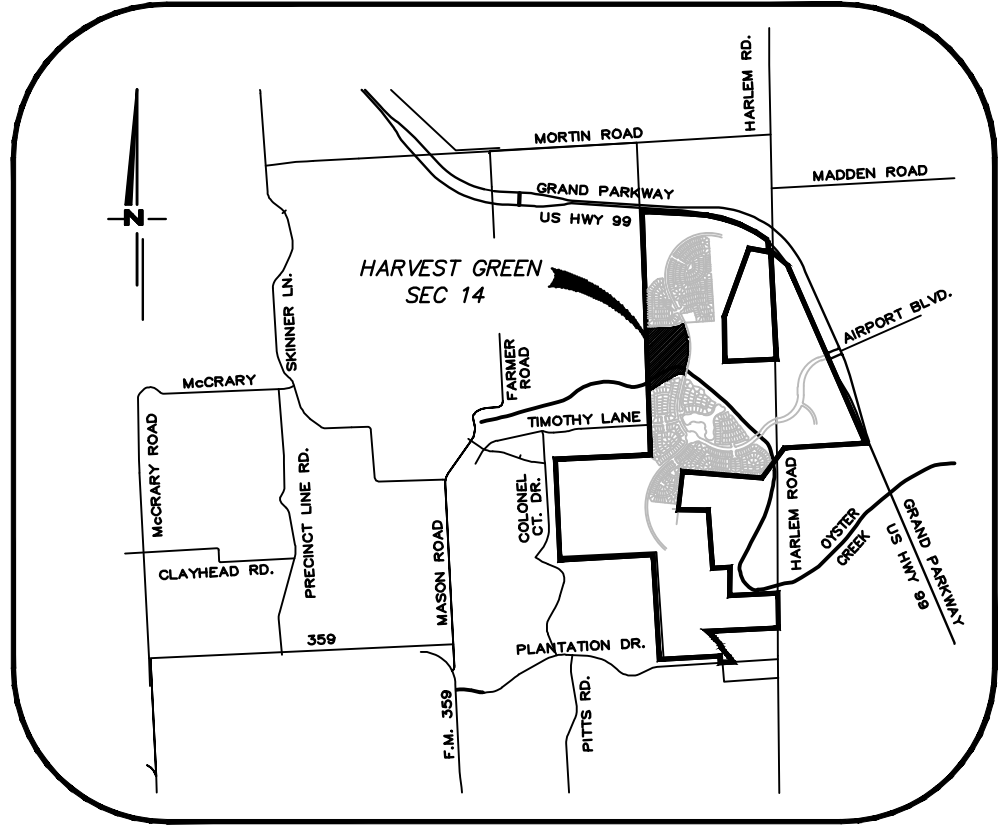
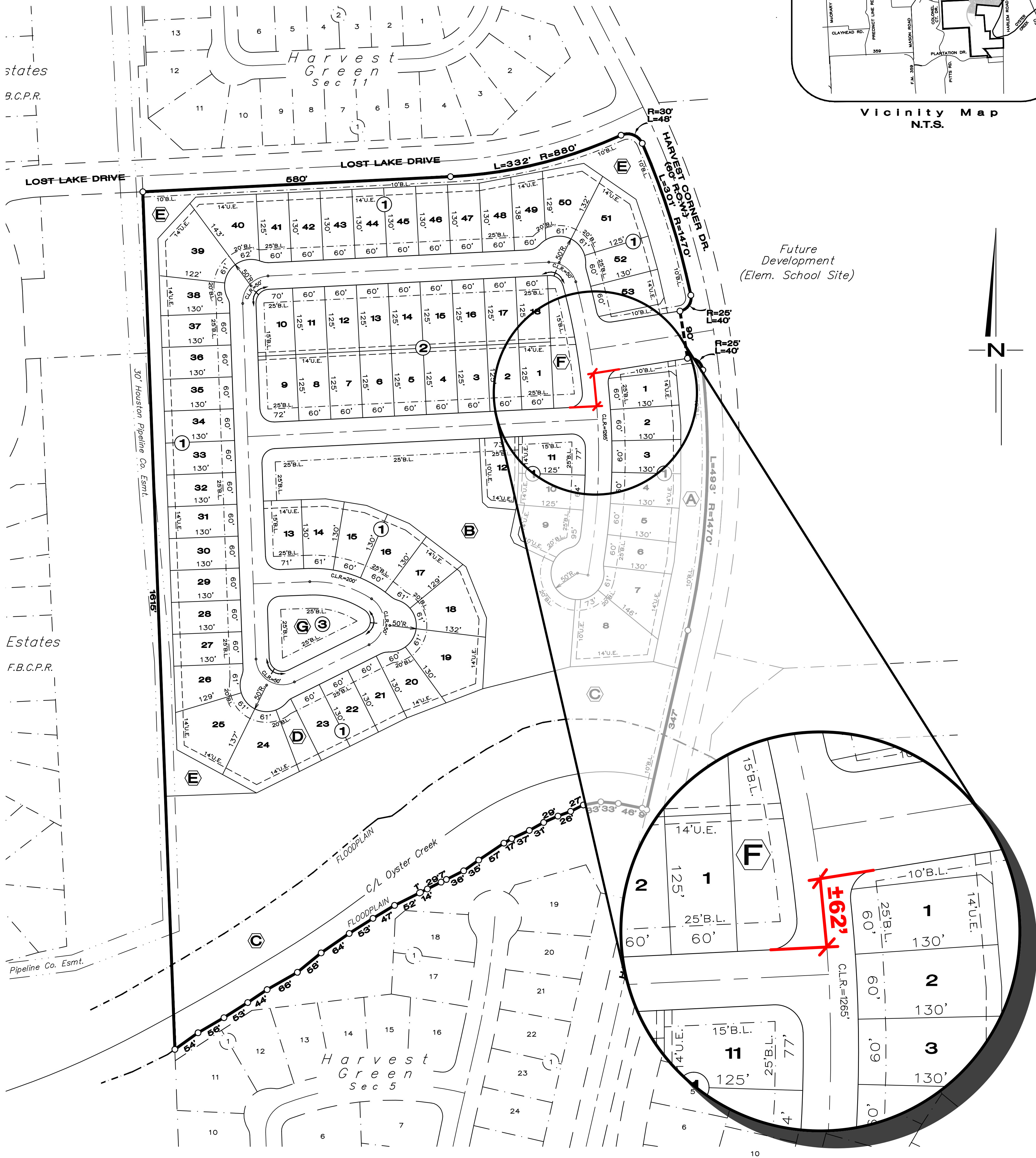
Subdivision Name: Harvest Green Sec 14

Applicant: BGE|Kerry R. Gilbert Associate



E – Special Exceptions

Aerial



a special exception exhibit for
HARVEST GREEN
SECTION 14
prepared for
JOHNSON
DEVELOPMENT CORP.



— Land Planning Consultants —
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281-579-0340

7000 North Mopac, Suite 330
Austin, TX 78731
Tel: 512-583-4511

2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 972-464-5631

SCALE
0 25 50 100

JULY 11, 2016
KGA #10900B

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SPECIAL EXCEPTION Request Information Form

Application Number: 2016-1194

Plat Name: Harvest Green Sec 14

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 07/11/2016

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To allow an internal intersection offset of 62' on local streets.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec 42-128. Intersections of local streets. (c) Intersections along local streets shall be spaced a minimum of 75 feet apart.

Statement of Facts

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

Harvest Green is a +1042-acre master planned community located southwest of central Houston, immediately southwest of the Grand Parkway at its intersection with Harlem Rd and Airport Blvd. The development includes single-family residential tracts, mixed-use and commercial property, public school sites, parks, lakes, and other detention/drainage open space, including a portion of Oyster Creek, all interwoven by the combination of two major thoroughfares and several internal collector streets that traverse the community. The site is bounded on the west and south sides by existing single-family development and on the north and east sides by the Grand Parkway and an existing prison facility. Section 14 takes access from the northern collector street Harvest Corner Drive. Section 14 is self-contained and the internal local streets will carry only traffic associated with the single-family homes in this single section. One of the local streets of Section 14, Sagebriar Spring Avenue, has an offset of approximately $\pm 62'$ between two intersecting streets, Green Harvest Drive and Rosemary Ridge Lane (see attached exhibit). This offset is an 18% deviation from the standard, or approximately $\pm 13'$.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The special exception will not create an unsafe condition with dangerous cross-traffic between the two intersections, which is the result contemplated by the standards of Chapter 42.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The modification is an 18% deviation from the standard.

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

The granting of the special exception will not create an unsafe driving condition and will therefore preserve and maintain the intent and general purposes of this chapter.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The proposed configuration is for a local street that is internal to a single-family residential section, which will not be utilized by through-traffic, only by traffic associated with the single-family homes within the section. The offset will not carry significant traffic, and all the involved streets are short street segments where traffic cannot gain any significant speed. The granting of the special exception will not create an unsafe driving condition, and is therefore not injurious to the public health, safety, or welfare.



Application No: 2016-1194
Agenda Item: 87
PC Action Date: 07/21/2016
Plat Name: Harvest Green Sec 14
Applicant: BGE|Kerry R. Gilbert Associates

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

Chapter 42 Sections: 128

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

To allow an internal intersection offset of 62' on local streets.;

Basis of Recommendation:

The site is located in Fort Bend County, south of W Grand Parkway S, west of Harlem Road and north of W Airport Boulevard.

The applicant is requesting a special exception to allow a 62' intersection off-set instead of the required 75' on a local street.

Staff is in support of this request.

The subject site is bounded by Oyster Creek to the south and by a drainage ditch currently owned by Fort Bend County MUD No 118 to the east. The proposed subdivision consists of 71 single-family residential lots and will take access from Harvest Corner Drive a collector street. The proposed street system is designed with shorter blockfaces that will discourage through traffic and decrease travel speeds. The distance along Sagebriar Spring Avenue between Green Harvest Drive and Rosemary Ridge Lane is about 62'. This modification is an 18% deviation from the standards. Overall, the proposed street pattern will carry traffic mainly generated by this subdivision.

Fort Bend County Engineering Department poses no objections to the request.

Staff's recommendation is to grant the special exception and approve the plat subject to the CPC 101 form conditions.

Staff Evaluation

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

The subject site is bounded by Oyster Creek to the south and by a drainage ditch currently owned by Fort Bend County MUD No 118 to the east.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The proposed subdivision consists of 71 single-family lots and will take access from Harvest Corner Drive a collector street. The proposed street system is designed with shorter blockfaces that will discourage through traffic and decrease travel speeds.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The distance along Sagebriar Spring Avenue between Green Harvest Drive and Rosemary Ridge Lane is about 62'. This modification is an 18% deviation from the standards.

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

The proposed street pattern will carry traffic mainly generated by this subdivision.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The granting of the special exception will not be injurious to the public health, safety or welfare.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 07/21/2016
Plat Name: Knight Gaston Road Development
Developer: Knight & Bily
Applicant: Doshi Engineering & Surveying Company
App No/Type: 2016-1173 C2

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

Total Acreage:	0.7162	Total Reserve Acreage:	0.5574
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	484Q	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)

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)

190.2. Add 'Martha L. Stein, Chair' as Chair in the Planning Commission certificate.

Coordinate with Fort Bend County about ROW widening.

For Your Information:

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

Fort Bend Engineer: 1) Provide additional 10.15' of ROW dedication along south boundary of the plat to remove the jog in the dedication, if the existing home is proposed to be demolished.

PWE Utility Analysis: Approved.

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

Houston Planning Commission

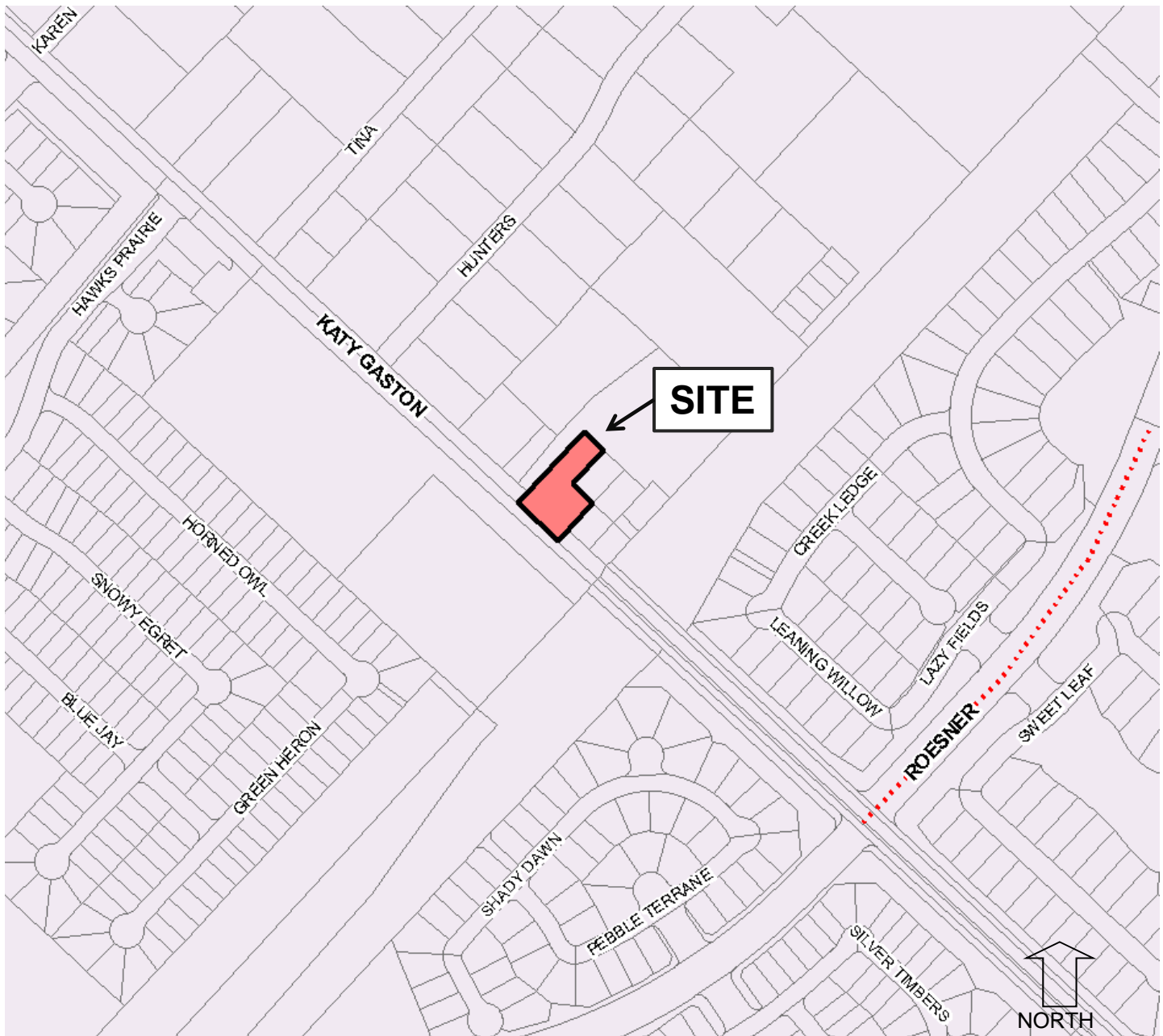
ITEM: 88

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Knight Gaston Road Development

Applicant: Doshi Engineering & Surveying Company



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

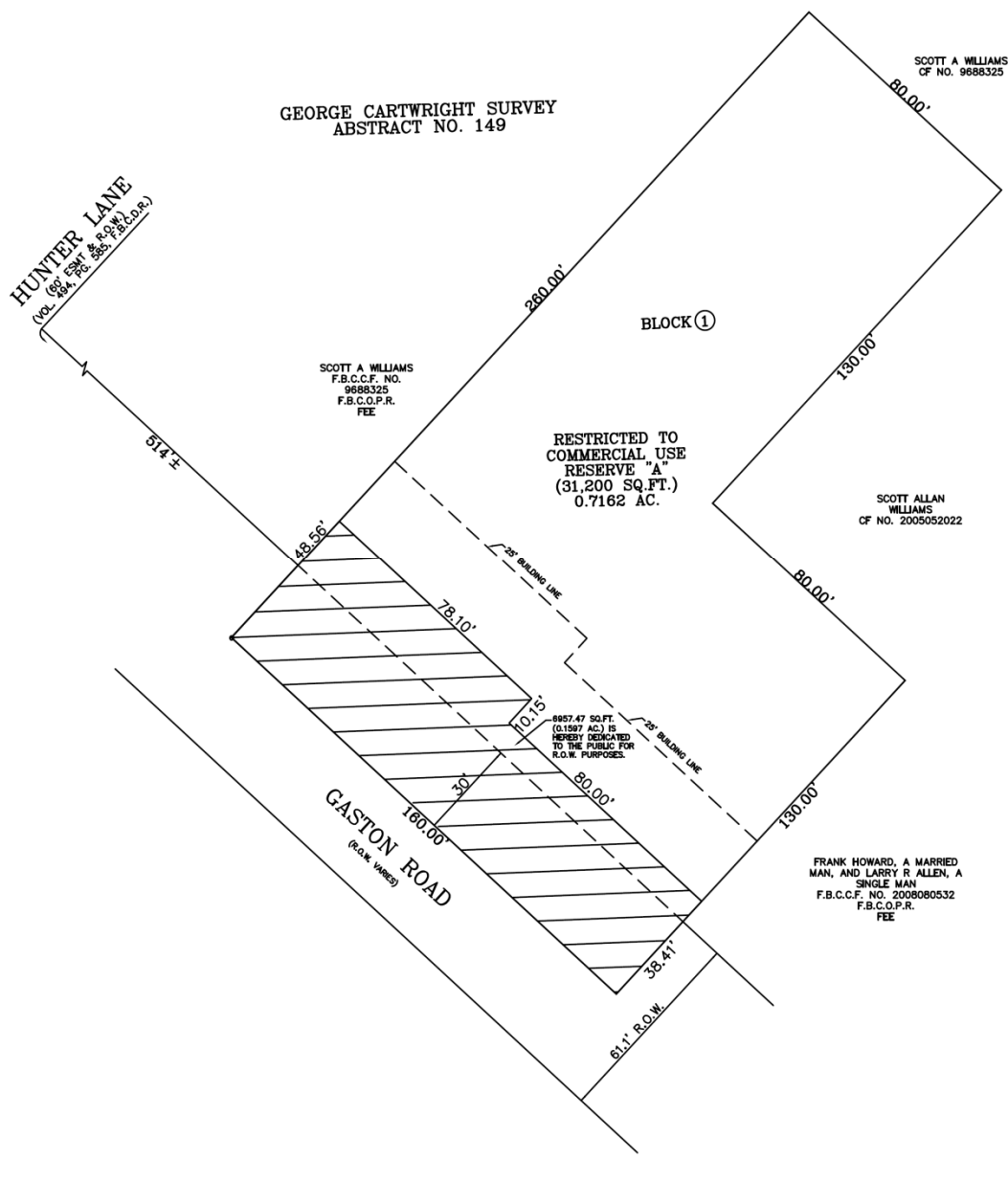
ITEM: 88

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Knight Gaston Road Development

Applicant: Doshi Engineering & Surveying Company



F – Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 88

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Knight Gaston Road Development

Applicant: Doshi Engineering & Surveying Company



F- Reconsideration of Requirements

Aerial



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2016-1173
Plat Name: Knight Gaston Road Development
Applicant: Doshi Engineering & Surveying Company
Date Submitted: 07/10/2016

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

Specific requirement or condition being sought:

Local Street shall provide for internal circulation by meeting each local street shall intersect with a street that meets the requirements at least 1,400 feet.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec. 42-128 (a) (1) - Intersections of Local Street

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:

City asking to address the 1,400 feet requirements.



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2016-1173

Plat Name: Knight Gaston Road Development

Applicant: Doshi Engineering & Surveying Company

Date Submitted: 07/10/2016

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

Specific Variance is being sought and extent of variance:

Dalton V Knight and Kay L Bily are developing 31,200 Square Feet of land off the 10452 Gaston Road, Katy, Texas 77494 as a commercial Reserve. Roesner Street is on their right side about 1,132 feet and Hunter Lane is 514 feet to their left. 1,400 feet requirements will overlap the subject property. Variance is requested since the distances from the existing streets is overlapping the subject property. See Exhibit "A".

Chapter 42 Section: 128

Chapter 42 Reference:

Sec. 42-128 (a) (1) - Intersections of Local Street

Statement of Facts

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

The proposed development is within the distance feet in either direction which overlaps the minimum requirements of the section 42-128- (a) (1). Providing a street will create undue hardship since the lot width is only 160 feet and proposed development cannot be achieved.

(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;

Roesner and Hunter Lane (unrecorded Subdivision) are existing and distance between them is 1,800 feet. Roesner Street is recently developed street. Also, there is newly developed 200 feet wide Silver Ranch Channel between the Roesner and subject property. See Exhibit C. There is also a unpaved road called Sam Robinson Road parallel to Silver Ranch Channel. Buffalo Bayou is about 2,400 feet northeast of the subject property which will dead end the street.

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

Since there exist an unpaved road called Sam Robinson Road, about 145 feet to right of the subject property, which will satisfy the requirements of the Chapter 42-128

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

The general public still have access to land behind the subject property either via Hunter Lane or Sam Robinson Road and will not be injurious to the public health, safety or welfare.

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

The owner is not requesting variance for the economic hardship, as there are ways to access the property behind the subject development via both Hunter Lane and Sam Robinson Road. See Exhibit D.



Application No: 2016-1173

Agenda Item: 88

PC Action Date: 07/21/2016

Plat Name: Knight Gaston Road Development

Applicant: Doshi Engineering & Surveying Company

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)

Dalton V Knight and Kay L Bily are developing 31,200 Square Feet of land off the 10452 Gaston Road, Katy, Texas 77494 as a commercial Reserve. Roesner Street is on their right side about 1,132 feet and Hunter Lane is 514 feet to their left. 1,400 feet requirements will overlap the subject property. Variance is requested since the distances from the existing streets is overlapping the subject property. See Exhibit "A". ;

Basis of Recommendation:

Subject site is located in Fort Bend County along Katy Gaston Rd, between Roesner Rd and west of Buffalo Bayou. The applicant is requesting a variance for excessive intersection spacing along Katy Gaston Rd by not providing an east-west street through the subject site.

Staff is in support of the variance.

Katy Gaston is a major collector and Roesner Rd is a major thoroughfare proposed across the Bayou. Hunter Ln is a local street serving most of the properties in the vicinity. The distance between Roesner Rd and Hunter Ln along Katy Gaston is approx. 1800'. Due to the low density in the area traffic circulation is currently met by Roesner Rd, Hunter Ln. and Katy Gaston. If an east-west street is provided it will go through developed properties and cannot be extended further east due to Buffalo Bayou.

Hunter Lane to the north is a county Rd and Monterrey at Willowbend Sec 3 provided a stub street Sanford Green Drive to the north of their general plan. Therefore a future grid can be established if necessary by extending the stub provided in Monterrey at Willowbend Sec 3 to Hunter Ln. As the streets are not required to cross the Bayou, this grid can serve additional traffic needs if necessary.

Therefore staff's recommendation is to grant the requested variance and approve the plat.

Statement of Facts

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

(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 will create a street that cannot be extended further and due to the low density in this area traffic circulation needs are met with the existing grid.

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

The circumstances supporting the granting of the variance are not the result of a hardship created by the applicant.

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

The intent and general purpose of this chapter will be preserved as the street cannot be extended further to the east due to Buffalo Bayou.

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

Granting of the variance will be injurious due to the low density of the area and the existing street pattern. Due to Buffalo Bayou a street cannot be extended further east.

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

Economic hardship is not the sole justification. Currently adequate traffic circulation exists in this area with the existing street pattern.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89

Action Date: 07/21/2016

Plat Name: Pigs Unlimited International

Developer: KING'S LAND SURVEYING SOLUTIONS LLC

Applicant: KING'S LAND SURVEYING SOLUTIONS, LLC

App No/Type: 2016-1091 C2

Staff Recommendation:

Grant the requested special exception(s) and Approve the plat subject to the conditions listed

Total Acreage:	22.3930	Total Reserve Acreage:	22.3930
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	287R	ETJ

Conditions and Requirements for Approval

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

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

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

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

Provide correct plat notes.

Provide the correct ROW information and width for Treichel Rd. Plat boundary and total acreage needs to be revised and additional widening may be required.

Restrict the reserves to commercial use.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 07/21/2016
Plat Name: Pigs Unlimited International
Developer: KING'S LAND SURVEYING SOLUTIONS LLC
Applicant: KING'S LAND SURVEYING SOLUTIONS, LLC
App No/Type: 2016-1091 C2

Staff Recommendation:
Grant the requested
special exception(s) and
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.

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

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

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

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

County has no objections for north-south or east-west street variances as street dedications can be obtained for developments east and south of plat.

northern street west of Treichel is private. This area also needs to be dedicated to the public. See markup.

TIA will be required before the review of site development plan. It should address, but not limited to, driveway locations, left turn lanes and widening of the approach at FM 2920" have been repeated on the Plat and in CRM.

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

Houston Planning Commission

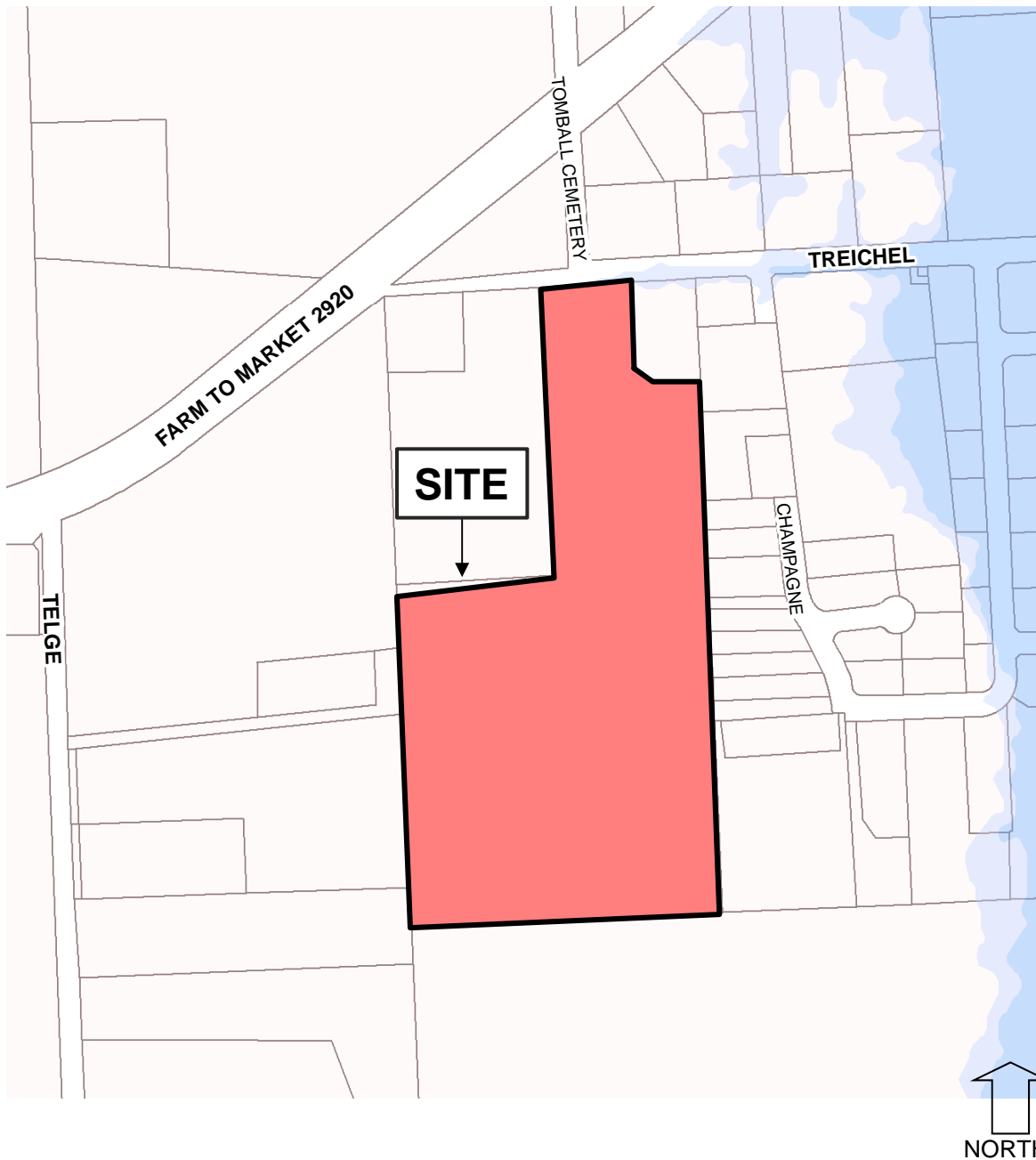
ITEM: 89

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Pigs Unlimited International (DEF 1)

Applicant: King's Land Surveying Solutions LLC



F- Reconsideration of Requirements

Site Location

Subdivision

Houston Planning Commission

ITEM: 89

Planning and Development Department

Meeting Date: 07/21/2016

Subdivision Name: Pigs Unlimited International (DEF1)

Applicant: King's Land Surveying Solutions LLC



F- Reconsideration of Requirements

Aerial



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2016-1091
Plat Name: Pigs Unlimited International
Applicant: KING'S LAND SURVEYING SOLUTIONS, LLC
Date Submitted: 06/27/2016

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

Specific requirement or condition being sought:

Along a major thoroughfare, there should be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. Each local street shall intersect with a street at least every 1400 feet;

Chapter 42 Section: 127, 128

Chapter 42 Reference:

42-127(a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. 42-128 (a)(1) Each local street shall intersect with a street at least every 1400 feet;

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

To address Chapter 42 section 127 and 128 for my plat which if enforced would cut the property in half and not usable to my client wanting to build office/warehouse for his business. Tegle road is 500 feet to the west of my west line. All the tracts to the east are in an unrecorded subdivision with a private road, the tracts to the south get access to Tegle Road, the tracts to the west have access to FM 2920 and also Tegle Road



Application Number: 2016-1091

Plat Name: Pigs Unlimited International

Applicant: KING'S LAND SURVEYING SOLUTIONS, LLC

Date Submitted: 06/27/2016

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

Specific Variance is being sought and extent of variance:

Along a major thoroughfare, there shall be an intersection with a local street, collector street or a major thoroughfare at least every 2600 feet and a local east west street every 1400 feet

Chapter 42 Section: 127, 128

Chapter 42 Reference:

42-127(a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. 42-128 (a)(1) Each local street shall intersect with a street at least every 1400 feet;

Statement of Facts

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

By placing the proposed north south road will cut the tract in half. The Client would like to put office/warehouse business in the middle of the property. There is a unrecorded subdivision to the east, all tracts to the south of our tract has access to Tegle Road and the tracts to the west have access to FM 2920 and Tegle Road which is less than 500 feet from the west line of our tract and with putting an east west street that would divide the tract into four parcels.

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

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant as explained this is an undeveloped area of Harris County and the roads would not serve anyone.

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

The intent and general purposes of this chapter will be preserved and maintained by our client as there are no other developments in the area. With the unrecorded subdivision being to the east the general purpose will be alright.

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

The granting of the variance will not be injurious to the public health, safety or welfare as stated before we just want to build a business on the tract.

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

Economic hardship is not the sole justification of the variance but location is a very important matter for our client to process to with his plans for a business.



Application No: 2016-1091

Agenda Item: 89

PC Action Date: 07/21/2016

Plat Name: Pigs Unlimited International

Applicant: KING'S LAND SURVEYING SOLUTIONS, LLC

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

Chapter 42 Sections: 127, 128

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

Along a major thoroughfare, there shall be an intersection with a local street, collector street or a major thoroughfare at least every 2600 feet and a local east west street every 1400 feet;

Basis of Recommendation:

Subject site is located along Treichel Rd, east of Telge Rd and south of FM 2920. The applicant is proposing 2 reserves and is requesting a reconsideration request with variances to not provide a north-south street or an east-west street through the subject site.

Staff is in support of the variances.

The subject site is located at the ETJ boundary bounded by unrecorded subdivision Treichel Woods Estates and Willow Creek to the east, developed property to the west and undeveloped property to the south. Major thoroughfare Treichel Rd extends only 3300' east to Willow creek within the ETJ boundary and therefore only one north-south street will be required by the ordinance.

If a north-south street is provided within the plat boundary it will be too close to the intersection of FM 2920 and Treichel Rd. Instead if a north-south street is provided further to the east of the subject site there is a possibility to connect it to the stub provided in Willowcreek Ranch General Plan.

The total distance between FM 2920 and Holderrieth is 3500' and per the ordinance one east-west street is required. If an east-west street is provided along the southern plat boundary, it will cross the existing developments to the east and west of the subject site. Instead there is an opportunity to provide an east-west street further south of the subject site through the undeveloped tracts.

Therefore, staff's recommendation is to grant the requested variances and approve the plat.

Statement of Facts

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

The imposition of the rules would create a hardship as the streets will be too close to the intersection and will have to cross existing developments to the east and west of the subject site.

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

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

The circumstances supporting the granting of the variance are not the result of a hardship created by the applicant. It is due to the existing conditions.

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

The intent and general purpose of this chapter will be preserved as the streets will not be required to cross existing development and will not be too close to the intersection of two major thoroughfares.

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

Granting of the variance will not be injurious to public health and safety. There is only one street required in each direction and a north-south street and an east-west street can be provided further east and south of the subject site respectively in future.

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

Economic hardship is not the sole justification of this variance. It is due the existing developments to the east and west of the site, and close proximity to the intersection of FM2920 and Treichel Rd.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 90
Action Date: 07/21/2016
Original Action Date: 07/23/2015

Staff Recommendation:
Approve

Plat Name: Aliana Sec 55
Developer: LJA Engineering, Inc.- (West Houston Office)
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No : 2015-1406
App Type: C3F

Total Acreage:	12.0680	Total Reserve Acreage:	1.4010
Number of Lots:	46	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Fort Bend County MUD 134 B

County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526Z	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 91

Action Date: 07/21/2016

Original Action Date: 08/06/2015

Plat Name: El Tesoro Sec 2 replat no 1

Developer: Windrose Land Services

Applicant: Windrose Land Services

App No : 2015-1606

App Type: C3F

Staff Recommendation:

Approve

Total Acreage:	15.4559	Total Reserve Acreage:	0.1987
Number of Lots:	113	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 460

County	Zip	Key Map ©	City / ETJ
Harris	77048	574L	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 92
Action Date: 07/21/2016
Original Action Date: 08/06/2015
Plat Name: Generation Park Management District Remote Well Site
Developer: Baseline Corporation
Applicant: Baseline Corporation
App No : 2015-1447
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	0.4939	Total Reserve Acreage:	0.4939
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 402

County	Zip	Key Map ©	City / ETJ
Harris	77044	416C	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 93
Action Date: 07/21/2016
Original Action Date: 07/23/2015
Plat Name: KMBK LLC
Developer: Hovis Surveying Company Inc.
Applicant: Hovis Surveying Company Inc.
App No : 2015-1461
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	2.8310	Total Reserve Acreage:	2.8310
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:	Spring West MUD

County	Zip	Key Map ©	City / ETJ
Harris	77388	291V	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 94
Action Date: 07/21/2016
Original Action Date: 08/06/2015
Plat Name: Light Rail Lofts
Developer: Windrose Land Services
Applicant: Windrose Land Services
App No : 2015-1482
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	0.3927	Total Reserve Acreage:	0.3927
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	77002	493X	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 95
Action Date: 07/21/2016
Original Action Date: 08/06/2015
Plat Name: Rosehill Christian School
Developer: E.I.C. Surveying Company
Applicant: E.I.C. Surveying Company
App No : 2015-1396
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	2.9932	Total Reserve Acreage:	2.9932
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77377	286K	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 96
Action Date: 07/21/2016
Original Action Date: 08/20/2015

Staff Recommendation:
Approve

Plat Name: Tavola Sec 14
Developer: LJA Engineering, Inc.- (West Houston Office)
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No : 2015-1712
App Type: C3F

Total Acreage:	13.3320	Total Reserve Acreage:	0.3830
Number of Lots:	58	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	East Montgomery County MUD 6

County	Zip	Key Map ©	City / ETJ
Montgomery	77357	257F	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 97
Action Date: 07/21/2016

Staff Recommendation:
Approve

Original Action Date: 08/20/2015

Plat Name: Tavola Sec 15

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

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

App No : 2015-1711

App Type: C3F

Total Acreage:	12.9980	Total Reserve Acreage:	1.9580
Number of Lots:	47	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	East Montgomery County MUD 6

County	Zip	Key Map ©	City / ETJ
Montgomery	77357	257F	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 98
Action Date: 07/21/2016

Staff Recommendation:
Approve

Original Action Date: 08/06/2015

Plat Name: Tavola Sec 16

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

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

App No : 2015-1594

App Type: C3F

Total Acreage:	14.9170	Total Reserve Acreage:	1.1800
Number of Lots:	61	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	East Montgomery County MUD 6

County	Zip	Key Map ©	City / ETJ
Montgomery	77357	257F	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 99

Action Date: 07/21/2016

Original Action Date: 07/23/2015

Plat Name: Trans Workshop

Developer: Tetra Surveys

Applicant: Tetra Surveys

App No : 2015-1521

App Type: C2

Staff Recommendation:

Approve

Total Acreage:	1.9989	Total Reserve Acreage:	1.9989
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

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 100
Action Date: 07/21/2016
Original Action Date: 08/06/2015
Plat Name: Via Principale Parkway Sec 1
Developer: LJA Engineering, Inc.- (West Houston Office)
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No : 2015-1420
App Type: SP

Staff Recommendation:
Approve

Total Acreage:	4.4130	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:	East Montgomery County MUD 7

County	Zip	Key Map ©	City / ETJ
Montgomery	77357	256H	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 101
Action Date: 07/21/2016
Original Action Date: 08/20/2015
Plat Name: Villa Escondida
Developer: Owens Management Systems, LLC
Applicant: Owens Management Systems, LLC
App No : 2015-1604
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	4.1469	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77447	325A	ETJ

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: 102
Action Date: 07/21/2016
Original Action Date: 07/23/2015
Plat Name: Windstone Colony South Sec 4
Developer: Texas Engineering And Mapping Company
Applicant: Texas Engineering And Mapping Company
App No : 2015-1497
App Type: C3P

Staff Recommendation:
Approve

Total Acreage:	8.6000	Total Reserve Acreage:	0.0000
Number of Lots:	46	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 284

County	Zip	Key Map ©	City / ETJ
Harris	77449	446G	ETJ

Extension of Approval Notes:

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Subdivision Name Change Approval Conditions

Agenda Item: 103
Action Date: 07/21/2016
Plat Name: Junipers Gate
Original Action Date: 04/28/2016
Original Plat Name: Rush Advanced Airbrush Studio
Developer: Rush Advanced Airbrush Studios
Applicant: Broussard Land Surveying, LLC
App No : 2016-0610
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	2.7504	Total Reserve Acreage:	2.7504
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:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77389	291G	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.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Subdivision Name Change Approval Conditions

Agenda Item:	104	Staff Recommendation:
Action Date:	07/21/2016	Approve
Plat Name:	Long Point Acres partial replat no 2	
Original Action Date:	07/07/2016	
Original Plat Name:	Village at Gracewood	
Developer:	Texas Baptist Children's Home and Family Services	
Applicant:	Windrose Land Services	
App No :	2016-0880	
App Type:	C3N	

Total Acreage:	3.0041	Total Reserve Acreage:	1.0997
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77080	450T	City

Subdivision Name Change Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 07/21/16

ITEM: 105

Applicant: JUAN BROUSSARD, DAN CANTU

Contact Person: DAN CANTU

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	16-1156	77429	4765	368-L	ETJ

NORTH OF: CYPRESS N HOUSTON RD **EAST OF:** HUFFMEISTER RD

ADDRESS: 13007 Ravensway Drive

ACREAGE:

LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL CONTAINING 5,497.50 SQUARE FEET OF LAND KNOWN AS TRACT D-6 OUT OF RESERVE "D" OF RAVENSWAY, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 199, PAGE 13 OF THE HARRIS COUNTY MAP RECORDS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 07/21/16

ITEM: 106

Applicant: MIGUEL GUTIERREZ

Contact Person: MIGUEL GUTIERREZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	16-1157	77365	5571	295-K	ETJ
SOUTH OF: RIVER WALK DR WEST OF: SORTER RD					

ADDRESS: 18532 Wisp Willow Way

ACREAGE:

LEGAL DESCRIPTION:

LOT FIVE HUNDRED TEN (510), OF SUMMER HILLS, SECTION ONE (1), A SUBDIVISION SITUATED IN THE GEORGE MASON SURVEY, A-341, AND THE ROBERT F HOWELL SURVEY, A-254, IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SHEET 118A, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 07/21/16

ITEM: 107

Applicant: ANTENOGENES DIAZ VAZQUEZ

Contact Person: ANTENOGENES DIAZ VAZQUEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	16-1158	77357	5874	257-M	ETJ
NORTH OF: FM 1485 WEST OF: DEER RUN LN					

ADDRESS: 19720 N. White Oak Drive

ACREAGE:

LEGAL DESCRIPTION:

LOT ONE HUNDRED FORTY-SIX (146), OF PEACH CREEK FOREST, SECTION TWO (2), AN UNRECORDED SUBDIVISION OUT OF A 325.74 ACRE TRACT IN CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 07/21/16

ITEM: 108

Applicant: NIDIA PALOMO

Contact Person: MATHEW JOHNSON

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	16-1159	77357	5874	258-J	ETJ
NORTH OF: FM 1485 EAST OF: DEER RUN LN					

ADDRESS: 19671 Deer Run

ACREAGE:

LEGAL DESCRIPTION:

LOT NINE HUNDRED NINETEEN (919), OF PEACH CREEK FOREST, SECTION FIVE (5), AN UNRECORDED SUBDIVISION OUT OF A 325.74 ACRE TRACT 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

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 07/21/16

ITEM: 109

Applicant: ANTONIO CALIXTO CARMONA

Contact Person: CARLOS PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	16-1160	77357	5874	257-M	ETJ
NORTH OF: FM 1485 WEST OF: DEER RUN LN					

ADDRESS: 26251 Shadow Lane

ACREAGE:

LEGAL DESCRIPTION:

LOT ONE HUNDRED THIRTY-TWO (132), OF PEACH CREEK FOREST, SECTION TWO (2), AN UNRECORDED SUBDIVISION OUT OF A 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 :

CERTIFICATE OF COMPLIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Houston Permit Service	Jacob Buckwalter	832-272-8423	Jacobhps@yahoo.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5501 Aspen Street	16054934	77081	5154	531K	J

HCAD ACCOUNT NUMBER(S):	0761330070024
PROPERTY LEGAL DESCRIPTION:	Lot 24 Block 7 Richmond Plaza Addition
PROPERTY OWNER OF RECORD:	Mirnikjoo Seyedeh B
ACREAGE (SQUARE FEET):	7,643
WIDTH OF RIGHTS-OF-WAY:	60' Aspen Street; 90' Chimney Rock Road
EXISTING PAVING SECTION(S):	25' Aspen Street; 50' Chimney Rock Road
OFF-STREET PARKING REQUIREMENT:	Two
OFF-STREET PARKING PROVIDED:	Two
LANDSCAPING REQUIREMENTS:	N/A
LANDSCAPING PROVIDED:	N/A

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	1,294 square feet
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	1,639 square feet addition to existing single family

PURPOSE OF VARIANCE REQUEST: 1.) To allow an addition to an existing single family residence to be built at 15' building line instead of the required 25' along a major thoroughfare 2.) To allow direct access to a major thoroughfare for a single family residence.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

CHAPTER 42 REFERENCE(S): 42-152; The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

Vehicular access cannot be taken from the major thoroughfare.

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

This variance request is to cross amended build lines in an attempt to maximize lot use & buildable area. Lot 24 Block 7 of Richmond Plaza Addition is a corner lot at the intersection of Aspen St and major thoroughfare Chimney Rock Rd. This creates a new build line that is affecting the ability to utilize the lot. The original plat from 1949 has only a 15' build line on the Chimney Rock Road side.

We require a variance due to the build line change by City Ordinance, and request that the build line be maintained as per the original plat of 1949 at 15' off Chimney Rock Road side.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

- (1a) **The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**
- (1b) **Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Requirements of this chapter make this project infeasible due to an offsetting side build line narrowing the lot even more. The 25' build line on the major thoroughfare Chimney Rock, in conjunction to the build line on Aspen St. makes the construction infeasible. With this variance, the builder can maintain the esthetics of the community and continue the positive growth happening in the area. This is a positive for the entire city, local community and immediate neighborhood. The build lines are imperative to continuity and maintaining property values in the area.

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

The circumstances are not a result of a hardship created by the applicant. The build lines have been changed by the City of Houston since the original platting of this subdivision. The lot being on the corner combined with the changes in the City of Houston's build lines in the area narrow the lot hindering construction and has created the need for this variance application.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

- (3) **The intent and general purposes of this chapter will be preserved and maintained;**
Yes the intent and general purposes of this chapter will be maintained. This Variance request is that the build line on Chimney Rock be reduced from 25' to 15' for the construction of a new Single Family Residence.
- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**
This Variance will not be injurious to the public health, safety or welfare. The variance will only affect the property owned by the applicant for the construction of a new Single Family Residence.
- (5) **Economic hardship is not the sole justification of the variance.**
Economic hardship is not the sole justification of this variance request. The variance is requested to provide continuity in the neighborhood and maintain property values. Maintaining the esthetics of the community is a high priority as this property is in a highly visible area.

DEVELOPMENT PLAT VARIANCE



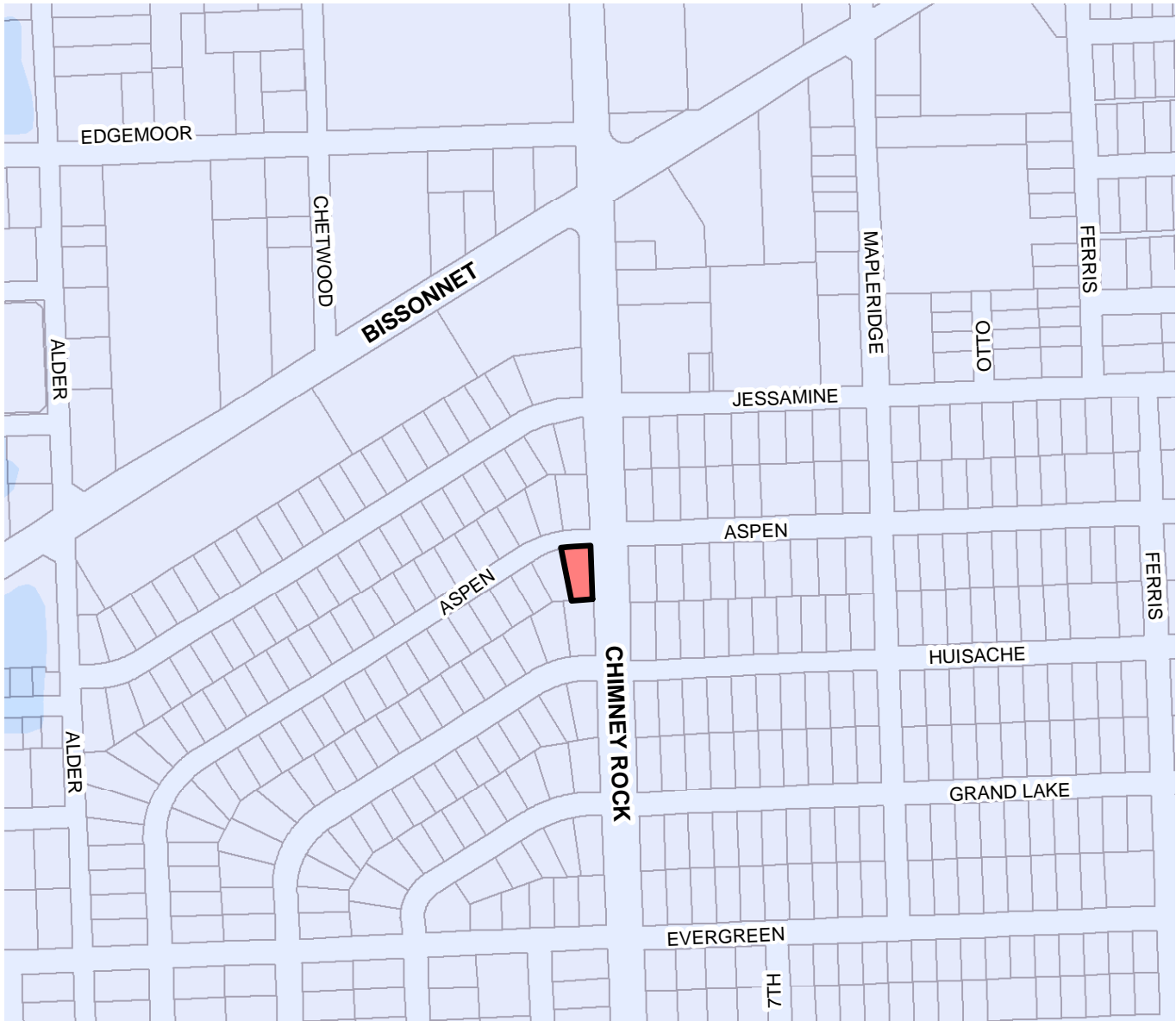
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: 110

Meeting Date: 07-21-2016

Location Map



DEVELOPMENT PLAT VARIANCE



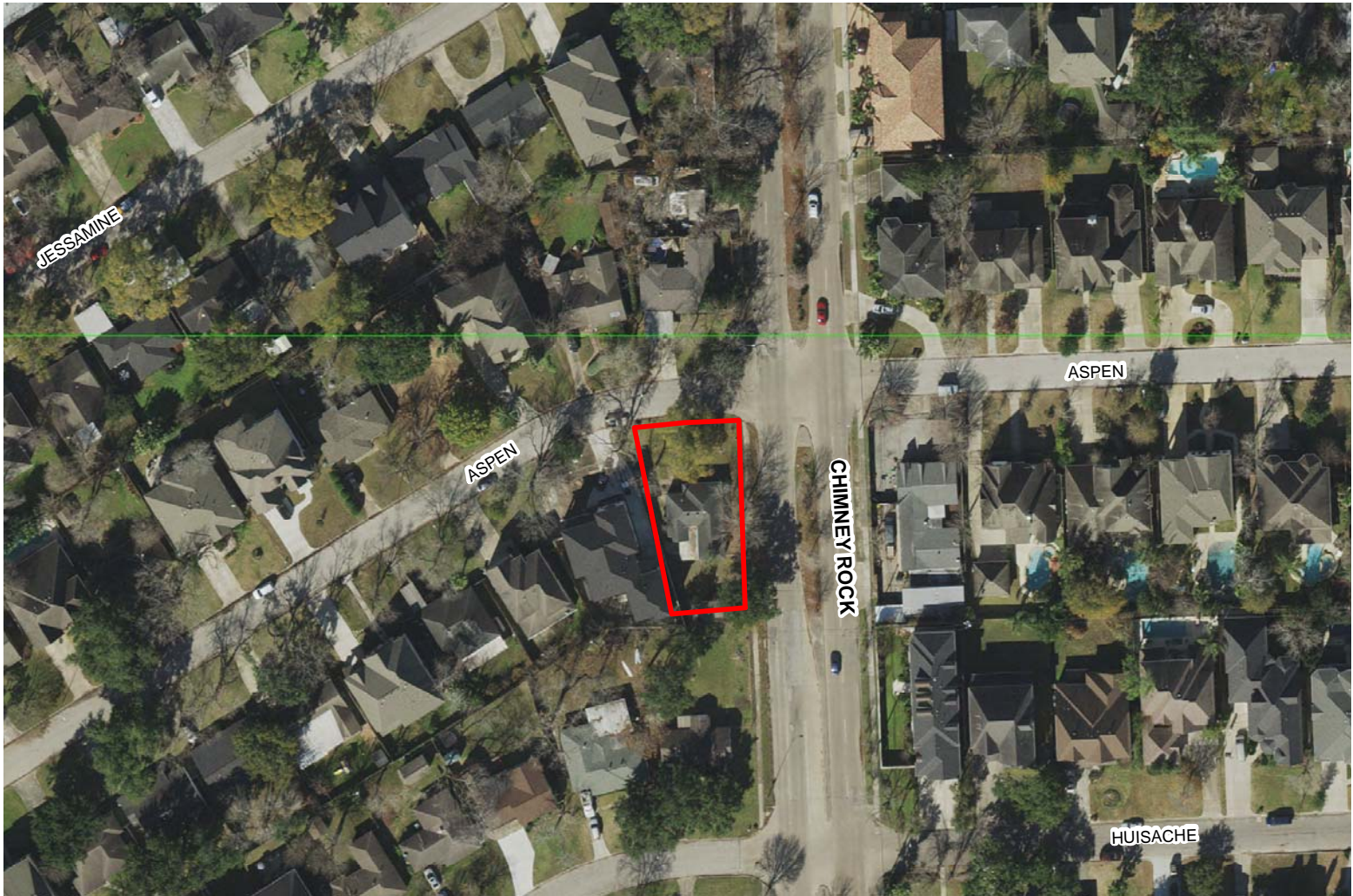
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: 110

Meeting Date: 07-21-2016

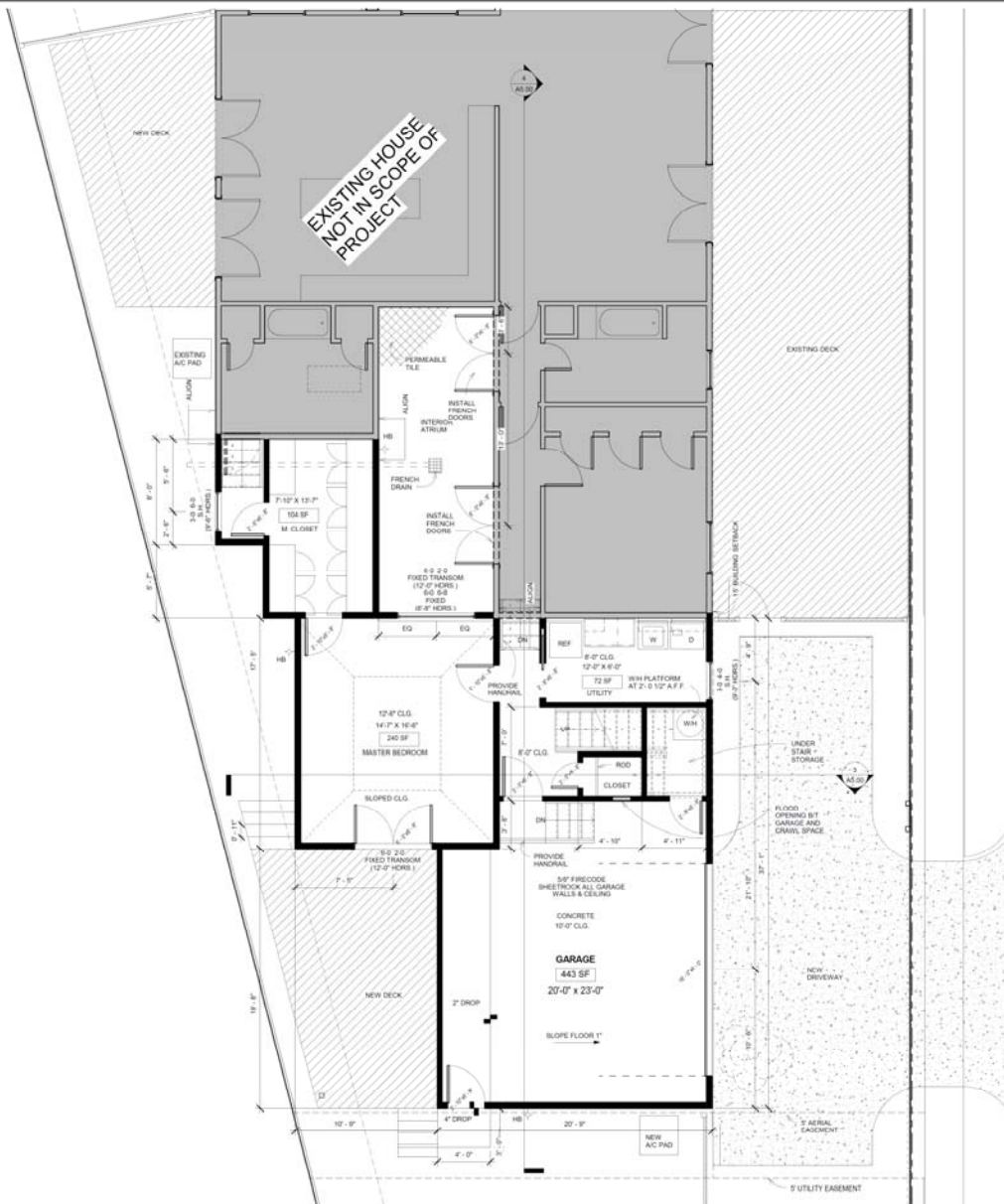
Aerial Map



DEVELOPMENT PLAT VARIANCE



Floor Plan



CHIMNEY ROCK ROAD

GENERAL NOTES:

1. CEILINGS: SLOPE IN BEDROOMS WITH ROOF SLOPE.
2. WOOD FLOORS TO MATCH EXISTING WOOD FLOOR. WOOD FLOOR THROUGHOUT U.A.O.
3. UTILITY AND UPSTAIRS BATH TO RECEIVE TILE FLOORS.

SQUARE FOOTAGE:

FIRST FLOOR:	
LIVING SPACE:	556 SF
GARAGE:	478 SF
SECOND FLOOR:	
LIVING SPACE:	556 SF
TOTAL LIVING:	1111 SF



1 FIRST FLOOR PLAN
1/4" = 1'-0"

DEVELOPMENT PLAT VARIANCE



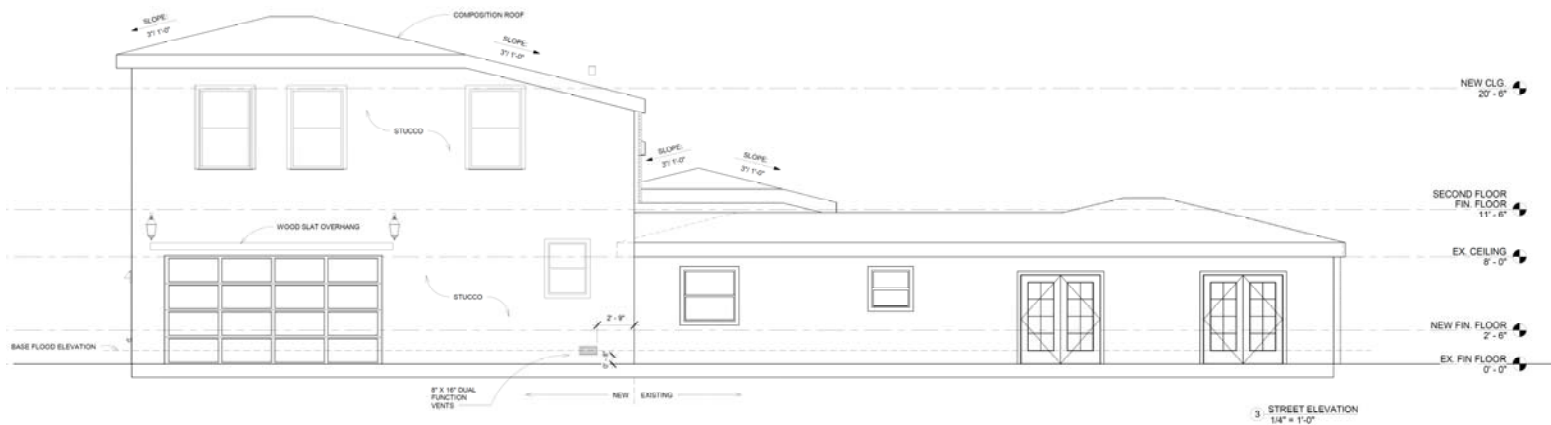
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

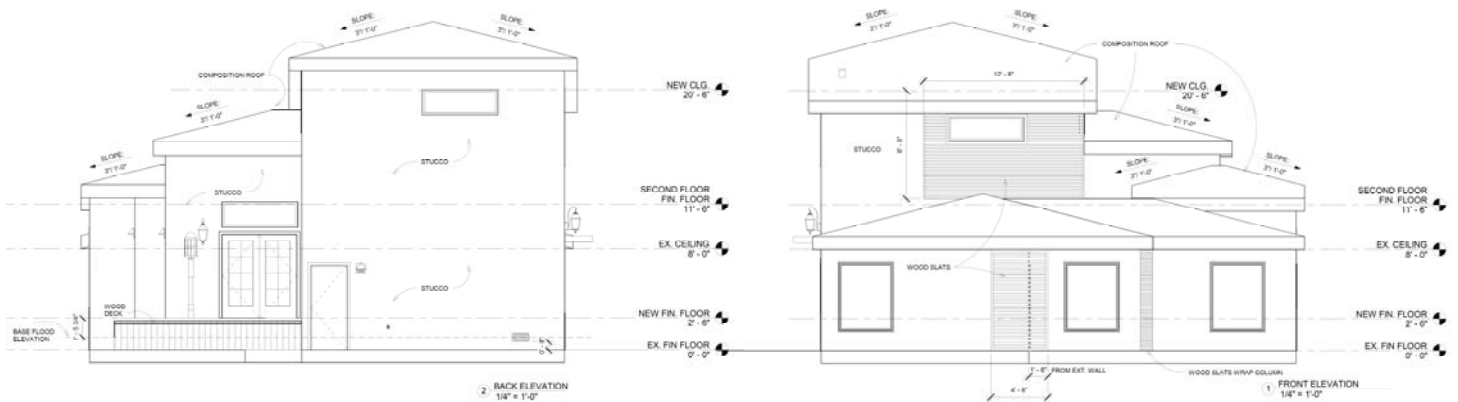
ITEM: 110

Meeting Date: 07-21-2016

Elevations



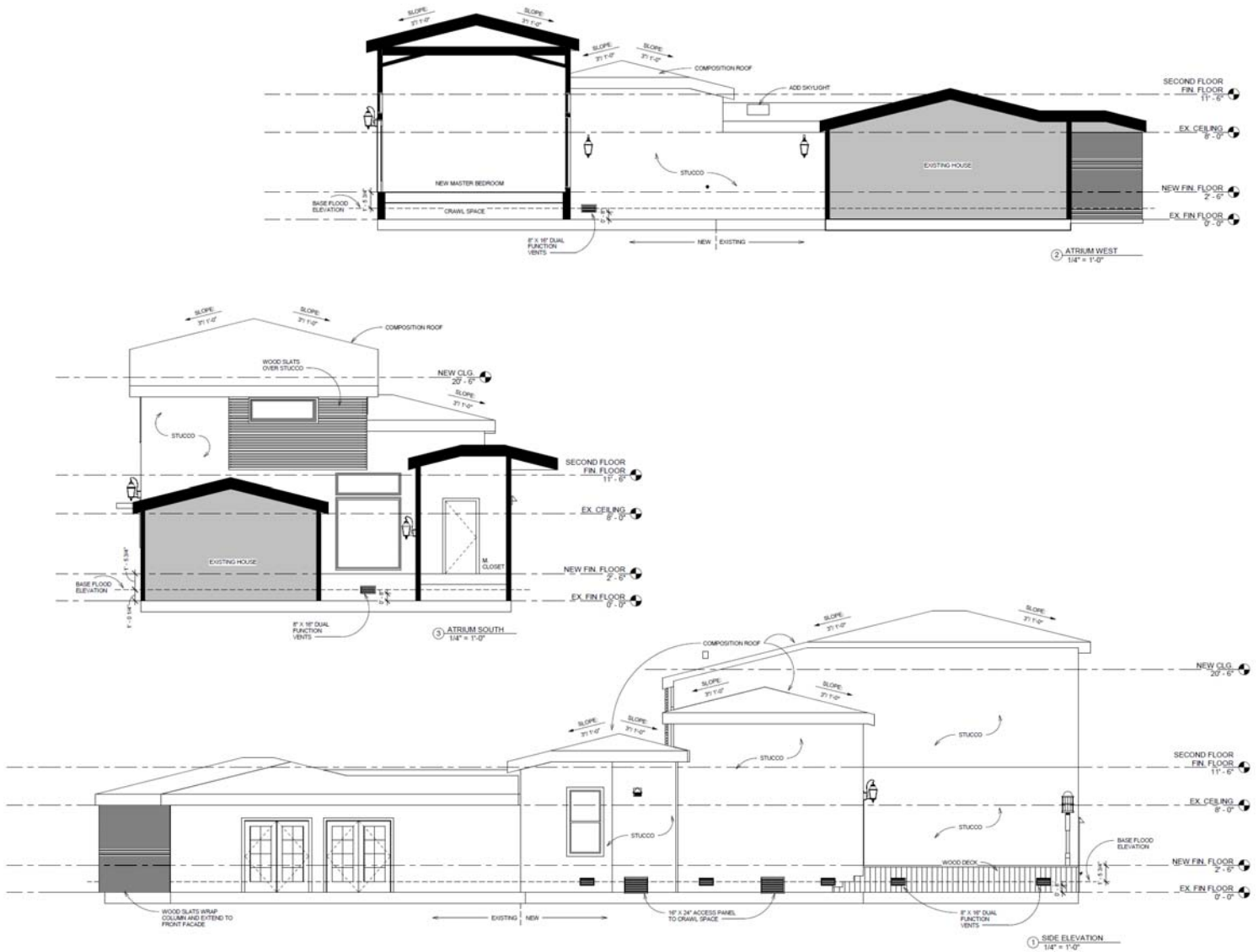
3. THE UNDER FLOOR GRADE SHALL BE CLEARED OF ALL VEGETATION AND ORGANIC MATERIAL.
4. A VAPOR BARRIER SHALL BE A MINIMUM OF 15 MIL POLYETHYLENE SHEETING PER ASTM E 1199 WITH A MINIMUM 0.20 PERMEANCE PER ASTM E 96 AND A MINIMUM 50 LB/IN TENSILE STRENGTH PER ASTM E 154. LAP JOINTS 6\"/>



DEVELOPMENT PLAT VARIANCE



Elevation Continued



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation:

The site is located at the intersection of Aspen Street and major thoroughfare Chimney Rock Road. The applicant is requesting 2 variances:

- 1) To allow an addition to an existing single family residence to be built at 15' building line instead of the required 25' along major thoroughfare.
- 2) To allow direct access to a major thoroughfare for a single family residence.

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

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
St Joseph Catholic Church	Linda Camacho	713.426.7488	lindac@kirksey.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1505 Kane St	16058303	77007	5357	493K	H

HCAD ACCOUNT NUMBER(S):	0070910000006 and 0070910000022
PROPERTY LEGAL DESCRIPTION:	LTS 7 8 9 & 10 & TRS 6 & 11A BLK 3 Blount; LTS 1 THRU 5 & 12 THRU 16 & TRS 6A & 11 BLK 3
PROPERTY OWNER OF RECORD:	St Joseph Catholic Church
ACREAGE (SQUARE FEET):	1.8365 Acres
WIDTH OF RIGHTS-OF-WAY:	Houston Ave: 50', Kane St: 60', Lubbock Street: 53', Trinity : 30'
EXISTING PAVING SECTION(S):	Trinity 18', Kane Street 36, Lubbock Street 24', Houston Ave. 70'
OFF-STREET PARKING REQUIREMENT:	complies
OFF-STREET PARKING PROVIDED:	complies
LANDSCAPING REQUIREMENTS:	complies
LANDSCAPING PROVIDED:	complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	N/A
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	13,900sf.

PURPOSE OF VARIANCE REQUEST: To reduce building set back line along Houston Avenue from a 25' to 10' building set back and to not dedicate 10 feet to Trinity Street

CHAPTER 42 REFERENCE(S): Section 42-150 Building line requirement – Section 42-152 (a) Building line requirement along major thoroughfares.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

St Joseph Catholic Church is requesting a variance for the revision of the building set back line along Houston Avenue in order to provide the community with more outdoor seating area for the future of the new combined community, St Joseph St Stephen Catholic Parish that occurred on May 8, 2016. The community has more than doubled and a Master Plan has just been finalized to accommodate the community growth. The first phase of the master plan will begin in one to two years. The new Parish Hall is the building that will be along Houston Ave. This will be built in a year or two. In the summer of 2016, St Joseph would like to install an aluminum canopy that will be next to the existing Rectory facing Houston Avenue. This will allow for the community to find a place to sit outdoors under a covering after and before mass. At the same time, it would provide for a pleasant pedestrian friendly feel along the very busy street of Houston Avenue. Once Phase 1 is started, this canopy will be incorporated into the new Parish Hall building design and in order to continue to provide outdoor covered seating area. The Parish Hall has been placed 20' off the property line and the east side canopy is abutting the 10' building set back. Due to the community growth, a parking garage is needed. The limited size of the site does not allow us to provide the 12' ROW needed off of Trinity St.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

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

St Joseph parish has recently merged with the St Stephen parish. With the two churches coming together they have increased the amount of families attending the St Joseph campus. Due to the site constraints and the historical nature of the existing church building, the campus is limited in area and the new community would like to have more outdoor seating area.

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

N/A – refer to 1a.

- (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 grant of the variance are not the result of a hardship created or imposed by St Joseph. The reason for the request was due to unforeseen circumstances that were inherited by the merger. The merger was something that was decided by the Archdioceses. Prior to the merger St Joseph

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

only had 200 families attending and with the merger with St Stephen they gained 800 families from that parish.

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

The general intent of the chapter will still be applicable the only difference is that St Joseph will maintain along Houston Ave a 10' building set back in lieu of a 25' building set back and the 50' R.O.W. along Houston Avenue will remain. The current 10' building set back along Trinity will still be maintained with the 26.05' ROW along that street.

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

Granting the variance for the revision to the building set back line will not be injurious to the public health, safety, or welfare because a 10' building set back will be in place and the 50' R.O.W. will remain. Leaving the current ROW along Trinity St will not be injurious to the public health, safety or welfare as this has been in place for many years and there have not been any issues. St Joseph, currently has a sidewalk that runs along this street that is wide enough for two people to walk through there. And in the future phase of the master plan we continue to show a sidewalk along this street.

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

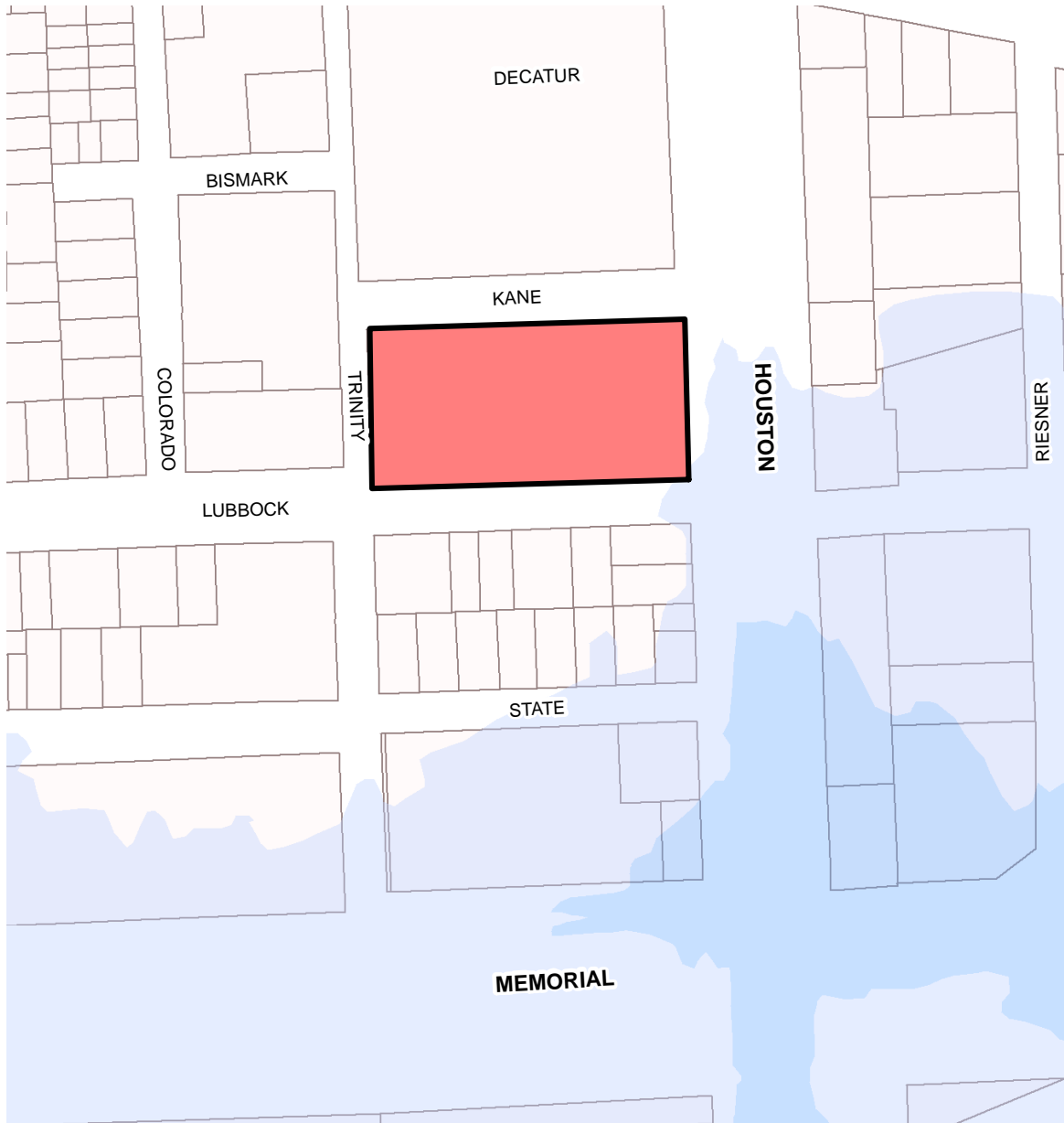
The variance requested does not have an economic hardship on St Joseph. The sole justification of the variance is to obtain outdoor seating area around the future proposed buildings as shown on the master plan. This would also provide for a better and pleasant view along Houston Avenue. It will remain pedestrian friendly. Omitting the increase of the ROW does not have an economic hardship on St Joseph. This will allow for leeway due to any unforeseen measures/issues we may encounter in the future with the design and construction of the building garage.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

LOCATION MAP



DEVELOPMENT PLAT VARIANCE



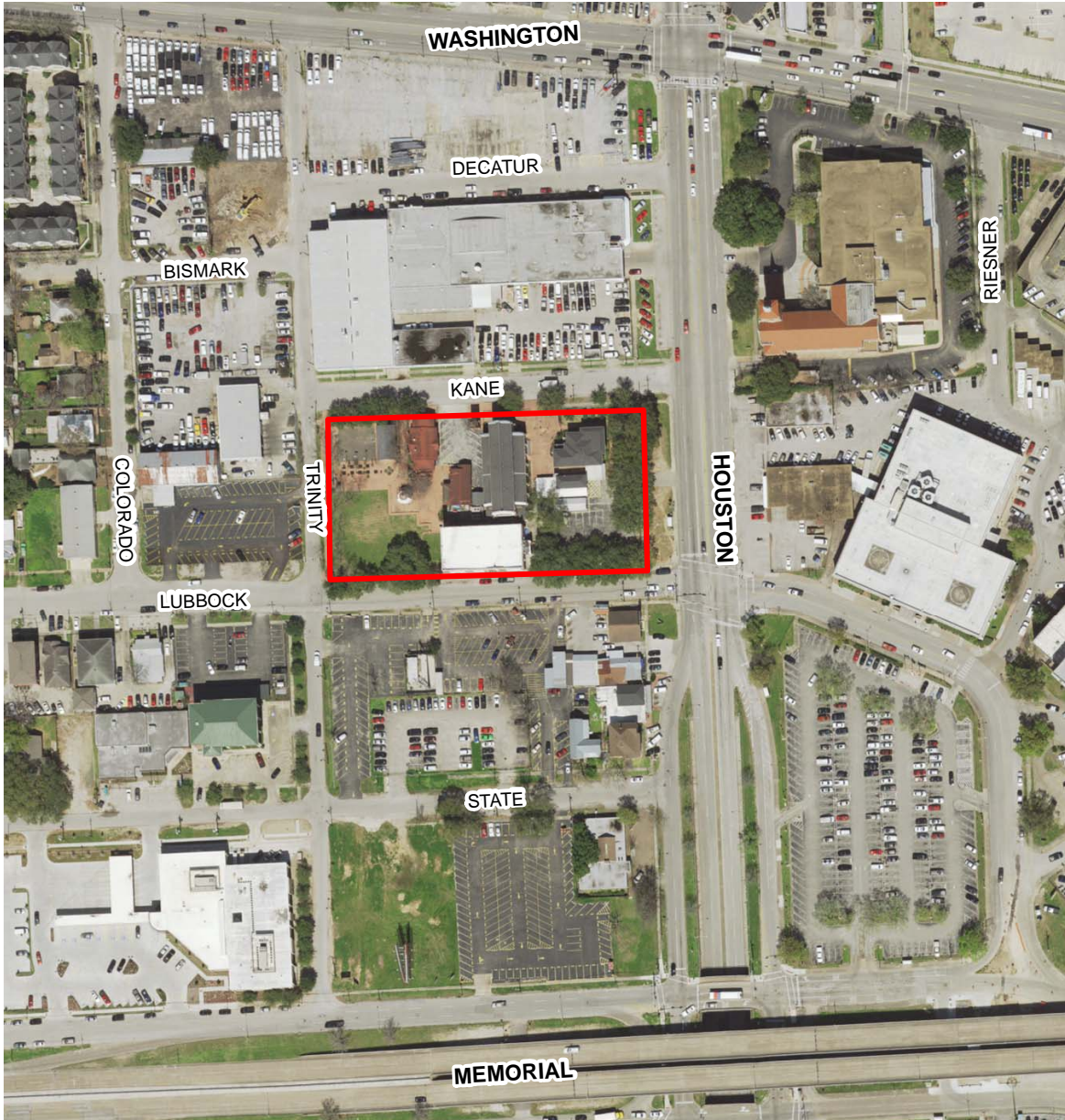
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 111

Meeting Date: 07-21-2016

Houston Planning Commission

AERIAL MAP



DEVELOPMENT PLAT VARIANCE

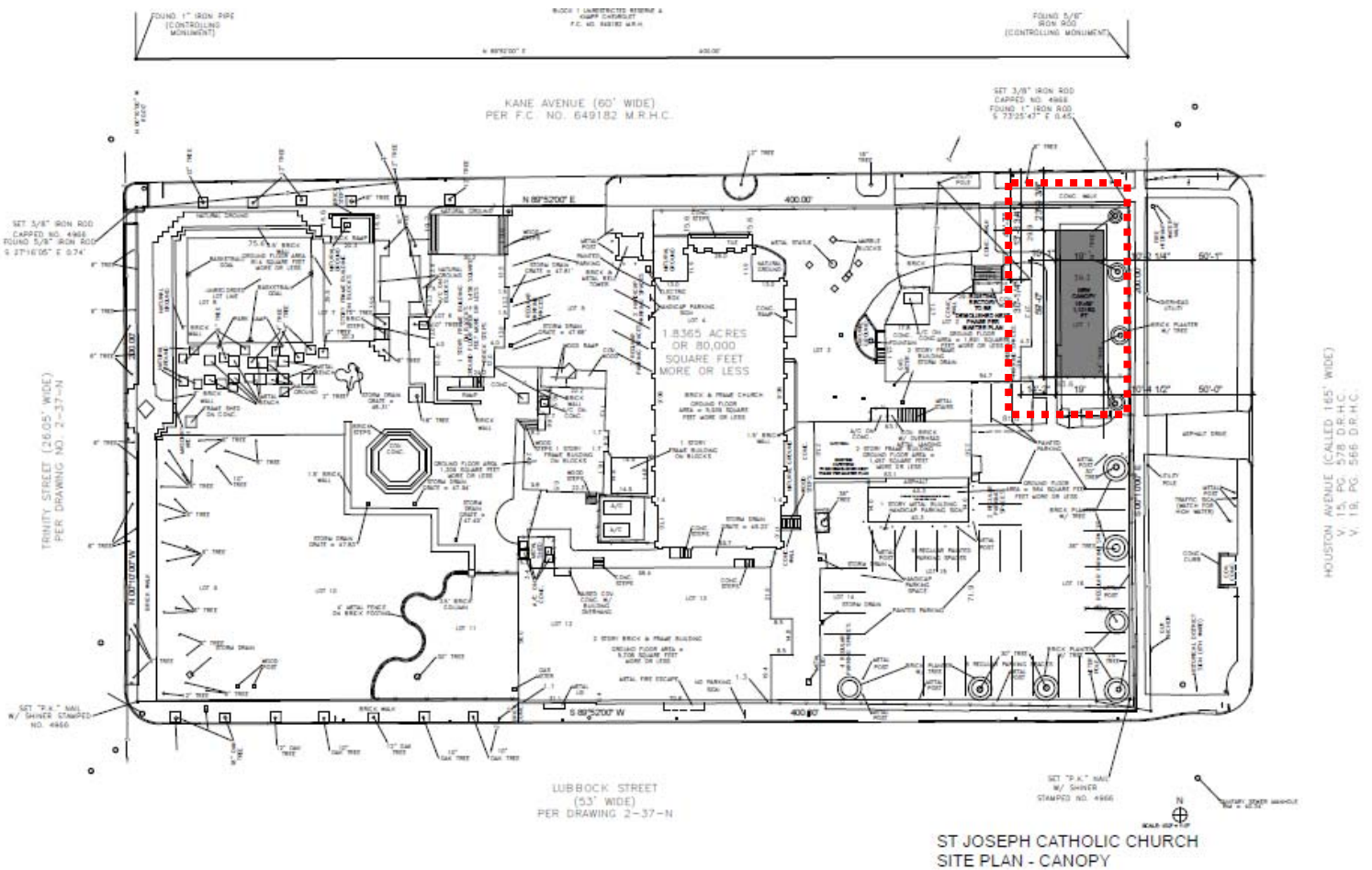


Houston Planning Commission

ITEM: 111

Meeting Date: 07-21-2016

SITE PLAN SHOWING PROPOSED TEMPORARY CANOPY

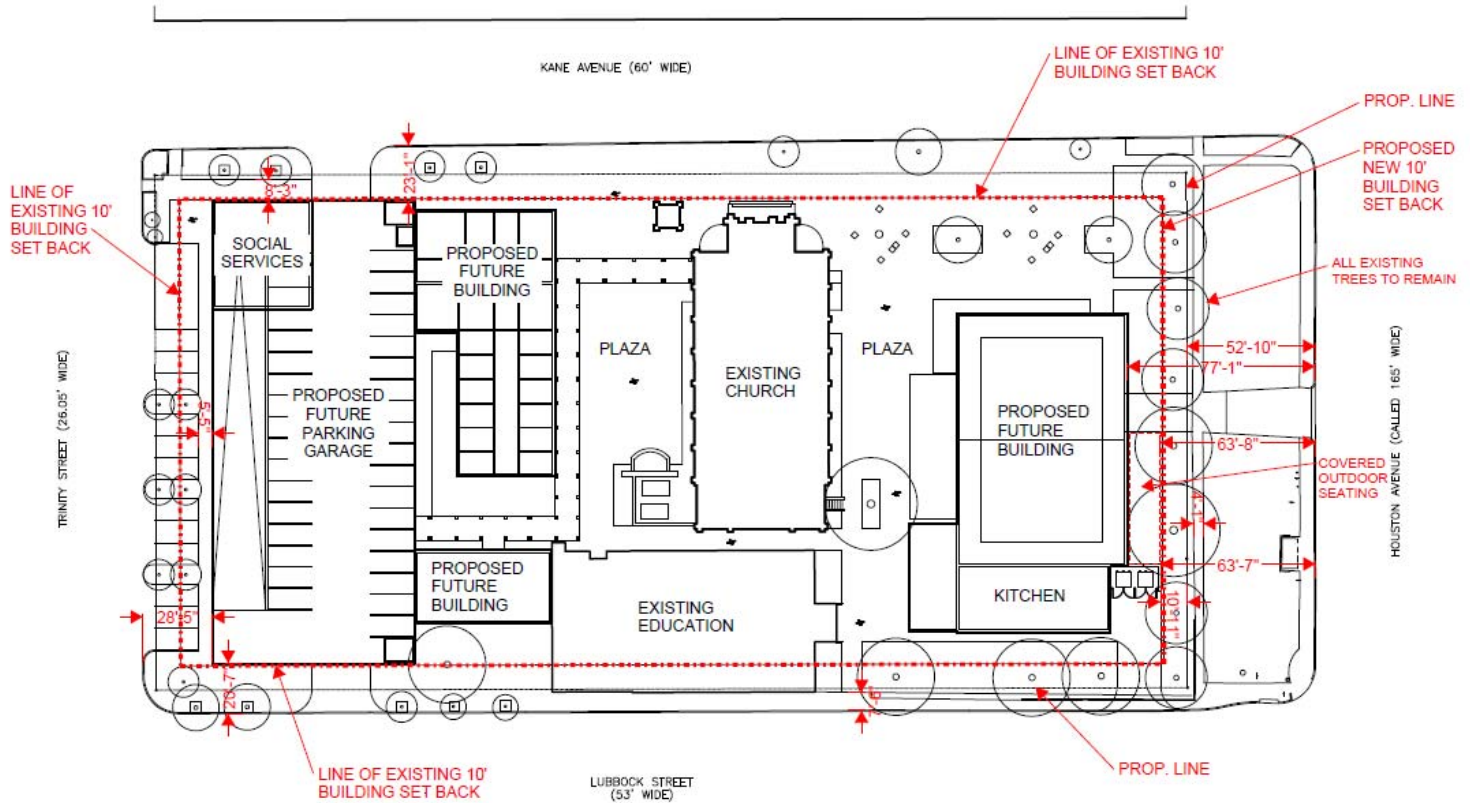


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

MASTER SITE PLAN

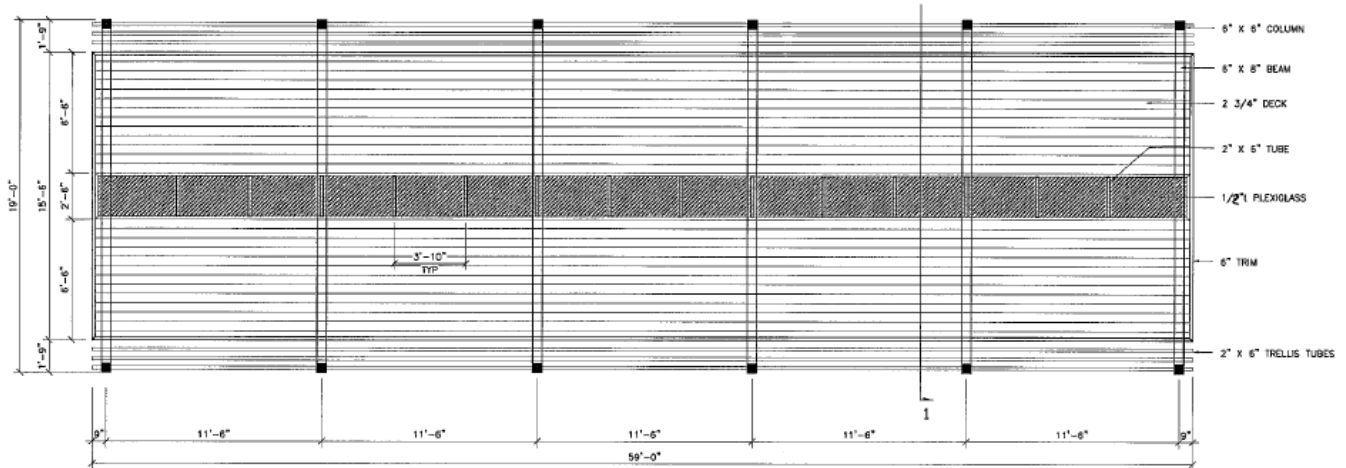


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

PROPOSED CANOPY
DRAWING



PROPOSED CANOPY
SIMILAR AS-BUILT EXAMPLE



DEVELOPMENT PLAT VARIANCE

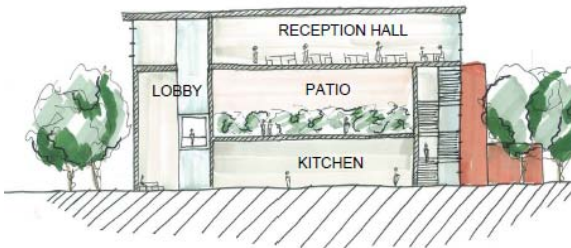


Houston Planning Commission

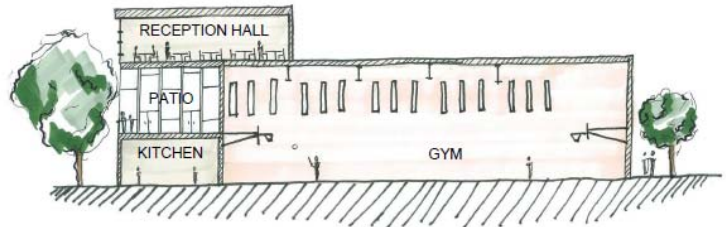
PROPOSED NEW CONSTRUCTION



ST. JOSEPH-ST. STEPHEN HOUSTON STREET ELEVATION



ST. JOSEPH-ST. STEPHEN GYM
TRANSVERSE SECTION



ST. JOSEPH-ST. STEPHEN GYM
LONGITUDINAL SECTION

DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 111

Meeting Date: 07-21-2016

Houston Planning Commission

STAFF REPORT

Staff Recommendation: Withdraw

Basis of Staff Recommendation:

The applicant has requested for this item to be withdrawn. Staff was in support of the reduced building line and was not in support of the request to not dedicate 10' of ROW to Trinity. The applicant should be required to provide 6 foot sidewalks on Trinity/Lubbock and Kane Street if the application is resubmitted.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Owens Management Systems LLC	Joyce Owens	713-643-6333	jo@omsbuild.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5640 Kiam Street	16043266	77007	5258D	492B	C

HCAD ACCOUNT NUMBER(S):	010-224-000-0610
PROPERTY LEGAL DESCRIPTION:	Lot 612, Cottage Grove Sec 3
PROPERTY OWNER OF RECORD:	Tony Viscarillo
ACREAGE (SQUARE FEET):	2687.5 square feet
WIDTH OF RIGHTS-OF-WAY:	Arabelle Street 50'; Kiam Street 50'
EXISTING PAVING SECTION(S):	Arabelle 18.5' to 21.5'; Kiam 17.9' to 19.1'
OFF-STREET PARKING REQUIREMENT:	Two
OFF-STREET PARKING PROVIDED:	Two
LANDSCAPING REQUIREMENTS:	1 tree
LANDSCAPING PROVIDED:	2 tree

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	N/A
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	2,992 square feet

PURPOSE OF VARIANCE REQUEST: To allow a new single family residence and a garage to be built at a 4' building line rather than the required 10' building line for a new single family structure and 17' building line for a garage or carport.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

CHAPTER 42 REFERENCE(S): 42-156: Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be:

- (1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street; or
- (2) 10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section.
- (c) Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 17 feet for a garage or carport facing the street, except as provided in subsection (b) of section 42-157 of this Code.

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

A variance is being requested for a 4-foot building line along Arabelle Street. The proposed development is located at the corner of Kiam and Arabelle Streets in the Cottage Grove Section 3, originally platted in 1913. Kiam and Arabelle are both 50-foot ROW with open ditches. There are no platted building lines. The proposed development will front on Kiam Street and maintain a 10' building line. The garage will take access from Arabelle.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

- (1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**
- (1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The lots in Cottage Grove are platted as 25' x 107.50' = 2,687.50 sf. Per Chapter 42, the corner lot requires a 10' building line and 17' garage building lines along Kiam and Arabelle Streets. The 4.5" caliper Live Oak tree near the corner of Arabelle & Kiam will be preserved.

Arabelle is a 50' ROW with 18.5' paved section with open ditch and existing 3.83' sidewalks. Kiam is a 50' ROW with an average 16.7' paved section. The distance from the edge of high bank to property line is an average 6.5'.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

The owner is proposing to construct a 3-story, 3794 sf townhouse, to front on Kiam Street with a 10' building line. The proposed driveway will take access from Arabelle.

(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 platted lot dimensions pose the hardship to develop a corner lot per Chapter 42 building line requirements.

With the 6.8' open ditch, the distance from the edge of high bank to the property line is paving to the property line is 12.6 feet. A 4-foot building line will create a 16.6 feet from edge of paving to the building. The existing driveway will be repaved to maintain site distance from curb.

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

The intent and general purposes of this chapter will be preserved and maintained. The distance from the edge of paving to the house is 16.6'. The property will sheet flow to open ditch.

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

The proposed development includes a new ADA Compliant ramp and 5' sidewalk along Kiam. The existing 4.5" caliper Live Oak tree has will be preserved. Urban Forester, Dale Temple, has reviewed with instructions for protection during construction process. The ditches will be restored with sod to grade, as per construction plans. Due to existing conditions of ditch, sidewalks along Kiam will be increased to 4-feet

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

Economic hardship is not sole justification of the variance. The granting of the variance will allow the owner to construct a house with garage access from safest location.

DEVELOPMENT PLAT VARIANCE



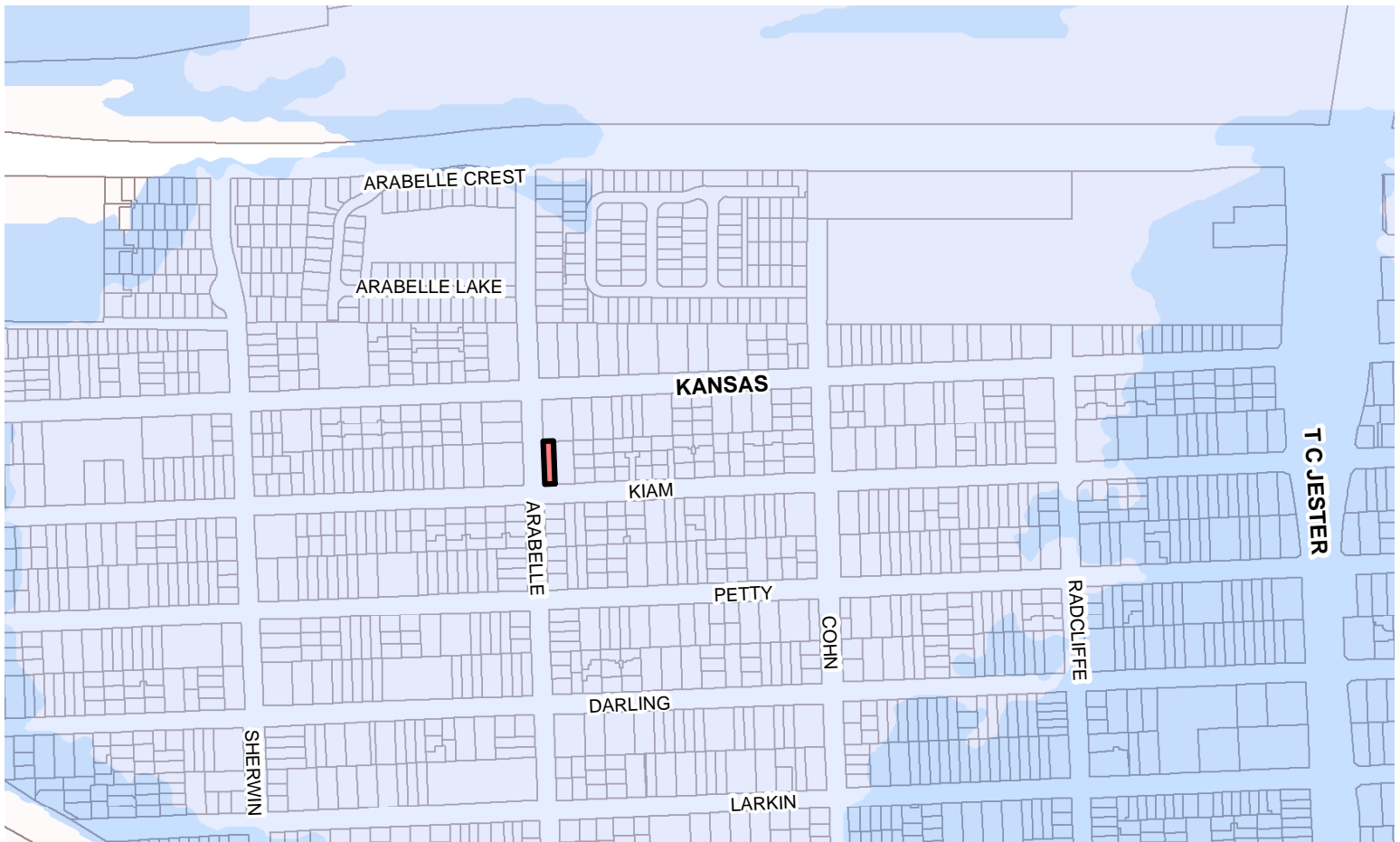
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: 112

Meeting Date: 07-21-2016

Location Map



DEVELOPMENT PLAT VARIANCE



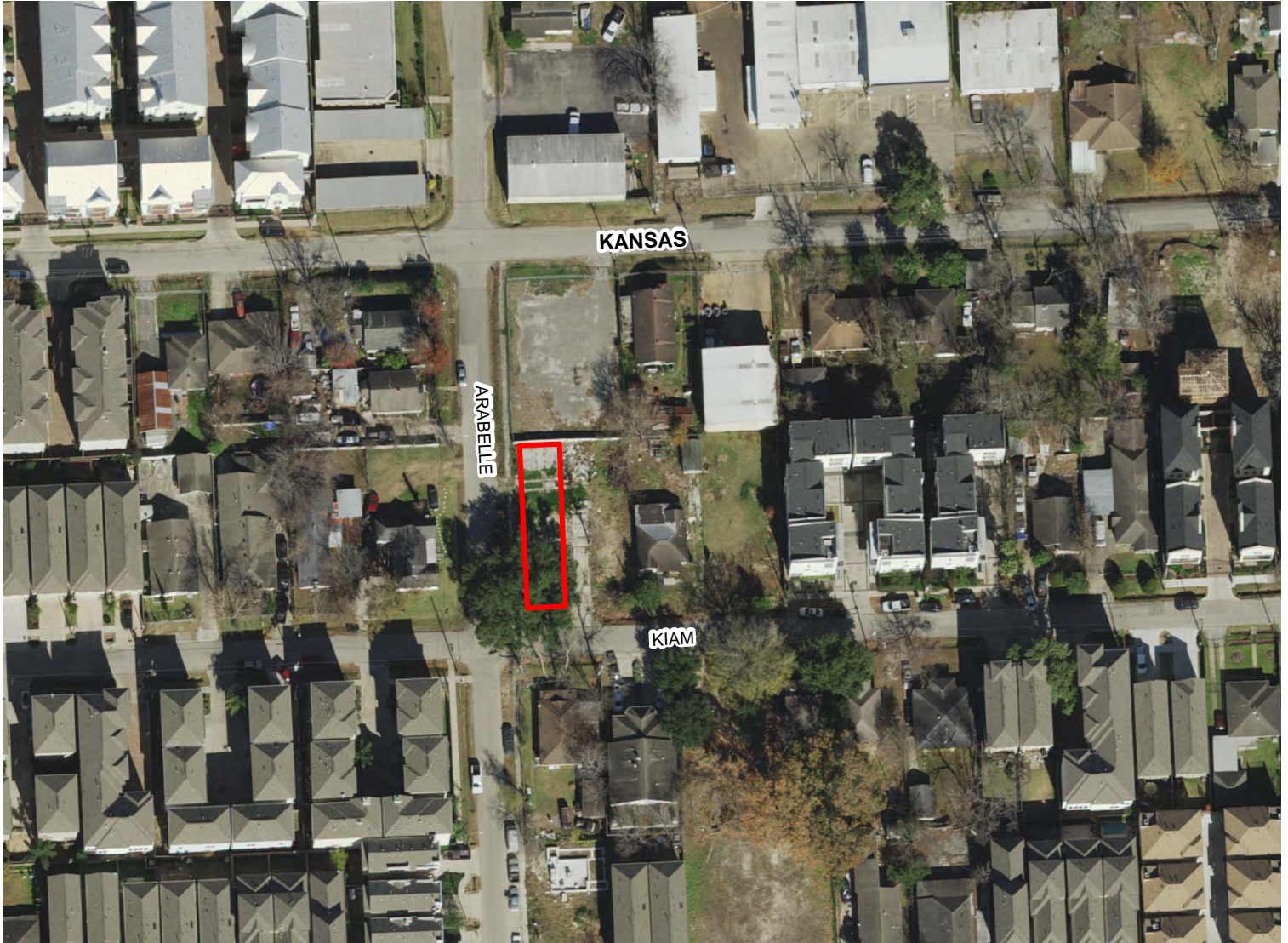
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: 112

Meeting Date: 07-21-2016

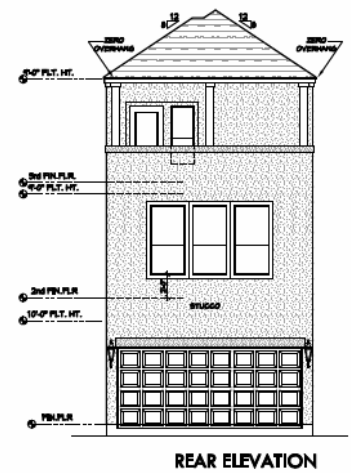
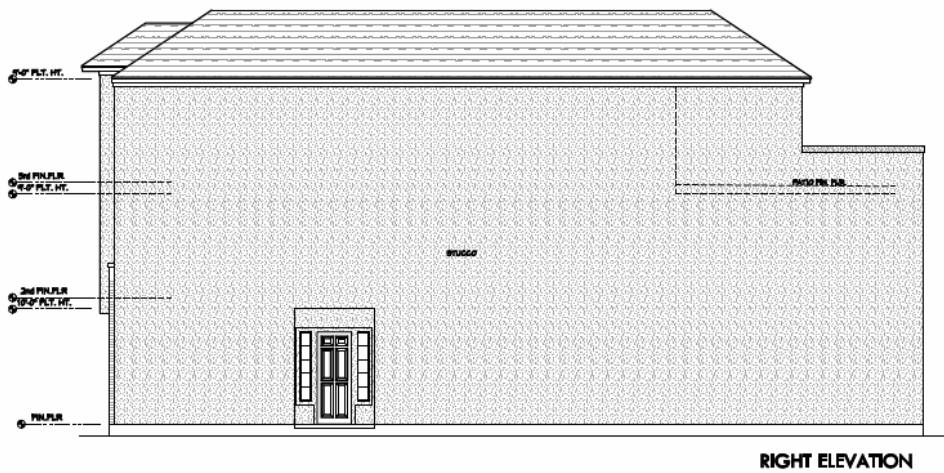
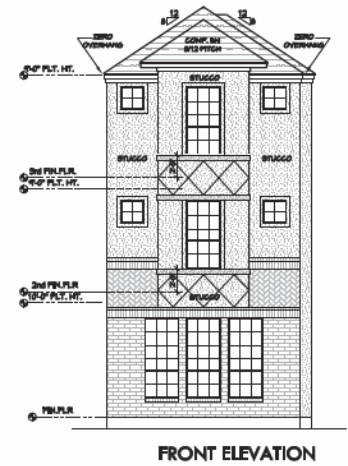
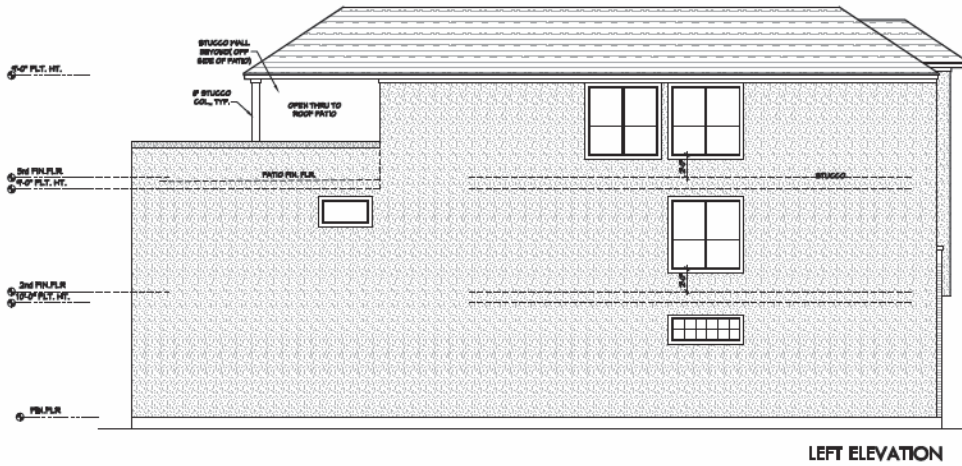
Aerial



DEVELOPMENT PLAT VARIANCE



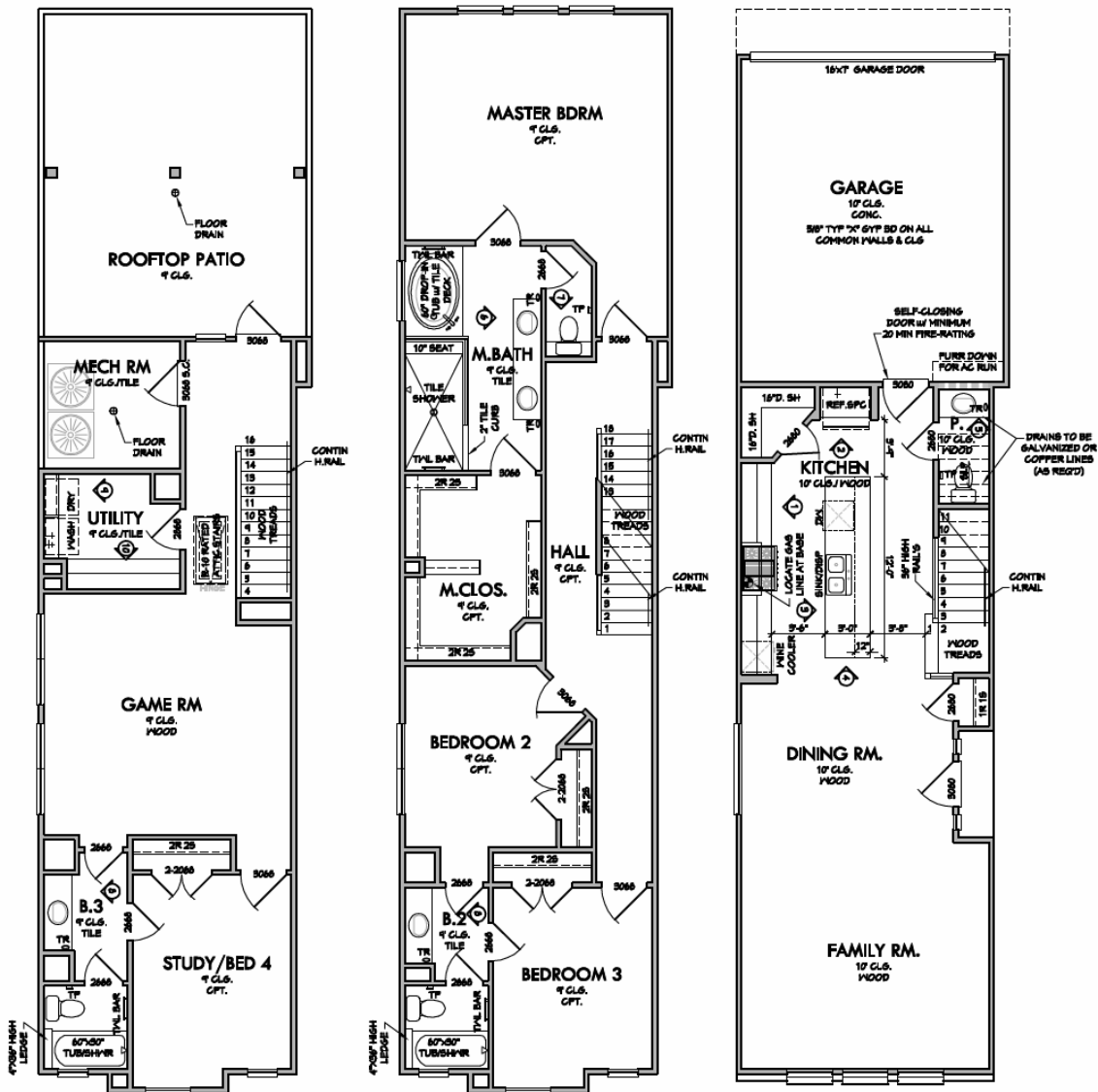
Elevations



DEVELOPMENT PLAT VARIANCE



Floor Plans



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve with conditions

Basis of Staff Recommendation:

The site is located west of TC Jester Blvd, south of Kansas Street and north of I-10. The applicant is requesting a variance to a 4 foot building line instead of the required 10' building line along Arabelle Street. Staff is in support of the request.

The subject tract was originally platted as a 25' by 107' lot in the Cottage Grove Sec 3 plat which was recorded in 1913. Requiring a 10' building line along Arabelle Street would create an impractical development and would unreasonably limit the buildable area. The applicant is proposing a side loading garage and the distance from the back of curb to the proposed structure will be over 16'. Granting the requested variance will meet the intent of the ordinance and the applicant will be required to provide 5 foot sidewalks and 3 inch caliber trees as a condition of approval.

Therefore, staff recommendation is to grant the requested variance for a 4 foot building line.

A sidewalk will be required on both streets and a variance will not be permitted for an open ditch from PWE. Proposed fencing must be a maximum 8' in height, non-opaque and decorative/wrought iron

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Marathon Construction	Cassi Calverley	281-225-4882	marathon_construction@yahoo.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3801 Melbourne Street	16007681	77026	5460	454P	B

HCAD ACCOUNT NUMBER(S):	0321630000106
PROPERTY LEGAL DESCRIPTION:	TRS 6A & 7A & 8B Block 100 Seligman
PROPERTY OWNER OF RECORD:	Barajas Manuel
ACREAGE (SQUARE FEET):	6,250 SF
WIDTH OF RIGHTS-OF-WAY:	Melbourne Street 60'; US 59 Feeder N/A
EXISTING PAVING SECTION(S):	Melbourne Street 29' to 41'; US 59 Feeder 32'
OFF-STREET PARKING REQUIREMENT:	Two
OFF-STREET PARKING PROVIDED:	Two
LANDSCAPING REQUIREMENTS:	Two
LANDSCAPING PROVIDED:	Two

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	N/A
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	1,456 Sq Ft

PURPOSE OF VARIANCE REQUEST: To allow the placement of a new single family residence to be located at a 18' building line rather than the required 25' building line along the major thoroughfare US 59.

CHAPTER 42 REFERENCE(S): Sec 42-152; The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): REQUESTING AN 18' BUILDING LINE SETBACK FROM EASTEX FRONTAGE ROAD TO ALLOW FOR A NEW MODULAR HOME TO BE PLACED ON SITE FOR HOMEOWNER. THIS VARIES FROM THE NOW REQUIRED BUILDING SETBACK REQUIREMENT OF 25' BUILDING LINE FROM EASTEX FREEWAY. CITY ORIGINAL PLAT SHOWS THE STREET TO BE LABELED AS VINE STREET REQUIRING SIMPLY A 10' SETBACK AND PROJECT WAS BASED UPON THIS ORIGINAL INFORMATION FOR APPLICANT.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

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

Imposing the current required building setback off of the Eastex Frontage would inhibit applicant from placing a home at this address. Please see the attached site plan that calls for an 18' setback which was based off of original plats and plans; the original plat showing Vine Street, which would require a ten foot building line by current ordinance. The building and widening of the Eastex Freeway overtook Vine Street and subsequently enforced a 25' building line on the property. This updated setback inhibits the applicant from being able to place the home he has purchased on the site without crossing that setback.

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

N/A

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

Granting this variance is not the result of a hardship created or imposed by the applicant. The applicant has secured and finalized his transaction to build a new modular home on this site. He plans to move in as soon as all is passed on inspections of construction and begin contributing to the City of Houston as a homeowner. He is requesting no other variances or special provisions in regards to his home placement at 3801 Melbourne Street, Houston, TX 77026.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

Granting this variance will still preserve and maintain all intent and general purposes of the chapter. Applicant and all contractors will abide by any other City of Houston requirements for building a home on the site. The applicant does not intend for this variance to change any overall procedures or requirements enforced by the City of Houston or other governing entity. Applicant simply wishes to complete construction of his new home and be able to move in and become a contributing homeowner to the City of Houston in the neighborhood he grew up in.

(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. Applicant is building on his property with no affect to anyone in the neighborhood or any immediate neighbor. It will actually help to bring up value in the neighborhood with a brand new home increasing overall appearance. There are no hazardous materials being used to cause any type of harm. It will simply allow applicant to build a suitable home on land he purchased.

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

Applicant has no hardship of any type that would cause issues with granting this variance requested. Again, he has secured and finalized his transaction to complete a new modular home on site. He simply wants to complete the building of his home and move in to become a contributing homeowner in the City of Houston. Building of this home will also not cause any type of hardship to come after completion of the building.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 113

Meeting Date: 7.21.2016

Houston Planning Commission

Aerial Map

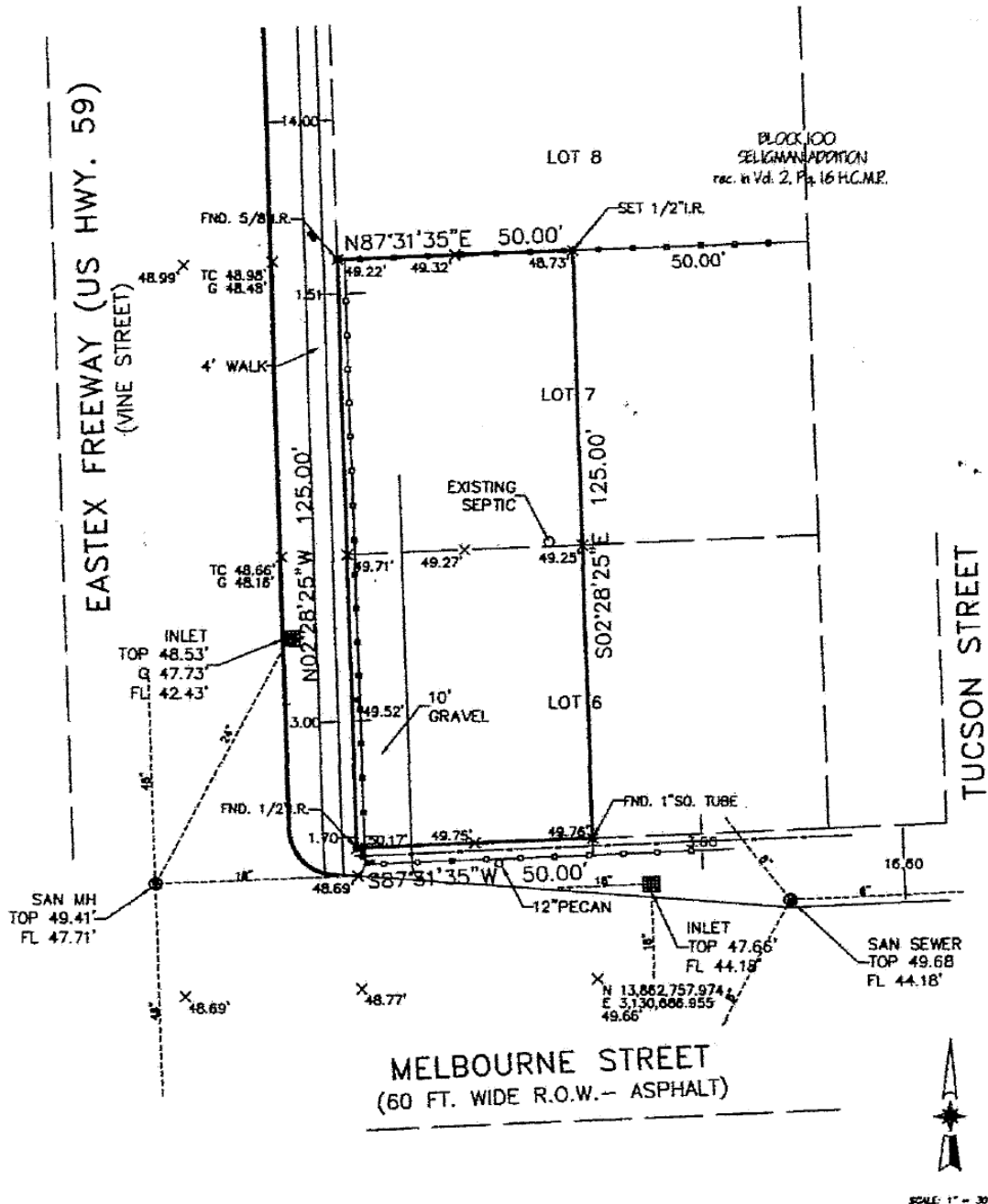


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey

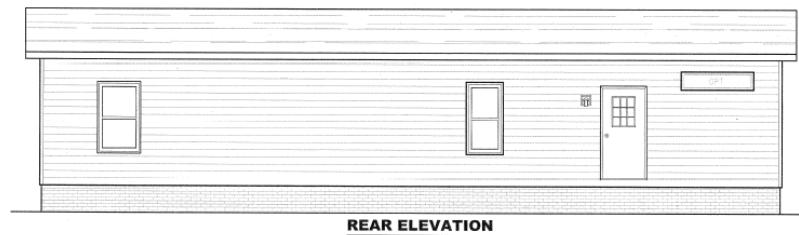


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations

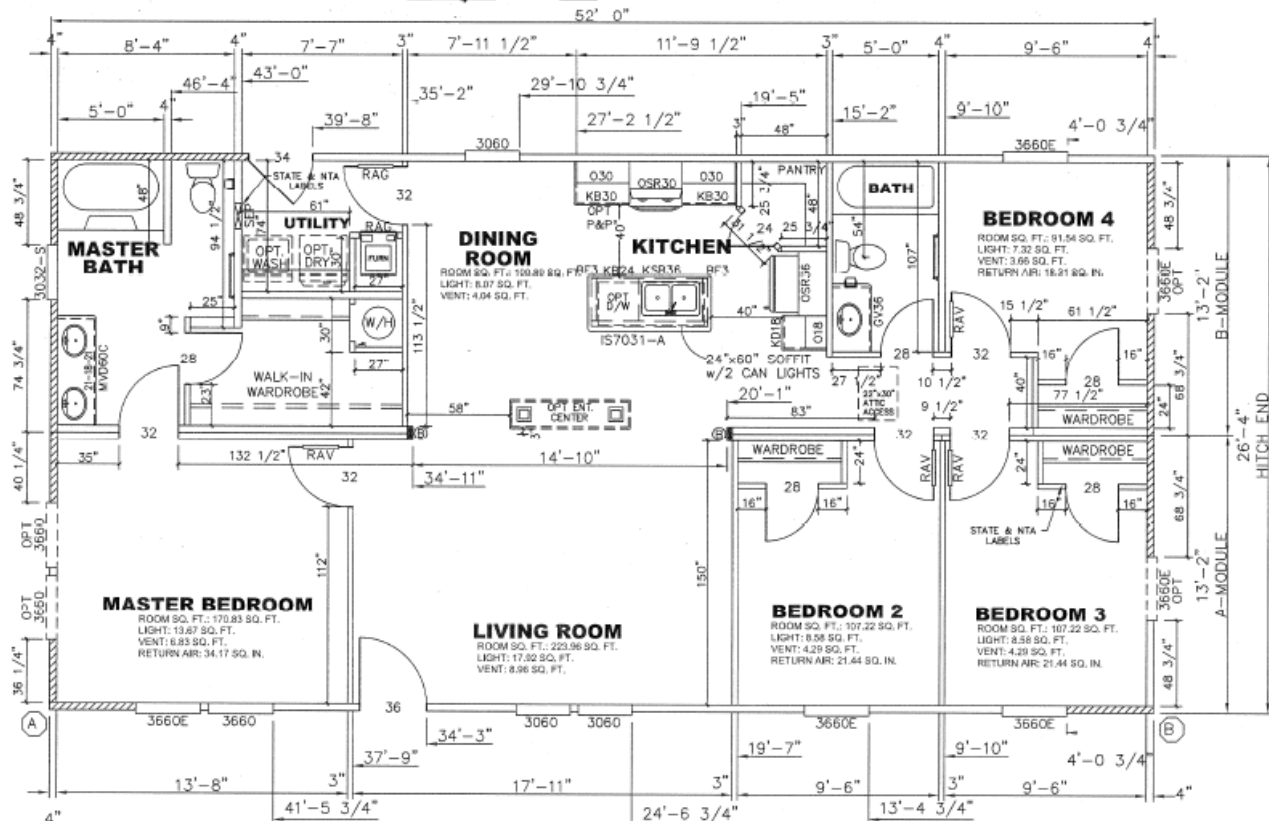


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Floor Plan



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation:

3801 Melbourne Street. The site is located north of Kelley Street, at the north east intersection of Melbourne Street and US 59. The applicant is requesting a variance to allow a new single family residence to be located at an 18' building line rather than the required 25' building line along US 59. Staff is in support of the requested variance.

The property was platted with the Seligman Addition subdivision in 1906. The applicant is proposing to place a modular residence on the corner lot which abuts US 59 to the west. In this particular location, US 59 is grade separated from the existing access road. In addition, this portion of the access road performs more as a local street due to it getting redirected through the neighborhood one block north of the subject tract. Requiring a 25' building line on this lot will unreasonably restrict the development of the property.

The distance from the back of curb to the proposed structure along US 59 will be 32 feet and direct access will be taking from the local street. Therefore, staff recommends approving the requested variance with the condition that the applicant closes the existing curb cut near the intersection along Melbourne, 3" caliper street trees and coordinates with Public Works to provide sidewalks on both streets.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
City of Houston Housing And Community Development	Dwain Woodfork Kevin Bingham	832 394.6273 832 394.6166	Dwain.Woodfork@houstontx.gov Kevin.Bingham@houstontx.gov

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
6308 Tuskegee Street	15117560	77091	5261	412x	B

HCAD ACCOUNT NUMBER(S):	0162780020008
PROPERTY LEGAL DESCRIPTION:	Trs 7B & 7A-1 Blk 2B Highland Heights
PROPERTY OWNER OF RECORD:	Raleigh Sidney & Earlene
ACREAGE (SQUARE FEET):	.189 Acres (8,245 Square Feet)
WIDTH OF RIGHTS-OF-WAY:	40' Tuskegee
EXISTING PAVING SECTION(S):	16' Tuskegee
OFF-STREET PARKING REQUIREMENT:	Two
OFF-STREET PARKING PROVIDED:	Two
LANDSCAPING REQUIREMENTS:	Two
LANDSCAPING PROVIDED:	Two

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	N/A
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	1,424 Sq Ft

PURPOSE OF VARIANCE REQUEST: To allow a new single family residence to take access from an access easement rather than a public street

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

CHAPTER 42 REFERENCE(S):

CH. 42-188; Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

As shown on the attached HCAD Facet B map, the Raleigh Property on lot 7 and 7A1, Block 2B (where the proposed redevelopment will be) is bound by Lot 6, Block 2B to the north, the remainder of Lot 7, Block 2B to the East, Lot 8, Block 2B to the south, and tract 7A, Block 2B to the west, where we are requesting a new 1,280 sf ingress/ egress driveway be granted to access the new home off of Tuskegee Street.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

- (1a) **The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**
This is correct. Because existing site has been in the same configuration, landlocked, with no direct access to a public street, The Raleigh family will need the use of the property directly west for vehicular access and all of the required utilities needed to make the proposed development usable.
- (1b) **Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**
- (2) **The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting of the variance will allow the Raleigh family to have the comfort of knowing that whoever the subsequent owner at 6302 Tuskegee, will not recapture the access without consent of both parties. The new easement will provide access for new utilities to be installed from Tuskegee Street without crossing into the Amos property. Mr. Amos will also be able to recapture the existing 14' wide access, currently used to obtain a better defined property as 6302 Tuskegee currently on the market for sale.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The intent and general purposes of this chapter will be preserved and maintained and an access agreement will be filed with the county clerk and records maintained with the City of Houston

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

As stated previously, all ingress/egress activities will be designed in such a manner that neither vehicular, pedestrian, or any utilities will be designed to cross any neighboring properties as they do now.

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

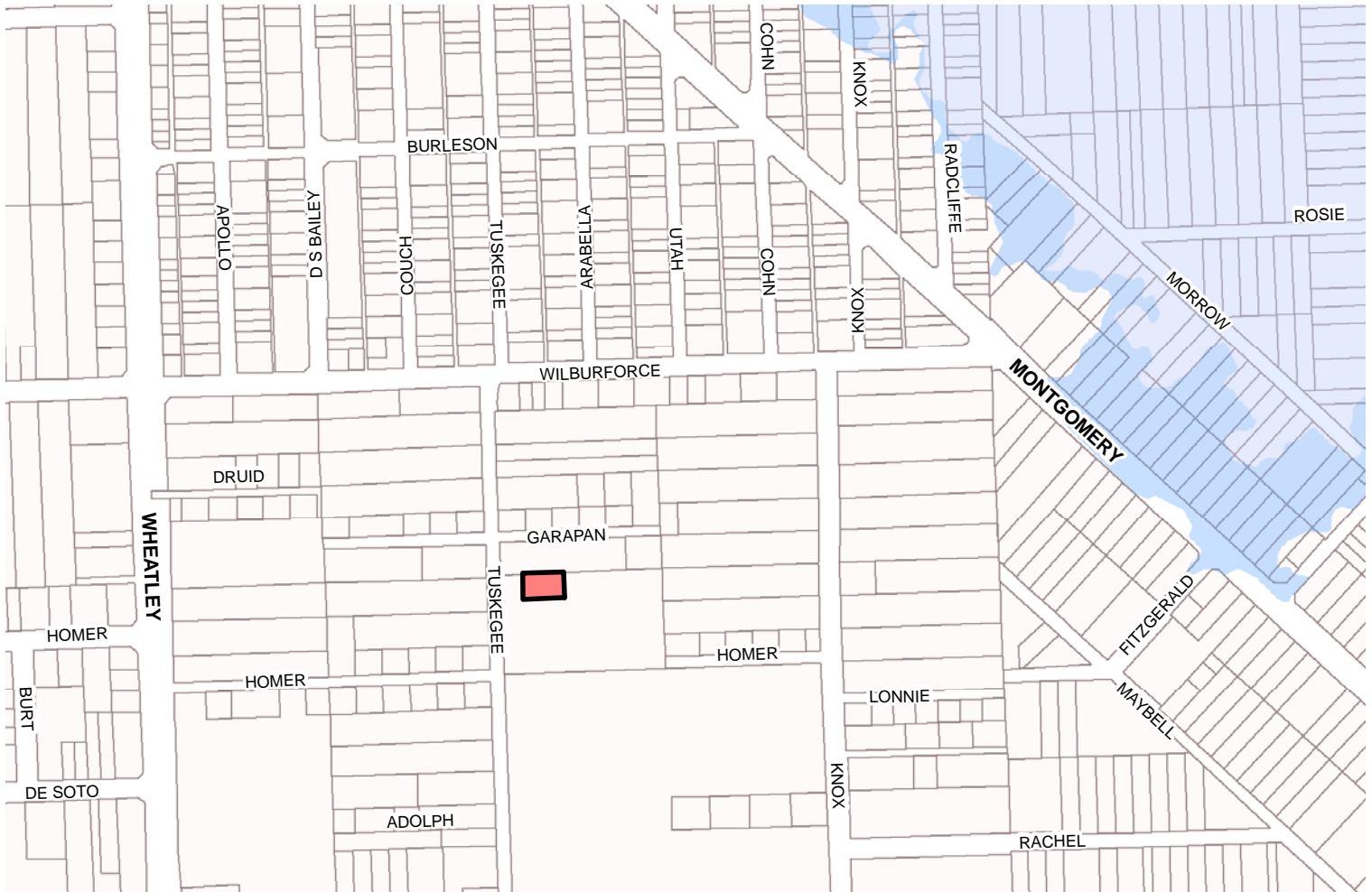
No. Along with economic hardship, vehicular access and all of the required utilities required to service will be affected, should the variance not be approved. In addition, without the approval of this request, the current land configuration, as is, does not allow for medical personnel, police officers and, fire fighters ease of access in the case of emergencies.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 114

Meeting Date: 7/21/16

Houston Planning Commission

Aerial Map

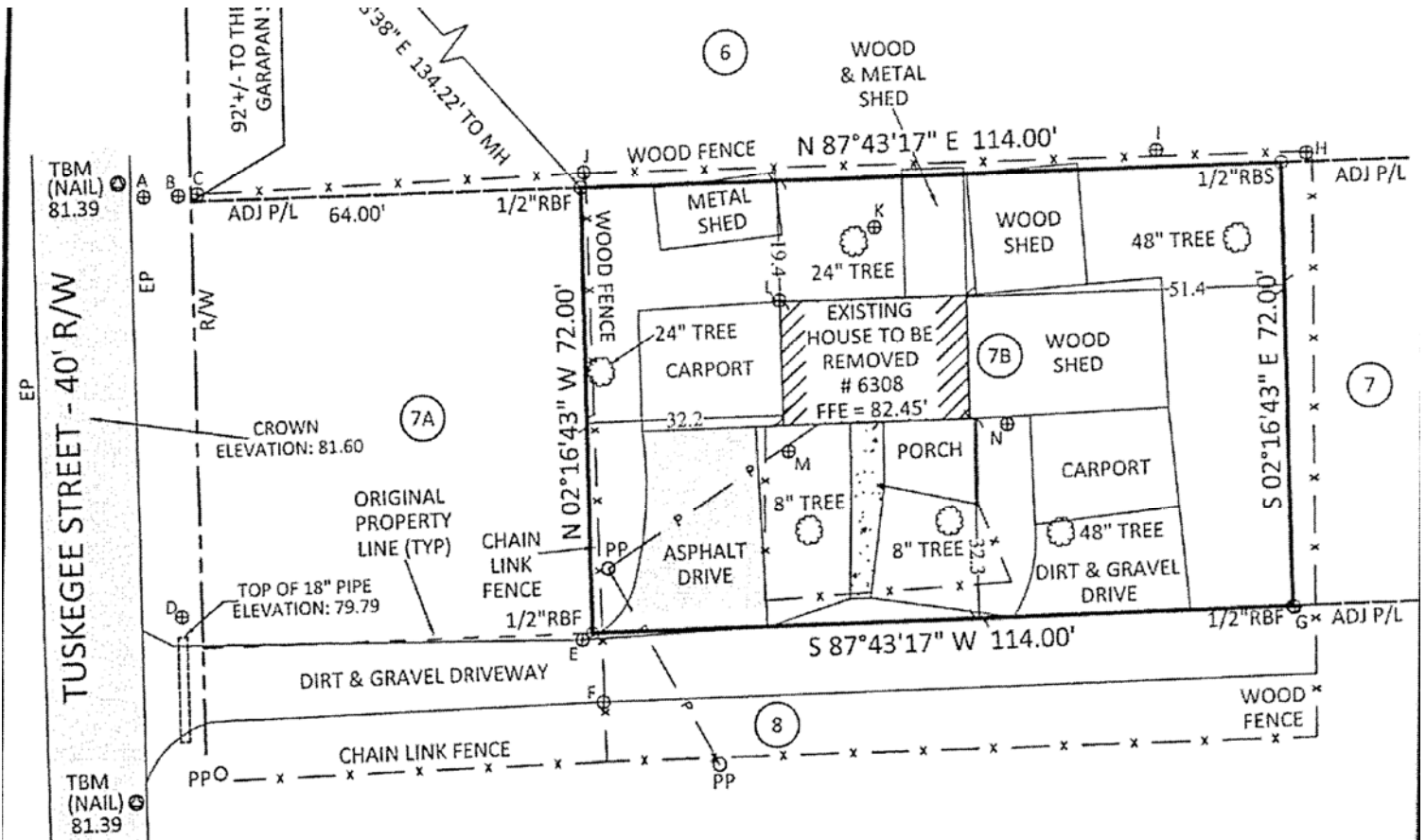


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey

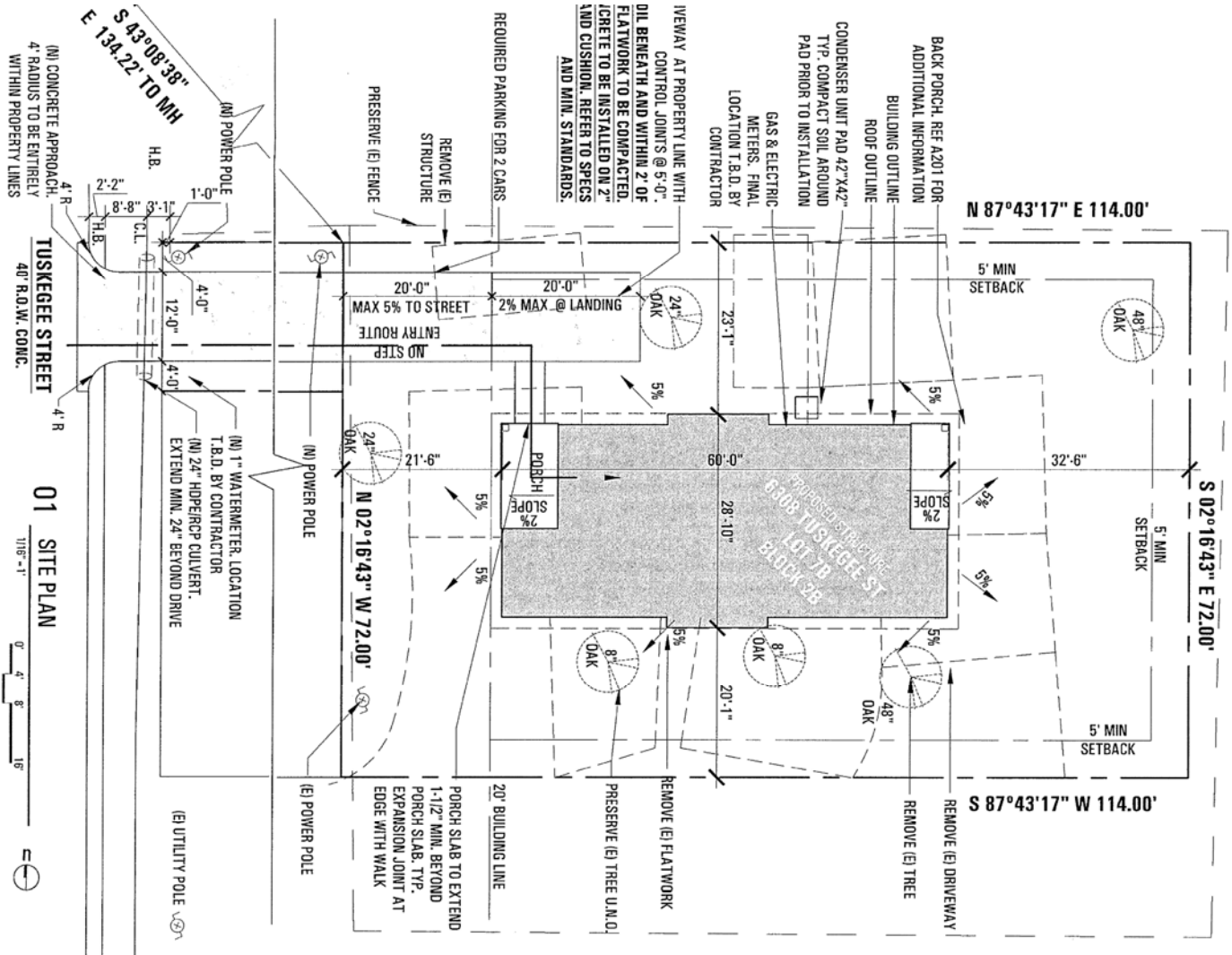


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE

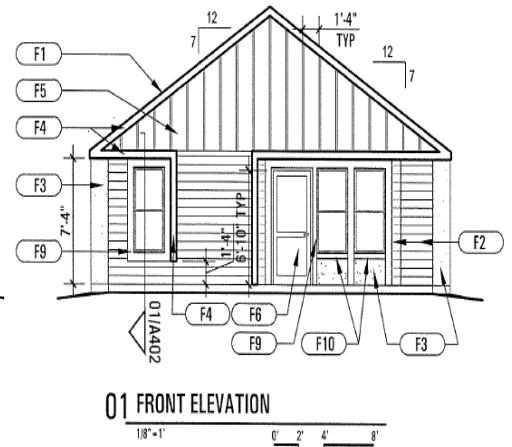
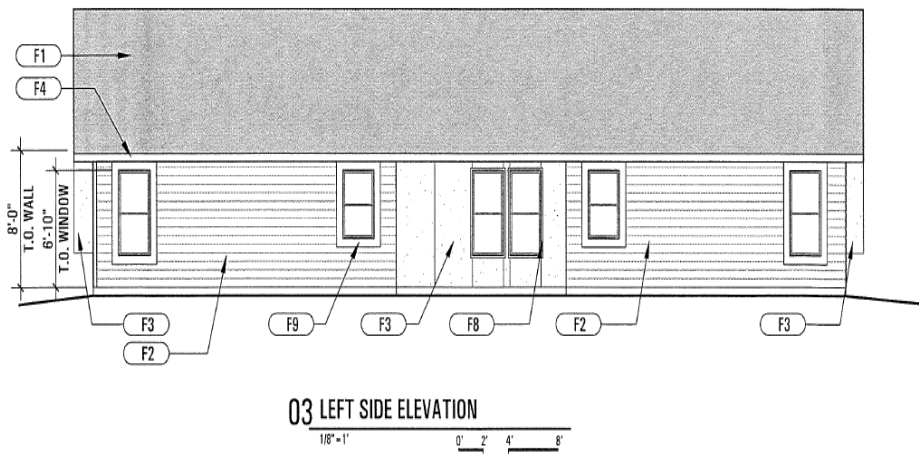
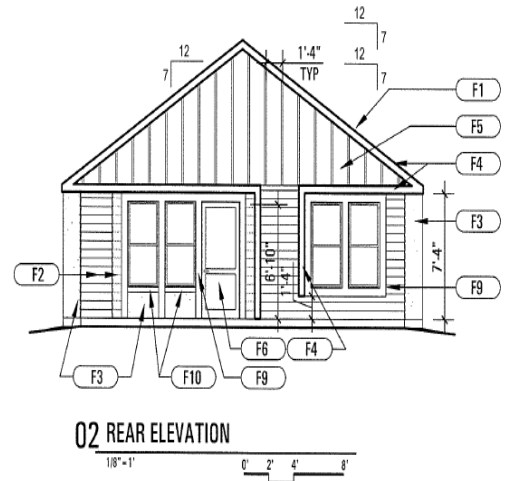
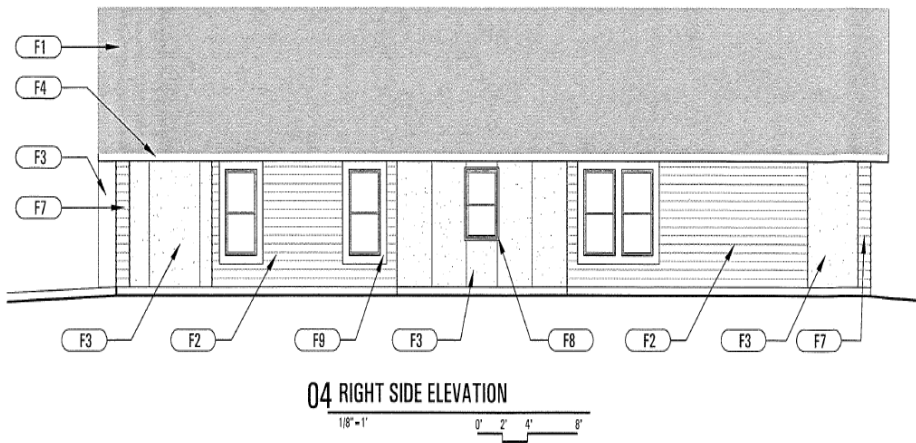


Houston Planning Commission

ITEM: 114

Meeting Date: 7/21/16

Elevations

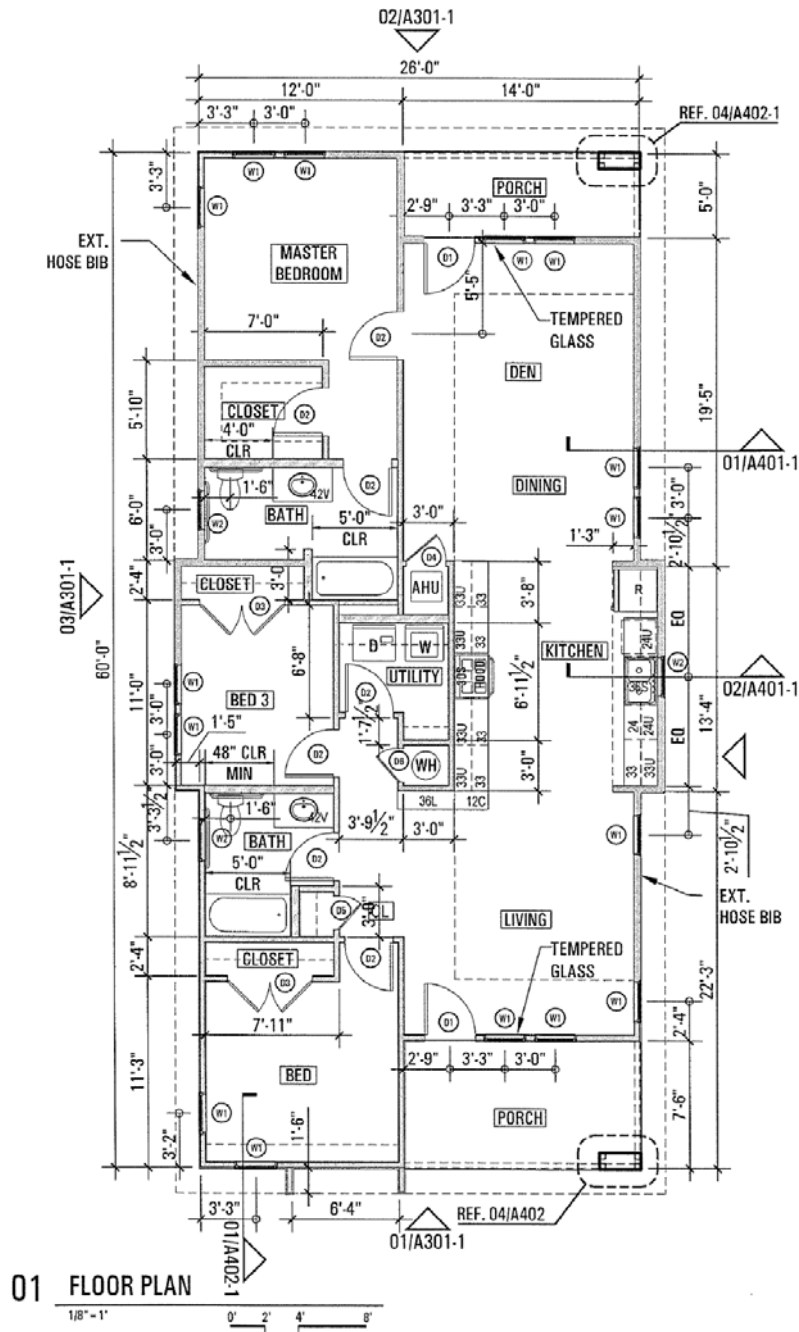


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Floor Plans



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation:

6308 Tuskegee Street. The site is located east of Wheatley Street, south of Wilburforce Street, along the east side of Tuskegee Street. The applicant is requesting a variance for a new single family residence to take access from a 20' wide access easement instead of a public street. Staff is in support of the requested variance.

The City of Houston Housing and Community Development Department has submitted this variance application as it will be carried out through the Disaster Recovery program funded by the General Land Office of Texas. The proposed property was platted with the Highland Heights subdivision in 1913. The applicant is proposing a new single family residence on an existing parcel that does not have direct access to a public street. Per HCAD, the property has been in its current configuration since 1984 and the applicant is unable to pursue proper street frontage. Currently, the tract already takes access through the adjacent property to the west. The applicant is proposing to relocate the existing drive to the north with a recorded access easement.

Therefore, Staff recommends approving the requested variance with the condition that the access easement gets recorded prior to receiving building permits.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@cityofhouston.net prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Houston ISD	Dinah Eghan-Wiafe	(713)-556-9326	degghanwi@houstonisd.org		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
901 Sue Barnett Drive	16029853	77018	5260	452L	C

HCAD ACCOUNT NUMBER(S):	0660460310001
PROPERTY LEGAL DESCRIPTION:	BLK 31 GARDEN OAKS SEC 2
PROPERTY OWNER OF RECORD:	Houston I.S.D.
ACREAGE (SQUARE FEET):	10.1496
WIDTH OF RIGHTS-OF-WAY:	W 41 st Street: 60', Sue Barnett Dr: 80', W 38 th Street: 60'
EXISTING PAVING SECTION(S):	W 41 st Street: 20', Sue Barnett Dr: 30', W 38 th Street: 20'
OFF-STREET PARKING REQUIREMENT:	259
OFF-STREET PARKING PROVIDED:	133
LANDSCAPING REQUIREMENTS:	Street Trees, Parking Lot Trees, Landscape Buffer

EXISTING STRUCTURE(S) [SQ. FT.]:	43,580
PROPOSED STRUCTURE(S) [SQ. FT.]:	60,372

PURPOSE OF VARIANCE REQUEST: To request a reduction in the required number of off-street parking spaces.

CHAPTER 26 REFERENCE(S): Sec. 26-492 Class 5 Religious & Educational, c. School, 1. Elementary school– 1.0 parking spaces per every 12 occupants. 2. Junior high school 1.0 parking space per every 7 occupants Section 26-497. Reduced parking space requirement for additional bicycle spaces. (b) The maximum reduction in the number of parking spaces under this section shall be 10 percent of the number of parking spaces required by Sec 26-492 of this Code.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS(BE AS COMPLETE AS POSSIBLE):

Garden Oaks Montessori utilizes Montessori instructional based teaching methods and the use of outdoor environment is a critical and inclusive part of this teaching method, teaching the students how the educational work directly impacts the world. For that reason, providing the required off-street parking spaces would be detrimental to the educational capacity of the new campus. This request is also based on the demographic analysis of the current school, comparative analysis of similar schools/programs within HISD and projected needs of the proposed facility.

APPLICANT'S STATEMENT OF FACTS:

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (5); and, if applicable, the sixth (6) condition. The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@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;**
1. Garden Oaks Montessori is a Montessori with an Environmental Science magnet program. As a result, the use of outdoors as instructional space is a key component of the program. The new school will not have enough land to provide outdoor learning spaces for their environmental sciences programs.
 2. The remaining available green space will be so significantly reduced that it may challenge the district's efforts in pursuing LEED certification. HISD is committed to achieving LEED certification on each of our new schools, and a key component of the site is minimizing paved areas to exactly what is needed.
 3. The amount of required parking will necessitate the district to put parking in a portion of the existing Spark Park, requiring partial removal of the existing jogging trails and park used by the community.
 4. The amount of required parking will necessitate the removal of numerous mature trees. The Garden Oaks community has communicated to the district and the design team, a commitment to preserving existing trees. Removal of existing mature trees will solicit negative reaction from the community.
 5. The amount of required parking will necessitate the removal of the only existing Pre-K and Kindergarten playground and structure on the campus.
- (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;**
- Houston ISD is designing all new schools in the most compact footprint possible. Our square foot requirement per student is 140 SF. This SF requirement requires the designers to be very efficient as they prepare the plans.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

We have prepared a comparative summary of similar K-8 schools and have analyzed the modes of transportation used by students, staff and teachers to arrive at the school. Based on this analysis, created with the assistance of HISD demographer and General Manager for Transportation, we can project the future parking needs of the new Garden Oaks Montessori Community.

Existing Campus Transportation Comparison*													
School Name	Magnet Program	Current Enrollment (including magnet students)	Magnet Enrollment	Bus			Drive		Other (Walk or Dropped Off)		Teacher, Visitor & Staff parking No.	Available Parking Spaces	Usage of Available Parking Spaces
				No.	Magnet Trans.	Percent	No.	Percent	No.	Percent			
Pilgrim Academy K-8	N/A	1,128	0	1	0	0%	0	0%	1,127	100%	110	95	95
Wharton K-8	Dual Language Magnet	486	389	80	80	17%	0	0%	406	83%	54	40	40
Parker Elementary School	Fine Arts Magnet	829	413	72	72	9%	0	0%	757	91%	89	89	89
Garden Oaks K-8	Montessori Magnet	761	379	15	5	1%	0	0%	746	99%	84	80	80

*This data was collected from the business managers and principals at each campus, the HISD Senior Manager of Transportation and independent Traffic Impact Analysis.

- Garden Oaks Montessori currently has 379 magnet transfers and 5 ride the HISD bus to school.
- Current enrollment is made up of Pre-Kindergarten through 8th grade students.
- Out of the 761 students currently enrolled, none of them drive to or park at the school.

Projected Transportation Requirements for new campus																
School Name	Maximum Enrollment (including Magnet students)	Magnet Enrollment	HISD Bus			Drive		Other (Walk or Dropped Off)		Teacher, Visitor & Staff parking	X	Y	X + Y	Total Parking spaces <u>needed</u>	Total Parking spaces <u>provided</u>	Total Parking spaces <u>required</u> <u>per</u> <u>ordinance</u>
			# of Riders	Magnet Trans.	%	Quantity	%	Quantity	%	Quantity						
Garden Oaks K-8	900	516	36	36	4%	0	0%	864	96%	90	90	31	121	133	259	
*Because event parking by visitors to campus will generally occur after school hours, we are providing 31 ('90' x .34 = 'Y') spaces as a buffer in case of overlap of use by school and after hour events. Additionally, most families who attend events, have multiple students accross grade levels, which also reduces the amount of event parking required.																

- 5 years ago, the school increased enrollment in Pre K and K by 120 students. Since then the school has not increased enrollment but has had to add additional classrooms at each grade level to accommodate that enrollment increase, as those students move through each grade level. The school has done this by converting ancillary spaces into classrooms and also by adding temporary buildings on the campus. At this point, the school has added classrooms to each grade level, up to the 6th grade. They are now in need of additional 7th and 8th grade classrooms to accommodate that increased in enrollment from 5 years ago. The proposed project will have enough classrooms to accommodate the increase in 7th and 8th grade students as well as provide enough classrooms to eliminate all the temporary buildings on the campus.
- With the proposed expansion, maximum enrollment is projected to be 900 students.
- The difference between the current and projected enrollment is 139 students (900 – 761).
- Out of the 139 students, 136 of them will be middle school students.
- This means 98% of the increased enrollment will be middle school students, predominantly 7th and 8th grade students.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

- Overall, 33% of the projected growth of 900 students will be middle school students (grade 6, 7 & 8). This is equivalent to 297 middle school students.
- Currently, all the bus riders are middle school students.
- With 98% of the projected growth being middle school students the number of students riding the bus will increase.
- Additionally, 20% of middle school students walk to school currently. This percentage will also increase with 98% of the growth projected to be middle school students.
- Garden Oaks Montessori has staggered start and end times, which alleviate the traffic congestion and allow for minimal parking during drop off and pick-up.
- Start times are as follows: 7:15a.m for pre-K and Kindergarten students 7:45a.m for elementary students and 8:15a.m for middle school students
- End times are as follows: 2:45p.m for pre-K and Kindergarten students, 3:00p.m for elementary students and 3:15p.m for middle school students.
- Staggered start times also mitigates the 15% of parents who currently park and walk their students to class.
- Students who are walked to their classrooms are typically in the lower grade levels. With 98% of the projected growth being middle school students, this percentage is not expected to change significantly.
- In addition to the staggered start and finish times, the school also offers an onsite YMCA after school program that allows parents to leave their students until 6:00p.m
- Approximately 200 students attend the YMCA program and this further mitigates the traffic congestion and allow for minimal parking during pick-up.
- In addition to the staggered start times, the school offers a “before school care” program that is offered at 7:15a.m by the teaching assistants.
- Garden Oaks Montessori is served by a metro stop a few blocks from the school.
- Garden Oaks Montessori is surrounded by residential housing. The furthest zoned boundary is 1.7 miles from the school. Majority of the students zoned to Garden Oaks do not traverse major streets. Assuming a ¼ mile is an acceptable walking distance without having to cross major streets and railroad tracks, the area south of W 43rd, west of N Shepherd, north of the railroad, and east of Ella Road are all within walking distance to the school. See attached boundary map.
- Currently 20% of the current middle school students have younger siblings whom they walk to and from school.
- Unlike elementary programs where there is one teacher per classroom or early childhood programs (pre K and K) where there are multiple teachers per classroom, middle schools have one teacher per subject.
- This results in significantly fewer middle school teachers than elementary or early childhood school teachers.
- Even though the current 7th and 8th grade classes are highly under-populated, the school has 6th, 7th and 8th grade students. As a result the school already has all the middle school teachers they need.
- The school currently has 40 teachers, made up of:
 - 4 middle school teachers
 - 5 early childhood and elementary school teachers
 - 31 teaching assistants (who support elementary school teachers only)
- The 4 current middle school teachers teach 6 subjects because most of them have multiple certifications and are able to teach multiple subjects.
- When enrollment increases, the school will go from 40 current teachers overall to 41 teachers. This means the school will only hire 1 more middle school teacher when enrollment increases.
- With the increase in middle school enrollment, there will be 5 middle school teachers, some with multiple certifications who will teach more than one subject.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

- Additionally as shown above, a significant number of current teachers are teaching assistants. Since teaching assistants are not required for middle school students, the additional 136 middle school students will not necessitate additional teaching assistants.
- The school currently has 15 non-teaching staff.
- In addition to the staggered start and finish times, the before school care program and the onsite YMCA after school program, the school also has a "Walking School Bus Program" where parents drop off students at the Veterans Of Foreign Wars parking lot. Volunteers then accompany students who are walking or biking to school to ensure that they arrive at the school safely. This program also further mitigates traffic congestion and allow for minimal parking during drop-off.

(3) The intent of this article is preserved;

Appropriate and convenient parking will be provided on the school site. All parking lots will be easily visible and will have security lighting.

Parking spaces for 60 bicycles will be provided.

(4) The parking provided will be sufficient to serve the use for which it is intended;

Adequate and accessible parking will be provided for the staff and visitors to the new Garden Oaks Montessori School. Daily student, staff and visitor needs along with special event parking needs have been addressed.

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and

The new Garden Oaks Montessori School will have significantly more parking spaces than they currently have. Parking will be more conveniently located for staff and visitors, and will prevent overflow street parking. This will allow the district, flexibility to provide outdoor learning environments, which will benefit both the campus and the community.

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

Not applicable.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 07-21-2016

Houston Planning Commission

AERIAL MAP



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 07-21-2016



Department of Public Works & Engineering
Planning & Development Services Division



REQUEST FOR A REDUCED OCCUPANT LOAD FOR AN EDUCATIONAL OCCUPANCY

The purpose of this form is to calculate an actual occupant load in an educational space that is governed by Texas Educational Agency (TEA) rules that limit maximum class sizes. The code review will be based on the design occupant load. Once the code review is approved, the actual value will be used to correlate the Wastewater Capacity Reservation letter with the Certificate of Occupancy. This will eliminate unnecessary Wastewater Capacity fees for the school.

PART I APPLICATION - Use the instructions in Part II to help complete this form.

General Information

1 School Name: [blank] Date: [blank]
School District: [blank]
2 Project Address: [blank] 5 Project Number: **16029857**
Mailing Address: [blank] 7 Phone: [blank]
3 Contact Name: [blank] Fax: [blank]
Email: [blank] 8 Phone: [blank]
4 District Representative: [blank] Fax: [blank]
Email: [blank]

Occupant Load Calculation

9 Number of Buildings (1 unless Temporary Buildings): **1** 12 Total TEA student allocation per building: **951**
10 Number of Classrooms: **30** 13 Assigned School Staff per building: **37**
11 Design Occupant Load: **1290** 14 Additional Occupant Load: **0**
DISTRICT REPRESENTATIVE SIGNATURE **REQUIRED**
Note: Applications without the signature will not be processed.
15 Actual Occupant Load: **988**

Reduced 23%

Comments and Explanations - Please list any additional information to assist with approval.

PART II DEFINITIONS AND INSTRUCTIONS

Definitions: Use these definitions to help with the terms in Part I of the form:

TEA - The Texas Education Agency
DESIGN OCCUPANT LOAD - The number of persons for which the means of egress of a building or a portion thereof is designed. Using the formulas in Section 1004 of the Building Code.
ACTUAL OCCUPANT LOAD - The number of students allowed by TEA in an educational space plus the maximum number of staff assigned to those students. This may be increased by a proposed simultaneous use that adds more people.

Instructions: Use these instructions to complete the Occupant Load Calculation of Part I Application.

- Enter the name of the school and district for which the request is being made.
- Enter the project address as it appears on the building permit application. Enter mailing address.
- Enter the name and email of the person requesting the occupant load reduction.
- Enter the name and email of the district representative.
- Enter today's date.
- Enter the project number.
- Enter the phone number and fax number of the person requesting the occupant load reduction.
- Enter the phone number and fax number of the district representative.
- Enter the total number of buildings. Only 1 (one) building is allowed per request, unless they are temporary buildings.
- Enter the number of classrooms.
- Enter the Design Occupant Load, calculated by Section 1004.1.1 of the Building Code.
- Enter the value assigned by TEA.
- Enter the number of staff assigned to this school by the district.
- This is an optional additional number of persons, groups or organizations that will be using the school simultaneously during school hours. Enter the number of additional persons that would be using the school in the box.
- Enter the sum of boxes 10, 11 and 12 (if used).

PART III FEES

STANDARD REQUEST \$67.00 (\$41.25 + \$25.80 Administrative Fee)

FOR OFFICE USE ONLY

Approving Initials: **NGH** Building Official: **[Signature]** Date: **7-8-16** Receipt # [blank]



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 07-21-2016



Department of Public Works & Engineering
Planning & Development Services Division



REQUEST FOR A REDUCED OCCUPANT LOAD FOR AN EDUCATIONAL OCCUPANCY

The purpose of this form is to calculate an actual occupant load in an educational space that is governed by Texas Educational Agency (TEA) rules that limit maximum class sizes. The code review will be based on the design occupant load. Once the code review is approved, the actual value will be used to complete the Wastewater Capacity Reservation letter with the Certificate of Occupancy. This will eliminate unnecessary Wastewater Capacity fees for the school.

PART I. APPLICATION - Use the instructions in Part II to help complete this form

General Information

1 School Name: St. Ignace Catholic School 5 Date: 7-1-16
School District: Harris ISD
2 Project Address: 11011 Katy Rd, Houston, TX 77054 6 Project Number: 16029853
Mailing Address: 11011 Katy Rd
3 Contact Name: Steve Hill 7 Phone: 281-462-1111
Email: sthill@stignace.org Fax:
4 District Representative: Steve Hill 8 Phone: 281-462-1111
Email: sthill@stignace.org Fax:

Occupant Load Calculation

9 Number of Buildings (1 unless Temporary Buildings): 1 12 Total TEA student allocation per building: 264
10 Number of Classrooms: 12 13 Assigned School Staff per building: 25
11 Design Occupant Load: 569 14 Additional Occupant Load "Optional": 0
DISTRICT REPRESENTATIVE SIGNATURE "REQUIRED"
Note: Applications without the signature will not be processed
Steve Hill 15 Actual Occupant Load: 284
Reduced 50%

Comments and Explanations - Please list any additional information to assist with approval

PART II. DEFINITIONS AND INSTRUCTIONS

Definitions: Use these definitions to help with the terms in Part I of the form.

TEA - The Texas Education Agency

DESIGN OCCUPANT LOAD - The number of persons for which the means of egress of a building or a portion thereof is designed. Using the formulas in Section 1004 of the Building Code.

ACTUAL OCCUPANT LOAD - The number of students allowed by TEA in an educational space plus the maximum number of staff assigned to those students. This may be increased by a proposed simultaneous use that adds more people.

Instructions: Use these instructions to complete the Occupant Load Calculation of Part I Application.

- Enter the name of the school and district for which the request is being made.
- Enter the project address as it appears on the building permit application. Enter mailing address.
- Enter the name and email of the person requesting the occupant load reduction.
- Enter the name and email of the district representative.
- Enter today's date.
- Enter the project number.
- Enter the phone number and fax number of the person requesting the occupant load reduction.
- Enter the phone number and fax number of the district representative.
- Enter the total number of buildings. Only 1 (one) building is allowed per request unless they are temporary buildings.
- Enter the number of classrooms.
- Enter the Design Occupant Load calculated by Section 1004.1.1 of the Building Code.
- Enter the value assigned by TEA.
- Enter the number of staff assigned to this school by the district.
- This is an optional additional number of persons, groups or organizations that will be using the school simultaneously during school hours. Enter the number of additional persons that would be using the school in the box.
- Enter the sum of boxes 10, 11 and 12 (if used).

PART III. FEES

STANDARD REQUEST \$67.09 (\$41.29 + \$25.80 Administrative Fee)

FOR OFFICE USE ONLY
Approving Initials: MGN Building Official: Earl Date: 4-8-16 Receipt #

Form No. CE-131 01/03/11

(832) 394-9039

Public Works & Engineering

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Houston Planning Commission



Garden Oaks K-8

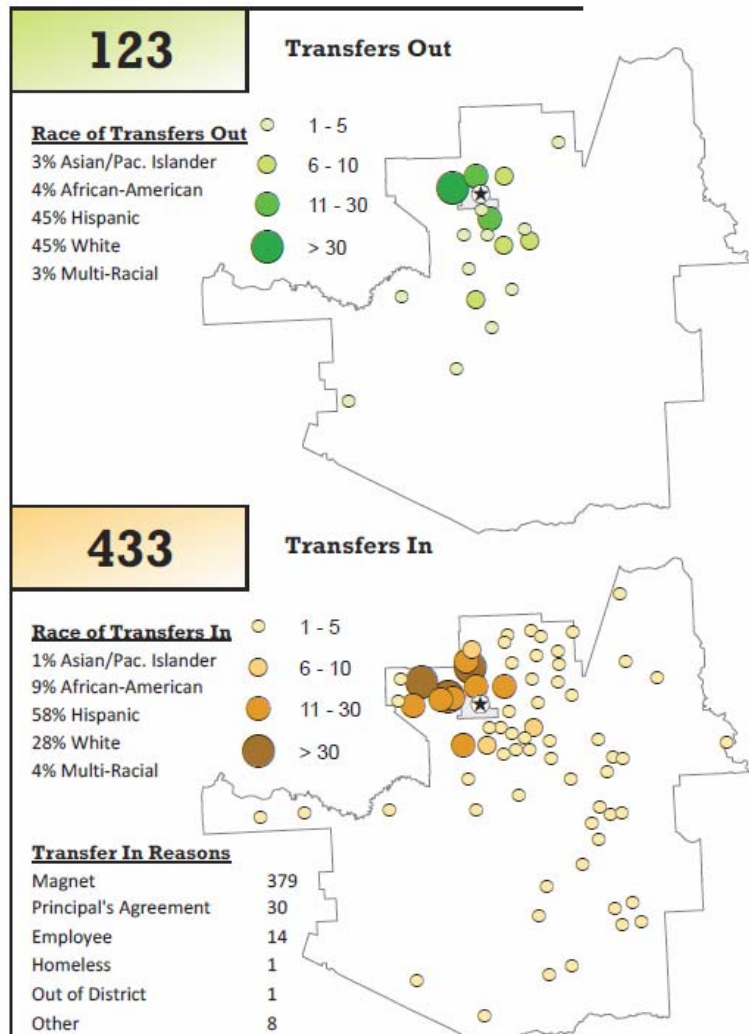
Montessori Magnet

Campus Enrollment		
Snapshot 2015	Students	Share
Living in Zone	330	43%
Transfers In	433	57%
Membership	763	
Facility Capacity	645	
Facility Utilization	118%	
Group	Students	% Total
American Indian	1	0%
Asian/Pac. Islander	7	1%
African-American	44	6%
Hispanic	417	55%
Multi-Racial	38	5%
White	256	34%
Econ. Disadvantaged	343	45%
Recent Immigrant	11	1%

Schools the Zone Population Attend		
Campus	Type	Students
Garden Oaks	Zone	330
Oak Forest	HISD	33
Durham	HISD	25
Helms	HISD	16
Harvard	HISD	10
River Oaks	HISD	7
Kennedy	HISD	7
Travis	HISD	6
All Other Schools	HISD	19
Total in HISD		453
Campus	Type	Students
Harmony Excellence	Charter	2
Harmony Excellence	Charter	2
Texas Serenity	Charter	2
UH Charter	Charter	2
Other Public School		4
Total in Charters/Other Districts		12
Not in Public School (estimate)		104
Census Estimate (Fall 2013)		569

Transfers In Campus of Residence	
Campus	Students
Black	61
Smith	39
Highland Heights	31
Kennedy	30
Durham	27
All Other Schools	245

Zone Population Enrolled in HISD Schools						
Pre-K - 8th	2013		2014		2015	
American Indian	1	0%	1	0%	1	0%
Asian/Pac. Islander	5	1%	6	1%	8	2%
African-American	10	2%	11	2%	12	3%
Hispanic	224	51%	218	49%	220	49%
Multi-Racial	21	5%	18	4%	23	5%
White	177	40%	194	43%	189	42%
Total	438		448		453	
Econ. Disadvantaged	190	43%	179	40%	178	39%
Recent Immigrant	5	1%	11	2%	9	2%





PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 07-21-2016

Houston Planning Commission



OFF-STREET PARKING VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located west of Shepherd Drive, north of 610 Loop and south of W 43rd Street. The applicant requests a variance to provide 133 off-street parking spaces, instead of the required 259 parking spaces on the subject site. Staff supports the requested variance.

Garden Oaks Montessori School is currently located on the subject site. The school is comprised of early childhood program, elementary school and middle school, with an Environmental and Science magnet program. The school plans to increase the enrollment from 761 to 900. The proposed expansion will increase 139 students. 136 of them will be middle school students. Currently, none of the students drive to school. Most students are dropped off, walk or bike to school. HISD projects that no students will drive to school. Sec 26-492 requires 259 parking spaces for the whole school site. The applicant proposes to provide 133 parking spaces.

Staff supports the requested variance for the following reasons:

1. There are currently 80 parking spaces on the school site. The proposed expansion will only increase 1 teacher and a few staff members. HISD projects that 121 parking spaces would be needed to provide parking spaces for teachers, staff, visitors and event parking. The proposed 133 parking spaces would be sufficient to serve the school.
2. The main purpose of the parking reduction is to preserve more outdoor space for the Environmental and Science magnet program. Strict application of the parking requirements would not only create an unused parking lot, but also reduce the required outdoor learning spaces for their environmental sciences programs.
3. Multiple school programs help to mitigate traffic congestion and allow minimal parking during drop-off and pick-up time. These programs include staggering start and end time, before school care program, onsite YMCA after school program, and "Walking School Bus Program."

Staff recommends granting the requested variance subject to the following conditions:

1. Provide a contiguous 6' wide sidewalk along Sue Barnett Drive and Wakefield Road.
2. Provide 3" caliper street trees along Sue Barnett Drive and Wakefield Road pursuant to Chapter 33 ordinance requirements.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

OFF-STREET PARKING VARIANCE

AGENDA: IV

SMLSA Application No. 598: Denver Addition Subdivision

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Area (SMLSA) for the Denver Addition Subdivision. Analysis shows that a minimum lot size of 3,125 square feet exists for the boundary area. A petition was signed by the owners of 19.2% of the property within the proposed SMLSA. An application was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-204. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

Following acceptance of an initially complete application, the Planning Director notifies all owners of property within the proposed SMLSA. Any property owner who wishes to vote for or against the creation of the minimum lot size area may return the response form within thirty days. The Director shall forward a complete application to Planning Commission for public hearing and consideration upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 55% of the property within the proposed SMLSA

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSA shall contain no less than five block faces, composed of 5 lots or more on each blockface;
- at least 80% of the lots to be included within the proposed SMLSA, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- the proposed SMLSA does not include a significant area developed as or restricted to a use that is not single family residential and;
- does not include a significant area that does not share a lot size character with the rest of the proposed area
- that the applicant has demonstrated sufficient support of 55% for the establishment of the proposed SMLSA;
- that the establishment of the SMLSA will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSA has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSA is enforceable for forty (40) years from the effective date of the ordinance.

STAFF ANALYSIS:

This application includes 290 lots in the Denver Addition Subdivision

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSA must contain not less than five (5) blockfaces composed of five (5) lots or more on each blockface;*

The application contains 17 blockfaces with at least 5 lots on 5 blockfaces

- *At least 80% of the lots to be included within the proposed SMLSA, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*

Land use of the properties consists of 259 single-family residential properties representing 89.3% of the total lots.

- *The applicant has demonstrated sufficient support for the SMLSA;*
The applicant obtained 57.8% support from property owners in the proposed SMLSA
- *Establishment of the SMLSA will further the goal of preserving the area lot size character;*
A minimum lot size of 3,125 square feet exists on 290 of 290 lots in the area.
- *The proposed SMLSA has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*

The subdivision was platted in 1891, and most of the houses were constructed in the 1940s. The establishment of a 3,125 square foot special minimum lot size will preserve the lot size character of the area.

- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
200 out of 290 lots representing 70% of the application area are at least 3,125 square feet in size.

Public notice of the public hearing was transmitted to all property owners in the area.

ATTACHMENTS:

1. Staff Analysis Summary Page
2. Map of Support
3. Map of Lots that meet SMLSA
4. Land Use Map
5. Aerial Map
6. Application
7. HCAD Map

SPECIAL MINIMUM LOT SIZE AREA – MLSA 598 DENVER ADDITION SUBDIVISION

Address	Legal Description	Lot Size (sq ft)	% by Area	Cumulative % of Area	Response Forms	Petition Signed	Land Use
6220 EAST FWY	TRS 29A THRU 36A BLK 42 &	20,952	2.23%	2.23%			COM
6019 MARKET ST	TRS 25B 26B 27B & 28B BLK 40	7,500	0.80%	3.03%	N		SFR
827 KRESS ST	LT 14 TR 13B BLK 43	6,000	0.64%	3.67%	Y	Y	COM
842 KRESS ST	TRS 27A & 28A BLK 42	5,735	0.61%	4.28%	Y		COM
846 KRESS ST	TRS 25A & 26A BLK 42	5,676	0.60%	4.89%	Y		COM
6015 MARKET ST	TRS 25A 26A 27A & 28A BLK 40	5,000	0.53%	5.42%			SFR
903 KRESS ST	LT 1 BLK 30	3,125	0.33%	5.75%	Y	Y	COM
903 KRESS ST	LT 2 BLK 30	3,125	0.33%	6.09%	Y	Y	COM
907 KRESS ST	LT 3 BLK 30	3,125	0.33%	6.42%			SFR
907 KRESS ST	LT 4 BLK 30	3,125	0.33%	6.75%			SFR
911 KRESS ST	LT 5 BLK 30	3,125	0.33%	7.09%	Y		SFR
911 KRESS ST	LT 6 BLK 30	3,125	0.33%	7.42%	Y		SFR
915 KRESS ST	LT 7 BLK 30	3,125	0.33%	7.75%	Y		VAC
915 KRESS ST	LT 8 BLK 30	3,125	0.33%	8.08%	Y		VAC
919 KRESS ST	LT 9 BLK 30	3,125	0.33%	8.42%	Y	Y	SFR
919 KRESS ST	LT 10 BLK 30	3,125	0.33%	8.75%	Y	Y	SFR
923 KRESS ST	LT 11 BLK 30	3,125	0.33%	9.08%			SFR
923 KRESS ST	LT 12 BLK 30	3,125	0.33%	9.42%			SFR
927 KRESS ST	LT 13 BLK 30	3,125	0.33%	9.75%	Y	Y	SFR
927 KRESS ST	LT 14 BLK 30	3,125	0.33%	10.08%	Y	Y	SFR
931 KRESS ST	LT 15 BLK 30	3,125	0.33%	10.42%	Y	Y	SFR
931 KRESS ST	LT 16 BLK 30	3,125	0.33%	10.75%	Y	Y	SFR
935 KRESS ST	LT 17 BLK 30	3,125	0.33%	11.08%		Y	SFR
935 KRESS ST	LT 18 BLK 30	3,125	0.33%	11.41%		Y	SFR
939 KRESS ST	LT 19 BLK 30	3,125	0.33%	11.75%	Y		SFR
939 KRESS ST	LT 20 BLK 30	3,125	0.33%	12.08%	Y		SFR
943 KRESS ST	LT 21 BLK 30	3,125	0.33%	12.41%	Y		SFR
943 KRESS ST	LT 22 BLK 30	3,125	0.33%	12.75%	Y		SFR
947 KRESS ST	LT 23 BLK 30	3,125	0.33%	13.08%	Y	Y	SFR
947 KRESS ST	LT 24 BLK 30	3,125	0.33%	13.41%	Y	Y	SFR
903 WOOLWORTH ST	LT 1 BLK 31	3,125	0.33%	13.75%			SFR
903 WOOLWORTH ST	LT 2 BLK 31	3,125	0.33%	14.08%			SFR
907 WOOLWORTH ST	LT 3 BLK 31	3,125	0.33%	14.41%			SFR
907 WOOLWORTH ST	LT 4 BLK 31	3,125	0.33%	14.75%			SFR
911 WOOLWORTH ST	LT 5 BLK 31	3,125	0.33%	15.08%	Y		SFR
911 WOOLWORTH ST	LT 6 BLK 31	3,125	0.33%	15.41%	Y		SFR
915 WOOLWORTH ST	LT 7 BLK 31	3,125	0.33%	15.74%	Y		SFR
915 WOOLWORTH ST	LT 8 BLK 31	3,125	0.33%	16.08%	Y		SFR
919 WOOLWORTH ST	LT 9 BLK 31	3,125	0.33%	16.41%			SFR
919 WOOLWORTH ST	LT 10 BLK 31	3,125	0.33%	16.74%			SFR
923 WOOLWORTH ST	LT 11 BLK 31	3,125	0.33%	17.08%	Y		SFR
923 WOOLWORTH ST	LT 12 BLK 31	3,125	0.33%	17.41%	Y		SFR
927 WOOLWORTH ST	LT 13 BLK 31	3,125	0.33%	17.74%	Y	Y	SFR

Special Minimum Lot Size Area

Planning and Development Department

Address	Legal Description	Lot Size (sq ft)	% by Area	Cumulative % of Area	Response Forms	Petition Signed	Land Use
927 WOOLWORTH ST	LT 14 BLK 31	3,125	0.33%	18.08%	Y	Y	SFR
931 WOOLWORTH ST	LT 15 BLK 31	3,125	0.33%	18.41%	Y	Y	SFR
931 WOOLWORTH ST	LT 16 BLK 31	3,125	0.33%	18.74%	Y	Y	SFR
935 WOOLWORTH ST	LT 17 BLK 31	3,125	0.33%	19.07%	Y		SFR
935 WOOLWORTH ST	LT 18 BLK 31	3,125	0.33%	19.41%	Y		SFR
939 WOOLWORTH ST	LT 19 BLK 31	3,125	0.33%	19.74%	Y		SFR
939 WOOLWORTH ST	LT 20 BLK 31	3,125	0.33%	20.07%	Y		SFR
943 WOOLWORTH ST	LT 21 BLK 31	3,125	0.33%	20.41%			SFR
943 WOOLWORTH ST	LT 22 BLK 31	3,125	0.33%	20.74%			SFR
947 WOOLWORTH ST	LT 23 BLK 31	3,125	0.33%	21.07%			SFR
947 WOOLWORTH ST	LT 24 BLK 31	3,125	0.33%	21.41%			SFR
946 KRESS ST	LT 25 BLK 31	3,125	0.33%	21.74%	Y		SFR
946 KRESS ST	LT 26 BLK 31	3,125	0.33%	22.07%	Y		SFR
942 KRESS ST	LT 27 BLK 31	3,125	0.33%	22.40%	Y		SFR
942 KRESS ST	LT 28 BLK 31	3,125	0.33%	22.74%	Y		SFR
938 KRESS ST	LT 29 BLK 31	3,125	0.33%	23.07%	Y		SFR
938 KRESS ST	LT 30 BLK 31	3,125	0.33%	23.40%	Y		SFR
934 KRESS ST	LT 31 BLK 31	3,125	0.33%	23.74%	Y		SFR
934 KRESS ST	LT 32 BLK 31	3,125	0.33%	24.07%	Y		SFR
930 KRESS ST	LT 33 BLK 31	3,125	0.33%	24.40%	Y	Y	SFR
930 KRESS ST	LT 34 BLK 31	3,125	0.33%	24.74%	Y	Y	SFR
926 KRESS ST	LT 35 BLK 31	3,125	0.33%	25.07%	Y		SFR
926 KRESS ST	LT 36 BLK 31	3,125	0.33%	25.40%	Y		SFR
922 KRESS ST	LT 37 BLK 31	3,125	0.33%	25.74%			SFR
922 KRESS ST	LT 38 BLK 31	3,125	0.33%	26.07%			SFR
918 KRESS ST	LT 39 BLK 31	3,125	0.33%	26.40%	Y		SFR
918 KRESS ST	LT 40 BLK 31	3,125	0.33%	26.73%	Y		SFR
914 KRESS ST	LT 41 BLK 31	3,125	0.33%	27.07%	Y		SFR
914 KRESS ST	LT 42 BLK 31	3,125	0.33%	27.40%	Y		SFR
910 KRESS ST	LT 43 BLK 31	3,125	0.33%	27.73%	N		SFR
910 KRESS ST	LT 44 BLK 31	3,125	0.33%	28.07%	N		SFR
906 KRESS ST	LT 45 BLK 31	3,125	0.33%	28.40%		Y	SFR
906 KRESS ST	LT 46 BLK 31	3,125	0.33%	28.73%		Y	SFR
902 KRESS ST	LT 47 BLK 31	3,125	0.33%	29.07%	Y		SFR
902 KRESS ST	LT 48 BLK 31	3,125	0.33%	29.40%	Y		SFR
903 HAHLO ST	LT 1 BLK 32	3,125	0.33%	29.73%	Y		SFR
903 HAHLO ST	LT 2 BLK 32	3,125	0.33%	30.06%	Y		SFR
907 HAHLO ST	LT 3 BLK 32	3,125	0.33%	30.40%			SFR
907 HAHLO ST	LT 4 BLK 32	3,125	0.33%	30.73%			SFR
911 HAHLO ST	LT 5 BLK 32	3,125	0.33%	31.06%			SFR
911 HAHLO ST	LT 6 BLK 32	3,125	0.33%	31.40%			SFR
915 HAHLO ST	LT 7 BLK 32	3,125	0.33%	31.73%	Y		SFR
915 HAHLO ST	LT 8 BLK 32	3,125	0.33%	32.06%	Y		SFR
919 HAHLO ST	LT 9 BLK 32	3,125	0.33%	32.40%			SFR
919 HAHLO ST	LT 10 BLK 32	3,125	0.33%	32.73%			SFR
923 HAHLO ST	LT 11 BLK 32	3,125	0.33%	33.06%	Y		SFR
923 HAHLO ST	LT 12 BLK 32	3,125	0.33%	33.39%	Y		SFR
927 HAHLO ST	LT 13 BLK 32	3,125	0.33%	33.73%	Y		SFR
927 HAHLO ST	LT 14 BLK 32	3,125	0.33%	34.06%	Y		SFR
931 HAHLO ST	LT 15 BLK 32	3,125	0.33%	34.39%	Y		SFR
931 HAHLO ST	LT 16 BLK 32	3,125	0.33%	34.73%	Y		SFR
935 HAHLO ST	LT 17 BLK 32	3,125	0.33%	35.06%			SFR
935 HAHLO ST	LT 18 BLK 32	3,125	0.33%	35.39%			SFR

Address	Legal Description	Lot Size (sq ft)	% by Area	Cumulative % of Area	Response Forms	Petition Signed	Land Use
939 HAHLO ST	LT 19 BLK 32	3,125	0.33%	35.73%			SFR
939 HAHLO ST	LT 20 BLK 32	3,125	0.33%	36.06%			SFR
943 HAHLO ST	LT 21 BLK 32	3,125	0.33%	36.39%	Y		SFR
943 HAHLO ST	LT 22 BLK 32	3,125	0.33%	36.72%	Y		SFR
947 HAHLO ST	LT 23 BLK 32	3,125	0.33%	37.06%	Y		SFR
947 HAHLO ST	LT 24 BLK 32	3,125	0.33%	37.39%	Y		SFR
946 WOOLWORTH ST	LT 25 BLK 32	3,125	0.33%	37.72%			SFR
946 WOOLWORTH ST	LT 26 BLK 32	3,125	0.33%	38.06%			SFR
942 WOOLWORTH ST	LT 27 BLK 32	3,125	0.33%	38.39%	Y		SFR
942 WOOLWORTH ST	LT 28 BLK 32	3,125	0.33%	38.72%	Y		SFR
938 WOOLWORTH ST	LT 29 BLK 32	3,125	0.33%	39.06%			SFR
938 WOOLWORTH ST	LT 30 BLK 32	3,125	0.33%	39.39%			SFR
934 WOOLWORTH ST	LT 31 BLK 32	3,125	0.33%	39.72%	Y		SFR
934 WOOLWORTH ST	LT 32 BLK 32	3,125	0.33%	40.06%	Y		SFR
930 WOOLWORTH ST	LT 33 BLK 32	3,125	0.33%	40.39%	Y		SFR
930 WOOLWORTH ST	LT 34 BLK 32	3,125	0.33%	40.72%	Y		SFR
926 WOOLWORTH ST	LT 35 BLK 32	3,125	0.33%	41.05%	Y		SFR
926 WOOLWORTH ST	LT 36 BLK 32	3,125	0.33%	41.39%	Y		SFR
922 WOOLWORTH ST	LT 37 BLK 32	3,125	0.33%	41.72%	Y		SFR
922 WOOLWORTH ST	LT 38 BLK 32	3,125	0.33%	42.05%	Y		SFR
918 WOOLWORTH ST	LT 39 BLK 32	3,125	0.33%	42.39%			SFR
918 WOOLWORTH ST	LT 40 BLK 32	3,125	0.33%	42.72%			SFR
914 WOOLWORTH ST	LT 41 BLK 32	3,125	0.33%	43.05%			SFR
914 WOOLWORTH ST	LT 42 BLK 32	3,125	0.33%	43.39%			SFR
910 WOOLWORTH ST	LT 43 BLK 32	3,125	0.33%	43.72%			SFR
910 WOOLWORTH ST	LT 44 BLK 32	3,125	0.33%	44.05%			SFR
906 WOOLWORTH ST	LT 45 BLK 32	3,125	0.33%	44.38%	Y		SFR
906 WOOLWORTH ST	LT 46 BLK 32	3,125	0.33%	44.72%	Y		SFR
902 WOOLWORTH ST	LT 47 BLK 32	3,125	0.33%	45.05%	Y		SFR
902 WOOLWORTH ST	LT 48 BLK 32	3,125	0.33%	45.38%	Y		SFR
903 HOFFMAN ST	LT 1 BLK 33	3,125	0.33%	45.72%	Y		SFR
903 HOFFMAN ST	LT 2 BLK 33	3,125	0.33%	46.05%	Y		SFR
907 HOFFMAN ST	LT 3 BLK 33	3,125	0.33%	46.38%	Y		SFR
907 HOFFMAN ST	LT 4 BLK 33	3,125	0.33%	46.72%	Y		SFR
911 HOFFMAN ST	LT 5 BLK 33	3,125	0.33%	47.05%	Y		SFR
911 HOFFMAN ST	LT 6 BLK 33	3,125	0.33%	47.38%	Y		SFR
915 HOFFMAN ST	LT 7 BLK 33	3,125	0.33%	47.71%		Y	SFR
915 HOFFMAN ST	LT 8 BLK 33	3,125	0.33%	48.05%		Y	SFR
919 HOFFMAN ST	LT 9 BLK 33	3,125	0.33%	48.38%			SFR
919 HOFFMAN ST	LT 10 BLK 33	3,125	0.33%	48.71%			SFR
923 HOFFMAN ST	LT 11 BLK 33	3,125	0.33%	49.05%	Y		SFR
923 HOFFMAN ST	LT 12 BLK 33	3,125	0.33%	49.38%	Y		SFR
927 HOFFMAN ST	LT 13 BLK 33	3,125	0.33%	49.71%	Y		SFR
927 HOFFMAN ST	LT 14 BLK 33	3,125	0.33%	50.05%	Y		SFR
931 HOFFMAN ST	LT 15 BLK 33	3,125	0.33%	50.38%	Y	Y	SFR
931 HOFFMAN ST	LT 16 BLK 33	3,125	0.33%	50.71%	Y	Y	SFR
935 HOFFMAN ST	LT 17 BLK 33	3,125	0.33%	51.05%	Y		SFR
935 HOFFMAN ST	LT 18 BLK 33	3,125	0.33%	51.38%	Y		SFR
939 HOFFMAN ST	LT 19 BLK 33	3,125	0.33%	51.71%	Y		SFR
939 HOFFMAN ST	LT 20 BLK 33	3,125	0.33%	52.04%	Y		SFR
943 HOFFMAN ST	LT 21 BLK 33	3,125	0.33%	52.38%			SFR
943 HOFFMAN ST	LT 22 BLK 33	3,125	0.33%	52.71%			SFR
947 HOFFMAN ST	LT 23 BLK 33	3,125	0.33%	53.04%	Y	Y	SFR

Special Minimum Lot Size Area

Planning and Development Department

Address	Legal Description	Lot Size (sq ft)	% by Area	Cumulative % of Area	Response Forms	Petition Signed	Land Use
947 HOFFMAN ST	LT 24 BLK 33	3,125	0.33%	53.38%	Y	Y	SFR
946 HAHLO ST	LT 25 BLK 33	3,125	0.33%	53.71%	Y		SFR
946 HAHLO ST	LT 26 BLK 33	3,125	0.33%	54.04%	Y		SFR
942 HAHLO ST	LT 27 BLK 33	3,125	0.33%	54.38%	Y		SFR
942 HAHLO ST	LT 28 BLK 33	3,125	0.33%	54.71%	Y		SFR
938 HAHLO ST	LT 29 BLK 33	3,125	0.33%	55.04%			SFR
938 HAHLO ST	LT 30 BLK 33	3,125	0.33%	55.37%			SFR
934 HAHLO ST	LT 31 BLK 33	3,125	0.33%	55.71%	Y		SFR
934 HAHLO ST	LT 32 BLK 33	3,125	0.33%	56.04%	Y		SFR
930 HAHLO ST	LT 33 BLK 33	3,125	0.33%	56.37%	Y		SFR
930 HAHLO ST	LT 34 BLK 33	3,125	0.33%	56.71%	Y		SFR
926 HAHLO ST	LT 35 BLK 33	3,125	0.33%	57.04%	Y		SFR
926 HAHLO ST	LT 36 BLK 33	3,125	0.33%	57.37%	Y		SFR
922 HAHLO ST	LT 37 BLK 33	3,125	0.33%	57.71%	Y		SFR
922 HAHLO ST	LT 38 BLK 33	3,125	0.33%	58.04%	Y		SFR
918 HAHLO ST	LT 39 BLK 33	3,125	0.33%	58.37%			SFR
918 HAHLO ST	LT 40 BLK 33	3,125	0.33%	58.70%			SFR
914 HAHLO ST	LT 41 BLK 33	3,125	0.33%	59.04%			SFR
914 HAHLO ST	LT 42 BLK 33	3,125	0.33%	59.37%			SFR
910 HAHLO ST	LT 43 BLK 33	3,125	0.33%	59.70%	Y		SFR
910 HAHLO ST	LT 44 BLK 33	3,125	0.33%	60.04%	Y		SFR
906 HAHLO ST	LT 45 BLK 33	3,125	0.33%	60.37%			SFR
906 HAHLO ST	LT 46 BLK 33	3,125	0.33%	60.70%			SFR
902 HAHLO ST	LT 47 BLK 33	3,125	0.33%	61.04%	Y		SFR
902 HAHLO ST	LT 48 BLK 33	3,125	0.33%	61.37%	Y		SFR
946 HOFFMAN ST	LT 25 BLK 34	3,125	0.33%	61.70%			SFR
946 HOFFMAN ST	LT 26 BLK 34	3,125	0.33%	62.03%			SFR
942 HOFFMAN ST	LT 27 BLK 34	3,125	0.33%	62.37%			SFR
942 HOFFMAN ST	LT 28 BLK 34	3,125	0.33%	62.70%			SFR
938 HOFFMAN ST	LT 29 BLK 34	3,125	0.33%	63.03%	Y	Y	SFR
938 HOFFMAN ST	LT 30 BLK 34	3,125	0.33%	63.37%	Y	Y	SFR
934 HOFFMAN ST	LT 31 BLK 34	3,125	0.33%	63.70%			SFR
934 HOFFMAN ST	LT 32 BLK 34	3,125	0.33%	64.03%			SFR
930 HOFFMAN ST	LT 33 BLK 34	3,125	0.33%	64.37%	Y	Y	SFR
930 HOFFMAN ST	LT 34 BLK 34	3,125	0.33%	64.70%	Y	Y	SFR
926 HOFFMAN ST	LT 35 BLK 34	3,125	0.33%	65.03%	Y		SFR
926 HOFFMAN ST	LT 36 BLK 34	3,125	0.33%	65.37%	Y		SFR
922 HOFFMAN ST	LT 37 BLK 34	3,125	0.33%	65.70%	Y		SFR
922 HOFFMAN ST	LT 38 BLK 34	3,125	0.33%	66.03%	Y		SFR
918 HOFFMAN ST	LT 39 BLK 34	3,125	0.33%	66.36%	Y	Y	SFR
918 HOFFMAN ST	LT 40 BLK 34	3,125	0.33%	66.70%	Y	Y	SFR
914 HOFFMAN ST	LT 41 BLK 34	3,125	0.33%	67.03%	Y		SFR
914 HOFFMAN ST	LT 42 BLK 34	3,125	0.33%	67.36%	Y		SFR
910 HOFFMAN ST	LT 43 BLK 34	3,125	0.33%	67.70%	Y	Y	SFR
910 HOFFMAN ST	LT 44 BLK 34	3,125	0.33%	68.03%	Y	Y	SFR
906 HOFFMAN ST	LT 45 BLK 34	3,125	0.33%	68.36%			SFR
906 HOFFMAN ST	LT 46 BLK 34	3,125	0.33%	68.70%			SFR
902 HOFFMAN ST	LT 47 BLK 34	3,125	0.33%	69.03%	Y		SFR
902 HOFFMAN ST	LT 48 BLK 34	3,125	0.33%	69.36%	Y		SFR
827 SHOTWELL ST	LT 13 BLK 39	3,125	0.33%	69.69%			SFR
827 SHOTWELL ST	LT 14 BLK 39	3,125	0.33%	70.03%			SFR
831 SHOTWELL ST	LT 15 BLK 39	3,125	0.33%	70.36%	Y		SFR
831 SHOTWELL ST	LT 16 BLK 39	3,125	0.33%	70.69%	Y		SFR

Address	Legal Description	Lot Size (sq ft)	% by Area	Cumulative % of Area	Response Forms	Petition Signed	Land Use
835 SHOTWELL ST	LT 17 BLK 39	3,125	0.33%	71.03%	Y		SFR
835 SHOTWELL ST	LT 18 BLK 39	3,125	0.33%	71.36%	Y		SFR
839 SHOTWELL ST	LT 19 BLK 39	3,125	0.33%	71.69%	Y		SFR
839 SHOTWELL ST	LT 20 BLK 39	3,125	0.33%	72.03%	Y		SFR
843 SHOTWELL ST	LT 21 BLK 39	3,125	0.33%	72.36%			SFR
843 SHOTWELL ST	LT 22 BLK 39	3,125	0.33%	72.69%			SFR
847 SHOTWELL ST	LT 23 BLK 39	3,125	0.33%	73.02%			SFR
847 SHOTWELL ST	LT 24 BLK 39	3,125	0.33%	73.36%			SFR
846 HOFFMAN ST	LT 25 BLK 39	3,125	0.33%	73.69%	Y		SFR
846 HOFFMAN ST	LT 26 BLK 39	3,125	0.33%	74.02%	Y		SFR
842 HOFFMAN ST	LT 27 BLK 39	3,125	0.33%	74.36%			SFR
842 HOFFMAN ST	LT 28 BLK 39	3,125	0.33%	74.69%			SFR
838 HOFFMAN ST	LT 29 BLK 39	3,125	0.33%	75.02%		Y	SFR
838 HOFFMAN ST	LT 30 BLK 39	3,125	0.33%	75.36%		Y	SFR
834 HOFFMAN ST	LT 31 BLK 39	3,125	0.33%	75.69%			SFR
834 HOFFMAN ST	LT 32 BLK 39	3,125	0.33%	76.02%			SFR
830 HOFFMAN ST	LT 33 BLK 39	3,125	0.33%	76.36%			SFR
830 HOFFMAN ST	LT 34 BLK 39	3,125	0.33%	76.69%			SFR
826 HOFFMAN ST	LT 35 BLK 39	3,125	0.33%	77.02%		Y	SFR
826 HOFFMAN ST	LT 36 BLK 39	3,125	0.33%	77.35%		Y	SFR
827 HOFFMAN ST	LT 13 BLK 40	3,125	0.33%	77.69%		Y	SFR
827 HOFFMAN ST	LT 14 BLK 40	3,125	0.33%	78.02%		Y	SFR
831 HOFFMAN ST	LT 15 BLK 40	3,125	0.33%	78.35%			SFR
831 HOFFMAN ST	LT 16 BLK 40	3,125	0.33%	78.69%			SFR
835 HOFFMAN ST	LT 17 BLK 40	3,125	0.33%	79.02%			SFR
835 HOFFMAN ST	LT 18 BLK 40	3,125	0.33%	79.35%			SFR
839 HOFFMAN ST	LT 19 BLK 40	3,125	0.33%	79.69%			SFR
839 HOFFMAN ST	LT 20 BLK 40	3,125	0.33%	80.02%			SFR
843 HOFFMAN ST	LT 21 BLK 40	3,125	0.33%	80.35%	Y		SFR
843 HOFFMAN ST	LT 22 BLK 40	3,125	0.33%	80.68%	Y		SFR
847 HOFFMAN ST	LT 23 BLK 40	3,125	0.33%	81.02%	Y		SFR
847 HOFFMAN ST	LT 24 BLK 40	3,125	0.33%	81.35%	Y		SFR
838 HAHLO ST	LT 29 BLK 40	3,125	0.33%	81.68%	Y		SFR
838 HAHLO ST	LT 30 BLK 40	3,125	0.33%	82.02%	Y		SFR
834 HAHLO ST	LT 31 BLK 40	3,125	0.33%	82.35%	N		SFR
834 HAHLO ST	LT 32 BLK 40	3,125	0.33%	82.68%	N		SFR
830 HAHLO ST	LT 33 BLK 40	3,125	0.33%	83.02%	Y		SFR
830 HAHLO ST	LT 34 BLK 40	3,125	0.33%	83.35%	Y		SFR
826 HAHLO ST	LT 35 BLK 40	3,125	0.33%	83.68%			SFR
826 HAHLO ST	LT 36 BLK 40	3,125	0.33%	84.01%			SFR
30 HAHLO ST	LT 37 BLK 40	3,125	0.33%	84.35%			VAC
30 HAHLO ST	LT 38 BLK 40	3,125	0.33%	84.68%			VAC
827 HAHLO ST	LT 13 BLK 41	3,125	0.33%	85.01%			SFR
827 HAHLO ST	LT 14 BLK 41	3,125	0.33%	85.35%			SFR
831 HAHLO ST	LT 15 BLK 41	3,125	0.33%	85.68%	Y		SFR
831 HAHLO ST	LT 16 BLK 41	3,125	0.33%	86.01%	Y		SFR
835 HAHLO ST	LT 17 BLK 41	3,125	0.33%	86.35%	Y		VAC
835 HAHLO ST	LT 18 BLK 41	3,125	0.33%	86.68%	Y		VAC
839 HAHLO ST	LT 19 BLK 41	3,125	0.33%	87.01%	Y	Y	SFR
839 HAHLO ST	LT 20 BLK 41	3,125	0.33%	87.34%	Y	Y	SFR
843 HAHLO ST	LT 21 BLK 41	3,125	0.33%	87.68%	Y		SFR
843 HAHLO ST	LT 22 BLK 41	3,125	0.33%	88.01%	Y		SFR
847 HAHLO ST	LT 23 BLK 41	3,125	0.33%	88.34%	Y		SFR

Special Minimum Lot Size Area

Planning and Development Department

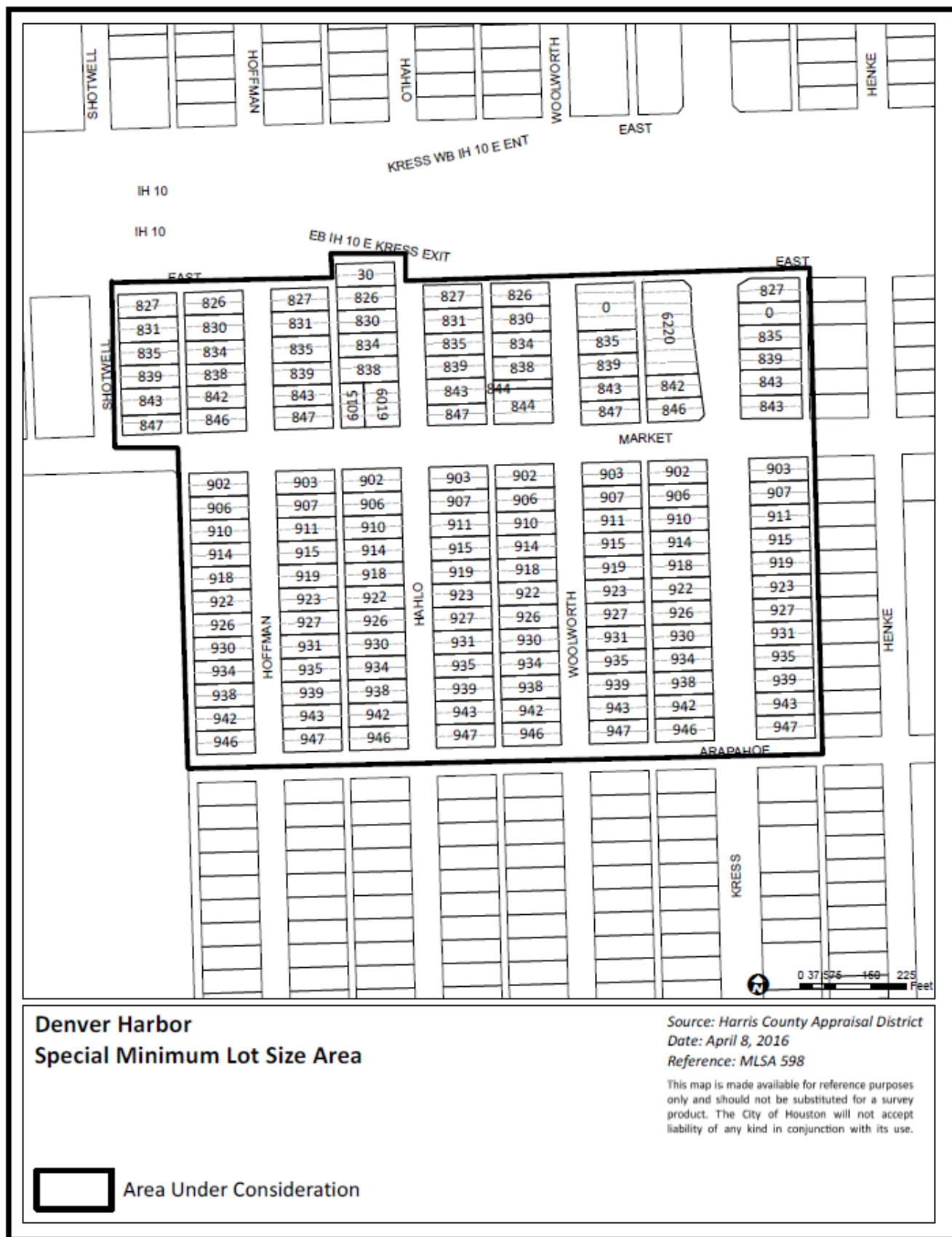
Address	Legal Description	Lot Size (sq ft)	% by Area	Cumulative % of Area	Response Forms	Petition Signed	Land Use
847 HAHLO ST	LT 24 BLK 41	3,125	0.33%	88.68%	Y		SFR
844 WOOLWORTH ST	LT 25 BLK 41	3,125	0.33%	89.01%			SFR
844 WOOLWORTH ST	LT 26 BLK 41	3,125	0.33%	89.34%			SFR
844 WOOLWORTH ST	LT 27 BLK 41	3,125	0.33%	89.68%			SFR
844 WOOLWORTH ST	LT 28 BLK 41	3,125	0.33%	90.01%			VAC
838 WOOLWORTH ST	LT 29 BLK 41	3,125	0.33%	90.34%			SFR
838 WOOLWORTH ST	LT 30 BLK 41	3,125	0.33%	90.68%			SFR
834 WOOLWORTH ST	LT 31 BLK 41	3,125	0.33%	91.01%	Y	Y	COM
834 WOOLWORTH ST	LT 32 BLK 41	3,125	0.33%	91.34%	Y	Y	COM
830 WOOLWORTH ST	LT 33 BLK 41	3,125	0.33%	91.67%	Y	Y	COM
830 WOOLWORTH ST	LT 34 BLK 41	3,125	0.33%	92.01%	Y	Y	COM
826 WOOLWORTH ST	LT 35 BLK 41	3,125	0.33%	92.34%			SFR
826 WOOLWORTH ST	LT 36 BLK 41	3,125	0.33%	92.67%			SFR
835 WOOLWORTH ST	LT 17 BLK 42	3,125	0.33%	93.01%			COM
835 WOOLWORTH ST	LT 18 BLK 42	3,125	0.33%	93.34%			COM
839 WOOLWORTH ST	LT 19 BLK 42	3,125	0.33%	93.67%			SFR
839 WOOLWORTH ST	LT 20 BLK 42	3,125	0.33%	94.01%			SFR
843 WOOLWORTH ST	LT 21 BLK 42	3,125	0.33%	94.34%	Y		SFR
843 WOOLWORTH ST	LT 22 BLK 42	3,125	0.33%	94.67%	Y		SFR
847 WOOLWORTH ST	LT 23 BLK 42	3,125	0.33%	95.00%	Y		SFR
847 WOOLWORTH ST	LT 24 BLK 42	3,125	0.33%	95.34%	Y		SFR
0 EAST FWY	LT 13 BLK 42	3,125	0.33%	95.67%			COM
0 EAST FWY	LT 14 BLK 42	3,125	0.33%	96.00%			COM
0 EAST FWY	LT 15 BLK 42	3,125	0.33%	96.34%			COM
0 EAST FWY	LT 16 BLK 42	3,125	0.33%	96.67%			COM
0 KRESS ST	LT 15 BLK 43	3,125	0.33%	97.00%		Y	IND
0 KRESS ST	LT 16 BLK 43	3,125	0.33%	97.34%		Y	IND
835 KRESS ST	LT 17 BLK 43	3,125	0.33%	97.67%	Y	Y	COM
835 KRESS ST	LT 18 BLK 43	3,125	0.33%	98.00%	Y	Y	COM
839 KRESS ST	LT 19 BLK 43	3,125	0.33%	98.33%		Y	SFR
839 KRESS ST	LT 20 BLK 43	3,125	0.33%	98.67%		Y	SFR
843 KRESS ST	LT 21 BLK 43	3,125	0.33%	99.00%	Y	Y	COM
843 KRESS ST	LT 22 BLK 43	3,125	0.33%	99.33%	Y	Y	COM
843 KRESS ST	LT 23 BLK 43	3,125	0.33%	99.67%	Y	Y	COM
843 KRESS ST	LT 24 BLK 43	3,125	0.33%	100.00%	Y	Y	COM

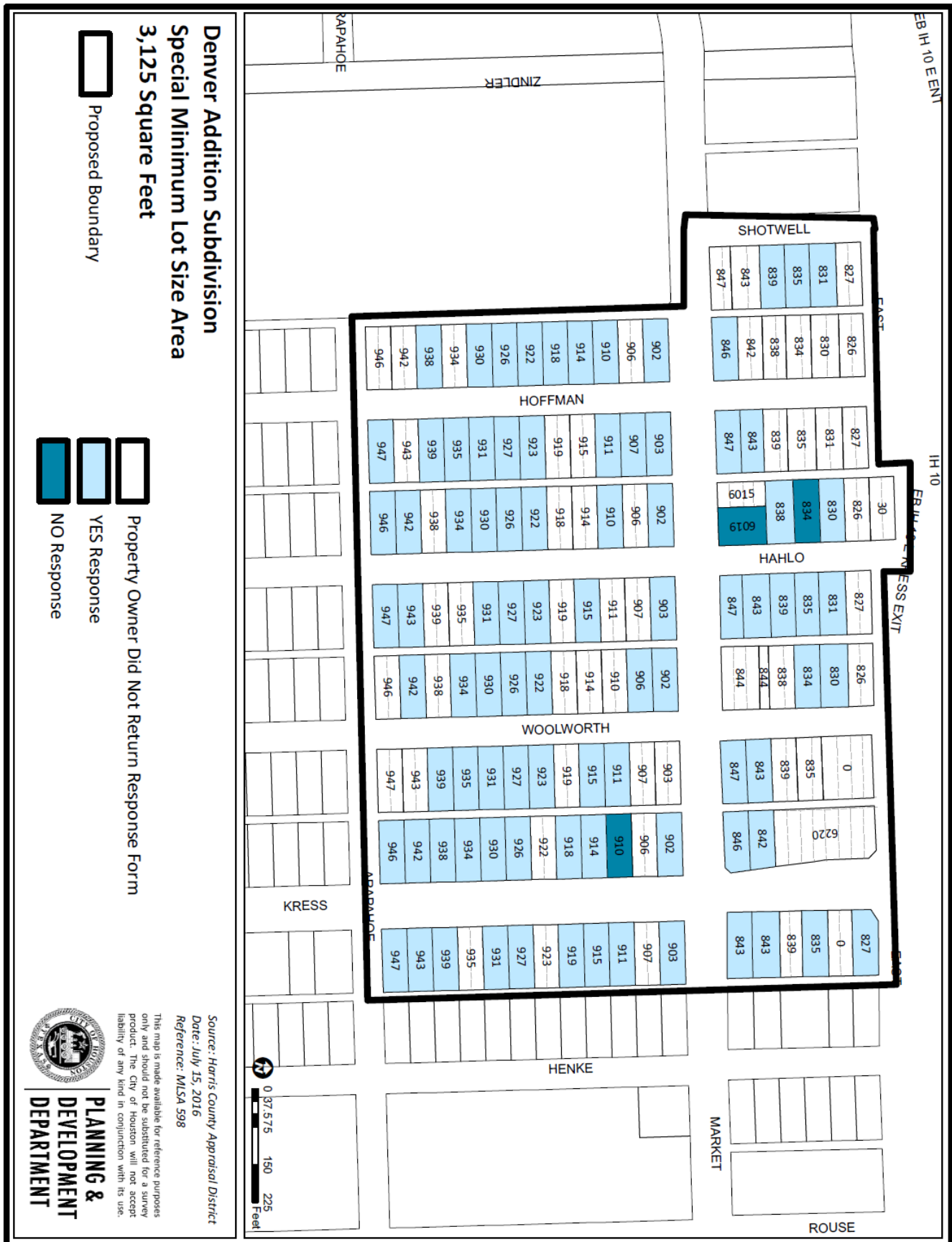
Special Minimum Lot Size Area

Planning and Development Department

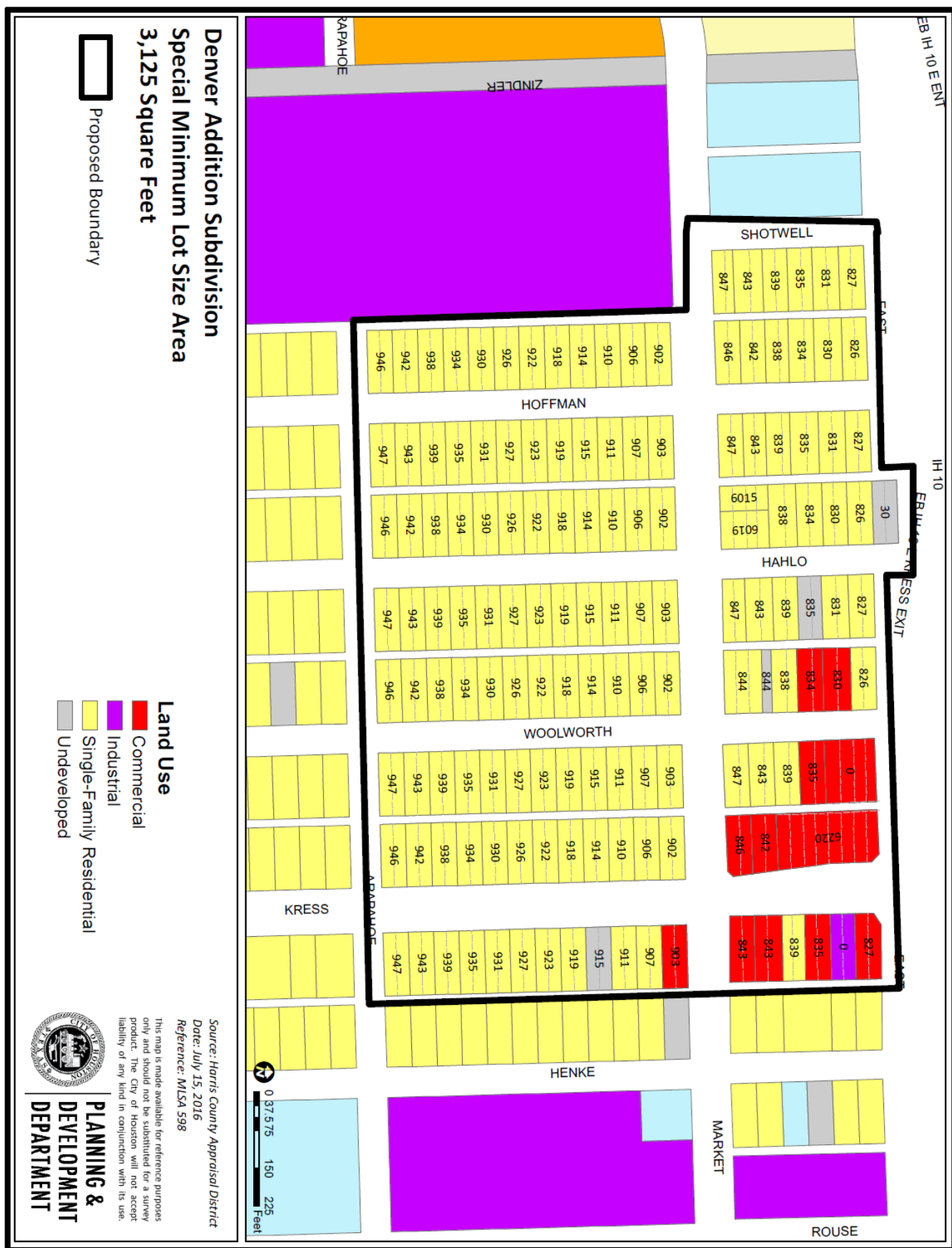
This application qualifies for a Special Minimum Lot Size of:	3,125 sq ft
Response forms received in support of the SMLSA:	171
Response forms received in opposition of the SMLSA:	5
Percentage of property owners in support of the SMLSA boundary: (must be at least 55%)	57.8%
Percentage of property owners signed the petition for the SMLSA application: (must be at least 10%)	19.2%

# of developed or restricted to no more than two SFR Units	259
# of Multifamily lots	0
# of Commercial lots	24
# of Vacant lots	7
# of Excluded lots	0
TOTAL NUMBER OF LOTS	290
Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 80%):	89.3%









Special Minimum Lot Size Area Application

According to
Section 42-197 of Chapter 42 of the Code of Ordinances



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Please complete entire application form.

1. Location:

BLK 39, Lots 13-24 Shotwell St Denver Harbor
BLK 39-33, Lots 35-24 Hoffman St Denver Harbor
BLK 40-32, Lots 35-24 Hahlo St Denver Harbor
BLK 41-31, Lots 35-24 Woolworth St Denver Harbor
BLK 43-30, Lots 14-24 Kress St Denver Harbor

Example: Blocks 15 - 19, Lots 1-37, in Cocker Spaniel Subdivision

2. Contacts:

Primary Applicant RENE PORRAS Phone # 713-625-2048
Address 843 KRESS E-mail _____
City Houston TX 77020 State TX Zip 77020
Alternate Applicant CAROLYN WOKZ Phone # 712-249-4040
Address 1118 ROUSE E-mail _____
City Houston State TX Zip 77020

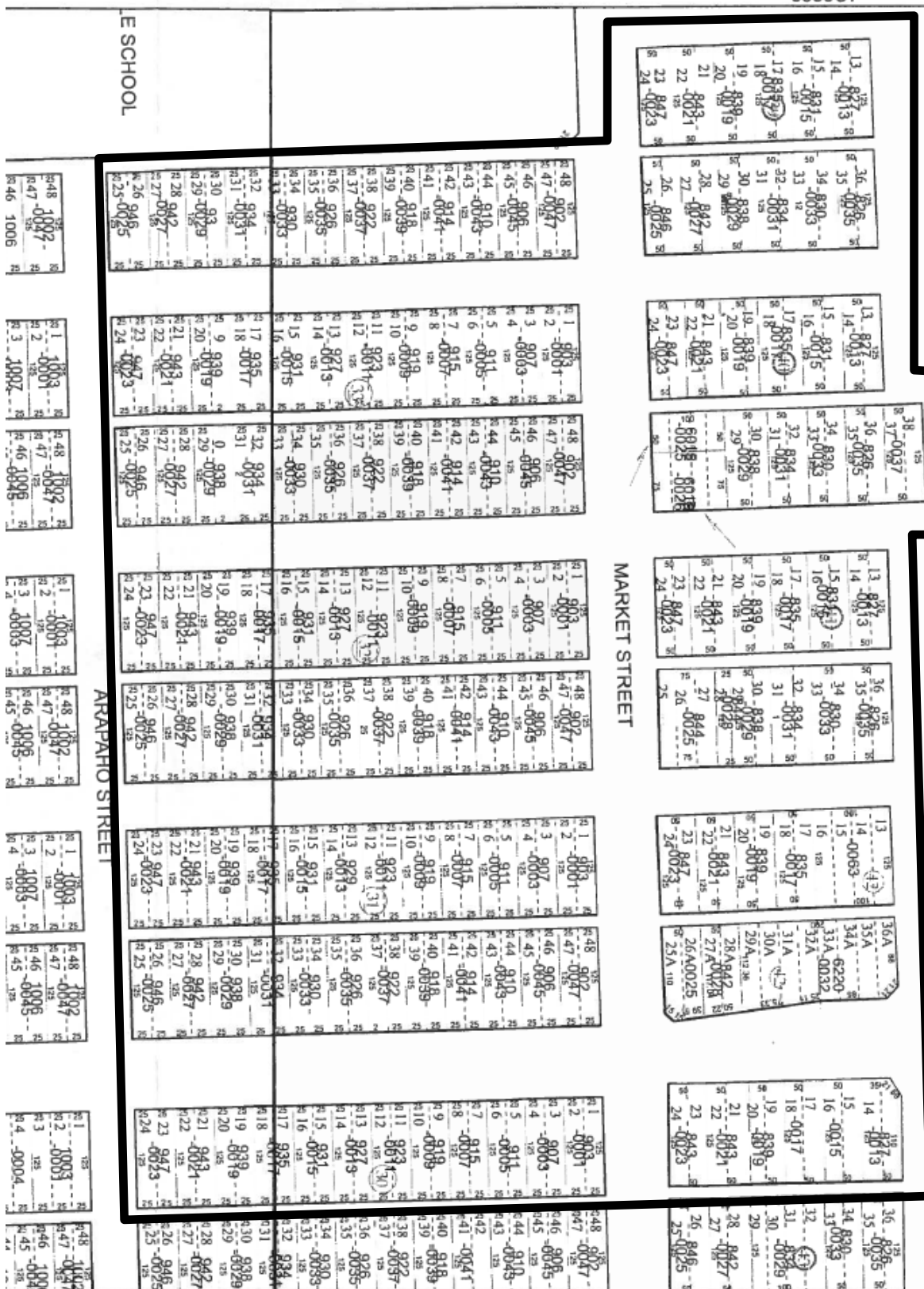
3. Project Information (Staff Use Only-Do Not Fill In):

File # 598 Key Map # _____ TIRZ _____
Lambert # _____ Super N'hood _____ Census Tract _____
City Council District H

4. Submittal Requirements:

Please Check

Completed application form (this page) ☐
Signed petition signed by the applicant (page 5) ☐
Signed petition of support signed by 10% of lot owners within the boundary area (page 6) ☐
Signed deed restriction statement (page 6) ☐
Three (3) recommended locations for a community meeting (page 7) ☐
Sample of Notification Sign (page 9) ☐
Copy of deed restrictions, if applicable ☐
Map or sketch showing the address, land use and the size of all lots within boundary area ☐



AGENDA: V

SMLSA Application No. 609: Denver Addition Subdivision

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Area (SMLSA) for the Denver Addition Subdivision. Analysis shows that a minimum lot size of 3,125 square feet exists for the boundary area. A petition was signed by the owners of 11.9% of the property within the proposed SMLSA. An application was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-204. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

Following acceptance of an initially complete application, the Planning Director notifies all owners of property within the proposed SMLSA. Any property owner who wishes to vote for or against the creation of the minimum lot size area may return the response form within thirty days. The Director shall forward a complete application to Planning Commission for public hearing and consideration upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 55% of the property within the proposed SMLSA

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSA shall contain no less than five block faces, composed of 5 lots or more on each blockface;
- at least 80% of the lots to be included within the proposed SMLSA, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- the proposed SMLSA does not include a significant area developed as or restricted to a use that is not single family residential and;
- does not include a significant area that does not share a lot size character with the rest of the proposed area
- that the applicant has demonstrated sufficient support of 55% for the establishment of the proposed SMLSA;
- that the establishment of the SMLSA will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSA has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSA is enforceable for forty (40) years from the effective date of the ordinance.

STAFF ANALYSIS:

This application includes 336 lots in the Denver Addition Subdivision

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSA must contain not less than five (5) blockfaces composed of five (5) lots or more on each blockface;*

The application contains 14 blockfaces with at least 5 lots on 5 blockfaces

- *At least 80% of the lots to be included within the proposed SMLSA, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*

Land use of the properties consists of 309 single-family residential properties representing 92% of the total lots.

- *The applicant has demonstrated sufficient support for the SMLSA;*
The applicant obtained 64.35% support from property owners in the proposed SMLSA
- *Establishment of the SMLSA will further the goal of preserving the area lot size character;*
A minimum lot size of 3,125 square feet exists on 333 of 336 lots in the area.
- *The proposed SMLSA has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*

The subdivision was platted in 1891, and most of the houses were constructed in the 1940s. The establishment of a 3,125 square foot special minimum lot size will preserve the lot size character of the area.

- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
235 out of 336 lots representing 70% of the application area are at least 3,125 square feet in size.

Public notice of the public hearing was transmitted to all property owners in the area.

ATTACHMENTS:

1. Staff Analysis Summary Page
2. Map of Support
3. Map of Lots that meet SMLSA
4. Land Use Map
5. Aerial Map
6. Application
7. HCAD Map

SPECIAL MINIMUM LOT SIZE AREA – MLSA 609 DENVER ADDITION SUBDIVISION

Address	Legal Description	Lot Size (sq ft)	% by Area	Cumulative % of Area	Response Forms	Petition Signed	Land Use
1041 KRESS ST	LT 23 & TR 22 BLK 19	5,625	0.53%	0.53%			SFR
0 LESLIE ST	TR A (ABANDONED PT OF LESLIE ST)	3,750	0.36%	0.89%			VAC
1039 KRESS ST	LT 21 & TR 22A BLK 19	3,750	0.36%	1.25%		Y	SFR
1103 WOOLWORTH ST	LT 1 BLK 7	3,125	0.30%	1.54%	Y		SFR
1103 WOOLWORTH ST	LT 2 BLK 7	3,125	0.30%	1.84%	Y		SFR
1107 WOOLWORTH ST	LT 3 BLK 7	3,125	0.30%	2.14%	Y		SFR
1107 WOOLWORTH ST	LT 4 BLK 7	3,125	0.30%	2.43%	Y		SFR
1111 WOOLWORTH ST	LT 5 BLK 7	3,125	0.30%	2.73%	Y		SFR
1111 WOOLWORTH ST	LT 6 BLK 7	3,125	0.30%	3.02%	Y		SFR
1115 WOOLWORTH ST	LT 7 BLK 7	3,125	0.30%	3.32%			SFR
1115 WOOLWORTH ST	LT 8 BLK 7	3,125	0.30%	3.62%			SFR
1139 WOOLWORTH ST	LT 19 BLK 7	3,125	0.30%	3.91%			SFR
1139 WOOLWORTH ST	LT 20 BLK 7	3,125	0.30%	4.21%			SFR
1143 WOOLWORTH ST	LT 21 BLK 7	3,125	0.30%	4.51%	Y		SFR
1143 WOOLWORTH ST	LT 22 BLK 7	3,125	0.30%	4.80%	Y		SFR
1147 WOOLWORTH ST	LT 23 BLK 7	3,125	0.30%	5.10%	Y		IND
1147 WOOLWORTH ST	LT 24 BLK 7	3,125	0.30%	5.40%	Y		IND
1119 WOOLWORTH ST	LT 9 BLK 7	3,125	0.30%	5.69%	Y		IND
1119 WOOLWORTH ST	LT 10 BLK 7	3,125	0.30%	5.99%	Y		IND
1103 HAHLO ST	LT 1 BLK 8	3,125	0.30%	6.29%			SFR
1103 HAHLO ST	LT 2 BLK 8	3,125	0.30%	6.58%			SFR
1107 HAHLO ST	LT 3 BLK 8	3,125	0.30%	6.88%	Y		VAC
1107 HAHLO ST	LT 4 BLK 8	3,125	0.30%	7.18%	Y		VAC
1111 HAHLO ST	LT 5 BLK 8	3,125	0.30%	7.47%	Y		VAC
1111 HAHLO ST	LT 6 BLK 8	3,125	0.30%	7.77%	Y		VAC
1115 HAHLO ST	LT 7 BLK 8	3,125	0.30%	8.07%			SFR
1115 HAHLO ST	LT 8 BLK 8	3,125	0.30%	8.36%			SFR
1119 HAHLO ST	LT 9 BLK 8	3,125	0.30%	8.66%			VAC
1119 HAHLO ST	LT 10 BLK 8	3,125	0.30%	8.96%			VAC
1123 HAHLO ST	LT 11 BLK 8	3,125	0.30%	9.25%	Y		SFR
1123 HAHLO ST	LT 12 BLK 8	3,125	0.30%	9.55%	Y		SFR
1127 HAHLO ST	LT 13 BLK 8	3,125	0.30%	9.85%	Y		SFR
1127 HAHLO ST	LT 14 BLK 8	3,125	0.30%	10.14%	Y		SFR
1131 HAHLO ST	LT 15 BLK 8	3,125	0.30%	10.44%	Y		SFR
1131 HAHLO ST	LT 16 BLK 8	3,125	0.30%	10.74%	Y		SFR
1135 HAHLO ST	LT 17 BLK 8	3,125	0.30%	11.03%	Y		VAC
1135 HAHLO ST	LT 18 BLK 8	3,125	0.30%	11.33%	Y		VAC
1139 HAHLO ST	LT 19 BLK 8	3,125	0.30%	11.63%	Y		SFR
1139 HAHLO ST	LT 20 BLK 8	3,125	0.30%	11.92%	Y		SFR
1143 HAHLO ST	LT 21 BLK 8	3,125	0.30%	12.22%			SFR
1143 HAHLO ST	LT 22 BLK 8	3,125	0.30%	12.51%			SFR
1143 HAHLO	LT 23 BLK 8	3,125	0.30%	12.81%			SFR
1143 HAHLO	LT 24 BLK 8	3,125	0.30%	13.11%			SFR

Address	Legal Description	Lot Size (sq ft)	% by Area	Cumulative % of Area	Response Forms	Petition Signed	Land Use
1146 WOOLWORTH ST	LT 25 BLK 8	3,125	0.30%	13.40%	N		SFR
1146 WOOLWORTH ST	LT 26 BLK 8	3,125	0.30%	13.70%	N		SFR
1142 WOOLWORTH ST	LT 27 BLK 8	3,125	0.30%	14.00%	Y		SFR
1142 WOOLWORTH ST	LT 28 BLK 8	3,125	0.30%	14.29%	Y		SFR
1138 WOOLWORTH ST	LT 29 BLK 8	3,125	0.30%	14.59%	Y		SFR
1138 WOOLWORTH ST	LT 30 BLK 8	3,125	0.30%	14.89%	Y		SFR
1134 WOOLWORTH ST	LT 31 BLK 8	3,125	0.30%	15.18%	Y		IND
1134 WOOLWORTH ST	LT 32 BLK 8	3,125	0.30%	15.48%	Y		IND
1130 WOOLWORTH ST	LT 33 BLK 8	3,125	0.30%	15.78%	Y		SFR
1130 WOOLWORTH ST	LT 34 BLK 8	3,125	0.30%	16.07%	Y		SFR
1126 WOOLWORTH ST	LT 35 BLK 8	3,125	0.30%	16.37%	Y		SFR
1126 WOOLWORTH ST	LT 36 BLK 8	3,125	0.30%	16.67%	Y		SFR
1122 WOOLWORTH ST	LT 37 BLK 8	3,125	0.30%	16.96%			SFR
1122 WOOLWORTH ST	LT 38 BLK 8	3,125	0.30%	17.26%			SFR
1118 WOOLWORTH ST	LT 39 BLK 8	3,125	0.30%	17.56%			SFR
1118 WOOLWORTH ST	LT 40 BLK 8	3,125	0.30%	17.85%			SFR
1114 WOOLWORTH ST	LT 41 BLK 8	3,125	0.30%	18.15%			SFR
1114 WOOLWORTH ST	LT 42 BLK 8	3,125	0.30%	18.45%			SFR
1110 WOOLWORTH ST	LT 43 BLK 8	3,125	0.30%	18.74%			SFR
1110 WOOLWORTH ST	LT 44 BLK 8	3,125	0.30%	19.04%			SFR
1106 WOOLWORTH ST	LT 45 BLK 8	3,125	0.30%	19.34%	Y		SFR
1106 WOOLWORTH ST	LT 46 BLK 8	3,125	0.30%	19.63%	Y		SFR
1102 WOOLWORTH ST	LT 47 BLK 8	3,125	0.30%	19.93%	Y		SFR
1102 WOOLWORTH ST	LT 48 BLK 8	3,125	0.30%	20.23%	Y		SFR
1103 HOFFMAN ST	LT 1 BLK 9	3,125	0.30%	20.52%	Y	Y	SFR
1103 HOFFMAN ST	LT 2 BLK 9	3,125	0.30%	20.82%	Y	Y	SFR
1107 HOFFMAN ST	LT 3 BLK 9	3,125	0.30%	21.12%	Y		SFR
1107 HOFFMAN ST	LT 4 BLK 9	3,125	0.30%	21.41%	Y		SFR
1111 HOFFMAN ST	LT 5 BLK 9	3,125	0.30%	21.71%	Y		SFR
1111 HOFFMAN ST	LT 6 BLK 9	3,125	0.30%	22.00%	Y		SFR
1115 HOFFMAN ST	LT 7 BLK 9	3,125	0.30%	22.30%			SFR
1115 HOFFMAN ST	LT 8 BLK 9	3,125	0.30%	22.60%			SFR
1119 HOFFMAN ST	LT 9 BLK 9	3,125	0.30%	22.89%			SFR
1119 HOFFMAN ST	LT 10 BLK 9	3,125	0.30%	23.19%			SFR
1123 HOFFMAN ST	LT 11 BLK 9	3,125	0.30%	23.49%			SFR
1123 HOFFMAN ST	LT 12 BLK 9	3,125	0.30%	23.78%			SFR
1127 HOFFMAN ST	LT 13 BLK 9	3,125	0.30%	24.08%	Y		SFR
1127 HOFFMAN ST	LT 14 BLK 9	3,125	0.30%	24.38%	Y		SFR
1131 HOFFMAN ST	LT 15 BLK 9	3,125	0.30%	24.67%	Y		SFR
1131 HOFFMAN ST	LT 16 BLK 9	3,125	0.30%	24.97%	Y		SFR
1135 HOFFMAN ST	LT 17 BLK 9	3,125	0.30%	25.27%	Y		SFR
1135 HOFFMAN ST	LT 18 BLK 9	3,125	0.30%	25.56%	Y		SFR
1139 HOFFMAN ST	LT 19 BLK 9	3,125	0.30%	25.86%	Y		SFR
1139 HOFFMAN ST	LT 20 BLK 9	3,125	0.30%	26.16%	Y		SFR
0 HOFFMAN	LT 21 BLK 9	3,125	0.30%	26.45%	N		SFR
0 HOFFMAN	LT 22 BLK 9	3,125	0.30%	26.75%	N		SFR
1147 HOFFMAN ST	LT 23 BLK 9	3,125	0.30%	27.05%	N		SFR
1147 HOFFMAN ST	LT 24 BLK 9	3,125	0.30%	27.34%	N		SFR
6011 LARIMER ST	LT 25 BLK 9	3,125	0.30%	27.64%	Y		SFR

Address	Legal Description	Lot Size (sq ft)	% by Area	Cumulative % of Area	Response Forms	Petition Signed	Land Use
6011 LARIMER ST	LT 26 BLK 9	3,125	0.30%	27.94%	Y		SFR
1142 HAHLO ST	LT 27 BLK 9	3,125	0.30%	28.23%	Y		SFR
1142 HAHLO ST	LT 28 BLK 9	3,125	0.30%	28.53%	Y		SFR
1138 HAHLO ST	LT 29 BLK 9	3,125	0.30%	28.83%	Y		IND
1138 HAHLO ST	LT 30 BLK 9	3,125	0.30%	29.12%	Y		IND
1134 HAHLO ST	LT 31 BLK 9	3,125	0.30%	29.42%	Y		VAC
1134 HAHLO ST	LT 32 BLK 9	3,125	0.30%	29.72%	Y		VAC
1130 HAHLO ST	LT 33 BLK 9	3,125	0.30%	30.01%	Y		SFR
1130 HAHLO ST	LT 34 BLK 9	3,125	0.30%	30.31%	Y		SFR
1126 HAHLO ST	LT 35 BLK 9	3,125	0.30%	30.60%	Y		VAC
1126 HAHLO ST	LT 36 BLK 9	3,125	0.30%	30.90%	Y		VAC
1122 HAHLO ST	LT 37 BLK 9	3,125	0.30%	31.20%	Y		SFR
1122 HAHLO ST	LT 38 BLK 9	3,125	0.30%	31.49%	Y		SFR
1118 HAHLO ST	LT 39 BLK 9	3,125	0.30%	31.79%	N		SFR
1118 HAHLO ST	LT 40 BLK 9	3,125	0.30%	32.09%	N		SFR
1114 HAHLO ST	LT 41 BLK 9	3,125	0.30%	32.38%	Y		SFR
1114 HAHLO ST	LT 42 BLK 9	3,125	0.30%	32.68%	Y		SFR
1110 HAHLO ST	LT 43 BLK 9	3,125	0.30%	32.98%		Y	SFR
1110 HAHLO ST	LT 44 BLK 9	3,125	0.30%	33.27%		Y	SFR
1106 HAHLO ST	LT 45 BLK 9	3,125	0.30%	33.57%	Y	Y	SFR
1106 HAHLO ST	LT 46 BLK 9	3,125	0.30%	33.87%	Y	Y	SFR
1102 HAHLO ST	LT 47 BLK 9	3,125	0.30%	34.16%		Y	SFR
1102 HAHLO ST	LT 48 BLK 9	3,125	0.30%	34.46%		Y	SFR
1146 HOFFMAN ST	LT 25 BLK 10	3,125	0.30%	34.76%	Y		SFR
1146 HOFFMAN ST	LT 26 BLK 10	3,125	0.30%	35.05%	Y		SFR
1142 HOFFMAN ST	LT 27 BLK 10	3,125	0.30%	35.35%	Y		SFR
1142 HOFFMAN ST	LT 28 BLK 10	3,125	0.30%	35.65%	Y		SFR
1138 HOFFMAN ST	LT 29 BLK 10	3,125	0.30%	35.94%	N		SFR
1138 HOFFMAN ST	LT 30 BLK 10	3,125	0.30%	36.24%	N		SFR
1134 HOFFMAN ST	LT 31 BLK 10	3,125	0.30%	36.54%	Y		SFR
1134 HOFFMAN ST	LT 32 BLK 10	3,125	0.30%	36.83%	Y		SFR
1130 HOFFMAN ST	LT 33 BLK 10	3,125	0.30%	37.13%	Y		SFR
1130 HOFFMAN ST	LT 34 BLK 10	3,125	0.30%	37.43%	Y		SFR
1126 HOFFMAN ST	LT 35 BLK 10	3,125	0.30%	37.72%	Y		SFR
1126 HOFFMAN ST	LT 36 BLK 10	3,125	0.30%	38.02%	Y		SFR
1122 HOFFMAN ST	LT 37 BLK 10	3,125	0.30%	38.32%			VAC
1122 HOFFMAN ST	LT 38 BLK 10	3,125	0.30%	38.61%			VAC
1118 HOFFMAN ST	LT 39 BLK 10	3,125	0.30%	38.91%	Y		SFR
1118 HOFFMAN ST	LT 40 BLK 10	3,125	0.30%	39.21%	Y		SFR
1114 HOFFMAN ST	LT 41 BLK 10	3,125	0.30%	39.50%	Y		SFR
1114 HOFFMAN ST	LT 42 BLK 10	3,125	0.30%	39.80%	Y		SFR
1110 HOFFMAN ST	LT 43 BLK 10	3,125	0.30%	40.09%			SFR
1110 HOFFMAN ST	LT 44 BLK 10	3,125	0.30%	40.39%			SFR
1106 HOFFMAN ST	LT 45 BLK 10	3,125	0.30%	40.69%	Y		SFR
1106 HOFFMAN ST	LT 46 BLK 10	3,125	0.30%	40.98%	Y		SFR
1102 HOFFMAN ST	LT 47 BLK 10	3,125	0.30%	41.28%			SFR
1102 HOFFMAN ST	LT 48 BLK 10	3,125	0.30%	41.58%			SFR
1046 HOFFMAN ST	LT 25 BLK 15	3,125	0.30%	41.87%	Y		SFR
1046 HOFFMAN ST	LT 26 BLK 15	3,125	0.30%	42.17%	Y		SFR

Address	Legal Description	Lot Size (sq ft)	% by Area	Cumulative % of Area	Response Forms	Petition Signed	Land Use
1042 HOFFMAN ST	LT 27 BLK 15	3,125	0.30%	42.47%	Y	Y	SFR
1042 HOFFMAN ST	LT 28 BLK 15	3,125	0.30%	42.76%	Y	Y	SFR
1038 HOFFMAN ST	LT 29 BLK 15	3,125	0.30%	43.06%	Y	Y	SFR
1038 HOFFMAN ST	LT 30 BLK 15	3,125	0.30%	43.36%	Y	Y	SFR
1034 HOFFMAN ST	LT 31 BLK 15	3,125	0.30%	43.65%	Y		SFR
1034 HOFFMAN ST	LT 32 BLK 15	3,125	0.30%	43.95%	Y		SFR
1030 HOFFMAN ST	LT 33 BLK 15	3,125	0.30%	44.25%	Y		SFR
1030 HOFFMAN ST	LT 34 BLK 15	3,125	0.30%	44.54%	Y		SFR
1026 HOFFMAN ST	LT 35 BLK 15	3,125	0.30%	44.84%	Y	Y	SFR
1026 HOFFMAN ST	LT 36 BLK 15	3,125	0.30%	45.14%	Y	Y	SFR
1022 HOFFMAN ST	LT 37 BLK 15	3,125	0.30%	45.43%	Y		SFR
1022 HOFFMAN ST	LT 38 BLK 15	3,125	0.30%	45.73%	Y		SFR
1018 HOFFMAN ST	LT 39 BLK 15	3,125	0.30%	46.03%		Y	SFR
1018 HOFFMAN ST	LT 40 BLK 15	3,125	0.30%	46.32%		Y	SFR
1014 HOFFMAN ST	LT 41 BLK 15	3,125	0.30%	46.62%	Y		SFR
1014 HOFFMAN ST	LT 42 BLK 15	3,125	0.30%	46.92%	Y		SFR
1010 HOFFMAN ST	LT 43 BLK 15	3,125	0.30%	47.21%	Y		SFR
1010 HOFFMAN ST	LT 44 BLK 15	3,125	0.30%	47.51%	Y		SFR
1006 HOFFMAN ST	LT 45 BLK 15	3,125	0.30%	47.81%			SFR
1006 HOFFMAN ST	LT 46 BLK 15	3,125	0.30%	48.10%			SFR
1002 HOFFMAN ST	LT 47 BLK 15	3,125	0.30%	48.40%	Y		SFR
1002 HOFFMAN ST	LT 48 BLK 15	3,125	0.30%	48.70%	Y		SFR
1003 HOFFMAN ST	LT 1 BLK 16	3,125	0.30%	48.99%			SFR
1003 HOFFMAN ST	LT 2 BLK 16	3,125	0.30%	49.29%			SFR
1007 HOFFMAN ST	LT 3 BLK 16	3,125	0.30%	49.58%			SFR
1007 HOFFMAN ST	LT 4 BLK 16	3,125	0.30%	49.88%			SFR
1011 HOFFMAN ST	LT 5 BLK 16	3,125	0.30%	50.18%	Y	Y	SFR
1011 HOFFMAN ST	LT 6 BLK 16	3,125	0.30%	50.47%	Y	Y	SFR
1015 HOFFMAN ST	LT 7 BLK 16	3,125	0.30%	50.77%		Y	SFR
1015 HOFFMAN ST	LT 8 BLK 16	3,125	0.30%	51.07%		Y	SFR
1019 HOFFMAN ST	LT 9 BLK 16	3,125	0.30%	51.36%			SFR
1019 HOFFMAN ST	LT 10 BLK 16	3,125	0.30%	51.66%			SFR
1023 HOFFMAN ST	LT 11 BLK 16	3,125	0.30%	51.96%	Y		SFR
1023 HOFFMAN ST	LT 12 BLK 16	3,125	0.30%	52.25%	Y		SFR
1027 HOFFMAN ST	LT 13 BLK 16	3,125	0.30%	52.55%			SFR
1027 HOFFMAN ST	LT 14 BLK 16	3,125	0.30%	52.85%			SFR
1031 HOFFMAN ST	LT 15 BLK 16	3,125	0.30%	53.14%	Y		SFR
1031 HOFFMAN ST	LT 16 BLK 16	3,125	0.30%	53.44%	Y		SFR
1035 HOFFMAN ST	LT 17 BLK 16	3,125	0.30%	53.74%	Y		SFR
1035 HOFFMAN ST	LT 18 BLK 16	3,125	0.30%	54.03%	Y		SFR
1039 HOFFMAN ST	LT 19 BLK 16	3,125	0.30%	54.33%	Y		SFR
1039 HOFFMAN ST	LT 20 BLK 16	3,125	0.30%	54.63%	Y		SFR
1043 HOFFMAN ST	LT 21 BLK 16	3,125	0.30%	54.92%	Y		SFR
1043 HOFFMAN ST	LT 22 BLK 16	3,125	0.30%	55.22%	Y		SFR
1047 HOFFMAN ST	LT 23 BLK 16	3,125	0.30%	55.52%	Y		SFR
1047 HOFFMAN ST	LT 24 BLK 16	3,125	0.30%	55.81%	Y		SFR
1046 HAHLO ST	LT 25 BLK 16	3,125	0.30%	56.11%			SFR
1046 HAHLO ST	LT 26 BLK 16	3,125	0.30%	56.41%			SFR
1042 HAHLO ST	LT 27 BLK 16	3,125	0.30%	56.70%	Y		SFR

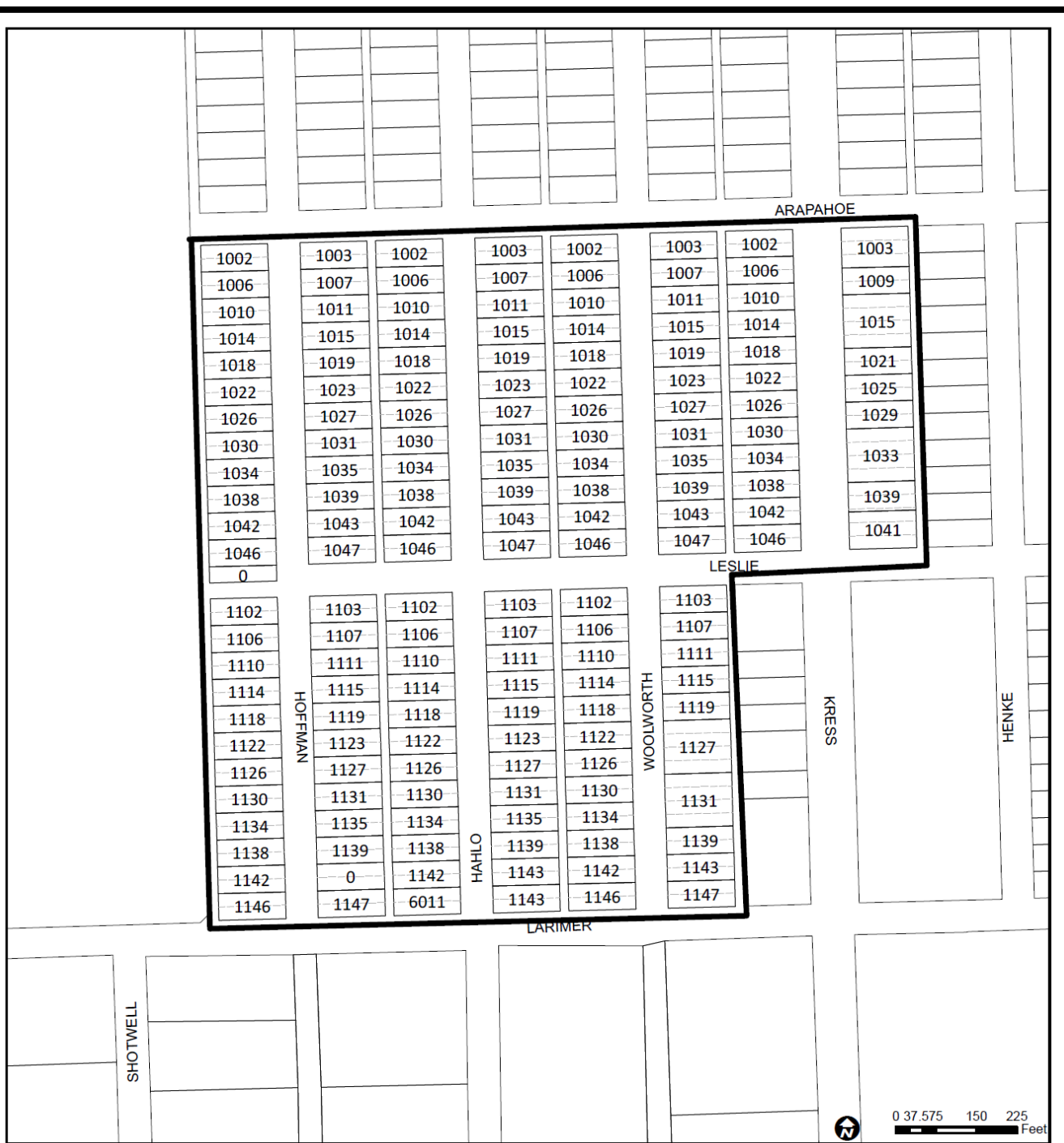
Address	Legal Description	Lot Size (sq ft)	% by Area	Cumulative % of Area	Response Forms	Petition Signed	Land Use
1042 HAHLO ST	LT 28 BLK 16	3,125	0.30%	57.00%	Y		SFR
1038 HAHLO ST	LT 29 BLK 16	3,125	0.30%	57.30%	Y	Y	SFR
1038 HAHLO ST	LT 30 BLK 16	3,125	0.30%	57.59%	Y	Y	SFR
1034 HAHLO ST	LT 31 BLK 16	3,125	0.30%	57.89%	Y		SFR
1034 HAHLO ST	LT 32 BLK 16	3,125	0.30%	58.19%	Y		SFR
1030 HAHLO ST	LT 33 BLK 16	3,125	0.30%	58.48%	Y		SFR
1030 HAHLO ST	LT 34 BLK 16	3,125	0.30%	58.78%	Y		SFR
1026 HAHLO ST	LT 35 BLK 16	3,125	0.30%	59.07%	Y		SFR
1026 HAHLO ST	LT 36 BLK 16	3,125	0.30%	59.37%	Y		SFR
1022 HAHLO ST	LT 37 BLK 16	3,125	0.30%	59.67%	Y		SFR
1022 HAHLO ST	LT 38 BLK 16	3,125	0.30%	59.96%	Y		SFR
1018 HAHLO ST	LT 39 BLK 16	3,125	0.30%	60.26%			SFR
1018 HAHLO ST	LT 40 BLK 16	3,125	0.30%	60.56%			SFR
1014 HAHLO ST	LT 41 BLK 16	3,125	0.30%	60.85%	Y		SFR
1014 HAHLO ST	LT 42 BLK 16	3,125	0.30%	61.15%	Y		SFR
1010 HAHLO ST	LT 43 BLK 16	3,125	0.30%	61.45%	Y		SFR
1010 HAHLO ST	LT 44 BLK 16	3,125	0.30%	61.74%	Y		SFR
1006 HAHLO ST	LT 45 BLK 16	3,125	0.30%	62.04%	Y		SFR
1006 HAHLO ST	LT 46 BLK 16	3,125	0.30%	62.34%	Y		SFR
1002 HAHLO ST	LT 47 BLK 16	3,125	0.30%	62.63%	Y		SFR
1002 HAHLO ST	LT 48 BLK 16	3,125	0.30%	62.93%	Y		SFR
1003 HAHLO ST	LT 1 BLK 17	3,125	0.30%	63.23%	Y		SFR
1003 HAHLO ST	LT 2 BLK 17	3,125	0.30%	63.52%	Y		SFR
1007 HAHLO ST	LT 3 BLK 17	3,125	0.30%	63.82%	Y		SFR
1007 HAHLO ST	LT 4 BLK 17	3,125	0.30%	64.12%	Y		SFR
1011 HAHLO ST	LT 5 BLK 17	3,125	0.30%	64.41%	Y		SFR
1011 HAHLO ST	LT 6 BLK 17	3,125	0.30%	64.71%	Y		SFR
1015 HAHLO ST	LT 7 BLK 17	3,125	0.30%	65.01%	Y		SFR
1015 HAHLO ST	LT 8 BLK 17	3,125	0.30%	65.30%	Y		SFR
1019 HAHLO ST	LT 9 BLK 17	3,125	0.30%	65.60%			SFR
1019 HAHLO ST	LT 10 BLK 17	3,125	0.30%	65.90%			SFR
1023 HAHLO ST	LT 11 BLK 17	3,125	0.30%	66.19%			SFR
1023 HAHLO ST	LT 12 BLK 17	3,125	0.30%	66.49%			SFR
1027 HAHLO ST	LT 13 BLK 17	3,125	0.30%	66.79%	Y		SFR
1027 HAHLO ST	LT 14 BLK 17	3,125	0.30%	67.08%	Y		SFR
1031 HAHLO ST	LT 15 BLK 17	3,125	0.30%	67.38%	Y		SFR
1031 HAHLO ST	LT 16 BLK 17	3,125	0.30%	67.67%	Y		SFR
1035 HAHLO ST	LT 17 BLK 17	3,125	0.30%	67.97%			SFR
1035 HAHLO ST	LT 18 BLK 17	3,125	0.30%	68.27%			SFR
1039 HAHLO ST	LT 19 BLK 17	3,125	0.30%	68.56%			SFR
1039 HAHLO ST	LT 20 BLK 17	3,125	0.30%	68.86%			SFR
1043 HAHLO ST	LT 21 BLK 17	3,125	0.30%	69.16%	Y		SFR
1043 HAHLO ST	LT 22 BLK 17	3,125	0.30%	69.45%	Y		SFR
1047 HAHLO ST	LT 23 BLK 17	3,125	0.30%	69.75%	Y		SFR
1047 HAHLO ST	LT 24 BLK 17	3,125	0.30%	70.05%	Y		SFR
1046 WOOLWORTH ST	LT 25 BLK 17	3,125	0.30%	70.34%	Y		SFR
1046 WOOLWORTH ST	LT 26 BLK 17	3,125	0.30%	70.64%	Y		SFR
1042 WOOLWORTH ST	LT 27 BLK 17	3,125	0.30%	70.94%			SFR
1042 WOOLWORTH ST	LT 28 BLK 17	3,125	0.30%	71.23%			SFR

Address	Legal Description	Lot Size (sq ft)	% by Area	Cumulative % of Area	Response Forms	Petition Signed	Land Use
1038 WOOLWORTH ST	LT 29 BLK 17	3,125	0.30%	71.53%	Y		SFR
1038 WOOLWORTH ST	LT 30 BLK 17	3,125	0.30%	71.83%	Y		SFR
1034 WOOLWORTH ST	LT 31 BLK 17	3,125	0.30%	72.12%			SFR
1034 WOOLWORTH ST	LT 32 BLK 17	3,125	0.30%	72.42%			SFR
1030 WOOLWORTH ST	LT 33 BLK 17	3,125	0.30%	72.72%	N		SFR
1030 WOOLWORTH ST	LT 34 BLK 17	3,125	0.30%	73.01%	N		SFR
1026 WOOLWORTH ST	LT 35 BLK 17	3,125	0.30%	73.31%			SFR
1026 WOOLWORTH ST	LT 36 BLK 17	3,125	0.30%	73.61%			SFR
1022 WOOLWORTH ST	LT 37 BLK 17	3,125	0.30%	73.90%			SFR
1022 WOOLWORTH ST	LT 38 BLK 17	3,125	0.30%	74.20%			SFR
1018 WOOLWORTH ST	LT 39 BLK 17	3,125	0.30%	74.50%	Y		SFR
1018 WOOLWORTH ST	LT 40 BLK 17	3,125	0.30%	74.79%	Y		SFR
1014 WOOLWORTH ST	LT 41 BLK 17	3,125	0.30%	75.09%	Y		SFR
1014 WOOLWORTH ST	LT 42 BLK 17	3,125	0.30%	75.39%	Y		SFR
1010 WOOLWORTH ST	LT 43 BLK 17	3,125	0.30%	75.68%			SFR
1010 WOOLWORTH ST	LT 44 BLK 17	3,125	0.30%	75.98%			SFR
1006 WOOLWORTH ST	LT 45 BLK 17	3,125	0.30%	76.28%	Y		SFR
1006 WOOLWORTH ST	LT 46 BLK 17	3,125	0.30%	76.57%	Y		SFR
1002 WOOLWORTH ST	LT 47 BLK 17	3,125	0.30%	76.87%	Y		SFR
1002 WOOLWORTH ST	LT 48 BLK 17	3,125	0.30%	77.16%	Y		SFR
1003 WOOLWORTH ST	LT 1 BLK 18	3,125	0.30%	77.46%	N		SFR
1003 WOOLWORTH ST	LT 2 BLK 18	3,125	0.30%	77.76%	N		SFR
1007 WOOLWORTH ST	LT 3 BLK 18	3,125	0.30%	78.05%	Y		VAC
1007 WOOLWORTH ST	LT 4 BLK 18	3,125	0.30%	78.35%	Y		VAC
1011 WOOLWORTH ST	LT 5 BLK 18	3,125	0.30%	78.65%	Y		SFR
1011 WOOLWORTH ST	LT 6 BLK 18	3,125	0.30%	78.94%	Y		SFR
1015 WOOLWORTH ST	LT 7 BLK 18	3,125	0.30%	79.24%	Y		SFR
1015 WOOLWORTH ST	LT 8 BLK 18	3,125	0.30%	79.54%	Y		SFR
1019 WOOLWORTH ST	LT 9 BLK 18	3,125	0.30%	79.83%	Y		SFR
1019 WOOLWORTH ST	LT 10 BLK 18	3,125	0.30%	80.13%	Y		SFR
1023 WOOLWORTH ST	LT 11 BLK 18	3,125	0.30%	80.43%			SFR
1023 WOOLWORTH ST	LT 12 BLK 18	3,125	0.30%	80.72%			SFR
1027 WOOLWORTH ST	LT 13 BLK 18	3,125	0.30%	81.02%			SFR
1027 WOOLWORTH ST	LT 14 BLK 18	3,125	0.30%	81.32%			SFR
1031 WOOLWORTH ST	LT 15 BLK 18	3,125	0.30%	81.61%	Y		SFR
1031 WOOLWORTH ST	LT 16 BLK 18	3,125	0.30%	81.91%	Y		SFR
1035 WOOLWORTH ST	LT 17 BLK 18	3,125	0.30%	82.21%			SFR
1035 WOOLWORTH ST	LT 18 BLK 18	3,125	0.30%	82.50%			SFR
1039 WOOLWORTH ST	LT 19 BLK 18	3,125	0.30%	82.80%	Y		SFR
1039 WOOLWORTH ST	LT 20 BLK 18	3,125	0.30%	83.10%	Y		SFR
1043 WOOLWORTH ST	LT 21 BLK 18	3,125	0.30%	83.39%			SFR
1043 WOOLWORTH ST	LT 22 BLK 18	3,125	0.30%	83.69%			SFR
1047 WOOLWORTH ST	LT 23 BLK 18	3,125	0.30%	83.99%	Y		SFR
1047 WOOLWORTH ST	LT 24 BLK 18	3,125	0.30%	84.28%	Y		SFR
1046 KRESS ST	LT 25 BLK 18	3,125	0.30%	84.58%	Y	Y	SFR
1046 KRESS ST	LT 26 BLK 18	3,125	0.30%	84.88%	Y	Y	SFR
1042 KRESS ST	LT 27 BLK 18	3,125	0.30%	85.17%	N	Y	SFR
1042 KRESS ST	LT 28 BLK 18	3,125	0.30%	85.47%	N	Y	SFR
1038 KRESS ST	LT 29 BLK 18	3,125	0.30%	85.77%			SFR

Address	Legal Description	Lot Size (sq ft)	% by Area	Cumulative % of Area	Response Forms	Petition Signed	Land Use
1038 KRESS ST	LT 30 BLK 18	3,125	0.30%	86.06%			SFR
1034 KRESS ST	LT 31 BLK 18	3,125	0.30%	86.36%	Y		SFR
1034 KRESS ST	LT 32 BLK 18	3,125	0.30%	86.65%	Y		SFR
1030 KRESS ST	LT 33 BLK 18	3,125	0.30%	86.95%	Y	Y	SFR
1030 KRESS ST	LT 34 BLK 18	3,125	0.30%	87.25%	Y	Y	SFR
1026 KRESS ST	LT 35 BLK 18	3,125	0.30%	87.54%	Y		SFR
1026 KRESS ST	LT 36 BLK 18	3,125	0.30%	87.84%	Y		SFR
1022 KRESS ST	LT 37 BLK 18	3,125	0.30%	88.14%	Y		SFR
1022 KRESS ST	LT 38 BLK 18	3,125	0.30%	88.43%	Y		SFR
1018 KRESS ST	LT 39 BLK 18	3,125	0.30%	88.73%			SFR
1018 KRESS ST	LT 40 BLK 18	3,125	0.30%	89.03%			SFR
1014 KRESS ST	LT 41 BLK 18	3,125	0.30%	89.32%	Y		SFR
1014 KRESS ST	LT 42 BLK 18	3,125	0.30%	89.62%	Y		SFR
1010 KRESS ST	LT 43 BLK 18	3,125	0.30%	89.92%			SFR
1010 KRESS ST	LT 44 BLK 18	3,125	0.30%	90.21%			SFR
1006 KRESS ST	LT 45 BLK 18	3,125	0.30%	90.51%			SFR
1006 KRESS ST	LT 46 BLK 18	3,125	0.30%	90.81%			SFR
1002 KRESS ST	LT 47 BLK 18	3,125	0.30%	91.10%	Y		SFR
1002 KRESS ST	LT 48 BLK 18	3,125	0.30%	91.40%	Y		SFR
1009 KRESS ST	LT 4 BLK 19	3,125	0.30%	91.70%			SFR
1009 KRESS ST	LT 5 BLK 19	3,125	0.30%	91.99%			SFR
1021 KRESS ST	LT 10 BLK 19	3,125	0.30%	92.29%		Y	SFR
1021 KRESS ST	LT 11 BLK 19	3,125	0.30%	92.59%		Y	SFR
1025 KRESS ST	LT 12 BLK 19	3,125	0.30%	92.88%			SFR
1025 KRESS ST	LT 13 BLK 19	3,125	0.30%	93.18%			SFR
1029 KRESS ST	LT 14 BLK 19	3,125	0.30%	93.48%			SFR
1029 KRESS ST	LT 15 BLK 19	3,125	0.30%	93.77%			SFR
1003 KRESS ST	LT 1 BLK 19	3,125	0.30%	94.07%	Y		SFR
1003 KRESS ST	LT 2 BLK 19	3,125	0.30%	94.37%	Y		SFR
1003 KRESS ST	LT 3 BLK 19	3,125	0.30%	94.66%	Y		SFR
1015 KRESS ST	LT 6 BLK 19	3,125	0.30%	94.96%	Y	Y	SFR
1015 KRESS ST	LT 7 BLK 19	3,125	0.30%	95.26%	Y	Y	SFR
1015 KRESS ST	LT 8 BLK 19	3,125	0.30%	95.55%	Y	Y	SFR
1015 KRESS ST	LT 9 BLK 19	3,125	0.30%	95.85%	Y	Y	SFR
1041 KRESS ST	LT 24 BLK 19	3,125	0.30%	96.14%			SFR
1039 KRESS ST	LT 20 BLK 19	3,125	0.30%	96.44%		Y	SFR
1033 KRESS ST	LT 16 BLK 19	3,125	0.30%	96.74%	Y	Y	SFR
1033 KRESS ST	LT 17 BLK 19	3,125	0.30%	97.03%	Y	Y	SFR
1033 KRESS ST	LT 18 BLK 19	3,125	0.30%	97.33%	Y	Y	VAC
1033 KRESS ST	LT 19 BLK 19	3,125	0.30%	97.63%	Y	Y	VAC
1127 WOOLWORTH ST	LT 11 BLK 7	3,125	0.30%	97.92%	Y		SFR
1127 WOOLWORTH ST	LT 12 BLK 7	3,125	0.30%	98.22%	Y		SFR
1127 WOOLWORTH ST	LT 13 BLK 7	3,125	0.30%	98.52%	Y		SFR
1127 WOOLWORTH ST	LT 14 BLK 7	3,125	0.30%	98.81%	Y		SFR
1131 WOOLWORTH ST	LT 15 BLK 7	3,125	0.30%	99.11%	Y		SFR
1131 WOOLWORTH ST	LT 16 BLK 7	3,125	0.30%	99.41%	Y		SFR
1131 WOOLWORTH ST	LT 17 BLK 7	3,125	0.30%	99.70%	Y		SFR
1131 WOOLWORTH ST	LT 18 BLK 7	3,125	0.30%	100.00%	Y		SFR

This application qualifies for a Special Minimum Lot Size of:	3,125 sq ft
Response forms received in support of the SMLSA:	190
Response forms received in opposition of the SMLSA:	14
Percentage of property owners in support of the SMLSA boundary: (must be at least 55%)	64.35%
Percentage of property owners signed the petition for the SMLSA application: (must be at least 10%)	11.9%

# of developed or restricted to no more than two SFR Units	309
# of Multifamily lots	0
# of Industrial lots	8
# of Vacant Lots	19
# of Excluded Lots	0
TOTAL NUMBER OF LOTS	336
Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 80%):	92%



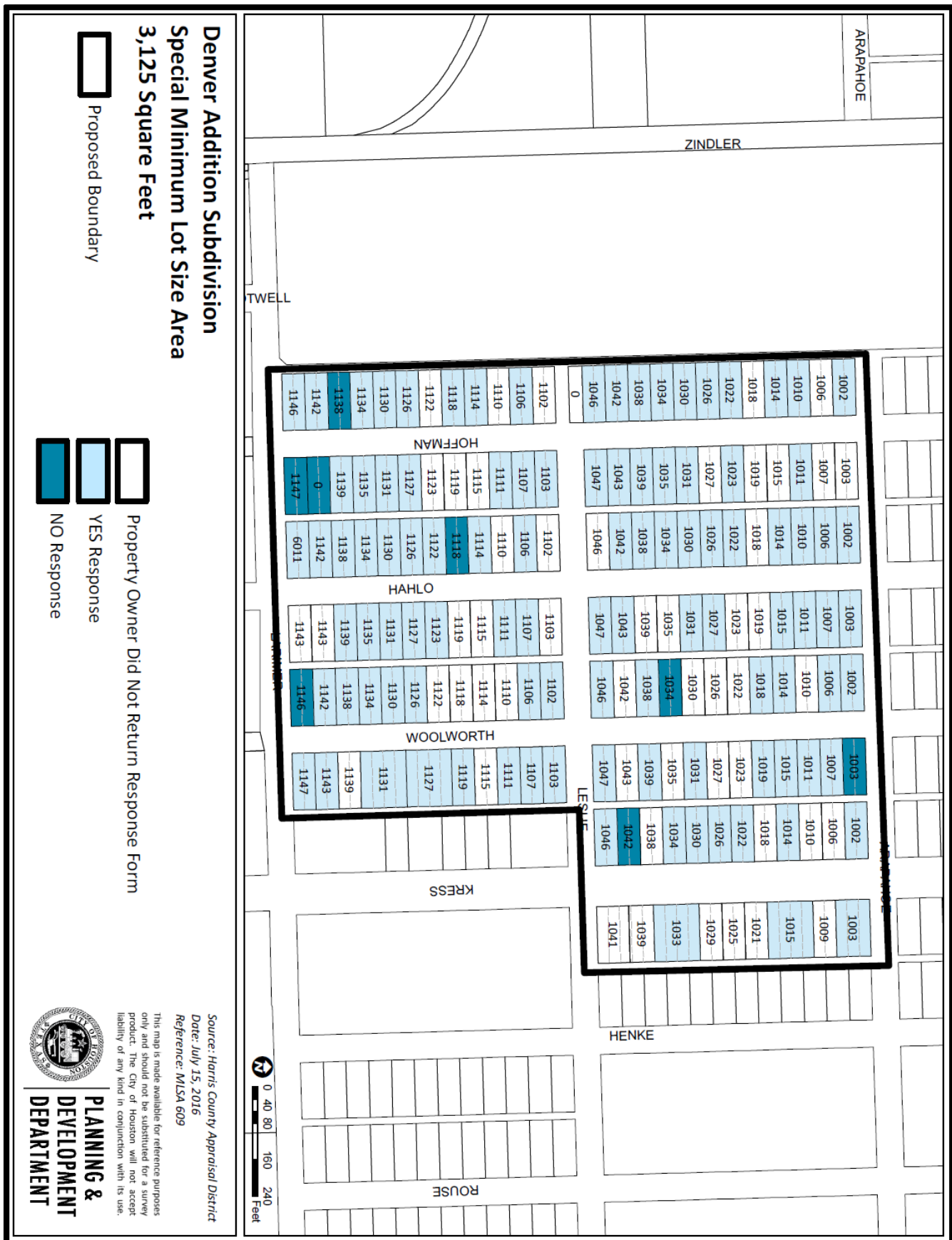
Denver Harbor Addition Special Minimum Lot Size Area

Source: Harris County Appraisal District
Date: April 8, 2016
Reference: MLSA 609

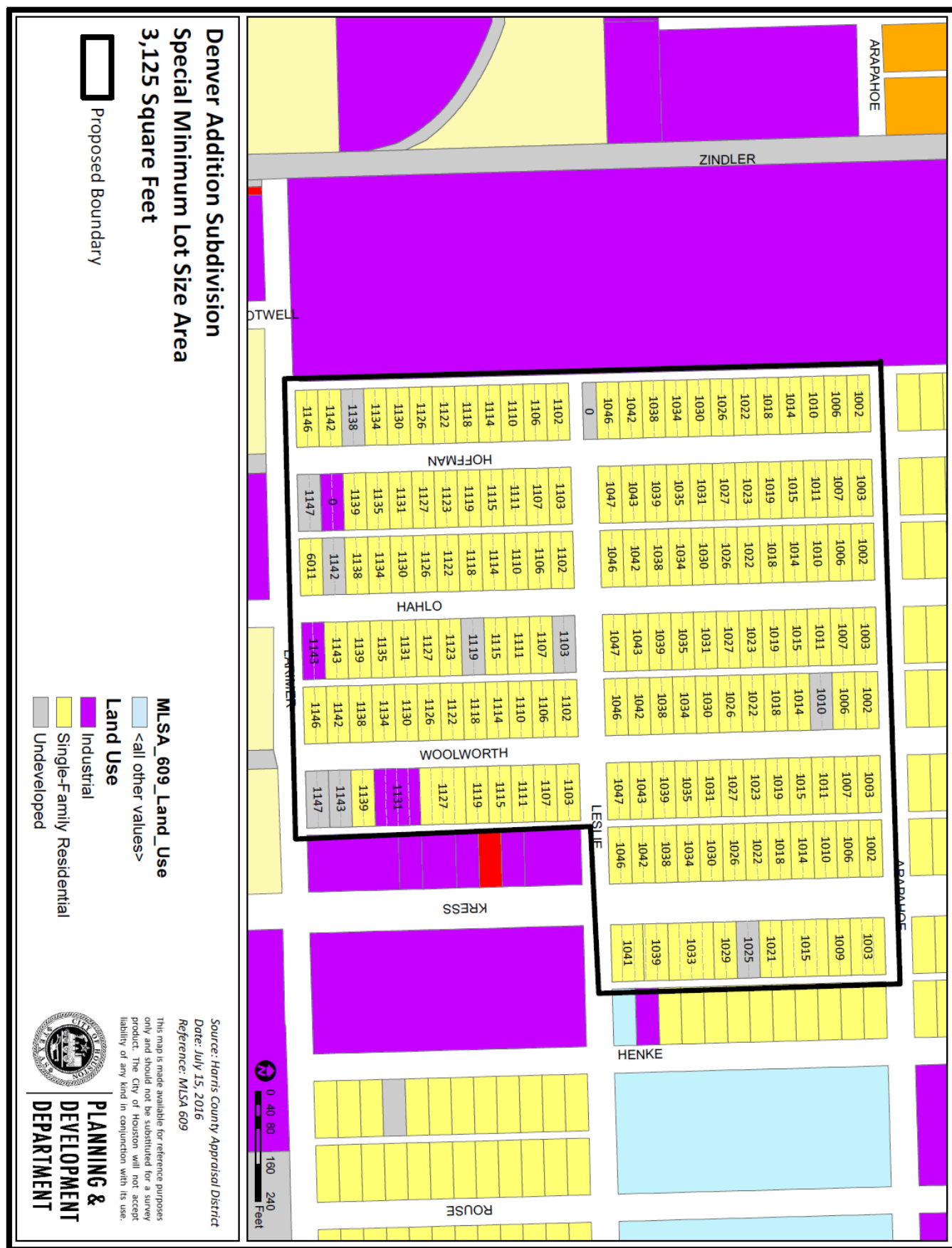
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



Area Under Consideration







Special Minimum Lot Size Area Application

According to
Section 42-197 of Chapter 42 of the Code of Ordinances



PLANNING &
DEVELOPMENT
DEPARTMENT

Please complete entire application form.

1. Location:

BLK 15-9, Lots 1-24 Hoffman St Denver Harbor
BLK 16-8, Lots 47-22 Hahlo St Denver Harbor
BLK 17-7, Lots 47-24 Woolworth St Denver Harbor
BLK 19-18 Lots 1-26 Kress St Denver Harbor

Example: Blocks 15 - 19, Lots 1-37, in Cocker Spaniel Subdivision

2. Contacts:

Primary
Applicant Ernest Ramirez Phone # 713-253-0239

Address 1123 Hoffman E-mail

City Houston State TX Zip 77020

Alternate
Applicant Rene Porras Phone # 713 825 2048

Address 843 Kress E-mail

City Houston State TX Zip 77020

3. Project Information (Staff Use Only-Do Not Fill In):

File # 609 Key Map # TIRZ

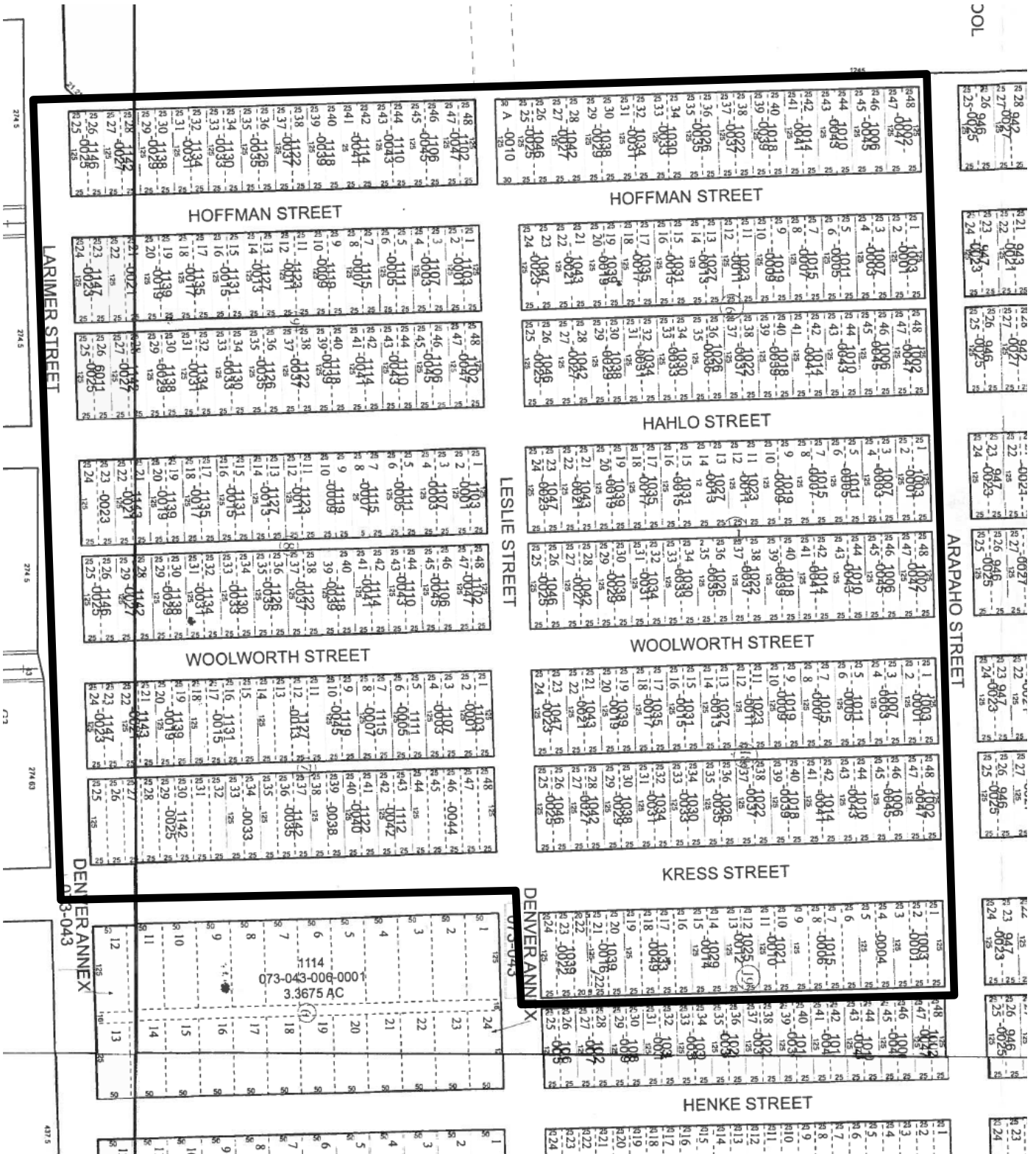
Lambert # Super N'hood Census Tract

City Council District H

4. Submittal Requirements:

Please Check

- Completed application form (this page) ☐
- Signed petition signed by the applicant (page 5) ☐
- Signed petition of support signed by 10% of lot owners within the boundary area (page 6) ☐
- Signed deed restriction statement (page 6) ☐
- Three (3) recommended locations for a community meeting (page 7) ☐
- Sample of Notification Sign (page 9) ☐
- Copy of deed restrictions, if applicable ☐
- Map or sketch showing the address, land use and the size of all lots within boundary area ☐



AGENDA: VI

SMLSA Application No. 610: Denver Harbor Addition Section 1, all of Blocks 1 and 2; Denver Harbor Addition Section 2, all of Blocks 2 and 3; Denver Harbor Addition Section 3, all of Blocks 3 and 4; Harboursdale Block 1, Lot 3, Lots 9-15, TRS 2, 4-6, 4A-7A, 7B-8B

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Area (SMLSA) for Denver Harbor Addition and Harboursdale Subdivisions. Analysis shows that a minimum lot size of 5,600 sq ft exists for the area. A petition was signed by the owners of 17% of the property within the proposed SMLSA. An application was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-204. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

Following acceptance of an initially complete application, the Planning Director notifies all owners of property within the proposed SMLSA. Any property owner who wishes to vote for or against the creation of the minimum lot size area may return the response form within thirty days. The Director shall forward a complete application to Planning Commission for public hearing and consideration upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 55% of the property within the proposed SMLSA

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSA shall contain no less than five block faces, composed of 5 lots or more on each blockface;
- at least 80% of the lots to be included within the proposed SMLSA, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- the proposed SMLSA does not include a significant area developed as or restricted to a use that is not single family residential and;
- does not include a significant area that does not share a lot size character with the rest of the proposed area
- that the applicant has demonstrated sufficient support of 55% for the establishment of the proposed SMLSA;
- that the establishment of the SMLSA will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSA has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSA is enforceable for forty (40) years from the effective date of the ordinance.

STAFF ANALYSIS:

This application includes one hundred thirty-eight (138) properties in Denver Harbor Addition and Harbourdale Subdivisions

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSA must contain not less than five (5) blockfaces composed of five (5) lots or more on each blockface;*
The application contains eight (8) blockfaces with at least 5 lots on 5 blockfaces
- *At least 80% of the lots to be included within the proposed SMLSA, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
Land use of the properties consists of one hundred thirty-six (136) single-family residential properties representing 97% of the total lots.
- *The applicant has demonstrated sufficient support for the SMLSA;*
The applicant obtained 73% support from property owners in the proposed SMLSA
- *Establishment of the SMLSA will further the goal of preserving the area lot size character;*
A minimum lot size of 5,600 sq ft exists on ninety-eight (98) of one hundred thirty-eight (138) lots in the area.
- *The proposed SMLSA has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
The subdivisions were platted in 1924, 1952, 1953 and 1954. Some of the houses were constructed in the 1950s. The establishment of a 5,600 sq ft minimum lot size will preserve the lot size character of the area.
- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
Ninety-eight (98) out of one hundred thirty-eight (138) lots representing 74% of the application area is at least 5,600 square feet in size.

Public notice of the public hearing was transmitted to all property owners in the area.

ATTACHMENTS:

1. Staff Analysis Summary Page
2. Map of Support
3. Map of Lots that meet SMLSA
4. Land Use Map

5. Aerial Map
6. Application
7. HCAD Map

SPECIAL MINIMUM LOT SIZE AREA
Denver Harbor Sections 1, 2 & 3 and Harbourdale
Section 1 Subdivisions

ADDRESS	Lot size (in sq ft)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
7630 HILLSBORO ST # 25	13,750	1.67%	1.67%			MF
1802 N WAYSIDE	9,548	1.16%	2.82%			MF
410 METERS ST	8,060	0.98%	3.80%	Y		SFR
302 METERS ST	7,787	0.94%	4.74%	Y		SFR
442 METERS ST	7,280	0.88%	5.62%	Y		SFR
323 METERS ST	7,269	0.88%	6.51%	Y		SFR
310 METERS ST	7,170	0.87%	7.37%	Y		SFR
306 METERS ST	7,165	0.87%	8.24%	Y		SFR
318 METERS ST	7,000	0.85%	9.09%	Y		SFR
330 METERS ST	7,000	0.85%	9.94%	Y		SFR
322 METERS ST	7,000	0.85%	10.79%	Y		SFR
314 METERS ST	7,000	0.85%	11.63%	Y		SFR
326 METERS ST	7,000	0.85%	12.48%	Y		SFR
334 METERS ST	7,000	0.85%	13.33%	Y		SFR
338 METERS ST	7,000	0.85%	14.18%	Y		SFR
402 METERS ST	7,000	0.85%	15.03%	N		SFR
406 METERS ST	7,000	0.85%	15.87%			SFR
7618 HILLSBORO ST	6,875	0.83%	16.71%	Y		SFR
438 METERS ST	6,760	0.82%	17.53%	Y		SFR
434 METERS ST	6,760	0.82%	18.35%	Y		SFR

418 METERS ST	6,760	0.82%	19.16%	N		SFR
430 METERS ST	6,760	0.82%	19.98%	Y		SFR
422 METERS ST	6,760	0.82%	20.80%			SFR
414 METERS ST	6,760	0.82%	21.62%	Y		SFR
426 METERS ST	6,760	0.82%	22.44%			SFR
7622 HILLSBORO ST	6,625	0.80%	23.24%	Y		SFR
410 TERMINAL ST	6,510	0.79%	24.03%			SFR
410 EXCHANGE ST	6,510	0.79%	24.82%	Y	Y	SFR
411 EXCHANGE ST	6,510	0.79%	25.61%	Y		SFR
411 METERS ST	6,510	0.79%	26.40%	Y		SFR
411 TERMINAL ST	6,386	0.77%	27.17%			SFR
303 TERMINAL ST	6,349	0.77%	27.94%	Y	Y	SFR
303 METERS ST	6,289	0.76%	28.70%	Y		SFR
302 EXCHANGE ST	6,289	0.76%	29.47%	Y		SFR
302 TERMINAL ST	6,289	0.76%	30.23%	Y	Y	SFR
303 EXCHANGE ST	6,289	0.76%	30.99%	Y		SFR
7619 WAXAHACHIE ST	6,250	0.76%	31.75%	Y		SFR
7615 WAXAHACHIE ST	6,250	0.76%	32.50%	Y		SFR
7623 WAXAHACHIE ST	6,250	0.76%	33.26%	Y		SFR
443 EXCHANGE ST	5,880	0.71%	33.97%			SFR
443 METERS ST	5,880	0.71%	34.69%	Y		SFR
442 TERMINAL ST	5,880	0.71%	35.40%	Y	Y	SFR
442 EXCHANGE ST	5,880	0.71%	36.11%	Y		SFR
310 TERMINAL ST	5,791	0.70%	36.81%	Y	Y	SFR
311 METERS ST	5,791	0.70%	37.51%	Y		SFR
311 EXCHANGE ST	5,791	0.70%	38.22%	Y		SFR
310 EXCHANGE ST	5,791	0.70%	38.92%	Y		SFR
311 TERMINAL ST	5,791	0.70%	39.62%	Y	Y	SFR

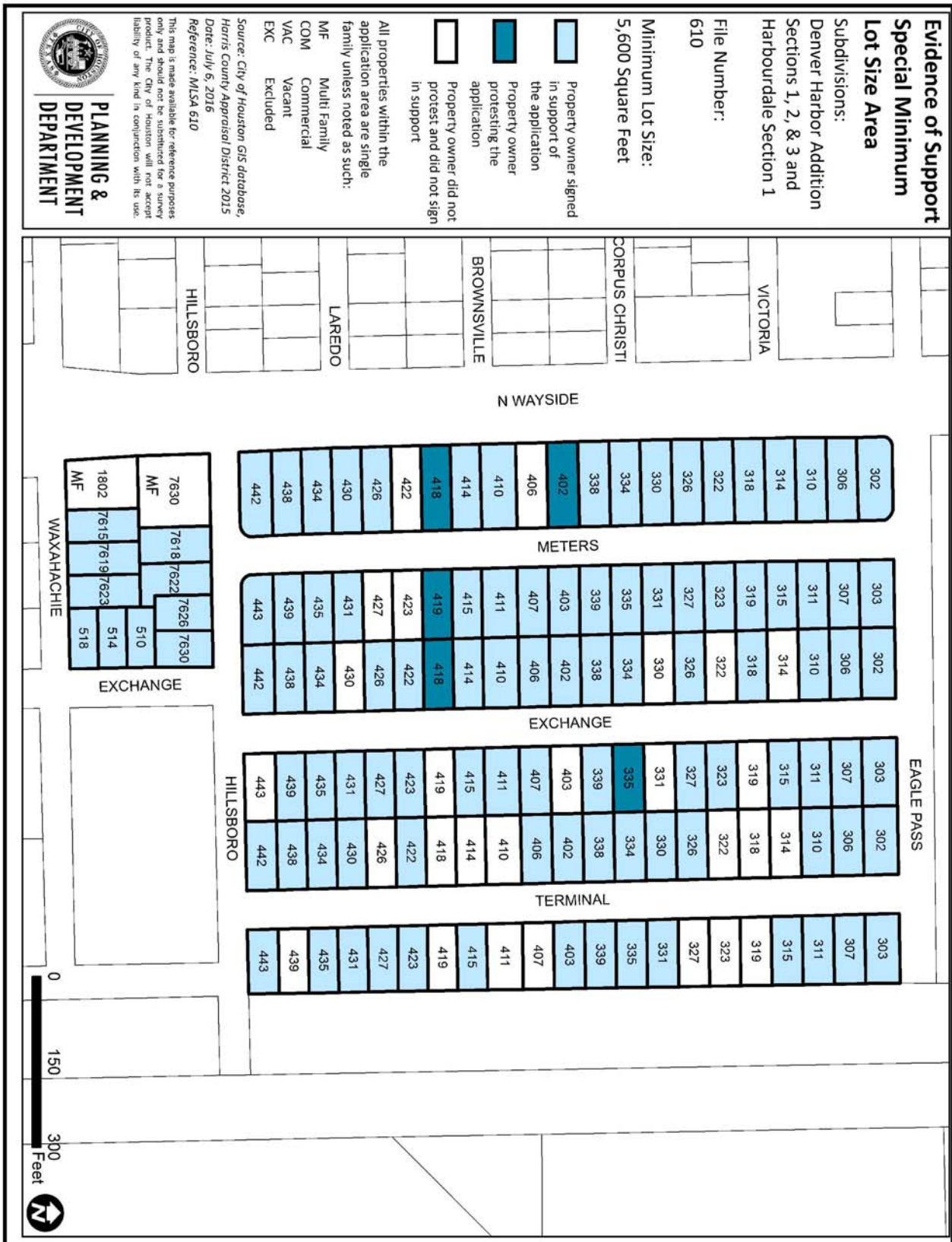
307 EXCHANGE ST	5,787	0.70%	40.32%	Y	Y	SFR
307 METERS ST	5,787	0.70%	41.02%	Y		SFR
307 TERMINAL ST	5,787	0.70%	41.72%	Y	Y	SFR
306 EXCHANGE ST	5,787	0.70%	42.42%	Y		SFR
306 TERMINAL ST	5,787	0.70%	43.12%	Y	Y	SFR
314 EXCHANGE ST	5,701	0.69%	43.81%			SFR
443 TERMINAL ST	5,656	0.69%	44.50%	Y	Y	SFR
322 EXCHANGE ST	5,654	0.69%	45.19%			SFR
326 EXCHANGE ST	5,654	0.69%	45.87%	Y		SFR
319 EXCHANGE ST	5,654	0.69%	46.56%			SFR
330 TERMINAL ST	5,654	0.69%	47.24%	Y		SFR
402 TERMINAL ST	5,654	0.69%	47.93%	Y	Y	SFR
315 TERMINAL ST	5,654	0.69%	48.61%	Y		SFR
335 METERS ST	5,654	0.69%	49.30%	Y		SFR
331 METERS ST	5,654	0.69%	49.98%	Y		SFR
315 EXCHANGE ST	5,654	0.69%	50.67%	Y		SFR
334 EXCHANGE ST	5,654	0.69%	51.35%	Y		SFR
330 EXCHANGE ST	5,654	0.69%	52.04%			SFR
318 TERMINAL ST	5,654	0.69%	52.72%			SFR
402 EXCHANGE ST	5,654	0.69%	53.41%	Y	Y	SFR
314 TERMINAL ST	5,654	0.69%	54.09%			SFR
327 METERS ST	5,654	0.69%	54.78%	Y		SFR
403 EXCHANGE ST	5,654	0.69%	55.46%			SFR
319 TERMINAL ST	5,654	0.69%	56.15%			SFR
418 TERMINAL ST	5,654	0.69%	56.83%			SFR
407 METERS ST	5,654	0.69%	57.52%	Y		SFR
403 METERS ST	5,654	0.69%	58.20%			SFR
323 EXCHANGE ST	5,654	0.69%	58.89%	Y		SFR

338 TERMINAL ST	5,654	0.69%	59.57%	Y	Y	SFR
339 METERS ST	5,654	0.69%	60.26%	Y		SFR
322 TERMINAL ST	5,654	0.69%	60.94%			SFR
335 EXCHANGE ST	5,654	0.69%	61.63%	N		SFR
319 METERS ST	5,654	0.69%	62.31%	Y		SFR
327 EXCHANGE ST	5,654	0.69%	63.00%	Y		SFR
406 TERMINAL ST	5,654	0.69%	63.68%	Y		SFR
407 EXCHANGE ST	5,654	0.69%	64.37%	Y		SFR
338 EXCHANGE ST	5,654	0.69%	65.05%	Y	Y	SFR
339 EXCHANGE ST	5,654	0.69%	65.74%	Y		SFR
326 TERMINAL ST	5,654	0.69%	66.42%	Y	Y	SFR
334 TERMINAL ST	5,654	0.69%	67.11%	Y	Y	SFR
318 EXCHANGE ST	5,654	0.69%	67.79%	Y		SFR
315 METERS ST	5,654	0.69%	68.48%	Y		SFR
406 EXCHANGE ST	5,654	0.69%	69.16%	Y	Y	SFR
331 EXCHANGE ST	5,654	0.69%	69.85%			SFR
7630 HILLSBORO ST	5,600	0.68%	70.52%	Y		SFR
335 TERMINAL ST	5,600	0.68%	71.20%	Y		SFR
331 TERMINAL ST	5,600	0.68%	71.88%			SFR
339 TERMINAL ST	5,600	0.68%	72.56%	Y		SFR
323 TERMINAL ST	5,600	0.68%	73.24%		Y	SFR
327 TERMINAL ST	5,600	0.68%	73.92%			SFR
403 TERMINAL ST	5,546	0.67%	74.59%	Y		SFR
407 TERMINAL ST	5,546	0.67%	75.26%			SFR
435 METERS ST	5,460	0.66%	75.92%	Y		SFR
430 TERMINAL ST	5,460	0.66%	76.58%	Y	Y	SFR
431 METERS ST	5,460	0.66%	77.24%	Y		SFR
415 EXCHANGE ST	5,460	0.66%	77.91%	Y		SFR

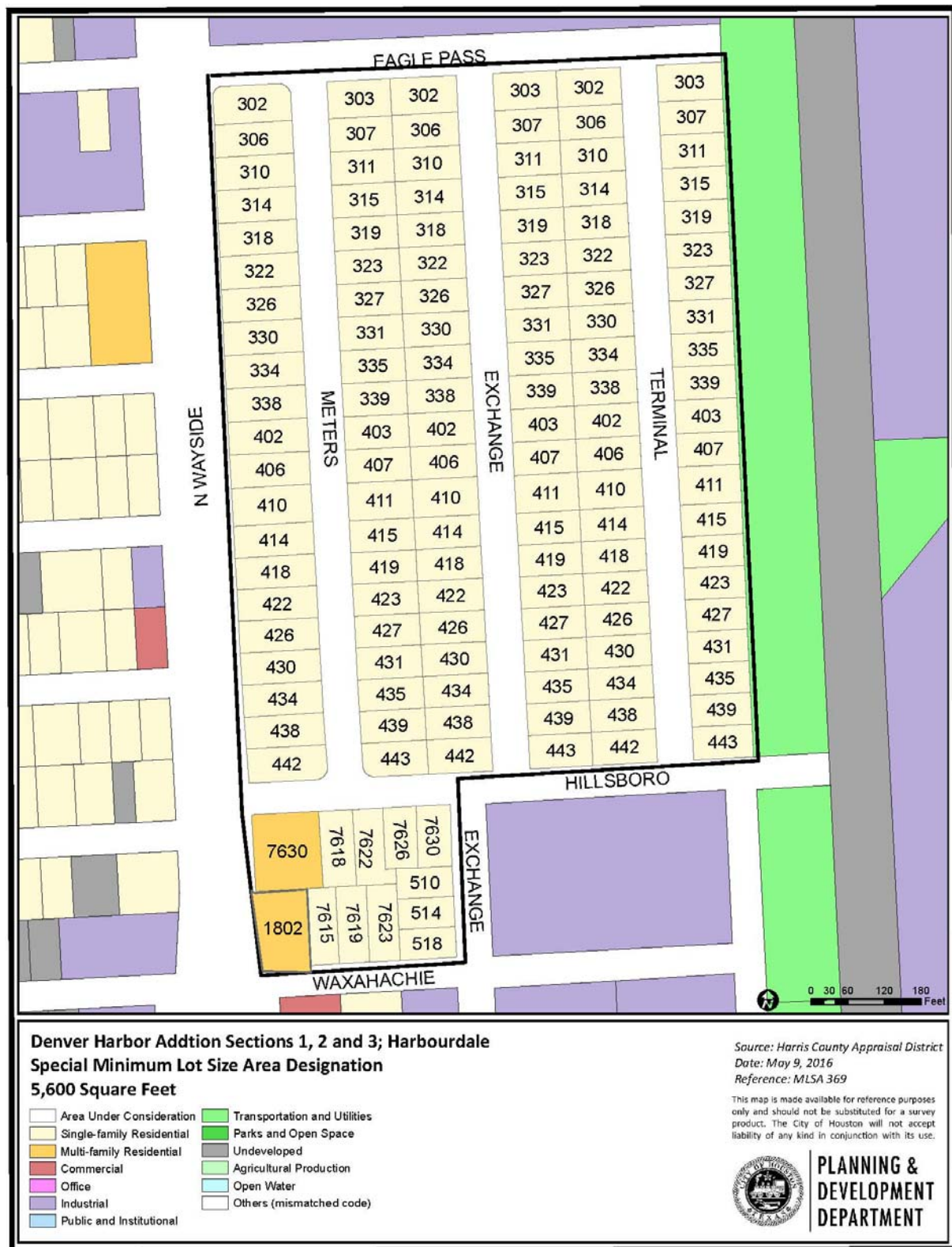
419 EXCHANGE ST	5,460	0.66%	78.57%			SFR
434 TERMINAL ST	5,460	0.66%	79.23%	Y	Y	SFR
439 EXCHANGE ST	5,460	0.66%	79.89%	Y		SFR
422 EXCHANGE ST	5,460	0.66%	80.55%	Y		SFR
426 EXCHANGE ST	5,460	0.66%	81.21%	Y		SFR
430 EXCHANGE ST	5,460	0.66%	81.88%			SFR
438 EXCHANGE ST	5,460	0.66%	82.54%	Y		SFR
418 EXCHANGE ST	5,460	0.66%	83.20%	N		SFR
426 TERMINAL ST	5,460	0.66%	83.86%		Y	SFR
423 METERS ST	5,460	0.66%	84.52%			SFR
427 METERS ST	5,460	0.66%	85.18%			SFR
438 TERMINAL ST	5,460	0.66%	85.84%	Y		SFR
423 EXCHANGE ST	5,460	0.66%	86.51%	Y		SFR
414 EXCHANGE ST	5,460	0.66%	87.17%	Y		SFR
415 METERS ST	5,460	0.66%	87.83%	Y		SFR
431 EXCHANGE ST	5,460	0.66%	88.49%	Y		SFR
419 METERS ST	5,460	0.66%	89.15%	N		SFR
414 TERMINAL ST	5,460	0.66%	89.81%			SFR
435 EXCHANGE ST	5,460	0.66%	90.47%	Y		SFR
434 EXCHANGE ST	5,460	0.66%	91.14%	Y		SFR
422 TERMINAL ST	5,460	0.66%	91.80%	Y		SFR
427 EXCHANGE ST	5,460	0.66%	92.46%	Y		SFR
439 METERS ST	5,460	0.66%	93.12%	Y		SFR
7626 HILLSBORO ST	5,400	0.65%	93.78%	Y		SFR
415 TERMINAL ST	5,356	0.65%	94.42%	Y	Y	SFR
431 TERMINAL ST	5,304	0.64%	95.07%	Y		SFR
419 TERMINAL ST	5,304	0.64%	95.71%			SFR
427 TERMINAL ST	5,304	0.64%	96.35%	Y	Y	SFR

435 TERMINAL ST	5,304	0.64%	96.99%	Y		SFR
423 TERMINAL ST	5,304	0.64%	97.64%	Y	Y	SFR
439 TERMINAL ST	5,252	0.64%	98.27%			SFR
518 EXCHANGE ST	4,750	0.58%	98.85%	Y		SFR
510 EXCHANGE ST	4,750	0.58%	99.42%	Y		SFR
514 EXCHANGE ST	4,750	0.58%	100.00%	Y		SFR

This application qualifies for a Special Minimum Lot Size of:	5,600 sq ft
Response forms received in support of the SMLSA:	101
Response forms received in opposition of the SMLSA:	5
Percentage of property owners in support of the SMLSA boundary: (must be at least 55%)	73%
Percentage of property owners signed the petition for the SMLSA application: (must be at least 10%)	17%
# of developed or restricted to no more than two SFR Units	136
# of Multifamily lots	2
# of Commercial lots	0
# of Vacant Lots	0
# of Excluded Lots	0
TOTAL NUMBER OF LOTS	138
Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 80%):	97%









Special Minimum Lot Size Area Application

According to
Section 42-197 of Chapter 42 of the Code of Ordinances



PLANNING &
DEVELOPMENT
DEPARTMENT

Please complete entire application form.

1. Location:

Blocks 1-2, Lots 21-42 Meters St - Denver Harbor
Blocks 1-2, Lots 11-63 Exchange St - Denver Harbor
Blocks 3-4, Lots 105-126 Terminal St - Denver Harbor
Blocks 1, Lots 4-7 Hillsboro St - Harbor Dale
Blocks 1-2, Lots 5-12 Waxahachie St - Harbor Dale

Example: Blocks 15 - 19, Lots 1-37, in Cocker Spaniel Subdivision

2. Contacts:

Primary
Applicant Michael J. Alvarez Phone # [REDACTED]
Address 302 Terminal E-mail [REDACTED]
City Houston, Tx. 77020 State TX Zip 77020
Alternate
Applicant Celia V. Alvarez Phone # [REDACTED]
Address 302 Terminal E-mail [REDACTED]
City Houston, Texas 77020 State TX Zip 77020

3. Project Information (Staff Use Only-Do Not Fill In):

File # 610 Key Map # _____ TIRZ _____
Lambert # _____ Super N'hood _____ Census Tract _____
City Council District H

4. Submittal Requirements:

Please Check

Completed application form (this page)	<input type="checkbox"/>
Signed petition signed by the applicant (page 5)	<input type="checkbox"/>
Signed petition of support signed by 10% of lot owners within the boundary area (page 6)	<input type="checkbox"/>
Signed deed restriction statement (page 6)	<input type="checkbox"/>
Three (3) recommended locations for a community meeting (page 7)	
Sample of Notification Sign (page 9)	<input type="checkbox"/>
Copy of deed restrictions, if applicable	<input type="checkbox"/>
Map or sketch showing the address, land use and the size of all lots within boundary area	<input type="checkbox"/>

