

HOUSTON PLANNING COMMISSION

AGENDA

NOVEMBER 10, 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
Fernando L. Brave
Antoine Bryant
Lisa Clark
Algenita Davis
Mark A. Kilkenny
Lydia Mares
Paul R. Nelson
Linda Porras-Pirtle
Shafik I. Rifaat
Megan R. Sigler
Eileen Subinsky
Meera D. Victor
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
Carrin F. Patman

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

November 10, 2016

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

Call to Order

Director's Report

Approval of the October 27, 2016 Planning Commission Meeting Minutes

I. Presentation and consideration of the 2017 Planning Commission Calendar (Dipti Mathur)

II. Platting Activity (Subdivision and Development plats)

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

III. Establish a public hearing date of December 15, 2016

- a. Aliana Sec 43 replat no 1
- b. Bayou Fifth Sec 2
- c. Brookwood Forest Sec 3 partial replat no 1 and extension
- d. Canyon Village at Westheimer Lakes partial replat no 2
- e. Colina Homes on Crockett Street replat no 1
- f. Rhode at the Vineyards replat no 1
- g. Tealbrook Sec 1 partial replat no 3
- h. Vistas of Klein Lake Sec 2 partial replat no 1

IV. Consideration of an Off-Street Parking Variance for a property located at 3225 Grayson Oaks Lane (Royal Brook Recreation Center) (Muxian Fang)

V. Excuse the absence of Commissioner Nelson

VI. Public Comment

VII. Adjournment

Minutes of the Houston Planning Commission

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

October 27, 2016

Meeting 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 2:35 p.m. with a quorum present.

Martha L. Stein, Chair	P
M. Sonny Garza	P
Susan Alleman	P
Bill Baldwin	P
Fernando Brave	P
Antoine Bryant	P
Lisa Clark	P
Algenita Davis	P
Mark A. Kilkenny	P
Lydia Mares	P
Paul R. Nelson	A
Linda Porras-Pirtle	P Arrived at 4:04 during Item II
Shafik Rifaat	A
Megan R. Sigler	P
Eileen Subinsky	P
Meera D Victor	A
Shaukat Zakaria	P Arrived at 2:43 during Item I
Mark Mooney for	P Arrived at 2:40 p.m. during Item I and left at 4:15
The Honorable James Noack	p.m. during Item #65
Charles O. Dean for	P Arrived at 2:37 during Minutes
The Honorable Robert E. Herbert	
Raymond Anderson for	P
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 OCTOBER 13, 2016 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 13, 2016 Planning Commission meeting minutes.

Motion: **Baldwin** Second: **Subinsky** Vote: **Carries** Abstaining: **Alleman, Bryant and Clark**

I. PUBLIC HEARING AND CONSIDERATION OF A PROPOSAL TO RENAME DOWLING STREET TO EMANCIPATION AVENUE

Speakers: Councilmember Dwight Boykins, Councilmember Michael Kubosh, Gloria Rubac, Victoria Lopez, Kim Baynes, Kelley Burd-Hess, Sister Mama Sonya, Dwight Baxter, Kijawa Wiseman, Andrea Cody, Carolyn Scantlebury, Dolores B. Rodgers, Rev. Robert McGee, Deloyd Parker, Assata Richards, John O. Eigege, Megan Hageney, McKenzie Watson, Bianca Mahmood, Velocia Ulmer, Jesse Givens, Anelle Williams, Rev. John Fields, Nick Reynolds - supportive. Sarah Duncan, Jill Schofner, Austin Schofner, Thom Murphy, Kevin Baker, Daphne Scarbrough, Carroll Shaddock - opposed.

Commission action: Recommend to City Council that Dowling Street be renamed to Emancipation Avenue.

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

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1- 56)

Staff recommendation: Approve staff's recommendations for items **1 – 56** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 56** subject to the CPC 101 form conditions.

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

Commissioners Sigler and Clark recused themselves.

Staff recommendation: Approve staff's recommendations for items 1, 20 and 46 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items 1, 20 and 46 subject to the CPC 101 form conditions.

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

Commissioners Sigler and Clark returned.

45 **Genesis Homes** **C2R** **Withdrawn**

C PUBLIC HEARINGS

57 **Bavaria Sec 5 replat no 1** **C3N** **Defer**

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

Commission action: Deferred the application for two week per the applicant's request.

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

58 Hardy Park Manor replat no 1 C3N Approve

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

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

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

59 Nolo Studios at Acres Homes C3N Withdrawn

60 Westhaven Estates Sec 2 C3N Approve
partial replat no 6

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: **Kilkenny** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Items 61 and 62 were taken together at this time.

61 Bridges on Lake Houston GP GP Defer

62 Bridges on Lake Houston Sec 7 C3P Defer

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

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

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

63 Dunham Pointe GP GP Approve

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

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

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

64 Ella Medical Center C2R Withdrawn

Item 65 and IV were taken together at this time.

65 Main Midtown C2R Approve

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2850 FANNIN STREET (CAYDON MIDTOWN)

Staff recommendation: Grant the requested variance to allow 0' building line along Fannin Street and approve the plat subject to CPC 101 form conditions. Grant the requested variance to reduce the total number of required off-street parking spaces from 562 to 497, by providing 481 residential, 16 retail/restaurant, and 237 bike parking spaces; and approved the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance to allow 0' building line along Fannin Street and approved the plat subject to CPC 101 form conditions. Granted the requested variance to reduce the total number of required off-street parking spaces from 562 to 497, by providing 481 residential, 16 retail/restaurant, and 237 bike parking spaces; and approved the plat subject to the CPC 101 form conditions.

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

Speakers: Andrew Alleman, applicant and Derrek LeRougx - supportive

66 Oliram Govinda Garden Oaks 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: **Baldwin** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

Items 67 and 68 were taken together at this time.

67 Republic Business Center GP GP Approve
68 Republic Business Center Sec 1 C3P Approve
Staff recommendation: Grant the requested variance and approve the GP subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the GP subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

69 Sundance Cove GP GP Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

70 Texans Black Gold GP GP Withdrawn

71 Texans Soccer Athletic Complex C2 Approve
Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.
Motion: **Bryant** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

72 Yale Street Commons 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: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speakers: Deborah Hamilton – opposed; Richard Smith, Public Works and Engineering.

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

- 73 Millwork Sec 2 C3P Approve**
Staff recommendation: Grant the requested special exception, and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception, and approved the plat subject to the CPC 101 form conditions.
Motion: **Bryant** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**
- 74 Stark Transportation Addition C2R Approve**
Staff recommendation: Grant the requested variances, and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances, and approved the plat subject to the CPC 101 form conditions.
Motion: **Zakaria** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 75 Walshak Estates C1 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

- | | | | |
|-----------|--|------------|----------------|
| 76 | First Baptist Church of the Woodlands | EOA | Approve |
| 77 | Fusion Autoplex | EOA | Approve |
| 78 | Katy ISD Mayde Creek Complex | EOA | Approve |
| 79 | Laurel Park Sec 4 | EOA | Approve |
| 80 | Rock Materials | EOA | Approve |
| 81 | Spring RV and Boat Storage | EOA | Approve |
| 82 | Tealpointe Lake Estates | EOA | Approve |
| 83 | Via Principale Parkway Sec 2 | EOA | Approve |
| 84 | Via Principale Parkway Sec 3 | EOA | Approve |
| 85 | Vista of Klein Lake Sec 3 | EOA | Approve |

H NAME CHANGES

- | | | | |
|-----------|--|-----------|----------------|
| 86 | The Church in Houston West District
(prev. Church of Houston) | NC | Approve |
| 87 | Woodlands Village of Grogans Mill Lake Woodlands
East Shore Sec 18 (prev. Woodlands Lake Woodlands
East Shore Sec 18) | NC | Approve |

I CERTIFICATES OF COMPLIANCE

- | | | | |
|-----------|---------------------------|------------|----------------|
| 88 | 26651 Tinker Way | COC | Approve |
| 89 | 25987 Lantern Lane | COC | Approve |
| 90 | 18325 Teton Lane | COC | Approve |

91	13015 Chrisman Road	COC	Approve
92	16530 Oak Lane	COC	Approve
93	26323 and 26331 Post Oak Drive	COC	Approve

Staff recommendation: Approve staff's recommendation for items 76 to 93.

Commission action: Approved staff's recommendation for items 76 to 93.

Motion: **Baldwin** Second: **Bryant** Vote: **Carries** Abstaining: **Alleman Item 78**

**J ADMINISTRATIVE
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE**

III. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 1, 2016 FOR:

- a. Almeda Plaza Sec 4 partial replat no 1**
- b. Houston Skycraper Shadows Sec 2 partial replat no 3**
- c. Lismar Estates replat no 2**
- d. Pine Hollow Sec 2 partial replat no 1**
- e. Tall Timbers Section of River Oaks partial replat no 6**

Staff recommendation: Establish a public hearing date of December 1, 2016 for items **III a-e**.

Commission action: Established a public hearing date of December 1, 2016 for items **III a-e**.

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

Item IV. was considered and acted upon earlier in the meeting.

Items VII. and VIII. were taken out of order at this time.

VII. Public Comment

Speakers: Council Member Robinson, Jesse Givens.

VIII. EXCUSE THE ABSENCE OF COMMISSIONER NELSON

Commissioner Nelson's absences were excused.

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

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3225 GRAYSON OAKS LANE (ROYAL BROOK RECREATION CENTER)

Staff recommendation: Deny the requested variance request to not to provide the required parking spaces within the site but to allow the use of 10 parking spaces located within the ROW (Angel Run Lane) to fulfill the parking requirement and the required bike rack will be provided on site.

Commission action: Deferred the application for two weeks.

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

Speakers: Brian Gibson, representing applicant – supportive; Richard Smith Public Works and Engineering Department.

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1300 BLOCK OF TABOR STREET, EAST SIDE AND THE 1200 – 1300 BLOCK OF TABOR STREET, WEST SIDE (MLS 620)

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Area application for the 1300 block of Tabor Street, east side, and the 1200 – 1300 block of Tabor Street, west side (MLS 620), and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Area application for the 1300 block of Tabor Street, east side, and the 1200 – 1300 block of Tabor Street, west side (MLS 620), and forwarded to City Council.

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

Speakers: Stephanie Fitzpatrick, Steven Fierros, Tim Goings, Fidel Angel Bermudez and Zachery Schaefer - supportive.

Items VII. and VIII. were considered and acted upon earlier in the meeting.

IX. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:27 p.m.

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

Martha L. Stein, Chair

Patrick Walsh, Secretary

2017 Planning Commission Meeting Dates

Meeting Number	PLAT SUBMITTAL DATES (Closing)	PLANNING COMMISSION DATES
1	Monday, December 19, 2016	Thursday, January 5, 2017
2	Monday, January 9, 2017	Thursday, January 19, 2017
3	Monday, January 23, 2017	Thursday, February 2, 2017
4	Monday, February 6, 2017	Thursday, February 16, 2017
5	Monday, February 20, 2017	Thursday, March 2, 2017
6	Monday, March 6, 2017	Thursday, March 16, 2017
7	Monday, March 20, 2017	Thursday, March 30, 2017
8	Monday, April 3, 2017	Thursday, April 13, 2017
9	Monday, April 17, 2017	Thursday, April 27, 2017
10	Monday, May 1, 2017	Thursday, May 11, 2017
11	Monday, May 15, 2017	Thursday, May 25, 2017
12	Tuesday, May 30, 2017	Thursday, June 8, 2017
13	Monday, June 12, 2017	Thursday, June 22, 2017
14	Monday, June 26, 2017	Thursday, July 13, 2017 (3 week cycle – 4 th of July)
*A		Thursday, July 20, 2017 (MTFP Hearing)
15	Monday, July 17, 2017	Thursday, July 27, 2017
16	Monday, July 31, 2017	Thursday, August 10, 2017
*B		Thursday, August 17, 2017 (MTFP Hearing)
17	Monday, August 14, 2017	Thursday, August 24, 2017
18	Monday, August 28, 2017	Thursday, Sept. 14, 2017 (3 week cycle – Labor Day)
19	Tuesday, September 18, 2017	Thursday, September 28, 2017
20	Monday, October 2, 2017	Thursday, October 12, 2017
21	Monday, October 16, 2017	Thursday, October 26, 2017
22	Monday, October 30, 2017	Thursday, November 9, 2017
23	Monday, November 13, 2017	Thursday, Nov. 30, 2017 (3 week cycle – Thanksgiving)
24	Monday, December 4, 2017	Thursday, December 14, 2017
1	Monday, December 18, 2017	Thursday, Jan. 4, 2018 (3 week cycle – Christmas/NY)

- **Location and Time:** All meetings are held in City Council Chambers, City Hall Annex, 900 Bagby Street, Houston TX 77002, beginning at 2:30 p.m.
- **Bi-weekly:** Commission meeting dates are Thursdays, typically following a bi-weekly schedule.
- **Three Week Meeting Schedule:** Three week cycles occur around the City's adopted holiday schedule, such as for: 1) 4th of July, 2) Labor Day, 3) Thanksgiving, and 4) Christmas/New Year.
- **Submittal Periods:** Submittal periods open at 6:00 a.m. on Fridays, following Commission meetings, and are typically open for four days; closing on Mondays. In the event Monday is also an adopted City of Houston holiday, then the submittal period is extended for an additional (fifth) day. All submittal periods close at 11:00 a.m. Monitor the Department's media outlets for any updates.
- **MTFP:** Major Thoroughfare and Freeway Plan meetings (*) are typically held during the summer months, on alternate Thursdays from the Planning Commission meeting dates.
- **Date of Document:** Adopted by Planning Commission 11-10-2016

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

A-Consent

1	Aldi Fry Road Commercial Center	C2		Approve the plat subject to the conditions listed
2	Aliana Trace Drive Street Dedication Sec 4	SP		Approve the plat subject to the conditions listed
3	Balmoral Park Lakes East Sec 4	C3P		Approve the plat subject to the conditions listed
4	Barkat GP	GP		Defer Additional information reqd
5	Brookwood Forest GP	GP		Approve the plat subject to the conditions listed
6	Brookwood Forest Sec 5	C3P		Approve the plat subject to the conditions listed
7	Development at Moritz	C2		Approve the plat subject to the conditions listed
8	Dixon Trust	C2		Approve the plat subject to the conditions listed
9	DMJJ Enterprise	C2		Approve the plat subject to the conditions listed
10	Echo Vista	C2		Approve the plat subject to the conditions listed
11	Edgewood Village Sec 5	C3F		Approve the plat subject to the conditions listed
12	Elyson Falls Drive Street Dedication Sec 2	C3F		Approve the plat subject to the conditions listed
13	Elyson Sec 11	C3F		Approve the plat subject to the conditions listed
14	Elyson Sec 12	C3F		Approve the plat subject to the conditions listed
15	Goddard School Cinco Northwest	C2		Approve the plat subject to the conditions listed
16	Hickory Enclave	C2		Approve the plat subject to the conditions listed
17	Hidden Meadow Sec 8	C3P		Defer Chapter 42 planning standards
18	HMAidan Reserves at FM 1464	C2		Approve the plat subject to the conditions listed
19	Hollywood Gardens partial replat no 5	C3F		Approve the plat subject to the conditions listed
20	Houston TKCCP Oates Road Development	C2		Approve the plat subject to the conditions listed
21	Knight Gaston Development	C2		Approve the plat subject to the conditions listed
22	Lakecrest Forest Sec 8	C3F		Approve the plat subject to the conditions listed
23	Lakecrest Forest Sec 9	C3F		Approve the plat subject to the conditions listed
24	Louetta Office Park Reserve	C2		Approve the plat subject to the conditions listed
25	Lyric Plaza	C2		Approve the plat subject to the conditions listed
26	Mills Creek Crossing Sec 1	C3F	DEF1	Approve the plat subject to the conditions listed
27	Millwork Sec 2	C3F		Approve the plat subject to the conditions listed
28	Miramesa Sec 6	C3P		Approve the plat subject to the conditions listed
29	Miramesa Sec 8	C3P		Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: November 10, 2016**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
30	Oaks at Greens Bayou	C2		Approve the plat subject to the conditions listed
31	Rancho Los Lomas	C1		Approve the plat subject to the conditions listed
32	Reserves on Airport GP	GP		Approve the plat subject to the conditions listed
33	Reserves on Airport Sec 1	C3P		Approve the plat subject to the conditions listed
34	Ricewood Drive Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
35	Ricewood Drive Street Dedication Sec 2	SP		Approve the plat subject to the conditions listed
36	Royal Brook at Kingwood Sec 18	C3F		Approve the plat subject to the conditions listed
37	Sheldon Ridge Sec 9	C3F		Approve the plat subject to the conditions listed
38	Springwoods Village District Sec 8	C2		Approve the plat subject to the conditions listed
39	Towne Lake Sec 47	C3P		Approve the plat subject to the conditions listed
40	Westhaven Estates Sec 2 partial replat no 6	C3F		Approve the plat subject to the conditions listed
41	Wildwood at Northpointe Sec 26	C3P		Approve the plat subject to the conditions listed
42	Willowbrook Office Center	C3F		Approve the plat subject to the conditions listed
43	Willowcreek Ranch Sec 7	C3F		Approve the plat subject to the conditions listed
44	Word of God Church GP	GP		Approve the plat subject to the conditions listed
45	Word of God Church Sec 1	C2		Approve the plat subject to the conditions listed

B-Replats

46	Dunn Health Center	C2R		Approve the plat subject to the conditions listed
47	Enterra At Vermont	C2R		Approve the plat subject to the conditions listed
48	Garden Heights replat no 1	C2R		Approve the plat subject to the conditions listed
49	Garza Plaza	C3R	DEF2	Approve the plat subject to the conditions listed
50	Grand Parkway Marketplace partial replat no 1	C2R		Defer Chapter 42 planning standards
51	Hersheys Real Estate	C2R		Approve the plat subject to the conditions listed
52	Kayden Court	C2R		Approve the plat subject to the conditions listed
53	New Covenant Christian Fellowship	C2R		Defer LGL deed rests review pending
54	Provence Memorial	C3R		Approve the plat subject to the conditions listed
55	Public Storage Store No TX15111	C2R		Approve the plat subject to the conditions listed
56	Public Storage Store No TX15133	C2R		Withdraw
57	Rainbow Bee	C2R	DEF1	Approve the plat subject to the conditions listed
58	Ready Mix on Breen	C2R		Defer LGL deed rests review pending
59	Royal Hearts Townhomes	C3R		Defer Additional information reqd

Platting Summary**Houston Planning Commission****PC Date: November 10, 2016**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
60	Spanos Properties	C2R		Approve the plat subject to the conditions listed
61	Summers Drywall replat no 1 and extension	C2R		Approve the plat subject to the conditions listed
62	Upland Development	C3R	DEF1	Approve the plat subject to the conditions listed
63	West 23rd Garden Homes	C2R		Approve the plat subject to the conditions listed
64	Wilmer Landing	C2R		Approve the plat subject to the conditions listed
65	Wyman Gordon Complex Union Crossing Sec 3	C3R		Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

66	Bavaria Sec 5 replat no 1	C3N	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
67	Fisher Street Townhomes replat no 1	C3N		Approve the plat subject to the conditions listed
68	Genesse West Drew Crossing replat no 1	C3N		Approve the plat subject to the conditions listed
69	Herzog partial replat no 1	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed
70	Hyde Park Main Addition no 4 partial replat no 1	C3N		Approve the plat subject to the conditions listed
71	Remington Creek Ranch Sec 4	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed

D-Variances

72	Almeda Hall	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
73	Bridges on Lake Houston GP	GP	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
74	Bridges on Lake Houston Sec 7	C3P	DEF2	Approve the plat subject to the conditions listed
75	Chevron at Washington	C2		Defer Chapter 42 planning standards
76	Development at Main and Webster	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
77	Development at West Little York	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
78	HEB Heights	C2R		Withdraw
79	Jackson Villa	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
80	Lexington Woods Business Park	C3P		Defer Additional information reqd
81	Mallard Crossing Emergency Service	C2		Defer Chapter 42 planning standards
82	Villas on West 20th	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
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E-Special Exceptions

83	Grand Vista Lakes GP	GP		Defer Additional information reqd
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F-Reconsideration of Requirements

84	Villas at Foxbrick Lane	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
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G-Extensions of Approval

85	Colina Court on Petty Street	EOA		Approve
86	Fort Bend County ESD no 2 Fire Station no 3	EOA		Approve
87	Kirby Mansion	EOA		Approve
88	Manors on Illinois street	EOA		Approve
89	Villas on Illinois Street	EOA		Approve

H-Name Changes

None

I-Certification of Compliance

90	12101 Central Drive	COC		Approve
91	238 Delldale Street	COC		Approve
92	27235 Spanish Oaks Drive	COC		Approve
93	3411 Frick Road	COC		Approve

J-Administrative

None

K-Development Plats with Variance Requests

94	3250 Huntingdon Place	DPV		Approve
95	5419 John Dreaper Drive	DPV		Approve
96	2241 Stanmore Drive	DPV		Approve

Off Street Parking Variances

IV	3225 Grayson Oaks Lane (Royal Oaks Recreation Center)	PV		Defer
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 11/10/2016
Plat Name: Aldi Fry Road Commercial Center
Developer: Aldi Inc. Rosenberg Division
Applicant: Jones | Carter
App No/Type: 2016-1855 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.5380	Total Reserve Acreage:	2.5380
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:	Harris County MUD 167
County	Zip	Key Map ©	City / ETJ
Harris	77449	406Y	ETJ

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

City Engineer: DETENTION IS REQUIRED

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)
Corner ROW radius C1 should be revised from 25' to 30'

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 11/10/2016
Plat Name: Aliana Trace Drive Street Dedication Sec 4
Developer: Aliana Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2016-1836 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	10.2860	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 134 A
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	566H	ETJ

Conditions and Requirements for Approval

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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) Submit civil construction plans for review
2) Add 1' reserve from C3 to C5
3) List BAM Houston Real Estate Investment LP as a property owner
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: 3
Action Date: 11/10/2016
Plat Name: Balmoral Park Lakes East Sec 4
Developer: LGI Homes
Applicant: Pape-Dawson Engineers
App No/Type: 2016-1841 C3P

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	44.0350	Total Reserve Acreage:	4.6230
Number of Lots:	211	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 400
County	Zip	Key Map ©	City / ETJ
Harris	77396	376U	ETJ

Conditions and Requirements for Approval

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

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

- address stub street to the south - add 20' GBL to all corner lots - dash all lines outside of plat boundary

For Your Information:

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

PWE Utility Analysis: A wastewater capacity reservation letter is required for this project. When applying please attach a copy of the propose re-plat to the WCR (long or Short form) Application

For Long form

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

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

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

UVE should be checked at Central Lakes Drive and Thompson Bend Drive.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 11/10/2016
Plat Name: Barkat GP
Developer: Kolu Business Inc
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2016-1813 GP

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	75.0000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	444M	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)

- show stub that exists to the north and street configuration to the south

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 11/10/2016
Plat Name: Barkat GP
Developer: Kolu Business Inc
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2016-1813 GP

Staff Recommendation:
Defer Additional
information reqd

PWE Utility Analysis: Approved

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

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)

Dedicate your share of 100 ft ROW for Katy Fort Bend Rd. see markup.

UVE should be checked for making right turn on red by SB traffic on Katy Hockley Cut-Off Road at Morton Ranch Road.

Shared access with adjacent properties is recommended to connect with driveway at median opening w/left turn lane.

Additional ROW will be needed for Katy Hockley Cut-Off Road.

Existing streets across Morton Ranch Road should be shown on the Plat.

It is not clear whether the Plat is a GP covering additional 77.97 acres or it is a Section Plat for 2.00 acres only.

Proposed 60 ft. ROW at the east border violates Chapter 42's 600 ft. block spacing to existing streets on the south side of Morton Ranch Road.

label future street pattern for Marcello Lakes GP and align north-south road with street stub.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 5
Action Date: 11/10/2016
Plat Name: Brookwood Forest GP
Developer: KB Home
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2016-1873 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	119.8200	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Montgomery County MUD 96
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	295R	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.

- address street widening w/ sections - coordinate ROW w/ Montgomery County Engineer

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 - Include Key Map information on the Vicinity Map, Plat is in 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: 6
Action Date: 11/10/2016
Plat Name: Brookwood Forest Sec 5
Developer: KB Home
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2016-1874 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	15.9600	Total Reserve Acreage:	0.6200
Number of Lots:	69	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Montgomery County MUD 96
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	295Q	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
052. Brookwood Forest Sec 3 must be recorded prior to or simultaneously with this plat.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- add 20' GBL to all corner lots - dimension culs de sacs

For Your Information:

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 11/10/2016
Plat Name: Development at Moritz
Developer: Legend Classic Homes
Applicant: Windrose
App No/Type: 2016-1833 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4789	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451S	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.

203. Provide complete Recordation Package when submitting plat for 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 Appendix A - single family paragraph

For Your Information:

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

PWE Utility Analysis: 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 IS REQUIRED

Parks and Recreation: The correct numbers for the open space table should be: Existing: 1 Proposed: 4, and Incremental: 3

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 11/10/2016
Plat Name: Dixon Trust
Developer: Dixon Revocable Trust
Applicant: Terra Surveying Company, Inc.
App No/Type: 2016-1823 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.2480	Total Reserve Acreage:	5.2480
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453E	City

Conditions and Requirements for Approval

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

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

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

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

- add Building Line note

For Your Information:

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

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

For long form:

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

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - No comments.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 11/10/2016
Plat Name: DMJJ Enterprise
Developer: Water District Management
Applicant: Arborleaf Engineering & Surveying, Inc.
App No/Type: 2016-1821 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	7.9880	Total Reserve Acreage:	7.9079
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	328C	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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

- provide record info for Boudreaux Rd.City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - No comments.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 11/10/2016
Plat Name: Echo Vista
Developer: J A DAVIS
Applicant: replats.com
App No/Type: 2016-1767 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.1172	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77336	338D	City

Conditions and Requirements for Approval

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

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

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

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

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

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

For Your Information:

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

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: 11
Action Date: 11/10/2016
Plat Name: Edgewood Village Sec 5
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No/Type: 2016-1844 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	7.4420	Total Reserve Acreage:	0.1820
Number of Lots:	45	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:	Northeast Harris County MUD 1
County	Zip	Key Map ©	City / ETJ
Harris	77049	457G	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 11/10/2016
Plat Name: Elyson Falls Drive Street Dedication Sec 2
Developer: Nash FM 529, LLC, a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2016-1859 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.7660	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 457
County	Zip	Key Map ©	City / ETJ
Harris	77493	405T	ETJ

Conditions and Requirements for Approval

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

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

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

052. This street dedication must be recorded prior to or simultaneously with proposed Elyson Sec 14.

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

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

For Your Information:

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

easements outside of plat boundary will need to be recorded prior to plat recordation.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 11/10/2016
Plat Name: Elyson Sec 11
Developer: Nash FM 529, LLC, a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2016-1851 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	23.6800	Total Reserve Acreage:	6.6100
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:	Harris County MUD 457
County	Zip	Key Map ©	City / ETJ
Harris	77493	405P	ETJ

Conditions and Requirements for Approval

025. Single family residential lots in the urban area adjacent to a collector or local street shall have a 10 foot building line for the principal structure and a 20 foot building line for any carport or garage. Add BL 159 A illustration and notes to the plat. (159)

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

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

052. Elyson Sec 10 must be recorded prior to or simultaneously with this plat.

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

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

1. Add note to face of plat: All lots shall have adequate wastewater collection services.

For Your Information:

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

City Engineer: DETENTION IS PROVIDED

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

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

easements outside of plat boundary will need to be dedicated by separate instrument prior to plat recordation
 Sec 10 or 12 must be recorded prior to or simultaneously with this plat.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 11/10/2016
Plat Name: Elyson Sec 12
Developer: Nash FM 529, LLC, a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2016-1856 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	26.2800	Total Reserve Acreage:	10.0130
Number of Lots:	73	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 457
County	Zip	Key Map ©	City / ETJ
Harris	77493	405T	ETJ

Conditions and Requirements for Approval

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

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

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

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

Record Elyson Falls Drive Street Dedication Sec 1 prior to or simultaneously with this plat.

For Your Information:

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

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

Harris County Flood Control District: Flood Control review - No comments.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 11/10/2016
Plat Name: Goddard School Cinco Northwest
Developer: Everest Design Group, LLC
Applicant: The Interfield Group
App No/Type: 2016-1876 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.6470	Total Reserve Acreage:	1.6470
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Fort Bend County MUD 58
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	484N	ETJ

Conditions and Requirements for Approval

041. Easements dedicated by separate instrument shown on the plat and not located adjacent to a common property line must be vacated, abandoned and rededicated prior to recordation.
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.
187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 11/10/2016
Plat Name: Hickory Enclave
Developer: Hickory St Houston Development, LLC
Applicant: Bates Development Consultants
App No/Type: 2016-1857 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3444	Total Reserve Acreage:	0.0041
Number of Lots:	9	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	493G	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)

Extend E.A.E to Spring street, as shown on the mark-up.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 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: 17
Action Date: 11/10/2016
Plat Name: Hidden Meadow Sec 8
Developer: HLL Land Acquisitions of Texas, L.P.
Applicant: McKim & Creed, Inc.
App No/Type: 2016-1816 C3P

Staff Recommendation:
 Defer Chapter 42 planning standards

Total Acreage:	17.8600	Total Reserve Acreage:	0.6551
Number of Lots:	122	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Greenwood Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77044	417W	ETJ

Conditions and Requirements for Approval

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)

provide 2nd point of access prior to final submittal

For Your Information:

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

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)

Road intersection at Van hut Lane needs to be at a 90 degree angle

easements dedicated by separate instrument will need to be recorded prior to plat recordation

verify how is subdivision going to drain

coordinate with hcfd if additional easement will need to be dedicated along P121-00-00

van hut lane will need to be dedicated prior to or simultaneously with this plat.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 11/10/2016
Plat Name: HMaidan Reserves at FM 1464
Developer: DAC ENGINEERS
Applicant: AGS CONSULTANTS LLC
App No/Type: 2016-1787 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.6528	Total Reserve Acreage:	6.6528
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	Fort Bend County MUD 25
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	567K	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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

Fort Bend Engineer: 1) Add 10' landscape easement adjacent to FM 1464
2) Access to FM 1464 must be approved by TxDOT
3) Cross access easements by separate instrument or plat will be required for shared driveways

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: 19
Action Date: 11/10/2016
Plat Name: Hollywood Gardens partial replat no 5
Developer: City Choice Homes L.L.C.
Applicant: ICMC GROUP INC
App No/Type: 2016-1829 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	1.6500	Total Reserve Acreage:	0.1944
Number of Lots:	24	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450V	City

Conditions and Requirements for Approval

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

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

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

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

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

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

For Your Information:

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

PWE Utility Analysis: A Wastewater Capacity Reservation 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: Pinewood Circle Lane must be changed. Circle is a street type and may not be included in a street name. Also, Pinewood Circle alone is a taken name, so it will not be accepted to simply "lane". Pinewood Court is also taken as well.

"Jackson River Court" is not a court as it does not end in a cul-de-sac or circle. The street type needs to be changed.



Agenda Item: 20
Action Date: 11/10/2016
Plat Name: Houston TKCCP Oates Road Development
Developer: COMCAST
Applicant: Doshi Engineering & Surveying Company
App No/Type: 2016-1765 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.6499	Total Reserve Acreage:	0.6499
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77013	456W	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. Dash all lines outside the plat boundary

For Your Information:

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

PWE Utility Analysis: A wastewater capacity reservation letter is required for this project. When applying please attach a copy of the propose re-plat to the WCR (Long or short form)Application.

For Long form

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

City Engineer: DETENTION IS REQUIRED AND NEED DRAINAGE PLAN

Harris County Flood Control District: Flood Control review - Show HCFCD Fee with Clerk File numbers east of the plat, also show channel top of bank on the plat. See uploaded PDF for reference.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 11/10/2016
Plat Name: Knight Gaston Development
Developer: Knight & Bily
Applicant: Doshi Engineering & Surveying Company
App No/Type: 2016-1739 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.9550	Total Reserve Acreage:	0.7766
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

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.

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

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

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

1. Coordinate ROW dedication with FB County.
2. Centerpoint note required.

For Your Information:

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

Fort Bend Engineer: 1) Submit to FBC for formal review

2) The proposed ROW donation is sufficient

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: 22
Action Date: 11/10/2016
Plat Name: Lakecrest Forest Sec 8
Developer: Porter Road LTD., A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2016-1847 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.3100	Total Reserve Acreage:	0.1000
Number of Lots:	13	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 65
County	Zip	Key Map ©	City / ETJ
Harris	77493	444R	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

For Your Information:

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

City Engineer: 10' WLE & 10' S.S.E CANNOT OVERLAPP, WHICH IS NOT ALLOWED.
MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 11/10/2016
Plat Name: Lakecrest Forest Sec 9
Developer: Porter Road LTD., A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2016-1848 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.3500	Total Reserve Acreage:	0.1000
Number of Lots:	13	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 65
County	Zip	Key Map ©	City / ETJ
Harris	77493	444R	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

For Your Information:

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

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: 24
Action Date: 11/10/2016
Plat Name: Louetta Office Park Reserve
Developer: Louetta Office Park, LLC
Applicant: Benchmark Engineering Corp.
App No/Type: 2016-1840 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	9.6900	Total Reserve Acreage:	9.6900
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	77388	331C	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)

203. Provide complete Recordation Package when submitting plat for 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: 24
Action Date: 11/10/2016
Plat Name: Louetta Office Park Reserve
Developer: Louetta Office Park, LLC
Applicant: Benchmark Engineering Corp.
App No/Type: 2016-1840 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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 .

Limited scope TIA will be required to determine driveway locations and left turn lane requirements.

Request for variance for not extending Thicket Run Drive thru the property or terminate at a cul-de-sac has not been received. Access should be denied if the street is not extended or terminate at a cul-de-sac.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 11/10/2016
Plat Name: Lyric Plaza
Developer: U.S. Property Management
Applicant: C.L. Davis & Company
App No/Type: 2016-1809 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.4838	Total Reserve Acreage:	1.4838
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	16	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77002	493L	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.1. Make minor corrections and additions as indicated on scanned image file attached to the application.
- 073.1. Legal Descriptions shall follow guidelines and/or examples.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

City Engineer: DETENTION 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: 26
Action Date: 11/10/2016
Plat Name: Mills Creek Crossing Sec 1
Developer: K.B. Home Lone Star Inc
Applicant: Pape-Dawson Engineers
App No/Type: 2016-1784 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	16.0230	Total Reserve Acreage:	7.6720
Number of Lots:	64	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77070	369L	ETJ

Conditions and Requirements for Approval

023. Single-family residential lots in the suburban area shall have minimum 20-foot front building lines along the local street. Should the lot side or back a local street a 10-foot side or rear building line will be required. A further reduction in the front building line shall be allowed when using the typical lot layout. Add BL 158 illustration and notes on the plat. (158)

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)

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

203. Provide complete Recordation Package when submitting plat for 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: 26
Action Date: 11/10/2016
Plat Name: Mills Creek Crossing Sec 1
Developer: K.B. Home Lone Star Inc
Applicant: Pape-Dawson Engineers
App No/Type: 2016-1784 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approved

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., ALSO DETENTION IS REQUIRED AND NEED W.M.E.

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

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

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 .

verify if reserves g and H are also restricted to drainage

per chapter 42, PAE/PUE must be at least 50 feet wide. revise to PAEs

"crossing" is not an appropriate suffix per our regulations. Choose another suffix

UVE should be checked at Mills Creek Crossing (pvt) and Perry road.

NB left turn lane will be required on Perry Road at Mills Creek Crossing (pvt).

Space for vehicle turn around should be provided if Mills Creek Crossing is gated.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 11/10/2016
Plat Name: Millwork Sec 2
Developer: Waste Corporation of Texas
Applicant: BGE, Inc.
App No/Type: 2016-1843 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	9.0380	Total Reserve Acreage:	8.5080
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	77083	528N	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)

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

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

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

For Your Information:

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

PWE Utility Analysis: Approved.

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

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)

Dedicate widening by separate instrument prior to plat recordation. Portion of 1-foot reserve along Branham may need to be removed

Design a turnaround dedicated by separate instrument

Branham Drive should be paved from Auto Park Drive to Plat Boundary w/a cul-de-sac to Harris County Standard before access will be allowed.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 11/10/2016
Plat Name: Miramesa Sec 6
Developer: MREC LT STERLING CANYON, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2016-1858 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	14.5700	Total Reserve Acreage:	1.3000
Number of Lots:	55	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 165
County	Zip	Key Map ©	City / ETJ
Harris	77433	406C	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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: 28

Action Date: 11/10/2016

Plat Name: Miramesa Sec 6

Developer: MREC LT STERLING CANYON, LLC

Applicant: Jones|Carter - Woodlands Office

App No/Type: 2016-1858 C3P

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)

UVE should be checked at unnamed street at eastern Plat boundary and West Rd, and at Ravens Ridge Blvd and West Road.

WB left turn lane will be required on West Road at Ravens Ridge Blvd.

Provide street name at eastern boundary of the Plat.

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 11/10/2016
Plat Name: Miramesa Sec 8
Developer: MREC LT STERLING CANYON, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2016-1854 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	15.3500	Total Reserve Acreage:	0.2000
Number of Lots:	63	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 165
County	Zip	Key Map ©	City / ETJ
Harris	77433	406C	ETJ

Conditions and Requirements for Approval

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

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

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

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

052. Miramesa Sec 6 must be recorded prior to or simultaneously with this plat.

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

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

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 11/10/2016
Plat Name: Miramesa Sec 8
Developer: MREC LT STERLING CANYON, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2016-1854 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Harris County Flood Control District: Flood Control review - No comments.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

Sec 6 will need to be recorded prior to or simultaneously with this plat label reserve table

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 at Ravens Ridge Blvd and West Road.

WB LTL will be required on West Road at Ravens Ridge Blvd.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 11/10/2016
Plat Name: Oaks at Greens Bayou
Developer: 796 Normandy Interest Inc
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2016-1815 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	2.0359	Total Reserve Acreage:	2.0345
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	Harris County MUD 8
County	Zip	Key Map ©	City / ETJ
Harris	77015	496H	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)

UVE should be checked for making right turn on red by EB traffic on Normandy Crossing Drive at Normandy Street.

NB left turn lane will be required on Normandy Street at driveway in line with existing median opening.

Corner ROW hypotenuse L1 at Normandy Crossing Drive and Normandy Street should be 28.28' for 20'x20' cutback.



Agenda Item: 31
Action Date: 11/10/2016
Plat Name: Rancho Los Lomas
Developer: Mario Lomas
Applicant: Survey 1, Inc.
App No/Type: 2016-1825 C1

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.0000	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77336	339G	ETJ

Conditions and Requirements for Approval

014. Add plat 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 section. (

022. Single-family residential lots in a suburban area shall have minimum 20-foot front building lines along the local street. Should a lot side or back a local street a 10-foot side or rear building line will be required. (158)

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

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

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

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

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

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

If building lines shown on the face of the plat (20060024232 D.R.) are not applicable then, remove them and add 20' B.L. or a 10'/20' G.B.L. with appropriate notes & diagram. If building lines (20060024232 D.R.) are applicable, then add 20' B.L. and deed restricted building lite note. Therefore, if deed record building lines are applicable, they must be shown under easement in City Planning Letter at recordation.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31

Action Date: 11/10/2016

Plat Name: Rancho Los Lomas

Developer: Mario Lomas

Applicant: Survey 1, Inc.

App No/Type: 2016-1825 C1

Staff Recommendation:

Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approved - To request the availability of COH water or sanitary sewer for this project you must apply for water/ wastewater capacity reservation on the long form application. When applying please attach a copy of the proposed re-plat with the WCR application.

For long form:

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

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.



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 11/10/2016
Plat Name: Reserves on Airport GP
Developer: Fuller Realty Partners, LLC
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2016-1870 GP

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	185.7100	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	Harris County MUD 409
County	Zip	Key Map ©	City / ETJ
Harris	77051	573K	City

Conditions and Requirements for Approval

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

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

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

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.

Parks and Recreation: 1) This General Plan and any current and future sections are subject to Chapter 42, Article III, Division 7 of the Code of Ordinances.

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

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: MAKE SURE THAT THE SUBDIVISION HAS DETENTION



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 11/10/2016
Plat Name: Reserves on Airport Sec 1
Developer: Fuller Realty Partners, LLC
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2016-1872 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	15.1100	Total Reserve Acreage:	14.1000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	573E	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.

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)

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.

134.07. Add to general notes on face of plat: This property(s) is located in Park Sector number 7.

Provide approved drainage plan at final.

For Your Information:

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



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 11/10/2016
Plat Name: Reserves on Airport Sec 1
Developer: Fuller Realty Partners, LLC
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2016-1872 C3P

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 attach a copy of the proposed re-plat to the WCR (long or short form) application.

For long form:

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

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map.
Parks and Recreation: To be added to general notes on face of plat: If Unrestricted Reserves A or B are proposed to be multi-family residential, they are 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.

To be added to general notes on face of plat: "This property(s) is located in Park Sector number 7".

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 11/10/2016
Plat Name: Ricewood Drive Street Dedication Sec 1
Developer: Friendswood Development Company
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2016-1810 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.4860	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 24
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	297J	ETJ

Conditions and Requirements for Approval

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

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

052. Royal Brook at Kingwood Sec 11 must be recorded prior to or simultaneously with this plat.

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

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

For Your Information:

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 11/10/2016
Plat Name: Ricewood Drive Street Dedication Sec 2
Developer: Friendswood Development Company
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2016-1811 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.6910	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 24
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	297K	ETJ

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
052. Ricewood Drive Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat. This plat must be recorded prior to Sec 16
203. Provide complete Recordation Package when submitting plat for 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 11/10/2016
Plat Name: Royal Brook at Kingwood Sec 18
Developer: Friendswood Development Company, L.L.C.
Applicant: Jones | Carter
App No/Type: 2016-1812 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.3100	Total Reserve Acreage:	1.1900
Number of Lots:	45	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77365	297K	City

Conditions and Requirements for Approval

041. Easements dedicated by separate instrument shown on the plat and not located adjacent to a common property line must be vacated, abandoned and rededicated prior to recordation.
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. Sec 7 or Sec 14 must be recorded prior to or simultaneously with this plat.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

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

For long form:

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

Harris County Flood Control District: Flood Control review - Drainage channel running at the northwestern boundary. Show and label channel G103-80-03.2A with top of bank, centerline and identification on the table.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 11/10/2016
Plat Name: Sheldon Ridge Sec 9
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No/Type: 2016-1807 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	9.8010	Total Reserve Acreage:	0.5040
Number of Lots:	49	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:	Northeast Harris County MUD 1
County	Zip	Key Map ©	City / ETJ
Harris	77044	418N	ETJ

Conditions and Requirements for Approval

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

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

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

052. Sheldon Ridge Sec 8 must be recorded prior to or simultaneously with this plat.

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37

Action Date: 11/10/2016

Plat Name: Sheldon Ridge Sec 9

Developer: Woodmere Development Co., LTD.

Applicant: IDS Engineering Group

App No/Type: 2016-1807 C3F

Staff Recommendation:

Approve the plat subject to the conditions listed

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

sec 8 will need to be recorded prior to or simultaneously with this plat

easements dedicated by separate instrument will need to be recorded prior to recordation or remove

UVE should be checked at Roaming River Trail and Upland Junction Trail, and at Meandering Post Trail and Upland Junction Trail.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 11/10/2016
Plat Name: Springwoods Village District Sec 8
Developer: 7200 Main Corporation and Springwoods Realty Company
Applicant: C.L. Davis & Company
App No/Type: 2016-1820 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	18.3815	Total Reserve Acreage:	18.3815
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County Improvement District 18
County	Zip	Key Map ©	City / ETJ
Harris	77389	292F	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
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 11/10/2016
Plat Name: Springwoods Village District Sec 8
Developer: 7200 Main Corporation and Springwoods Realty Company
Applicant: C.L. Davis & Company
App No/Type: 2016-1820 C2

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)

check with COH if tree preserve is an applicable callout

provide corner cut for building line intersection

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 at Belvedere Point and IH 45 service road, at Belvedere Point and Energy Drive, and at Energy Drive and Springwoods Village Pkwy.

TIA will be required before the review of site development 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: 39
Action Date: 11/10/2016
Plat Name: Towne Lake Sec 47
Developer: CW SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No/Type: 2016-1849 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.3500	Total Reserve Acreage:	0.6200
Number of Lots:	29	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

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. Section 43 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)

Plat detention area to the west with the next section to the northeast.

For Your Information:

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
expired sec 43 plat calls Palo Creek Drive as public. Verify.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 11/10/2016
Plat Name: Westhaven Estates Sec 2 partial replat no 6
Developer: Maxim Bay III, LP
Applicant: MOMENTUM ENGINEERING
App No/Type: 2016-1850 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1790	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77057	491N	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
147. Provide a copy of the instrument widening San Felipe Road prior to 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.

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: NO B.L. ON SAN FELIPE RD., ALSO 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: 41
Action Date: 11/10/2016
Plat Name: Wildwood at Northpointe Sec 26
Developer: Friendswood Development Company
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2016-1817 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.5700	Total Reserve Acreage:	1.2000
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	77377	328F	ETJ

Conditions and Requirements for Approval

014. Establish 25' building setback line in Reserve A.(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.
062. Provide an appropriate numeric and graphic scale. (20, 30, 40, 50, 60, or 100 feet) (42 & 44)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
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)
159. Provide centerline tie.

For Your Information:

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 11/10/2016
Plat Name: Wildwood at Northpointe Sec 26
Developer: Friendswood Development Company
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2016-1817 C3P

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)

Per letter agreement with County and Friendswood development, sections 25 and 26 will remain separate. sec 26 will be recorded prior to or simultaneously with sec 25. Also Friendswood agrees that no more than 25% of home permits will be issued within sec 25 until all ROW is constructed within sec 26 plat boundary.

label 25 foot building line within reserve A

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 .

Roadway geometry and proposed traffic control devices should be reviewed with Harris County Traffic prior to plan submittal. North-south free flow operation should be designed. TCP and construction sequence should be coordinated with adjacent new Shaw Road construction to the south. The intersection of new Shaw Road with Old Shaw Road should be checked before alignment of New Shaw Road will be 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.



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 11/10/2016
Plat Name: Willowbrook Office Center
Developer: TOC Properties, LLC
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2016-1860 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	13.2500	Total Reserve Acreage:	13.2500
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77064	370P	City

Conditions and Requirements for Approval

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

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

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)

Show acreage and square feet of each reserve within the 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.

City Engineer: DETENTION IS PROVIDED, ALSO DRAINAGE PLAN IS APPROVED

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 11/10/2016
Plat Name: Willowcreek Ranch Sec 7
Developer: CC Telge Road, L.P., - A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2016-1853 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	47.2800	Total Reserve Acreage:	4.7800
Number of Lots:	13	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	Harris County MUD 416
County	Zip	Key Map ©	City / ETJ
Harris	77377	288W	ETJ

Conditions and Requirements for Approval

013. Provide written approval of plat with Recordation Package from all affected pipeline companies.

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

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

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

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

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

Legal description stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 11/10/2016
Plat Name: Willowcreek Ranch Sec 7
Developer: CC Telge Road, L.P., - A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2016-1853 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris County Flood Control District: No HCFCD Comments. mmh

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

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

verify with COH if concurrence is needed from Tomball ETJ for platting in their ETJ

Verify with COH if public or private access is needed for reserve A

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 11/10/2016
Plat Name: Word of God Church GP
Developer: The Word of God Christian Fellowship
Applicant: Windrose
App No/Type: 2016-1834 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	17.7497	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	327H	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 11/10/2016
Plat Name: Word of God Church GP
Developer: The Word of God Christian Fellowship
Applicant: Windrose
App No/Type: 2016-1834 GP

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 County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map.
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)

20 feet of ROW is required to be dedicated by chapter 42. Additional 30 feet of ROW is required to be dedicated for CIP project for 50 foot ROW dedication.

russellwood drive should be extended or submit variance to not extend

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

Telge Road CIP Project Manager, Grace Tsai, should be contacted for plan and Plat approval. Dedication of additional ROW will be 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: 45
Action Date: 11/10/2016
Plat Name: Word of God Church Sec 1
Developer: The Word of God Christian Fellowship
Applicant: Windrose
App No/Type: 2016-1837 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.0010	Total Reserve Acreage:	6.0010
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	327H	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.
- 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: 45
Action Date: 11/10/2016
Plat Name: Word of God Church Sec 1
Developer: The Word of God Christian Fellowship
Applicant: Windrose
App No/Type: 2016-1837 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)

50' ROW dedication is needed along the frontage

20 feet of ROW is required to be dedicated by chapter 42. Additional 30 feet of ROW is required to be dedicated for CIP project.

Telge Road CIP Project Manager, Grace Tsai, should be contacted for plan and Plat approval. Dedicate 25 foot building line along Telge Road outside of proposed dedication

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

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

Limited scope TIA will be required to determine driveway locations and left turn lane 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: 46
Action Date: 11/10/2016
Plat Name: Dunn Health Center
Developer: El Centro De Corazon
Applicant: Miller Survey Group
App No/Type: 2016-1861 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.9627	Total Reserve Acreage:	0.9627
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77012	495W	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.

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 - zoom and center site o vicinity map

For Your Information:

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

City Engineer: DETENTION IS REQUIRED

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 11/10/2016
Plat Name: Enterra At Vermont
Developer: Enterra Homes
Applicant: The Interfield Group
App No/Type: 2016-1728 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1432	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77019	492R	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 11/10/2016
Plat Name: Garden Heights replat no 1
Developer: Consturctiva LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2016-1852 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4017	Total Reserve Acreage:	0.4017
Number of Lots:	1	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	452Z	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)

access is denied from lot 1 to North Shepherd.

For Your Information:

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

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: 49
Action Date: 11/10/2016
Plat Name: Garza Plaza
Developer: Rito Garza
Applicant: R.W. Patrick & Associates, Inc.
App No/Type: 2016-1669 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	8.1670	Total Reserve Acreage:	7.3160
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77017	535R	City

Conditions and Requirements for Approval

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

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

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

1. Approved Drainage Plan required at final submittal

For Your Information:

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

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

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

Harris County Flood Control District: HCFCD:

Show centerline and banks of channel (C106-01-00).

Show floodplain and floodway.

HCFCD Requests 216 feet of ROW - 108' on each side of centerline.

Garza Acres or Garza Plaza?



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 11/10/2016
Plat Name: Grand Parkway Marketplace partial replat no 1
Developer: GP Marketplace 1750, LLC
Applicant: BGE, Inc.
App No/Type: 2016-1846 C2R

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	2.0320	Total Reserve Acreage:	1.4460
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	77389	290L	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.

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

- 1) plat name must be revised.
- 2) title block should include the preceding plat and abandoned row.
- 3) include reason for replat.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 11/10/2016
Plat Name: Grand Parkway Marketplace partial replat no 1
Developer: GP Marketplace 1750, LLC
Applicant: BGE, Inc.
App No/Type: 2016-1846 C2R

Staff Recommendation:
Defer Chapter 42 planning
standards

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)

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 recording info in general notes where hildebrandt road was abandoned by Commissioners' Court Construction plan (Project Number 1606240048) for Grand Parkway Marketplace II has not been 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 11/10/2016
Plat Name: Hersheys Real Estate
Developer: ADVANCE SURVEYING, INC.
Applicant: Advance Surveying, Inc.
App No/Type: 2016-1822 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.8430	Total Reserve Acreage:	1.7973
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77087	534M	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 attach a copy of the proposed re-plat to the WCR (long or short form) application.

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: 52
Action Date: 11/10/2016
Plat Name: Kayden Court
Developer: GRAYWOOD LLC
Applicant: Field Data Srvce, Inc
App No/Type: 2016-1819 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2295	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453S	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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 11/10/2016
Plat Name: Kayden Court
Developer: GRAYWOOD LLC
Applicant: Field Data Srvce, Inc
App No/Type: 2016-1819 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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>

LOT 4 DOES NOT FRONT SANITARY SEWER.
City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 11/10/2016
Plat Name: New Covenant Christian Fellowship
Developer: New Covenant Christian Fellowship, Inc
Applicant: Jalayer And Associates, Inc.
App No/Type: 2016-1828 C2R

Staff Recommendation:
Defer LGL deed rests
review pending

Total Acreage:	2.1284	Total Reserve Acreage:	2.1284
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77075	575U	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)

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 attach a copy of the proposed re-plat to the WCR (long or short form) application.

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: 54
Action Date: 11/10/2016
Plat Name: Provence Memorial
Developer: Pulte Homes of Texas, L.P.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2016-1863 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.9230	Total Reserve Acreage:	0.8850
Number of Lots:	62	Number of Multifamily Units:	0
COH Park Sector:	19	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77043	449U	City

Conditions and Requirements for Approval

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

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 11/10/2016
Plat Name: Provence Memorial
Developer: Pulte Homes of Texas, L.P.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2016-1863 C3R

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

City Engineer: IF THE F.H. ARE PRIVATE, IT NEED 15'X25' W.M.E. FOR PRIVATE FIRE LINE USE. IF THE F.H. AND FIRE LINE ARE PUBLIC, IT NEED 10'X10' F.H.E. AND 20' W.L.E., ALSO DETENTION IS REQUIRED AND NEED W.M.E.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 11/10/2016
Plat Name: Public Storage Store No TX15111
Developer: Stantec
Applicant: Bury
App No/Type: 2016-1656 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	4.2960	Total Reserve Acreage:	4.2960
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	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.

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

159. Provide intersection tie.

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

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

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

For Your Information:

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

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: 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)

Construction plan (Project Number 1607070117) has not been approved



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 11/10/2016
Plat Name: Public Storage Store No TX15133
Developer: Stantec
Applicant: Bury
App No/Type: 2016-1659 C2R

Staff Recommendation:
Withdraw

Total Acreage:	3.5030	Total Reserve Acreage:	3.5030
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Northwest Harris County MUD 32
County	Zip	Key Map ©	City / ETJ
Harris	77379	290K	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

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)

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.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 11/10/2016
Plat Name: Rainbow Bee
Developer: ADVANCE SURVEYING, INC.
Applicant: Advance Surveying, Inc.
App No/Type: 2016-1747 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.6429	Total Reserve Acreage:	0.6429
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77041	450A	City

Conditions and Requirements for Approval

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

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

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

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

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

- show reason for replat - show correct record information for Tanner Road - reserve A is restricted to residential 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.

PWE Utility Analysis: A wastewater Capacity letter application is required for this project (long form)

Project must apply with the Joint Referral Committee to abandon the easement.

Hugo Mora

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: 58
Action Date: 11/10/2016
Plat Name: Ready Mix on Breen
Developer: Solid Roc
Applicant: Surv-Tex surveying Inc.
App No/Type: 2016-1878 C2R

Staff Recommendation:
 Defer LGL deed rests
 review pending

Total Acreage:	2.9609	Total Reserve Acreage:	2.9609
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	411G	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.

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

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

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

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

191. Appendix G: Harris County Engineer is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

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

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

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:



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 11/10/2016
Plat Name: Ready Mix on Breen
Developer: Solid Roc
Applicant: Surv-Tex surveying Inc.
App No/Type: 2016-1878 C2R

Staff Recommendation:
Defer LGL deed rests
review pending

The below comments were made by other agencies during this review period. These comments 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)
Breen Road is a major thoroughfare. Dedicate 20' additional ROW and adjust building line accordingly.
Dedicate 25 foot building line along Breen 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 if any additional drainage easement is required
label hcfcd unit number, centerline and high banks along ditch.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 59
Action Date: 11/10/2016
Plat Name: Royal Hearts Townhomes
Developer: Royal Hearts Townhomes
Applicant: RP & Associates
App No/Type: 2016-1839 C3R

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	2.8069	Total Reserve Acreage:	0.5200
Number of Lots:	35	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Kingsbridge MUD
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	528S	ETJ

Conditions and Requirements for Approval

040. The minimum size for COS reserves shall be 240 s.f., with a minimum rectangular shape of 12 ft. x 20 ft. (185)

040.3. COS per lot and Summary Table must be shown on the face of the plat (184).

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.

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

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

132. Add COS plat note: Areas designated as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed, and maintained under a binding agreement among the owners of property in the subdivision. (184)

174. Add Permanent Access Easement note to the plat and/or add PAE paragraph to the Appendix A: Owner's Acknowledgement. (189)

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 11/10/2016
Plat Name: Royal Hearts Townhomes
Developer: Royal Hearts Townhomes
Applicant: RP & Associates
App No/Type: 2016-1839 C3R

Staff Recommendation:
Defer Additional
information reqd

For Your Information:

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

Fort Bend Engineer: 1) Revise to FBC plat format and add Commissioner signature blocks

2) Submit variance letter request for the following:

a) Lot size

b) Front building setbacks

c) Dead end street cul-de-sac bulbs

d) Private street requirements

3) Provide curb return radii onto Delamere Drive (minimum 10')

4) Provide rear UE in compliance with FBC Subdivision Regulations

5) The median, shown as L7, L8, and C7, appears to be construction design. Please label the median as either a separate reserve or do not show on the plat

6) How will water and wastewater service these lots? The WLE is on the back of one block and there is no proposed SS easement

7) Label the limits of the existing 16' UE on the east side of the property

Submit to FBC for formal review

8) Provide civil construction plans

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: 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 NEED W.M.E..

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: 60
Action Date: 11/10/2016
Plat Name: Spanos Properties
Developer: Spanos Properties LP
Applicant: Windrose
App No/Type: 2016-1664 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.6198	Total Reserve Acreage:	0.6198
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	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	77007	492H	City

Conditions and Requirements for Approval

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

For Your Information:

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

For long form:

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

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map.
Parks and Recreation: To be added to general notes on face of plat: "This property(s) is located in Park Sector number 12".

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 11/10/2016
Plat Name: Summers Drywall replat no 1 and extension
Developer: Summers Drywall
Applicant: Hovis Surveying Company Inc.
App No/Type: 2016-1867 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.1180	Total Reserve Acreage:	4.1057
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	77084	408X	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 11/10/2016
Plat Name: Upland Development
Developer: Upland Estates
Applicant: Windrose
App No/Type: 2016-1772 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.0126	Total Reserve Acreage:	1.9542
Number of Lots:	67	Number of Multifamily Units:	0
COH Park Sector:	19	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77043	449X	City

Conditions and Requirements for Approval

012.2. Coordinate proposed turnarounds and parking reserves within an existing HL&P easement with CenterPoint Energy.

025. Single family residential lots in the urban area adjacent to a collector or local street shall have a 10 foot building line for the principal structure and a 17 foot building line for any carport or garage. Add BL 159 A illustration and notes to the plat. (159)

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

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

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

093. The fire protection of this subdivision does not comply with the requirements. Revise plan to meet the fire hydrant spacing and hose lay distancing requirements. Provide at least two fire hydrants within the plat boundary at final(233)

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

Parks and Recreation comments have been addressed in the latest submittal.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 11/10/2016
Plat Name: Upland Development
Developer: Upland Estates
Applicant: Windrose
App No/Type: 2016-1772 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

- To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 19
- This percentage (100%) shall be applied to the then-current fee in lieu of dedication.

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 (67units) of dwelling units.

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

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: 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.

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: 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., ALSO NEED W.M.E. AND B.L. ON TIMBERLINE RD AND UPLAND DR.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 11/10/2016
Plat Name: West 23rd Garden Homes
Developer: Sandcastle Homes, Inc.
Applicant: The Interfield Group
App No/Type: 2016-1865 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.2500	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452T	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.

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

079. Remove the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes from the plat. Lots are each over 3500 square feet.(183)

134.6. The then-current fee in lieu of dedication shall be applied to this number (__2__ units) of dwelling units.

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)

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 11/10/2016
Plat Name: West 23rd Garden Homes
Developer: Sandcastle Homes, Inc.
Applicant: The Interfield Group
App No/Type: 2016-1865 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Parks and Recreation: To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (2 units) of dwelling units.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 11/10/2016
Plat Name: Wilmer Landing
Developer: Metro Living
Applicant: PLS
App No/Type: 2016-1838 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3301	Total Reserve Acreage:	0.0046
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494S	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
- 134.11. Add to general notes on face of plat: This property(s) is located in Park Sector number 11.
- 134.6. The then-current fee in lieu of dedication shall be applied to this number (8 units) of dwelling units.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

Parks and Recreation: • To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 11.

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: 65
Action Date: 11/10/2016
Plat Name: Wyman Gordon Complex Union Crossing Sec 3
Developer: American Commercial Contractors
Applicant: R.G. Miller Engineers
App No/Type: 2016-1803 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	27.8250	Total Reserve Acreage:	26.1680
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	West Harris County MUD 15
County	Zip	Key Map ©	City / ETJ
Harris	77095	367V	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

Label Northwest Lake Drive at existing cul de sac and show building line.

Provide unique street name for proposed street to the west of the 90 degree turn.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 65
Action Date: 11/10/2016
Plat Name: Wyman Gordon Complex Union Crossing Sec 3
Developer: American Commercial Contractors
Applicant: R.G. Miller Engineers
App No/Type: 2016-1803 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

label distances, bearing and curve information on ROW edges along road

Label new street name at 90 degree bend

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 .

Current TIA may need to be d. Impacts should be mitigated including improvement at Northwest Lake Drive and Telge Road and Telge Road at US 290.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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: 11/10/2016
Plat Name: Bavaria Sec 5 replat no 1
Developer: Bavaria CMI, Limited
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2016-1491 C3N

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	15.8107	Total Reserve Acreage:	1.8097
Number of Lots:	129	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Greenwood Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77044	416Y	ETJ

Conditions and Requirements for Approval

040.2. Provide a copy of the mutual use agreement for the shared use of COS between Bavaria Sections 1 and 5 prior to recordation.

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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.
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
There are no objections to variance request.

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

Houston Planning Commission

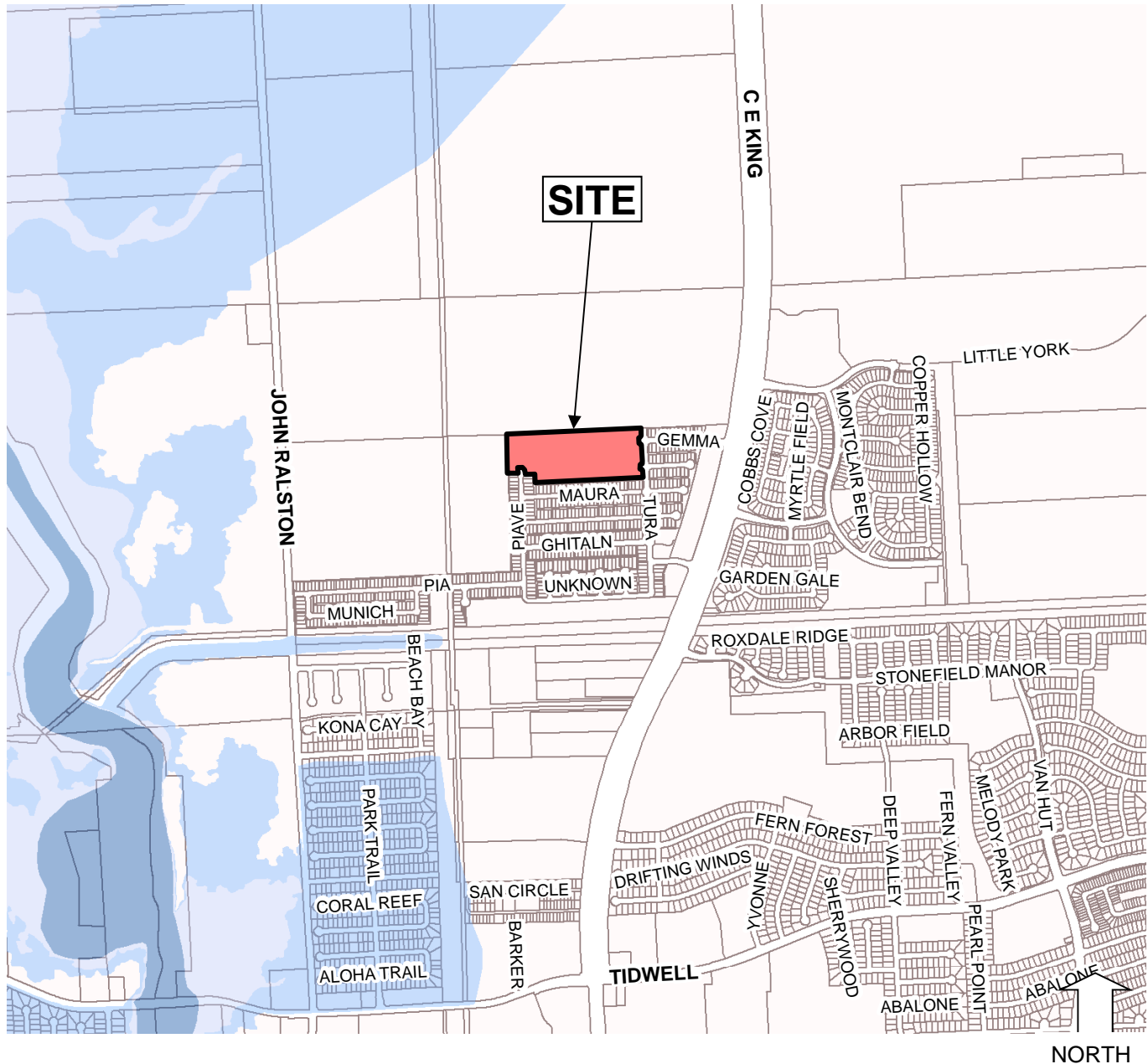
ITEM: 66

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Bavaria Sec 5 replat no 1 (DEF1)

Applicant: Van De Wiele & Vogler, Inc.



C – Public Hearings with Variance

Site Location

Houston Planning Commission

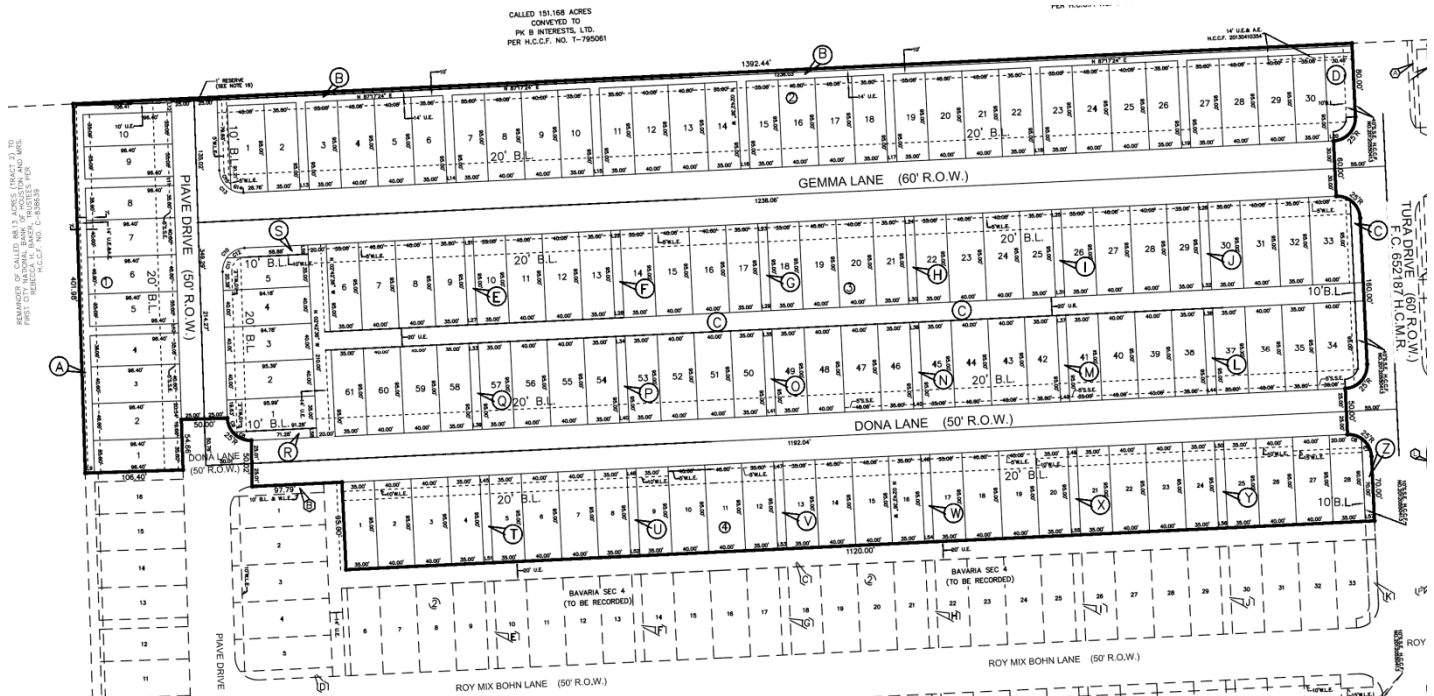
ITEM: 66

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Bavaria Sec 5 replat no 1 (DEF1)

Applicant: Van De Wiele & Vogler, Inc.



RESERVE TABLE

RESTRICTED RESERVE "A"	OPEN SPACE	0.1650 ACRE / 7,187 SQ. FT.
RESTRICTED RESERVE "B"	OPEN SPACE	0.4585 ACRE / 19,974 SQ. FT.
RESTRICTED RESERVE "C"	COMPENSATING OPEN SPACE	0.6725 ACRE / 29,295 SQ. FT.
RESTRICTED RESERVE "D"	COMPENSATING OPEN SPACE	0.0634 ACRE / 2,760 SQ. FT.
RESTRICTED RESERVE "E"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "F"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "G"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "H"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "I"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "J"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "K"	OMITTED	OMITTED
RESTRICTED RESERVE "L"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "M"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "N"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "O"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "P"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "Q"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "R"	LANDSCAPE AND OPEN SPACE	0.0196 ACRE / 853 SQ. FT.
RESTRICTED RESERVE "S"	LANDSCAPE AND OPEN SPACE	0.0190 ACRE / 829 SQ. FT.
RESTRICTED RESERVE "T"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "U"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "V"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "W"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "X"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "Y"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "Z"	LANDSCAPE AND OPEN SPACE	0.0193 ACRE / 840 SQ. FT.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

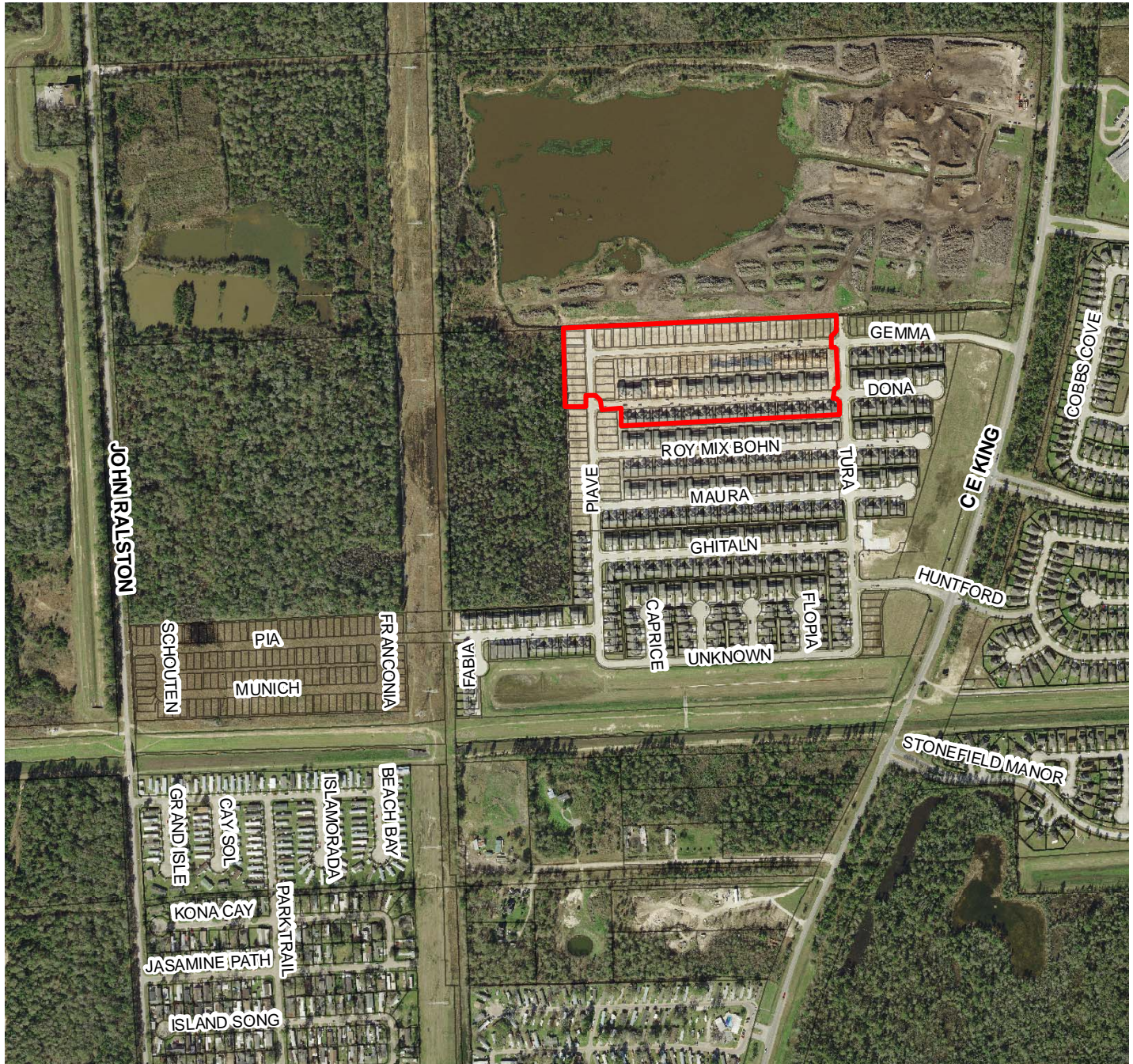
ITEM: 66

Planning and Development Department

Meeting Date: 11/10/2016

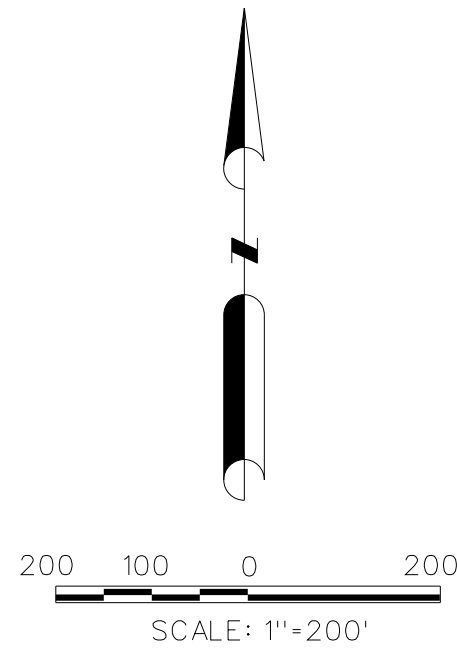
Subdivision Name: Bavaria Sec 5 replat no 1 (DEF1)

Applicant: Van De Wiele & Vogler, Inc.




C – Public Hearings with Variance

Aerial



SECTION	COS REQUIRED	COS PROVIDED	PREVIOUSLY BORROWED	CURRENT BALANCE
1	24,900	51,527	5,958 (SEC 3)	20,669
5 REPLAT NO 1	38,700	32,055	0	-6,645
TOTAL	63,600	83,582	5,958	14,024

LEGEND

 COMPENSATING OPEN SPACE PROVIDED

BAVARIA
COMPENSATING OPEN SPACE
PLAN

ENGINEER:

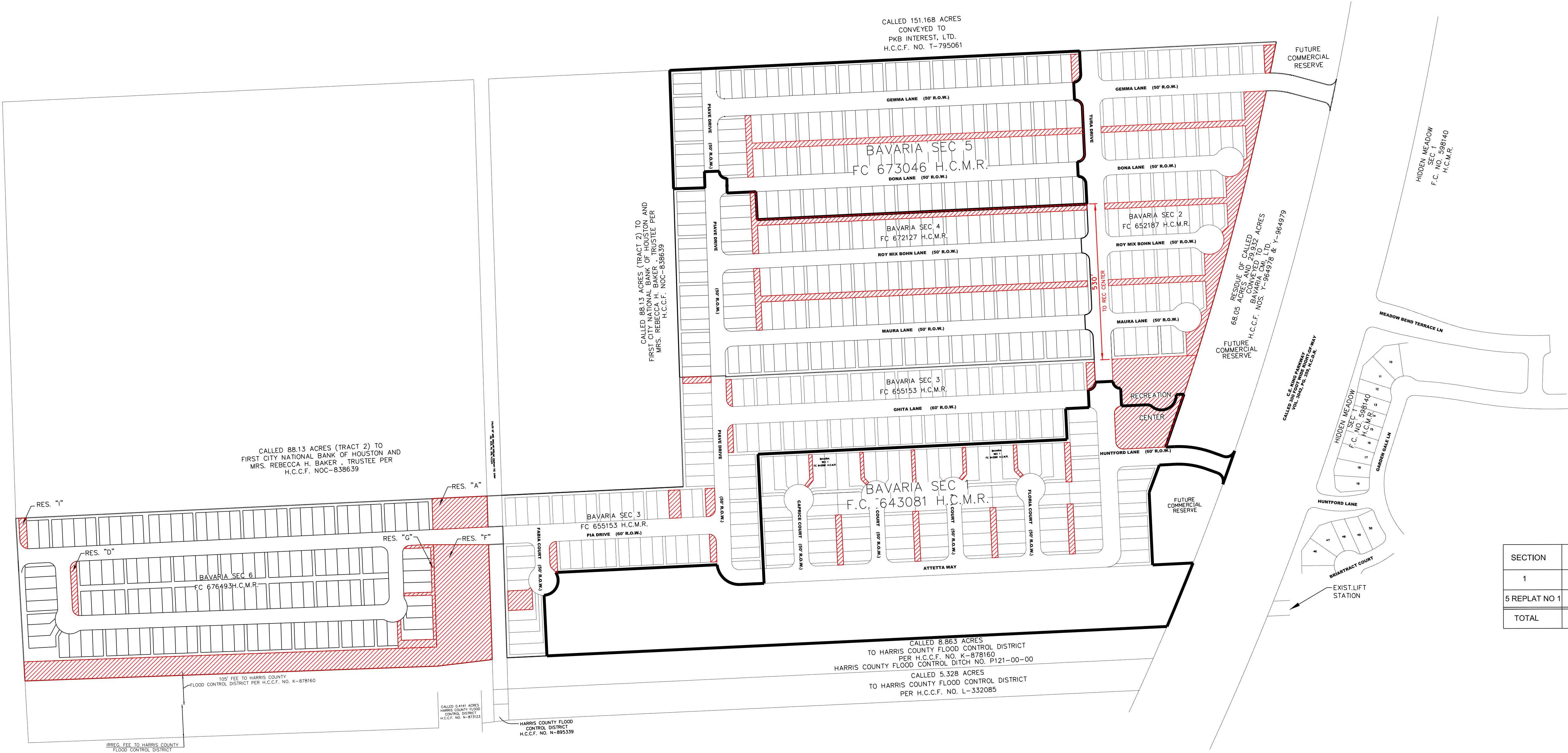
VanDeWiele & Vogler Incorporated

Consulting Engineers

2925 Briarpark, Suite 275
Houston, Texas 77042
713/782-0048
www.vandewiele-eng.com
Texas Professional Engineering Firm Registration No.F148

SHEET 1 OF 1

PROJECT NO.21501-005-2-PLT DATE: OCTOBER, 2016





Application Number: 2016-1491
Plat Name: Bavaria Sec 5 replat no 1
Applicant: Van De Wiele & Vogler, Inc.
Date Submitted: 09/02/2016

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

Specific Variance is being sought and extent of variance:

We are requesting to borrow compensating open space for Section 5 from Section 1.

Chapter 42 Section: 182

Chapter 42 Reference:

A subdivision plat may contain a lot of less than minimum lot size required by subsection (a) of section 42-181 of this code if compensating open space is provided within the boundaries of the subdivision plat in accordance with the following schedule and in conformance with the design standards of section 42-183 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

A recreation center has recently been constructed in Bavaria Section One and Two. It covers two adjacent reserves "A3" in Section 1, and "AA" in Section 2 which total 68,244 square feet of land located at the main entrance, Huntford Lane, to the subdivision. So, all the residents of each section are well aware and welcome to use the facility which includes a swimming pool, community center, parking lot, and connection to other compensating open spaces in the development. Several of the linear COS reserves have concrete sidewalks through them for off-street walking or jogging through the neighborhood. Attached are recent photographs of the various COS reserves.

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

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

The section boundaries for Sections 1 through 6 of Bavaria were chosen based on drainage patterns which do not coincide with the COS requirement for each section. However, each section provides more COS than is required except for Section 3, which is further explained in Statement of Facts (3).

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

As shown on the attached Compensating Open Space Exhibit, Bavaria Section 1 provides 51,527 square feet of COS, over and above the required 24,900 square feet. We borrowed 5,958 square feet from Section 1 to satisfy the COS requirements for Sec 3 which left a balance of 20,669 of COS, we are proposing to borrow 6,645 square feet of COS from Sec 1 which will leave a balance of 14,024 extra square feet of COS, which is still more than fifty percent of what was initially required. In addition, shown on the exhibit, Section 5 is only 530 feet from the recreation center; Furthermore, concrete sidewalks have been constructed throughout the entire development to improve accessibility to the COS reserves for the residents to enhance their living experience.

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

The lots are slightly larger in size than the lots in the preceding subdivisions, the average lot size in the preceding subdivisions were 3,567 square feet and the lots in this subdivision will be 3,787 square feet which is consistent with the lot sizes in the preceding subdivisions and will maintain the overall character of the existing neighborhood.

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

It is reasonable to allow two additional homes when the COS requirement for the entire development has been exceeded by almost twice, and a recreation center with a parking lot has been constructed with easy access for the residents. It is safer for the residents to enjoy the open space provided at the gated recreation center rather than in Reserve K, which is bound on three sides by streets, one of which is Tura Drive, a 60' wide major collector which will experience a high amount of traffic.



Application No: 2016-1491

Agenda Item: 66

PC Action Date: 11/10/2016

Plat Name: Bavaria Sec 5 replat no 1

Applicant: Van De Wiele & Vogler, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 182

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

We are requesting to borrow compensating open space for Section 5 from Section 1.;

Basis of Recommendation:

The site is located east of C E King Parkway and west of Tura Drive in Harris County, Texas. The reason for replat is create 2 lots out of a Compensating Open Space Reserve thus creating 129 lots and 25 reserves with this replat. The applicant is requesting a variance to allow some of the compensating open space required for this section to be borrowed from Bavaria Sec 1. Review by Legal indicates that this plat will not violate restrictions filed separately. Staff is in support of this request. Bavaria Sec 5 was recorded in 2015 with 127 lots. The average size of the lots in this subdivision was 3,560 square feet. The applicant is proposing to plat two additional lots that are slightly larger than the average size of the lots in the preceding plat. According to Chapter 42-181, lots located in extraterritorial jurisdiction must be 5,000 square feet; however, the average size of the lots in a subdivision can be reduced if compensating open space is provided within the subdivision. Compensating Open Space is one of more areas designated as common open space on a plat or a development plat to reduce the minimum lot size requirements pursuant to the provisions of article III of this Chapter.

32,055 square feet of Compensating Open Space is being provided with this section. 38,700 square feet is required for this section. The applicant is proposing to borrow 6,645 square feet of Compensating Open Space from Bavaria Sec 1. Both plats are a part of the same unified General Plan. A recreation center which total 68,244 square feet of land located at the main entrance of the subdivision and a part of Bavaria Sec 1 is located 540' from the nearest lot in the proposed subdivision. The nearest lot in Bavaria Sec 5 is only 700' from Bavaria Sec 1. The distance from the furthest lot to the recreation center is 2,432'. The Compensating Open Space reserve is Sec 1 is less than a quarter mile from Sec 5. The applicant is only adding two additional lots similar in size as the lots in the original plat and the existing sidewalks and Compensating Open Space reserves makes the connection to the recreation center and Compensating Open Space amenities easily accessible to all residents. Staff's recommendation is to Grant the requested variance(s) and Approve the plat subject to the conditions listed.

Statement of Facts

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

The applicant is only adding two additional lots. There is extra compensating open space provided by Bavaria Sec 1 that is in close proximity to the subdivision and accessible to all residents.

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

The applicant is only adding two additional lots. There is extra compensating open space provided by Bavaria Sec 1 that is in close proximity to the subdivision and accessible to all residents.

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

A recreation center which total 68,244 square feet of land located at the main entrance of the subdivision and a part of Bavaria Sec 1 is located 540' from the nearest lot in the proposed subdivision. The nearest lot in Bavaria Sec 5 is only 700' from Bavaria Sec 1. The distance from the furthest lot to the recreation center is 2,432'. The Compensating Open Space reserve in Sec 1 is less than a quarter mile from Sec 5. The applicant is only adding two additional lots similar in size as the lots in the original plat and the existing sidewalks and Compensating Open Space reserves makes the connection to the recreation center and Compensating Open Space amenities easily accessible to all residents.

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

There is extra compensating open space provided by Bavaria Sec 1 that is in close proximity to the subdivision and accessible to all residents. 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;

Granting of the variance will not be injurious to the public health, safety or welfare. The applicant has provided additional compensating open space that is close proximity to the subdivision and accessible to all residents.

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

The applicant is only adding two additional lots. There is extra compensating open space provided by Bavaria Sec 1 that is in close proximity to the subdivision and accessible to all residents. The applicant has also provided sidewalks to the amenities area and provided parking and a gated recreation center with other amenities for the residents to enjoy.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 11/10/2016
Plat Name: Fisher Street Townhomes replat no 1
Developer: CABB BUILDERS, LLC
Applicant: replats.com
App No/Type: 2016-1676 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.5000	Total Reserve Acreage:	0.0000
Number of Lots:	12	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452L	City

Conditions and Requirements for Approval

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

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.

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.

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 67
Action Date: 11/10/2016
Plat Name: Fisher Street Townhomes replat no 1
Developer: CABB BUILDERS, LLC
Applicant: replats.com
App No/Type: 2016-1676 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

PWE Utility Analysis: This application was not received until 11/03/2016.

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

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

PWE Utility Analysis: This application was not received until 11/03/2016.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 67

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Fisher Street Townhomes replat no 1

Applicant: Replats.com



C – Public Hearings

Site Location

Houston Planning Commission

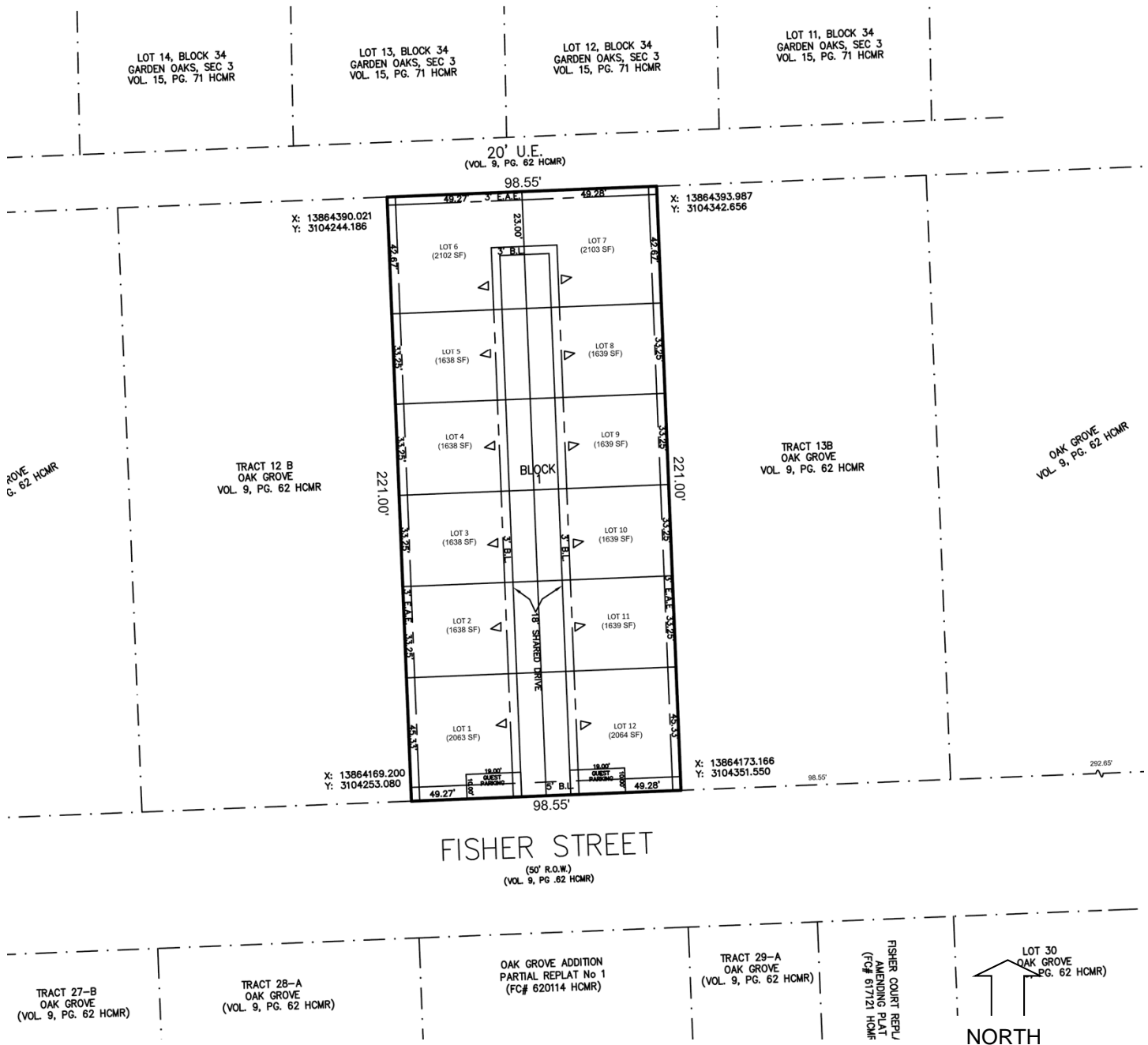
ITEM: 67

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Fisher Street Townhomes replat no 1

Applicant: Replats.com



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 67

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Fisher Street Townhomes replat no 1

Applicant: Replats.com



NORTH

C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 11/10/2016
Plat Name: Genesse West Drew Crossing replat no 1
Developer: RZ Enterprises USA, Inc.
Applicant: Total Surveyors, Inc.
App No/Type: 2016-1711 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

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	77006	493P	City

Conditions and Requirements for Approval

012.2. Coordinate utility easements with CenterPoint Energy. Go to <http://www.centerpointenergy.com/> for Electricity, Builders and Developers, Electric Safety. 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.

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 attach a copy of the proposed re-plat to the WCR (long or short form) application.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 11/10/2016
Plat Name: Genesse West Drew Crossing replat no 1
Developer: RZ Enterprises USA, Inc.
Applicant: Total Surveyors, Inc.
App No/Type: 2016-1711 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Houston Planning Commission

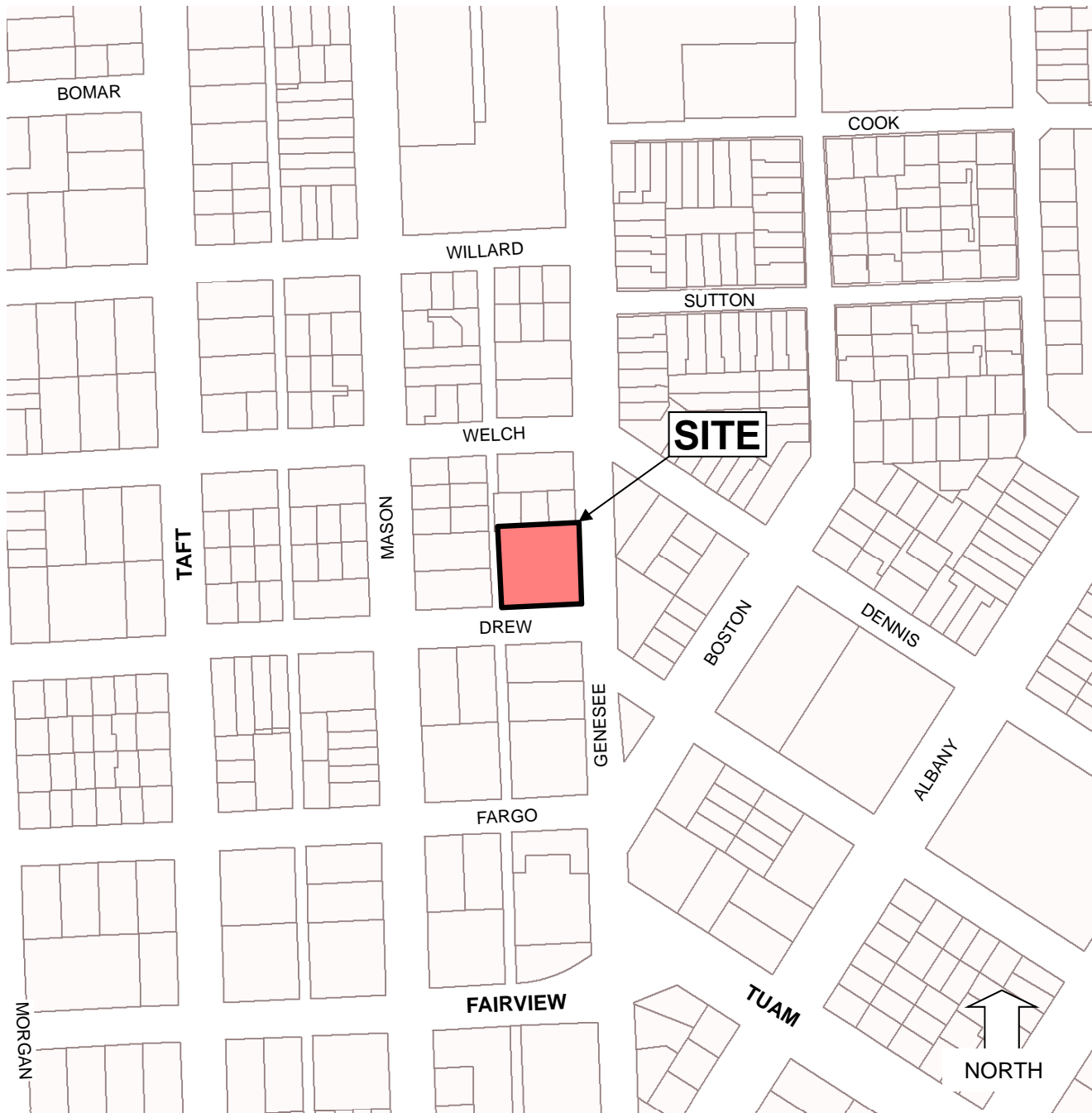
ITEM: 68

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Genesse West Drew replat no 1

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

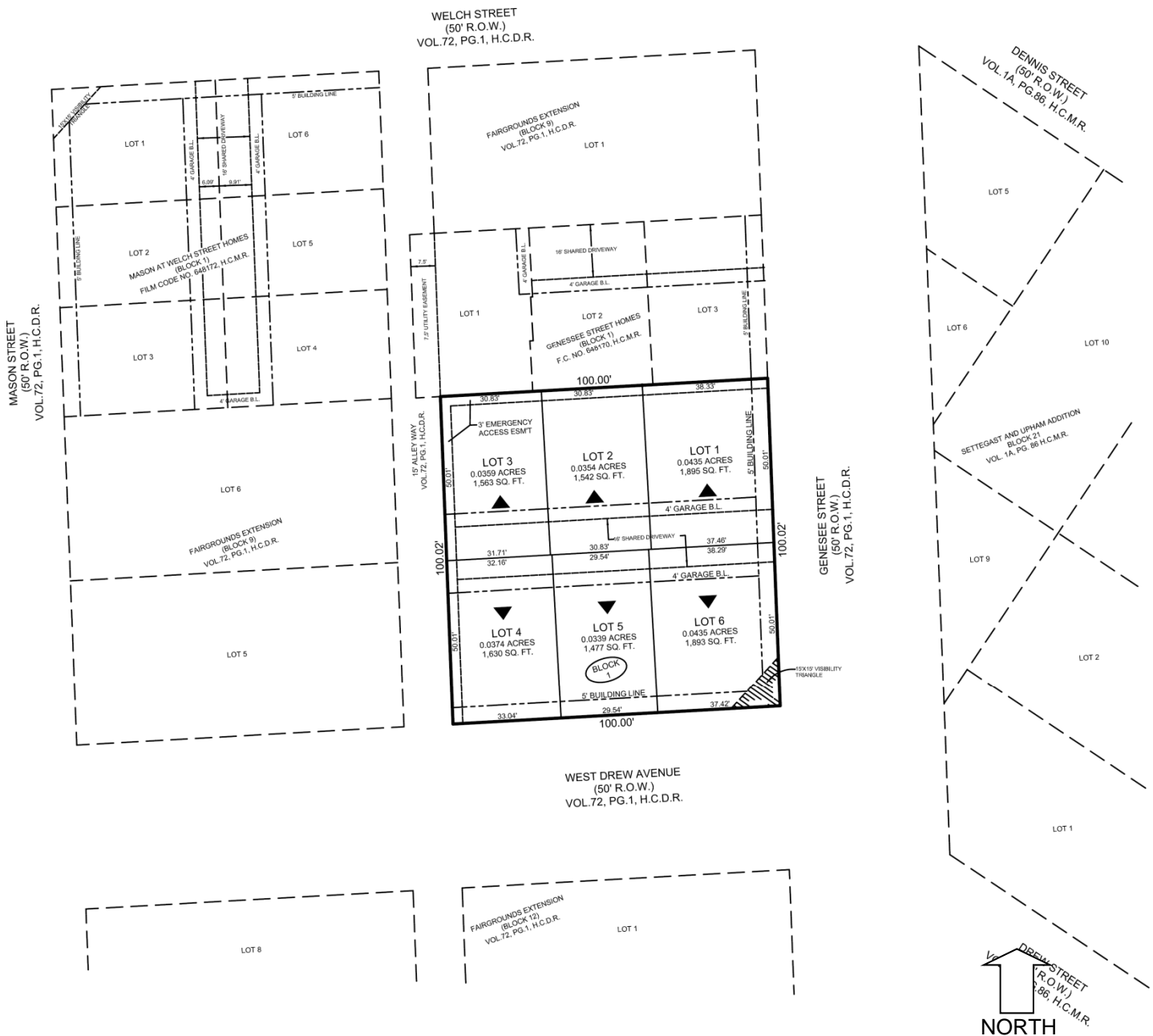
ITEM: 68

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Genesee West Drew replat no 1

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

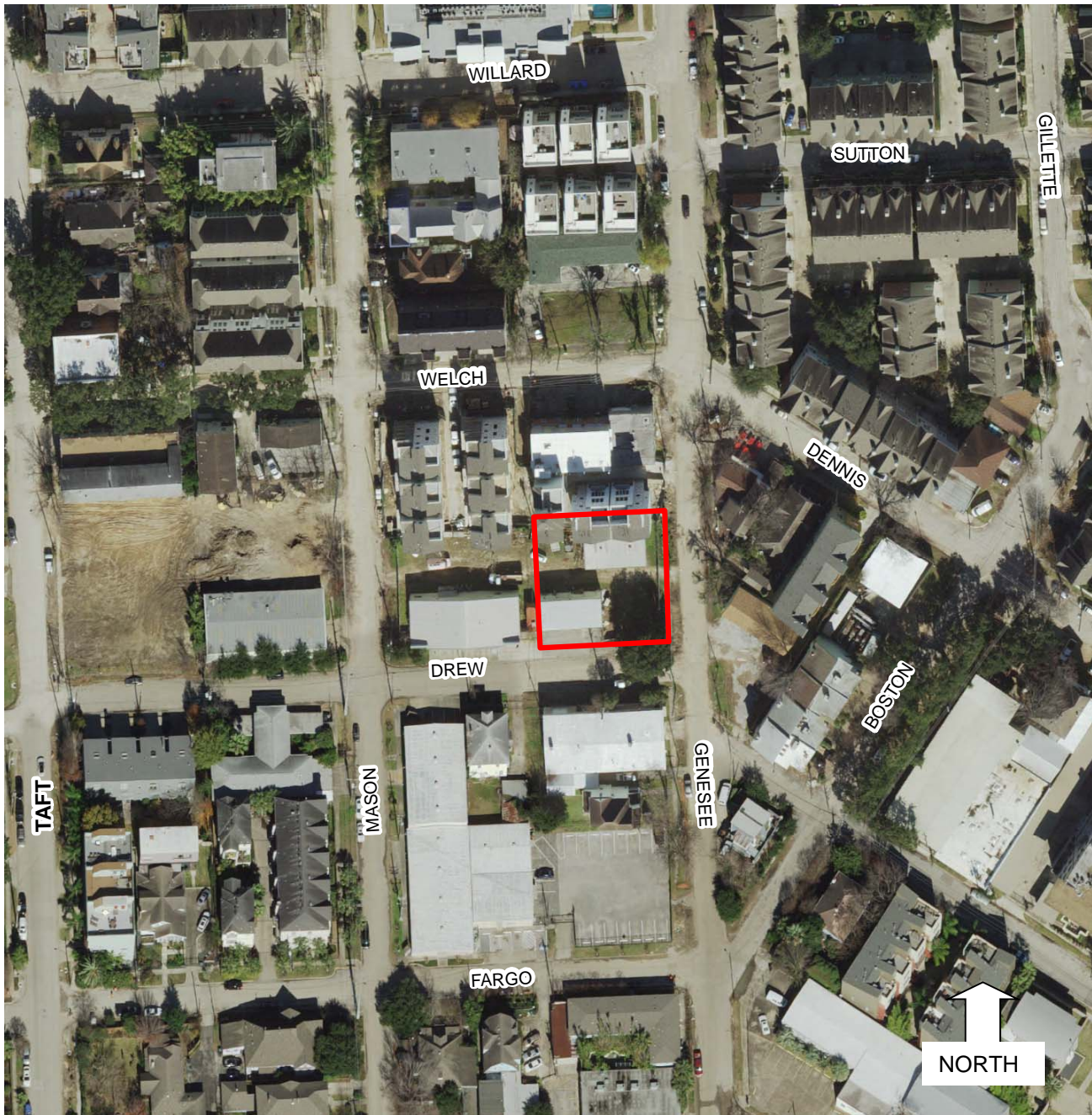
ITEM: 68

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Genesse West Drew replat no 1

Applicant: Total Surveyors, Inc.



C – Public Hearings

Aerial



Agenda Item: 69
Action Date: 11/10/2016
Plat Name: Herzog partial replat no 1
Developer: Gene Giles Design
Applicant: PLS
App No/Type: 2016-1707 C3N

Staff Recommendation:
 Grant the requested
 variance(s) and Approve
 the plat subject to the
 conditions listed

Total Acreage:	0.2640	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

012.2. Coordinate utility easements with CenterPoint Energy. Go to <http://www.centerpointenergy.com/> for Electricity, Builders and Developers, Electric Safety. Receive a letter of no objection from Centerpoint to pave over the 10' utility easement and pave around the poles within the easement area prior to final plat submittal. CenterPoint Energy requires permission in the form of a consent to encroachment to pave around poles within an easement area. Contact Centerpoint concerning an application and process.

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

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

For Your Information:

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

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

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

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

PWE Utility Analysis: This application was not received until 11/02/2016.

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

Houston Planning Commission

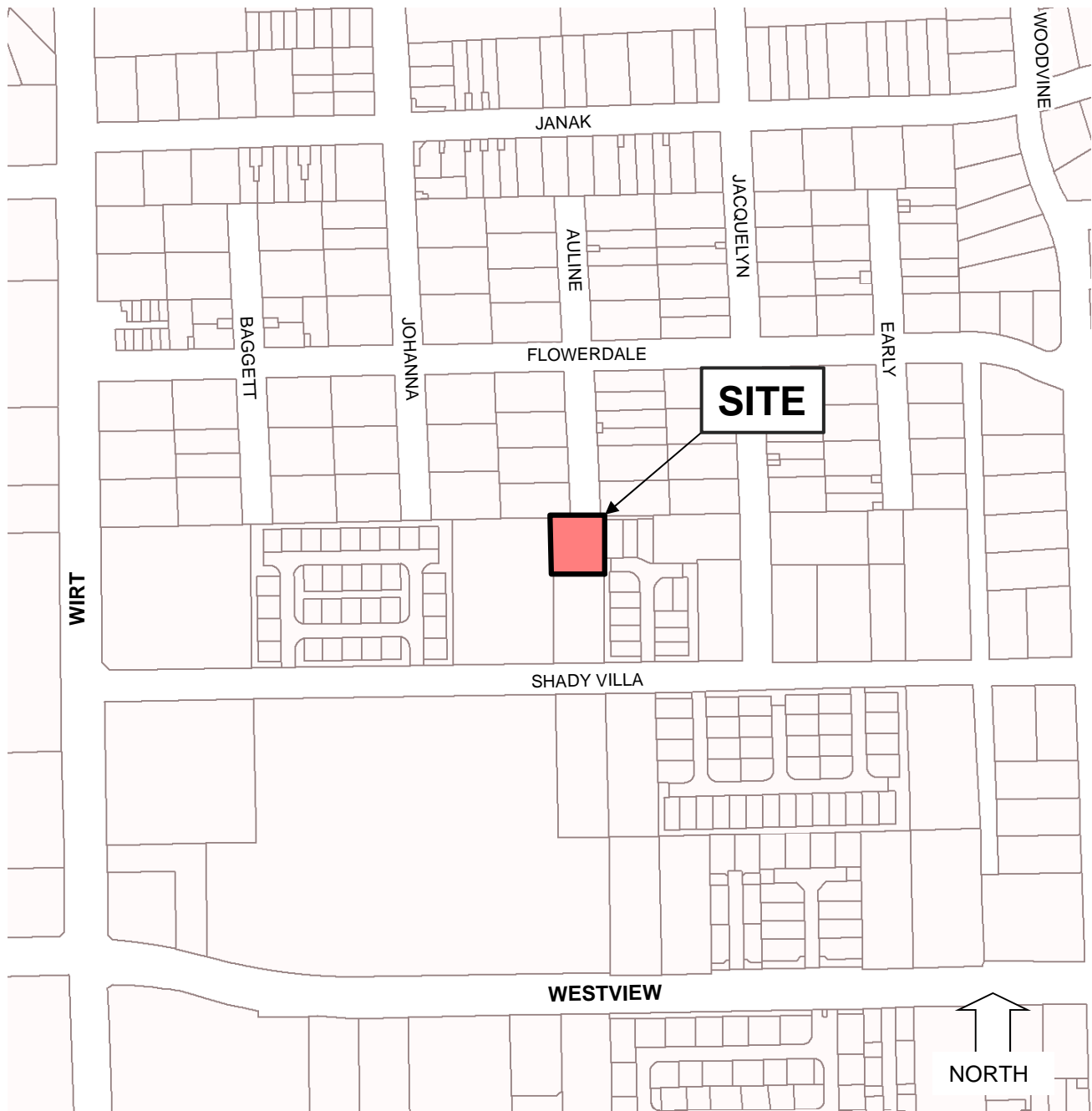
ITEM: 69

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Herzog partial replat no 1

Applicant: PLS



C – Public Hearings with Variance Site Location

Houston Planning Commission

ITEM: 69

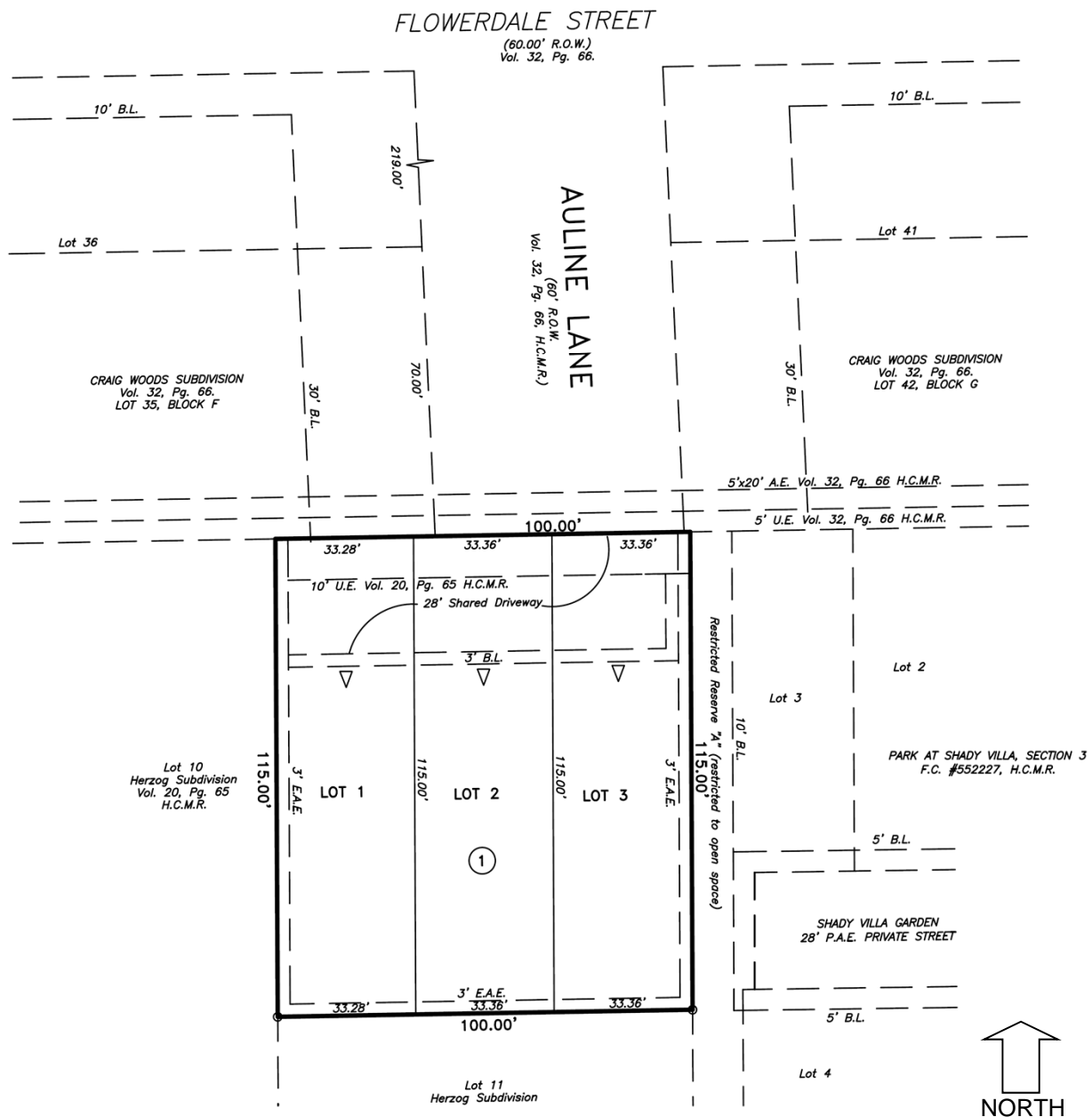
ITEM: 69

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Herzog partial replat no 1

Applicant: PLS



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

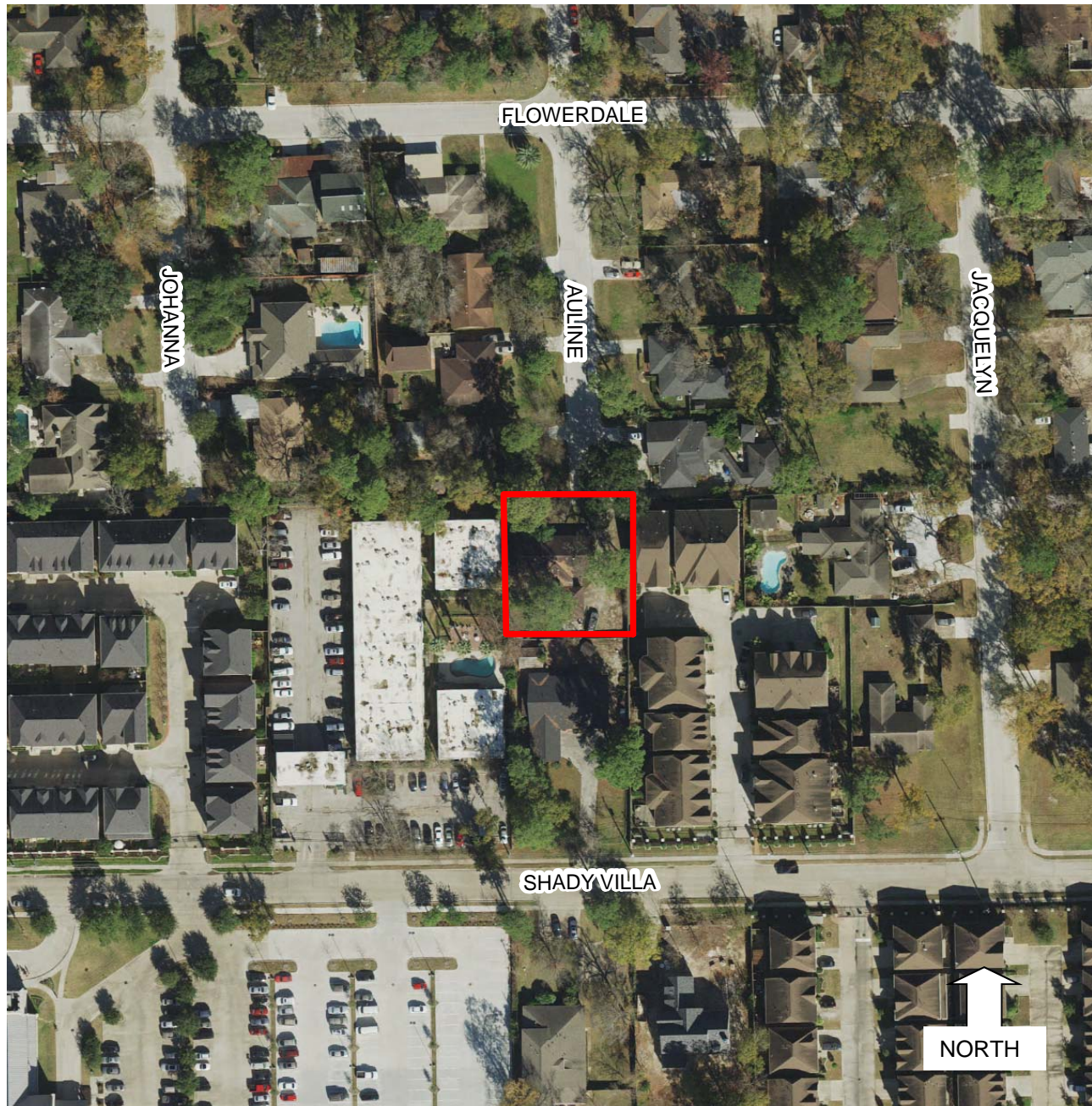
ITEM: 69

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Herzog partial replat no 1

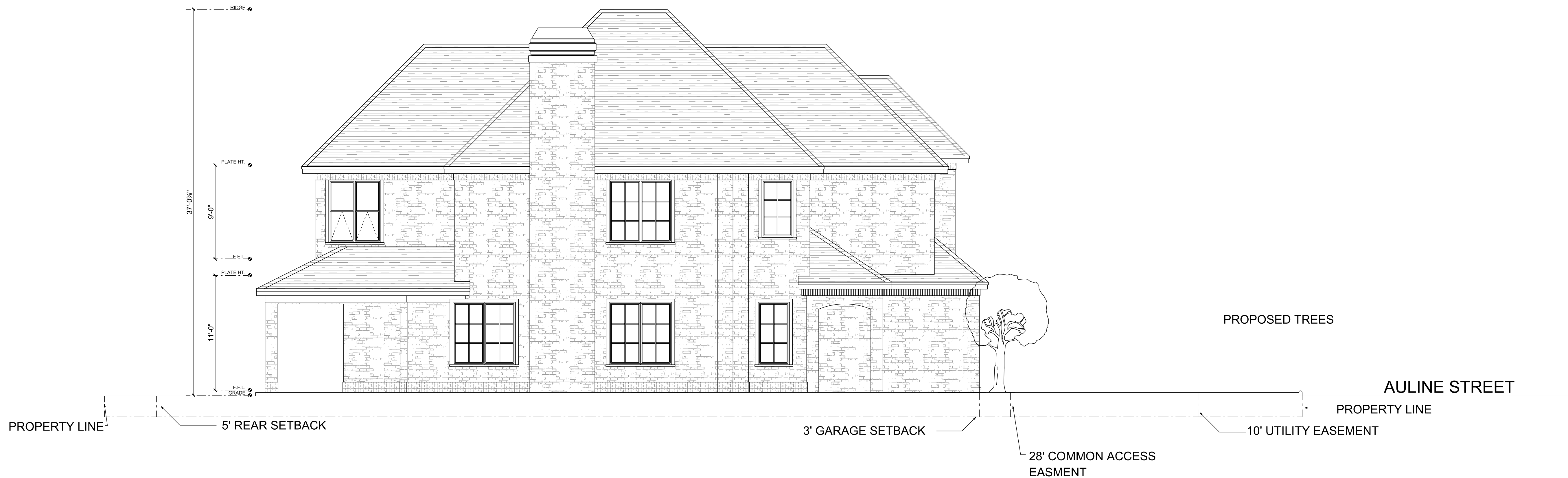
Applicant: PLS



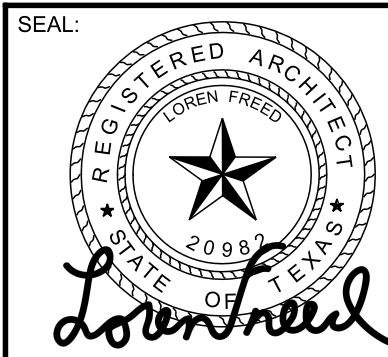
C – Public Hearings with Variance

Aerial

REVISÉ 11/9/2016



PROJECT OWNER AND ADDRESS:
SINGLE FAMILY SPEC HOME
1500 AULINE
HOUSTON TX 77055



BUILDER:



3104 EDLOE SUITE320
HOUSTON TX 77027

gene@genegiles.com

713.680.1333

www.genegiles.com

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY ALL
EXISTING CONDITIONS AND
DIMENSIONS-NOTIFY DESIGNER
OF ANY DISCREPANCIES PRIOR
TO BEGINNING CONSTRUCTION.

VERSION ID	DATE
REVISED	01/02/14

PROJECT NUMBER

A5-018

SCALE

1/4" = 1'-0"

SHEET ID

FLOOR PLANS

SHEET NUMBER

C101

PRINT DATE - 11/9/2016

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SUBJECT TO PROSECUTION UNDER THE
GUIDELINES OF THE FEDERAL COPYRIGHT ACT

0101 Project Spec: 05/04/2016 03:00:00 (Auto Arch Storage)

REVISED 11/9/2016



Application Number: 2016-1707

Plat Name: Herzog partial replat no 1

Applicant: PLS

Date Submitted: 10/03/2016

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

Specific Variance is being sought and extent of variance:

Not to extend Auline Lane or to terminate in a Cul-de-sac

Chapter 42 Section: 135

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.

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

Chapter 42 would require the dedication of Auline Ln. through the subject tract as a street extension or as dedication of a cul-de-sac. Auline Ln. is a 60' ROW. The extension of Auline Ln. would create undue hardship by depriving the applicant reasonable use of the land. The subject site is merely 100' wide by 115' deep. Extending the street through the site would result in 60% of the property being dedicated as ROW. When building line setbacks are added to the site, the applicant would be completely deprived of reasonable use, as greater than 80% of the 11,500 sf. subject site would be dedicated to ROW or setbacks. The additional easements requirements that would be necessary would render the site unusable. Requiring a cul-de-sac on the subject site would create undue hardship by depriving the applicant reasonable use of the land because the cul-de-sac would render the subject site equally unusable based on the required geometrics of a cul-de-sac bulb that would not be feasible.

(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;

Herzog Subdivision was platted and recorded in December 1944 with streets geometry and lot configurations as required by the planning commission at that time. Lot 11, of which the subject site is a partial replat, was originally platted as 100 feet wide. The width of the subject site has remained the same since it was platted and subsequently divided into Lot 11B in the current configuration many years ago. The street circulation pattern has been maintained utilizing the existing local street intersection spacing standards without the extension of any stub streets between Writ Road and Jacqueline Drive, which was subsequently acquired for street ROW.

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

Area traffic circulation for the surrounding properties will not be affected and has been adequate for many years. This replat will not have any additional impact to the area traffic circulation. The distance between Writ and Jacqueline is roughly 1,270 feet when measured along Shady Villa Ln or along Flowerdale, well within the local street intersection spacing standard. Moreover, Auline Ln. is approximately 277 feet from Jacqueline Ln. when measured along Flowerdale. Requiring another north-south street this close to the existing intersection is contrary to sound public policy because it

does not serve the greater circulation pattern in this area; instead, it would eventually lead to potential increased cut-through traffic on Auline Ln, if it were ever extended south to Shady Villa Ln. Furthermore, there is little likelihood that the street would be extended further south to Shady Villa Ln, as the property to the south has been in its current configuration for many years. If a cul-de-sac were required at this location, there would be no public benefit to the existing 9 other existing lots on this short, dead-end street.

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

The granting of this variance does not alter the existing traffic conditions of the surrounding areas, nor is it injurious to the public health, safety or welfare of this area. There are sufficient streets to serve the existing neighborhood, and the net two (2) proposed single family lots create no concerns that would be injurious to public health, safety, or welfare.

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

Imposition of the standards of this chapter would result in undue hardship that would deprive the applicant reasonable use of the land. Existing conditions led to the configuration of the property, and the general intent and purpose of this chapter would be maintained.



Application No: 2016-1707

Agenda Item: 69

PC Action Date: 11/10/2016

Plat Name: Herzog partial replat no 1

Applicant: PLS

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 135

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

Not to extend Auline Lane or to terminate in a Cul-de-sac;

Basis of Recommendation:

The site is located at the south end of Auline Street south of Flowerdale Street in the city. The reason for replat is to create three lots. The applicant is seeking a variance to not extend Auline Lane or terminate in a cul-de-sac through the subject tract. Staff is in support of this request. Auline Lane was created in 1950 with the Craig Woods Subdivision. Several years before in 1945, lot 11 which the subject tract is a replat of was created as a part of the Herzog Subdivision. The subject tract is a replat of lot 11 of Herzog Subdivision. The lot was subdivided by metes and bounds has been in this configuration for many years and the street is not needed to be extended to meet intersection spacing and cannot be extended because of an existing house to south of this tract and To cul-de-sac would be an impractical burden to the owner when the lot is only 100 feet in width. The street is only 300 feet to the subject site. Adding three lots would have minimal traffic impacts to the street. Staff's recommendation is to Grant the requested variance and approve the plat subject to the conditions listed.

Statement of Facts

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

Auline Street was created several years after the subject tract was platted. The subject site has been in the configuration for several years and the street cannot be extended further and a cul-de-sac would be an impractical burden to the owner when the lot is only 100 feet in width.

(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;

Auline Street was created several years after the subject tract was platted. The subject site has been in the configuration for several years and the street cannot be extended further because a tract that is owned by another individual and a cul-de-sac would be an impractical burden to the owner when the lot is only 100 feet in width.

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

The applicant is only creating 3 additional lots. The subject site has been in the configuration for several years and the street cannot be extended further because a tract that is owned by another individual and a cul-de-sac would be an impractical burden to the owner when the lot is only 100 feet in width.

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

The applicant is proposing a 28' shared driveway. The subject site has been in the configuration for several years and the street cannot be extended further because a tract that is owned by another individual and a cul-de-sac would be an impractical burden to the owner when the lot is only 100 feet in width. The intent and general purposes of this chapter will be preserved and maintained.

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

The granting of the variance will not be injurious to the public health, safety, and welfare. Adding three lots would have minimal traffic impacts to the street.

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

The lot was subdivided by metes and bounds has been in this configuration for many years and the street is not needed to be extended to meet intersection spacing and cannot be extended because of an existing house to south of this tract and to cul-de-sac would be an impractical burden to the owner when the lot is only 100 feet in width. The street is only 300 feet to the subject site. Adding three lots would have minimal traffic impacts to the street.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 11/10/2016
Plat Name: Hyde Park Main Addition no 4 partial replat no 1
Developer: Roc Homes
Applicant: Bates Development Consultants
App No/Type: 2016-1695 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77019	492V	City

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

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

PWE Utility Analysis: This application was not received until 11/02/2016.

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

Houston Planning Commission

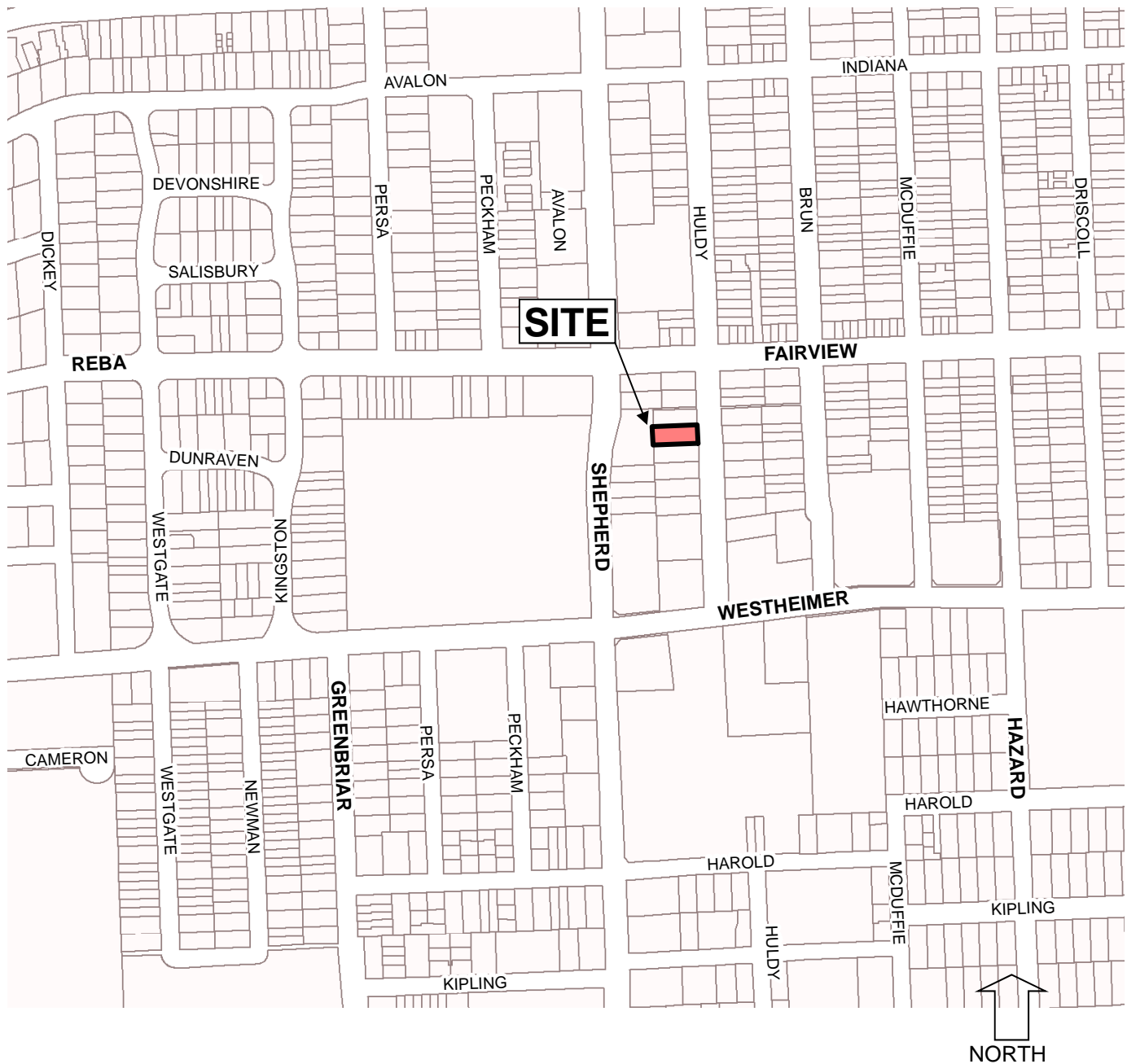
ITEM: 70

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Hyde Park Main Addition no 4 partial replat no 1

Applicant: Bates Development Consultants



C – Public Hearings

Site Location

Houston Planning Commission

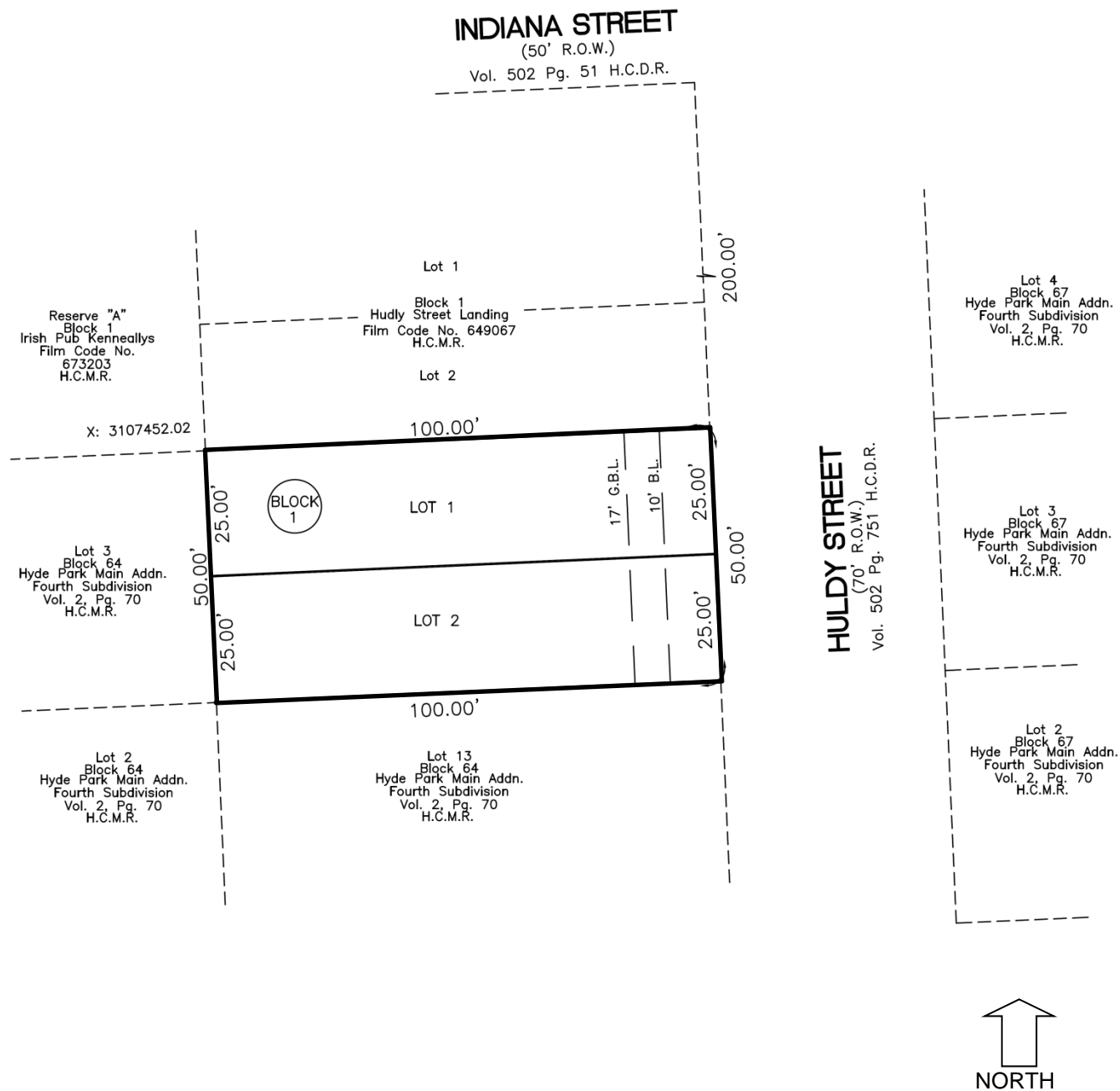
ITEM: 70

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Hyde Park Main Addition no 4 partial replat no 1

Applicant: Bates Development Consultants



C – Public Hearings

Subdivision

Houston Planning Commission

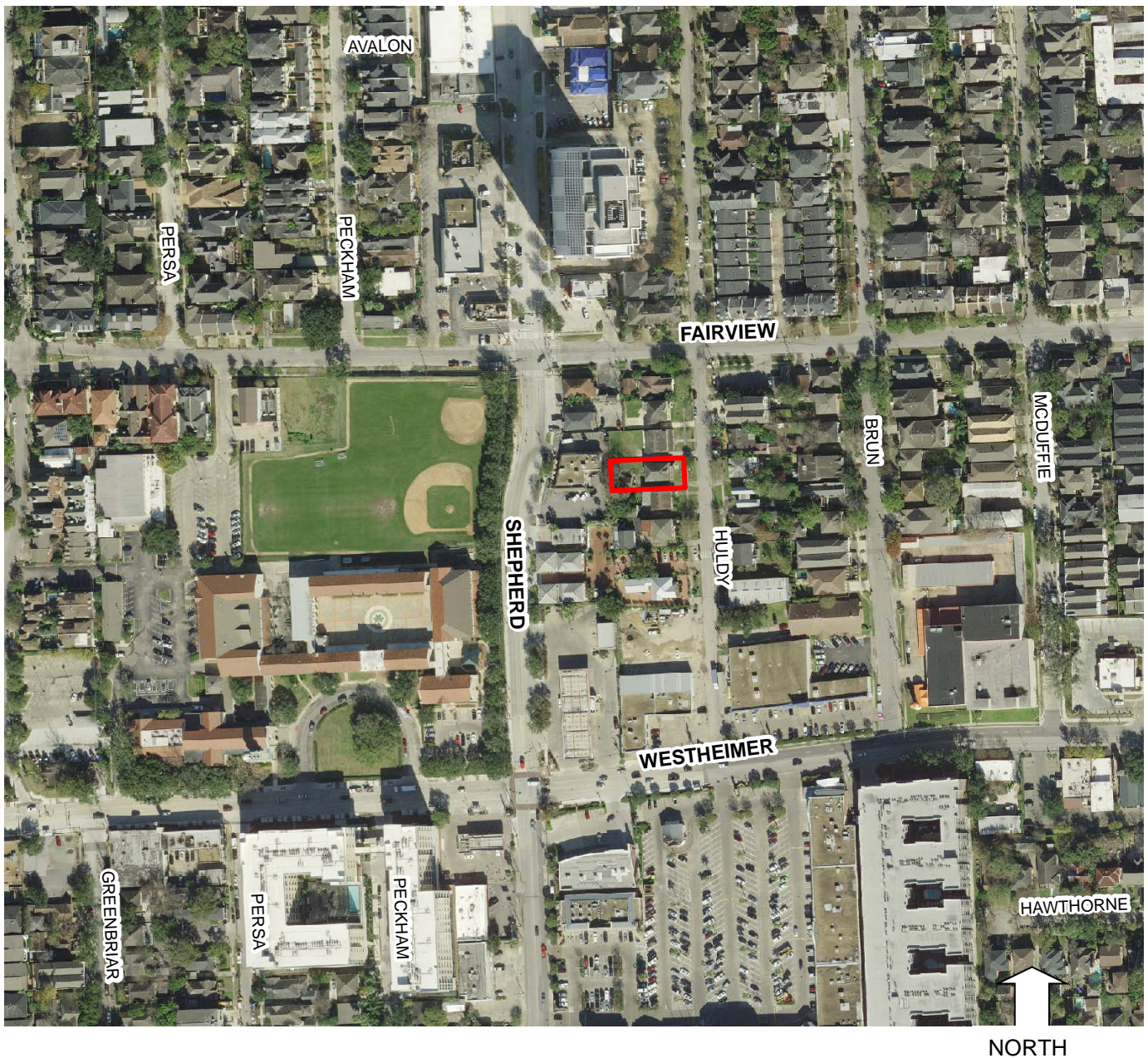
ITEM: 70

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Hyde Park Main Addition no 4 partial replat no 1

Applicant: Bates Development Consultants



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 11/10/2016
Plat Name: Remington Creek Ranch Sec 4
Developer: Woodmere Development Company, Limited
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2016-1663 C3N

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	8.4225	Total Reserve Acreage:	0.3704
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:	Harris County MUD 96
County	Zip	Key Map ©	City / ETJ
Harris	77073	373E	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

052. Drainage must be recorded prior to or simultaneously with this plat.

For Your Information:

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

PWE Utility Analysis: This application was not received until 11/04/2016.

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 outside of plat boundary need to be dedicated by separate instrument prior to plat recordation or remove

required four UVEs should be shown clearly on the plat and construction plan

There are no objections to variance request.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71

Action Date: 11/10/2016

Plat Name: Remington Creek Ranch Sec 4

Developer: Woodmere Development Company, Limited

Applicant: Van De Wiele & Vogler, Inc.

App No/Type: 2016-1663 C3N

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

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

Houston Planning Commission

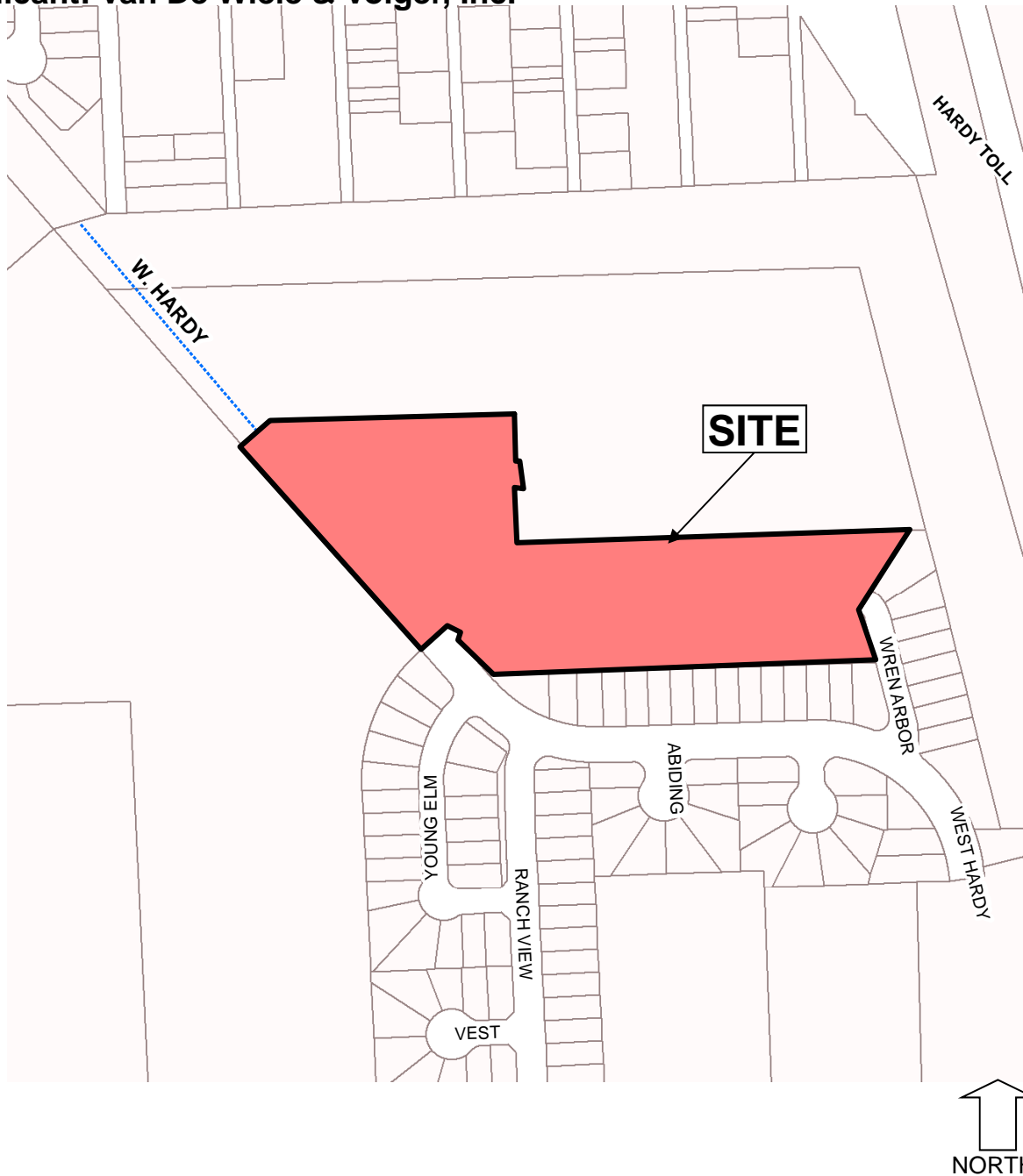
ITEM: 71

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Remington Creek Ranch Sec 4

Applicant: Van De Wiele & Volger, Inc.



C – Public Hearings with Variance

Site Location

Houston Planning Commission

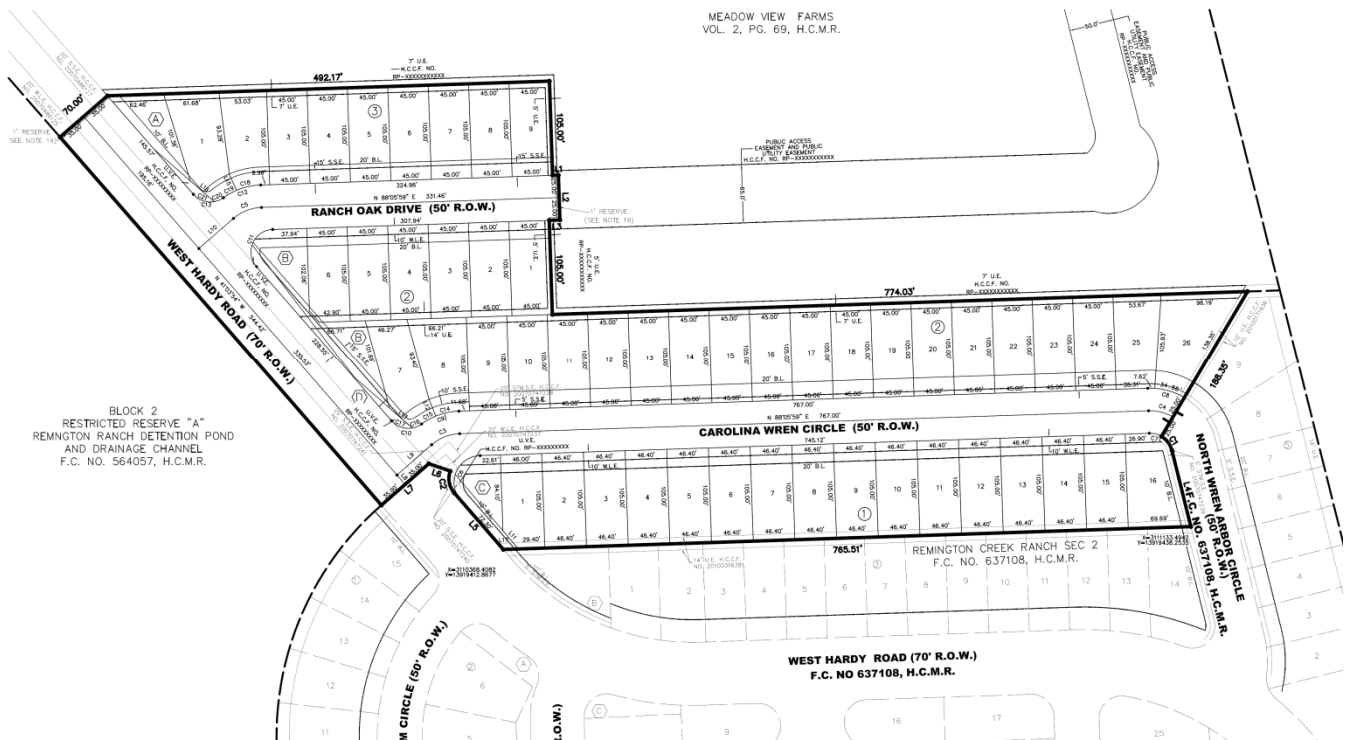
ITEM: 71

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Remington Creek Ranch Sec 4

Applicant: Van De Wiele & Volger, Inc.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 71

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Remington Creek Ranch Sec 4

Applicant: Van De Wiele & Volger, Inc.



C – Public Hearings with Variance

Aerial



Application Number: 2016-1663

Plat Name: Remington Creek Ranch Sec 4

Applicant: Van De Wiele & Vogler, Inc.

Date Submitted: 09/30/2016

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

Specific Variance is being sought and extent of variance:

We are requesting to keep the name of the subdivision as Remington Creek Ranch Sec 4 for name continuity in lieu of Meadow View Farms Partial Replat No 1

Chapter 42 Section: 42-41

Chapter 42 Reference:

42-41(1)(b) The name of a subdivision plat subject to the provisions of section 42-49 of this code that is a partial replat of a preceding subdivision plat where all of the lots in the preceding plat are subject to the same separately filed deed restrictions shall be the name of the prior subdivision plat followed by "partial replat no x", where "x" represents the next sequential number of partial replats of the prior subdivision. To illustrate, the first partial replat of "Sunny Land Subdivision" would be named 'Sunny Land Subdivision partial replat no 1', the second partial replat would be named "Sunny Land Subdivision partial replat no 2", and so on;

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 previous three sections of the subdivisions were named Remington Creek Ranch Sec 1, 2 & 3 and were not classified as C3N; the 4th Section which we are proposing to name Remington Creek Ranch Sec 4 is classified as a C3N which requires us to name the plat according to 42-41(1)(b); we are requesting to keep the name of the subdivision as Remington Creek Ranch Sec 4 for name continuity in lieu of Meadow View Farms Partial Replat No 1. In addition, the name of Meadow View Farms Partial Replat No 1 is inconsistent with what is reflected in the General Plan (GP) for Remington Creek Ranch; There are five sections being proposed in the GP, as previously stated the first three Sections were named Remington Creek Ranch Sec's 1, 2 & 3 and the proposed 4th Sec would be named Meadow View Farms Partial Replat No 1, we believe that allowing the 4th Section to be named Remington Creek Ranch Sec 4 would be consistent with the GP and reduce confusion when service providers are coordinating activities for the subdivision. The terms rules, conditions, policies and standards of this chapter would not create an undue hardship by depriving the applicant of the reasonable use of land, we are only requesting a name change of the subdivision for the purpose of name continuity.

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

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

The circumstances supporting the granting of the variance are not the result of hardship created or imposed by the applicant. We are only requesting a name change of the subdivision for the purpose of name continuity.

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

We believe the intent and general purpose of this chapter will be preserved and maintained. We are only requesting a name change of the subdivision for the purpose of name continuity.

(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. We are only requesting a name change of the subdivision for name continuity.

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

Economic hardship is not the sole justification of the variance; we are only requesting a name change of the subdivision for name continuity; However, the applicant has invested significant resources in developing the brand of the previously named subdivision of Remington Creek Ranch and the granting of the variance would provide some financial relief from having to rebrand the 4th Section of the subdivision as Meadow View Farms (see attached photo).



Application No: 2016-1663

Agenda Item: 71

PC Action Date: 11/10/2016

Plat Name: Remington Creek Ranch Sec 4

Applicant: Van De Wiele & Vogler, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-41

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

We are requesting to keep the name of the subdivision as Remington Creek Ranch Sec 4 for name continuity in lieu of Meadow View Farms Partial Replat No 1;

Basis of Recommendation:

The applicant is requesting a variance from Ch. 42-41 "The name of a subdivision plat subject to the provisions of section 42-49 of this Code that is a partial replat of a preceding subdivision plat where all of the lots in the preceding plat are subject to the same separately filed deed restrictions shall be the name of the prior subdivision plat followed by "partial replat no. X", where "X" represents the next sequential number of partial replats of the prior subdivision". Remington Creek Ranch GP was originally approved in 2006, prior to the subdivision name ordinance. The first three sections of the General Plan have already been recorded/approved and Section 4 is the next subdivision name to be used.

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 previous three sections (the first three sections) of this General Plan, Remington Creek Ranch have already been approved, with two of them already recorded. Per our Subdivision Naming Standards, when out of a larger tract, the subdivision name should start with the general plan name.

(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; The original GP was approved in 2006, prior to this portion of the ordinance that requires you to keep the original subdivision name when the property had single family deed restrictions.

(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 not allowing the variance to use a unique name, this would cause confusion since different subdivision names will be coming out of the same general plan.

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

The granting of the variance will not be injurious to the public health, safety or welfare. The variance is only to keep the same base name of the existing subdivision, Remington Creek Ranch.

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

Economic hardship is not the sole justification of the variance. The variance is solely for the subdivision name.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 11/10/2016
Plat Name: Almeda Hall
Developer: Milkyway Ventures
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2016-1868 C2R

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	1.6946	Total Reserve Acreage:	1.6946
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77053	612B	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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)

Dimension Almeda Road and provide record information.

Add note to plat: "Add note to plat: "The Planning Commission granted a variance to to not extend Tyler Drive subject to specific conditions on 11/10/2016. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat."

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 11/10/2016
Plat Name: Almeda Hall
Developer: Milkyway Ventures
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2016-1868 C2R

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

PWE Utility Analysis: Approved
City Engineer: ON THE PDF IT HAS THE TITLE (PLAT NAME) SHOULD IT BE ALMEDA HALL, DETENTION
IS REQUIRED, ALSO B.L.'S ARE MISSING

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
road log calls out Tyler Drive to be 40 feet while head measures 53 feet. Verify existing ROW width label plat name
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 .
Documentation of TxDOT driveway approval should be submitted with site plans.
There are no objections to variance request.

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

Houston Planning Commission

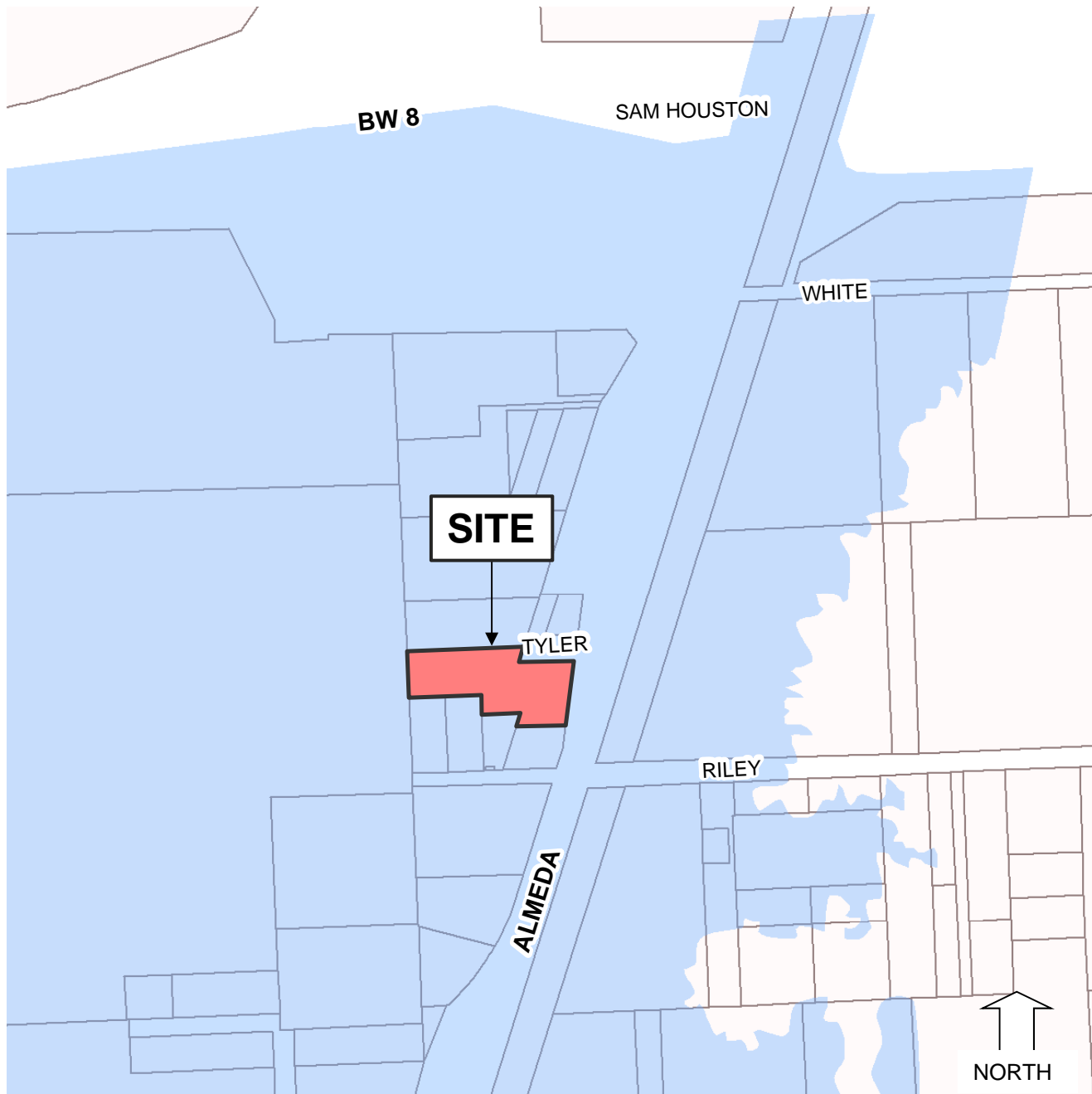
ITEM: 72

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Almeda Hall

Applicant: South Texas Surveying Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

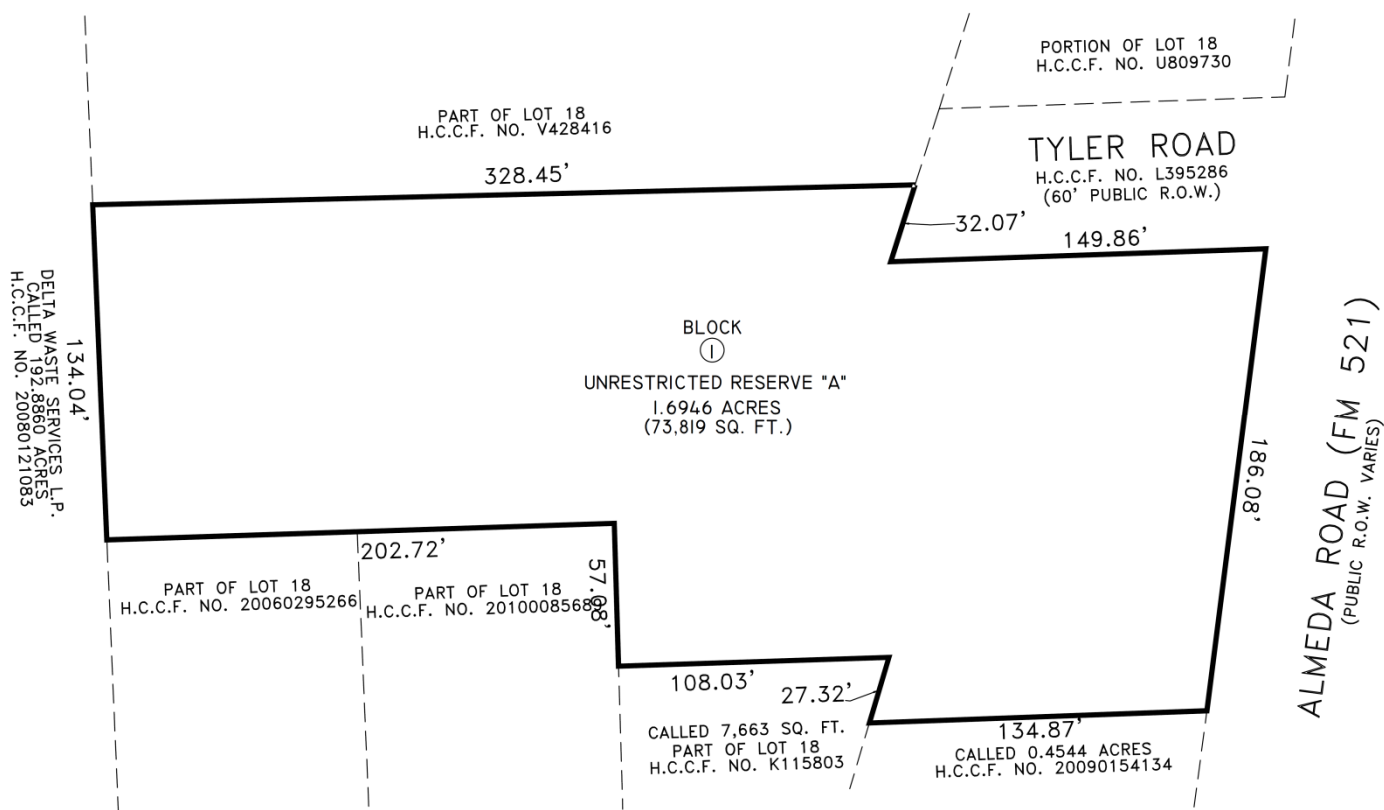
ITEM: 72

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Almeda Hall

Applicant: South Texas Surveying Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

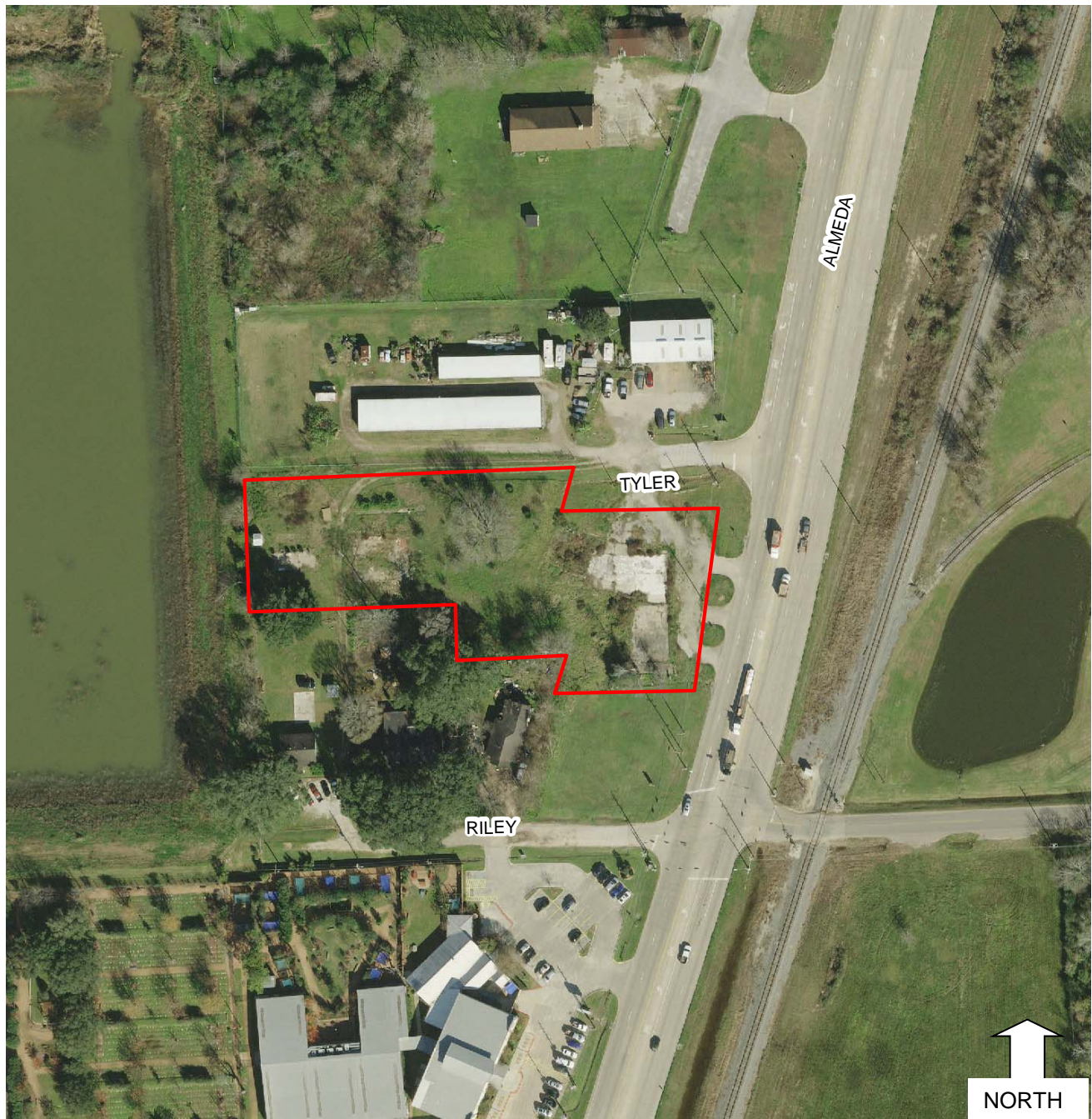
ITEM: 72

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Almeda Hall

Applicant: South Texas Surveying Associates, Inc.



D – Variances

Aerial



Application Number: 2016-1868

Plat Name: Almeda Hall

Applicant: South Texas Surveying Associates, Inc.

Date Submitted: 10/31/2016

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

Specific Variance is being sought and extent of variance:

(Sec. 42-47 and Sec. 42-81) Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81): A variance is requested to not extend Tyler Road, and not to terminate it with a cul-de-sac turnaround.

Chapter 42 Section: 42-81

Chapter 42 Reference:

Section 42-135 . Street Extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare 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 two lots in depth; (4) The proposed subdivision will not extend residential development; (5) The extension of the street is not required to meet the intersection spacing requirements of this Chapter. If each of these criteria is met, the stub street is not required to be extended.

Statement of Facts

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

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

The proposed plat is a 1.6946 acre commercial reserve from the West ROW line of Almeda Road to the east line of a 192.8860 acre land fill tract owned by Delta Waste Services LP. This 192.8860 acre tract is a ongoing waste disposal site. Also, there is a 14 + acre detention pond on the east side of the 192.8660 acres that is adjacent to the west line of the proposed new plat Almeda Hall, that takes "run off" water from the waste site. The entrance to the waste facility is at the north west corner of the waste site, approximately 1 mile away from the proposed new plat. The likelihood of any improvements ever being built on top of the detention pond and waste disposal site are negligible. There is already an existing street West Riley Road, located only 136 feet south of the south line of the proposed new plat that goes from Almeda Road to the east line of the Delta waste site. Also, if West Riley Road was extended west it would be approx. 50ft south of the south line of the existing detention pond. This is the only feasible location for a new east and west road.

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

The existing use of the land to the west and the existing street in the area are the circumstances supporting the granting of the variance.

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

The intent and general purpose will be preserved and maintained by granting this variance, because West Riley Road is a public ROW approx. 136ft south of the subject site that dead ends at the existing West Riley Road.

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

Granting this variance will not be in injurious to the public health, safety or public welfare to the community. The waste disposal site to the west, has its own existing entrance, and our plat will not affect the entrance to their facility.

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

The requesting of this variance is not based on economic hardship. The variance is being sought to allow the property to retain the usage of the property and still comply with the provisions of and intent of Chapter 42, without affecting the general public or impeding in any way the existing conditions and east/west ROW to this tract will not improve the circulation of the vehicular traffic.



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Staff Report

Application No: 2016-1868

Agenda Item: 72

PC Action Date: 11/10/2016

Plat Name: Almeda Hall

Applicant: South Texas Surveying Associates, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-81

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

(Sec. 42-47 and Sec. 42-81) Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81): A variance is requested to not extend Tyler Road, and not to terminate it with a cul-de-sac turnaround. ;

Basis of Recommendation:

The site is located south of Sam Houston Tollway and west of Almeda Road. The applicant is requesting a variance to not extend nor terminate with a cul de sac Tyler Drive.

Staff is in support of this request.

The general area is largely vacant, with the remaining areas being used for industrial purposes. The main justification of this variance is the waste disposal site to the west consisting of approximately 200 acres. The waste site includes multiple detention ponds immediately west of the subject site, obstructing the projected path of Tyler Drive. Extending Tyler Drive would only result in half of the ROW being extended, with the other half needing to come from the landowner to the north. The existing intersection spacing is approximately 2725', should the waste disposal site redevelop, there is a chance for a future extension of Riley Road, approximately 320' to the south.

Since access is addressed for this small portion of the major thoroughfare grid, Staff recommends the planning commission grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

Extending Tyler Drive would only result in half of the ROW being extended, with the other half needing to come from the landowner to the north.

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

N/A

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

The main justification of this variance is the waste disposal site to the west consisting of approximately 200 acres.

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

The existing intersection spacing is approximately 2725', should the waste disposal site redevelop, there is a chance for a future extension of Riley Road, approximately 320' to the south.

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

Granting this variance will pose no adverse impacts to public health, safety or welfare.

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

Economic hardship is not the sole justification of this variance.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 11/10/2016
Plat Name: Bridges on Lake Houston GP
Developer: DR Horton
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2016-1716 GP

Staff Recommendation:
 Grant the requested
 variance(s) and Approve
 the plat subject to the
 conditions listed

Total Acreage:	331.9000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 494
County	Zip	Key Map ©	City / ETJ
Harris	77346	377D	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

The paving section of the whole collector street (Will Clayton Pkwy) must not be less than 44' wide and must terminate with a minimum 60-foot cul-de-sac radius as indicated on the marked file copy. Or, provide a second point of access east of the gully.

For Your Information:

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

Harris County Flood Control District: Flood Control review: Include Key Map information on the Vicinity Map.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
 county has no objections to variance.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73

Action Date: 11/10/2016

Plat Name: Bridges on Lake Houston GP

Developer: DR Horton

Applicant: BGE|Kerry R. Gilbert Associates

App No/Type: 2016-1716 GP

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

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

Houston Planning Commission

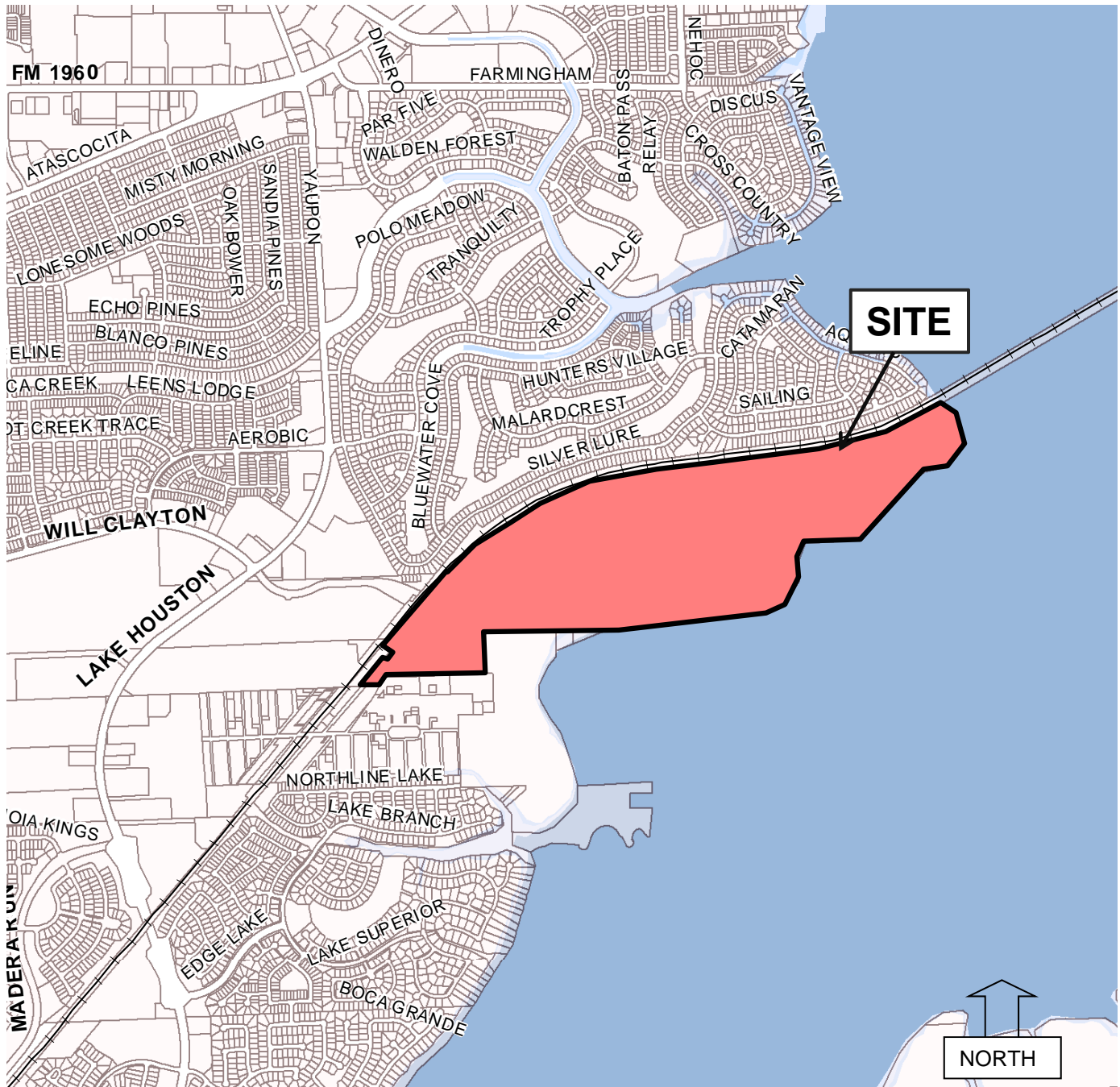
ITEM: 73

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Bridges on Lake Houston GP (DEF2)

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Site Location

Houston Planning Commission

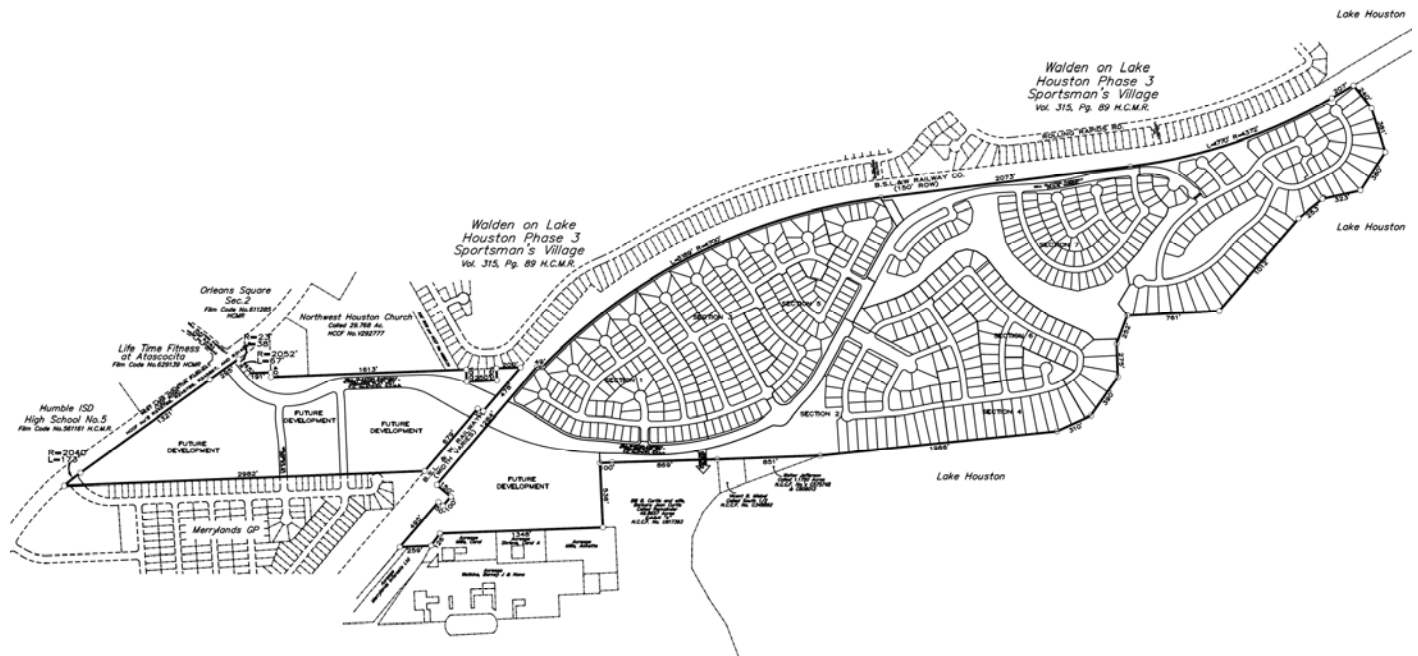
ITEM: 73

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Bridges on Lake Houston GP (DEF2)

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Subdivision

Houston Planning Commission

ITEM: 73

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Bridges on Lake Houston GP (DEF2)

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Aerial



a variance exhibit for

BRIDGES ON LAKE HOUSTON

± 331.9 ACRES OF LAND

prepared for

DR HORTON

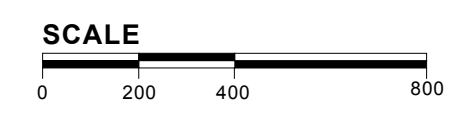


— Land Planning Consultants —
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494

7000 North Mopac, Suite 330
Austin, TX 78731

2595 Dallas Parkway, Suite 204
Frisco, TX 75034

Tel: 281-579-0340



NOVEMBER 2, 2016
KGA #06108D

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Application Number: 2016-1716

Plat Name: Bridges on Lake Houston GP

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 10/03/2016

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

Specific Variance is being sought and extent of variance:

To exceed the maximum lot count off of one point of access.

Chapter 42 Section: 189

Chapter 42 Reference:

Sec 42-189. Points of access. Any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision.

Statement of Facts

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

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

Bridges on Lake Houston is a ±330-acre community located northwest of central Houston, directly along Lake Houston. The site is bisected into two distinct halves by the BSL&W Railway. The eastern half of the site is bounded by the railway on the west and north and by Lake Houston on the east and south, with a few undeveloped acreage tracts touching the southwestern corner. The western half of the tract is bounded by adjacent properties to the north and south, and fronts on the railway to the east and on West Lake Houston Pkwy to the west. The primary access for the development is from Will Clayton Pkwy, which is extended east-west through the entire site and which crosses the railway to provide the sole existing access point for the eastern portion of the site. There is one existing stub street from Will Clayton Pkwy to the south, which could be extended by future development of the adjacent acreage tracts and therefore provide a second point of access east of the railway in the future. The eastern portion of the development is also encumbered by wetlands and topography associated with the adjacent Lake Houston. In accordance with the requirements of previously granted variances, Will Clayton Parkway will be an unloaded collector street with a 44'-wide paving section extending all the way to the eastern-most section of development. This allows Will Clayton Parkway to carry neighborhood traffic smoothly, and also allows for the passage of emergency vehicles even in heavy traffic conditions. Additionally, all single-family sections exceeding 150 lots must have two points of access to Will Clayton Pkwy. In essence, the widened paving section of Will Clayton Pkwy functions like a thoroughfare. Most of the eastern half of the site has already been developed into single-family residential sections. There is one as-yet-undeveloped tract immediately east of the railway, and there are two proposed future sections of single-family development located east of the ravine/gully along Will Clayton Pkwy. The development proposes less than 200 lots east of the gully, and a maximum of 725 total lots east of the railroad crossing. This exceeds the previously granted maximum of 592 lots east of the railway.

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

The unique configuration of the property being isolated by both the railroad and Lake Houston, as well as the undeveloped tracts to the south, are existing external conditions and are not a hardship created or imposed by the applicant.

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

The overall circulation of the region is upheld by the 44'-wide paving section of Will Clayton Pkwy, which can carry four lanes of traffic similar to a major thoroughfare, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The granting of the variance will not inhibit the regional circulation of the area, which is exclusively residential development feeding off of Will Clayton Pkwy, nor will the variance frustrate local through-traffic; therefore the granting of the variance will not be injurious to public the health, safety, and welfare.

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

The property configuration, existing railroad, and adjacent tracts and Lake Houston are the supporting circumstances for this request.



Application No: 2016-1716

Agenda Item: 73

PC Action Date: 11/10/2016

Plat Name: Bridges on Lake Houston GP

Applicant: BGE|Kerry R. Gilbert Associates

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 189

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

To exceed the maximum lot count off of one point of access.;

Basis of Recommendation:

The site is located in Harris County, between the Union Pacific Railroad and Lake Houston, east of W Lake Houston Parkway.

The applicant is requesting a variance to allow more than 150 lots with one point of access.

Staff is in support of the request.

The subject site is bounded by the Union Pacific Railroad to the north and Lake Houston to the east and south; therefore, access to the site is very limited. Immediately east of the crossing of the railroad, a second point of access may be provided when the recorded stub street (along the GP southern boundary) connects to Northline Lake Drive to the south.

In 2010, Planning Commission granted a similar variance to allow more than 150 lots to have one point of access.

Planning Commission added the following conditions to the approved variance:

- (1) The collector street, Will Clayton Parkway, must be extended with a paving section of 44' wide from Lake Houston Parkway, across the railroad and across the gully.
- (2) Or, as a second alternative, a second point of access should be constructed east of the gully providing two points of access.

The applicant is now proposing to increase the number of lots from 592 to 725; therefore, the variance must be re-addressed. East of the railroad crossing, the majority of the sections within Bridges of Lake Houston GP are platted and recorded with 601 lots. East of the gully, Bridges of Lake Houston Sections 7 and 8 are the remainder sections to be platted and will be limited to 200 lots.

The applicant is still meeting the conditions imposed on the previous granted variance. The applicant is extending Will Clayton Parkway, a collector street, through the end of the GP and the paving section of the whole collector street will not be less than 44' wide.

Harris County Engineer Department interposes no objections to the variance.

Considering the existing conditions adjacent to the tract, limited access to the site, and the established street pattern within the general plan, staff's recommendation is to grant the requested variance and approve the GP subject to the CPC 101 form conditions.

Statement of Facts

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

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

In 2010, Planning Commission granted a similar variance to allow more than 150 lots to have one point of access. The applicant is now proposing to increase the number of lots from 592 to 725; therefore, the variance must be re-addressed.

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

The subject site is bounded by the Union Pacific Railroad to the north and Lake Houston to the east and south; therefore, access to the site is very limited.

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

Planning Commission imposed the following conditions on the previous granted variance: the whole collector street must have a paving section of not less than 44' wide or to provide a second point of access east of the gully. The new GP is still meeting one of these conditions. Will Clayton Parkway, a collector street, will be extended through the end of the GP with future Bridges on Lake Houston Sec 8 and the paving section of the whole collector will be not less than 44' wide. Moreover, Bridges of Lake Houston Sections 7 and 8 are the remainder sections to be platted and will be limited to 200 lots east of the gully.

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

The applicant is extending Will Clayton Parkway, a collector street, through the end of the GP and the paving section of the whole collector street will not be less than 44' wide.

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

The existing conditions adjacent to the tract, limited access to the site, and the established street pattern within the general plan are the justifications of the variance.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 11/10/2016
Plat Name: Bridges on Lake Houston Sec 7
Developer: DR Horton
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2016-1717 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	47.6000	Total Reserve Acreage:	18.5200
Number of Lots:	97	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 494
County	Zip	Key Map ©	City / ETJ
Harris	77346	378A	ETJ

Conditions and Requirements for Approval

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

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

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

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

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: 74
Action Date: 11/10/2016
Plat Name: Bridges on Lake Houston Sec 7
Developer: DR Horton
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2016-1717 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: APPROVED.

Harris County Flood Control District: Flood Control 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)

UVE should be checked at Will Clayton Pkwy and intersecting streets - Rialto Canal Lane (West), Rialto Canal Lane (East), Humber River Lane and Octavio Frias Trail.

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

Houston Planning Commission

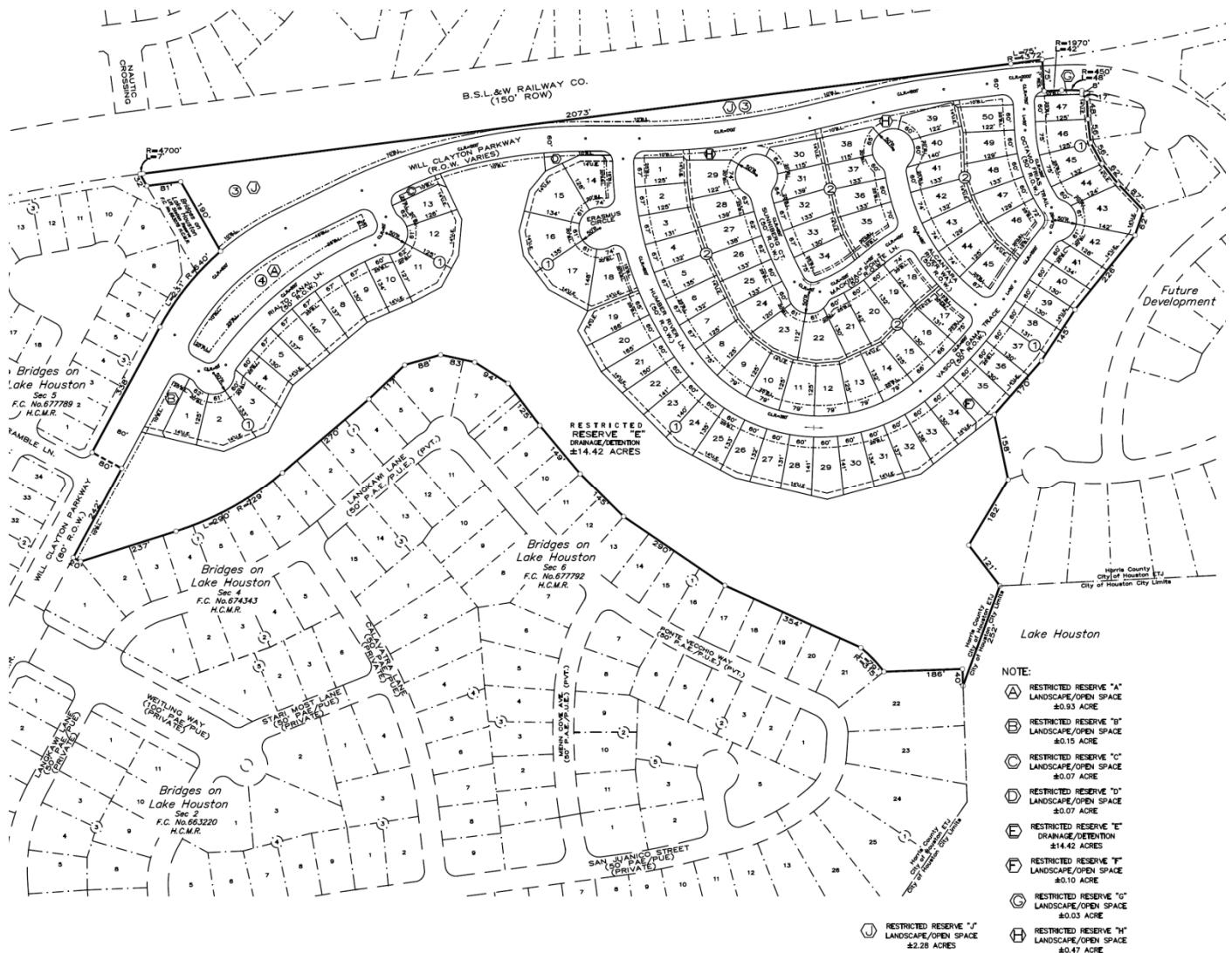
ITEM: 74

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Bridges on Lake Houston Sec 7 (DEF2)

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Subdivision



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 11/10/2016
Plat Name: Chevron at Washington
Developer: Morris and Associates
Applicant: Gruller Surveying
App No/Type: 2016-1720 C2

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	0.5198	Total Reserve Acreage:	0.5198
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492F	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.

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

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.

Identify use of proposed reserve on face of the plat as indicated on the marked file copy.

Provide correct encroachment dimensions on face of the plat. Specify dual building lines in variance request form. Provide driveway dimensions on site plan for review.

For Your Information:

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

City Engineer: DETENTION IS REQUIRED

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

Houston Planning Commission

ITEM: 75

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Chevron at Washington

Applicant: Gruller Surveying



D – Variances

Site Location

Subdivision

Houston Planning Commission

ITEM: 75

Planning and Development Department

Meeting Date: 11/10/2016

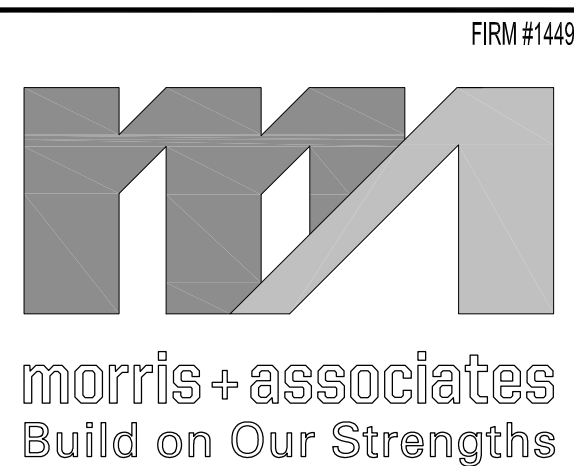
Subdivision Name: Chevron at Washington

Applicant: Gruller Surveying



D – Variances

Aerial



© 2016
Morris & Associates, Engineers, Inc.
All rights reserved.



DZ HOLDINGS, INC.

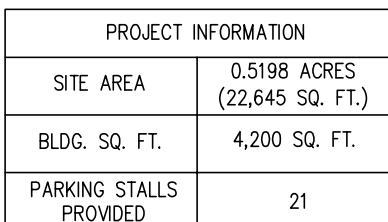
PROJECT:

**NEW
CONVENIENCE
STORE**

6633 WASHINGTON AVENUE
HOUSTON, TX 77007

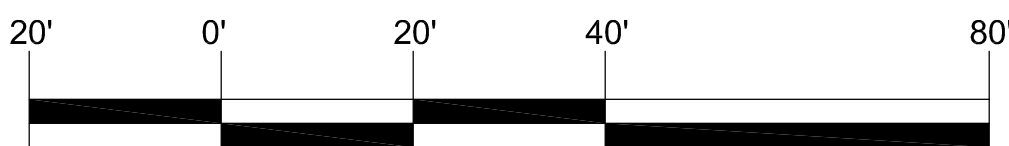
EXHIBIT A

DATE: 11/09/2016	SCALE: AS SHOWN	SHEET: PD1.0
DRAWING/PROJECT NO: M+A 4113		OF _____



PARKING ANALYSIS	
CLASS TYPE	CLASS 8 (SUPERMARKET/ CONVENIENCE MARKET)
CLASS 8 RETAIL STORE REQUIREMENT	5.0 SPACES PER 1,000 SQ. FT. GFA
BLDG. SQ. FT.	4,200 SQ. FT.
PARKING STALLS REQUIRED	21
PARKING STALLS PROVIDED	21

SCALE : 1" = 20'-0"





DATE: 11/02/2016	SCALE: AS SHOWN	SHEET: PD4.0
DRAWING/PROJECT NO: 1+A 1113		OF



Application Number: 2016-1720
Plat Name: Chevron at Washington
Applicant: Gruller Surveying
Date Submitted: 10/03/2016

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

Specific Variance is being sought and extent of variance:

Per Ordinance Section 142-152, the required front building line setback shall be 25' along Major Thoroughfares Westcott and Washington Avenues. The proposed new gas station will encroach to within 17' 6" of the property line along Washington and to within 9' 10" along Westcott. As a result, the Applicant requests a variance from the 25' building setback line, to conform to the proposed building.

Chapter 42 Section: 152

Chapter 42 Reference:

Sec. 42-152 Building line requirement along major thoroughfares

Statement of Facts

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

Failure to grant reduced building lines on Westcott and Washington would stop expansion of existing gas station. Current gas station is already located within the minimum building line required by the City of Houston. Several other sites along Washington and the vicinity have structures within the building lines required by the City.

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

There has been a fuel station on this property since the 1960's. A variance was previously granted for this property in the 1990's for the construction of a convenience store. The geometry of this property as a peninsula roughly in the shape of an equilateral triangle with streets on the north and south sides results in a buildable area defined by converging setback lines. Of the 22,643.59 Sq. Ft. acre tract, 13,331.08 Sq. Ft. falls within a building setback. This equates to 58.87% of the parcel that does not allow any sort of building be placed in it due to the current building setback lines required by the City. At its widest point, on the east property line, the buildable area is approximately 46' wide. At its narrowest, on the west property line, it is less than 22' wide. This triangular geometry limits the efficient, safe, and continued use of this property as a convenience store with fuel or any other retail/commercial business. The existing businesses to the east, including the recently reconstructed McDonalds appear to also encroach into these building setback lines as well. This convenience store is one of the only such stores in the immediate area and provides vital services to those using the park as well as the new residents occupying multi-tenant housing. The owner wishes to build a new, state of the art, upscale facility to serve these customers. The new facility will have improved traffic circulation and safety features for the operation of a convenience store with fuel. The applicant proposes to furnish the following improvements in the public right-of way beyond the minimum requirements of the code: 1. 8 additional 30-gallon crepe myrtles 2. 48 additional shrubs 3. 2 park benches 4. 1 dog waste receptacle 5. 236 linear feet of additional 6' sidewalk between Washington, Westcott and the I-10 intersection.

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

Applicant did not create a hardship. The current structure is located within the required building line and the proposed structure would create uniformity on the block.

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

The intent of this chapter is preserved and maintained by continuing the existing uses and setbacks that have already been approved for the subject site. The modifications to the site will improve the daily functions and services of the site. The Applicant is not requesting a change in use or a new variance that has not already been reviewed and approved.

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

Correct, in fact granting this variance will improve fueling operations, safety and traffic circulation on the property.

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

Economic hardship is not the sole justification. The primary justification is the restrictive geometry of the property when 25' Building Setback lines are imposed on this particular site.



Application No: 2016-1720

Agenda Item: 75

PC Action Date: 11/10/2016

Plat Name: Chevron at Washington

Applicant: Gruller Surveying

Staff Recommendation: Defer Chapter 42 planning standards

Chapter 42 Sections: 152

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

Per Ordinance Section 142-152, the required front building line setback shall be 25' along Major Thoroughfares Westcott and Washington Avenues. The proposed new gas station will encroach to within 17' 6" of the property line along Washington and to within 9' 10" along Westcott. As a result, the Applicant requests a variance from the 25' building setback line, to conform to the proposed building. ;

Basis of Recommendation:

The site is located at the intersection of Westcott Avenue, Washington Avenue and Interstate Highway 10.

The applicant is requesting a variance to allow a convenience store to have a dual building of 9' 10" along Westcott Avenue and a dual building line of 17' 6" along Washington Avenue.

Staff's recommendation is to defer the plat per Chapter 42 planning standards and to allow the applicant to provide revised information by noon next Wednesday.

Statement of Facts

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 11/10/2016
Plat Name: Development at Main and Webster
Developer: Main & Webster, Inc.
Applicant: Windrose
App No/Type: 2016-1880 C2

Staff Recommendation:
 Grant the requested
 variance(s) and Approve
 the plat subject to the
 conditions listed

Total Acreage:	0.7999	Total Reserve Acreage:	0.7999
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77002	493Q	City

Conditions and Requirements for Approval

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

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

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

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

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

Add the following Plat Notes:

-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.
 Building line variances

1. Provide min 6 foot unobstructed sidewalks on Travis and 8 foot unobstructed sidewalks as shown on the site plan. Provide min 3" caliber trees.

2. Coordinate proposed 15' driveways/curb cuts as shown on the site plan

3. Provide 3 ft landscape buffer adjacent to the parking lot as shown on the site plan

For Your Information:

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

City Engineer: DETENTION IS REQUIRED, ALSO WHERE IS B.L. ON MAIN ST.

PWE Utility Analysis: This application was not received until 11/02/2016.

Houston Planning Commission

ITEM: 76

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Development at Main and Webster

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission ITEM: 76

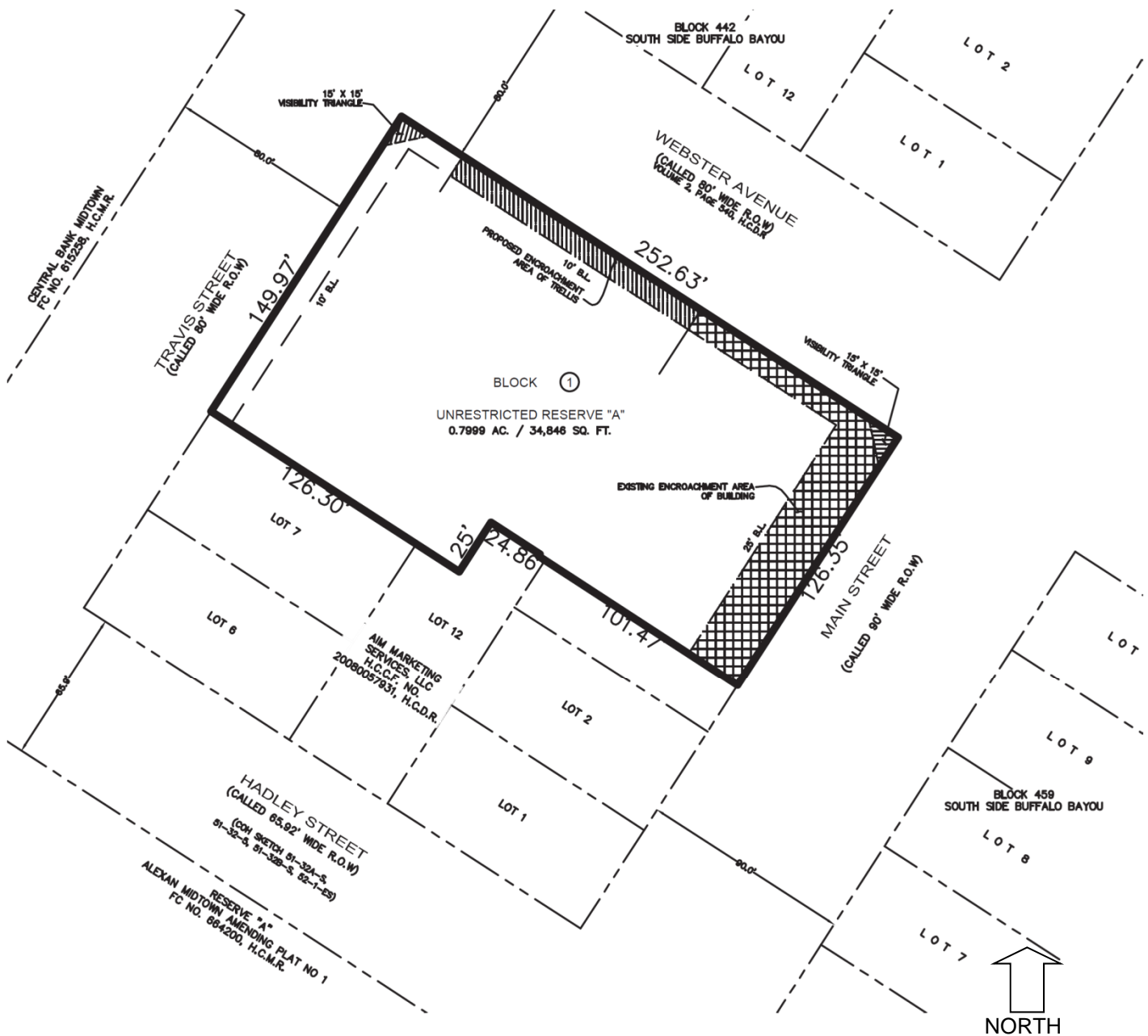
ITEM: 76

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Development at Main and Webster

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

ITEM: 76

Planning and Development Department

Meeting Date: 11/10/2016

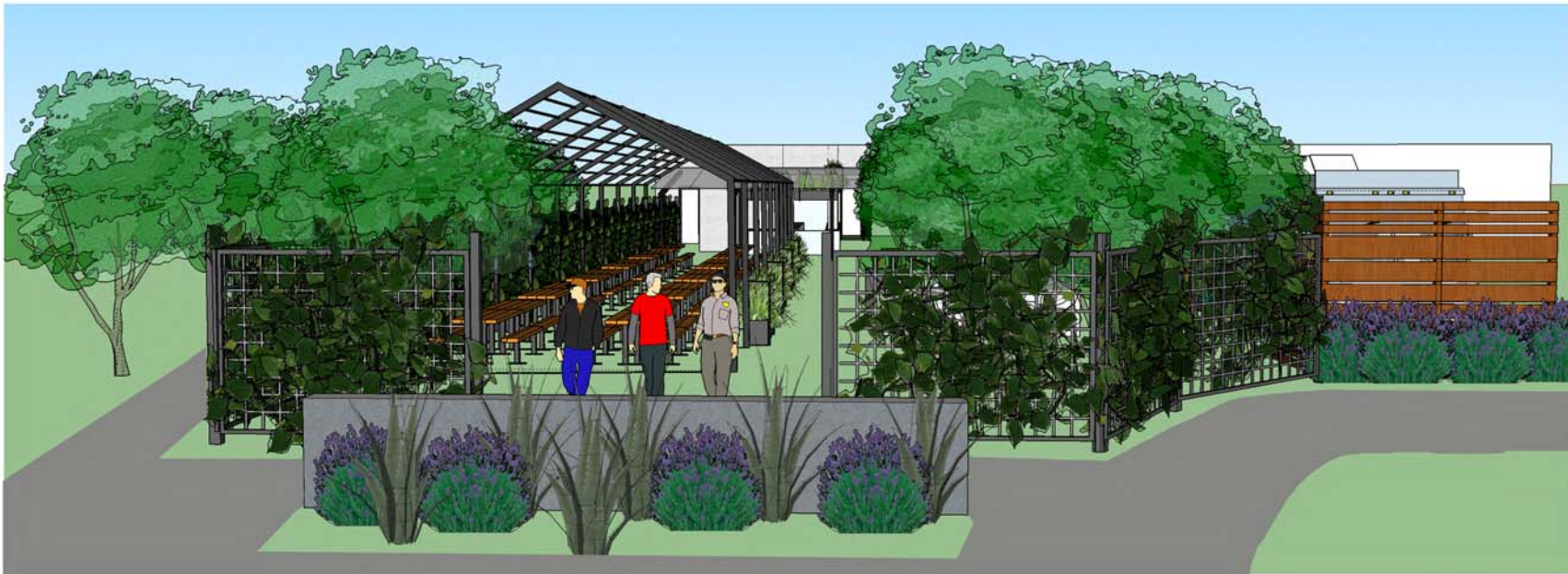
Subdivision Name: Development at Main and Webster

Applicant: Windrose



D – Variances

Aerial



VIEW 1 - TRAVIS ST..



VIEW 2 - INSIDE TRELLIS



VIEW 3 - WEBSTER AVE.

INDEX	ISSUANCE	DATE (MM/DD/YY)

CLIENT
 OXBERRY GROUP
 2401 Main St., Houston, TX 77002
 713.227.6666

DESIGNER
 MOORE DESIGN WORKS
 1718 Adams Rd., Houston, TX 77005
 706.661.4481

STRUCTURAL ENGINEER

CIVIL ENGINEER

MECHANICAL ENGINEER

PROJECT
 2200 MAIN STREET

KEY PLAN



TITLE
 MODEL VIEWS
 2200 MAIN

PROJECT PHASE

PLOT DATE (MM/DD/YY)
 10/31/16

DRAWING NUMBER

SCALE
 3/32"=1'-0"

REV

FILE NAME



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2016-1880

Plat Name: Development at Main and Webster

Applicant: Windrose

Date Submitted: 10/31/2016

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

Specific Variance is being sought and extent of variance:

To allow dual building line of 0 feet on Webster Avenue

Chapter 42 Section: 150

Chapter 42 Reference:

Section 42-150 "Building Line Requirement" paragraph (d) states, "The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control - Major Thoroughfares, 25-feet (Main); all others, 10-feet (Webster)"

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 located on the south side of Webster Avenue between Main Street and Travis Street in the Midtown District, caddy-corner to the Greyhound bus station and adjacent to the Metro's Light Rail. The applicant is requesting a dual building line variance to allow for the development of a lounge/bar that will require the encroachment of a new trellis structure for outdoor seating. Instead of providing full food-service, there will be bays where food trucks can park and have controlled access to the patrons within the facility. The existing building that will be renovated at the hard corner of Main and Webster was constructed in 1920. This building is grandfathered and there is an encroachment agreement for the portion of the building the sits in the Webster right-of-way, so no variance will be necessary. The applicant can show the building setbacks and visibility triangle now and then come back with another variance if new structures are constructed on-site. To promote a pedestrian-focused design with an appropriate scale, which is common to the Midtown Area, the applicant is proposing an outdoor seating area with a covered trellis structure that will be attached to the vegetated fence along the property line. Additionally, there will be a water station between the trellis structure and the existing building that will provide drinking water for pets and for patrons that do not wish to consume alcohol. This new structure requires a variance.

(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 Midtown Area in combination with the existing buildings. The applicant requires the variance to provide new outdoor seating that is compatible with and placed at an appropriate scale to the surrounding high-density, urban environment. The proposed variance would allow the property to conform to the intent of the City's Code of Ordinances and provide a viable lounge/bar that is complimentary to the Midtown area. These considerations result in circumstances that are not self-imposed by the applicant and that form sufficient grounds to grant the variances.

(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 attractive, well-landscaped lounge/bar that will be a fun and unique attraction for the area. The proposed design elements are aesthetically pleasing, safe and supportive of the lounge's need for outdoor seating close to the street. 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 Midtown Area. The applicant is providing an 8-foot wide unobstructed sidewalk along Webster and a 6-foot wide unobstructed sidewalk along Travis Street in

conjunction with the project. There will be more than 24 feet between the fence along Webster and the back-of-curb, which is a substantial pedestrian realm.

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

The granting of the variance will not be injurious to the public health, safety or welfare as adequate vehicular and pedestrian circulation will be available, including access for emergency vehicles. The applicant's architect has designed the proposed facility with a focus on aesthetics and outdoor living. The reduction of said building lines will not impede the City's ability to maintain Webster, Main or Travis as the distance between the pavement section of the adjacent streets and the new fence and existing building faces meet the City's intended pedestrian realm standards. The applicant is also widening the sidewalks along Webster and Travis. The configuration of the existing streets also supports the retention of the existing buildings, as Webster is a one-way street heading east and Main Street is a separated boulevard configuration with a one-way street section heading south.

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

The justifications for the requested variance are the unusual physical characteristics and development conditions that affect the property. Given that the existing building footprint and proposed outdoor seating expansion, the proposed variance is necessary to support the proposed use. Midtown has always been treated by the City as a viable candidate for building line reduction so long as the proposed development is safe and compatible with surrounding land uses. The proposed lounge/bar is a viable use for the area and will not have a detrimental effect on the traffic mobility of the adjacent street network. The aesthetic features and upgrades to the pedestrian realm proposed by the applicant will ensure that it is compatible with and complimentary to surrounding land uses. With the enhanced landscaping, welcoming outdoor seating environment, oversized 8-foot wide sidewalks, and unique food service, the development has the potential to be a very positive addition to this area of Midtown and we hope that the Commission will support the requested variances.



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Staff Report

Application No: 2016-1880

Agenda Item: 76

PC Action Date: 11/10/2016

Plat Name: Development at Main and Webster

Applicant: Windrose

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 dual building line of 0 feet on Webster Avenue ;

Basis of Recommendation:

The site is located within the City limits, south of Gray Street, west of Main Street and east of Brazos Street. The applicant is requesting a variance to allow a 0' dual building line for a proposed trellis.

The applicant is creating an unrestricted reserve and is requesting a variance to allow a 0' building line along Webster Street for a proposed trellis. Staff is in support of the request.

The requested variance to not dedicate ROW to Main Street is not required. Staff coordinated with the Transportation Division of Planning and Development in reference to the 100' ROW requirement on the MTFP Hierarchy Chart. The chart indicates 100' ROW, however staff determined that when Main Street was reconstructed in 2004, the ROW located at the site was considered sufficient at 90' as long as there is at least a 15' pedestrian realm. The site has approximately 16 ½ feet along Main (including parallel parking and the sidewalk).

The proposed development will rehabilitate an existing building into a proposed bar/restaurant. The existing building was constructed in 1920; therefore the structure is exempt from the building line requirement of Chapter 42.

The applicant is proposing an outdoor patio and will construct a trellis for the proposed bar. The distance from the back of curb to the trellis will be over 24' along Webster and the applicant will propose minimum 8' sidewalks on Webster Ave, 6' sidewalks on Travis and minimum 3 inch caliper trees..

The applicant will make improvements to the pedestrian realm along Webster and Travis Street Boulevard and if the trellis is ever demolished, then the applicant must abide by the platted 10' BL. Therefore, staff's recommendation is to grant 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

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. The applicant is proposing an outdoor patio and will construct a trellis for the proposed bar.

(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; The trellis is an addition to an existing building.

(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 applicant will make improvements to the pedestrian realm along Webster and Travis Street Boulevard and if the trellis is ever demolished, then the applicant must abide by the platted 10' BL.

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

The granting of the variance will not be injurious to the public health, safety or welfare;The distance from the back of curb to the trellis will be over 24' along Webster and the applicant will propose minimum 8' sidewalks on Webster Ave, 6' sidewalks on Travis and minimum 3 inch caliper trees.

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

Economic hardship is not the sole justification of the variance; the patio will and the proposed development will meet the intent of a transit oriented development.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 11/10/2016
Plat Name: Development at West Little York
Developer: West Little York Business, LLC
Applicant: Windrose
App No/Type: 2016-1842 C2R

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	1.4111	Total Reserve Acreage:	1.4111
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	77041	409S	ETJ

Conditions and Requirements for Approval

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

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

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 11/10/2016
Plat Name: Development at West Little York
Developer: West Little York Business, LLC
Applicant: Windrose
App No/Type: 2016-1842 C2R

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map.
PWE Utility Analysis: This application was not received until 11/02/2016.

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

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

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

Limited scope TIA will be required to determine driveway locations and if designated left turn lane will be required or not.

County has no objections to variance.

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

Houston Planning Commission

ITEM: 77

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Development at West Little York

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

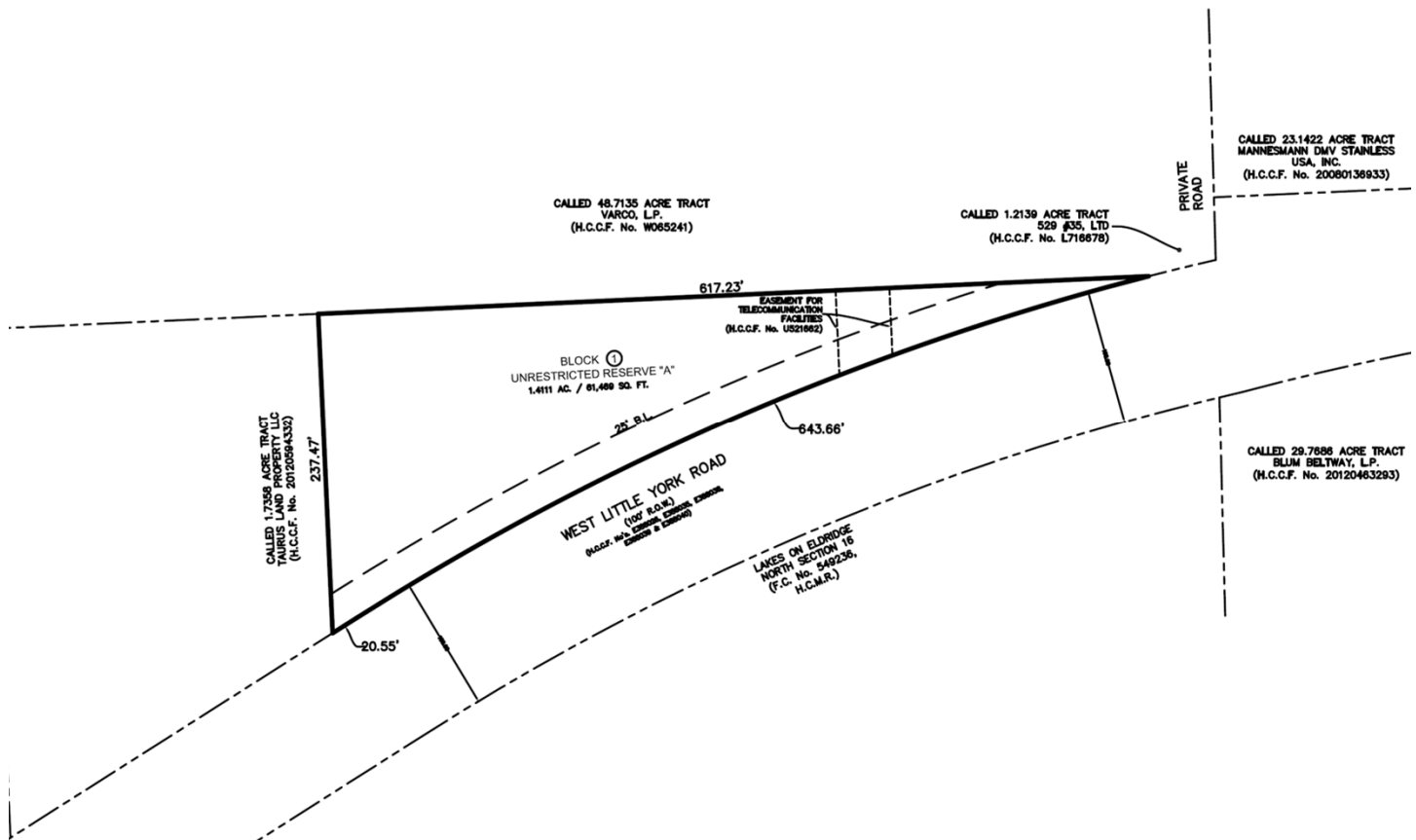
ITEM: 77

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Development at West Little York

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

ITEM: 77

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Development at West Little York

Applicant: Windrose



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2016-1842

Plat Name: Development at West Little York

Applicant: Windrose

Date Submitted: 10/31/2016

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

Specific Variance is being sought and extent of variance:

To exceed north/south intersection spacing within the plan area.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec. 42-128, Intersections of local streets, Paragraph (a), Subparagraph (1) states, "Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 2,600 feet".

Statement of Facts

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

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

The subject property is a 1.4111-acre tract of land located on the north side of West Little York Road and East of Evergreen Trails. This project is proposed to have one Unrestricted Reserve. We are requesting a variance to exceed the intersection spacing requirement of 1,400 feet for local streets. The primary justification for the variance are the unusual characteristics that affect the land. There are limitations caused by the surrounding existing land uses. The site is bounded by a machine company to the West, a private road to the East, West Little York Road to the south, and an industrial site to the North. The industrial site to the North prohibits the possibility of a North-South street extending beyond our subject tract. Dedicating a road through the site would also limit the site's usability by decreasing the area.

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

Circumstances of existing conditions surrounding the site support the granting of this variance. The existing industrial site to the North of the subject tract restricts the desired R.O.W. from being dedicated beyond the subject tract. The subject tract is adjacent to a private road which if projected, would be able to join with existing R.O.W. of Northwoods E. Drive. Proposing a street to run North/South within the subject property would not be possible given the inability to extend the street any further than our boundary lines, and given the industrial tract to the North of the subject tract has already been developed. Further North of the industrial tract are two sets of railroad tracks that join then separate, thus creating an area that is not feasible to developing a railroad crossing for thru vehicular traffic, which would be unsafe and unnecessary. While it would certainly provide added mobility for the industrial sites and allow their heavy haul trucks to enjoy a direct route through the subject tract directly from West Little York, it would be a hardship imposed on the subject tract and quite possibly deem the tract undevelopable to promote such traffic patterns.

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

Significant physical features limit the ability to propose a street through the subject property. With the subject tract being only 1.4111 acres, proposing a street through the tract would decrease the overall acreage available for development, and deem the tract unusable for development. The industrial area has more than adequate east/west and north/south access to West Little York, Evergreen Trails, along with many local streets within the area without the need for an additional street.

(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's health, safety, or welfare as the street network in the area-West Little York and Evergreen Trails- provide adequate vehicular and emergency access to the surrounding area. Additional traffic circulation would be aided by converting the existing private road to public and projecting it North to meet existing Northwoods E. Drive

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

The conditions supporting the variance are the unique physical characteristics of the site, particularly the limitations imposed by existing industrial sites to the north and West Little York to the south, as well as the usability of the subject tract by decreasing the area.



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Staff Report

Application No: 2016-1842

Agenda Item: 77

PC Action Date: 11/10/2016

Plat Name: Development at West Little York

Applicant: Windrose

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128

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

To exceed north/south intersection spacing within the plan area.;

Basis of Recommendation:

The site is located north of West Little York, south of FM 529 and west of Cunningham Road. The applicant is requesting a variance to exceed the 2,600 foot intersection spacing requirement by not providing a north/south street between Evergreen Trails Drive and Cunningham Road. Staff is in support of the request.

To the north of the site is an unplatted industrial tract and a railroad spur. Requiring a north south street would be impractical due to the configuration of the subject site and would not be further extended past the railroad. However, to the east of the site is a private road and to the west if stub street called Gingerbrook Drive. If the industrial site were to redevelop in the future then there is a possibility for an east/west and north/south connection.

In 2008, a variance was granted to not extend or terminate Emmet Road with the Thrustmaster General Plan. Trustmaster Sec 2 also was granted a variance to not to provide a north/south road through Thrustmaster Sec 1 and Thrustmaster Sec , from Signat Drive to Melendy Lane. However there is still potential for connectivity if the industrial site of the north is redeveloped into a single family or more dense use.

Therefore, staff's recommendation is to grant to 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 make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;requiring a north south street would be impractical due to the configuration of the subject site and would not be further extended past the railroad.

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

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

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

The intent and general purposes of this chapter will be preserved and maintained;there is potential for a north/south and east/west connection.

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

The granting of the variance will not be injurious to the public health, safety or welfare;there is still potential for connectivity if the industrial site of the north is redeveloped into a single family or more dense use.

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

Economic hardship is not the sole justification of the variance, the subject site is not a suitable location for a north/south connection.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78

Action Date: 11/10/2016

Plat Name: HEB Heights

Developer: Terra Associates

Applicant: RVi Planning + Landscape Architecture

App No/Type: 2016-1866 C2R

Staff Recommendation:

Withdraw

Total Acreage:	4.1300	Total Reserve Acreage:	4.1300
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452V	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.

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

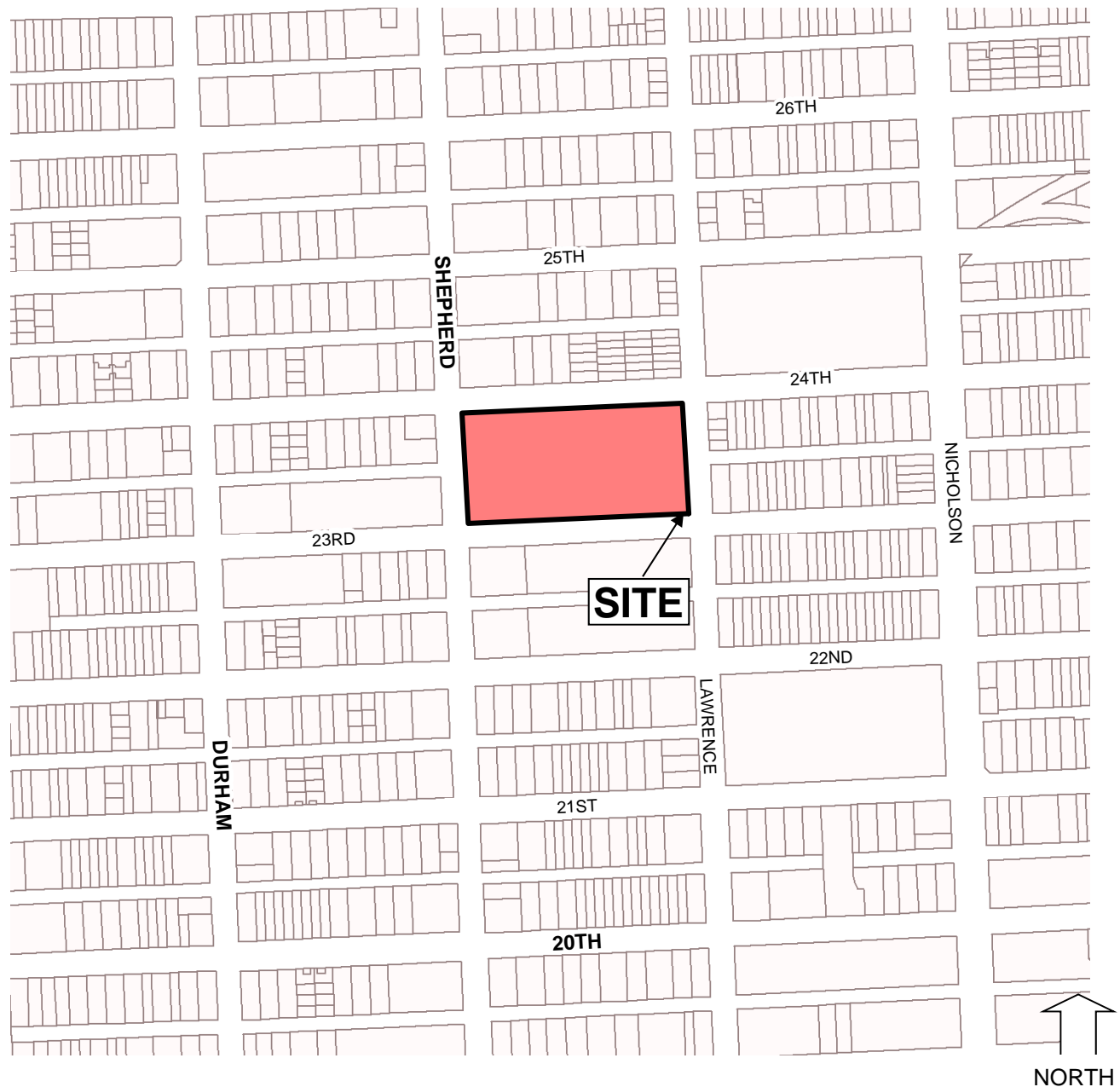
ITEM: 78

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: HEB Heights

Applicant: RVi Planning + Landscape Architecture



D – Variances

Site Location

Houston Planning Commission

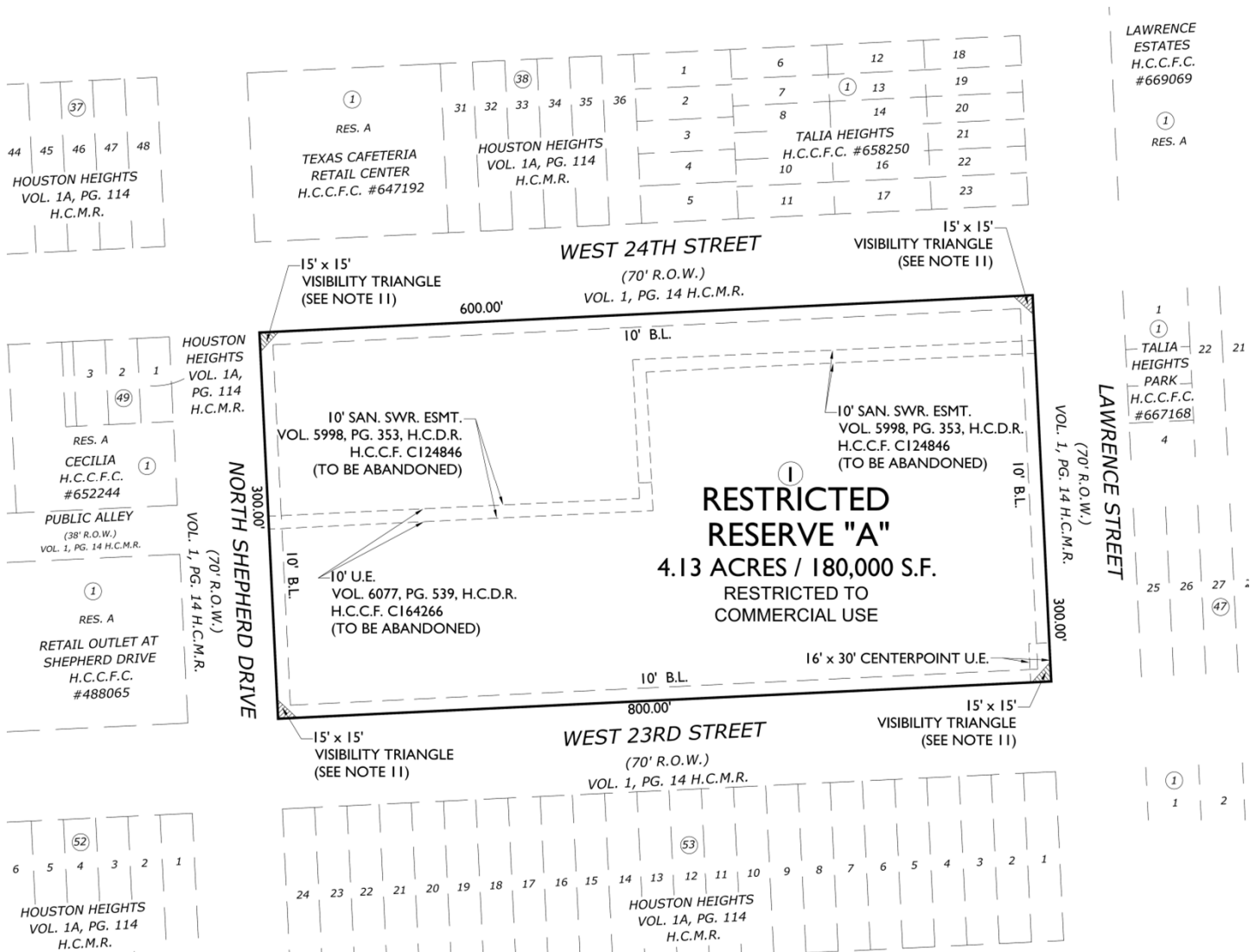
ITEM: 78

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: HEB Heights

Applicant: RVi Planning + Landscape Architecture



D – Variances

Subdivision

Houston Planning Commission

ITEM: 78

Planning and Development Department

Meeting Date: 11/10/2016

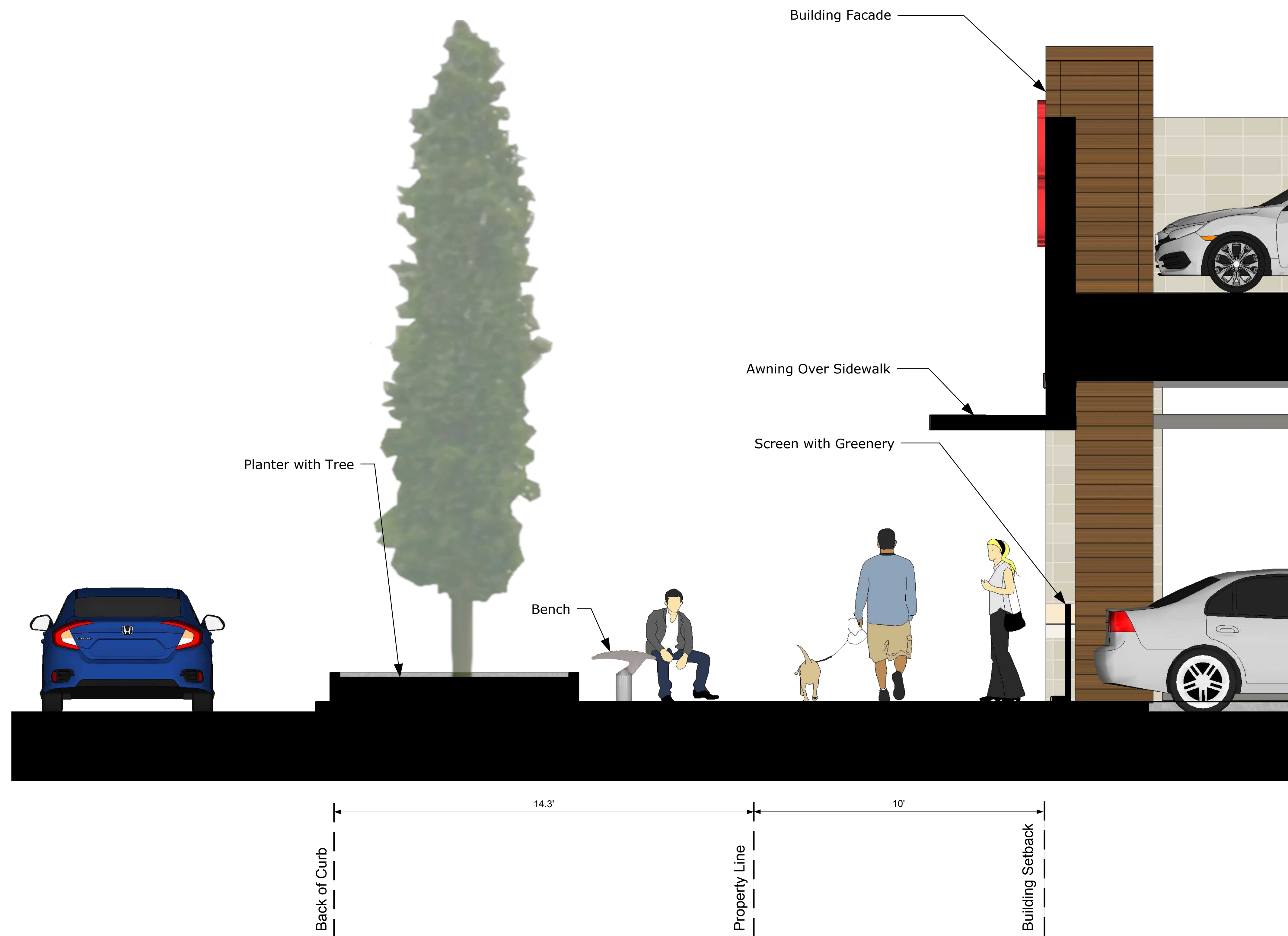
Subdivision Name: HEB Heights

Applicant: RVi Planning + Landscape Architecture



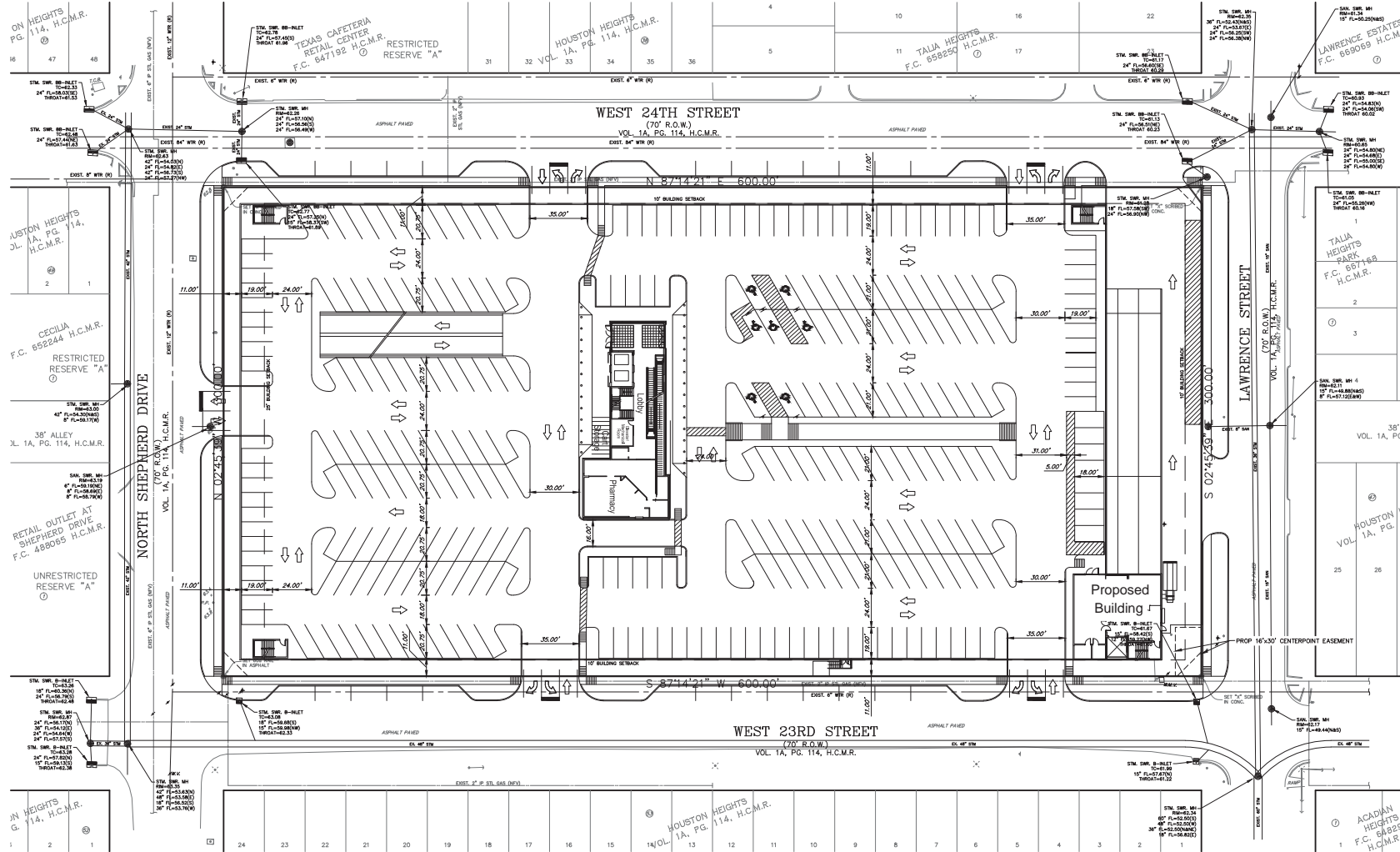
D – Variances

Aerial



North Shepherd Drive - Sidewalk Cross-Section

F:\Clients\2870-Williams Development & Construction\2870-1608 HEB Heights Shepherd\Drawings\Exhibits\Site Plan Exhibits\1st Floor Shepherd.dwg Oct 28, 2016--10:15am Terra Associates Inc., Michael A. Jenkins



REV.	NO.	DESCRIPTION	DATE	APP.
HEB SHEPHERD				
1ST FLOOR SITE PLAN EXHIBIT				
TERRA 1445 N. LOOP WEST - SUITE 450 HOUSTON, TEXAS 77008 ASSOCIATES, INC. 713-993-0333 CONSULTING ENGINEERS TBPE Registration No: F-003832				
DRAWN BY: MAJ		SCALE: 1"=30'		PROJECT No: 2870-1608
CHECKED BY: JJW		DATE: SEPTEMBER 2016		CONTRACT:
				SHEET 1 OF 1



Proposed North Shepherd Drive Frontage - Building Setback 10'



Proposed North Shepherd Drive Frontage - Building Setback 10'



North Shepherd Drive Frontage - Building Setback 25'



North Shepherd Drive Frontage - Building Setback 25'



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2016-1866

Plat Name: HEB Heights

Applicant: RVi Planning + Landscape Architecture

Date Submitted: 10/31/2016

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

Specific Variance is being sought and extent of variance:

To allow a 10 foot building line along North Shepherd Drive.

Chapter 42 Section: 152

Chapter 42 Reference:

An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. Each subdivision plat and development plat shall show a 25' BL on a major thoroughfare

Statement of Facts

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

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

The subject property comprises an entire block bounded by North Shepherd Drive, West 24th Street, Lawrence Street and West 23rd Street. All four streets have 70-foot wide rights-of-way. North Shepherd is a designated major thoroughfare sufficient in width, with four lanes of one-way northbound traffic in an approximate 40-foot wide paving section. The adjacent side streets are considerably wider in right-of-way width and paving section than typical local street standards. Pavement widths for the other three streets are 38 feet for West 24th, 37 feet for Lawrence and 29 feet for West 23rd. All adjacent streets are curbed, except for the south side of West 23rd. North Shepherd also includes a Metro bus route (#27) that extends from the Medical Center to the North Freeway. A bus stop is located across West 24th Street from the subject property. The Heights and surrounding area, while not a food desert, is widely recognized as being underserved by grocery stores. This is primarily due to the lack of available land within the area necessary to accommodate a full-service supermarket, which is compounded by the existing block sizes within the Heights established by the original plat in 1891. A full service grocery store typically needs at least eight to twelve acres to construct a store. The subject property consists of only 4.13 acres, thus requiring the need for structured parking in order to meet peak parking demand, which has proven to be greater for HEB stores inside Loop 610 than in suburban locations. Given the urban nature of the location and the existing Metro bus route along North Shepherd, it is anticipated that many patrons will walk, bike or take the bus. The proposed structure will include two levels that are set back 10 feet from North Shepherd, West 24th and West 23rd. The ground level will include vehicular and significant bicycle parking with pedestrian customer access to the upper level. The supermarket and additional parking will be located on the upper level with the store comprising of approximately one-half of the upper level. A similar store is currently being developed within the City of Bellaire due to space constraints. Along North Shepherd Drive, the property line is located 15 feet from back of street curb. As shown on the enclosed site plan and perspective drawings, a reduced building setback of 10 feet will allow the required parking to be provided within the structure and provide an attractive 25-foot wide landscape and pedestrian environment from the street curb to the structure. If a standard 25-foot building setback were to be imposed, the surface parking would need to extend to the right-of-way line in order to provide required spaces, as shown on the enclosed drawing. If built, this configuration would result in a less attractive appearance and less desirable pedestrian environment along North Shepherd, which would be contrary to sound public policy for Houston's urban core.

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

The circumstances supporting the granting of the variance are based on the unique physical characteristics that affect the subject property. While the typical block sizes in the Heights are very conducive to an urban neighborhood, they are

constraining to accommodate a full-service supermarket. The variance is needed to permit site-sensitive design, in a convenient location on a key major thoroughfare, within an area currently underserved by grocery stores.

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

The granting of the variance will allow for the establishment of a building line that is appropriate for the site and the Heights with its increasingly urban environment.

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

The 10-foot setback on North Shepherd will provide for an enhanced pedestrian realm along the street frontage with more landscaping. Landscaped pedestrian realms will also be provided on the other adjacent streets, where at least 15 feet exists from the street curb to the right-of-way line plus the standard 10-foot setback. The proposed site design is appropriate for the Heights in contrast with a typical suburban styled store.

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

The circumstances supporting the granting of the variances are based on the unique physical characteristics that affect the subject property.



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Staff Report

Application No: 2016-1866

Agenda Item: 78

PC Action Date: 11/10/2016

Plat Name: HEB Heights

Applicant: RVi Planning + Landscape Architecture

Staff Recommendation: Withdraw

Chapter 42 Sections: 152

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

To allow a 10 foot building line along North Shepherd Drive.;

Basis of Recommendation:

This item has been withdrawn

Statement of Facts

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

N/A

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

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

N/A

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

N/A

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

N/A

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

N/A



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 11/10/2016
Plat Name: Jackson Villa
Developer: Chad Jackson
Applicant: Owens Management Systems, LLC
App No/Type: 2016-1790 C2

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	0.9702	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	3	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	77336	338C	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.

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - No comments.
PWE Utility Analysis: This application was not received until 11/02/2016.

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

Houston Planning Commission

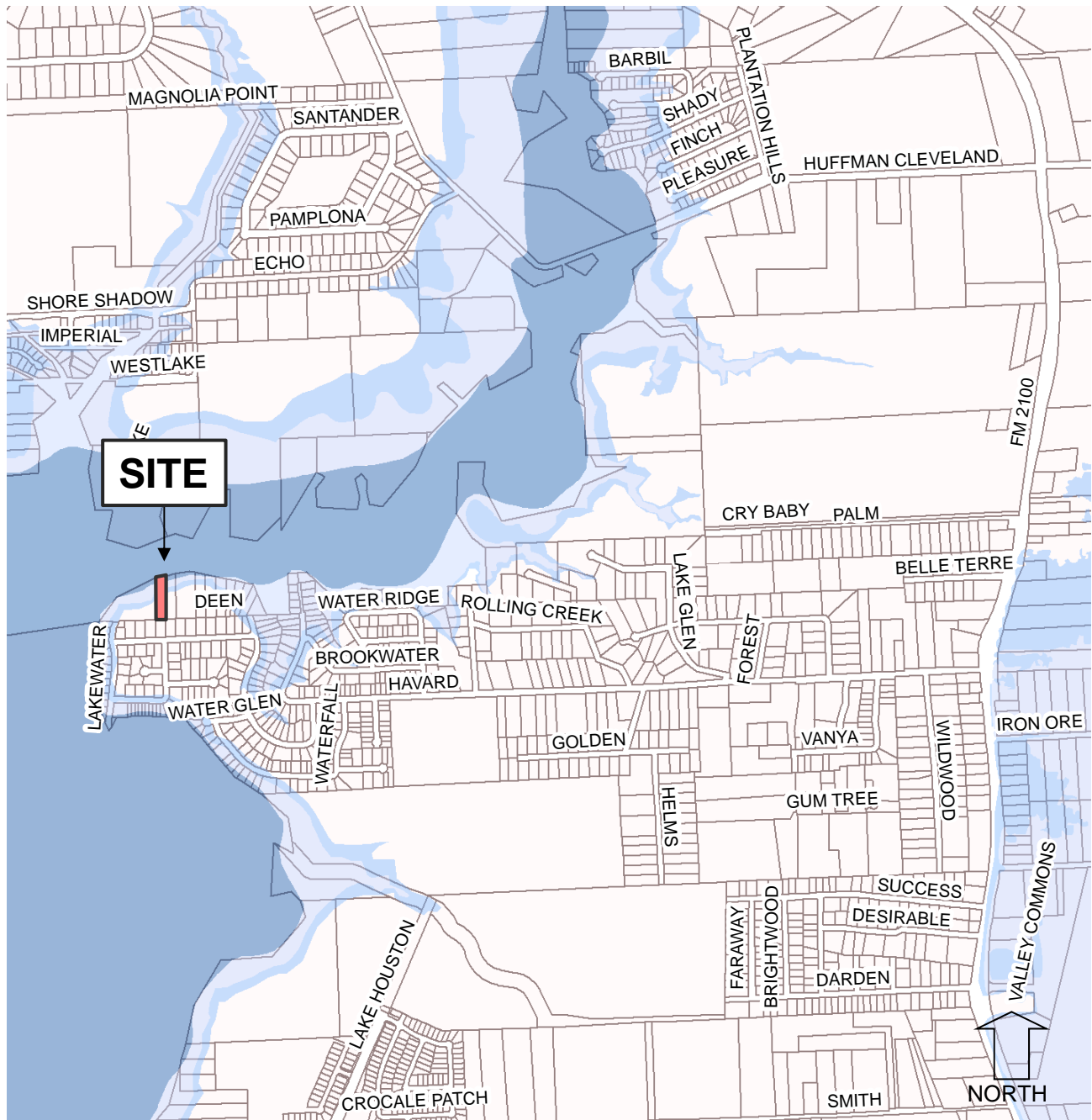
ITEM: 79

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Jackson Villa

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Houston Planning Commission

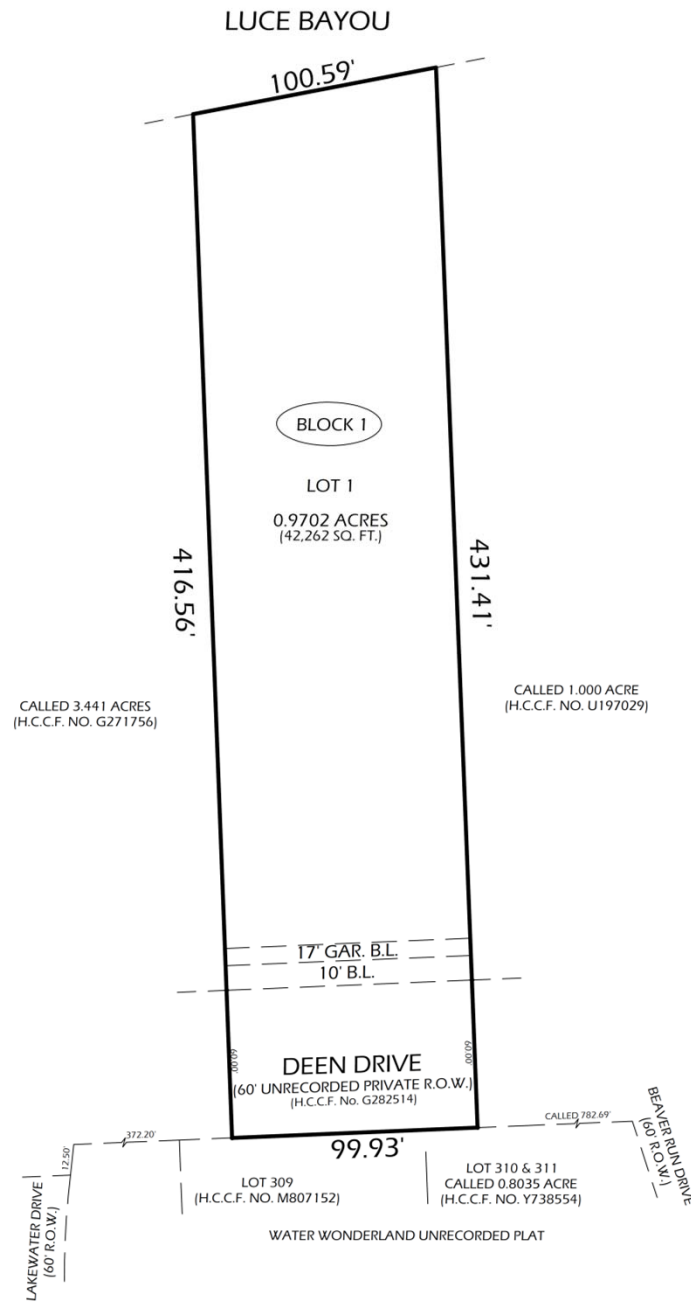
ITEM: 79

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Jackson Villa

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

Houston Planning Commission

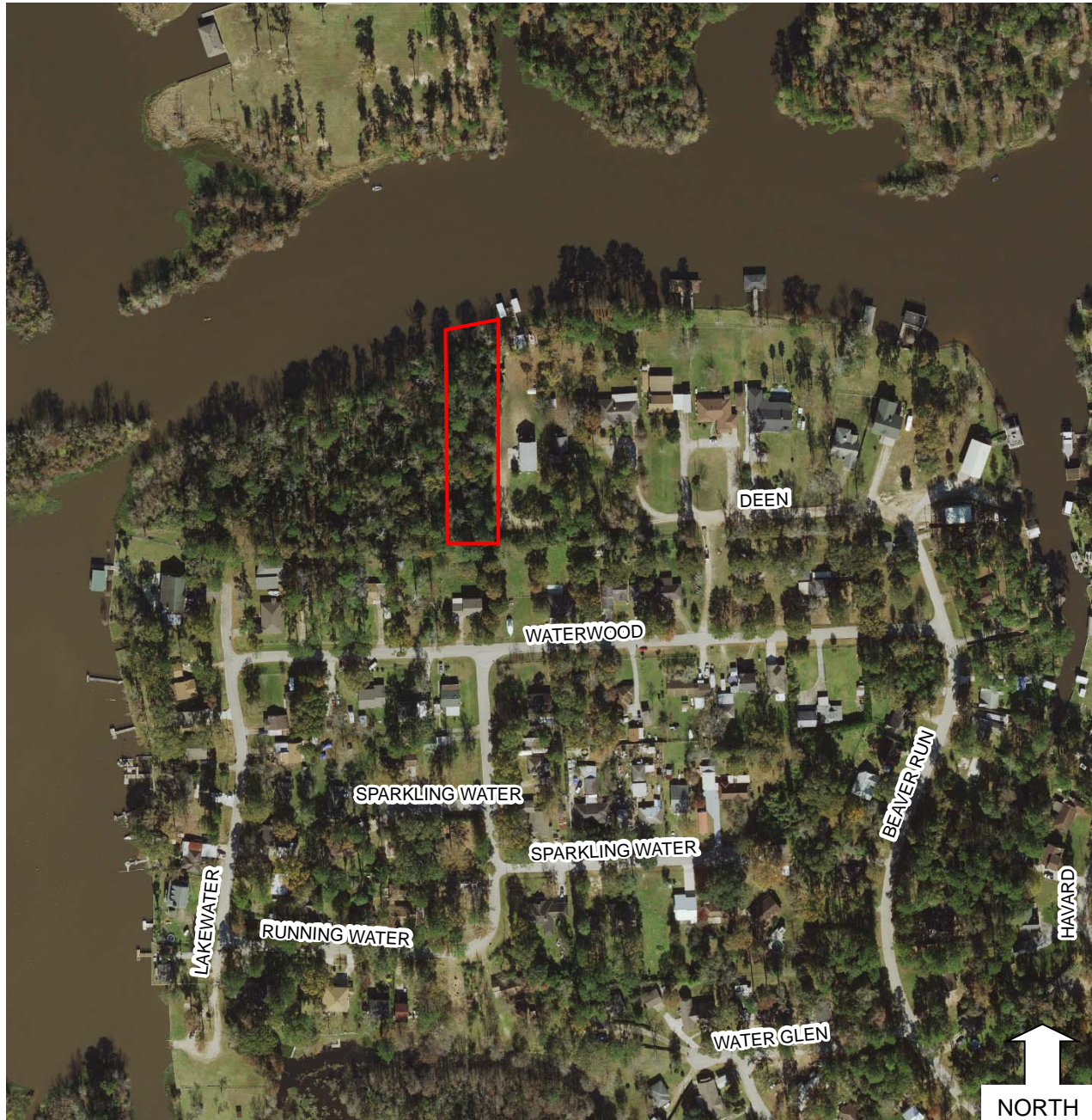
ITEM: 79

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Jackson Villa

Applicant: Owens Management Systems, LLC



D – Variances

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**VARIANCE
Request Information Form**

Application Number: 2016-1790

Plat Name: Jackson Villa

Applicant: Owens Management Systems, LLC

Date Submitted: 10/17/2016

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

Specific Variance is being sought and extent of variance:

A variance is being sought not to take residential access from a public right-of-way.

Chapter 42 Section: 188

Chapter 42 Reference:

Sec. 42-188. - Lot access to streets. (a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section.

Statement of Facts

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

(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 in the 12.88 acre Water Wonderland unrecorded subdivision. Deen Road, 60-foot paved road easement, recorded in September 1979, serves to connect the north end of Lakewater Drive to the north end of Beaver Run Drive, approximately 1255.83 feet. With the rear property abutting Lake Houston (Luce Bayou). There is no other point of access.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The lots abutting Lake Houston (Luce Bayou) were subdivided in 1979 and each lot includes a 60-foot ingress/egress road access easement.

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

The intent and general purposes of this chapter will be preserved and maintained. The existing dedication exceeds the required 50-foot right-of-way per Chapter 42. Deen Road is not required for east/west vehicular circulation. The lots to the south of Deen Road take access from Waterwood Drive.

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

The granting of this variance will not be injurious to the public health, safety or welfare. The current owner purchased the property July 2016 with existing acreage. The road easement complies with Type 1 PAE and includes a 20-foot building line.

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

Economic hardship is not the sole justification of the variance. It is the only access available to the property.



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Staff Report

Application No: 2016-1790

Agenda Item: 79

PC Action Date: 11/10/2016

Plat Name: Jackson Villa

Applicant: Owens Management Systems, LLC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 188

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

A variance is being sought not to take residential access from a public right-of-way.;

Basis of Recommendation:

The site is located in the city limits east of Lake Houston Drive and north of Atascocita Road. The applicant is requesting a variance to allow frontage and access from a private roadway easement. Staff is in support of the request.

The subject tract is unplatted and has been in the same configuration since 1979. The Deen Road, which is a 60' roadway easement was created in 1979 and serves 9 single family lots. The applicant is proposing one single family home which will suit the characteristics of the neighborhood.

The roadway easement is an existing condition not imposed by the applicant and the easement connects to stub streets Lakewater Drive and Beaver Run Drive. Deen Road is not required for intersection spacing and construction of the roadway will be coordinated by The Department of Public Works and Engineering.

Therefore, staff's recommendation is to grant 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 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 easement connects to stub streets Lakewater Drive and Beaver Run Drive.

(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 60' roadway easement was created in 1979.

(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; Deen Road is not required for intersection spacing.

(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; traffic circulation is sufficient within the area.

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

Economic hardship is not the sole justification of the variance; the roadway easement is an existing condition not imposed by the applicant.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 11/10/2016
Plat Name: Lexington Woods Business Park
Developer: Ress Investments, Inc
Applicant: Town and Country Surveyors
App No/Type: 2016-1871 C3P

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	4.0600	Total Reserve Acreage:	3.9200
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	77373	292R	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)

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

Provide CenterPoint note.

Easement reference numbers must match.

Harris County has requested this plat be deferred.

Add note to plat:"The Planning Commission granted a variance to allow excessive intersection spacing and to not extend stub streets subject to specific conditions on 11/10/2016. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat."

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80

Action Date: 11/10/2016

Plat Name: Lexington Woods Business Park

Developer: Ress Investments, Inc

Applicant: Town and Country Surveyors

App No/Type: 2016-1871 C3P

Staff Recommendation:

Defer Additional
information reqd

City Engineer: DETENTION IS REQUIRED, ALSO WHERE IS B.L. ON HARDY TOLL RD.

Grand Parkway Assn: this is over 1 mile south of the GP. not a problem.

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

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

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

Plat is requested to be deferred for further study and review

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

Houston Planning Commission

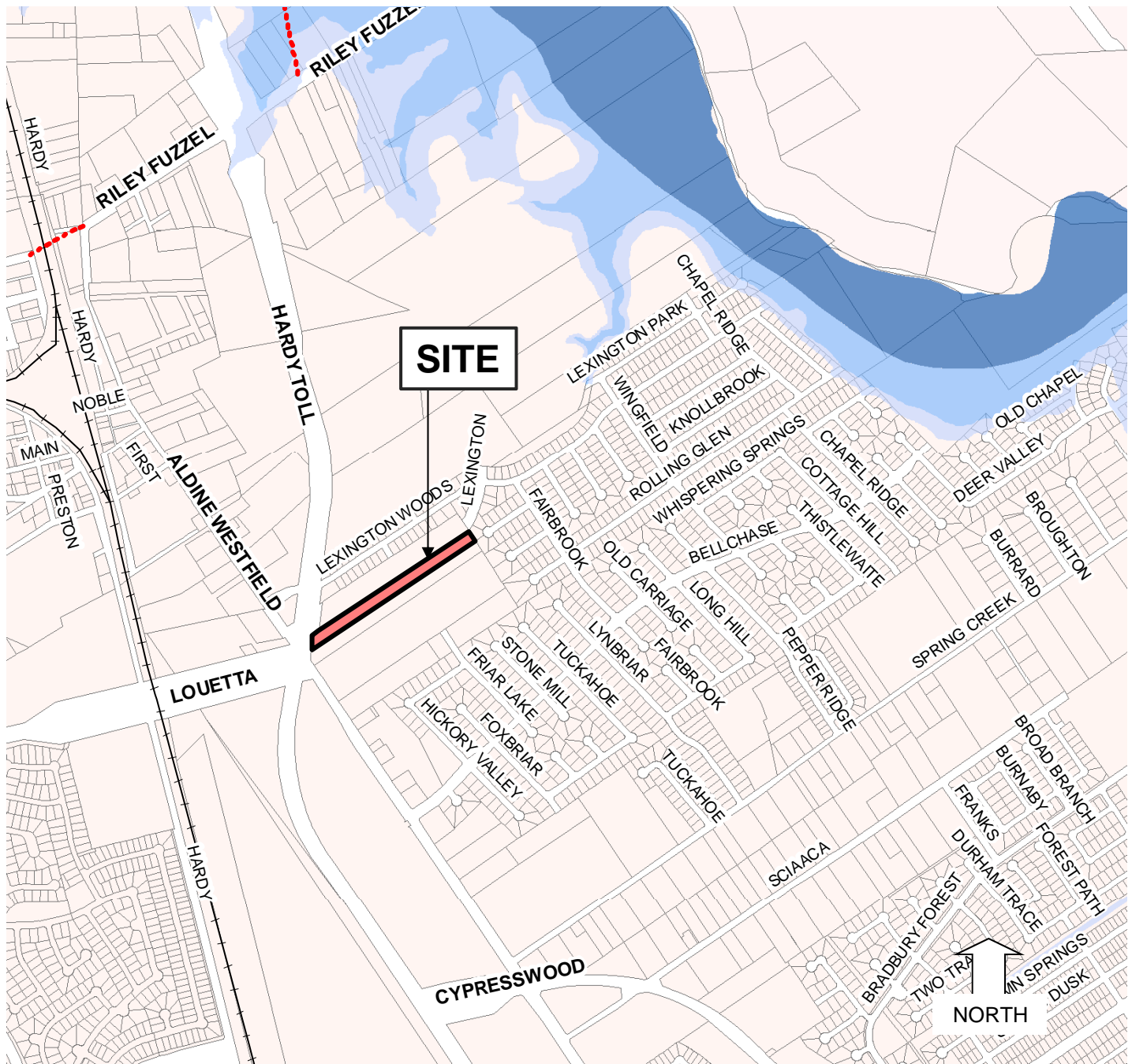
ITEM: 80

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Lexington Woods Business Park

Applicant: Town and Country Surveyors



D – Variances

Site Location

Houston Planning Commission

ITEM: 80

ITEM: 80

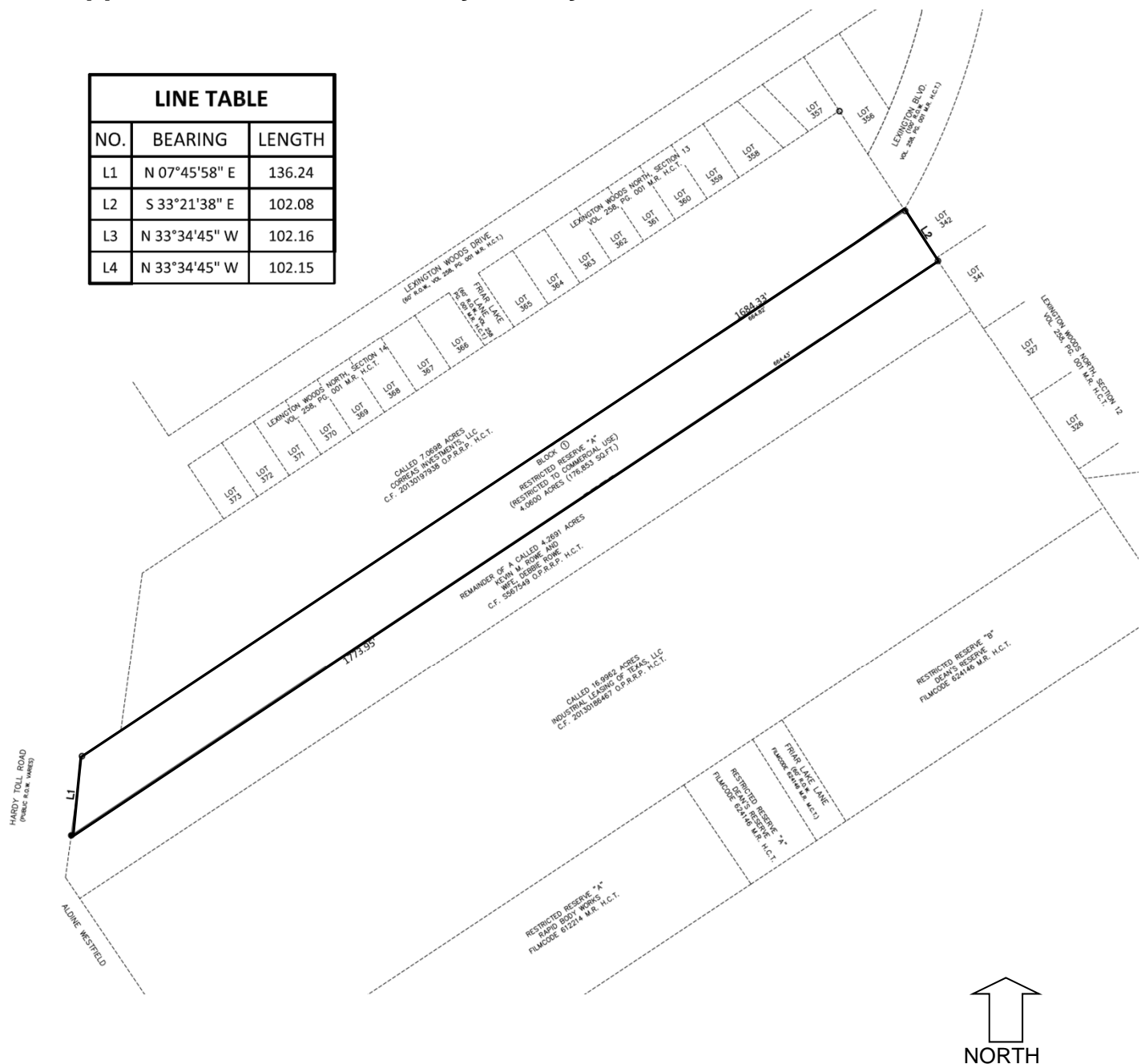
Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Lexington Woods Business Park

Applicant: Town and Country Surveyors

LINE TABLE		
NO.	BEARING	LENGTH
L1	N 07°45'58" E	136.24
L2	S 33°21'38" E	102.08
L3	N 33°34'45" W	102.16
L4	N 33°34'45" W	102.15



D – Variances

Subdivision

Houston Planning Commission

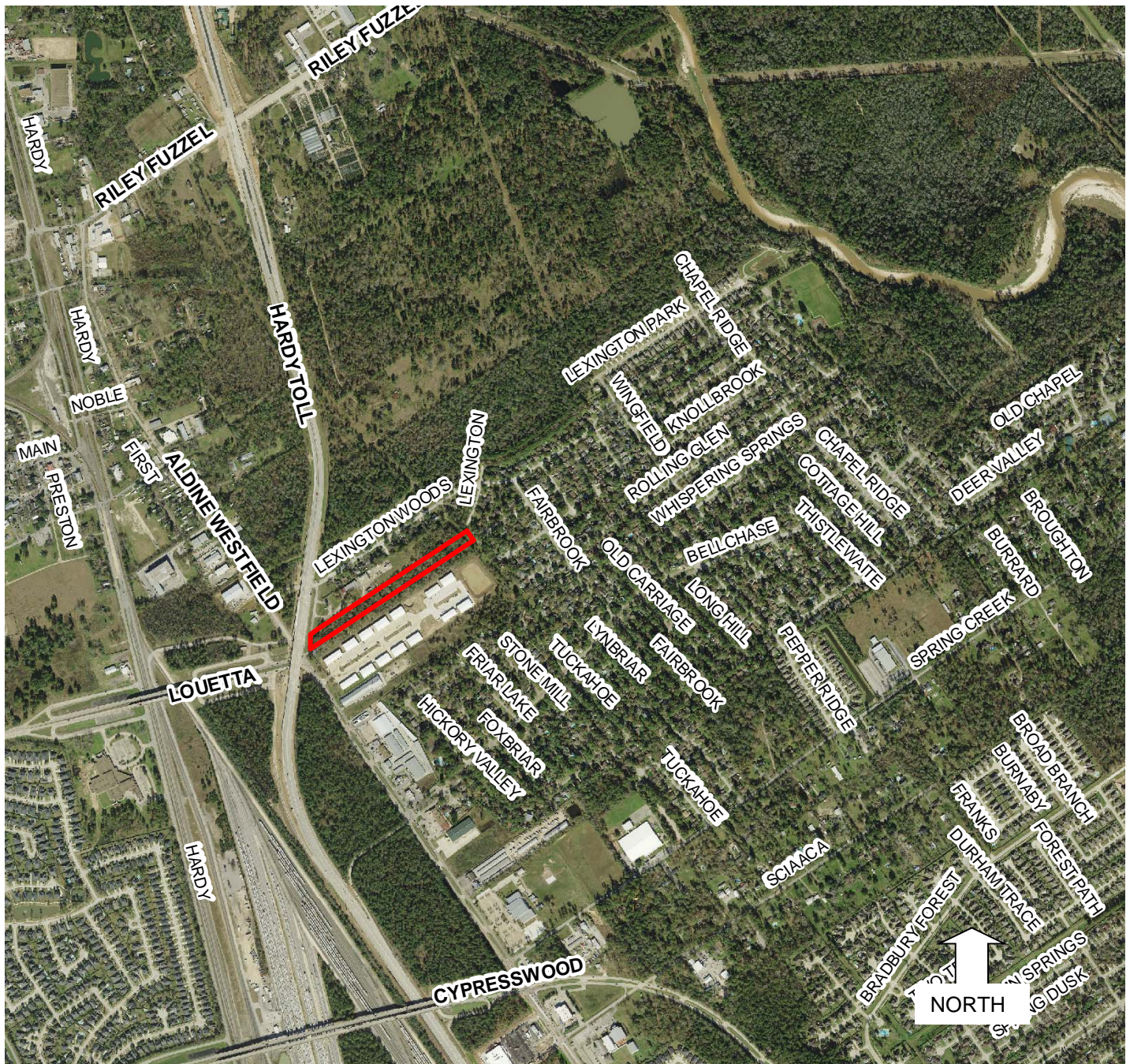
ITEM: 80

Planning and Development Department

Meeting Date: 11/10/2016

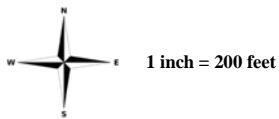
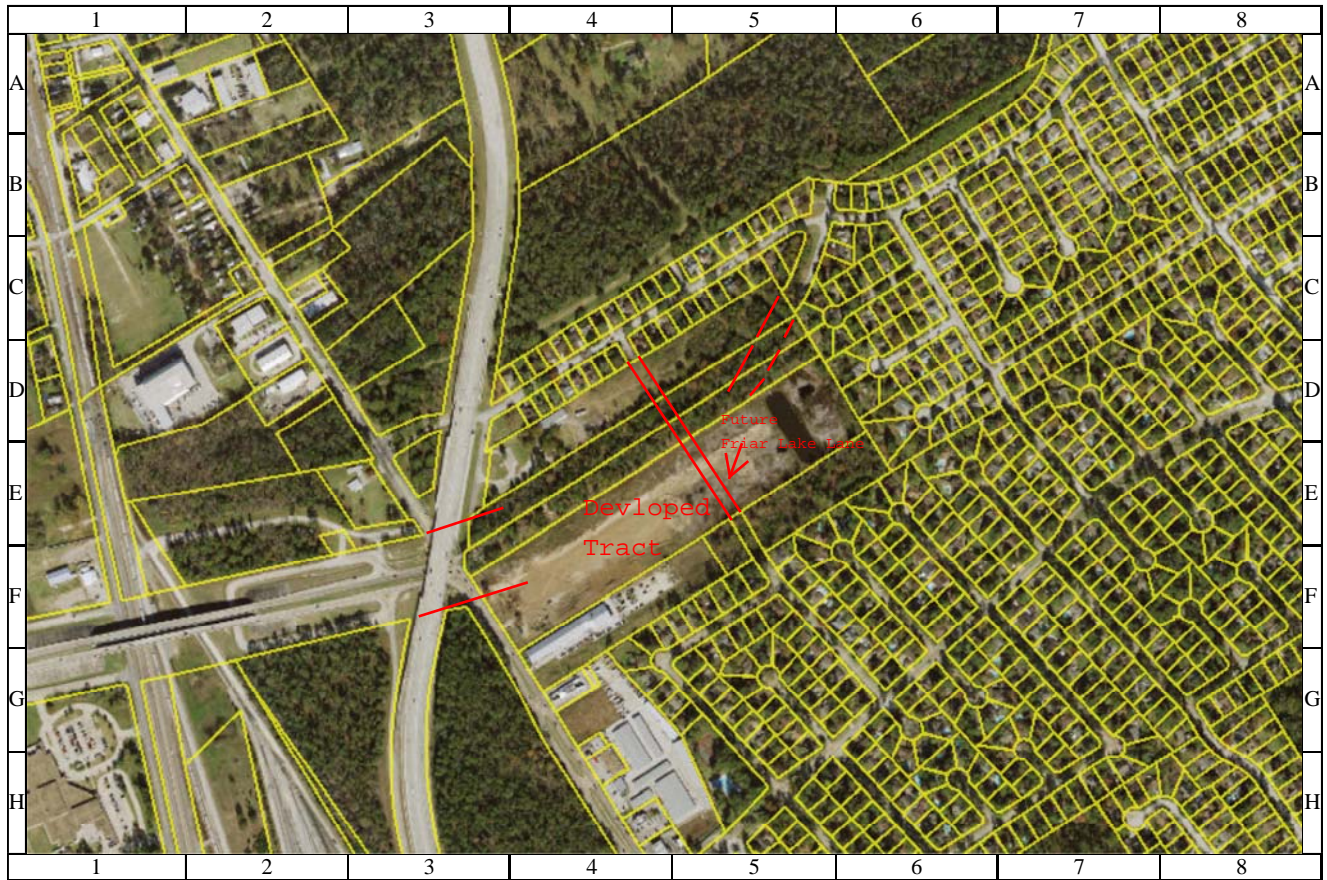
Subdivision Name: Lexington Woods Business Park

Applicant: Town and Country Surveyors



D – Variances

Aerial



1 inch = 200 feet

CITY OF HOUSTON
Department of Public Works and Engineering
Geographic Information & Management System (GIMS)

DISCLAIMER: THIS MAP REPRESENTS THE BEST INFORMATION AVAILABLE TO THE CITY.
THE CITY DOES NOT WARRANT ITS ACCURACY OR COMPLETENESS.
FIELD VERIFICATIONS SHOULD BE DONE AS NECESSARY.





PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2016-1871

Plat Name: Lexington Woods Business Park

Applicant: Town and Country Surveyors

Date Submitted: 10/31/2016

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

Specific Variance is being sought and extent of variance:

This request is not extend Friar Lake Lane, although it would conflict with the ordinance which requires there to be a local street with 1400 between local collector streets to provide Local circulation.

Chapter 42 Section: 128

Chapter 42 Reference:

Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

Statement of Facts

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

To the North Friar Lake Lane was dead ended off Lexington Woods drive to allow for a local street. It was also extended to from Section 1 Of Lexington Woods through The Deans Reserve A Commercial Plat. This has created a situation where the road would go between residential subdivisions through several commercial developments to connect again to a residential subdivision. Both the City and the County do not want roads going from residential through commercial properties and out again through residential subdivision.

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

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

The problem was Created by the previous developments the area not complying to the policy of keep commercial streets from connecting to residential streets.

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

The intent of the ordinance was to provide circulation and access for traffic and access for fire, police and other emergency services. Adequate circulation already exists in this area.

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

Since there is adequate circulation already and access for emergency vehicles this Friar Lake Road is not necessary.

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

The current conditions are the only justification for the variance. Landowner was willing to extend the road. He changed his design to meet the comments from the city of Houston.



Application Number: 2016-1871

Plat Name: Lexington Woods Business Park

Applicant: Town and Country Surveyors

Date Submitted: 10/31/2016

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

Specific Variance is being sought and extent of variance:

We are seeking a variance from the requirement that Reserves shall have a minimum Street or Shared Driveway Frontage of 60 feet.

Chapter 42 Section: 190

Chapter 42 Reference:

(C) Tracts for non-single-family use—Reserves.

Statement of Facts

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

Currently the only access to the tract is along the Hardy Feeder Road see (Exhibit "B"). Per correspondence from George Lyon (Exhibit "C") this access may have been purchased with the intent to provide access to residual properties and currently is the only access to the subject tract and its neighbor to the north. Eventually Friar Lake Lane will be developed and it will provide access to the two reserves proposed in this plat. See exhibit "A". At this time an easement will be provided from the existing access by separate instrument to provide temporary access to both Reserves within this tract. Once the right of way of Friar Lake Road is opened from either the North or South this temporary access easement will be abandoned. See attached exhibit from the Toll Road Authority.

(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;

Until Friar Lake Lane is extended the feeder is the only access to two properties, this road was created by the Toll Road to provide access to two properties they purchase Right of Way from.

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

The problem was created by the Toll road supplanting Aldine Westfield, which was the previous access in this area. Our applicant had no input into this.

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

Since this property will have access at some point to a 60 foot road, i.e. Friar Lake Lane, this hardship is only a temporary problem.

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

The Variance will not change the current access to the site so no additional safety or public health issues will be an issue. In addition, the variance is temporary as has been previously indicated.

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

Although Economic issues are not the sole justification this is not the only reason but without the variance this property cannot be developed.



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Staff Report

Application No: 2016-1871

Agenda Item: 80

PC Action Date: 11/10/2016

Plat Name: Lexington Woods Business Park

Applicant: Town and Country Surveyors

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

Chapter 42 Sections: [134](#); [128](#)

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

We are seeking a variance from providing the extension of Lexington Blvd. across this property to terminate at the Hardy Toll Road Feeder road.;

This request is not extend Friar Lake Lane, although it would conflict with the ordinance which requires there to be a local street with 1400 between local collector streets to provide Local circulation.;

Basis of Recommendation:

The site is located along Hardy Toll Road, east of Aldine Westfield, and south of Riley Fuzzel. The applicant is requesting two variances. The first variance is to not extend local street Lexington Blvd. The second variance is to exceed 1400' intersection spacing by not extending Friar Lake Lane.

Staff is in support of both requests.

Justification for not extending Lexington Blvd is that Lexington Wodds Drive already serves traffic westbound to Aldine Wesfield. Another justification is Lexington Blvd is a 100' ROW that would significant impact the feasibility of this project, as it is only 100' in width. Lastly, extending Lexington Blvd on its current trajectory would stub into a concrete barrier elevating the Hardy Toll Road. And lastly, changing the projected path of the road to meet Aldine Westfield would violate intersection spacing along Aldine Westfield Road, and would not intersect at a 90 degree angle.

Justification for the second variance is that extending Friar Lake Lane would introduced commercial and industrial traffic to the residential neighborhood, in which staff does not support. North south streets Wingfield Lane and Fairbrook Lane, provide north south connections throughout the community. One of these streets is only 600' east of the site.

Staff is in support of this variance, but recommends deferral at the request of Harris County.

Statement of Facts

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

[N/A](#)

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

[Lexington Blvd is a 100' ROW that would significant impact the feasibility of this project, as it is only 100' in width.](#)

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

[The current owner did not develop the adjacent community and the street extensions that are being addressed.](#)

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

Extending Friar Lake Lane would introduced commercial and industrial traffic to the residential neighborhood, in which staff does not support. North south streets Wingfield Lane and Fairbrook Lane, provide north south connections throughout the community. One of these streets is only 600' east of the site. Changing the projected path of Lexington Blvd road to meet Aldine Westfield would violate intersection spacing along Aldine Westfield Road, and would not intersect at a 90 degree angle.

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

Granting this variance will not introduce commercial traffic to the neighborhood or create a street connection that would violate the standards of the Harris County Engineering Department or Chapter 42.

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

Economic hardship is not a justification of this variance.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 11/10/2016
Plat Name: Mallard Crossing Emergency Service
Developer: Waller-Harris Emergency Services
Applicant: Hodde & Hodde Land Surveying, Inc.
App No/Type: 2016-1723 C2

Staff Recommendation:
 Defer Chapter 42 planning standards

Total Acreage:	0.5000	Total Reserve Acreage:	0.5000
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:	Open Ditch	Utility District:	Harris County MUD 405
County	Zip	Key Map ©	City / ETJ
Harris	77447	324S	ETJ

Conditions and Requirements for Approval

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

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

213. Subdivision plat submitted does not conform to the last approved General Plan. Submit a revised GP. (24)

214. Subdivision plat is out of a greater sized tract. Submit a GP for the entire tract.

For Your Information:

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

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

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

PWE Utility Analysis: This application was not received until 11/03/2016.

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

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

There are no objections to variance request.

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

Houston Planning Commission

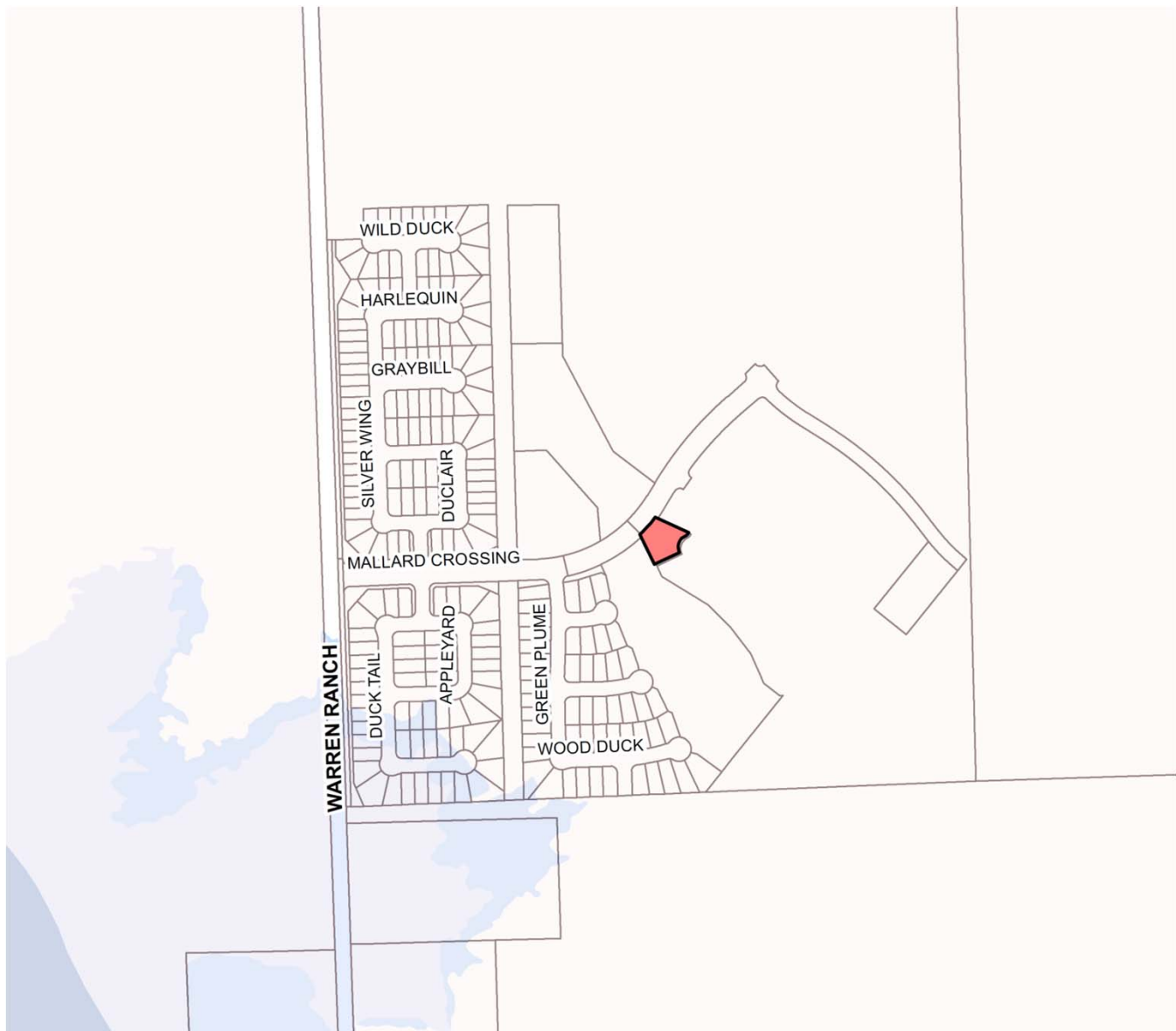
ITEM: 81

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Mallard Crossing Emergency Service

Applicant: Hodde & Hodde Land Surveying, Inc.



D – Variances

Site Location

Houston Planning Commission

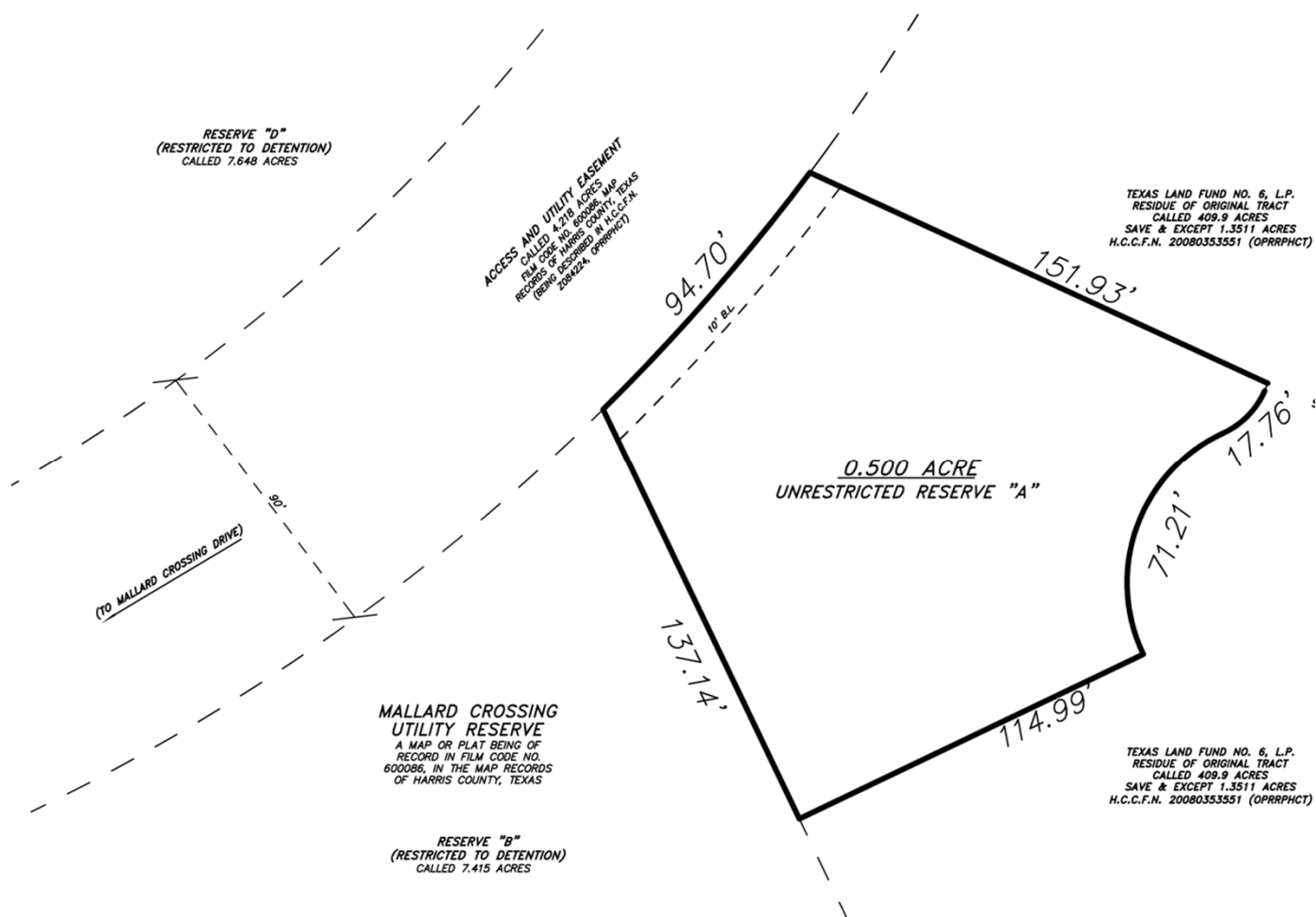
ITEM: 81

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Mallard Crossing Emergency Service

Applicant: Hodde & Hodde Land Surveying, Inc.



D – Variances

Subdivision

Houston Planning Commission

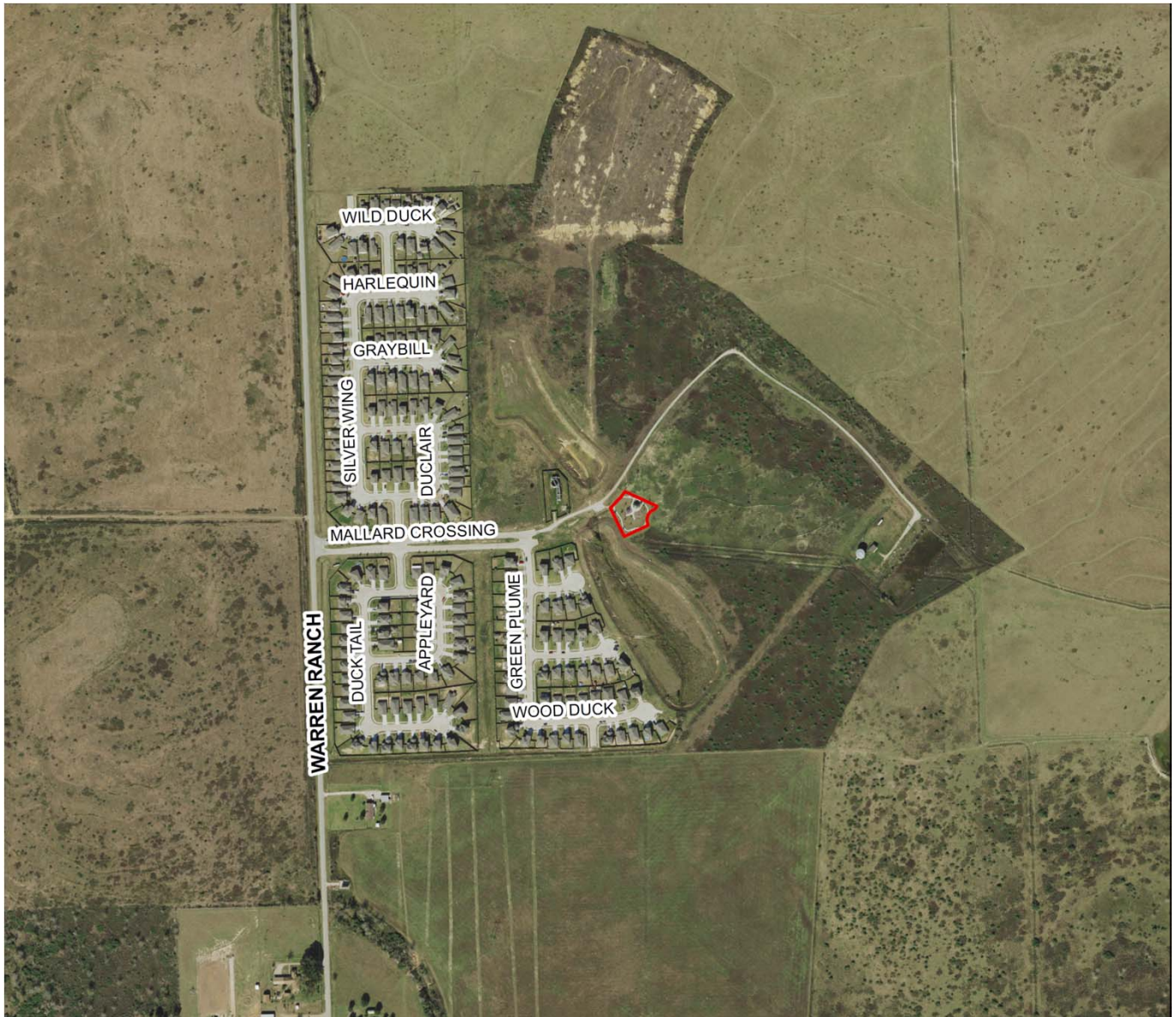
ITEM 81

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Mallard Crossing Emergency Service

Applicant: Hodde & Hodde Land Surveying, Inc.



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2016-1723

Plat Name: Mallard Crossing Emergency Service

Applicant: Hodde & Hodde Land Surveying, Inc.

Date Submitted: 10/03/2016

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

Specific Variance is being sought and extent of variance:

To allow a reserve to have frontage and take access from an access easement instead of a public ROW

Chapter 42 Section: 190

Chapter 42 Reference:

Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: TYPE OF RESERVE-Unrestricted reserve; MINIMUM SIZE-5,000 sq.ft.; TYPE OF STREET-public street; MINIMUM STREET WIDTH-60 feet ; MINIMUM STREET FRONTAGE-60 feet

Statement of Facts

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

According to the City of Houston Subdivision Ordinance, an Unrestricted Reserve is required to have access to a 60' wide street right-of-way when platted. The subject tract to be platted is adjacent to an existing platted access and utility easement, which is 90' in width at the location of the subject tract. There is no further subdividing of the subject tract - platting is only being required to give the tract a use classification. The intent of this variance is to simply allow the tract to utilize the existing access and utility easement. The current owner purchased the land by deed in order to provide emergency service to an already-large and future development subdivision. The property has access and is already a standalone tract with no subdividing/severing required. This variance will allow the owner to proceed with developing this tract as a fire station site for the subdivision.

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

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

The tract of land that is being developed had been severed out of the original tract and conveyed previously by deed to my client, the current owner. We were told that platting the tract was required only to be able to give the tract a use classification for the development stage. There is already a platted access easement that the tract is adjacent to, as well as physical access to the easement.

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

This tract already has been surveyed out, so no subdividing of land is required. All requirements of this chapter as they pertain to development of a tract of land will be adhered to. The platted access easement is based on an existing condition; therefore, it should be considered compliant.

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

Allowing this tract to use its current existing access and move forward with development would actually be extremely beneficial to the public health, safety and welfare, given that the development will be a fire station that is much-needed in this already populated neighborhood of over 200 lots, with adjacent residual acreage available for even more development.

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

The variance is needed to continue to use the easement as already platted for a means of access to this tract. It is redundant to plat this access since it is already recorded with the City of Houston and Harris County and can be utilized for access and utility purposes as needed.



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Staff Report

Application No: 2016-1723

Agenda Item: 81

PC Action Date: 11/10/2016

Plat Name: Mallard Crossing Emergency Service

Applicant: Hodde & Hodde Land Surveying, Inc.

Staff Recommendation: Defer Chapter 42 planning standards

Chapter 42 Sections: 190

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

To allow a reserve to have frontage and take access from an access easement instead of a public ROW;

Basis of Recommendation:

The site is located south of Hwy 290, west of Katy Hockley Road and north of Mound road. The applicant is requesting a variance to have frontage or take access from a public ROW. Staff's recommendation is to defer per Chapter 42's planning standards.

Statement of Facts

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

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A



Agenda Item: 82
Action Date: 11/10/2016
Plat Name: Villas on West 20th
Developer: Manco Associates, LC
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2016-1788 C2R

Staff Recommendation:
 Grant the requested
 variance(s) and Approve
 the plat subject to the
 conditions listed

Total Acreage:	0.3800	Total Reserve Acreage:	0.0040
Number of Lots:	10	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452U	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.

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

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

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

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

1) Provide 6' unobstructed sidewalk on W. 20th.

2) Provide minimum 3" caliper street trees.

3) Any vehicular gate along W 20th street must be a minimum of 8' setback from the guest parking space.

4) Provide 8' maximum height wrought iron or semi-opaque fence.

5) Provide front doors and pedestrian access all the way to the structures for lots abutting major thoroughfare.

6) Add note to plat: "The Planning Commission granted a variance to allow a 15' building line subject to specific conditions on 11/10/2016. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable building lines per the ordinance."

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 11/10/2016
Plat Name: Villas on West 20th
Developer: Manco Associates, LC
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2016-1788 C2R

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

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

PWE Utility Analysis: This application was not received until 11/04/2016.

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

Houston Planning Commission

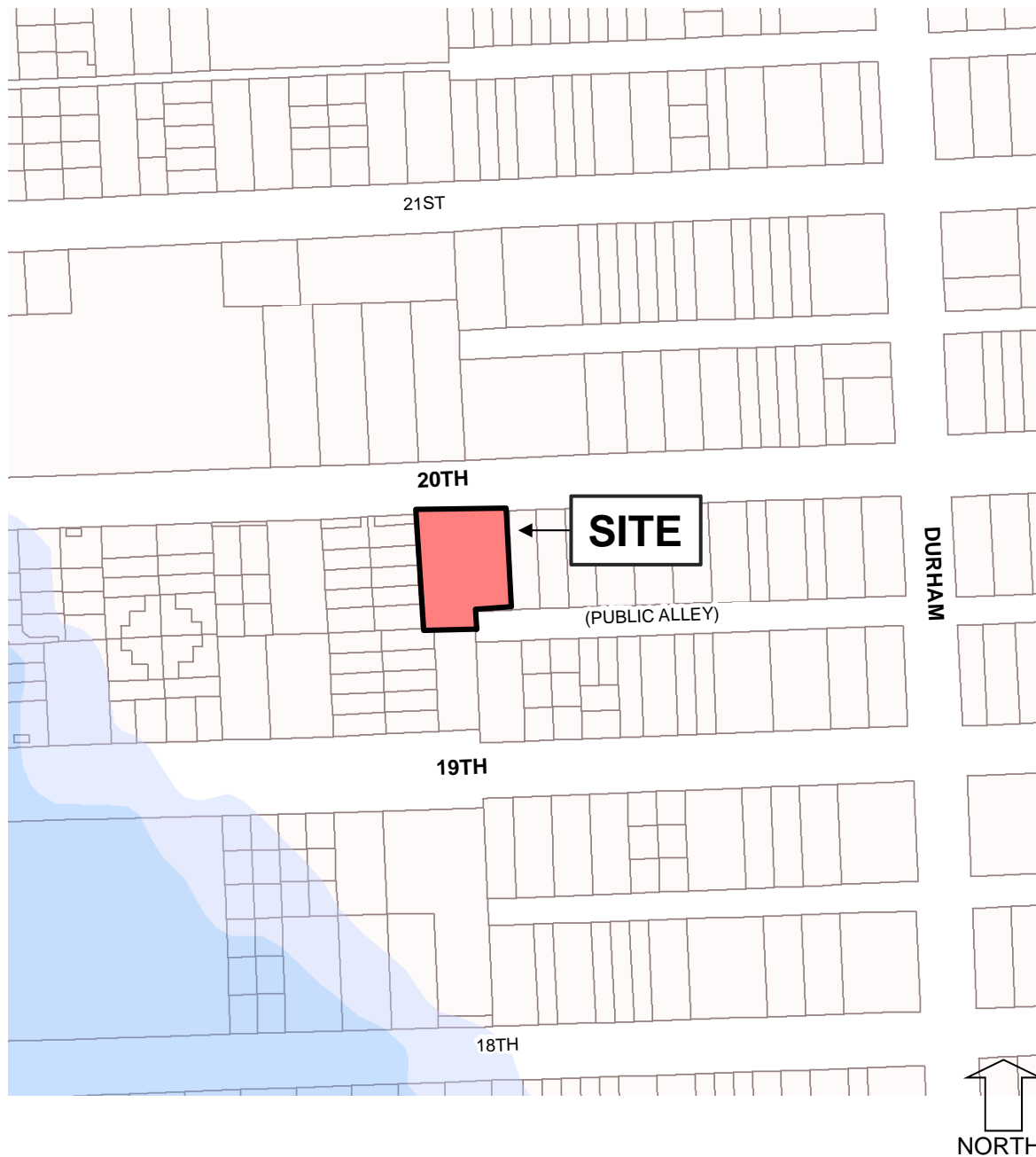
ITEM: 82

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Villas on West 20th

Applicant: RVi Platting + Landscape Architecture



D – Variances

Site Location

Houston Planning Commission

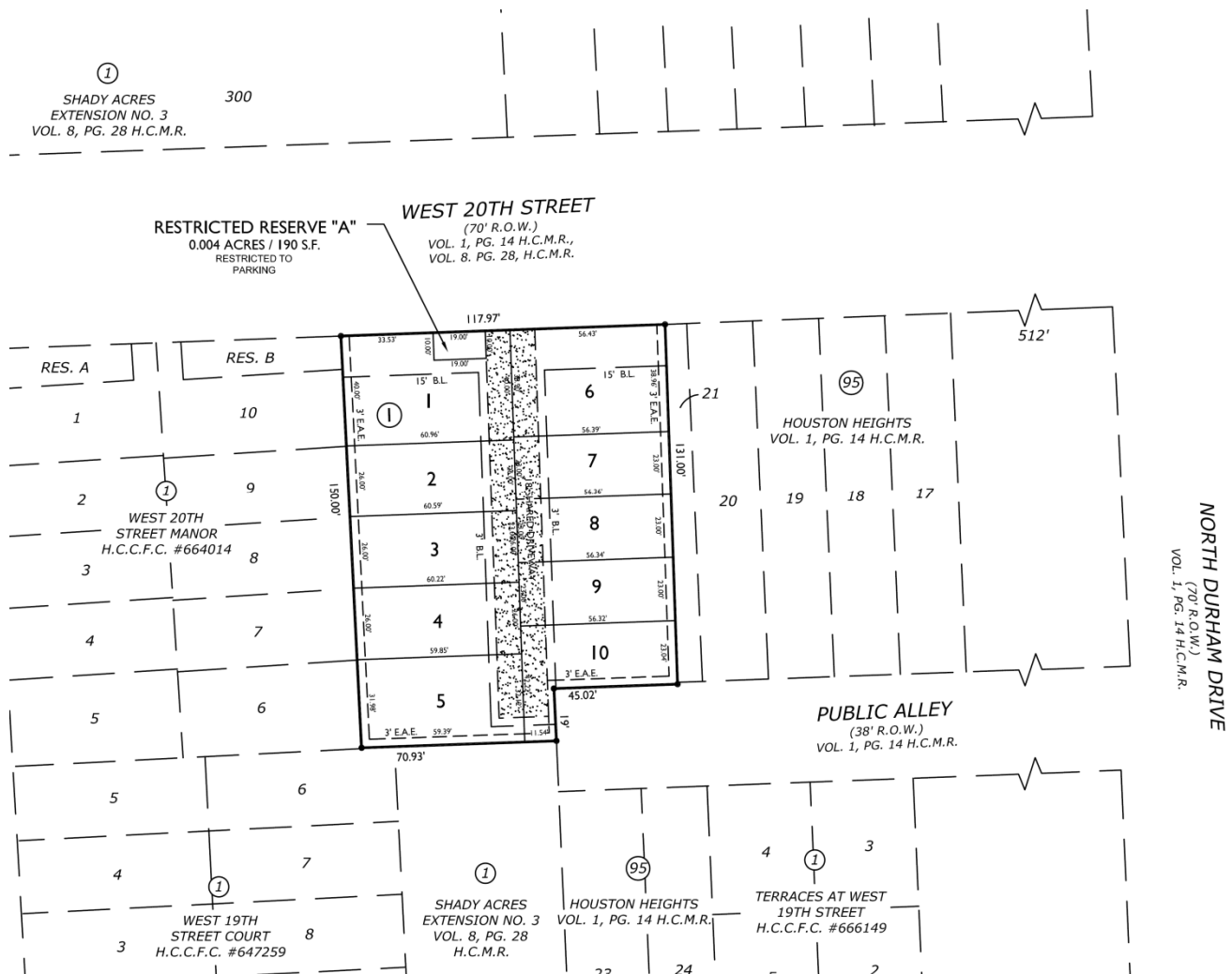
ITEM: 82

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Villas on West 20th

Applicant: RVi Platting + Landscape Architecture



D – Variances

Subdivision

Houston Planning Commission

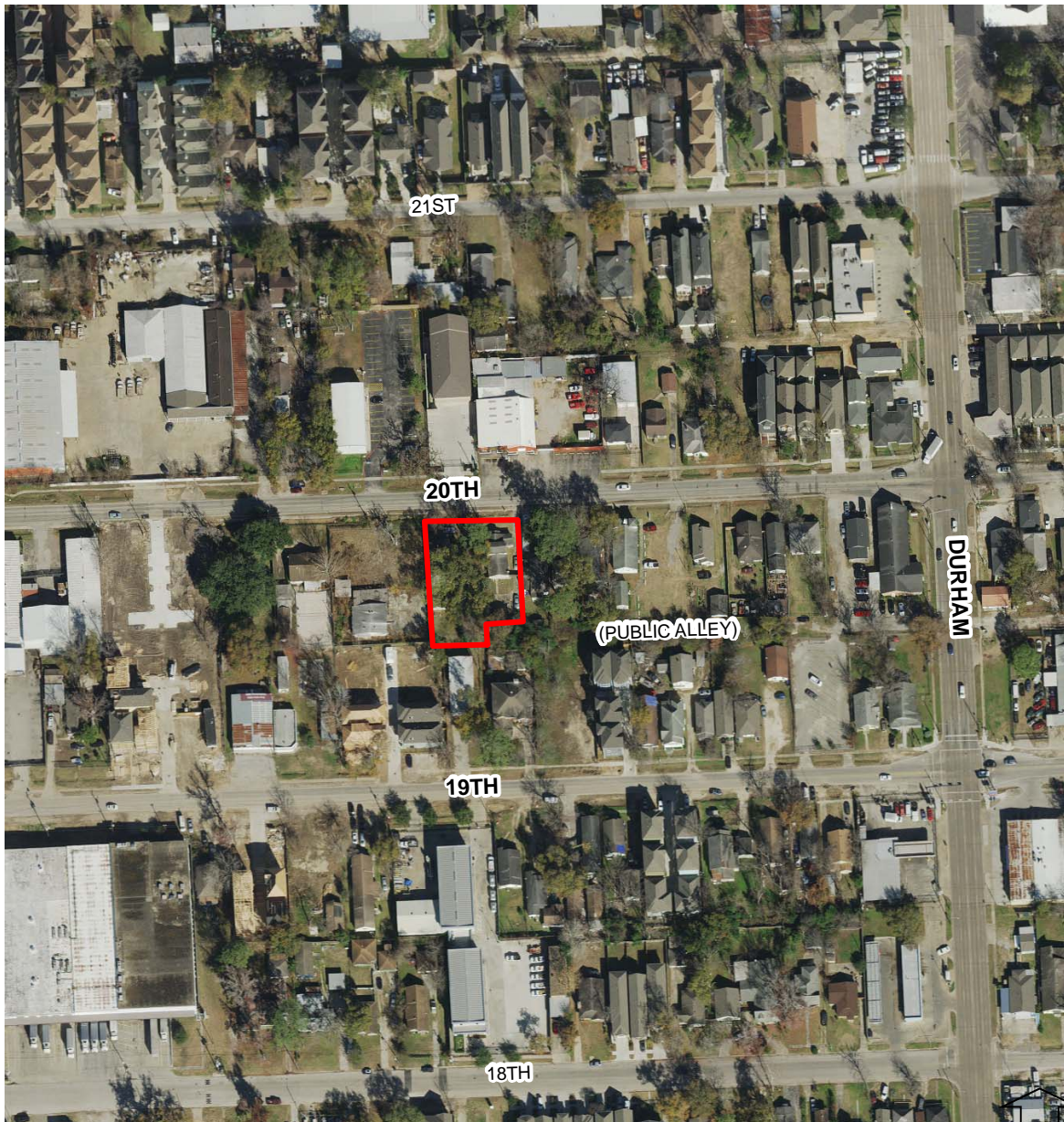
ITEM: 82

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Villas on West 20th

Applicant: RVi Platting + Landscape Architecture

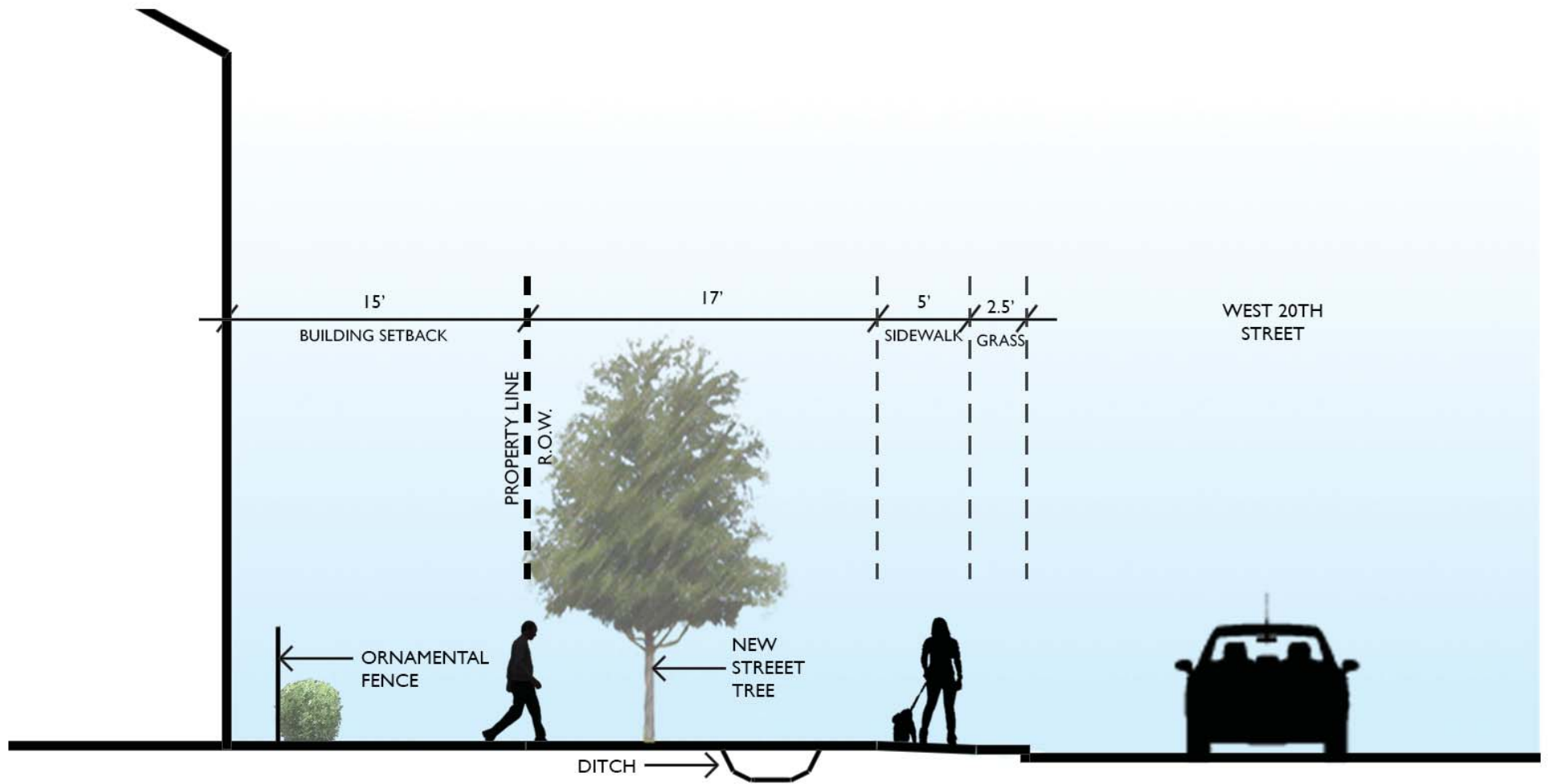


D – Variances

Aerial

SITE EXHIBIT
SCALE: 1" = 20'





Villas on West 20th
Conceptual Cross-Section

SCALE: 1"=5'
0 2.5 5 10





Application Number: 2016-1788

Plat Name: Villas on West 20th

Applicant: RVi Planning + Landscape Architecture

Date Submitted: 10/17/2016

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

Specific Variance is being sought and extent of variance:

To allow a 15 foot building line along West 20th Street instead of the required 25'.

Chapter 42 Section: 152

Chapter 42 Reference:

Building line requirement along major thoroughfares - 25'

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 located on West 20th street between North Durham Drive and East T.C. Jester Drive. Though designated as a major thoroughfare, this section of West 20th has a right-of-way width of 70 feet and a posted speed limit of 30 miles per hour. For these reasons, it functions much more like a collector street than a typical major thoroughfare carrying a lower volume of traffic at a reduced speed. Currently there are a variety of uses along this stretch of West 20th Street with varying setbacks, but the area is rapidly transitioning to a predominantly residential district. The existing paving section at this location is approximately 21 feet in width and the distance between the edge of pavement and the subject property line is approximately 24 feet. Given these conditions, the proposed 15 foot setback will allow adequate spacing between the travel lanes of the street and the proposed structures. All lots within the proposed development will take vehicular access from an 18 foot shared driveway which will reduce the number of driveways along West 20th. In addition, the units immediately adjacent to West 20th will be designed to "greet the street" by providing a door that faces the street as well as ornamental fencing with a gate and landscaping along the property line which will enhance the street scene.

(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 variances are based on the unique physical characteristics that affect the subject property.

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

The granting of the variance will allow for the establishment of a building line that is appropriate considering the character of this section of West 20th Street.

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

The 18 foot shared driveway will reduce the number of driveways and eliminate the need for cars to back out on to West 20th. In addition, the 15 foot setback will allow for adequate visibility for cars entering and exiting the development and thus, will not be injurious to the public health, safety or general welfare.

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

The circumstances supporting the granting of the variances are based on the unique physical characteristics that affect the subject property.



Application No: 2016-1788

Agenda Item: 82

PC Action Date: 11/10/2016

Plat Name: Villas on West 20th

Applicant: RVi Planning + Landscape Architecture

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 152

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

To allow a 15 foot building line along West 20th Street instead of the required 25';

Basis of Recommendation:

The site is located west of Durham and north of W. 20th. The applicant is requesting a variance for a reduced building line of 15' on a major thoroughfare.

Staff is in support.

West 20th street is sufficient at this location at 70' in width The applicant is proposing a single family subdivision with 10' lots on a shared driveway. Staff supports this request for the following reasons:

1. The proposal fits into the characteristic of the surrounding development.
2. The applicant is opting in for the performance standards of a shared driveway, which reduced the number of curb-cuts on the public street, leaving more space available for parking.
3. The applicant is providing pedestrian access to the public street.
4. Existing setbacks in the neighborhood predate the ordinance and are less than 25'.
5. There is approximately 39' between the travel lanes and proposed structure.
6. No ROW widening is required.

Conditions of this approval also require minimum 3" caliper trees and 6' unobstructed sidewalks. There have been multiple reduce building lines in the area, either due to variances or Chapter 42 performance standards.

This proposal aligns with what the Planning Department supports for a residential pedestrian realm.

Staff recommends the planning commission grant a building line of 15' on W. 20th and approve the plat subject to the conditions listed.

Statement of Facts

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

There is approximately 39' between the travel lanes and proposed structure. Conditions of this approval also require minimum 3" caliper trees and 6' unobstructed sidewalks. There have been multiple reduce building lines in the area, either due to variances or Chapter 42 performance standards. This proposal aligns with what the Planning Department supports for a residential pedestrian realm.

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

N/A

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

The proposal fits into the characteristic of the surrounding development.

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

This proposal aligns with what the Planning Department supports for a residential pedestrian realm.

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

Granting this variance will not be injurious to public health, safety or welfare.

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

Economic hardship is not being considered as a factor in this variance.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 11/10/2016
Plat Name: Grand Vista Lakes GP
Developer: DR Horton
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2016-1864 GP

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	441.4000	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 190
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526H	ETJ

Conditions and Requirements for Approval

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

143. Minimum intersection spacing along a local street shall be 75 feet. (128)

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

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)

163. The minimum spacing of intersections along a major thoroughfare is 600 feet. (127)

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

For Your Information:

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

Fort Bend Engineer: 1) 41' B-B pavement will be required in front of the proposed recreation center
2) Block length variances will likely be required due to drainage channels, Long Point Slough, and other detention areas.

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

Houston Planning Commission

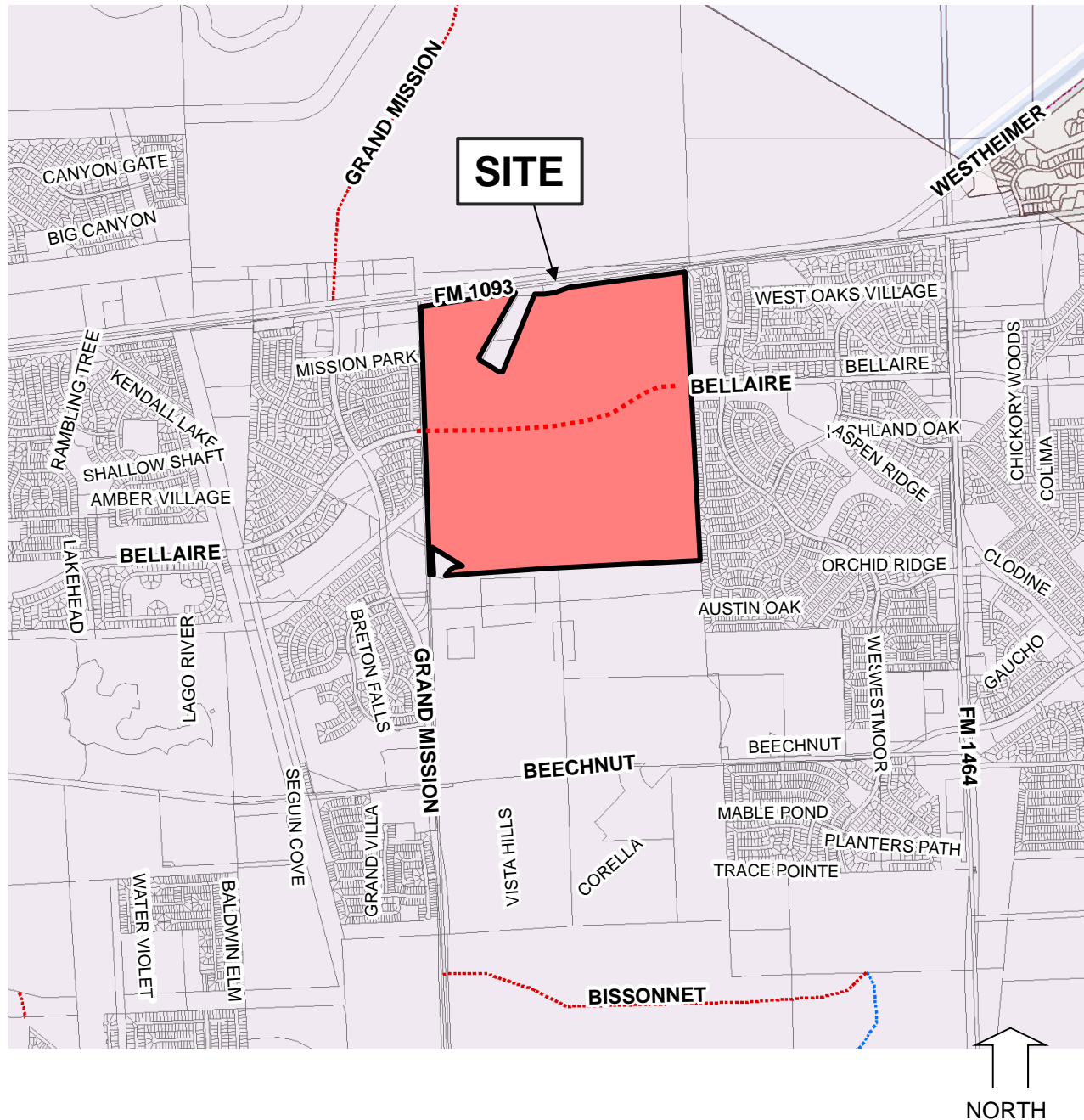
ITEM: 83

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Grand Vista Lakes GP

Applicant: BGE|Kerry R. Gilbert Associates



E – Special Exceptions

Site Location

Houston Planning Commission

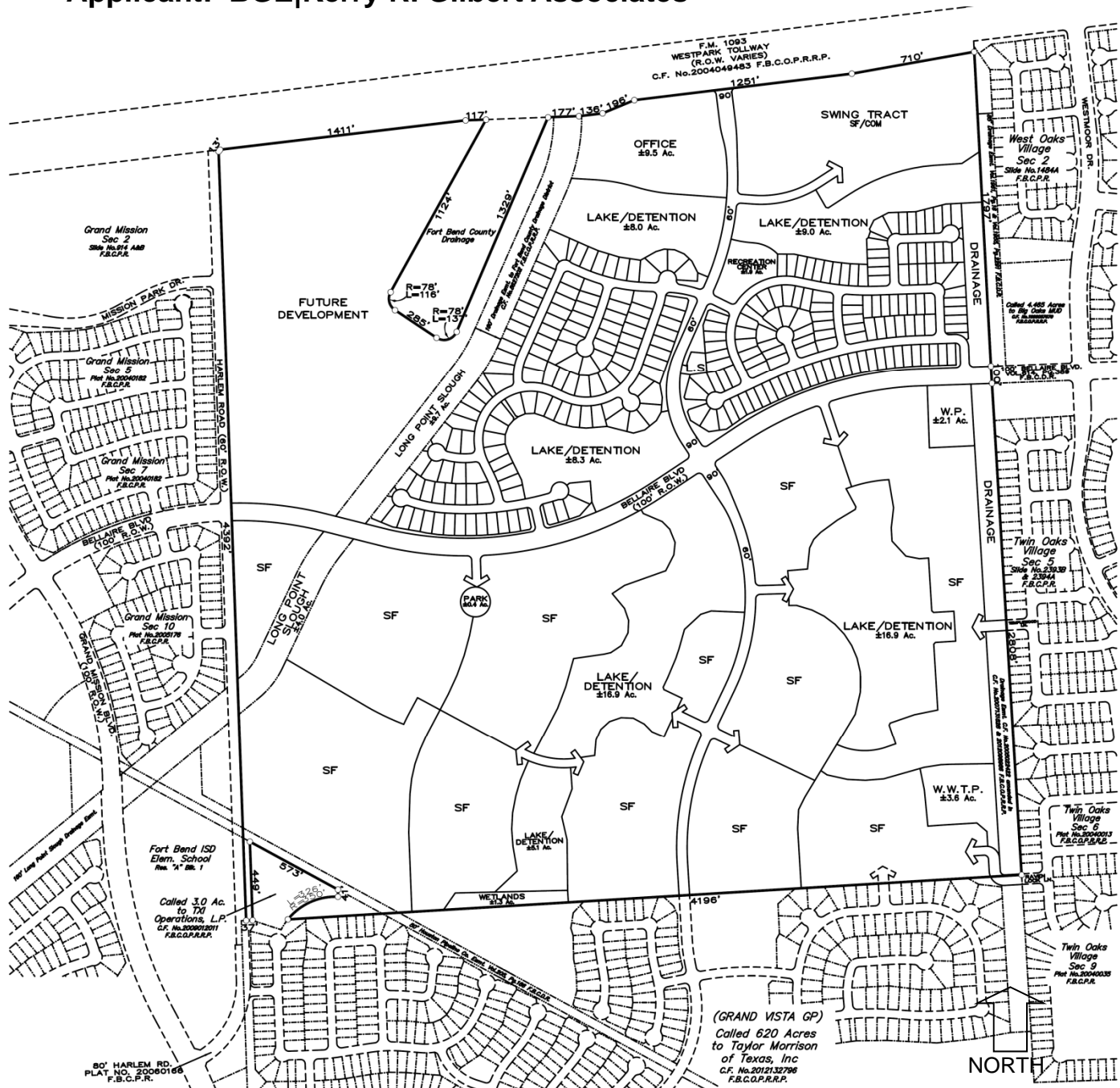
ITEM: 83

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Grand Vista Lakes GP

Applicant: BGE|Kerry R. Gilbert Associates



E – Special Exceptions

Subdivision

Houston Planning Commission

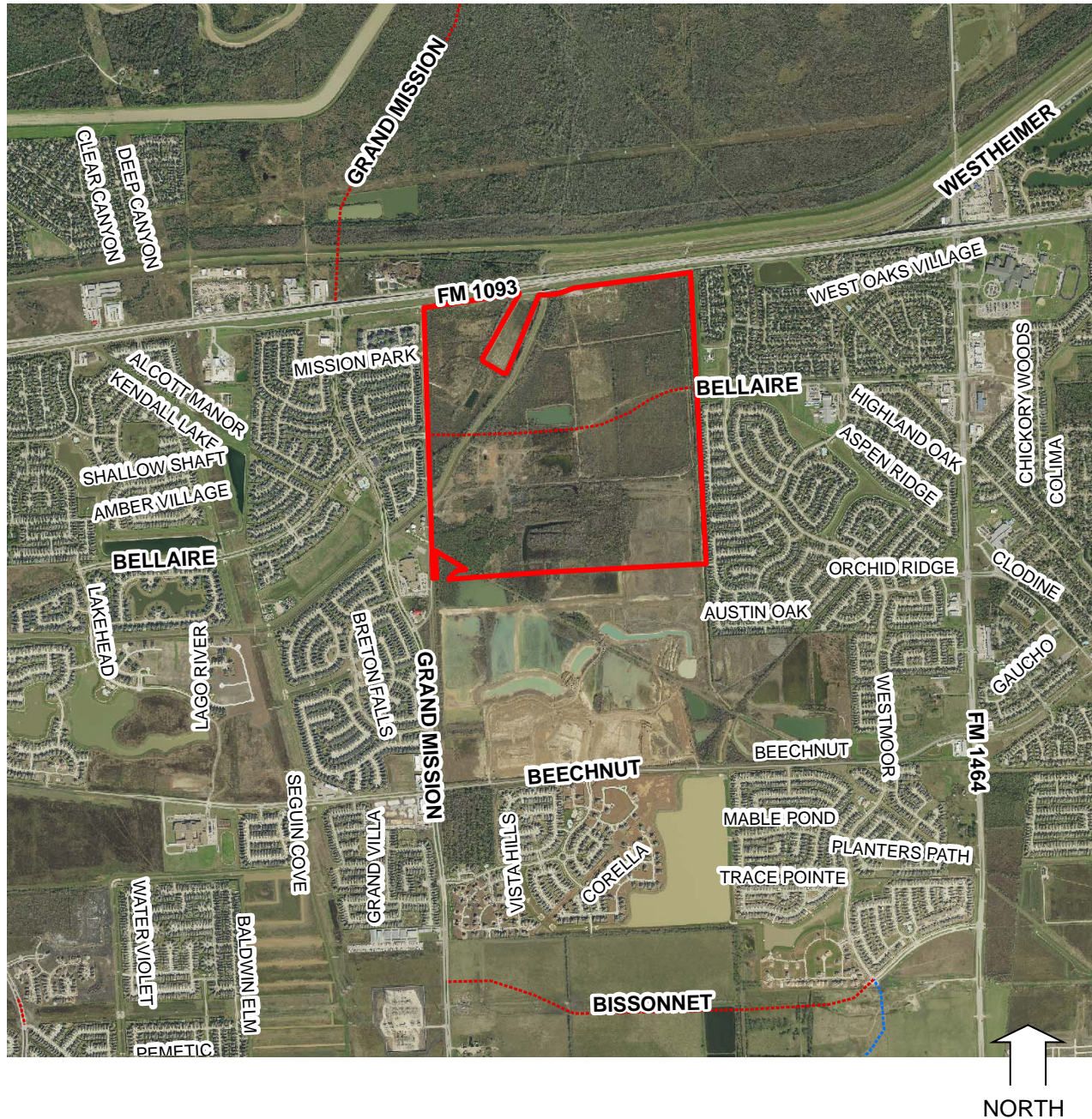
ITEM: 83

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Grand Vista Lakes GP

Applicant: BGE|Kerry R. Gilbert Associates



E – Special Exceptions

Aerial



SPECIAL EXCEPTION Request Information Form

Application Number: 2016-1864

Plat Name: Grand Vista Lakes GP

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 10/31/2016

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To allow an intersection offset of $\pm 2620'$ between Westpark Tollway and future Bellaire Blvd along Long Point Slough.

Chapter 42 Section: 130

Chapter 42 Reference:

Sec 42-130. Intersection exceptions. (a) Nothing in the intersection standards established by sections 42-127 through 42-129 of this Code shall require: ... (5) The crossing of an drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of less than 220 feet and more than 100 feet by a street more than every 2,000 feet; ...

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;

Grand Vista Lakes is a single-family residential community located immediately south of Westpark Tollway on Harlem Road, which connects the property to major thoroughfare Grand Mission Boulevard on the west. The future extension of Bellaire Blvd runs east-west through the middle of the subject property. The site is east of the established Grand Mission community, north of the Grand Vista development, and west of the West Oaks Village and Twin Oaks Village communities. The proposed development is ± 380 acres out of a total ± 442 -acre parcel. The property is encumbered by existing drainage ditches and easements, large wetlands areas, and considerable drainage and detention requirements that impact the regional drainage system. Long Point Slough passes diagonally across the site, and the centerline of the slough forms the northwest purchase boundary for the development, which will create a large triangle-shaped remainder tract at the corner of Westpark Tollway and Bellaire Blvd. This triangular tract already contains an out tract, an existing detention pond serving Westpark Tollway, which extends adjacent to Long Point Slough for approximately 1350' and blocks over half the distance where a street might otherwise extend across the slough. The remaining southern portion of the triangular tract, if developed, has adequate access to both Harlem Rd and Bellaire Blvd, such that an east-west through street into the adjacent single-family residential community would be superfluous. Additionally, the triangular tract will be under separate ownership from the Grand Vista Lakes development, with the property line falling along the centerline of Long Point Slough. Since a crossing of the slough cannot be only half-built up to the centerline, any construction over the slough would have to be coordinated between the two adjacent land owners and/or Fort Bend County as intermediary. The more likely result is that a required stub street would terminate at the edge of the slough, leaving the eventual construction of the crossing structure to some other entity. Long Point Slough is located in an existing 160' drainage easement, which allows for an intersection offset of 2000'. The distance between future Bellaire Blvd and Westpark Tollway is approximately 2620', which is a 31% deviation from the standard.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The special exception will extend a result contemplated by the standards of this Chapter regarding crossings of drainage channels, and will not frustrate local or regional circulation.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The modification is a 31% deviation from the standard.

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

East-west circulation will be upheld by nearby major thoroughfare Bellaire Blvd and the Westpark Tollway, which 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 granting of the special exception will not frustrate local traffic circulation, nor create any unsafe dead-end streets or isolated communities, and is therefore not injurious to the public health, safety, or welfare.



Application No: 2016-1864
Agenda Item: 83
PC Action Date: 11/10/2016
Plat Name: Grand Vista Lakes GP
Applicant: BGE|Kerry R. Gilbert Associates

Staff Recommendation: Defer Additional information reqd

Chapter 42 Sections: 130

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

To allow an intersection offset of $\pm 2620'$ between Westpark Tollway and future Bellaire Blvd along Long Point Slough.;

Basis of Recommendation:

The site is located in Fort Bend County, south of Westpark Tollway, east of Grand Mission Boulevard and west of Westmoor Drive.

The applicant is requesting a special exception to allow an intersection spacing of $\pm 2,620'$ between Westpark Tollway and future Bellaire Blvd along Long Point Slough instead of the required 2,000'.

Staff's recommendation is to defer the GP to allow the applicant to provide additional information by noon next Wednesday.

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;

N/A

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

N/A

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

N/A

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

N/A

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

N/A



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 11/10/2016
Plat Name: Villas at Foxbrick Lane
Developer: TJD Industries, Inc.
Applicant: HRS and Associates, LLC
App No/Type: 2016-1830 C2

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	8.1562	Total Reserve Acreage:	8.1562
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:	Hunter's Glen MUD
County	Zip	Key Map ©	City / ETJ
Harris	77338	334U	ETJ

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

City Engineer: 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)

Limited scope TIA will be required to determine driveway locations and construction of Foxchester Lane for access to the property.

There are no objections to variance request.

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

Houston Planning Commission ITEM: 84

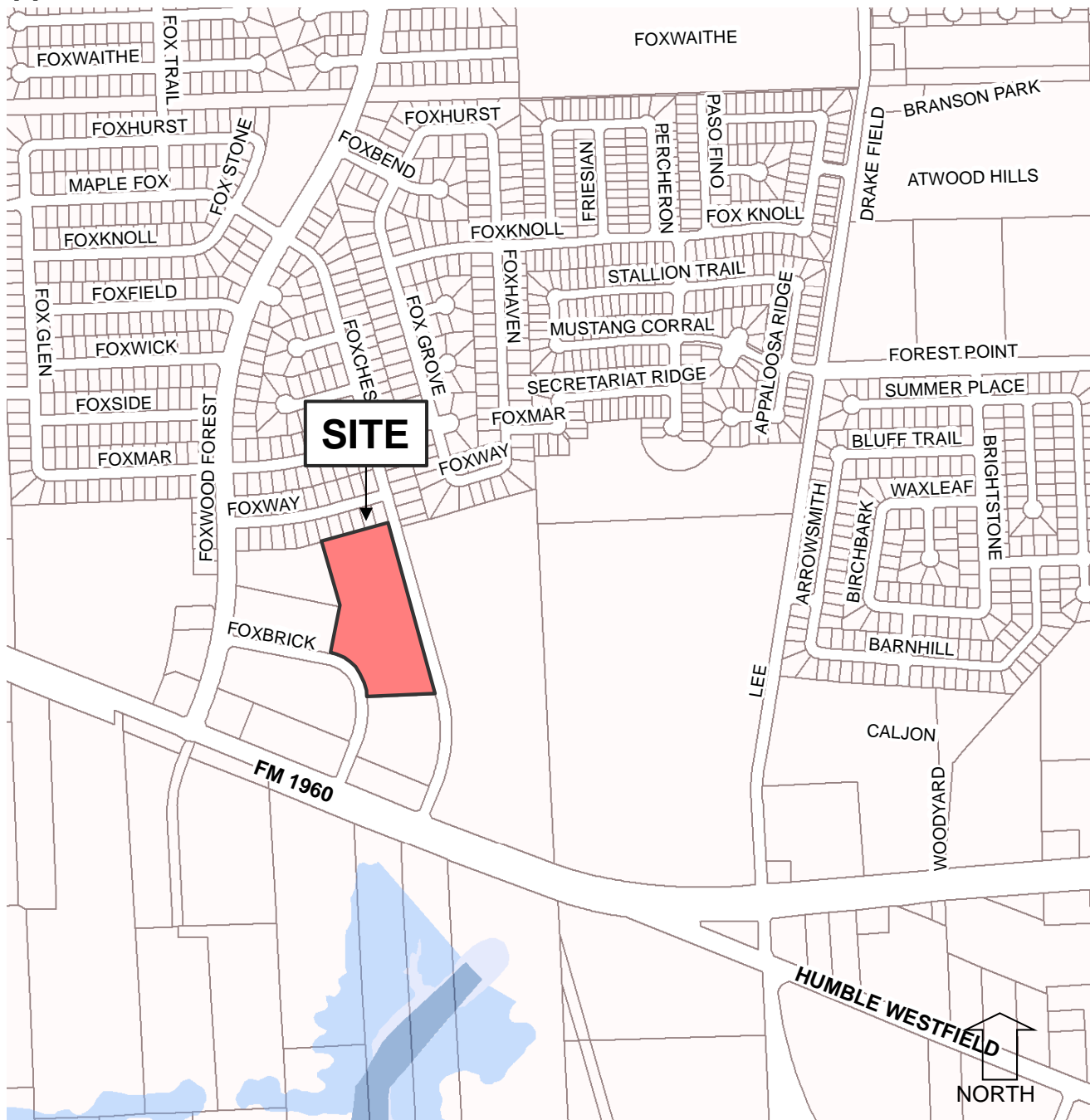
ITEM: 84

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Villas at Foxbrick

Applicant: HRS and Associates, LLC



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

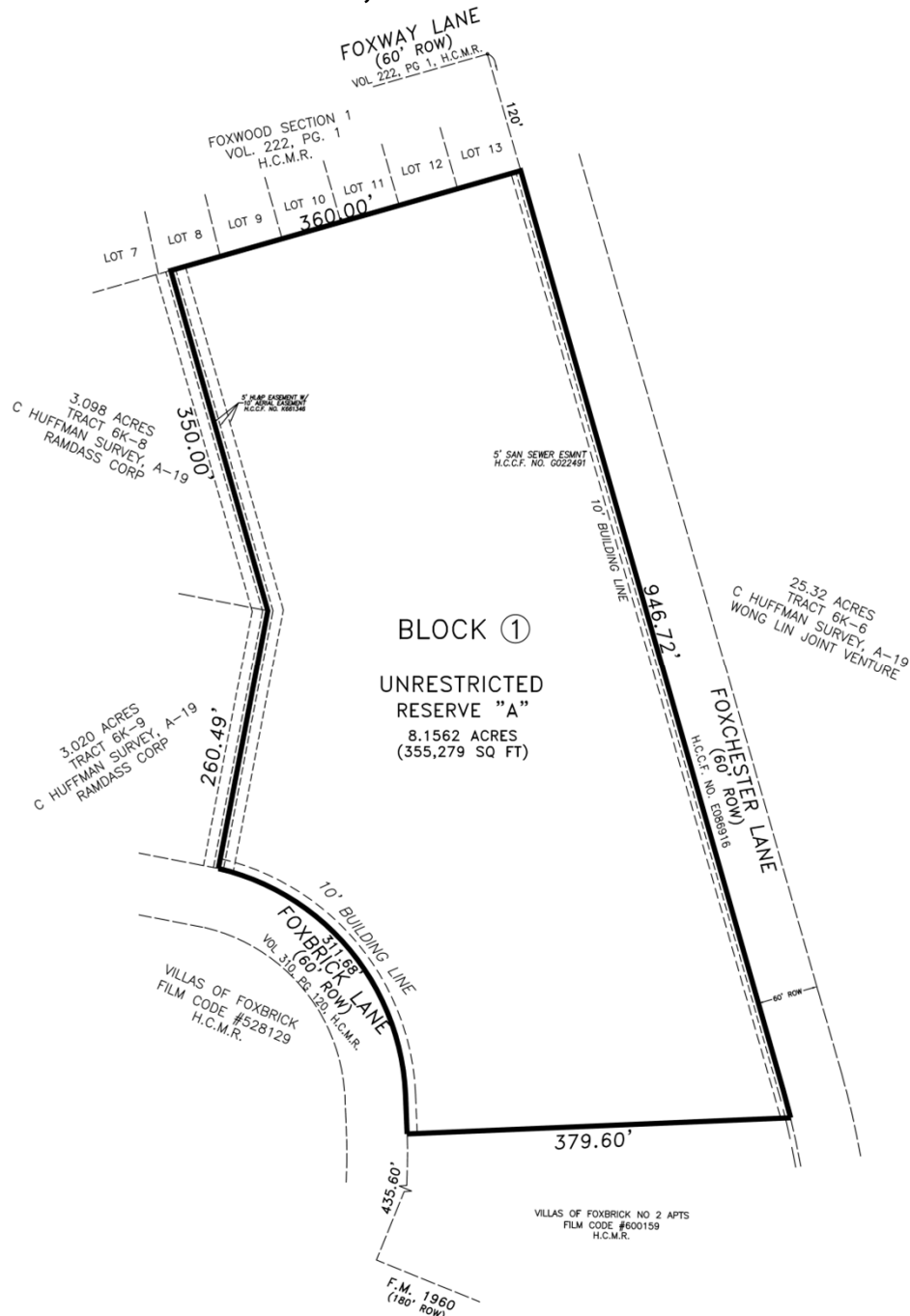
ITEM: 84

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Villas at Foxbrick

Applicant: HRS and Associates, LLC



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 84

Planning and Development Department

Meeting Date: 11/10/2016

Subdivision Name: Villas at Foxbrick

Applicant: HRS and Associates, LLC



F- Reconsideration of Requirements

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**RECONSIDERATION OF REQUIREMENT
Request Information Form**

Application No: 2016-1830
Plat Name: Villas at Foxbrick
Applicant: HRS and Associates, LLC
Date Submitted: 10/30/2016

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

Specific requirement or condition being sought:

A reconsideration from the requirement to provide an east west/street street as shown in the plat mark-up. A variance from minimum intersection spacing of 1400 Ft will be required to address the comment.

Chapter 42 Section: 42-128a1

Chapter 42 Reference:

Intersections of local streets - 1400 Ft Block Length

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:

The proposed plat is an unrestricted reserve of 8.156 acres in northeast Harris County. The unrestricted reserve is intended for multi-family. The plat was approved with a requirement to provide an east/west street to address the minimum intersection spacing of 1400.Ft. The block length on the west side of the property is approximately 1700 Ft and on the east side approximately 1900 Ft.



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2016-1830

Plat Name: Villas at Foxbrick

Applicant: HRS and Associates, LLC

Date Submitted: 10/30/2016

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

Specific Variance is being sought and extent of variance:

Variance for minimum intersection spacing greater than 1400 Ft.

Chapter 42 Section: 42-128a1

Chapter 42 Reference:

Intersections of local streets, 1400 Ft block length

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 plat is a reserve of 8.156 acres that will be unrestricted for multi-family use. Foxwood Section One (a single-family subdivision) is to the north, Foxwood Apartments and Villas of Foxbrick Apartments are to the west of this proposed plat. Immediately south of the proposed plat is Villas of Foxbrick No.2 Apartments. The unrestricted reserve is bordered by Foxbrick Lane on the west and Foxchester Lane to the east. The approved Class 2 plat of Villas at Foxbrick was marked up to have an east/west street in the middle of the reserve to address the block length along Foxbrick Lane and the dedicated Foxchester Lane. (Right-of-way of Foxchester Lane was dedicated prior to 1974. No pavement has been constructed on Foxchester Lane for over 40 years). There is an existing east/west street to the north of the proposed plat, which is Foxway Lane. Another the east/west street south of the proposed property is the FM 1960. The distance from FM 1960 to Foxway Lane along the west side of the plat is approximately 1700 Ft. The distance from FM 1960 to Foxway Lane along the east side of the boundary (dedicated Foxchester Lane) is approximately 1900 Ft. This is the reason that required the applicant to address the minimum intersection spacing of 1400 Ft along a local street. The required 60-Ft right-of-way and building lines along the right-of-way, would make the project infeasible by dividing the 8.156-acres property into two separate reserves and thereby substantially would alter the construction and the operation of the apartment complex.

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

The circumstances supporting the granting of the variance is because of the conditions that exist on the ground. Foxway Lane and FM 1960 are approximately 1700 Ft and 1900 Ft from each other as they are parallel streets. Plats of Villas at Foxbrick Apartments, and the Foxwood plats created the separation that made a variance necessary. Additionally, just east of the future Foxchester Lane, there is 50-Ft pipeline easement running north/south, parallel to the right-of-way of Foxchester Lane. In addition, west of this easement, there exists a 195-Ft wide drainage easement (containing a large detention pond with a north/south with length of approximately 1900 Ft, dedicated by separate instrument) that starts at the southern edge of Saddle Ridge Section One, and runs south all the way to FM 1960. The required east/west street would have to cross the existing pipeline and the detention pond to the east to possibly make a connection to Lee Road, which is located further east of the detention pond. The existing multi-family to west and south of the proposed plat makes an east/road improbable and therefore unnecessary for vehicular circulation.

(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 as the vehicle access in the area is adequate. There is FM 1960 that runs east/west as well as Foxway Lane. Foxbrick Lane is also an east/west street that eventually connects southward FM 1960. At present time, Foxchester Lane is just a north/south 60-Ft right-of-way that will connect Foxway

Lane to FM 1960, once a roadway is constructed. These streets were designed to connect to each other and created the street pattern that is currently in place. The intent of Chapter 42 is to allow for growth while providing neighborhoods with good vehicle circulation. The 50-Ft pipeline easement and the 195-Ft wide detention pond as indicated in the Saddle Ridge Section One plat would make an east/west connection very difficult. The controlled and two points of access would make the project infeasible if the apartment complex had to be developed in two separate sites. The access that exists will not be improved by the dedication of additional right-of-way.

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

The granting of the variance will not be injurious to the public health and safety of the neighborhood as the current vehicle circulation has existed since Foxwood Subdivision and Villas of Foxbrick Apartments were platted approximately 9 to 10 years ago. The variance is to allow a distance between existing streets on the west side to be 1700 Ft and 1900 Ft on the east side. The likelihood of an east-west street extension, east of this proposed property, to a north/south street (Lee Road) is slim. The current vehicular circulation is adequate and a proposed east/west street is unnecessary.

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

Economic hardship is not the sole justification of the variance as the existing conditions on the ground have contributed to the hardship. The current vehicular circulation does not warrant another east/west connection between FM 1960 and Foxway Lane. Crossing at the pipeline and detention pond to the east, would makes connection to Lee Road nearly impossible, because any new street has to cross both features. The area is already multi-family and the proposed use would further enhance the neighborhood.



Application No: 2016-1830

Agenda Item: 84

PC Action Date: 11/10/2016

Plat Name: Villas at Foxbrick Lane

Applicant: HRS and Associates, LLC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-128a1

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

Variance for minimum intersection spacing greater than 1400 Ft.;

Basis of Recommendation:

The site is located in Harris County, north of FM 1960 and east of Cypresswood Drive.

The applicant is requesting a variance to exceed the 1400' intersection spacing along the eastern plat boundary by not providing an east-west public street through the subject site.

Staff is in support of the request.

The distance along Foxbrick Lane between Foxwood Forest Boulevard and FM 1960 is approximately 1,275'. The distance along Foxchester Lane between Foxway Lane and FM 1960 is approximately 1,733'.

Per the ordinance, a public street must be provided at least every 1400'. Due to the greater intersection spacing along Foxchester Lane, the subject site is required to provide an east-west public street. By requiring an east-west public street will not significantly increase traffic circulation within the area. Traffic circulation has already been addressed by the adjacent street pattern.

The applicant is proposing to create one unrestricted reserve and is bounded by multi-family and residential developments. Foxchester Lane is currently an unimproved public right-of-way and all adjacent developments have access to a public street.

Harris County Engineer Department interposes no objections to the variance.

Therefore, staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form.

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 distance along Foxbrick Lane between Foxwood Forest Boulevard and FM 1960 is approximately 1,275'. The distance along Foxchester Lane between Foxway Lane and FM 1960 is approximately 1,733'. Per the ordinance, a public street must be provided at least every 1400'. Due to the greater intersection spacing along Foxchester Lane, the subject site is required to provide an east-west public street. By requiring an east-west public street will not significantly increase traffic circulation within the area. Traffic circulation has already been addressed by the adjacent street pattern.

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

Traffic circulation has been addressed with the existing street pattern of adjacent areas.

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

The proposed unrestricted reserve and adjacent tracts have frontage and access to a public street.

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

The granting of the variance will not be injurious to the public health, safety or welfare.

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

Existing conditions are the justifications of the variances.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 85
Action Date: 11/10/2016
Original Action Date: 11/12/2015

Staff Recommendation:
Approve

Plat Name: Colina Court on Petty Street
Developer: ICMC GROUP INC
Applicant: ICMC GROUP INC
App No : 2015-2240
App Type: C2R

Total Acreage:	0.3702	Total Reserve Acreage:	0.0043
Number of Lots:	9	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77007	492B	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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 86
Action Date: 11/10/2016
Original Action Date: 12/03/2015
Plat Name: Fort Bend County ESD no 2 Fire Station no 3
Developer: Weisser Engineering Company
Applicant: Weisser Engineering Company
App No : 2015-2372
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	2.3490	Total Reserve Acreage:	2.3490
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 58

County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	484N	ETJ

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: 87
Action Date: 11/10/2016
Original Action Date: 11/12/2015

Staff Recommendation:
Approve

Plat Name: Kirby Mansion
Developer: Benchmark Engineering Corp.
Applicant: Benchmark Engineering Corp.
App No : 2015-2229
App Type: C2R

Total Acreage:	1.4350	Total Reserve Acreage:	1.4350
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	493P	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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 88

Action Date: 11/10/2016

Original Action Date: 12/03/2015

Plat Name: Manors on Illinois street

Developer: ICMC GROUP INC

Applicant: ICMC GROUP INC

App No : 2015-2245

App Type: C2R

Staff Recommendation:

Approve

Total Acreage:	0.2301	Total Reserve Acreage:	0.0043
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77021	533L	City

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: 89

Action Date: 11/10/2016

Original Action Date: 11/12/2015

Plat Name: Villas on Illinois Street

Developer: ICMC GROUP INC

Applicant: ICMC GROUP INC

App No : 2015-2243

App Type: C2R

Staff Recommendation:

Approve

Total Acreage:	0.2295	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77021	533G	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.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 11/10/16

ITEM: 90

Applicant: EMERY TIBOK

Contact Person: VICKY TIBOK

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	16-1196	77433	4665	367-K	ETJ
SOUTH OF: US 290 WEST OF: BARKER CYPRESS RD					

ADDRESS: 12101 Central Drive

ACREAGE: 0.1673

LEGAL DESCRIPTION:

BEING A TRACT OF LAND CONTAINING 0.1673 ACRES (7,287 SQUARE FEET) SITUATED IN THE W.K. HAMBLIN SURVEY, ABSTRACT 316, IN HARRIS COUNTY, TEXAS, BEING PART OF BLOCK 90, OF HOUSTON HOT WELL SUBDIVISION, AS RECORDED IN VOLUME 4, PAGE 64 OF THE MAP RECORDS OF HARRIS 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: 11/10/16

ITEM: 91

Applicant: ACIDALIA LOPEZ

Contact Person: ACIDALIA LOPEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	16-1197	77530	5958	498-E	ETJ
NORTH OF: IH 10 EAST OF: DELLDALE ST					

ADDRESS: 238 Delldale Street

ACREAGE: 0.571

LEGAL DESCRIPTION:

BEING A TRACT OF LAND CONTAINING 0.571 ACRES (24,889 SQUARE FEET) SITUATED IN THE PETER J. DUNCAN SURVEY, ABSTRACT 232, IN HARRIS COUNTY, TEXAS, BEING PART OF LOTS 2 AND 3, BLOCK 17, OF OLD RIVER TERRACE, 4TH SECTION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 50 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

PURPOSE OF REQUEST: Business

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 11/10/16

ITEM: 92

Applicant: VERNON RAY MORRIS

Contact Person: RAY MORRIS C/O BETTIE MORRIS

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	16-1198	77357	5974	258-J	ETJ
NORTH OF: FM 1485 EAST OF: DEER RUN LN					

ADDRESS: 27235 Spanish Oaks Drive

ACREAGE:

LEGAL DESCRIPTION:

LOTS 1570, 1572 AND 1574 OF PEACH CREEK FOREST, SECTION SIX (6), AN UNRECORDED SUBDIVISION OUT OF A 325.74 ACRES OF TRACT IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT No. 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: 11/10/16

ITEM: 93

Applicant: ROBERTO MENDOZA

Contact Person: DUTCH CIOLTEA – DUTCH DESIGNS

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	16-1199	77086	5164	371-X	ETJ
NORTH OF: FALLBROOK DR EAST OF: ANTOINE DR					

ADDRESS: 3411 Frick Road

ACREAGE: 0.6428

LEGAL DESCRIPTION:

BEING A PORTION OF LOT 2, BLOCK 15, OF WEISENBERGER CITY SECTION No. 2, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 35, PAGE 63 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

CERTIFICATE OF COMPLIANCE



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		
Colby Design	Joel Vanegas	713-524-1497	joel@colbydesign.net		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3250 Huntingdon Place	16103591	77019	5257	492P	G

HCAD ACCOUNT NUMBER(S):	0601440000004
PROPERTY LEGAL DESCRIPTION:	Tract 4 Block 16 River Oaks Country Club Estates
PROPERTY OWNER OF RECORD:	J Abbott Sprauger 2016 Trust
ACREAGE (SQUARE FEET):	10,800 square feet
WIDTH OF RIGHTS-OF-WAY:	San Felipe Street (60 feet); Huntingdon Place (60 feet)
EXISTING PAVING SECTION(S):	San Felipe Street (40 feet); Huntingdon Place (25 feet)
OFF-STREET PARKING REQUIREMENT:	2 spaces
OFF-STREET PARKING PROVIDED:	2 spaces
LANDSCAPING REQUIREMENTS:	2 Trees
LANDSCAPING PROVIDED:	Planting 1 New Tree & Preserving 1 Tree

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 2 Story Main House (4,680 Sq.Ft.) & 2 Story Detached Garage (485 Sq.Ft.)
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Proposed 2 Story Main House addition (5,252 Sq.Ft.) & 1 Story Attached Carport (556 Sq.Ft.) & Detached 1 Story Pavilion (250 Sq.Ft.)

PURPOSE OF VARIANCE REQUEST: To allow a 10' building line in lieu of the 25' building line for a property along a major thoroughfare, San Felipe Street.

CHAPTER 42 REFERENCE(S): 42-152(a): Building line requirement along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' 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):

Proposed scope of work: Demolish an existing 2 story Garage (which does not meet Sec. 42-152 25' building line requirement). Add an attached 1 story, uninhabited carport and a detached 1 story outdoor covered pavilion. Repair existing driveway approach as required from San Felipe Street also referred to as Vermont Avenue on the River Oaks Property Owner's (ROPO) Deed Restrictions.

Applicant Request: Waive the 25' building line required by Sec. 42-152 and reference the River Oaks Property Owner's (ROPO) Deed Restriction which states there is a 10' building line to the property line on San Felipe Street (Vermont Avenue). The existing 10' building line to the property line on San Felipe Street is common to the residence on San Felipe in the River Oaks area. See ROPO Deed Restrictions below:

Ropo Account #: 240

Section: CCE

Sq. Feet: 10,826

Block: Block 16

Lot: Lot 04

Street Address: 3250 Huntingdon Place

Setbacks: All houses or residences on these lots shall face Huntingdon Place; Improvements constructed on each lot or tract separately conveyed shall cost not less than \$7,000.00; no house or residence shall be constructed nearer than 40 feet to the property line on Huntingdon Place, nor nearer than 10 feet to the property line on Vermont Avenue, nor nearer than 10 feet to the East or West property lines of the tract conveyed; no garage, servant house or other outbuilding shall be constructed nearer than 80 feet to the property line on Huntingdon Place, nor nearer than 10 feet to the property line on Vermont Avenue, nor nearer than 5 feet to the East or West property lines.

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**

Sec. 42-152 creates an undue hardship by not allowing the applicant to replace the existing 2 story garage (that currently does not meet the 25' building line) with a simpler 1 story carport. The proposed vehicular access and parking design is identical to the existing conditions.

- (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;**

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

No hardship is created or imposed by the applicant by replacing an existing 2 story garage with a simpler 1 story carport reviewed and approved by ROPO.

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

The applicant is adhering to the existing restrictions created and enforced by ROPO. ROPO has approved the proposed site plan. Refer to attached ROPO approval letter.

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

Utilizing the existing vehicular drive location has not been injurious to the public health, safety or welfare. The new site conditions are similar to the proposed site conditions as it pertains to the public's safety.

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

The applicant is spending substantial sum of money to update the existing site conditions and adhere to the deed restrictions created, enforced, reviewed and approved by ROPO.

DEVELOPMENT PLAT VARIANCE



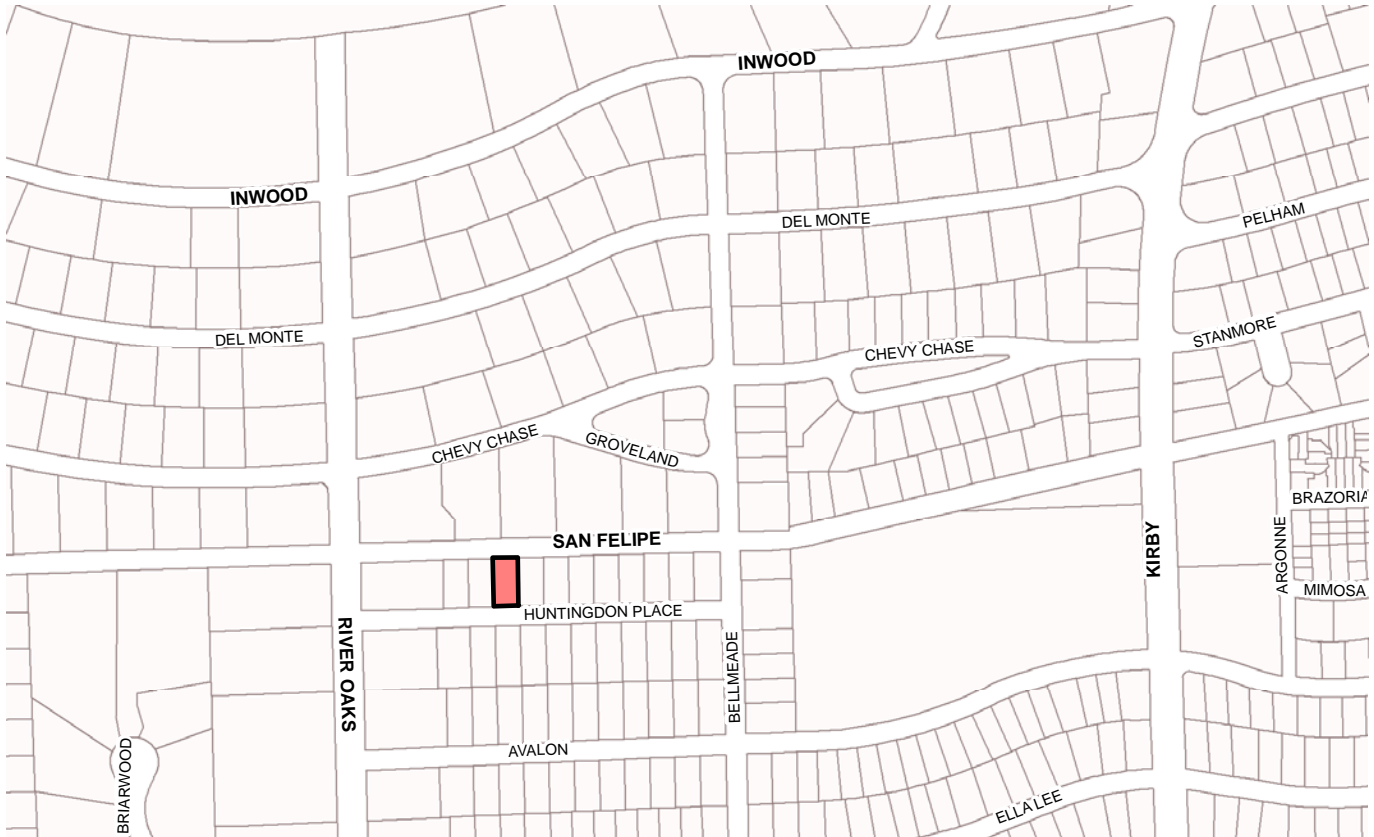
PLANNING &
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Meeting Date: 11/10/16

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Location Map



DEVELOPMENT PLAT VARIANCE



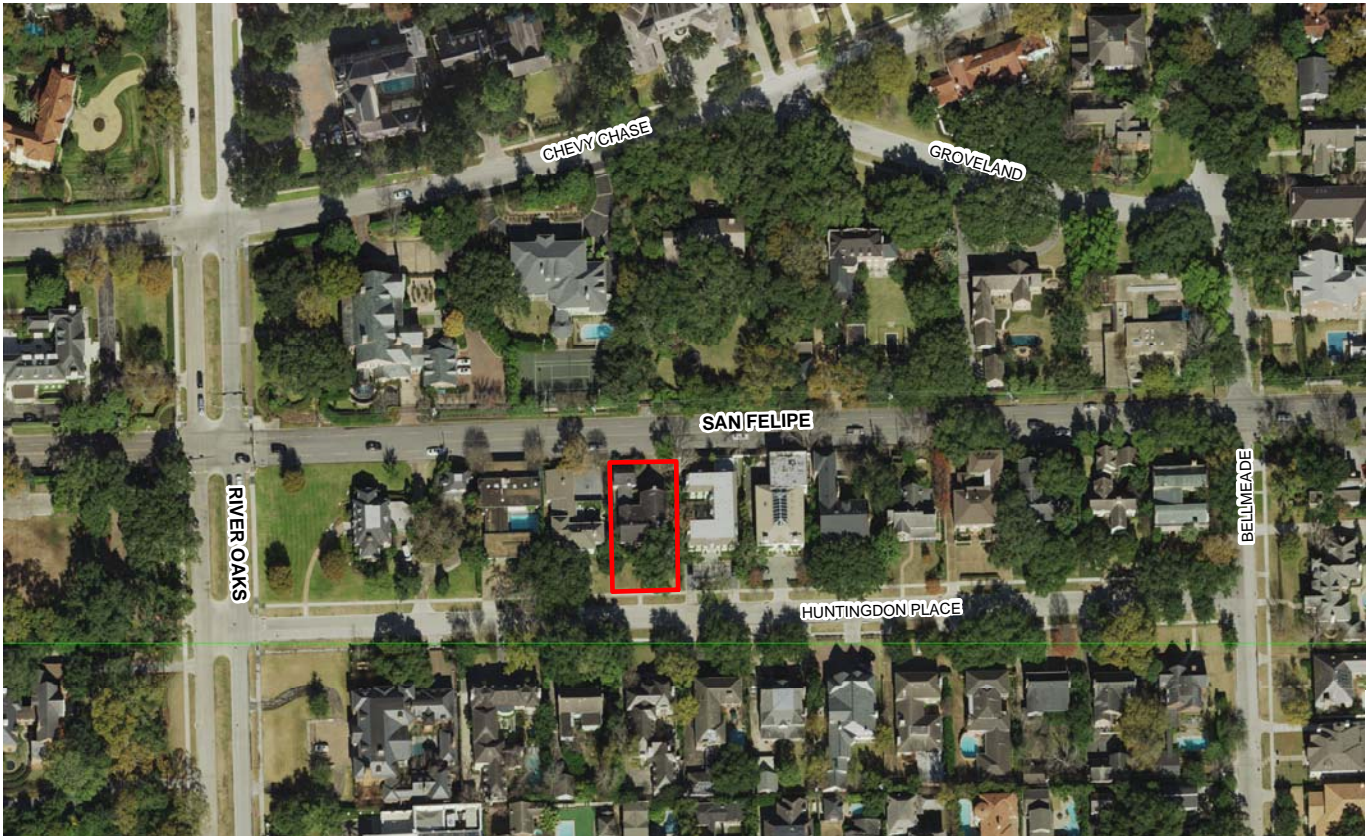
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 94

Meeting Date: 11/10/16

Houston Planning Commission

Aerial Map

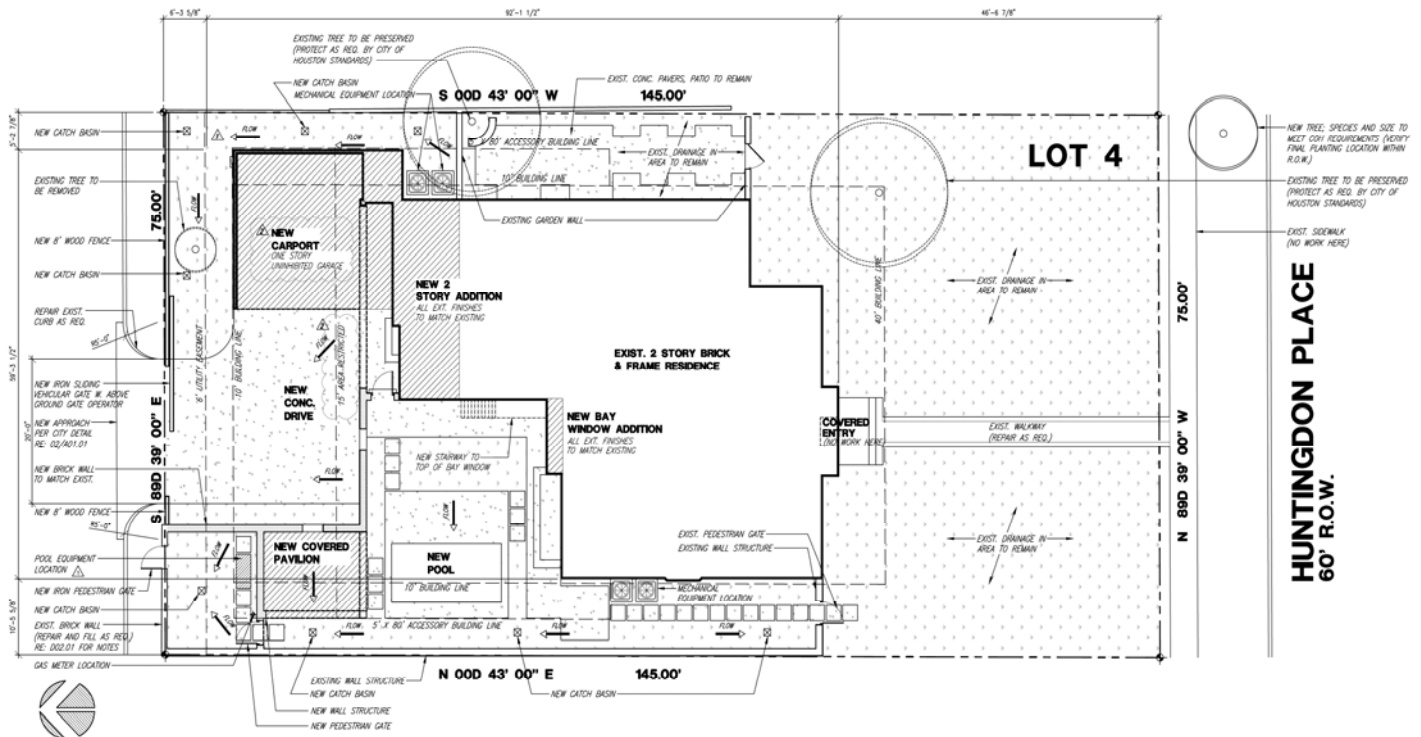


DEVELOPMENT PLAT VARIANCE



Meeting Date: 11/10/16

SAN FELIPE RD.
60' R.O.W.



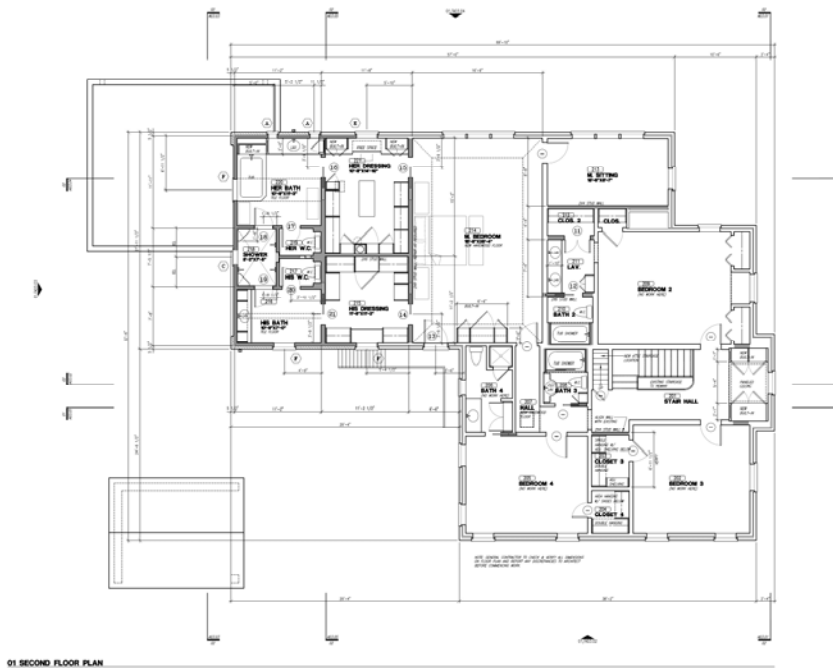
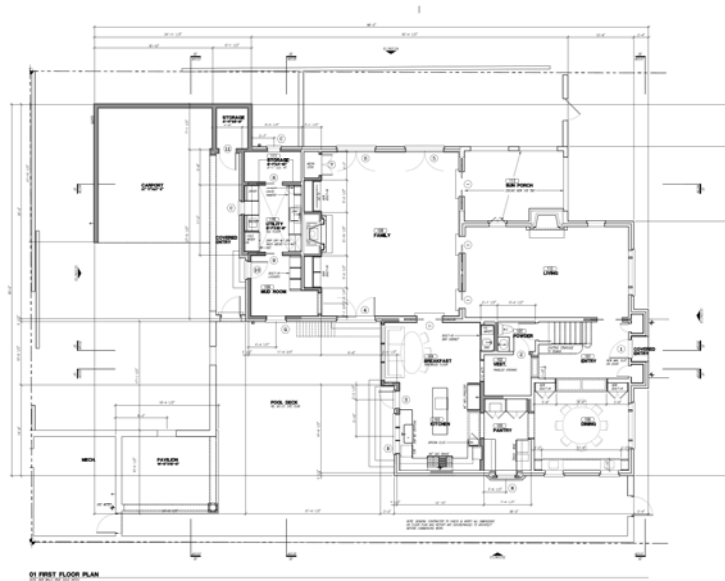
HUNTINGDON PLACE
60' R.O.W.

September 08, 2009



Houston Planning Commission

Floor Plans

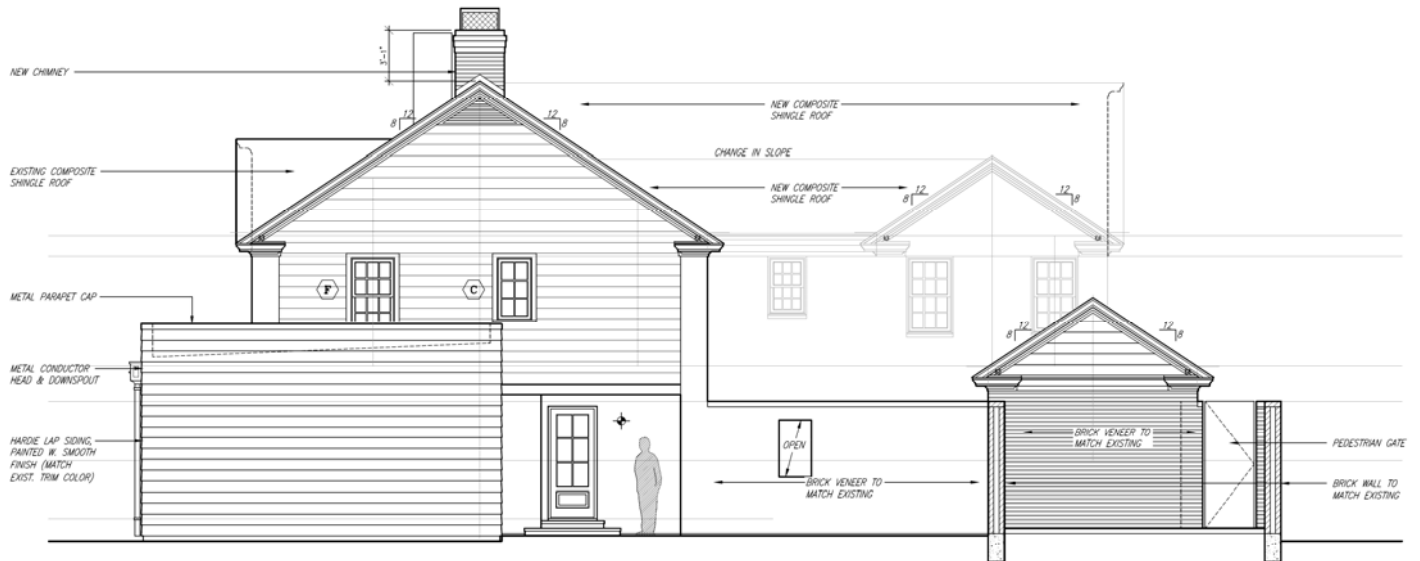


DEVELOPMENT PLAT VARIANCE

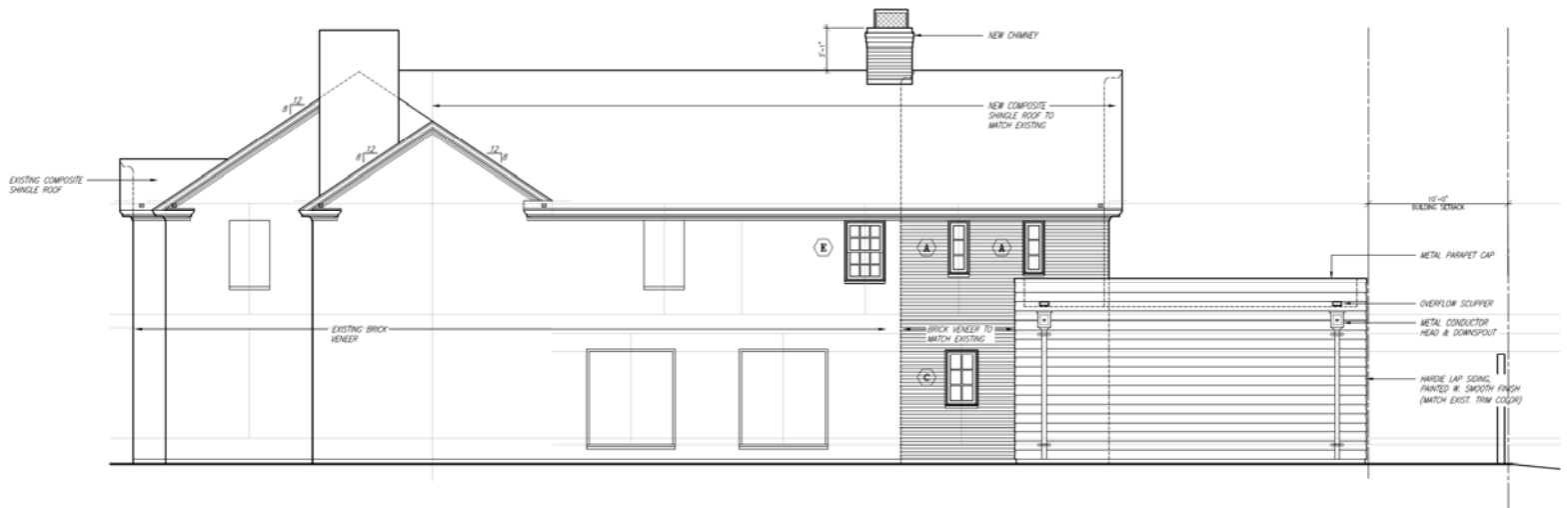


Houston Planning Commission

Elevations



01 ELEVATION (NORTH)



01 ELEVATION (EAST)

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation:

The site is located on Huntington Place, east of River Oaks Boulevard, and along the south side of San Felipe Road. The applicant is requesting a variance to allow a 10' building line in lieu of the 25' ordinance-required building line for a property along a major thoroughfare, San Felipe Road. Staff is in support of the requested variance.

The subject site is a platted single-family lot that was created by the Country Club Estate Subdivision in 1924 and contains no building lines. The lot consists of an existing single-family home built in 1937, which takes access from an existing curb cut along San Felipe Road.

The owner is proposing to construct a two-story addition to the rear of the existing home which will not encroach the 25' building line. An existing, two-story, detached garage adjacent to San Felipe Road, will be demolished and replaced with a one-story, attached carport, to be constructed at the deed restricted 10' building line along San Felipe Road. Plans include a detached, outdoor, one-story, covered pavilion also to be constructed in the 25' building line. The distance from the back-of-curb along San Felipe Road to the proposed carport is 19'-8" and 22'-10" to the pavilion structure. Access to the proposed carport and driveway will be maintained via the existing curb cut, however, the curb cut will shift slightly to the west to allow for adequate maneuverability and vehicular turn-around on the property. A newly-proposed wall and gate along San Felipe Road will be built 8' high or less and are not included in this variance request. Similar variance requests to encroach the 25' building line along the San Felipe Road corridor have been granted and the proposed improvements are in keeping with the character of the neighborhood. This variance application has received approval from the River Oaks Property Owners Association.

Therefore, staff recommends granting the requested variance to allow a 10' building line in lieu of the 25' ordinance-required building line for a property along a major thoroughfare, San Felipe Road.

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
Sina Khaef	Sina Khaef-Owner Kim Schrock-Agent	832-434-8494 281-923-6997	sinakhaef@hotmail.com kim@meridiansvcs.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5419 John Dreaper Drive	16061451	77056	5156B	491U	G

HCAD ACCOUNT NUMBER(S):	1044160000003
PROPERTY LEGAL DESCRIPTION:	Tract 3 Block 1 Trianon Two
PROPERTY OWNER OF RECORD:	Sina Khaef
ACREAGE (SQUARE FEET):	5,799 square feet
WIDTH OF RIGHTS-OF-WAY:	John Dreaper Street (50 feet)
EXISTING PAVING SECTION(S):	John Dreaper Street (18 feet)
OFF-STREET PARKING REQUIREMENT:	Two Spaces
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	N/A
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 1-story Single-Family Residence (2,397 Sq. Ft.)

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 2ND Floor Addition (3,290 Sq. Ft.), 3RD Floor Terrace Addition (564 Sq. Ft.)

PURPOSE OF VARIANCE REQUEST: To allow a proposed 2nd floor addition to be built directly above the existing 1st floor, which will result in approximately a zero foot building line.

CHAPTER 42 REFERENCE(S): **Sec. 42-156(b)** Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be:

- 1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street; or
- 2) 10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The owner wishes to increase the square footage of their existing, single-family home by adding a second floor. The second floor is proposed to be directly above the existing footprint. The variance request is to allow this second-story addition to encroach into the front building line requirement.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

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

The imposition of the rules of this chapter do not allow for the owner to add additional square footage to the 2nd floor immediately above the 1st floor creating an undue hardship and depriving the applicant reasonable use of the land.

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

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

It was not made clear to the owner upon purchase of the property that an additional 2nd floor would not be allowed to be built directly above the existing 1st floor, for additional square footage, as there are no recorded front building lines for this subdivision. Strict application would create an undue hardship as the lot does not allow for additional square footage to be added at ground level, which would require the owner to build a 2nd floor.

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

We will uphold the intent of this chapter by adhering to the exceptions to the building line to not have any habitable space encroach more than 30" on the front elevations.

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

The granting of the variance would not be injurious to the public health, safety or welfare, as the encroachment would be no more than 30 inches, into the building line, at a height of approximately 20 ft.

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

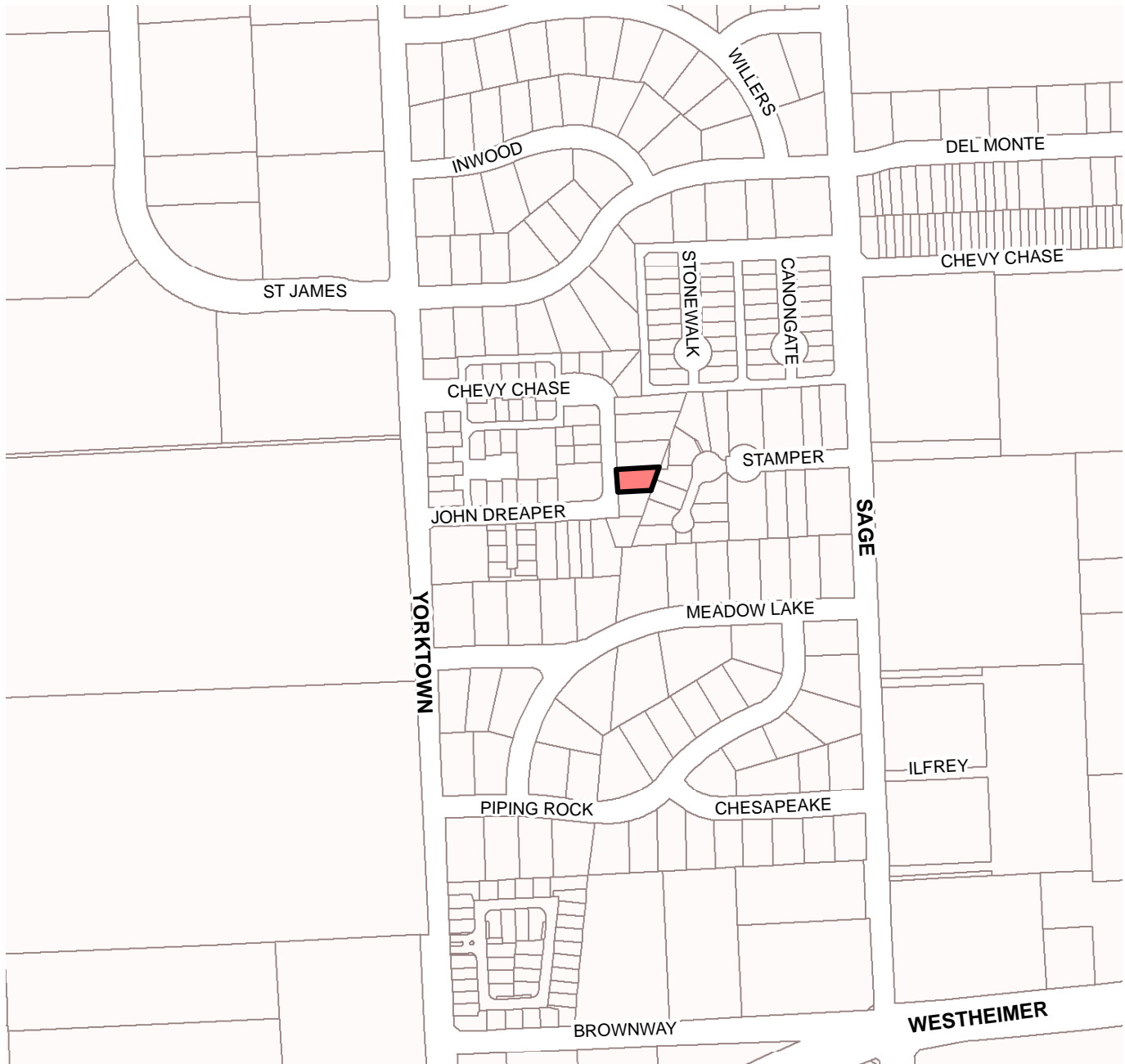
It is not. We want to be permitted to use the land to add additional square footage to the single family residence and to be allowed to encroach the front building line, no more than 30 inches as specified in this chapter's exceptions.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Map



DEVELOPMENT PLAT VARIANCE



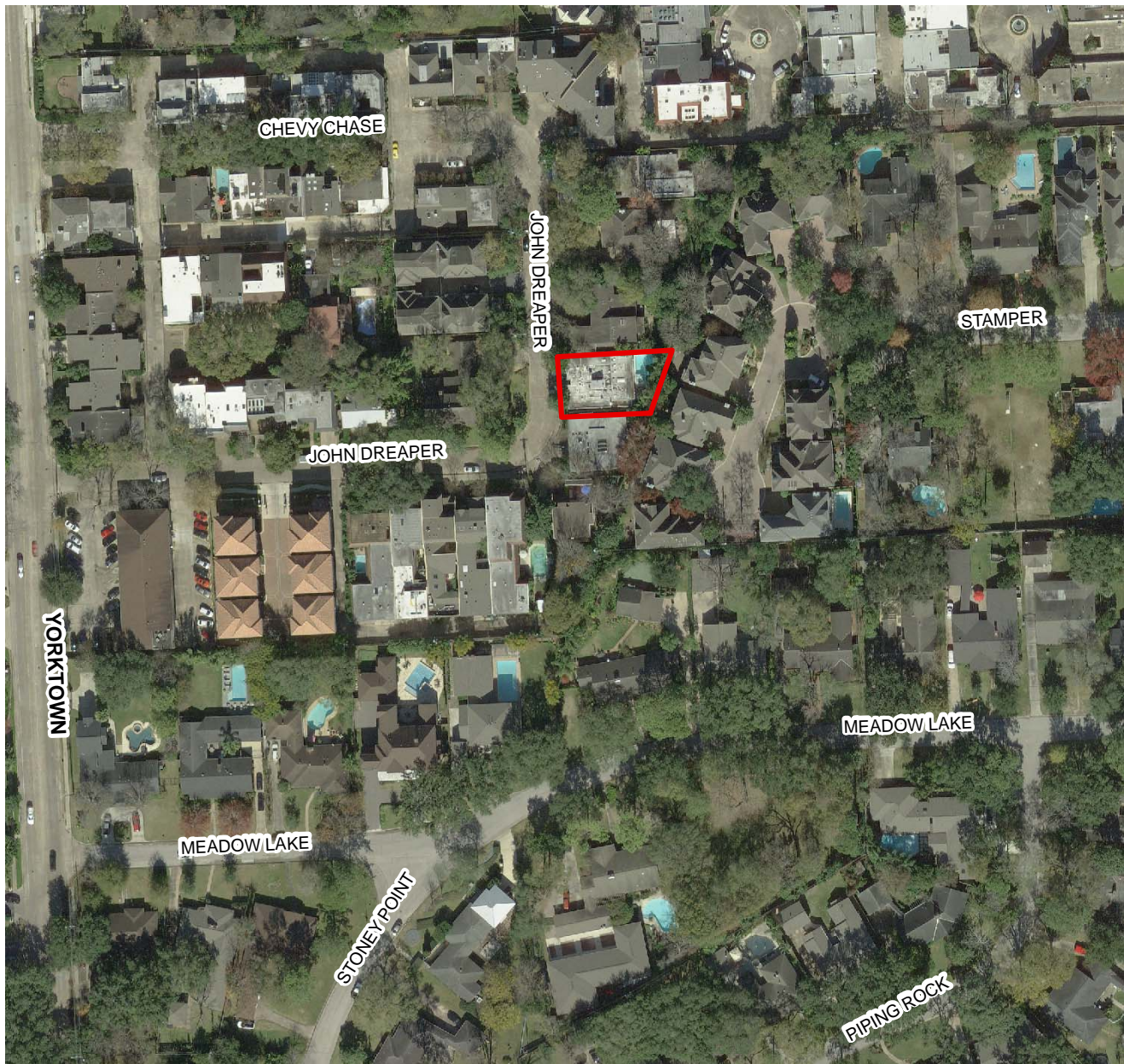
PLANNING &
DEVELOPMENT
DEPARTMENT

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Houston Planning Commission

Aerial Map

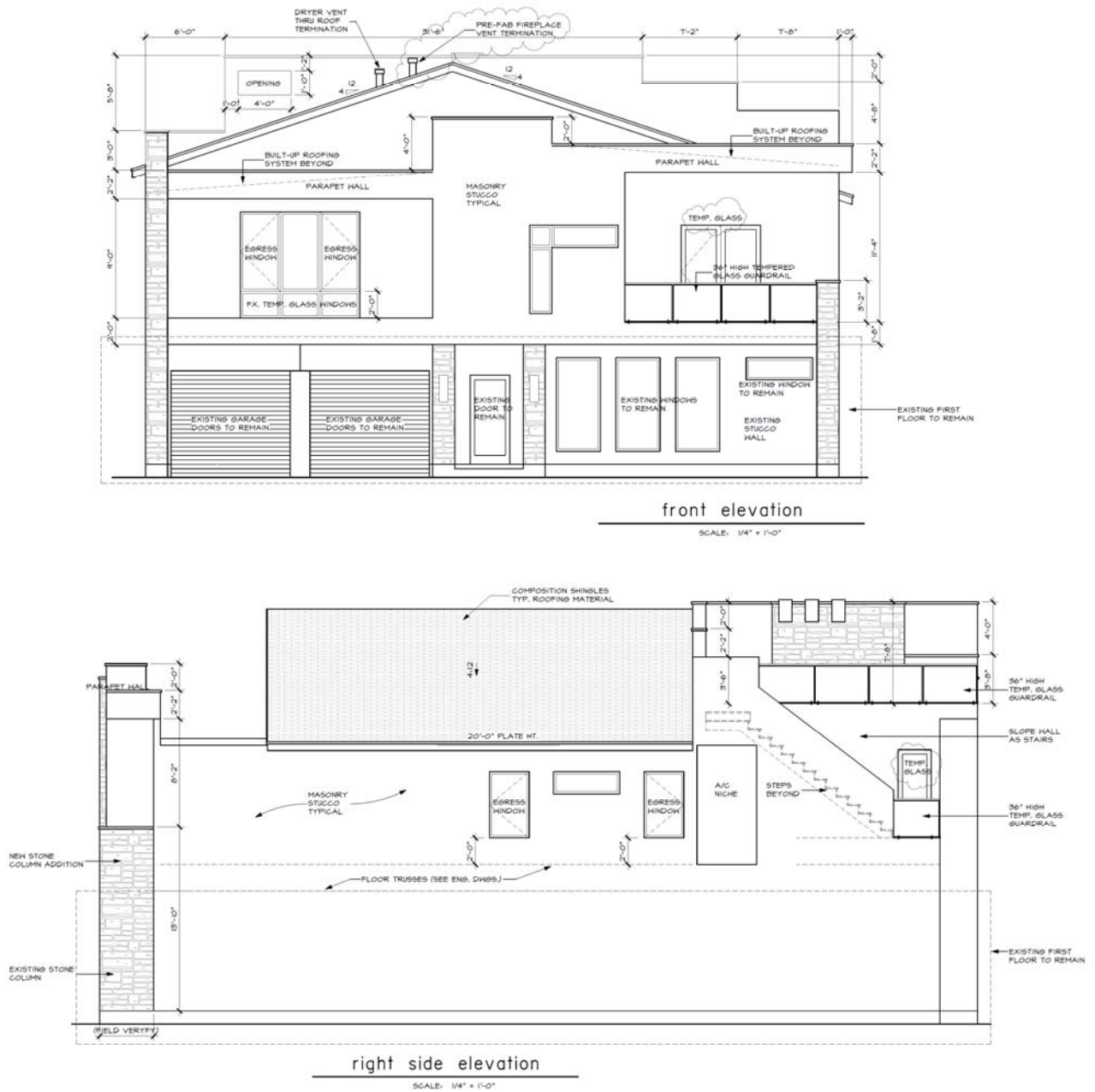


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation:

The site is located on John Dreaper Drive, east of Yorktown Street and north of Westheimer Road. The applicant is requesting a variance to allow a proposed 2nd floor addition to be built directly above the existing 1st floor, which will result in approximately a zero foot building line. Staff is in support of the requested variance.

The subject site is a platted single-family lot that was created by the Trianon Two Subdivision in 1971. The subdivision plat contains no building lines and the existing, one-story, single-family home, built in 1982, is approximately 8 ½" from the property line along John Dreaper Drive, a local street. An existing, attached, two-car garage is set back 3'-2" from the property line and will remain unchanged.

The owner is proposing to construct a new second story addition on top of the footprint of the existing first floor structure resulting in an encroachment of the ordinance-required 10' building line along John Dreaper Drive. The rear of the property contains a 10' drainage easement and an outdoor pool area which limits structural additions on the back of the lot. Additionally, plans include a 3rd level, roof terrace which is limited to the back and side of the proposed addition and is in compliance of setback requirements.

The distance from the back-of-curb to the existing and proposed second story structure along John Dreaper Drive is 15'. The street provides access to a small, quiet, neighborhood enclave and does not provide traffic circulation to other nearby thoroughfares. Due to these existing characteristics, which pre-date current Chapter 42 requirements, staff recommends granting the requested variance to allow a proposed 2nd floor addition to be built directly above the existing 1st floor, which will result in approximately a zero foot building line.

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		
THOMPSON CUSTOM HOMES JRP COMPANY	BRIAN THOMPSON JENIFER POOL	832-327-0197 832-594-8420	JRPCOM@AOL.COM		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2241 STANMORE DRIVE	16063538	77019	5257D	492Q	G

HCAD ACCOUNT NUMBER(S):	0601550420004
PROPERTY LEGAL DESCRIPTION:	Tracts 4 & 5A Block 42 River Oaks Sec 1
PROPERTY OWNER OF RECORD:	Stephen M & Mignon A Gill
ACREAGE (SQUARE FEET):	.2636 (11,481 sq ft)
WIDTH OF RIGHTS-OF-WAY:	Chilton Road 60'; San Felipe 60'
EXISTING PAVING SECTION(S):	Chilton Road 30'; San Felipe 40'
OFF-STREET PARKING REQUIREMENT:	Two
OFF-STREET PARKING PROVIDED:	Two
LANDSCAPING REQUIREMENTS:	Two Trees
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 3,902

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 8,510

PURPOSE OF VARIANCE REQUEST:

1. To allow a 10' high fence to be located within the 10' ordinance building lines along both Chilton Road and San Felipe Street, rather than the maximum 8' fence allow by ordinance
2. To allow a portion of the garage to be located within the required 20' building line along Chilton Road

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

CHAPTER 42 REFERENCE (S):

1. 42-22 Development of property through the new construction or enlargement of any exterior dimension of any building, structure or improvement within the city or its extraterritorial jurisdiction shall require a development plat, except that the following types of development shall be exempt from this requirement:

(5) A retaining wall, masonry wall or fence under eight feet high;

2. 42-156 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.

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

HCAD identifies this property as Tract 4 & 5A Block 42 of the River Oaks Sec 1 subdivision. The property faces Stanmore Drive, a local street, Chilton Road, a local street and San Felipe Street, a collector street with existing 8" solid fences on a zero lot line. Other fences on the north side of San Felipe Road are on a zero lot line with some 8' with others at 10' many matching solid construction which were approved by the River Oaks Property Owners.

Tracts 4 & 5A Block 42 currently is platted for a single family homes per HCAD records. The site is on the north side of San Felipe Street and the south side of Stanmore Drive generally east of Chilton Road. The site is 11,481 square feet and has been in this configuration since May 1936. The proposed single family home will be 8,510 square feet.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

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

This is a tract that has functioned as a single family home lot since May 1936.

Due to the configuration of the lot a continuous 20' garage building line for the eastern portion of the property would create an undue hardship in that the existing building line on Stanmore Drive would unduly constrict the size of the buildable portion of the property. The owner would not reasonably build using the larger building lines.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

Requiring a continuous 20' garage building line per Sec. 42-156 along Chilton Road which has a 10' building line per ordinance, the property would create an undue hardship.

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

Most other homes on Stanmore Drive have been built with the current 25' front building line and 10' building lines along Chilton Road and San Felipe Street, in addition to the existing zero fence building line for 8' to 12' solid fences, approved by the River Oaks Property Owners. The variances will in no way impose undue circumstances on the surrounding homes.

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

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. Tracts 4 & 5A Block 42 is an existing lot that does not allow any options for development other than single family. The intent and general purposes of this chapter will be preserved by allowing sensible development and encouraging the uses that are already present in this neighborhood.

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

Chilton Road is a local street; it does serve as a collector street in the area. The granting of the variance will not be injurious to the public health, safety or welfare as there are other properties in the area with the south side of the properties along San Felipe Street that are generally the same size and have 8' to 10' fencing. The 10' solid fence with post fits with the other properties along San Felipe Street and Chilton Road with no objection from the River Oaks Property Owners.

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

The hardship is that this property is an existing condition with an 8' solid fence on zero lot line. Tracts 4 & 5A Block 42 is platted for a single family home. The request to not provide a continuous 20' garage building line per Sec. 42-156 and limited 8' fence per Sec. 42-22 will allow the lot to be useable and with adequate southern fence for both security and sound attenuation of traffic from San Felipe Street and Chilton Road. Without these variances the lot will not be reasonably developable. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty lot.

DEVELOPMENT PLAT VARIANCE



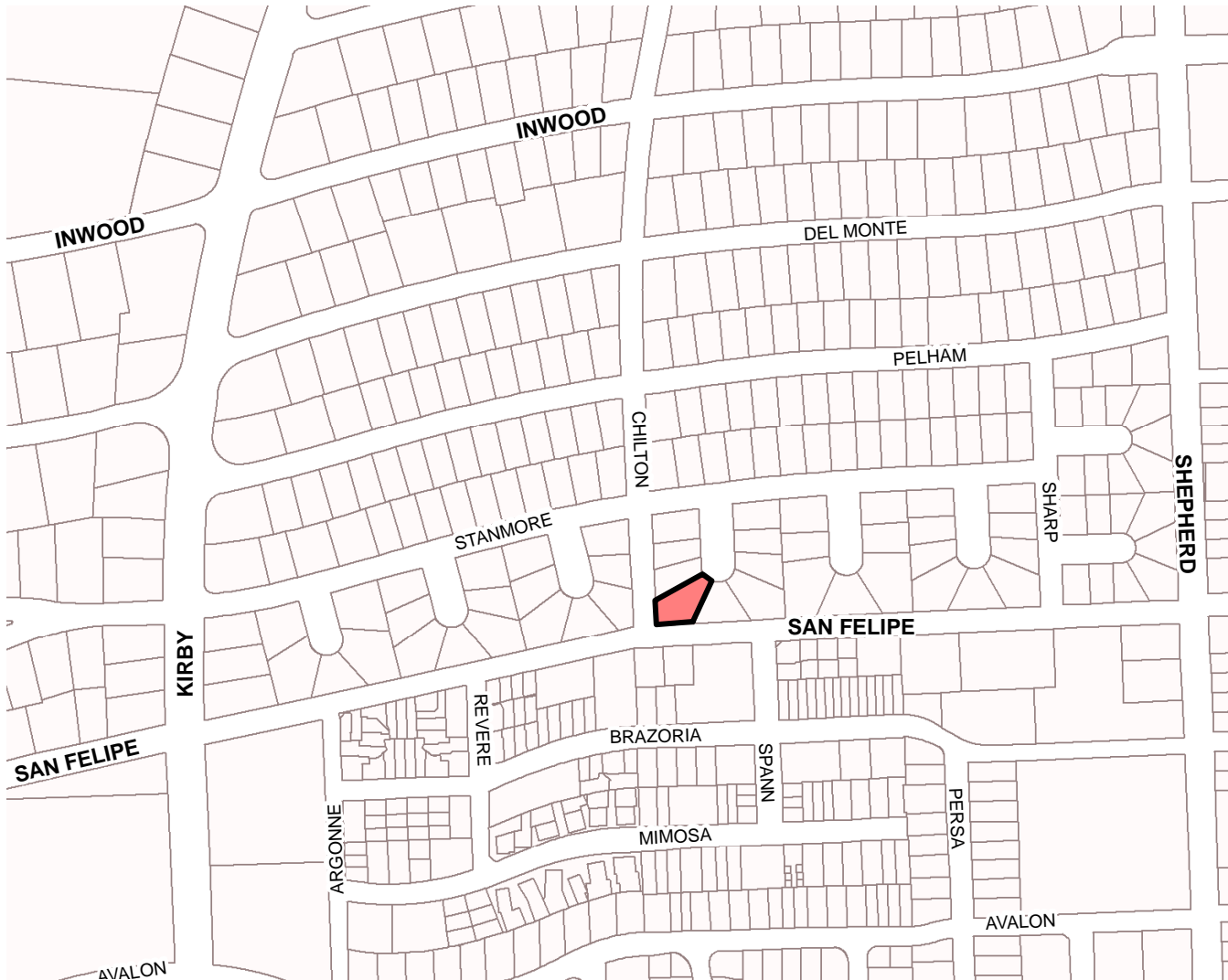
PLANNING &
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DEPARTMENT

ITEM: 96

Meeting Date: 11-10-2016

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



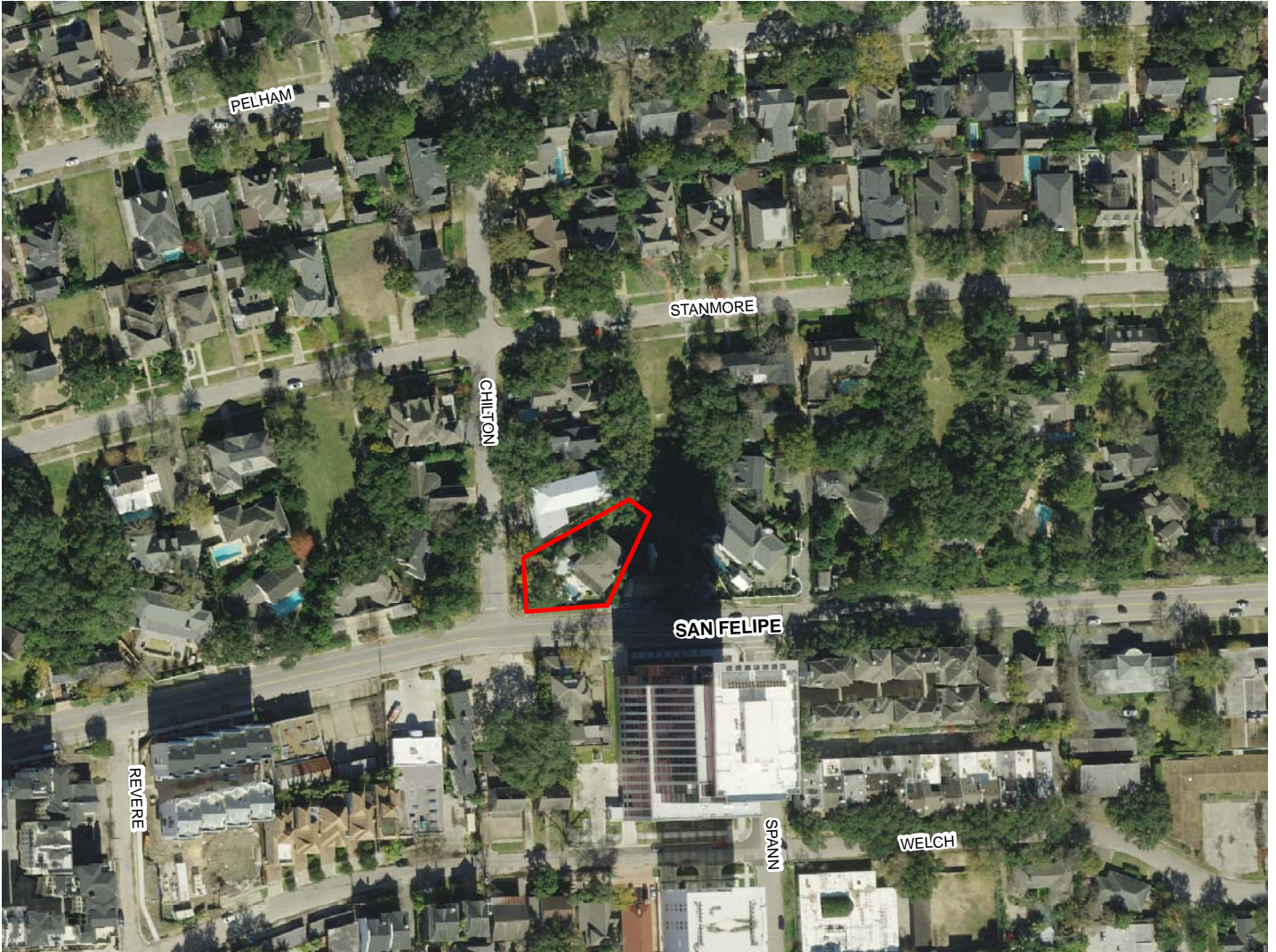
PLANNING &
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Aerial Map



DEVELOPMENT PLAT VARIANCE



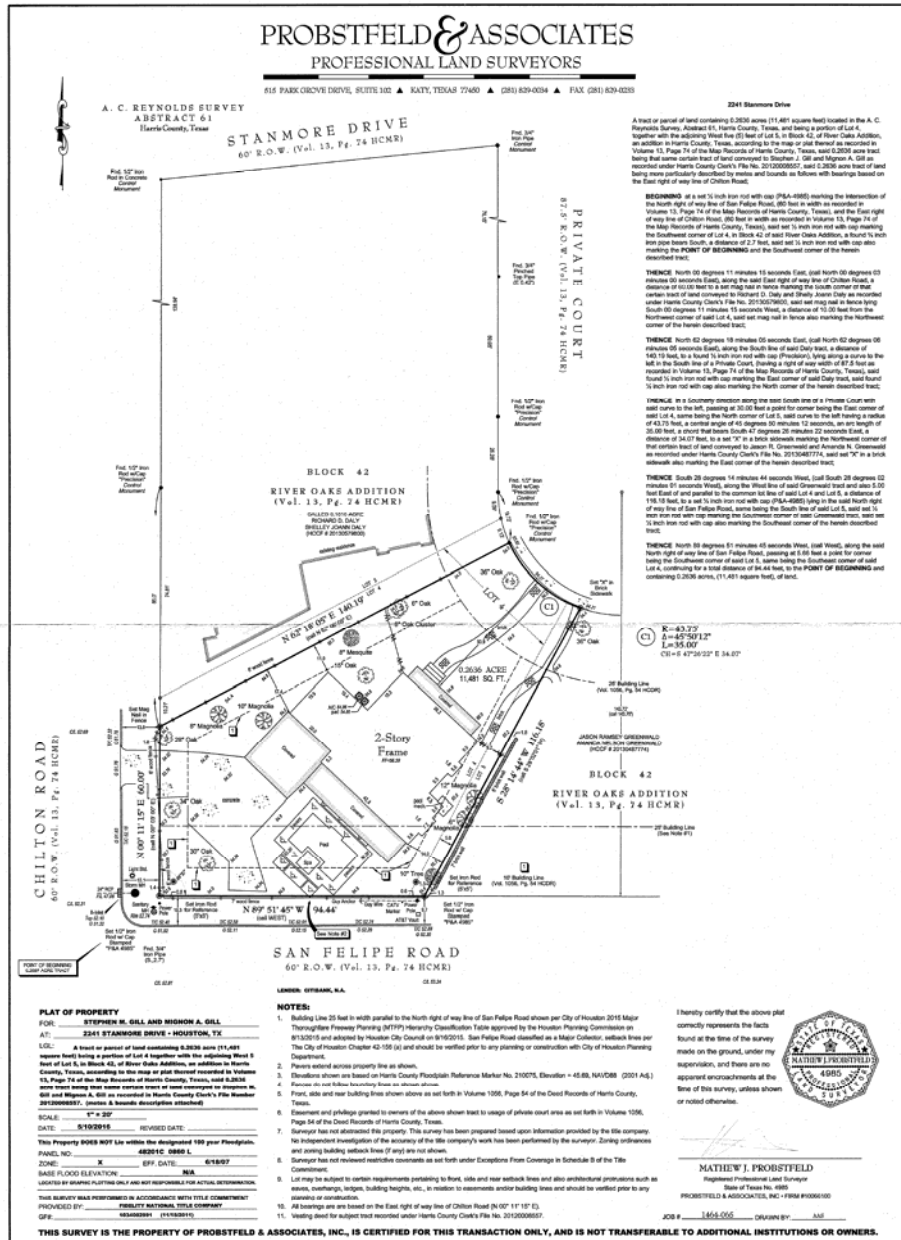
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Survey



DEVELOPMENT PLAT VARIANCE



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Elevations



REAR ELEVATION

SCALE 1/4" = 1'-0"



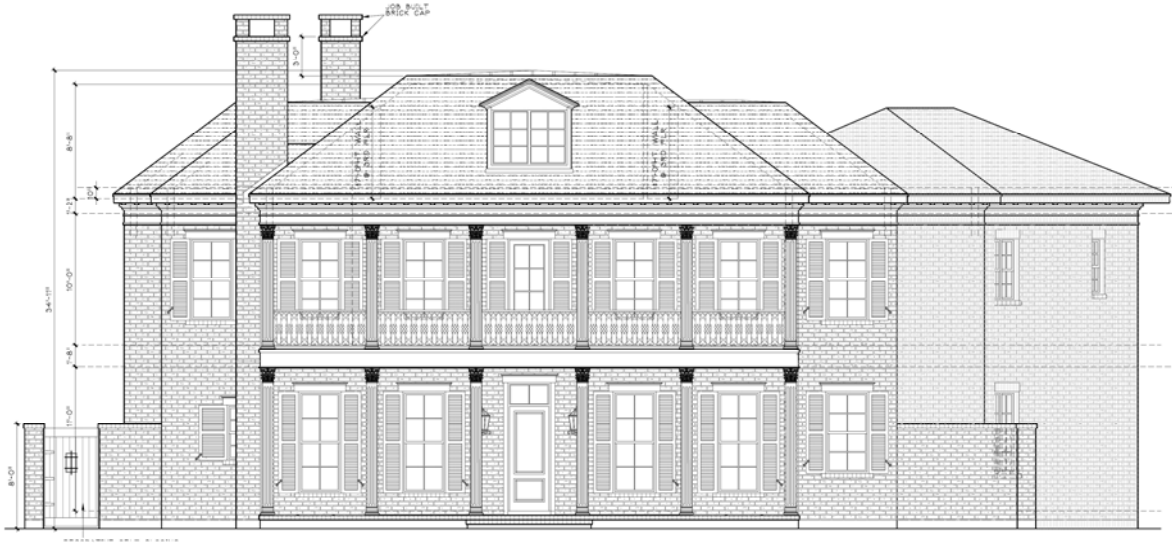
LEFT ELEVATION

SCALE 1/4" = 1'-0"

DEVELOPMENT PLAT VARIANCE



Elevation Cont.



FRONT ELEVATION
SCALE 1/4" = 1'-0"



RIGHT ELEVATION
SCALE 1/4" = 1'-0"

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located west of South Shepherd Drive, east of Kirby Drive, at the north east intersection of San Felipe Street and Chilton Road. The applicant is requesting two variances: 1) To allow a new single family garage to be located within the 20' garage setback line for a local street and 2) To allow a new fence greater than 8' in height to be located within the 10' building line along San Felipe Street. Staff is in support of both variances.

The site was platted with the River Oaks Sec 1 subdivision in 1936 and the lot backs onto San Felipe Street, which is designated as a collector street at this location. The applicant is proposing a new single family residence with a 10' high fence located within the building line along San Felipe Street. Due to the unique shape of the lot and deed restricted building lines, the garage door sits approximately 12'-7" from the closest portion of the property line along Chilton Road. The minimum distance from back of curb to the garage will be 26 feet. In addition, the 10 high fence will be consistent with the existing characteristic of the neighborhood and will not be encroaching into the visibility triangle.

San Felipe Street is sufficient in width and staff did receive approval from the River Oaks Property Owners. Therefore staff recommends approving the requested variances to allow a garage to be located within the 20' garage setback and to allow a fence over 8' in height to be located within the 10' building line.

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission for the next available meeting where adequate notification can be provided. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Jones Carter	Mikalla Hodges	281 363 4039	mhodges@jonescarter.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3225 Grayson Oaks Lane Royal Oaks Recreation Center	16092093	77365	5871	297K	E
HCAD ACCOUNT NUMBER(S):		1361080030001			
PROPERTY LEGAL DESCRIPTION:		Reserve A, Block 3, Royal Brook at Kingwood Sec 1			
PROPERTY OWNER OF RECORD:		Friendswood Development Company, LLC			
ACREAGE (SQUARE FEET):		188,321 sq. ft.			
WIDTH OF ADJACENT RIGHTS-OF-WAY (ROW):		60' R.O.W. Greyson Oaks Lane & Angel Run Lane			
WIDTH OF EXISTING ROW PAVING SECTION(S):		28' Paving Greyson Oaks Lane & Angel Run Lane			
OFF-STREET PARKING REQUIREMENT:		9 parking spaces; 1 bicycle space (rack)			
OFF-STREET PARKING PROVIDED:		0			
EXISTING STRUCTURE(S) [SQ. FT.]:		Vacant			
PROPOSED STRUCTURE(S) [SQ. FT.]:		1,900 sq. ft.			

PURPOSE OF VARIANCE REQUEST: Not to provide the required parking spaces within the site but to allow the use of 10 parking spaces located within the ROW (Angel Run Lane) to fulfil the parking requirement. A bike rack will be provided on site.

CHAPTER 26 REFERENCE(S): Sec. 26-492. - **Parking spaces for certain types of use classifications.** The construction of a building or alteration of a building or tract for any of the following types of use classifications shall provide the required number of parking spaces, or the incremental increase in the number of parking spaces in the case of an alteration, as shown below for that use classification.

Class 6. Recreation and Entertainment: h. Swimming Club 9.0 parking spaces per employee

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The proposed recreational center is within the master planned community of Royal Brook at Kingwood and would serve the residents of that community only. The majority of the recreation site will be left in its natural wooded state to complement the natural water channel (Mills Branch tributary) that traverses the area. The recreation site will be connected to the residential pods via a system of trails, which will incentivize residents to walk and bike to the site verses using their cars. The site will be maintained by the HOA and residents will be issued keycards to access the facility.

There is a 4' elevation difference between the site and the ROW which would require filling, and therefore counteract efforts to minimize disturbance of the site, should parking be provided on site. Since this site is for the neighborhood use only, the developer proposes to provide 10 parking spacing spaces within the 60' ROW – Angel Run Lane. A bike rack will be placed on site.

APPLICANT'S STATEMENT OF FACTS:

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (5); and, if applicable, the sixth (6) condition. The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@cityofhouston.net.

(1) Either:

- a. The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant of the reasonable use of the land; or
- b. Strict application of the requirements of this article would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question or would create an impractical development or one otherwise contrary to sound policy;

The proposed recreational center is within the master planned community of Royal Brook at Kingwood and would serve the residents of that community only. The majority of the recreation site will be left in its natural wooded state to complement the natural water channel (Mills Branch tributary) that traverses the area, and will be connected to the residential pods via a system of trails. The trails system will incentivize residents to walk and bike to the site verses using their cars. The facility will be managed by the HOA and residents will be issued keycards to access the facility.

There is a 4' elevation difference between the site and the ROW which would require filling, and therefore counteract efforts to minimize disturbance of the site, should parking be provided on site. Since this site is for the neighborhood use only with restricted (keycard) access and a trail system to encourage pedestrian and bike access, the developer proposes to provide 10 parking spaces within the 60' ROW – Angel Run Lane. With a proposed paving section of 28', there is ample excess ROW to allow for parallel parking for the recreation site. A bike rack will also be provided on site.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

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

The majority of the recreation site will be left in its natural wooded state to complement the natural water channel (Mills Branch tributary) that traverses the area. Should parking be provided on site, there is a 4' elevation difference between the site and the ROW which would require filling, and therefore counteract efforts to minimize disturbance of the site.

The recreation site will be maintained by the HOA with restricted (keycard) access and the trail system connecting residential pods to the recreation site will incentivize residents to walk/ bike to the site verses using their cars. The ordinance requires 18 parking spaces for the proposed use – assuming 2 employees. Since this is facility for residents only and a trail system for pedestrian and bike access, the proposed 10 parking spaces and bike rack would be adequate for the proposed use.

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

Since this is a neighborhood facility with restricted (keycard) access and a trail system for pedestrian and bike access, the proposed 10 parking spaces and bike rack would be adequate for the proposed use.

(4) The number of proposed parking spaces will be sufficient to serve the use for which it is intended;

The ordinance requires 18 parking spaces for the proposed use – assuming 2 employees. Since this is a neighborhood facility with restricted (keycard) access and a trail system for pedestrian and bike access, the proposed 10 parking spaces and bike rack would be adequate for the proposed use. The recreation site has access on a 60' wide ROW – Angel Run Lane. With a proposed paving section of 28', there is ample excess ROW to allow for parallel parking for the recreation site.

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

The recreation site has access on a 60' wide ROW – Angel Run Lane. With a proposed paving section of 28', there is ample excess ROW to allow for parallel parking for the recreation site.

(6) If the building is subject to the requirements of article VII of chapter 33 of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII of chapter 33 of this Code.

The site is not subject to Article VII of Chapter 33 of this Code.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

- (a) The commission is authorized to consider and grant a variance from the provisions of this article if the commission determines that the granting of a variance satisfies the following criteria:
- (1) Either:
 - c. The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant of the reasonable use of the land; or
 - d. Strict application of the requirements of this article would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question or would create an impractical development or one otherwise contrary to sound policy;
 - (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant;
 - (3) The intent and general purposes of this article will be preserved;
 - (4) The number of proposed parking spaces will be sufficient to serve the use for which it is intended;
 - (5) The granting of the variance will not be injurious to the public health, safety or welfare; and
 - (6) If the building is subject to the requirements of article VII of chapter 33 of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII of chapter 33 of this Code.
- (b) In addition, if the building or tract for which the variance is sought proposes to provide parking spaces on an off-site parking facility, the commission shall consider the following factors:
- (1) The locations of the proposed use classification and the proposed off-site parking facility;
 - (2) Existing and potential parking demand created by other use classifications in the vicinity;
 - (3) The characteristics of the use classification, including employee, customer, and patron parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking facility;
 - (4) Adequacy, convenience, and safety of pedestrian access between off-site parking facilities and the tract where the use classification is located;
 - (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking; and
 - (6) The recommendation of the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE



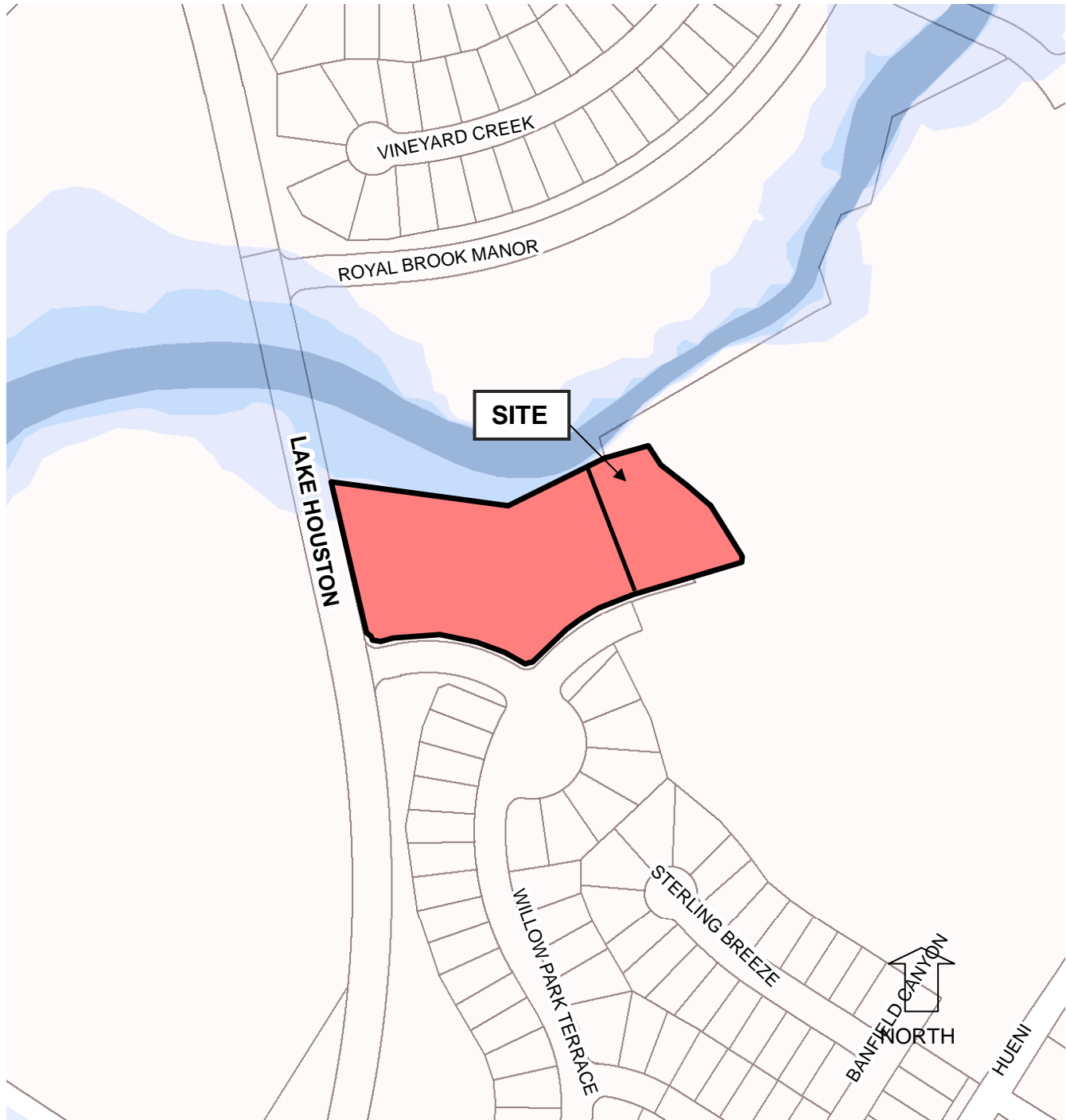
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SITE MAP



OFF-STREET PARKING VARIANCE



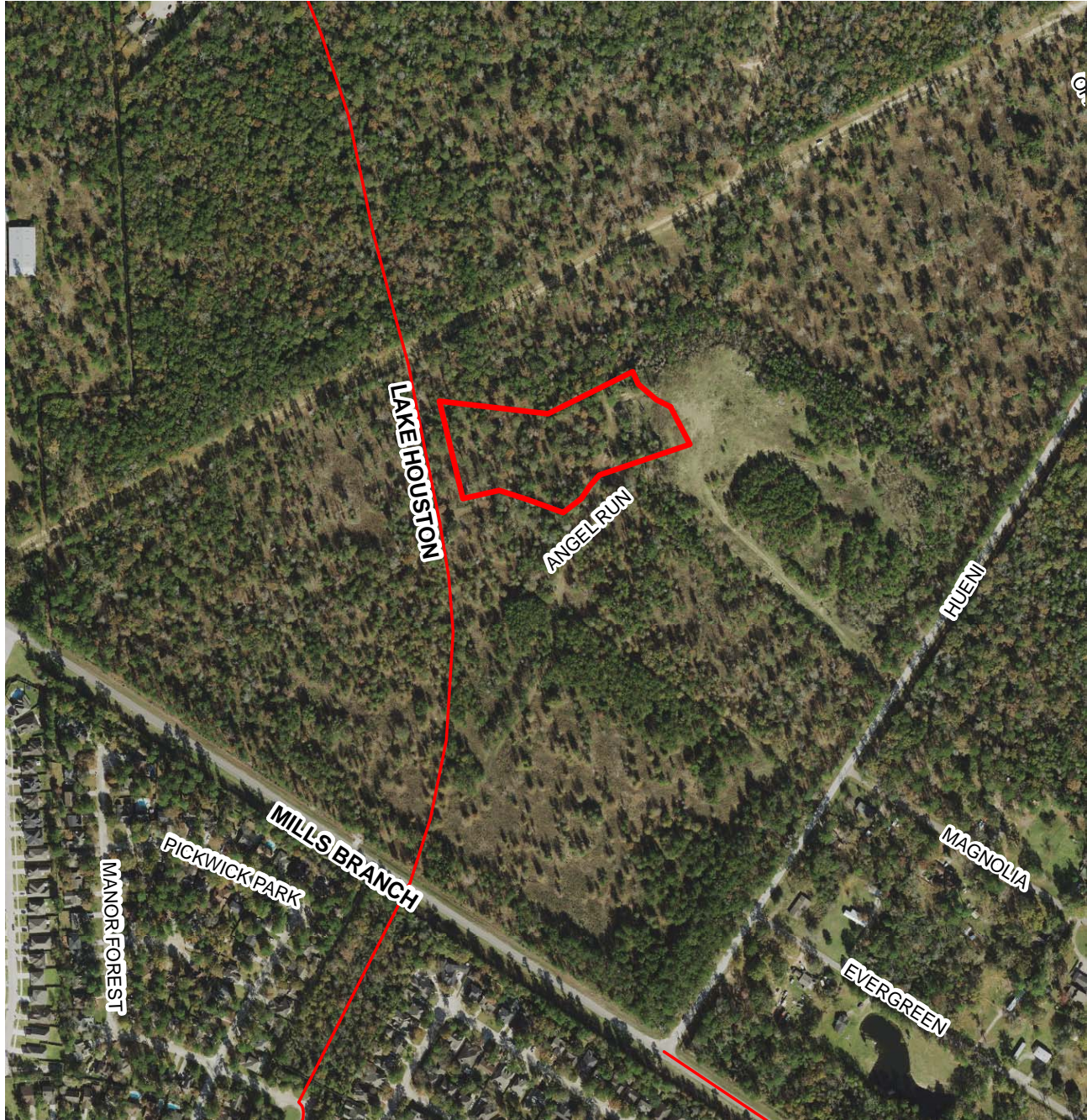
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AERIAL MAP



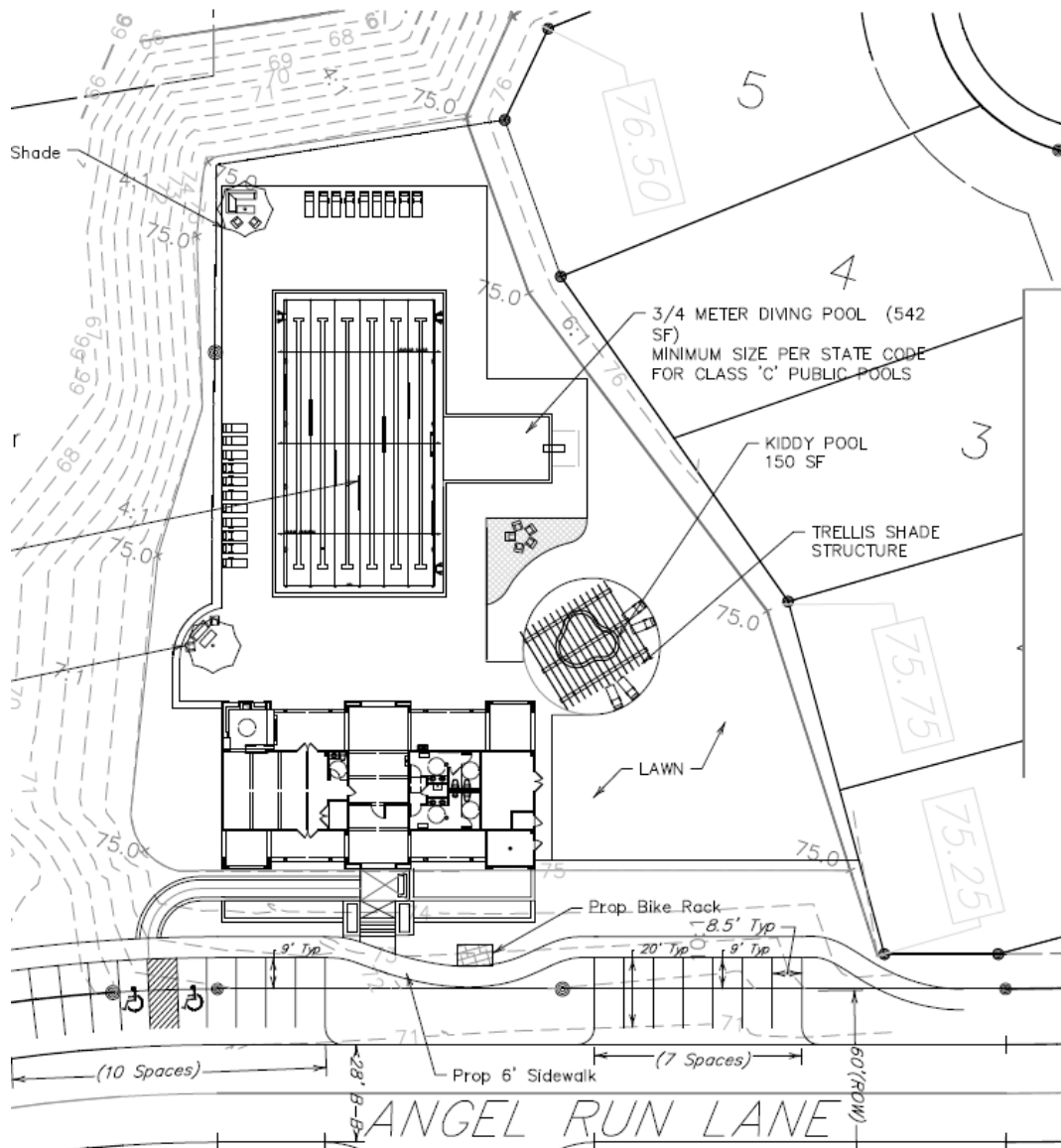
OFF-STREET PARKING VARIANCE



Houston Planning Commission

PROPOSED SITE PLAN

SWIMMING CLUB	9.0 parking spaces per employee	1 EMPLOYEE = 9 SPACES REQUIRED
		0 SPACES PROVIDED ON SITE 10 SPACES PARALLEL TO SITE IN THE RIGHT OF WAY



OFF-STREET PARKING VARIANCE



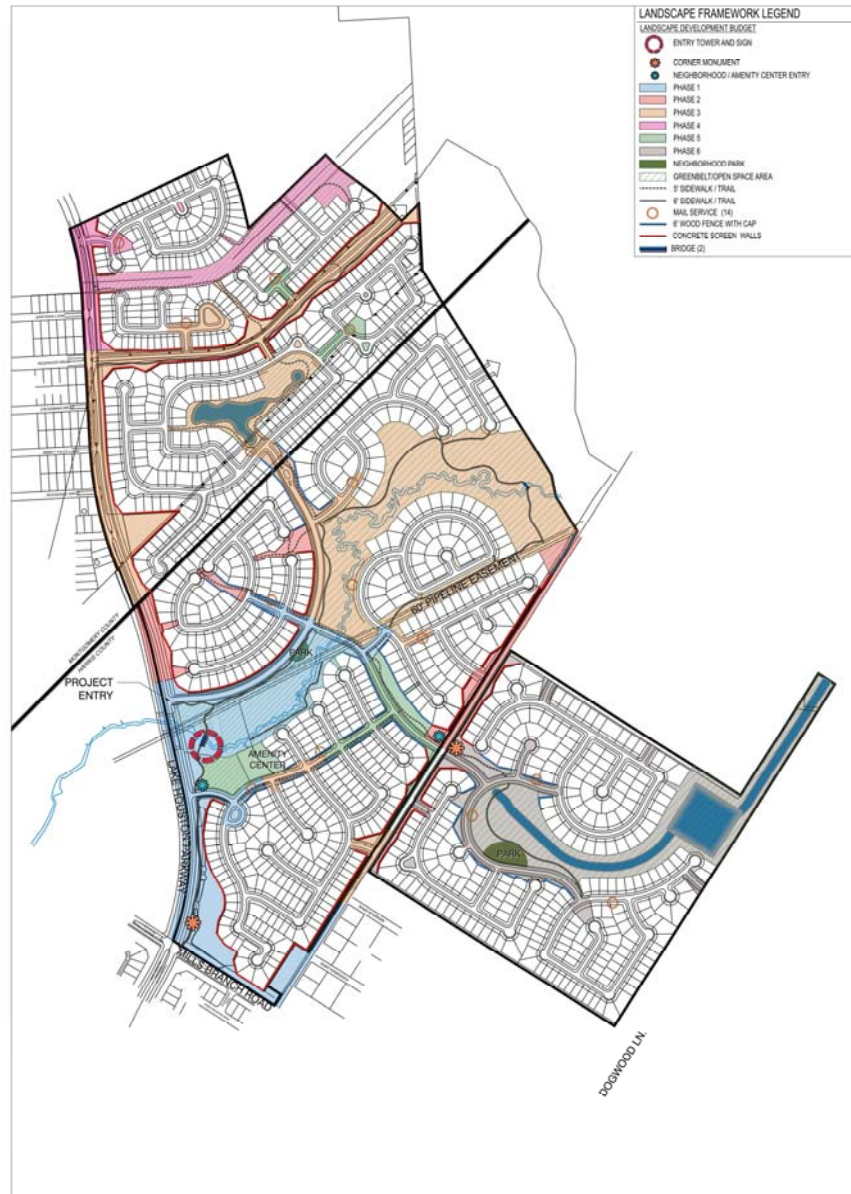
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OVERALL PHASING PLAN



SEC Planning, LLC
Land Planning • Landscape Architecture • Community Building
AUSTIN, TEXAS
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www.secplanning.com • info@secplanning.com

ROYAL BROOK
PHASING PLAN

FRIENDSWOOD DEVELOPMENT
HOUSTON, TEXAS



Scale: 1" = 300'
Date: September 28, 2015

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Defer per applicant request

Basis of Staff Recommendation: The site is located within Royal Brook at Kingwood General Plan, east of Lake Houston Boulevard, north of Angle Run Lane and south of Royal Brook Manor. The applicant requests a parking variance to not provide any onsite parking spaces for the proposed community swimming pool. On October 27, this application was deferred by the Planning Commission to allow the applicant to coordinate with Public Works and Engineering Department regarding the parking space configuration and location. After further study and review, Public Works and Engineering Department does not approve the proposed head-in on street parking spaces. The applicant requests another deferral to allow time to submit revised information by noon next Wednesday.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

OFF-STREET PARKING VARIANCE