

# HOUSTON PLANNING COMMISSION

## AGENDA

DECEMBER 1, 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](http://www.houstonplanning.com)

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

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

## **Speakers Sign In Form**

### **Instructions:**

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

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

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

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

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

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

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6. If you have materials to distribute to the Commission hand them to a staff member at the beginning of your presentation. Staff will distribute the information to Commission members on both sides of the table as you begin your comments.

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

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

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

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

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

# **Houston Planning Commission**

## **AGENDA**

**December 1, 2016**

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

### **Call to Order**

### **Director's Report**

### **Approval of the November 10, 2016 Planning Commission Meeting Minutes**

- I. Consideration of proposed amendments to Chapter 26, Article VIII - the Off-Street Parking & Loading Ordinance.**  
(Brian Crimmins)
- II. Platting Activity (Subdivision and Development plats)**
  - a. Consent Subdivision Plats (Arica Bailey)
  - b. Replats (Arica Bailey)
  - c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Geoff Butler)
  - d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Christa Stoneham, Chad Miller)
  - e. Subdivision Plats with Special Exception Requests (Aracely Rodriguez)
  - f. Reconsiderations of Requirement (Aracely Rodriguez, Christa Stoneham)
  - g. Extension of Approvals (Homer Guajardo Alegria)
  - h. Name Changes (Homer Guajardo Alegria)
  - i. Certificates of Compliance (Homer Guajardo Alegria)
  - j. Administrative
  - k. Development Plats with Variance Requests (Eric Pietsch)
- III. Establish a public hearing date of January 5, 2016**
  - a. Country Lake Estates Sec 3 partial replat no 1
  - b. Monarch Estates Sec 3 partial replat no 1
  - c. Nira Park Sec 1 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. Consideration of a Hotel/Motel variance for an Airline Motel located at 4929 Airline Drive** (Hector Rodriguez)
- VI. Consideration of a Hotel/Motel variance for a Americas Best Value Inn located at 7421 Park Place Blvd** (Hector Rodriguez)
- VII. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 1100 block of West Drew Street between Montrose Boulevard and Van Buren Street, north side (MLS 625)** (David Welch)
- VIII. Public Comment**
- IX. Adjournment**

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

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

November 10, 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 2:34 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 Arrived at 3:26 during Item 76.
Lisa Clark	P
Algenita Davis	P Left at 4:10 during Item III.
Mark A. Kilkenny	P
Lydia Mares	P
Paul R. Nelson	P
Linda Porras-Pirtle	P Arrived at 2:39 during Director's Report.
Shafik Rifaat	P
Megan R. Sigler	P
Eileen Subinsky	A
Meera D Victor	P
Shaukat Zakaria	P
Mark Mooney for The Honorable James Noack	A
Charles O. Dean for The Honorable Robert E. Herbert	P Left at 3:46 during item 94.
Raymond Anderson for The Honorable Ed Emmet	P

### **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 27, 2016 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the October 27, 2016 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Garza**

Vote: **Carries**

Abstaining: **Nelson, Rifaat**

## **I. PRESENTATION AND CONSIDERATION OF THE 2017 PLANNING COMMISSION CALENDAR**

Commission action: Approved the Planning Commission calendar for 2017.

Motion: **Kilkenny**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

## **II. PLATTING ACTIVITY (Consent and Replat items A and B, 1- 65)**

Items removed for separate consideration: None.

Staff recommendation: Approve staff's recommendations for items **1 – 65** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 65** subject to the CPC 101 form conditions.

Motion: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

## **C PUBLIC HEARINGS**

### **66 Bavaria Sec 5 replat no 1**

**C3N**

**Approve**

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

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

Motion: **Garza**

Second: **Anderson**

Vote: **Unanimous**

Abstaining: **None**

**Commissioner Sigler recused herself.**

### **67 Fisher Street Townhomes 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: **Zakaria**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Shelby Laforny, Cade Wood, Keith – opposed; Dave Strickland, Applicant; Richard Smith, Public Works and Engineering.

**Commissioner Sigler returned.**

### **68 Genesee West Drew Crossing 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: **Rifaat**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

**69 Herzog partial replat no 1****C3N****Approve**

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

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

Motion: **Kilkenny**Second: **Nelson**Vote: **Unanimous**Abstaining: **None****70 Hyde Park Main Addition no 4  
partial replat no 1****C3N****Approve**

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

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

Motion: **Baldwin**Second: **Garza**Vote: **Unanimous**Abstaining: **None****71 Remington Creek Ranch Sec 4****C3N****Approve**

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

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

Motion: **Zakaria**Second: **Clark**Vote: **Unanimous**Abstaining: **None****D VARIANCES****72 Almeda Hall****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: **Kilkenny**Second: **Baldwin**Vote: **Unanimous**Abstaining: **None**

**Items 73 and 74 were taken together at this time.**

**73 Bridges on Lake Houston GP****GP****Approve****74 Bridges on Lake Houston Sec 7****C3P****Approve**

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

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

Motion: **Clark**Second: **Baldwin**Vote: **Unanimous**Abstaining: **None****75 Chevron at Washington****C2****Defer**

Staff recommendation: Defer the application for 3 weeks for Ch. 42 planning standards.

Commission action: Deferred the application for 3 weeks for Ch. 42 planning standards.

Motion: **Zakaria**Second: **Davis**Vote: **Unanimous**Abstaining: **None****76 Development at Main and Webster****C2****Approve**

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

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

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

- 77 Development at West Little York 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: **Porras-Pirtle** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**
- 78 HEB Heights C2R Withdrawn**
- 79 Jackson Villa C2 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: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**  
 Speakers: Frances Scarberry, Annette Whitehead – opposed.
- 80 Lexington Woods Business Park C3P Defer**  
 Staff recommendation: Defer the application for 3 weeks at Harris County's request.  
 Commission action: Deferred the application for 3 weeks at Harris County's request.  
 Motion: **Bryant** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**
- 81 Mallard Crossing Emergency Service C2 Defer**  
 Staff recommendation: Defer the application for 3 weeks for Ch. 42 planning standards.  
 Commission action: Deferred the application for 3 weeks for Ch. 42 planning standards.  
 Motion: **Kilkenny** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**
- 82 Villas on West 20th 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**

## **E SPECIAL EXCEPTIONS**

- 83 Grand Vista Lakes GP Defer**  
 Staff recommendation: Defer the application for 3 weeks for additional information.  
 Commission action: Deferred the application for 3 weeks for additional information.  
 Motion: **Bryant** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

## **F RECONSIDERATION OF REQUIREMENTS**

- 84 Villas at Foxbrick Lane C2 Approve**  
 Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.  
 Motion: **Kilkenny** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

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

**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 CERTIFICATES 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

Staff recommendation: Approve staff's recommendation for items 85 to 93.

Commission action: Approved staff's recommendation for items 85 to 93.

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

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

**94 3250 Huntingdon Place DPV Approve**

Staff recommendation: Grant and approve the development plat variance subject to the conditions listed.

Commission action: Granted and approved the development plat variance subject to the conditions listed.

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

**95 5419 John Dreaper Drive DPV Defer**

Staff recommendation: Grant and approve the development plat variance subject to the conditions listed.

Commission action: Defer the application for 3 weeks for further study and review.

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

Speakers: Kevin Kernohan, Undecided. David Anderson, Lennox Reed, Opposed. Arva Howard, Legal Department.

**96 2241 Stanmore Drive DPV Approve**

Staff recommendation: Grant and approve the development plat variance subject to the conditions listed.

Commission action: Granted and approved the development plat variance subject to the conditions listed.

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



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

- 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

Staff recommendation: Establish a public hearing date of December 15, 2016 for items **III a-h**.

Commission action: Established a public hearing date of December 15, 2016 for items **III a-h**.

Motion: **Bryant**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

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

Staff recommendation: Defer the application at Applicant's request.

Commission action: Deferred the application at Applicant's request.

Motion: **Baldwin**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

### **V. EXCUSE THE ABSENCE OF COMMISSIONER NELSON**

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

### **VI. Public Comment**

Speakers: Commissioners Baldwin, Brave, Garza, Kilkenny, Mares, and Nelson voiced questions about a legal definition of one story..

### **VII. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:19 p.m.

Motion: **Clark**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

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**Martha L. Stein, Chair**

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**Patrick Walsh, Secretary**

## CHAPTER 26 – COMMISSION CONSIDERATION DRAFT

NOT YET APPROVED BY THE CITY ATTORNEY - FOR DISCUSSION PURPOSES ONLY

11.30.2016

### ARTICLE VIII. - OFF-STREET PARKING AND LOADING<sup>[5]</sup>

#### **DIVISION 1. - IN GENERAL**

Revise section 26-477 related to definitions:

##### **Sec. 26-472. - Definitions.**

The following definitions shall apply to this article:

*Business day* means any day of the week except for Saturday, Sunday, or any other day on which department offices are closed.

*Neighborhood restaurant* means a restaurant that does not have a drive-through facility and that is greater in size than 3,000 square feet of GFA plus 15% of GFA used as outdoor decks, patios and seating areas, but less than or equal to 4,500 square feet of GFA plus 15% of GFA used as outdoor decks, patios and seating areas. If a neighborhood restaurant increases in size to greater than ~~3,000~~4,500 square feet of GFA plus 15% of GFA used as outdoor decks, patios and seating areas, then no part of the building or outdoor decks, patios and seating areas shall continue to be considered a neighborhood restaurant.

*Neighboring property owner* means an individual, group, or entity that is identified on the current appraisal district records as the owner of record for a lot or tract that is within a 800-foot radius of the boundary of the property for which an administrative modification or variance is requested.

Add a new section 26-477 related to fees:

##### **Sec. 26-477. - Fees.**

The director may, from time to time, with the assistance of the department of finance, pursuant to Administrative procedure 4-9, prepare and submit for approval by motion of the city council revisions to the city fee schedule that shall be paid by an applicant for services performed by the department in accordance with the provisions of this article. The fees approved under this provision shall be included in the city fee schedule. Payment of any applicable fees when due is a condition of the processing of any application under this article.

#### **DIVISION 2. - REQUIREMENTS FOR PARKING SPACES AND BICYCLE SPACES**

Revise section 26-499 related to off-street parking:

##### **Sec. 26-499. - Off-site parking.**

(a) A parking space required by this article may be provided on off-site parking facilities if the following conditions are met:

- (1) The off-site parking facilities are located less than ~~250~~500 feet from the tract where the use classification is located except as provided for in items (2) and (3) of this subsection;

## CHAPTER 26 – COMMISSION CONSIDERATION DRAFT

NOT YET APPROVED BY THE CITY ATTORNEY - FOR DISCUSSION PURPOSES ONLY

11.30.2016

- (2) Up to 25 percent of the required number of parking spaces may be provided on off-site parking facilities located:
  - a. Less than 800 feet from a tract where the use classification is located if the building for which the off-site parking is being provided contains less than 30,000 square feet of GFA; or
  - b. Less than 1,000 feet from a tract where the use classification is located if:
    - [1] The building for which the off-site parking is being provided contains less than 30,000 square feet of GFA; and
    - [2] The director determines in his or her sole professional judgment that sufficient pedestrian amenities mitigate the impact of the extended distance of the off-site parking facilities.
- (3) Up to 75 percent of the required number of parking spaces for a freestanding class 7 use under section 26-492 of this Code may be provided on off-site parking facilities located up to 1,000 feet from a tract where the use classification is located if:
  - a. The off-site parking facilities are used only for valet parking services in accordance with this chapter;
  - b. Valet parking services for the off-site parking facilities must be available during all operating hours of the use classification;
  - c. 25 percent or more of the parking spaces required by this article are located either on-site or on off-site parking facilities located within 250 feet of the tract where the use classification is located; and
  - d. The applicant or responsible party submits an annual certification of valet parking in accordance with the requirements of section 26-502 of this Code.
- (4) The off-site parking spaces required by this article are not already being used to satisfy the parking requirement of a different building or tract.
- (b) All distances shall be measured as the shortest clearly delineated pedestrian route between the property boundary of the tract where the use classification is located to the property boundary of the off-site parking facility as measured along sidewalks and other passageways that are open and accessible to the public at all times.
- (c) When an off-site parking facility is located on a tract that is not owned by an applicant or responsible party for the property requiring the parking spaces, the applicant or responsible party shall provide to the department a memorandum of lease that complies with the requirements of section 26-501 of this chapter.
- (d) Different requirements for off-site parking facilities may be provided for within a special parking area in accordance with division 3 of this article.
- (e) This section does not apply to bicycle spaces or loading facilities required by this article.

**Revise section 26-499 related to reduced parking requirements for transit-oriented developments:**

**Sec. 26-503. - Reduced parking space requirement for transit-oriented developments.**

Topic	Related Section(s)	#	Comment Summary	Staff Recommendation
Administrative Modification	26-504	1.	Administrative modifications are not needed. Businesses seeking exemptions to the off-street parking requirements are able to apply for variances.	<b>No Change.</b> The proposed administrative modification will provide an approved option for customers seeking a limited modification to the parking rules (reduction of up to five (5) parking spaces). This option increases predictability, provides a low-cost alternative to the variance, and reduces potential review time compared to the existing variance process (not limited by multi-week Planning Commission schedule).
		2.	Limit adjustment by administrative modification to no more than 10%-20% of total required parking.	<p><b>No Change.</b> The proposed administrative medication is already limited to a maximum of five (5) spaces. To the contrary, a straight percentage modifications could amount to a significant reduction in the number of parking spaces and is better suited for the existing variance process depending on the size of the project.</p> <p>The administrative modification as proposed is focused on supporting minor modifications for existing neighborhood businesses. A business may need to increase the gross floor area (GFA) or other parking factor of a building to provide for improved or modernized facilities (updates requiring ADA or building code compliance or expansion of restrooms, customer areas, storage areas, offices space, or kitchen areas); however, in many cases providing additional parking is not a feasible option. Limiting the adjustment to a percentage does not meet the desired outcome for small modifications to neighborhood business. The proposed reduction limitation to no more than 5 parking spaces is reasonable and accomplishes the desired outcome. Adding a straight percentage option may be warranted at some point in the future following further study and review.</p> <p>Examples of maximum size of an addition available by an administrative modification: Office = 2,000 SF; Art Gallery = 1,666 SF; Bank or Retail = 1,250 SF; Supermarket = 1,000 SF; Restaurant = 500 SF; Bar = 357 SF; Church = 200 SF in the sanctuary or 25 fixed seats; Elementary School = 60 occupants; Senior High School = 15 occupants.</p>
		3.	Process should be transparent and engage the public. Consider adding a public comment period prior to consideration of the application.	<b>Modify.</b> Add notice of pending application to the Department website within 5 business days of receipt of a complete application. Allow for 30-day public comment period where written comments can be submitted to Department prior to action on the application.
		4.	Add a notification requirement for an administrative modification application. Consider notifying district council member(s) and civic group(s).	<p><b>Modify.</b> Add the following notification requirements to an administrative modification application:</p> <ul style="list-style-type: none"><li>• Send a notification letter to property owners within 800'. Notification letter will start the 30-day public comment period identified in Comment #3.</li><li>• Add notice of pending application to Department website within 5 business days of receipt of complete application</li><li>• Send notice via email to related district council members.</li><li>• Send notice to related civic groups registered with the City.</li></ul>
		5.	Make it easy for approved administrative modifications to be available for public review.	<b>Modify.</b> Add requirement that approved administrative modifications be kept on the Planning & Development Department's website.
		6.	As presented, there appears to be no limit to the number of administrative approvals a project can get.	<b>Modify.</b> Clarify that maximum number of parking spaces that can be reduced by an administrative modification is five (5) – whether it is done in one application or multiple project phases (e.g. two (2) phases – one with a reduction of 3 spaces and a later one of 2 spaces)
		7.	Criteria are too general – provide more detailed and objective requirements.	<b>Modify.</b> Add criteria that would require the director to find that “the number of proposed parking spaces will be sufficient to serve the use for which it is intended”. Similar to a variance staff report, the Department will provide detailed written justification on how staff determined each of the five criteria was met to determine approval of the modification.
		8.	A reduction by an administrative modification should not be allowed for projects that have already received a parking variance approval from the Commission for parking.	<b>Modify.</b> Prohibit projects that have received a parking variance from the Planning Commission from receiving an administrative modification as well.

Off-Street Parking Distance	26-504; 26-499	9.	Increase the modification to the distance to off-site parking up from the proposed 150 feet in addition to the standard distance limitation of 250' (400' total). Consider increasing the distance by 250', 300', 500' or more.	<b>Modify.</b> Remove the distance option from the administrative modification. Instead, revise the current distance standard to change the maximum distance to off-site parking found in 26-499 (a) (1) from 250' to 500'.
Parking Requirements by Use Classification	26-492	10.	Parking Requirements are too low. Raise requirements for businesses – especially bars.	<b>No Change.</b> Topic reviewed in detail during 2013 ordinance amendments.
	26-492	11.	Remove minimum parking requirements for single-family and multifamily residential to allow for market determination of needs.	<b>No Change.</b> Additional action on this topic may be warranted at some point in the future following further study and review.
	26-492	12.	Lower the requirements for a sports club or health spa – should match regular retail requirement.	<b>No Change.</b> Topic reviewed in detail during 2013 ordinance amendments.
Central Business District	26-472	13.	Expand central business district to US 59 to include all of Midtown instead of stopping at McGowen.	<b>No Change.</b> Additional action on this topic may be warranted at some point in the future following further study and review.
Cost of Violations	26-476	14.	Ordinance enforcement. Increase cost of violations to ordinance requirements or consider triple application fees.	<b>No Change.</b> Additional action on this topic may be warranted at some point in the future following further study and review.
Technical Amendment – Match Recent Language Revisions in Other Chapters	Division 1	15.	Revise fee language to allow for investigative fee for work done without a permit similar to the option available under Chapter 42.	<b>Modify.</b> Revise fee language to allow for investigative fees similar to recent changes to fee language found in Chapter 42.
	Multiple Sections	16.	Revise notification language to match new format found in Chapter 42 that allows for the removal of the labor intensive current notification process of the applicant providing an HCAD Record, Map, and Stamped Envelope for each property.	<b>Modify.</b> Revise notification language within Chapter 26 to be similar to recent changes to notification language found in Chapter 42.
	Division 6	17.	Add language similar to Chapter 42, section 42-234 that clarifies when tandem parking should be used.	<b>Modify.</b> Revise language to match to recent changes to similar language found in Chapter 42. “A parking space shall not be in tandem unless the tandem parking space is reserved for use by occupants of the same residential unit to which the space is in tandem.”
Historic Buildings	26-490	18.	Remove all parking requirements for a historic building. A reduction of 40% is currently allowed under the Code.	<b>No Change.</b> Topic reviewed in detail during 2013 ordinance amendments.
Reduction for Transit Corridor Rules	26-503 (3)	19.	Allow all class 2 uses (residential uses) to take advantage of the 20% reduction in parking if the project opt-ins to the transit corridor rules of Chapter 42.	<b>Modify.</b> The option to allow a reduction in parking for projects that opt-in to the Transit Corridor Standards along designated transit corridors created under Chapter 42 was added by City Council while the 2013 amendments were being adopted. The Department sees no reasonable justification to continue to prohibit residential uses from taking advantage of this optional reduction as long as all applicable criteria are met.
Reduction for Additional Bicycle Spaces	26-497	20.	Increase reduction for adding additional bicycle spaces from 10% to 20%.	<b>No Change.</b> Topic reviewed in detail during 2013 ordinance amendments.
Special Permit Use	26-490	21.	Require a special permit approval for businesses to close parking lots for events (example: food truck festival, holidays).	<b>No Change.</b> Additional action on this topic may be warranted at some point in the future following further study and review.
Variance Notification	26-562	22.	Increase the time to send out the notification letter for a parking variance from 10 days to 15 or 30 days.	<b>Modify.</b> Increase the number of days from 10 days to 20 days. This will still allow the application to be processed within the two Planning Commission cycles that is currently required based on the ten day requirement.
	26-561	23.	Increase the notification area from 500' radius to 1000' radius. This distance is more in line with the potential properties that may be impacted by a parking variance.	<b>Modify.</b> Increase the distance from 500' to 800' to capture the properties most likely to be impacted by the parking variance.
	26-561	24.	The current sign requirement does not necessarily require a sign on each street. Signs are always required on each major thoroughfare and collector street; however, if the property abuts more than one street or multiple local streets, then signs may not be required on these side or rear streets.	<b>Modify.</b> Match Chapter 42 variance requirements for a sign on each street.

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The total number of parking spaces required by this article for a use classification shall be reduced by 20 percent if:

- (1) The building complies with the optional performance standards provided in article IV of chapter 42 of this Code;
- (2) In addition to the minimum number of bicycle spaces required by section 26-496 of this Code, the applicant provides enough bicycle parking spaces to qualify for a five percent reduction in the number of required parking spaces under section 26-497 of this Code;
- ~~(3) The reduction in the number of required parking spaces is not for a class 2 use classification under section 26-492 of this Code, except for a hotel or motel; and~~
- (43) The applicant does not receive an additional reduction in the total number of required parking spaces as provided for by section 26-497 or 26-498 of this Code.

### Add a new section 26-504 related to administrative modifications:

#### Sec. 26-504. Administrative modification of parking requirement.

(a) The director is authorized to approve a reduction of up to five parking spaces for an existing use classification that proposes an alteration that meets the requirements of this section. To qualify for an administrative modification under this section, the applicant shall:

- (1) File an application in the form prescribed by the director;
- (2) Pay the non-refundable fee set forth for this provision in the city fee schedule and all costs associated with the notice provisions of this section; and
- (3) Provide documentation regarding the current and anticipated demand for parking spaces as a result of the alteration, including evidence or data in available planning and technical studies relating to the proposed use or unique parking characteristics of the use classification;

(b) Upon receipt of a complete application pursuant to subsection (a) of this section, the director shall:

- (1) Within five business days, post the application on the department website and maintain the application until final action on the application is taken by the director;
- (2) Give notice of the request by first class mail to neighboring property owners;
- (3) Give notice of the request by electronic mail to the district council member in whose district use classification is located; and

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(4) Give notice of the request by electronic mail to each neighborhood association registered with the department in whose area the use classification is located.

(c) The director shall establish a formal process for the community to submit comments to the department regarding the request for a period of not less than 30 days after providing the notice to neighboring property owners pursuant to this section. The director shall review the comments received prior to consideration of the administrative modification.

(d) The director shall approve a modification under this section only if the director finds:

(1) The documentation supplied by the applicant supports the approval of a modification;

(2) The number of parking spaces is sufficient to meet the anticipated change in the demand for parking spaces as result of the alteration to the use classification;

(3) The approval of the modification will not cause substantial harm or spillover parking into adjacent properties or single-family residential neighborhoods;

(4) The modification will not be injurious to public health, safety, and welfare; and

(5) The modification is consistent with the intent and general purposes of this article.

(e) Within 15 business days of the close of the public comment period or from the date of the most recent submittal of documentation by the applicant, whichever period is greater, the direction shall inform the applicant in writing of whether a modification is approved under this section.

(f) A use classification that was previously granted a variance pursuant to division 5 of this article shall be prohibited from receiving a modification under this section.

(g) The director shall maintain a list of approved administrative modifications on the department website.

Secs. 26-~~504~~505—26-509. - Reserved

### **DIVISION 3. - SPECIAL PARKING AREAS**

Revise section 26-511 related to notification requirements for a special parking area:

**Sec. 26-511. - Application requirements for designation of a special parking area.**

An application for designation of a special parking area may be filed with the department by a management entity that represents the holders of legal interests within the proposed special parking area and has a demonstrated perpetual commitment to the proposed special parking area. The application shall be in the form prescribed by the director and shall include the following:

- (1) The non-refundable fee set forth for this provision in the city fee schedule;
- (2) ~~Payment for all costs associated with the notice provisions of this division; A list of the names and addresses of owners of each tract within the proposed special parking area as shown on the current appraisal district records;~~
- ~~(3) A list of the names and addresses of owners of each tract within 500 feet of the boundary of the proposed special parking area as shown on the most current appraisal district records;~~
- ~~(4) One stamped envelope addressed to each property owner indicated on the lists provided in subsections (b) and (c) of this section;~~
- (5) A proposed parking management plan that describes the following:
  - a. The current parking requirements for each building and tract as required by this article within the proposed special parking area as well as the anticipated parking requirements of proposed development and redevelopment within the special parking area;
  - b. Existing parking restrictions such as hours of permitted parking and restrictions relating to use;
  - c. Existing and proposed public and private parking facilities;
  - d. Existing and proposed transit facilities or other alternative modes of transportation, including, but not limited to:
    - [1] Existing and proposed METRO rail stations and fixed-route bus stops;
    - [2] Existing and proposed bicycle lanes, bicycle routes, shared-use paths, and pedestrian trails;
    - [3] Existing and proposed bicycle spaces and bicycle facilities;
    - [4] Existing and proposed taxi-cab stands;
    - [5] Existing and proposed services for shuttle, trolley, park and ride, jitney, and similar services; and
    - [6] A transit ridership summary that details the extent of usage of the existing transit facilities or modes, the number of vehicles that proposed transit facilities or modes will replace, and other information or evidence that current and future parking facilities will satisfy demand for parking within the boundaries of the proposed special parking area on a permanent basis;
  - e. The approximate number of vehicular trips generated by the existing use classifications within the proposed special parking area and the average vehicle occupancy;
  - f. An analysis of the parking supply and demand within the proposed special parking area, including peak demand hours;
  - g. The approximate number of people employed within the proposed special parking area;



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- h. The approximate number of people who reside within the proposed special parking area;
  - i. Proposed and existing mitigation measures designed to prevent spillover parking into adjacent properties and residential neighborhoods; and
  - j. The proposed shared parking plan, alternative parking regulations, and substituted requirements for the number of parking spaces, bicycle spaces, or loading berths, as applicable, for the special parking area with a justification for each; and
- (64) A map illustrating the boundaries of the proposed special parking area and showing the boundaries of each individual property within the proposed special parking area.

### **DIVISION 5. - VARIANCES**

**Revise sections 26-561 and 26-562 related to notification requirements for a variance:**

#### **Sec. 26-561. - Variance application procedure.**

- (a) An applicant may make written application to the department for a variance from the requirements of this article. An application for a variance shall include:
  - (1) A completed application in the form prescribed by the director; and
  - (2) Be accompanied by the non-refundable fee set forth for this provision in the city fee schedule;
  - ~~(3) A list identifying the property owners of each lot or tract within a 500 foot radius of the boundary of the property for which the variance is requested, as shown on the most current appraisal district records; and~~
  - ~~(4) One stamped envelope addressed to each property owner indicated on the list provided in item (3) of this subsection.~~
- (b) The director shall review the application for completeness. If the director determines that an application is not complete, the application shall be returned to the applicant. Within seven days after the date a completed application is accepted, the director shall forward a copy of the application to the director of the public works and engineering department who shall make a recommendation regarding the proposed variance to the director.
- (c) The applicant for a variance shall pay all costs associated with the notice provisions of this division.

#### **Sec. 26-562. - Notification of application for a variance.**

- (a) The director shall ~~mail copies of the notices by first class mail in the stamped envelopes supplied by the applicant in section 26-561(a)(4) of this Code not less than ten days before the date on which the commission will first consider the variance to each property owner on the list supplied by the applicant in section 26-561(a)(3) of this Code~~ give notice of the variance request by first class mail to neighboring property owners not later than 20 days before the date of the first meeting at which the commission will consider the application;

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- (b) The director shall notify each neighborhood association registered with the department in whose area the property for which the requested variance is located by electronic mail or first class mail as soon as reasonably possible before the first meeting at which the commission will consider the application;
- (c) The department shall give notice to each district council member in whose district the property for which the requested variance is located by electronic mail message as soon as reasonably possible before the first meeting at which the commission will consider the application; and
- (d) The applicant shall give notice by posting at least one sign on the property for which the variance is sought not less than ~~twenty ten~~ days before the date of the meeting at which the commission will first consider the application. At least one sign shall face each ~~major thoroughfare or collector~~ street bordering the tract for which the variance is sought. Each sign shall be a minimum of four by eight feet in size and shall be posted no more than 15 feet from the public right-of-way. Each sign shall face and be clearly legible from the public right-of-way. The applicant shall use reasonable efforts to maintain each required sign on the tract until the close of the meeting at which the commission acts on the application. The sign shall provide the following information:
  - (1) The address of the building or tract for which the variance is sought;
  - (2) The date, time, and place of the meeting at which the commission will next consider the application for variance, updated to reflect any changes in the date, time, and place of the meeting, including if the applicant's variance request is deferred, continued, or otherwise postponed by the commission;
  - (3) The proposed use classification of the building or tract;
  - (4) If the proposed use classification of the building is a class 7 use classification under section 26-492 of this Code, the sign shall indicate the tract may contain valet parking.
  - (5) A telephone number of the applicant to call for additional information; and
  - (6) A telephone number of the department to call for additional information.

### **DIVISION 6. - CONSTRUCTION, MAINTENANCE, AND DESIGN**

#### **Revise section 26-582 related to tandem parking:**

##### **Sec. 26-582. - Design and maintenance standards for parking and loading facilities.**

- (a) All parking and loading facilities shall be designed to:
  - (1) Include safety barriers, protective bumpers or curbing, and directional markers sufficient to provide safety, efficient utilization, protection to landscaping and bicycle spaces, and to prevent encroachment onto adjoining public or private property;
  - (2) Ensure motorist visibility of pedestrians, bicyclists, and other vehicles when entering individual parking spaces, circulating within a parking facility, and entering and exiting a parking or loading facility; and
  - (3) Provide for internal circulation patterns and the location and traffic direction of all drive aisles in accordance with accepted principles of traffic engineering and traffic safety.

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- (b) All parking and loading facilities shall be maintained to assure desirability and usefulness of the facility. Such facilities shall be maintained free of refuse, debris or other accumulated matter and shall at all times be available for the off-street parking or loading use for which they are required or intended.

(c) A parking space shall not be in tandem unless the tandem parking space is reserved for use by occupants of the same residential unit to which the space is in tandem.

### Revise section 26-583 related to bicycle rack design standards:

Sec. 26-583. - Design standards for bicycle spaces and bicycle racks.

- (a) A bicycle space required by this article shall:

- (1) Be located on the same tract as the building or tract it is being provided for, except when an application for an encroachment permit has been approved by the director of the public works and engineering department of the city or his or her designee to locate the bicycle spaces within the public right-of-way adjacent to the tract; and
- (2) Not obstruct access to parking spaces, other bicycle spaces, loading berths, or pedestrian walkways such as sidewalks and ramps;

- (b) Each bicycle space required by this article shall contain a bicycle rack that is:

- (1) Constructed of durable materials that can withstand permanent exposure to the elements and vandalism such as powdered-coated metal or stainless steel;
- (2) Designed to permit the locking of the bicycle frame and the front wheel to the bicycle rack by a standard size "U lock" containing locking points between one foot and three feet from the ground, and provide a gap for pedal clearance, ~~and allow for the locking of at least one wheel to the bicycle rack;~~
- (3) Designed to accommodate the typical range of bicycle sizes;
- (4) Securely anchored to the ground or building;
- (5) Spaced with sufficient clearance from other bicycle racks to allow access to the bicycle spaces; and
- (6) Properly maintained by the applicant or responsible party.

(c) The director shall develop and maintain a list of typical bicycle rack styles that meet and do not meet the requirements of subsection (b) of this section and make the list available to the public. A non-typical bicycle rack style that is not identified on the list but meets the requirements of subsection (b) of this section as determined by the director shall not be prohibited from being used to satisfy the requirements of this article.

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

1	Al Noor Estates	C2		Approve the plat subject to the conditions listed
2	Aliana Sec 58	C3F		Approve the plat subject to the conditions listed
3	Aliana Sec 55	C3F		Approve the plat subject to the conditions listed
4	Barkat GP	GP	DEF1	Approve the plat subject to the conditions listed
5	Birnam Woods Drive Lift Station and Reserves	C3F		Approve the plat subject to the conditions listed
6	Bridgeland First Bend Sec 14	C3P		Defer Chapter 42 planning standards
7	East End on the Bayou Sec 4	C3F		Approve the plat subject to the conditions listed
8	Fall Creek East Sec 2	C3F		Approve the plat subject to the conditions listed
9	Fatimas Garden	C2		Approve the plat subject to the conditions listed
10	Ferguson Acres	C3P		Approve the plat subject to the conditions listed
11	Fisher Street Townhomes replat no 1	C3F		Approve the plat subject to the conditions listed
12	Franz Road Auto Boats and RV Storage	C2		Approve the plat subject to the conditions listed
13	Glory Land Church	C2		Approve the plat subject to the conditions listed
14	Greenbiz	C2		Approve the plat subject to the conditions listed
15	Groves GP	GP		Approve the plat subject to the conditions listed
16	Hardy Park Manor replat no 1	C3F		Approve the plat subject to the conditions listed
17	Hidden Meadow Sec 7	C3F		Approve the plat subject to the conditions listed
18	Hidden Meadow Sec 8	C3P	DEF1	Approve the plat subject to the conditions listed
19	Hyde Park Main Addition no 4 partial replat no 1	C3F		Approve the plat subject to the conditions listed
20	Jasmine Heights Sec 8	C3F		Approve the plat subject to the conditions listed
21	Jones Crossing	C2		Approve the plat subject to the conditions listed
22	Kairhee Estates at Oak Forest GP	GP		Approve the plat subject to the conditions listed
23	Kiam Mews	C2R		Defer Additional information reqd
24	Kings Plaza	C2		Approve the plat subject to the conditions listed
25	Lakewood Pines Sec 7	C3F		Approve the plat subject to the conditions listed
26	Laredo Crossing at Louetta	C2		Approve the plat subject to the conditions listed
27	Linc Corner Sec 1	C3F		Approve the plat subject to the conditions listed
28	McCrary Meadows Sec 2	C3F		Approve the plat subject to the conditions listed
29	Meadows At Westfield Village Sec 1	C3F		Approve the plat subject to the conditions listed

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30	Montclair Bend Lane and Van Hut Lane Street Dedication	SP		Approve the plat subject to the conditions listed
31	Neuen Manor partial replat no 4	C3F		Approve the plat subject to the conditions listed
32	Project Thirtythird at Thirtyfourth	C2		Approve the plat subject to the conditions listed
33	Providence Bay Drive Extension and Reserves	C3F		Approve the plat subject to the conditions listed
34	Pulchritude Estates	C2		Approve the plat subject to the conditions listed
35	Rayford Triplex	C2		Approve the plat subject to the conditions listed
36	Retreat at Champions Landing GP	GP		Approve the plat subject to the conditions listed
37	Retreat at Champions Landing Sec 1	C3P		Approve the plat subject to the conditions listed
38	Royal Brook at Kingwood Sec 8	C3F		Approve the plat subject to the conditions listed
39	Royal Brook at Kingwood Sec 9	C3F		Approve the plat subject to the conditions listed
40	Royal Brook at Kingwood Sec 17	C3F		Approve the plat subject to the conditions listed
41	Sharp View Residencee	C2		Defer Chapter 42 planning standards
42	Spring Biz Park	C2		Defer Chapter 42 planning standards
43	Sunset Heights Terrace	C3P		Approve the plat subject to the conditions listed
44	Timewise at Harvest Green	C2		Approve the plat subject to the conditions listed
45	Towne Lake Detention Reserve at Grand Canal	C2		Approve the plat subject to the conditions listed
46	Upland Development	C3F		Approve the plat subject to the conditions listed
47	Victoria Reach Drive Street Dedication	SP		Defer Chapter 42 planning standards
48	Wat Buddha Mongkol of Houston	C2		Approve the plat subject to the conditions listed
49	Westgreen Boulevard Street Dedication Sec 2	SP		Approve the plat subject to the conditions listed
50	Willie Green Plaza	C2		Defer Additional information reqd
51	Woodland Hills Drive Street Dedication Sec 2	SP		Approve the plat subject to the conditions listed
52	Woodlands Creekside Park Village Center Sec 7	C2		Defer Chapter 42 planning standards
53	Woodlands Creekside Park West Sec 40	C3F		Approve the plat subject to the conditions listed
54	Woodridge Forest Sec 15	C3F		Approve the plat subject to the conditions listed

**B-Replats**

55	Retreat at West 23rd	C2R		Approve the plat subject to the conditions listed
56	Aldine Tran Commerce	C2R		Approve the plat subject to the conditions listed
57	Cypress Creek Plaza Parkway Retail North replat no 1 and extension	C2R		Approve the plat subject to the conditions listed
58	Estates At Finch Street	C2R		Approve the plat subject to the conditions listed
59	Estates At Hardy Street	C2R		Approve the plat subject to the conditions listed

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Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
60	Estates at Scott Street	C2R		Approve the plat subject to the conditions listed
61	First Macedonia Missionary Baptist Church	C2R		Defer Additional information reqd
62	Grand Parkway Marketplace partial replat no 1 and Extension	C2R	DEF1	Approve the plat subject to the conditions listed
63	Homefront Enclave	C2R		Approve the plat subject to the conditions listed
64	Houston Distributing North Plant Warehouse Replat	C2R		Defer Additional information reqd
65	Humble Travel Plaza	C2R		Approve the plat subject to the conditions listed
66	Kairhee Estates at Oak Forest Sec 1	C2R		Defer Additional information reqd
67	Kennon Villas	C2R		Defer Additional information reqd
68	Kipling School	C2R		Approve the plat subject to the conditions listed
69	Lewisville Estates	C2R		Approve the plat subject to the conditions listed
70	MAD Enterprises LLC	C2R		Approve the plat subject to the conditions listed
71	Marconi Park	C2R		Approve the plat subject to the conditions listed
72	Monte Bata North	C2R		Approve the plat subject to the conditions listed
73	Monte Bata South	C2R		Approve the plat subject to the conditions listed
74	New Covenant Christian Fellowship	C2R	DEF1	Approve the plat subject to the conditions listed
75	Ready Mix on Breen	C2R	DEF1	Approve the plat subject to the conditions listed
76	Royal Hearts Townhomes	C3R	DEF1	Approve the plat subject to the conditions listed
77	Saphire Associates LLC Warehouse Office	C2R		Approve the plat subject to the conditions listed

**C-Public Hearings Requiring Notification**

78	Almeda Plaza Sec 4 partial replat no 1	C3N		Defer per Council Member request.
79	Houstons Skyscraper Shadows Sec 2 partial replat no 3	C3N		Withdraw
80	Lismar Estates replat no 2	C3N		Defer Applicant request
81	Pine Hollow Sec 2 partial replat no 1	C3N		Approve the plat subject to the conditions listed
82	Tall Timbers Section of River Oaks partial replat no 6	C3N		Approve the plat subject to the conditions listed

**D-Variances**

83	Chevron at Washington	C2	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
84	Houston Intercontinental Trade Center East GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
85	Jackson Street Grove	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed

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Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
86	Laurel Park North Sec 3	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
87	Lexington Woods Business Park	C2	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
88	Mallard Crossing Emergency Service	C2	DEF1	Withdraw
89	McKay Intercontinental Trade Center GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
90	Woodland Hills Drive Street Dedication Sec 1	SP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
91	Zube Park	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed

**E-Special Exceptions**

92	Grand Vista Lakes GP	GP	DEF1	Withdraw
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**F-Reconsideration of Requirements**

93	Galleria replat no 2	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
94	Provision at West Bellfort	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed

**G-Extensions of Approval**

95	Crossing at Katy Fulshear	EOA		Approve
96	Cypress Creek Commerce	EOA		Approve
97	Franz Industrial Park	EOA		Approve
98	Grand Vista Sec 21	EOA		Approve
99	Hare Cook Road Street Dedication Sec 1	EOA		Approve
100	Harvest Green Sec 10	EOA		Approve
101	Holland Strack Venture	EOA		Approve
102	Laurel Park North Sec 4	EOA		Approve
103	Lehigh Hanson Crosby Rail Terminal Sec 1	EOA		Approve
104	Safesite Tract	EOA		Approve
105	Sammay	EOA		Approve
106	Village at Archer	EOA		Approve
107	Willowcreek Ranch Sec 9	EOA		Approve

**H-Name Changes**

None

**I-Certification of Compliance**

**Platting Summary****Houston Planning Commission****PC Date: December 01, 2016**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
108	19625 Hickory Lane	COC	Approve	
109	19240 Purus Drive	COC	Approve	
110	26927 Peach Creek Drive	COC	Approve	
111	27007 Saddle Rock Lane	COC	Approve	
112	6410 Killough Street	COC	Approve	
113	27047 Burning Tree	COC	Approve	
114	20245 Debbie Court	COC	Approve	

**J-Administrative**

None

**K-Development Plats with Variance Requests**

115	5419 Jone Dreaper Drive	DPV	Deny
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**Off Street Parking Variances**

IV	3225 Grayson Oaks Lane (Royal Oaks Recreation Center)	PV	Deny
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**Hotel/Motel Variances**

V	Airline Motel located at 4929 Airline Drive	HMV	Approve
VI	Americas Best Value Inn located at 7421 Park Place Blvd	HMV	Defer





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 1  
**Action Date:** 12/01/2016  
**Plat Name:** Al Noor Estates  
**Developer:** MIRZA BAIG  
**Applicant:** MOMENTUM ENGINEERING  
**App No/Type:** 2016-1893 C2

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

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Total Acreage:	2.6370	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77094	486M	ETJ

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

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

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

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

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 1  
**Action Date:** 12/01/2016  
**Plat Name:** Al Noor Estates  
**Developer:** MIRZA BAIG  
**Applicant:** MOMENTUM ENGINEERING  
**App No/Type:** 2016-1893 C2

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

---

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

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

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 12/01/2016  
**Plat Name:** Aliana Sec 58  
**Developer:** Aliana Development Company  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2016-1887 C3F

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

Total Acreage:	24.3880	Total Reserve Acreage:	1.7460
Number of Lots:	114	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 134 B
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526Z	ETJ

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

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.

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

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

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

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

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

Fort Bend Engineer: 1) Provide recording information for UEs outside the plat boundary  
 2) Submit to FBC for formal review  
 3) Submit civil construction plans  
 4) Change street name from Madden Road to West Bellfort  
 City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 3  
**Action Date:** 12/01/2016  
**Plat Name:** Aliana Sec 55  
**Developer:** Aliana Development Company  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2016-1883 C3F

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

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Total Acreage:	12.0070	Total Reserve Acreage:	1.3730
Number of Lots:	46	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 134 B
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526Z	ETJ

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

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

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

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

Fort Bend Engineer: 1) Revise C3 and C4 to 30'  
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:** 4  
**Action Date:** 12/01/2016  
**Plat Name:** Barkat GP  
**Developer:** Kolu Business Inc  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2016-1813 GP

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

---

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

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

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

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

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

143. 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)

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

The below comments were made by other agencies during this review period. These comments 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:** 12/01/2016  
**Plat Name:** Barkat GP  
**Developer:** Kolu Business Inc  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2016-1813 GP

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

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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)

Northern property needs to dedicate their share of ROW along Katy-Hockley Cut off Road

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.

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.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 5  
**Action Date:** 12/01/2016  
**Plat Name:** Birnham Woods Drive Lift Station and Reserves  
**Developer:** Discovery Spring Trails, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2016-1954 C3F

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

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Total Acreage:	16.7000	Total Reserve Acreage:	11.2100
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77386	293L	ETJ

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

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

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

052. Birnham Woods Drive Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat.

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

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

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

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

203. Provide complete Recordation Package when submitting plat for 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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 6  
**Action Date:** 12/01/2016  
**Plat Name:** Bridgeland First Bend Sec 14  
**Developer:** Bridgeland Development L.P.  
**Applicant:** LJA Engineering, Inc - (Woodlands Office)  
**App No/Type:** 2016-1935 C3P

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

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Total Acreage:	42.2500	Total Reserve Acreage:	28.4000
Number of Lots:	78	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	77433	366Q	ETJ

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

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

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

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

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

050. Revise plat boundary as indicated on the marked file copy.

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

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

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

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

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 6  
**Action Date:** 12/01/2016  
**Plat Name:** Bridgeland First Bend Sec 14  
**Developer:** Bridgeland Development L.P.  
**Applicant:** LJA Engineering, Inc - (Woodlands Office)  
**App No/Type:** 2016-1935 C3P

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

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PWE Utility Analysis: Approved

City Engineer: NEED B.L.

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

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

UVE should be checked at Unity Point Drive and N. Bridgeland Lake Pkwy, and at House Hahl Road and N. Bridgeland Lake Pkwy.

Corner ROW radius at House Hal Road and N. Bridgeland Lake Pkwy should be 40' for acute angle and radius C1 at Fry Road and N. Bridgeland Lake Pkwy should be 35'.

Is eastern Plat boundary same as GP or a "leftover" strip is created? County wishes to defer this plat because east boundary line doesn't match Bridgeland GP, and it doesn't match common boundary line with adjacent Blackhorse development.

60' ROW will be required for Ranchglen Lane on both sides access easement.

Extra signs will be required at median opening in line with Unity Point Drive on N. Bridgeland Lake Pkwy.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 7  
**Action Date:** 12/01/2016  
**Plat Name:** East End on the Bayou Sec 4  
**Developer:** Padua Realty Company  
**Applicant:** Gruller Surveying  
**App No/Type:** 2016-1951 C3F

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

Total Acreage:	0.4615	Total Reserve Acreage:	0.0328
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	494J	City

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

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

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

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

203. Provide complete Recordation Package when submitting plat for 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: The then-current fee in lieu of dedication shall be applied to this number (8 units) of dwelling units.

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: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

PWE Traffic: No guest parking required.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 8  
**Action Date:** 12/01/2016  
**Plat Name:** Fall Creek East Sec 2  
**Developer:** JNC Development  
**Applicant:** R.G. Miller Engineers  
**App No/Type:** 2016-1882 C3F

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

Total Acreage:	29.0300	Total Reserve Acreage:	21.3630
Number of Lots:	36	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 49
County	Zip	Key Map ©	City / ETJ
Harris	77396	376X	ETJ

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

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

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

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

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

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

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

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

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

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

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

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)

coordinate with HCFCD about any additional drainage easement dedications.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 9  
**Action Date:** 12/01/2016  
**Plat Name:** Fatimas Garden  
**Developer:** Dream Property Works  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2016-1902 C2

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

Total Acreage:	2.7771	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	454A	City

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

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

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

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

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

075. Add Single Family Residential note to the plat. (42-1)

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

203. Provide complete Recordation Package when submitting plat for 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:** 9  
**Action Date:** 12/01/2016  
**Plat Name:** Fatimas Garden  
**Developer:** Dream Property Works  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2016-1902 C2

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

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

Parks and Recreation: To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (1 unit) 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:** 10  
**Action Date:** 12/01/2016  
**Plat Name:** Ferguson Acres  
**Developer:** Tonya Ferguson  
**Applicant:** Survey 1, Inc.  
**App No/Type:** 2016-1763 C3P

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

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Total Acreage:	7.2520	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	Fort Bend County FWSD 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	527U	ETJ

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

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

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

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

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

050. Revise plat boundary as indicated on the marked file copy.

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

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

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

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

Dedicate the 30' Prescriptive ROW Sam Brookins St. that is shown inside 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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 10  
**Action Date:** 12/01/2016  
**Plat Name:** Ferguson Acres  
**Developer:** Tonya Ferguson  
**Applicant:** Survey 1, Inc.  
**App No/Type:** 2016-1763 C3P

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

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Fort Bend Engineer: 1) Provide 30' ROW dedication for Sam Brookins Street from the centerline of the roadway  
2) Add 25' B.L. from new ROW line for both lots  
3) Add rear lot UE per FBC Subdivision Regulations 5.11.A.3  
4) Provide correct FBC sidewalk note

PWE Utility Analysis: Approved.

City Engineer: NEED B.L. AND 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:** 11  
**Action Date:** 12/01/2016  
**Plat Name:** Fisher Street Townhomes replat no 1  
**Developer:** CABB BUILDERS, LLC  
**Applicant:** replats.com  
**App No/Type:** 2016-1926 C3F

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

Total Acreage:	0.5000	Total Reserve Acreage:	0.0087
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452L	City

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

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

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

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

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

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

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

PWE Utility Analysis: A wastewater capacity reservation letter is required for this project. 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: 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

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:** 12  
**Action Date:** 12/01/2016  
**Plat Name:** Franz Road Auto Boats and RV Storage  
**Developer:** RSG ENGINEERING, INC.  
**Applicant:** The Pinnell Group, LLC  
**App No/Type:** 2016-1891 C2

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

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Total Acreage:	3.7116	Total Reserve Acreage:	3.7116
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	77449	446T	ETJ

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

047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
203. Provide complete Recordation Package when submitting plat for 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:** 12  
**Action Date:** 12/01/2016  
**Plat Name:** Franz Road Auto Boats and RV Storage  
**Developer:** RSG ENGINEERING, INC.  
**Applicant:** The Pinnell Group, LLC  
**App No/Type:** 2016-1891 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)  
coordinate with HCFCD to see if they require additional drainage easement  
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf> ) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf> ). For wastewater related questions or to submit your report, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) .

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 13  
**Action Date:** 12/01/2016  
**Plat Name:** Glory Land Church  
**Developer:** Glory Land Assembly of God  
**Applicant:** Surv-Tex surveying Inc.  
**App No/Type:** 2016-1924 C2

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

Total Acreage:	1.4688	Total Reserve Acreage:	1.4688
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77083	528G	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.
- 134.18. Add to general notes on face of plat: This property(s) is located in Park Sector number 18.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
1. Add the following notes to the face of the plat: Park's Sector, Multi-Family and CenterPoint.
2. A ROW that varies in width shall be dimensioned at at least two locations along 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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 13  
**Action Date:** 12/01/2016  
**Plat Name:** Glory Land Church  
**Developer:** Glory Land Assembly of God  
**Applicant:** Surv-Tex surveying Inc.  
**App No/Type:** 2016-1924 C2

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

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

PWE Traffic: No comment.

Parks and Recreation: To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 18

To be corrected on the general notes on face of plat: If this plat is proposed to be multi-family residential, it is subject to the parks and open space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of the plat at this time.

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



**Agenda Item:** 14  
**Action Date:** 12/01/2016  
**Plat Name:** Greenbiz  
**Developer:** GREENBIZ  
**Applicant:** ASV Consulting Group, Inc.  
**App No/Type:** 2016-1964 C2

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

Total Acreage:	1.6031	Total Reserve Acreage:	1.6031
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	411J	City

***Conditions and Requirements for Approval***

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

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

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

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

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

127. Provide Visibility Triangle at intersections and add plat note.

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

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

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

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

Add the following notes:

1. "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."
2. 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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 14  
**Action Date:** 12/01/2016  
**Plat Name:** Greenbiz  
**Developer:** GREENBIZ  
**Applicant:** ASV Consulting Group, Inc.  
**App No/Type:** 2016-1964 C2

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

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

The below comments were made by other agencies during this review period. These comments 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 B.L. IS MISSING ON LOG HOLLOW RD.

PWE Traffic: No comment.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 15  
**Action Date:** 12/01/2016  
**Plat Name:** Groves GP  
**Developer:** Crescent Communities  
**Applicant:** TBG Partners  
**App No/Type:** 2016-1957 GP

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

Total Acreage:	991.5000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	Harris County MUD 505
County	Zip	Key Map ©	City / ETJ
Harris	77346	377J	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.

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.

Harris County Flood Control District: Flood Control review - Plat need to show and label proposed channels: P130-02-91 and G103-55-00 (in orange on the PDF Markups) and channel P130-02-00 (in blue) with top of banks, centerline, channel ID number. See PDF Markup.

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 recordation.

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

Show street extension to Balmoral GP.

Streets outside of Humble ISD Groves school need to line up across from each other.



**PLANNING &  
DEVELOPMENT  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 16  
**Action Date:** 12/01/2016  
**Plat Name:** Hardy Park Manor replat no 1  
**Developer:** AZH Development  
**Applicant:** The Interfield Group  
**App No/Type:** 2016-1952 C3F

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

Total Acreage:	0.1720	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453Z	City

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

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

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)

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

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

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

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%





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 17  
**Action Date:** 12/01/2016  
**Plat Name:** Hidden Meadow Sec 7  
**Developer:** HLL Land Acquisitions of Texas, L.P.  
**Applicant:** McKim & Creed, Inc.  
**App No/Type:** 2016-1941 C3F

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

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Total Acreage:	14.7000	Total Reserve Acreage:	0.8981
Number of Lots:	69	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Greenwood Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77044	416Z	ETJ

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

047. Make minor corrections and additions as indicated on the marked file copy.
052. Montclair Bend Lane and Van Hut Lane Street Dedication must be recorded prior to or simultaneously with this plat.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
1. Address all formatting errors in the certifications section of the mylar.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 17  
**Action Date:** 12/01/2016  
**Plat Name:** Hidden Meadow Sec 7  
**Developer:** HLL Land Acquisitions of Texas, L.P.  
**Applicant:** McKim & Creed, Inc.  
**App No/Type:** 2016-1941 C3F

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

---

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)  
hidden meadow sec 15 partial replat no 1 will need to be recorded prior to or simultaneously with this plat  
UVE should be checked at Larriston Lane and Van Hut Lane, and at Caldbeck Creek Lane and Van Hut Lane.  
Van Hut lane and Montclair bend lane street dedication will need to be recorded prior to or simultaneously with this plat for a second point of access.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 12/01/2016  
**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:**  
Approve the plat subject to  
the conditions listed

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)

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

The below comments were made by other agencies during this review period. These comments 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:** 19  
**Action Date:** 12/01/2016  
**Plat Name:** Hyde Park Main Addition no 4 partial replat no 1  
**Developer:** Roc Homes  
**Applicant:** Bates Development Consultants  
**App No/Type:** 2016-1929 C3F

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

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	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.

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)

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

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

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



**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 19

**Action Date:** 12/01/2016

**Plat Name:** Hyde Park Main Addition no 4 partial replat no 1

**Developer:** Roc Homes

**Applicant:** Bates Development Consultants

**App No/Type:** 2016-1929 C3F

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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

For long form: <http://www.houstonpermittingcentr.org/city-of-houston-permitonline-permits.html>

Our records indicate that there is an active public sanitary sewer on-site. For easement requirements over the existing sewer please contact the Office of City Engineers or for the abandonment/relocation of the sewer contact the Joint Referral Committee.

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 20  
**Action Date:** 12/01/2016  
**Plat Name:** Jasmine Heights Sec 8  
**Developer:** D.R. Horton-Texas Ltd., A Texas Limited Partnership  
**Applicant:** Van De Wiele & Vogler, Inc.  
**App No/Type:** 2016-1968 C3F

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

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Total Acreage:	48.1850	Total Reserve Acreage:	1.4748
Number of Lots:	238	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 105
County	Zip	Key Map ©	City / ETJ
Harris	77449	406W	ETJ

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#### ***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.

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:** 20  
**Action Date:** 12/01/2016  
**Plat Name:** Jasmine Heights Sec 8  
**Developer:** D.R. Horton-Texas Ltd., A Texas Limited Partnership  
**Applicant:** Van De Wiele & Vogler, Inc.  
**App No/Type:** 2016-1968 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)

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

UVE should be checked at Azalea Arbor Drive and Westfield Creek Road.

41' B-B pavement will be required for Camellia Creek Drive if future development east of Westgreen Blvd will be commercial to avoid transition to adjacent commercial property.

Limited scope TIA will be required for W. Little York Road at Briarstone Bay Drive geometry, turn lane requirements and side street pavement width.

Skewed intersection centerlines should be justified.

Coordination will be required for W. Little York construction with Harris County road improvement project to the east.

Plan and Plat approval by Harris County CIP Project Manager, Jeremy Haywood, will be required.

UVE Exhibit is alright. Required UVE should be shown on the Plat and construction 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:** 21  
**Action Date:** 12/01/2016  
**Plat Name:** Jones Crossing  
**Developer:** SRS Jones Property llc  
**Applicant:** E.I.C. Surveying Company  
**App No/Type:** 2016-1923 C2

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

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Total Acreage:	0.9362	Total Reserve Acreage:	0.9362
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:	Emerald Forest Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77065	369P	ETJ

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

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

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

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

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

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

"Property to the west must address public street frontage and access at the time of platting"

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

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

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 22  
**Action Date:** 12/01/2016  
**Plat Name:** Kairhee Estates at Oak Forest GP  
**Developer:** 1791 American Properties  
**Applicant:** Richard Grothues Designs  
**App No/Type:** 2016-1930 GP

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

Total Acreage:	1.6951	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452P	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.

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

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

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

#### **Parks and Recreation:**

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  
AND NEED B.L.

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



**Agenda Item:** 23

**Action Date:** 12/01/2016

**Plat Name:** Kiam Mews

**Developer:** Sina Properties, LLC

**Applicant:** TKE Development Services, Ltd.

**App No/Type:** 2016-1976 C2R

**Staff Recommendation:**

Defer Additional  
information reqd

Total Acreage:	0.0925	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492B	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.

086. The staff portion of flag lots shall provide vehicular access. Add the Flag Lots plat notes. (188)

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

Lots 1 & 2, Block 1 share vehicular access. The staff portion of both lots shall be restricted to shared vehicular access. The staff portions of Flag Lots are restricted for ingress and egress only. No building, structure, wall or fence shall be constructed within the staff portion. (187)

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

The below comments were made by other agencies during this review period. These comments 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:** 24  
**Action Date:** 12/01/2016  
**Plat Name:** Kings Plaza  
**Developer:** N/A  
**Applicant:** E.I.C. Surveying Company  
**App No/Type:** 2016-1967 C2

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

Total Acreage:	1.3023	Total Reserve Acreage:	1.3023
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286K	ETJ

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

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)
203. Provide complete Recordation Package when submitting plat for 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)

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

access to Castle hill Blvd is denied without an approved variance.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 25  
**Action Date:** 12/01/2016  
**Plat Name:** Lakewood Pines Sec 7  
**Developer:** KB Home Lone Star, Inc.  
**Applicant:** Jones | Carter  
**App No/Type:** 2016-1969 C3F

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

Total Acreage:	18.2800	Total Reserve Acreage:	3.1582
Number of Lots:	68	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 422
County	Zip	Key Map ©	City / ETJ
Harris	77044	377T	ETJ

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

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

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

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

052. Lakewood Pines Boulevard 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)

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

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 25  
**Action Date:** 12/01/2016  
**Plat Name:** Lakewood Pines Sec 7  
**Developer:** KB Home Lone Star, Inc.  
**Applicant:** Jones | Carter  
**App No/Type:** 2016-1969 C3F

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

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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>

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)

Lakewood Pines Blvd. will need to be recorded prior to or simultaneously with this plat

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

Construction plan (Project Number 1611040114) 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.



**Agenda Item:** 26  
**Action Date:** 12/01/2016  
**Plat Name:** Laredo Crossing at Louetta  
**Developer:** Laredo Holdings  
**Applicant:** M2L Associates, Inc.  
**App No/Type:** 2016-1982 C2

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

Total Acreage:	3.8826	Total Reserve Acreage:	3.8826
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:	Terranova West MUD
County	Zip	Key Map ©	City / ETJ
Harris	77379	331E	ETJ

***Conditions and Requirements for Approval***

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
047. Make minor corrections and additions as indicated on the marked file copy.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

***For Your Information:***

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)  
Limited scope TIA will be required to determine driveway locations and left turn lane requirements.  
SB left turn lane will be required on T.C. Jester Blvd at driveway in line with median opening.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 12/01/2016  
**Plat Name:** Linc Corner Sec 1  
**Developer:** Aldi Inc. Rosenberg Division  
**Applicant:** Jones | Carter  
**App No/Type:** 2016-1898 C3F

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

Total Acreage:	0.4875	Total Reserve Acreage:	0.0618
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77037	412D	City/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)

1. Prior to the construction of proposed Sweetwater Lane, the existing right of way must be abandoned with a no objection for road abandonment from the Commissioners Court minutes.
2. Add 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.

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)

Construction plan (Project Number 1607260055) has been approved.

PWE Utility Analysis: This project will require Joint Referral Committee action for the abandonment/relocation of the existing water line in Sweetwater Lane.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 28  
**Action Date:** 12/01/2016  
**Plat Name:** McCrary Meadows Sec 2  
**Developer:** Ventana Development  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2016-1888 C3F

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

Total Acreage:	41.4900	Total Reserve Acreage:	7.1220
Number of Lots:	138	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	565G	ETJ

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

012.2.1 Dead-end utility easements are not permitted.

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

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)

1. Show contour 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.

Fort Bend Engineer: 1) 41' B-B concrete pavement will be required in front of and beside Reserve B  
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:** 29  
**Action Date:** 12/01/2016  
**Plat Name:** Meadows At Westfield Village Sec 1  
**Developer:** KECH I LIMITED  
**Applicant:** R.G. Miller Engineers  
**App No/Type:** 2016-1884 C3F

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

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Total Acreage:	32.9300	Total Reserve Acreage:	12.1670
Number of Lots:	88	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Northwest Harris County MUD 12
County	Zip	Key Map ©	City / ETJ
Harris	77449	446B	ETJ

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

013. Provide written approval of plat with Recordation Package from the following pipeline company(s). (United Gas Pipeline 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.
- 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.
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 29  
**Action Date:** 12/01/2016  
**Plat Name:** Meadows At Westfield Village Sec 1  
**Developer:** KECH I LIMITED  
**Applicant:** R.G. Miller Engineers  
**App No/Type:** 2016-1884 C3F

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

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PWE Utility Analysis: Approved  
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)  
Remove street name at knuckle  
UVE should be checked at Westfield Meadows Drive and Westgreen Blvd.  
TIA will be required to assess impacts at the intersection of Clay Road and Westgreen Blvd.  
All-Way Stop Warrant analysis at Westfield Meadows and Westfield Vista should also be included in TIA.  
Full Boulevard should be constructed for Westgreen Blvd  
Off-street parking analysis will be required for recreation facilities development on Reserve E unless Westfield Grove Place will have 60' ROW and 41' B-B pavement (Traffic).

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 30  
**Action Date:** 12/01/2016  
**Plat Name:** Montclair Bend Lane and Van Hut Lane Street Dedication  
**Developer:** HLL Land Acquisitions of Texas, L.P.  
**Applicant:** McKim & Creed, Inc.  
**App No/Type:** 2016-1939 SP

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

Total Acreage:	2.7930	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Greenwood Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77044	416Z	ETJ

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

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

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

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

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

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

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

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

PWE Utility Analysis: 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 or simultaneously with this plat concurrence is needed from pipeline company for road to cross easement application calls out "Montclairst" but street name is Montclair. May need to revise plat application.

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 31  
**Action Date:** 12/01/2016  
**Plat Name:** Neuen Manor partial replat no 4  
**Developer:** Pulte Homes of Texas, L.P.  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2016-1885 C3F

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

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Total Acreage:	4.3897	Total Reserve Acreage:	0.5880
Number of Lots:	63	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450Q	City

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

047. Make minor corrections and additions as indicated on the marked file copy.
062. Provide an appropriate numeric and graphic scale. (20, 30, 40, 50, 60, or 100 feet) (42 & 44)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

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

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

PWE Utility Analysis: 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:** 32  
**Action Date:** 12/01/2016  
**Plat Name:** Project Thirtythird at Thirtyfourth  
**Developer:** Crescere Garden Oaks, LP  
**Applicant:** Terra Surveying Company, Inc.  
**App No/Type:** 2016-1919 C2

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

Total Acreage:	2.5180	Total Reserve Acreage:	2.5180
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	77018	452P	City

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

047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 073.2. Subdivision name shown of the face of the plat must match the subdivision name shown on the CPC101 Form.
- 134.01. Add to general notes on face of plat: This property(s) is located in Park Sector number 1.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

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

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



## PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 32  
**Action Date:** 12/01/2016  
**Plat Name:** Project Thirtythird at Thirtyfourth  
**Developer:** Crescere Garden Oaks, LP  
**Applicant:** Terra Surveying Company, Inc.  
**App No/Type:** 2016-1919 C2

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

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

Parks and Recreation: To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 1.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 33  
**Action Date:** 12/01/2016  
**Plat Name:** Providence Bay Drive Extension and Reserves  
**Developer:** Trendmaker Clear Lake LLC  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2016-1890 C3F

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

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Total Acreage:	28.6000	Total Reserve Acreage:	27.4380
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	21	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77059	578T	City

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

047. Make minor corrections and additions as indicated on the marked file copy.
052. El Dorado Clear Lake City 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)

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

The below comments were made by other agencies during this review period. These comments 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:** 34  
**Action Date:** 12/01/2016  
**Plat Name:** Pulchritude Estates  
**Developer:** Ambassador Custom Homes  
**Applicant:** i On Construction  
**App No/Type:** 2016-1971 C2

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

Total Acreage:	0.1572	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77026	494B	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 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 MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

PWE Traffic: No comment.

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 35  
**Action Date:** 12/01/2016  
**Plat Name:** Rayford Triplex  
**Developer:** ADVANCE SURVEYING, INC.  
**Applicant:** Advance Surveying, Inc.  
**App No/Type:** 2016-1889 C2

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

Total Acreage:	1.2684	Total Reserve Acreage:	1.2659
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	77338	333M	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)

1. Change all years on plat to 2017 unless getting recorded before the year ends.

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 36  
**Action Date:** 12/01/2016  
**Plat Name:** Retreat at Champions Landing GP  
**Developer:** PULTE HOMES OF TEXAS, L.P.  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2016-1944 GP

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

Total Acreage:	45.9000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77069	330V	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.

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

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

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

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

Verify if county drainage ditch has sufficient capacity after roadway widening  
 label ROW widths. Verify if additional dedication is required for Stuebner Airline Road

UVE should be checked at Champions Retreat Drive and Stuebner Airline Road.

TIA will be required before the review of construction plan including impact at Mittlesteadt Lane and Stuebner Airline Rd, possible right turn lane and addituonal ROW with cutback.

Corner ROW radius at Champions Retreat Rd and Stuebner Airline Rd should be 30'.

Restiping on Stuebner Airline Road will be needed to create designated left turn lane at Champions Retreat Drive.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 37  
**Action Date:** 12/01/2016  
**Plat Name:** Retreat at Champions Landing Sec 1  
**Developer:** PULTE HOMES OF TEXAS, L.P.  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2016-1947 C3P

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

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Total Acreage:	19.4800	Total Reserve Acreage:	2.4400
Number of Lots:	116	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	77069	330V	ETJ

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

025. Single family residential lots in the suburban 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)

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

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

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

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

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

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

The below comments were made by other agencies during this review period. These comments 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:** 37  
**Action Date:** 12/01/2016  
**Plat Name:** Retreat at Champions Landing Sec 1  
**Developer:** PULTE HOMES OF TEXAS, L.P.  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2016-1947 C3P

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

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City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

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

verify that loss of ditch volume from road expansion will not have negative impact on development

verify if additional ROW is needed along Stuebner Airline Road

UVE should be checked at Champions Retreat Drive and Stuebner Airline Road.

TIA will be required before the review of construction plan including impact at Mittlesteadt Lane and Stuebner Airline Rd, possible right turn lane and addituonal ROW with cutback.

Corner ROW radius at Champions Retreat Rd and Stuebner Airline Rd should be 30'.

Restiping on Stuebner Airline Road will be needed to create designated left turn lane at Champions Retreat Drive.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 38  
**Action Date:** 12/01/2016  
**Plat Name:** Royal Brook at Kingwood Sec 8  
**Developer:** Friendswood Development Company  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2016-1966 C3F

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

Total Acreage:	16.6600	Total Reserve Acreage:	7.0800
Number of Lots:	38	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***

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)

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

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

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

203. Provide complete Recordation Package when submitting plat for 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 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 PROVIDED

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 39  
**Action Date:** 12/01/2016  
**Plat Name:** Royal Brook at Kingwood Sec 9  
**Developer:** Discovery Spring Trails, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2016-1960 C3F

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

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Total Acreage:	11.4000	Total Reserve Acreage:	0.4800
Number of Lots:	42	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Montgomery County MUD 24
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	297K	ETJ

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#### ***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.

052. Royal Brook at Kingwood Sec 8 must be recorded prior to or simultaneously with this plat.

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

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

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

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

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

PWE Utility Analysis: Approved.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 40  
**Action Date:** 12/01/2016  
**Plat Name:** Royal Brook at Kingwood Sec 17  
**Developer:** Friendswood Development Company  
**Applicant:** Jones | Carter  
**App No/Type:** 2016-1970 C3F

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

Total Acreage:	15.1300	Total Reserve Acreage:	0.5100
Number of Lots:	44	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	297P	City

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

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

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

052. Drainage surrounding Royal Brook at Kingwood Sec 17 must be recorded prior to Royal Brook at Kingwood Sec 22.

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

052. Royal Brook Reserve (2015-2456) 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)

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 40  
**Action Date:** 12/01/2016  
**Plat Name:** Royal Brook at Kingwood Sec 17  
**Developer:** Friendswood Development Company  
**Applicant:** Jones | Carter  
**App No/Type:** 2016-1970 C3F

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

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

Parks and Recreation: Make changes to remaining acreage see mark up.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Addressing: Please change street type for Summer Yew. "Crossing" shall be used for major collector streets or major thoroughfares.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 12/01/2016  
**Plat Name:** Sharp View Residencee  
**Developer:** Nazmul Kabir  
**Applicant:** HRS and Associates, LLC  
**App No/Type:** 2016-1925 C2

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

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Total Acreage:	10.0000	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	404B	ETJ

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

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

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

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:** 41  
**Action Date:** 12/01/2016  
**Plat Name:** Sharp View Residencee  
**Developer:** Nazmul Kabir  
**Applicant:** HRS and Associates, LLC  
**App No/Type:** 2016-1925 C2

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

---

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 42

**Action Date:** 12/01/2016

**Plat Name:** Spring Biz Park

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

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

**App No/Type:** 2016-1892 C2

**Staff Recommendation:**

Defer Chapter 42 planning standards

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Total Acreage:	2.1418	Total Reserve Acreage:	2.1418
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77373	292R	ETJ

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

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

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

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

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

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

190.2. Add 'Mark 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)

Per Chapter 42-190, reserves must front on a public street and provide a 60' minimum street frontage.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 42  
**Action Date:** 12/01/2016  
**Plat Name:** Spring Biz Park  
**Developer:** KING'S LAND SURVEYING SOLUTIONS LLC  
**Applicant:** KING'S LAND SURVEYING SOLUTIONS, LLC  
**App No/Type:** 2016-1892 C2

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

---

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

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

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

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

Align driveway with Midway Drive

A variance may be needed for access for reserve B. check with COH.

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 43  
**Action Date:** 12/01/2016  
**Plat Name:** Sunset Heights Terrace  
**Developer:** PULTE HOMES OF TEXAS, L.P.  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2016-1979 C3P

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

Total Acreage:	3.8080	Total Reserve Acreage:	0.3300
Number of Lots:	55	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453T	City

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

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

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

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

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

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

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

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

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

PWE Utility Analysis: 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>

This project may require the use of a large water meter which will require the dedication of a water meter easement on the site.

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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 44  
**Action Date:** 12/01/2016  
**Plat Name:** Timewise at Harvest Green  
**Developer:** Landmark Industries  
**Applicant:** Jones | Carter  
**App No/Type:** 2016-1896 C2

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

Total Acreage:	3.5520	Total Reserve Acreage:	3.5520
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 134 A
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	526Y	ETJ

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

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

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

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

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.

Fort Bend Engineer: 1) Add 10' landscape easement along Grand Parkway frontage road  
 2) Submit civil construction plans  
 City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

Grand Parkway Assn: the proposed does not impact the GP. however, access along harlem road is complicated by the driveway to/from travis high school. is harvest corner drive intended to replace that access or is it that access?

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 12/01/2016  
**Plat Name:** Towne Lake Detention Reserve at Grand Canal  
**Developer:** CW SCOA West, L.P., a Texas Limited Partnership  
**Applicant:** EHRA  
**App No/Type:** 2016-1950 C2

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

Total Acreage:	86.6800	Total Reserve Acreage:	86.6800
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 502
County	Zip	Key Map ©	City / ETJ
Harris	77433	367S	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.

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

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

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

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

Provide reserves table, as shown in marked file copy.

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

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

PWE Utility Analysis: Approved

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

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

TIA will be required for development of Unrestricted Reserve E.

SB Left turn lane will be required on Greenhouse Road at driveway in line with median opening.

Off street parking analysis will be required for development of recreation facilities on other Reserves.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 46  
**Action Date:** 12/01/2016  
**Plat Name:** Upland Development  
**Developer:** Upland Estates LTD  
**Applicant:** Windrose  
**App No/Type:** 2016-1965 C3F

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

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Total Acreage:	5.0126	Total Reserve Acreage:	1.3759
Number of Lots:	67	Number of Multifamily Units:	0
COH Park Sector:	19	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77043	449X	City

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

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

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

203. Provide complete Recordation Package when submitting plat for 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 - Include Key Map information on the Vicinity Map.

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:** 47  
**Action Date:** 12/01/2016  
**Plat Name:** Victoria Reach Drive Street Dedication  
**Developer:** Balmoral LT, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2016-1948 SP

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

Total Acreage:	4.8600	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 423
County	Zip	Key Map ©	City / ETJ
Harris	77346	376R	ETJ

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

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

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

060. Provide the property owner's name, the person or firm who prepared the plat and the date on which the plat was drawn. (41)

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

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

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

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

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

- Change plat name to Victoria Reach Drive and Lyndon Bend Drive Street Dedication

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 47  
**Action Date:** 12/01/2016  
**Plat Name:** Victoria Reach Drive Street Dedication  
**Developer:** Balmoral LT, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2016-1948 SP

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

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

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

Balmoral Sec 2 and woodland hills Drive will need to be recorded prior to or simultaneously with this plat. check with COH if Lyndon Bend Lane should be included with plat name

SB left turn lane will be required on Woodland Hills Parkway. It should be constructed with street dedication construction plan. Plan and Plat should be approved by Woodland Hills CIP Project Manager, Chip Taylor.

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 48  
**Action Date:** 12/01/2016  
**Plat Name:** Wat Buddha Mongkol of Houston  
**Developer:** Wat Buddha Mongkol of Houston  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2016-1946 C2

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

Total Acreage:	4.5860	Total Reserve Acreage:	4.5860
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77066	370Q	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.

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: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

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

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)

coordinate with HCFCD to see if any additional drainage easements are required

TIA will be required including traffic signal modifications if driveway lines up with Bourgeois Road. Offset driveway could be allowed provided HCFCD offer no objections.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 49  
**Action Date:** 12/01/2016  
**Plat Name:** Westgreen Boulevard Street Dedication Sec 2  
**Developer:** Bridgeland Development, LP A Maryland Limited Partnership  
**Applicant:** BGE, Inc.  
**App No/Type:** 2016-1916 SP

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

Total Acreage:	2.9980	Total Reserve Acreage:	0.0540
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	366T	ETJ

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

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)

- Plat is approved as a C3P, proceeding plat to be submitted as a C3F

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

The below comments were made by other agencies during this review period. These comments 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 - Correct Key Map information on the Vicinity Map it is 366 T.

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

Excess ROW created by an offset should be removed/ converted to easement or reserve. (Traffic)

Excess ROW is to be reclassified as an open space reserve.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 50  
**Action Date:** 12/01/2016  
**Plat Name:** Willie Green Plaza  
**Developer:** Maisah Construction Inc.,  
**Applicant:** BM DESIGN LLC  
**App No/Type:** 2016-1980 C2

**Staff Recommendation:**  
Defer Additional  
information reqd

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Total Acreage:	0.9915	Total Reserve Acreage:	0.9915
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	414T	ETJ

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

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

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

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

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

- Provide record info for Willie Street

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 50

**Action Date:** 12/01/2016

**Plat Name:** Willie Green Plaza

**Developer:** Maisah Construction Inc.,

**Applicant:** BM DESIGN LLC

**App No/Type:** 2016-1980 C2

**Staff Recommendation:**

Defer Additional  
information reqd

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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.

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

Verify legal description for plat. Plat configuration does not coincide with previously recorded plat.

Visibility triangle should be dedicated as corner cut and callout acreage/dimensions.

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 51  
**Action Date:** 12/01/2016  
**Plat Name:** Woodland Hills Drive Street Dedication Sec 2  
**Developer:** Harris County Engineering  
**Applicant:** Weisser Engineering Company  
**App No/Type:** 2016-1958 SP

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

Total Acreage:	7.9137	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 505
County	Zip	Key Map ©	City / ETJ
Harris	77346	376M	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.

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

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

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

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

1. Show alignment of future Madera Run Pkwy

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

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

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

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

plat name must match application

show future curb returns for Madera run Parkway

access easements and utility easements will need to be recorded by separate instrument prior to recordation.



**Agenda Item:** 52  
**Action Date:** 12/01/2016  
**Plat Name:** Woodlands Creekside Park Village Center Sec 7  
**Developer:** Woodlands Land Development Company, LP  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2016-1938 C2

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

Total Acreage:	13.7720	Total Reserve Acreage:	13.7720
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:	
County	Zip	Key Map ©	City / ETJ
Harris	77389	250N	ETJ

***Conditions and Requirements for Approval***

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

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

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)

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

- Applicant must include include portions of land to the North and East in 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: 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)  
 Adjust plat boundary per markups. A 30 foot ROW dedication will be needed along Indian Hills Road with a 10 foot building line.  
 Dedicate a 5 foot building line along eastern plat boundary  
 UVE should be checked at Indian Hills Road and Kuykendahl Road.  
 Limited scope TIA will be required to determine driveway locations and left turn lane requirements.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 53  
**Action Date:** 12/01/2016  
**Plat Name:** Woodlands Creekside Park West Sec 40  
**Developer:** THE WOODLANDS LAND DEVELOPMENT COMPANY, LP  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2016-1869 C3F

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

Total Acreage:	14.0080	Total Reserve Acreage:	1.0900
Number of Lots:	40	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	249Q	ETJ

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

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 190.2. Add 'Martha L. Stein, Chair' as Chair in the Planning Commission certificate.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

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

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

PWE Utility Analysis: Approved  
Harris County Flood Control District: Flood Control review - No comments.  
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION  
AND NEED B.L.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 54  
**Action Date:** 12/01/2016  
**Plat Name:** Woodridge Forest Sec 15  
**Developer:** WR Forest, LLC  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2016-1977 C3F

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

Total Acreage:	4.1150	Total Reserve Acreage:	0.2390
Number of Lots:	32	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:	Woodridge MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	296T	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. Woodridge Forest Secs 11 and 12 must be recorded prior to or simultaneously with this plat.

062. Provide an appropriate numeric and graphic scale. (20, 30, 40, 50, 60, or 100 feet) (42 & 44)

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)

203. Provide complete Recordation Package when submitting plat for 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 20' garage building line on all corner lots

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

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

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:** 55  
**Action Date:** 12/01/2016  
**Plat Name:** Retreat at West 23rd  
**Developer:** TALASEK BUILDERS  
**Applicant:** ICMC GROUP INC  
**App No/Type:** 2016-1901 C2R

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

Total Acreage:	0.1591	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452U	City

#### ***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)

- Dimension shared driveway curb offset
- Show 10' radius at shared driveway turn
- Edit plat name and name of all Bevis Street

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 55  
**Action Date:** 12/01/2016  
**Plat Name:** Retreat at West 23rd  
**Developer:** TALASEK BUILDERS  
**Applicant:** ICMC GROUP INC  
**App No/Type:** 2016-1901 C2R

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

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Parks and Recreation: • To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 12

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 (3 units) of dwelling units.

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

PWE Traffic: No comment.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 56  
**Action Date:** 12/01/2016  
**Plat Name:** Aldine Tran Commerce  
**Developer:** N/A  
**Applicant:** The Interfield Group  
**App No/Type:** 2016-1975 C2R

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

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Total Acreage:	0.7788	Total Reserve Acreage:	0.7788
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	77039	414E	ETJ

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

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

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

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. Provide the property owner's name, the person or firm who prepared the plat and the date on which the plat was drawn. (41)

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

158. Provide for the dedication of widening for Aldine Mail Route Road as indicated on the marked file copy.

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 Harris County Landscaping 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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 56  
**Action Date:** 12/01/2016  
**Plat Name:** Aldine Tran Commerce  
**Developer:** N/A  
**Applicant:** The Interfield Group  
**App No/Type:** 2016-1975 C2R

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

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

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

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

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



<b>Agenda Item:</b>	57	<b>Staff Recommendation:</b>	Approve the plat subject to the conditions listed
<b>Action Date:</b>	12/01/2016		
<b>Plat Name:</b>	Cypress Creek Plaza Parkway Retail North replat no 1 and extension		
<b>Developer:</b>	Mischer Investments, LP		
<b>Applicant:</b>	BGE, Inc.		
<b>App No/Type:</b>	2016-1906 C2R		
<b>Total Acreage:</b>	13.4500	<b>Total Reserve Acreage:</b>	13.4500
<b>Number of Lots:</b>	0	<b>Number of Multifamily Units:</b>	0
<b>COH Park Sector:</b>	0	<b>Street Type (Category):</b>	Public
<b>Water Type:</b>	Existing Utility District	<b>Wastewater Type:</b>	Existing Utility District
<b>Drainage Type:</b>	Storm Sewer	<b>Utility District:</b>	Harris County MUD 433
<b>County</b>	Zip	<b>Key Map ©</b>	<b>City / ETJ</b>
Harris	77433	366T	ETJ

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

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
- 203. Provide complete Recordation Package when submitting plat for 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)

Traffic Impact Analysis will be required before the review of construction plans. If there are no plans to develop the property in near future, Plat could be recorded.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 58  
**Action Date:** 12/01/2016  
**Plat Name:** Estates At Finch Street  
**Developer:** Nava Construction  
**Applicant:** PLS  
**App No/Type:** 2016-1936 C2R

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

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453Z	City

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

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

134.17. Add to general notes on face of plat: This property(s) is located in Park Sector number 17.

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

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

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

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

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 58  
**Action Date:** 12/01/2016  
**Plat Name:** Estates At Finch Street  
**Developer:** Nava Construction  
**Applicant:** PLS  
**App No/Type:** 2016-1936 C2R

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

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Parks and Recreation: • To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 17

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.html>

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 59  
**Action Date:** 12/01/2016  
**Plat Name:** Estates At Hardy Street  
**Developer:** Nava Construction  
**Applicant:** PLS  
**App No/Type:** 2016-1942 C2R

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

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453V	City

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

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

127. Provide Visibility Triangle at intersection.

134.17. Add to general notes on face of plat: This property(s) is located in Park Sector number 17.

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 59  
**Action Date:** 12/01/2016  
**Plat Name:** Estates At Hardy Street  
**Developer:** Nava Construction  
**Applicant:** PLS  
**App No/Type:** 2016-1942 C2R

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

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Parks and Recreation: • To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 17

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.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 60  
**Action Date:** 12/01/2016  
**Plat Name:** Estates at Scott Street  
**Developer:** Gene Giles Design  
**Applicant:** PLS  
**App No/Type:** 2016-1934 C2R

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

Total Acreage:	0.2361	Total Reserve Acreage:	0.2361
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	77051	533Y	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.

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.

203. Provide complete Recordation Package when submitting plat for 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:** 60  
**Action Date:** 12/01/2016  
**Plat Name:** Estates at Scott Street  
**Developer:** Gene Giles Design  
**Applicant:** PLS  
**App No/Type:** 2016-1934 C2R

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

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PWE Utility Analysis: A wastewater capacity reservation letter is required for this project. 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 MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

PWE Traffic: No comment.

Parks and Recreation: To be corrected on the general notes on face of plat: 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 the plat at this time

To be corrected on the 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.



**Agenda Item:** 61  
**Action Date:** 12/01/2016  
**Plat Name:** First Macedonia Missionary Baptist Church  
**Developer:** 4Site Land Surveying, PLLC  
**Applicant:** 4Site Land Surveying  
**App No/Type:** 2016-1933 C2R

**Staff Recommendation:**  
 Defer Additional  
 information reqd

Total Acreage:	0.5940	Total Reserve Acreage:	0.5940
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77026	494B	City

***Conditions and Requirements for Approval***

014. Establish a 10' building line along Amboy Street.

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.

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

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

139. Provide 5' for widening of Amboy street. (122)

147. Provide a copy of the instrument dedicating Amboy and Liberty ROWs.

161. Provide 20' for widening of thoroughfare. See Major Thoroughfare and Freeway Plan. (122) (Liberty Road)

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 61  
**Action Date:** 12/01/2016  
**Plat Name:** First Macedonia Missionary Baptist Church  
**Developer:** 4Site Land Surveying, PLLC  
**Applicant:** 4Site Land Surveying  
**App No/Type:** 2016-1933 C2R

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**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.

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  
AND NEED B.L.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 62  
**Action Date:** 12/01/2016  
**Plat Name:** Grand Parkway Marketplace partial replat no 1 and Extension  
**Developer:** GP Marketplace 1750, LLC  
**Applicant:** BGE, Inc.  
**App No/Type:** 2016-1846 C2R

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

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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

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

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

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

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

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

- 1)title block should include the preceding plat and abandoned row.
- 2)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:** 62  
**Action Date:** 12/01/2016  
**Plat Name:** Grand Parkway Marketplace partial replat no 1 and Extension  
**Developer:** GP Marketplace 1750, LLC  
**Applicant:** BGE, Inc.  
**App No/Type:** 2016-1846 C2R

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 63  
**Action Date:** 12/01/2016  
**Plat Name:** Homefront Enclave  
**Developer:** Ingeniously Designed  
**Applicant:** Bates Development Consultants  
**App No/Type:** 2016-1961 C2R

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

Total Acreage:	0.2807	Total Reserve Acreage:	0.0031
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452U	City

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

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

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

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

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

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

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

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

Harris County Flood Control District: Flood Control review - must show and label channel E106-00-00 with Easement information, top of banks, centerline and channel number. See PDF Markup uploaded.

PWE Traffic: No comment.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 64  
**Action Date:** 12/01/2016  
**Plat Name:** Houston Distributing North Plant Warehouse Replat  
**Developer:** Clay Development  
**Applicant:** Gruller Surveying  
**App No/Type:** 2016-1972 C2R

**Staff Recommendation:**  
 Defer Additional  
 information reqd

Total Acreage:	21.2798	Total Reserve Acreage:	21.2798
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Northwest Harris County MUD 6
County	Zip	Key Map ©	City / ETJ
Harris	77066	370Q	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)

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

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

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

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

147. Provide a copy of the instrument dedicating Cutten and High Life and show record information on the plat.

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

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.

Designate a use for Reserve A.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 64  
**Action Date:** 12/01/2016  
**Plat Name:** Houston Distributing North Plant Warehouse Replat  
**Developer:** Clay Development  
**Applicant:** Gruller Surveying  
**App No/Type:** 2016-1972 C2R

**Staff Recommendation:**  
Defer Additional  
information reqd

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

City Engineer: 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)

UVE should be checked at High Life Drive and Cutten Road.

Corner ROW radius C1 at High Life Drive and Cutten Road should be 35' for acute angle.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 12/01/2016  
**Plat Name:** Humble Travel Plaza  
**Developer:** Humble Travel Plaza  
**Applicant:** Hovis Surveying Company Inc.  
**App No/Type:** 2016-1974 C2R

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

Total Acreage:	9.1500	Total Reserve Acreage:	9.1500
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77049	456L	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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 65  
**Action Date:** 12/01/2016  
**Plat Name:** Humble Travel Plaza  
**Developer:** Humble Travel Plaza  
**Applicant:** Hovis Surveying Company Inc.  
**App No/Type:** 2016-1974 C2R

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

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PWE Utility Analysis: Approved  
City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: Please dedicate 150' of Ultimate ROW as a public drainage easement along HCFCD Unit P110-00 and show on plat.

Unless otherwise discussed and information provided, ROW should be dedicated as 75' to either side of the channel flowline.

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)

coordinate with HCFCD to determine if any additional drainage easements are required

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

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

UVE should be checked at Gregdale Road and U.S. Hwy 90.

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

Provide 25'x25' cutback for acute angle.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 12/01/2016  
**Plat Name:** Kairhee Estates at Oak Forest Sec 1  
**Developer:** 1791 American Properties  
**Applicant:** Richard Grothues Designs  
**App No/Type:** 2016-1963 C2R

**Staff Recommendation:**  
Defer Additional  
information reqd

Total Acreage:	0.2841	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452P	City

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

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

174. Remove PAE paragraph from Appendix A: Owner's Acknowledgement. (189)

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.

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

Provide a 3' EAE along the east side of the plat.

PWE City Engineer and PWE Traffic approval required. Submit pdf of culvert and parking plans with appropriate signatures.

Revise legal description to match title report. The subject tract includes lot 1 and a portion of lot 2 of Puls Place.

Show railroad on 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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 66  
**Action Date:** 12/01/2016  
**Plat Name:** Kairhee Estates at Oak Forest Sec 1  
**Developer:** 1791 American Properties  
**Applicant:** Richard Grothues Designs  
**App No/Type:** 2016-1963 C2R

**Staff Recommendation:**  
Defer Additional  
information reqd

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PWE Utility Analysis: A wastewater capacity reservation letter is required for this project. When applying 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: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

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

Parks and Recreation: To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 1.

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





**Agenda Item:** 67  
**Action Date:** 12/01/2016  
**Plat Name:** Kennon Villas  
**Developer:** Arka Design and Construction  
**Applicant:** ARKA DESIGN AND CONSTRUCTION  
**App No/Type:** 2016-1737 C2R

**Staff Recommendation:**  
 Defer Additional  
 information reqd

Total Acreage:	0.0110	Total Reserve Acreage:	0.0110
Number of Lots:	2	Number of Multifamily Units:	2
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453Y	City

***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.
079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)
- 134.17. Add to general notes on face of plat: This property(s) is located in Park Sector number 17.
158. Remove the proposed dedication of widening for Kennon as indicated on the marked file copy. Dedication is not necessary for lots along a 50' wide local ROW. Please adjust lot dimensions in lot coverage table to reflect this change.
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
- Revise Parks table and notes to show that 1 unit is being replaced with 2.

***For Your Information:***

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

PWE Utility Analysis: Approved.  
 City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

Parks and Recreation: To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 17

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 68  
**Action Date:** 12/01/2016  
**Plat Name:** Kipling School  
**Developer:** The Kipling School, Inc.  
**Applicant:** Windrose  
**App No/Type:** 2016-1932 C2R

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

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Total Acreage:	0.2296	Total Reserve Acreage:	0.2296
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	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

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

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

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

062. Provide an appropriate numeric and graphic scale. (20, 30, 40, 50, 60, or 100 feet) (42 & 44)

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.

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

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

193. Remove Appendix I:Certificate for Harris County Commissioners' Court, as the subject tract is not located within the Harris County ETJ.

203. Provide complete Recordation Package when submitting plat for 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:** 68  
**Action Date:** 12/01/2016  
**Plat Name:** Kipling School  
**Developer:** The Kipling School, Inc.  
**Applicant:** Windrose  
**App No/Type:** 2016-1932 C2R

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

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

Parks and Recreation: To be corrected on the general notes on face of plat: If this plat is proposed to be multi-family residential, it is subject to the parks and open space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of the plat at this time.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 69  
**Action Date:** 12/01/2016  
**Plat Name:** Lewisville Estates  
**Developer:** Lewis Cornwell & Associates LLC  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2016-1940 C2R

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

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Total Acreage:	0.1600	Total Reserve Acreage:	0.0000
Number of Lots:	2	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	77051	533Y	City

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

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

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

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

PWE Utility Analysis: A wastewater capacity reservation letter is required for this project. When applying please attach a copy of the 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:** 70  
**Action Date:** 12/01/2016  
**Plat Name:** MAD Enterprises LLC  
**Developer:** MAD ENTERPRISES LLC  
**Applicant:** Melissa's platting service  
**App No/Type:** 2016-1905 C2R

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

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Total Acreage:	0.2374	Total Reserve Acreage:	0.2374
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453Y	City

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

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

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

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

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

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

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

show 25' B.L off of Fulton Street.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 70  
**Action Date:** 12/01/2016  
**Plat Name:** MAD Enterprises LLC  
**Developer:** MAD ENTERPRISES LLC  
**Applicant:** Melissa's platting service  
**App No/Type:** 2016-1905 C2R

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

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

Parks and Recreation: To be corrected on the general notes on face of plat: If this plat is proposed to be multi-family residential, it is subject to the parks and open space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of the plat at this time.

To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 17.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 71  
**Action Date:** 12/01/2016  
**Plat Name:** Marconi Park  
**Developer:** Roc Homes  
**Applicant:** Bates Development Consultants  
**App No/Type:** 2016-1981 C2R

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

Total Acreage:	0.1228	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77019	493N	City

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

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

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)

dimension alley as indicated on markup.

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

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

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%

PWE Traffic: No comment.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 72  
**Action Date:** 12/01/2016  
**Plat Name:** Monte Bata North  
**Developer:** MONTE BATA PROPERTIES LLC  
**Applicant:** Hovis Surveying Company Inc.  
**App No/Type:** 2016-1900 C2R

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

Total Acreage:	0.1722	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492G	City

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

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

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

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)

Highlight site in vicinity map.  
Create legend for all abbreviations.  
Show Volume 3 Page 53 as record info for both Maxie street and Malone Ave.

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

The below comments were made by other agencies during this review period. These comments 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:** 73  
**Action Date:** 12/01/2016  
**Plat Name:** Monte Bata South  
**Developer:** MONTE BATA PROPERTIES LLC  
**Applicant:** Hovis Surveying Company Inc.  
**App No/Type:** 2016-1899 C2R

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

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492G	City

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

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

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

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

203. Provide complete Recordation Package when submitting plat for 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 found or set rods at the boundary corners.  
create a legend for all abbreviations.

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

The below comments were made by other agencies during this review period. These comments 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 MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

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



**PLANNING &  
DEVELOPMENT  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 74  
**Action Date:** 12/01/2016  
**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:**  
Approve the plat subject to  
the conditions listed

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)

203. Provide complete Recordation Package when submitting plat for 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:** 75  
**Action Date:** 12/01/2016  
**Plat Name:** Ready Mix on Breen  
**Developer:** Solid Roc  
**Applicant:** Surv-Tex surveying Inc.  
**App No/Type:** 2016-1878 C2R

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

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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

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

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

047.1. 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)

203. Provide complete Recordation Package when submitting plat for 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:** 75  
**Action Date:** 12/01/2016  
**Plat Name:** Ready Mix on Breen  
**Developer:** Solid Roc  
**Applicant:** Surv-Tex surveying Inc.  
**App No/Type:** 2016-1878 C2R

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

---

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

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

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

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf> ) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf> ). For wastewater related questions or to submit your report, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) .  
coordinate with HCFCD if any additional drainage easement 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:** 76  
**Action Date:** 12/01/2016  
**Plat Name:** Royal Hearts Townhomes  
**Developer:** Royal Hearts Townhomes  
**Applicant:** RP & Associates  
**App No/Type:** 2016-1839 C3R

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

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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

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

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

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.

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)

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

The below comments were made by other agencies during this review period. These comments 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:** 76  
**Action Date:** 12/01/2016  
**Plat Name:** Royal Hearts Townhomes  
**Developer:** Royal Hearts Townhomes  
**Applicant:** RP & Associates  
**App No/Type:** 2016-1839 C3R

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

---

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:** 77  
**Action Date:** 12/01/2016  
**Plat Name:** Sapphire Associates LLC Warehouse Office  
**Developer:** ADVANCE SURVEYING, INC.  
**Applicant:** Advance Surveying, Inc.  
**App No/Type:** 2016-1824 C2R

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

Total Acreage:	0.6090	Total Reserve Acreage:	0.6090
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77015	497E	City

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

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

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

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

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

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 78  
**Action Date:** 12/01/2016  
**Plat Name:** Almeda Plaza Sec 4 partial replat no 1  
**Developer:** Russell Broussard  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2016-1623 C3N

**Staff Recommendation:**  
Defer per Council Member  
request.

Total Acreage:	0.4300	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77045	572L	City

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

008.4. The applicant is required to provide proof of an approved Drainage Plan from PWE, Floodplain Management and Engineering Services offices prior to submittal of a final plat. This is consistent w/ Chapter 19-13. Submit drainage plan to First Floor, 611 Walker.

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

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

Council Member Larry Green has requested that this item be deferred for two weeks.

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

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

##### **Parks and Recreation:**

To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (0 units) of dwelling units.

Correct table section B see PDF Markups

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: MAKE SURE THAT THE SUBDIVISION HAS DETENTION  
AND NEED DRAINAGE PLAN

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



# Houston Planning Commission

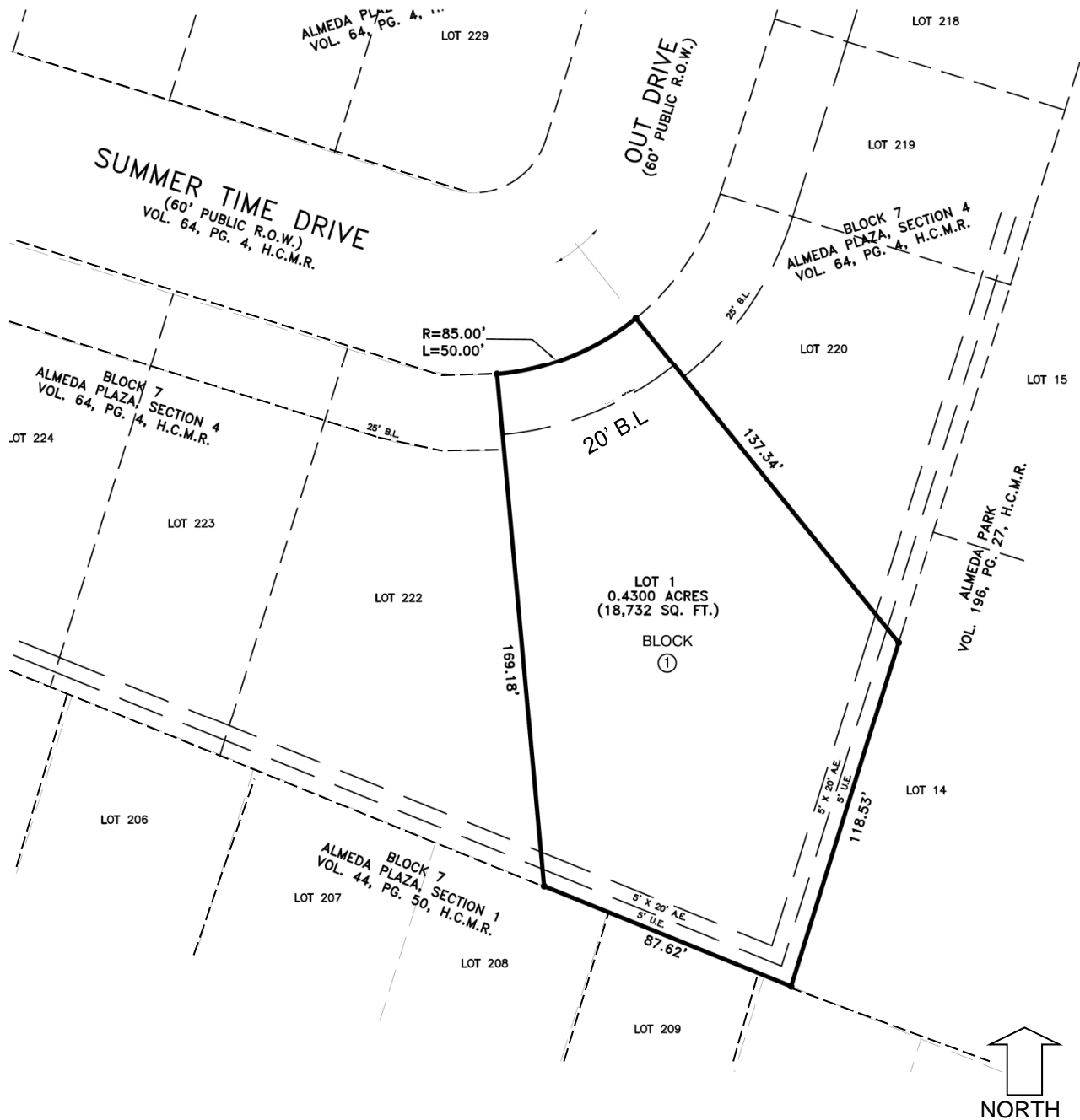
ITEM: 78

Planning and Development Department

Meeting Date: 12/01/2016

Subdivision Name: Almeda Plaza Sec 4 partial replat no 1

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Subdivision

# Houston Planning Commission

**ITEM: 78**

Planning and Development Department

Meeting Date: 12/01/2016

Subdivision Name: Almeda Plaza Sec 4 partial replat no 1

Applicant: South Texas Surveying Associates, Inc.



**C – Public Hearings**

**Aerial**



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 79  
**Action Date:** 12/01/2016  
**Plat Name:** Houstons Skyscraper Shadows Sec 2 partial replat no 3  
**Developer:** N/A  
**Applicant:** Civil Concepts, Inc.  
**App No/Type:** 2016-1651 C3N

**Staff Recommendation:**  
Withdraw

---

Total Acreage:	0.2290	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77075	575P	City

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

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

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

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

# Houston Planning Commission

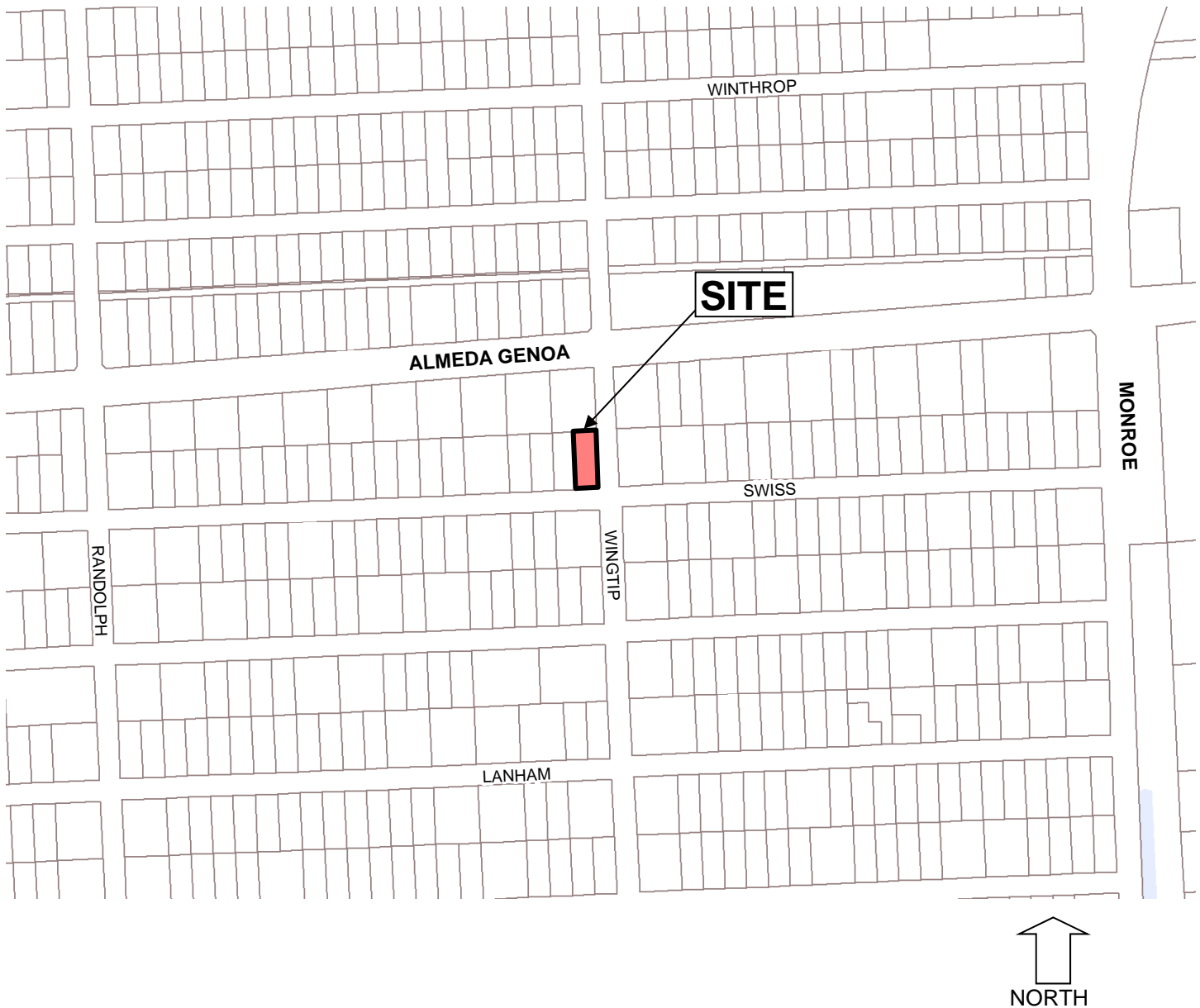
**ITEM: 79**

Planning and Development Department

Meeting Date: 12/01/2016

**Subdivision Name: Houstons Skyscraper Shadows Sec 2 partial replat no 3**

**Applicant: Civil Concepts, Inc.**



**C – Public Hearings**

**Site Location**



# Houston Planning Commission

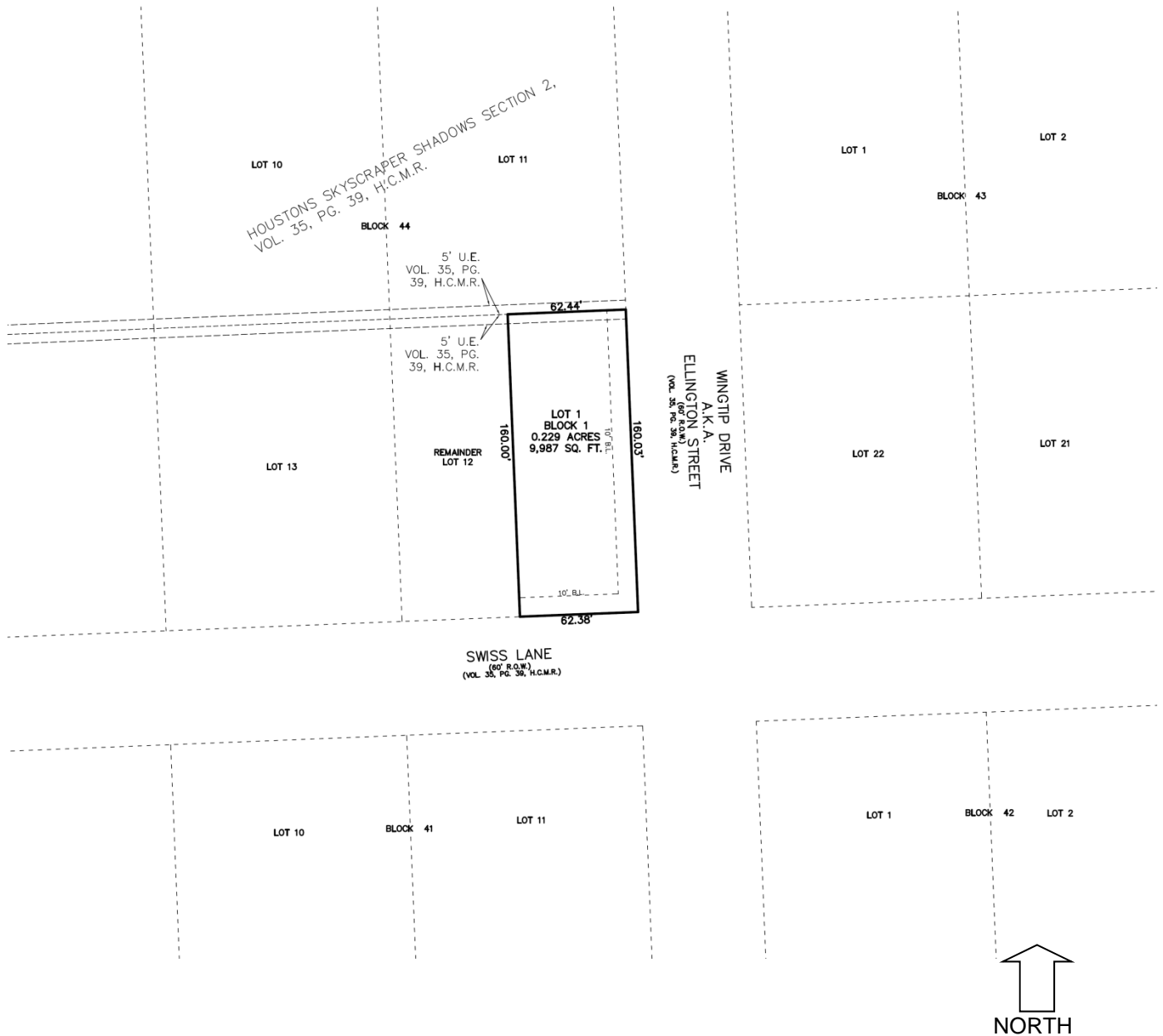
ITEM: 79

Planning and Development Department

Meeting Date: 12/01/2016

Subdivision Name: Houstons Skyscraper Shadows Sec 2 partial replat no 3

Applicant: Civil Concepts, Inc.



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 79

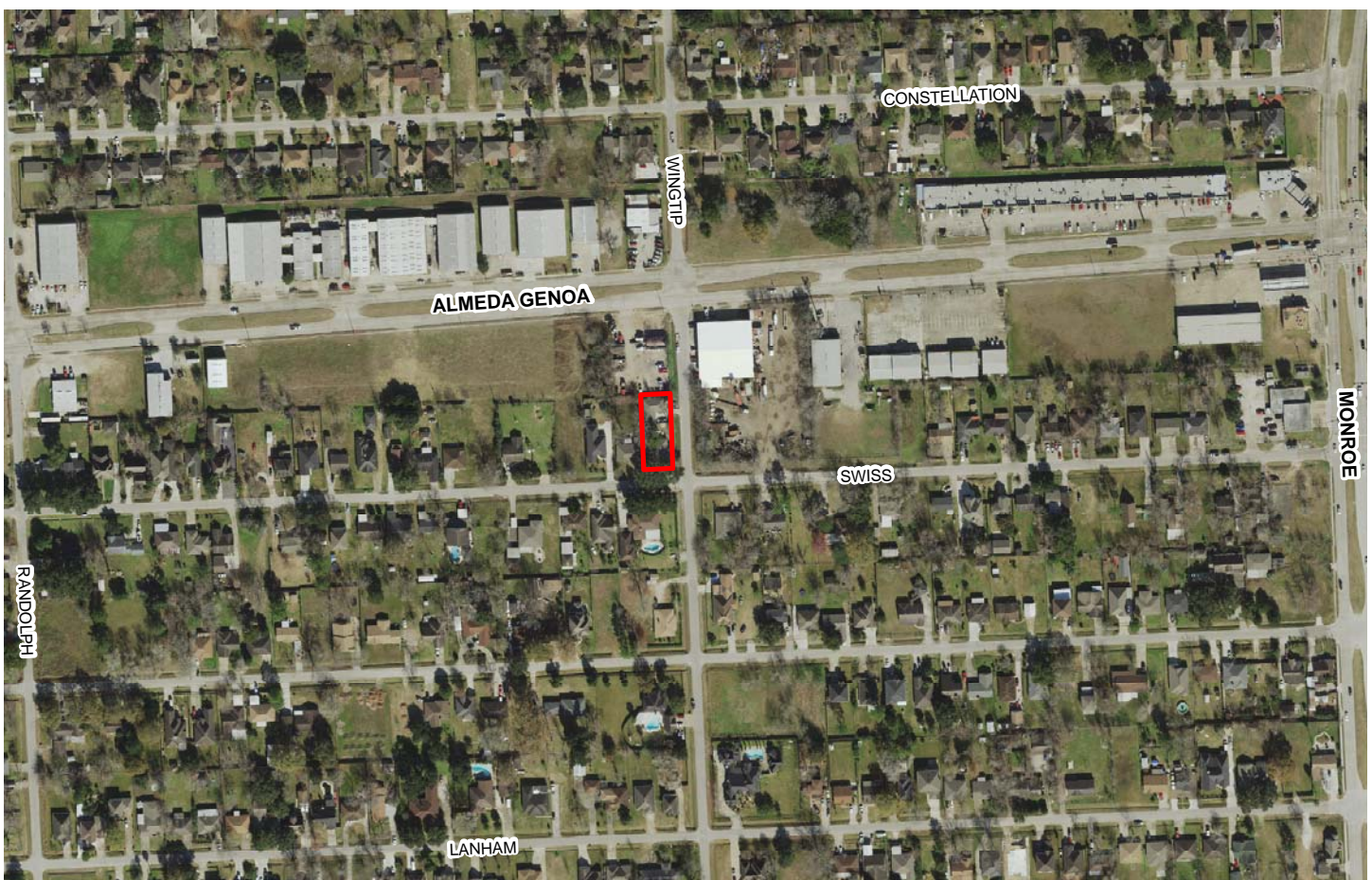
Planning and Development Department

Meeting Date: 12/01/2016

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**Subdivision Name: Houstons Skyscraper Shadows Sec 2 partial replat no 3**

**Applicant: Civil Concepts, Inc.**



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**C – Public Hearings**

**Aerial**

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Platting Approval Conditions**

**Agenda Item:** 80  
**Action Date:** 12/01/2016  
**Plat Name:** Lismar Estates replat no 2  
**Developer:** Cygnus Builders  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2016-1791 C3N

**Staff Recommendation:**  
Defer Applicant request

Total Acreage:	0.1991	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452U	City

***Conditions and Requirements for Approval***

008.4. The applicant is required to provide proof of an approved Drainage Plan from PWE, Floodplain Management and Engineering Services offices prior to submittal of a final plat. This is consistent w/ Chapter 19-13. Submit drainage plan to First Floor, 611 Walker.

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

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

***For Your Information:***

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

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please 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% AND NEED DRAINAGE PLAN

Metro: Provide sidewalks METRO high-frequency bus route within half mile. Adjacent residences have provided sidewalks in spite of the existing 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.

# Houston Planning Commission

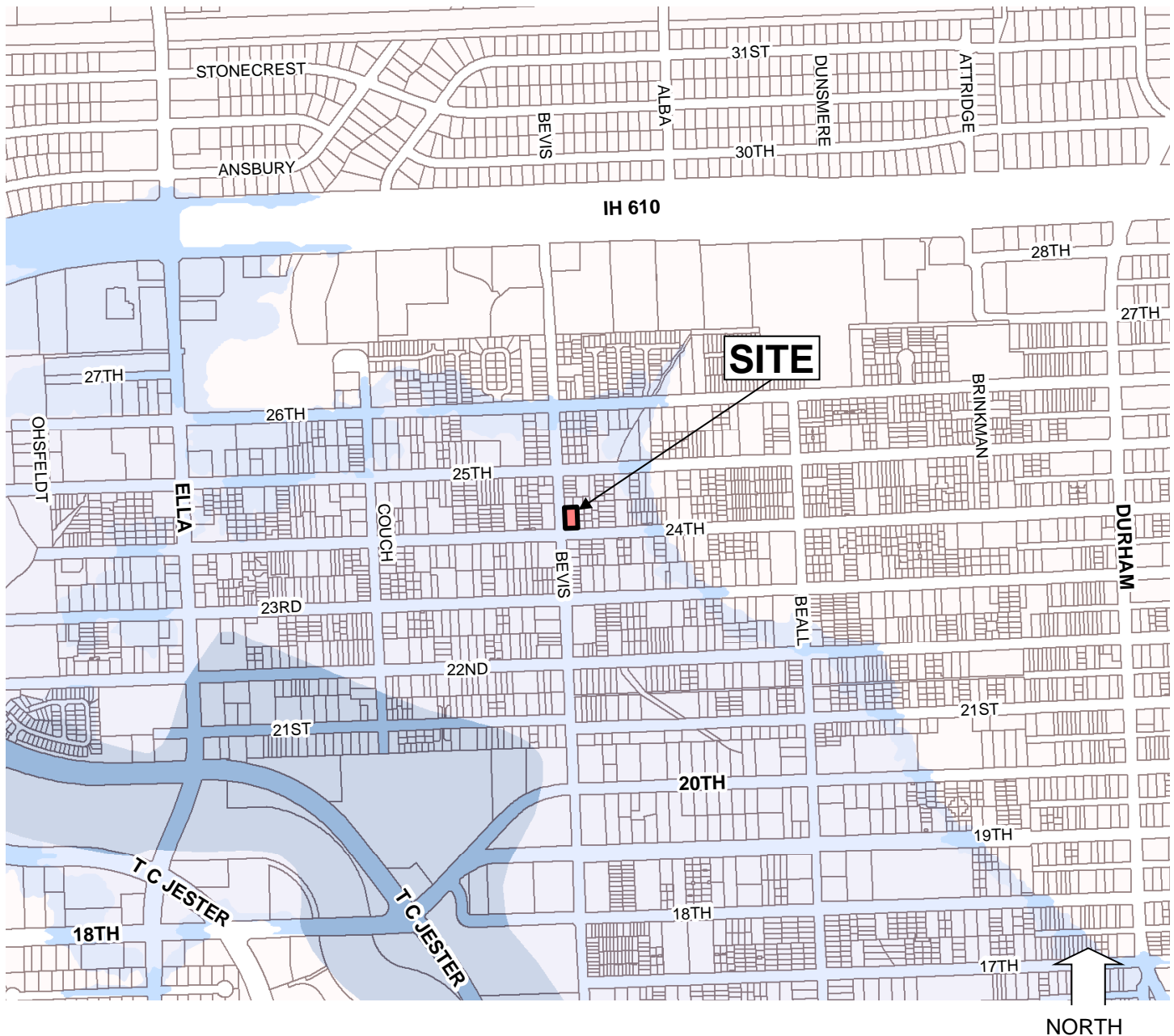
**ITEM: 80**

Planning and Development Department

Meeting Date: 12/01/2016

**Subdivision Name: Lismar Estates replat no 2**

**Applicant: Total Surveyors, Inc.**



**C – Public Hearings**

**Site Location**



# Houston Planning Commission

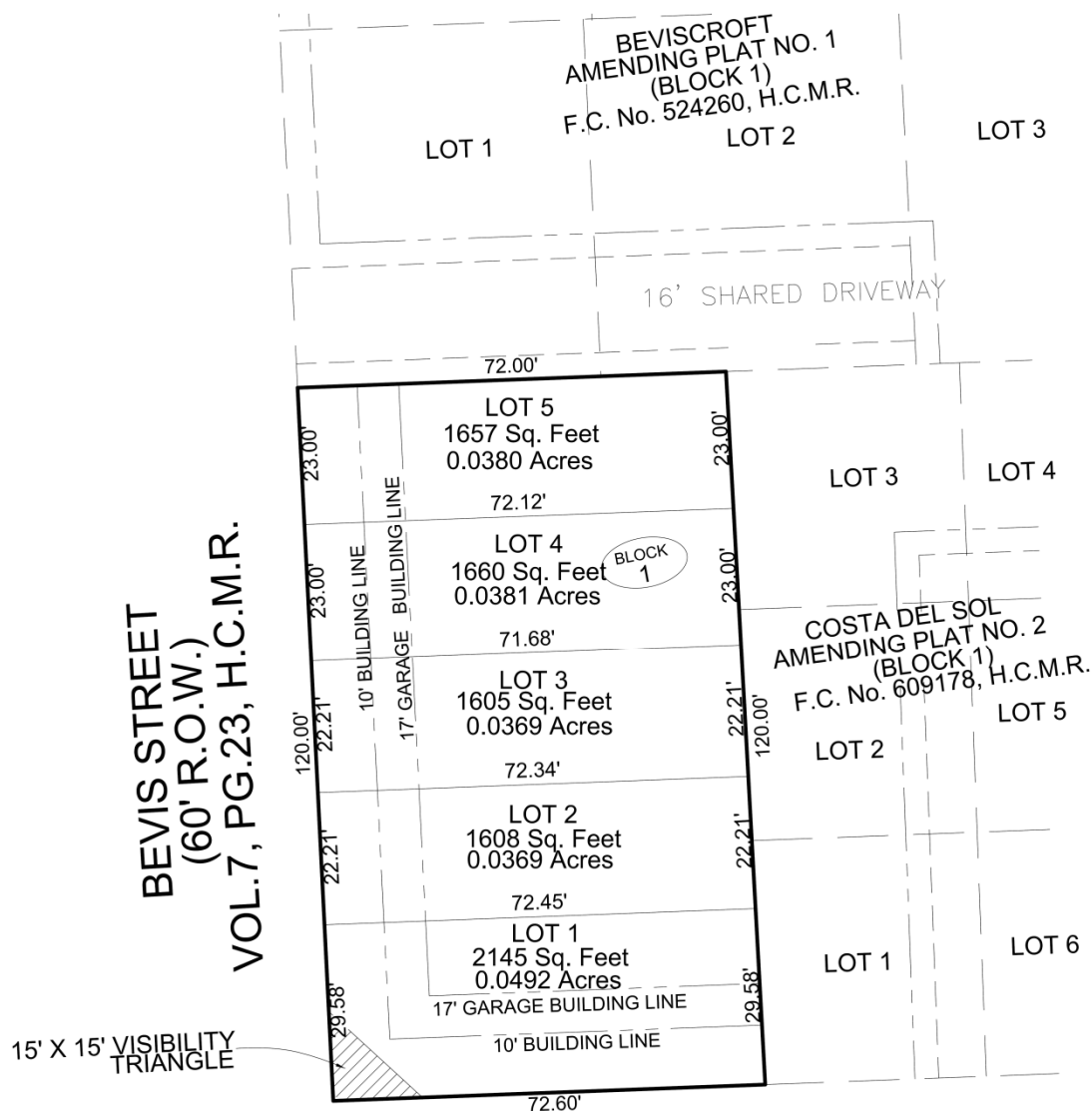
ITEM: 80

Planning and Development Department

Meeting Date: 12/01/2016

Subdivision Name: Lismar Estates replat no 2

Applicant: Total Surveyors, Inc.



W. 24TH STREET  
(70' R.O.W.)  
VOL.7, PG.23, H.C.M.R.



C – Public Hearings

Subdivision

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# Houston Planning Commission

**ITEM: 80**

Planning and Development Department

Meeting Date: 12/01/2016

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**Subdivision Name: Lismar Estates replat no 2**

**Applicant: Total Surveyors, Inc.**



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**C – Public Hearings**

**Aerial**

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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 81  
**Action Date:** 12/01/2016  
**Plat Name:** Pine Hollow Sec 2 partial replat no 1  
**Developer:** Julie Jacobson  
**Applicant:** Probstfeld & Associates, Inc.  
**App No/Type:** 2016-1751 C3N

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

Total Acreage:	0.3438	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77056	491L	City

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

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

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

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

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

Parks and Recreation: • To be added to the general notes on the face of the plat: No land is being established as Private Park or dedicated to the public for Park purposes.

PWE Utility Analysis: Approved

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

Metro: Provide sidewalks METRO bus stop within 200 feet. Adjacent residences have provided sidewalks.

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

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# Houston Planning Commission

## ITEM: 81

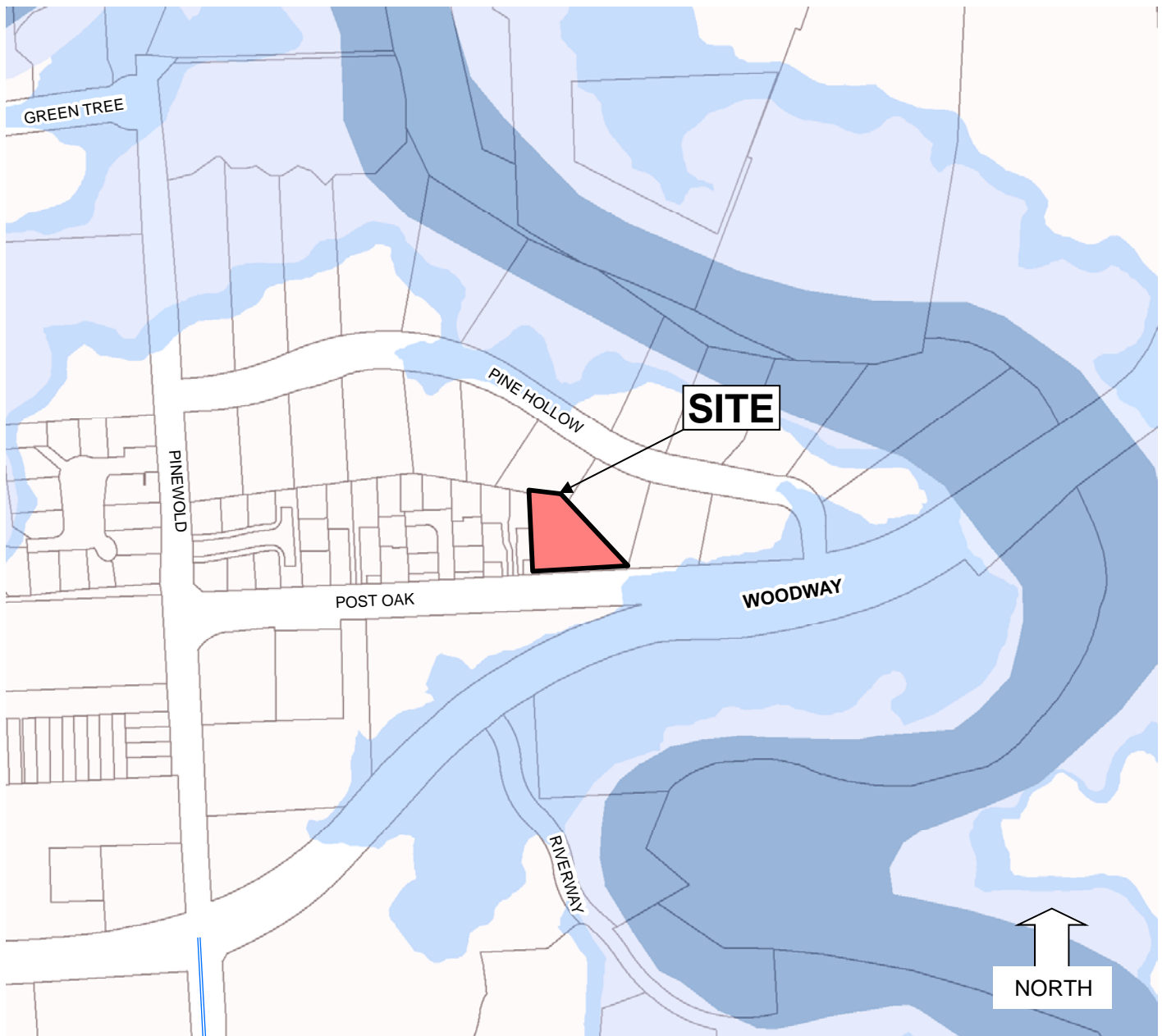
Planning and Development Department

Meeting Date: 12/1/2016

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**Subdivision Name:** Pine Hollow Sec 2 partial replat no 1

**Applicant:** Probstfeld & Associates, Inc.



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**C – Public Hearings**

**Site Location**

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# Houston Planning Commission

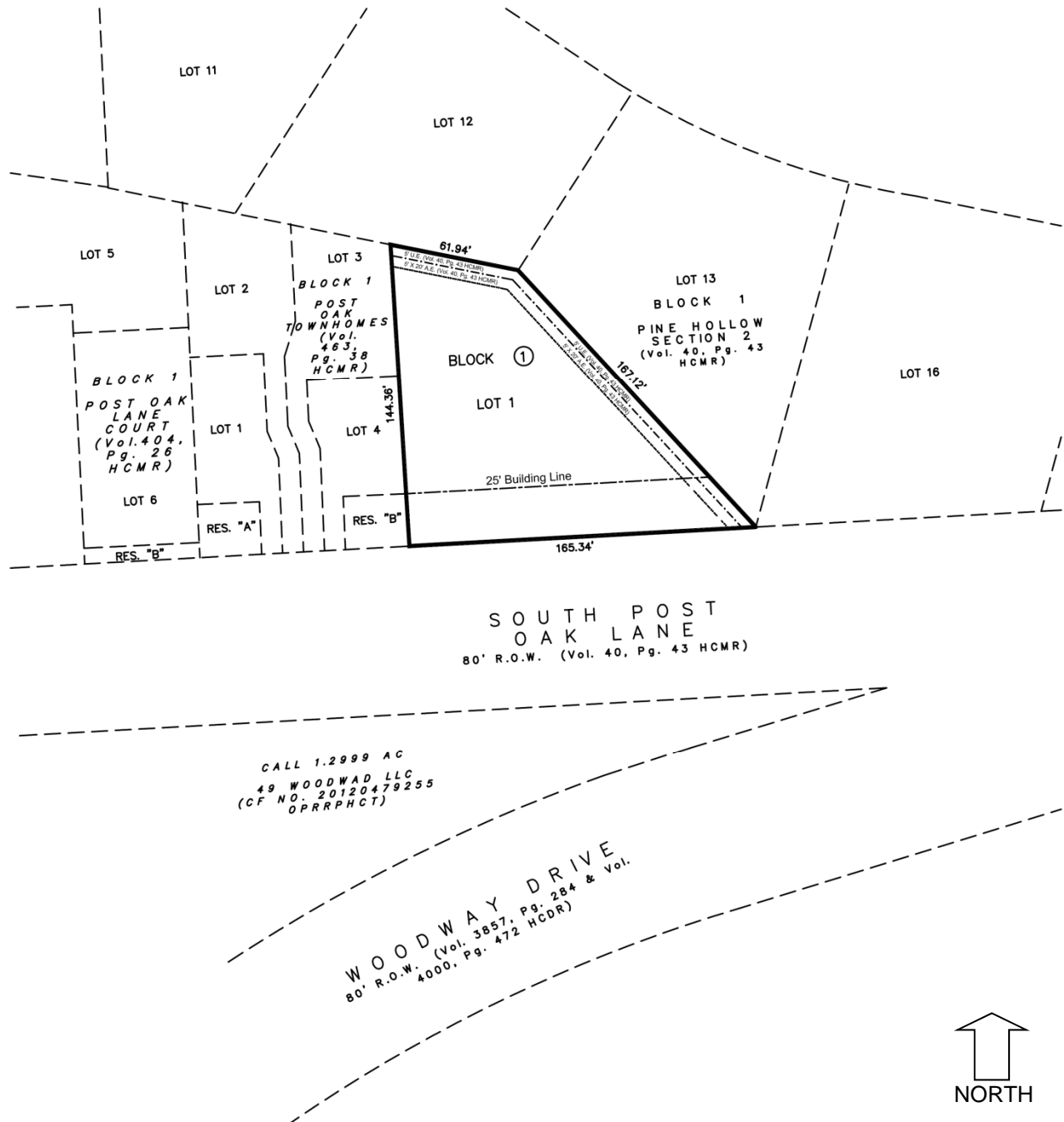
ITEM: 81

Planning and Development Department

Meeting Date: 12/1/2016

Subdivision Name: Pine Hollow Sec 2 partial replat no 1

Applicant: Probstfeld & Associates, Inc.



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 81

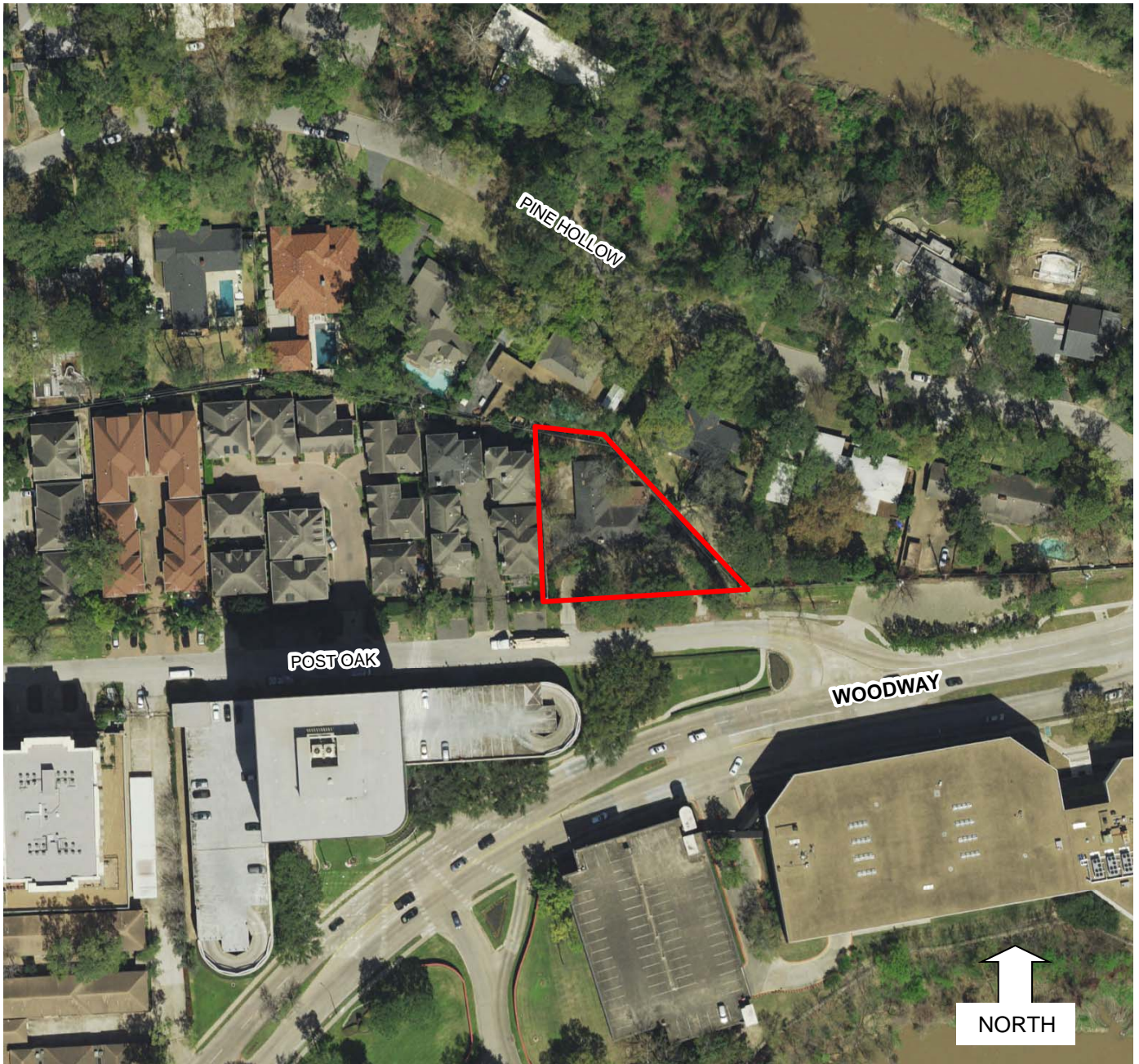
Planning and Development Department

Meeting Date: 12/1/2016

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Subdivision Name: Pine Hollow Sec 2 partial replat no 1

Applicant: Probstfeld & Associates, Inc.



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**C – Public Hearings**

**Aerial**

---



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 82  
**Action Date:** 12/01/2016  
**Plat Name:** Tall Timbers Section of River Oaks partial replat no 6  
**Developer:** Christopher Van R  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2016-1748 C3N

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

Total Acreage:	1.5511	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	492N	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.

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)

075. Add Single Family Residential note to the plat. (42-1)

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.

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 12/01/2016

**Subdivision Name: Tall Timbers Section of River Oaks partial replat no 6**

**Applicant: Vernon G. Henry & Associates, Inc.**



**C – Public Hearing**

**Site Location**



## Subdivision

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# Houston Planning Commission

## ITEM: 82

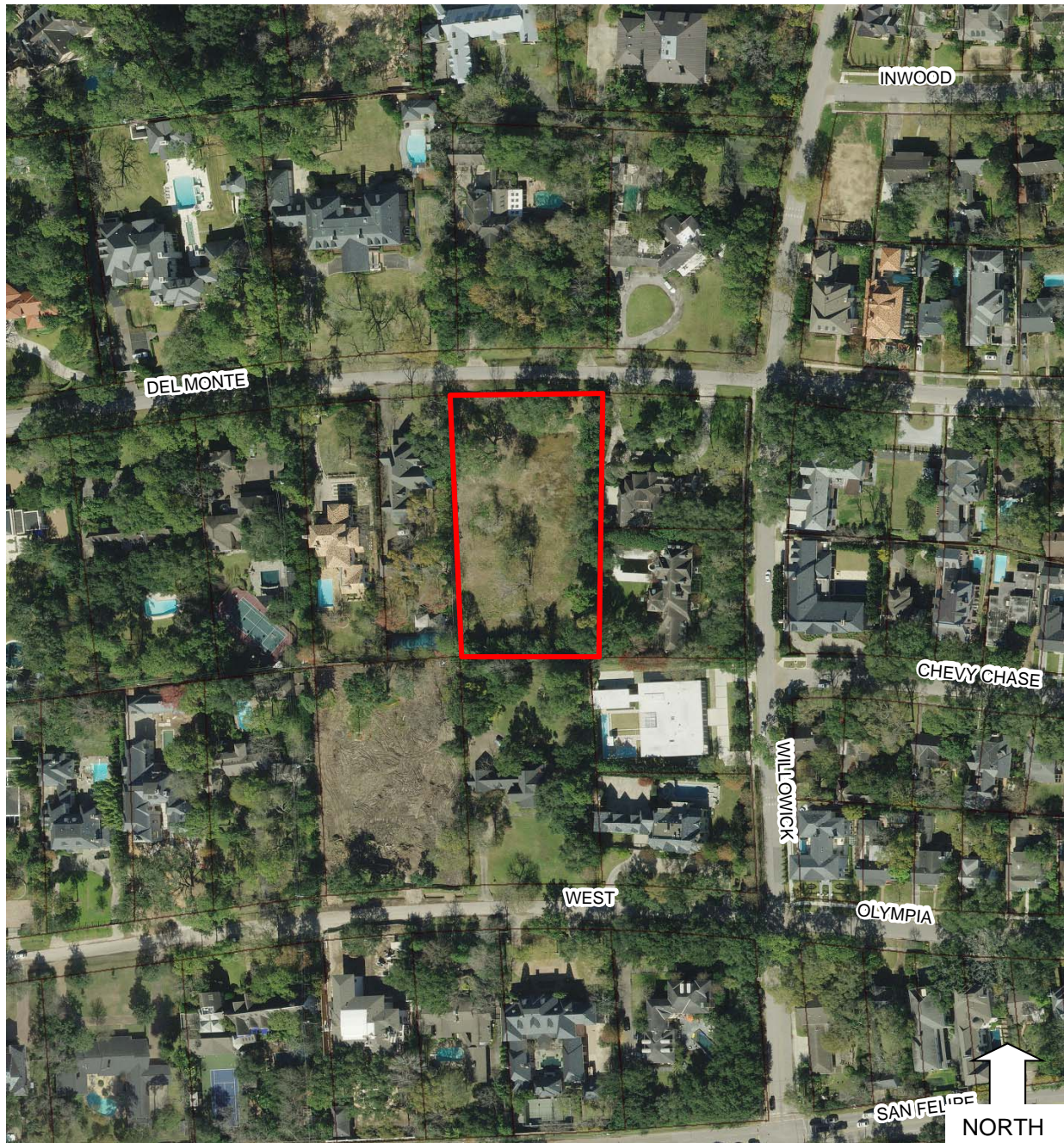
Planning and Development Department

Meeting Date: 12/01/2016

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**Subdivision Name:** Tall Timbers Section of River Oaks partial replat no 6

**Applicant:** Vernon G. Henry & Associates, Inc.



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**C – Public Hearing**

**Aerial**

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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 83  
**Action Date:** 12/01/2016  
**Plat Name:** Chevron at Washington  
**Developer:** Morris and Associates  
**Applicant:** Gruller Surveying  
**App No/Type:** 2016-1720 C2

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

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.

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

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

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

Provide minimum 6-foot wide contiguous unobstructed sidewalks on Westcott and Washington up to I-10 intersection as shown on the site plan.

Provide minimum 3" caliper trees.

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

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 83  
**Action Date:** 12/01/2016  
**Plat Name:** Chevron at Washington  
**Developer:** Morris and Associates  
**Applicant:** Gruller Surveying  
**App No/Type:** 2016-1720 C2

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

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

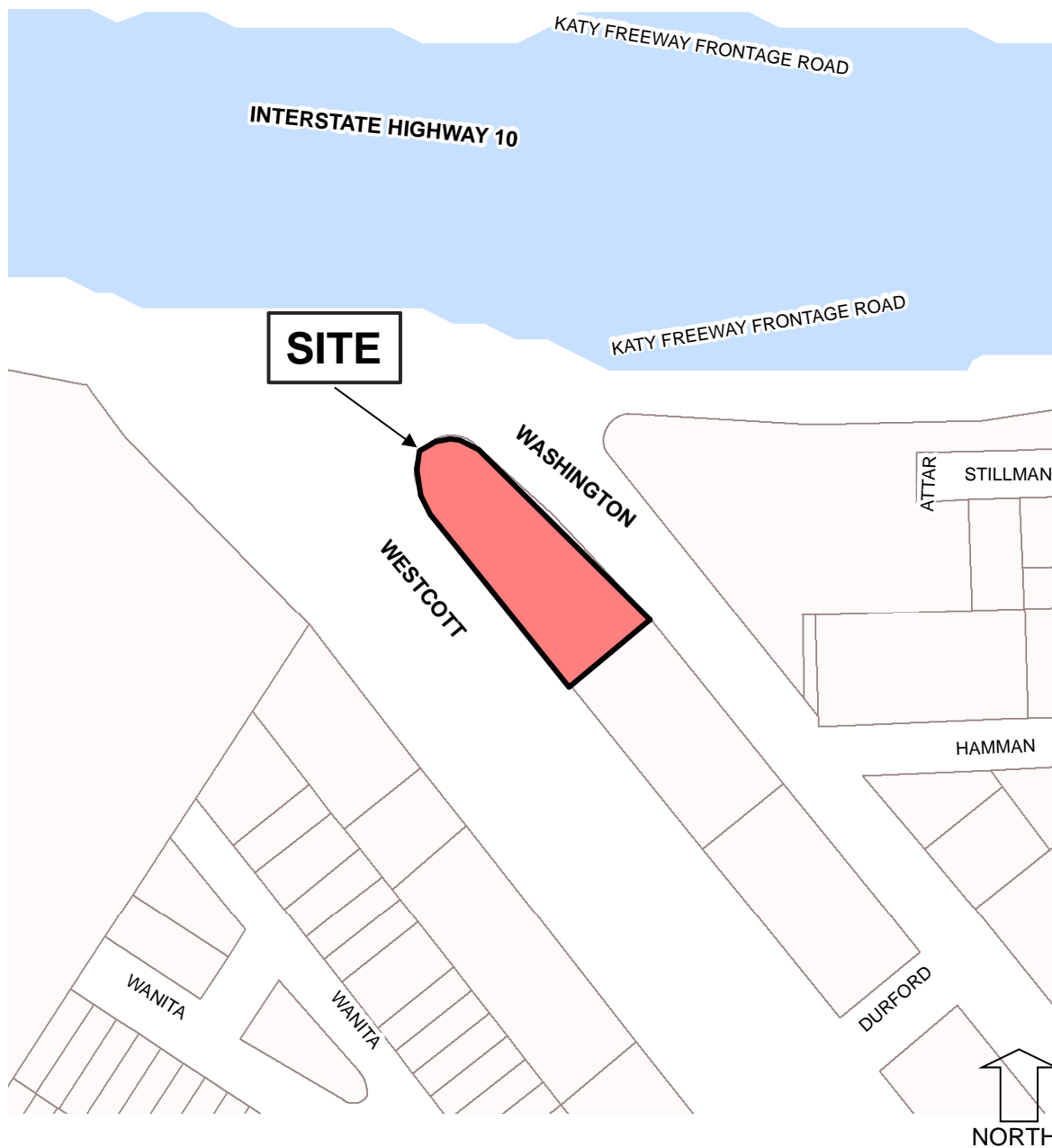
**ITEM: 83**

Planning and Development Department

Meeting Date: 12/01/2016

**Subdivision Name: Chevron at Washington (DEF1)**

**Applicant: Gruller Surveying**



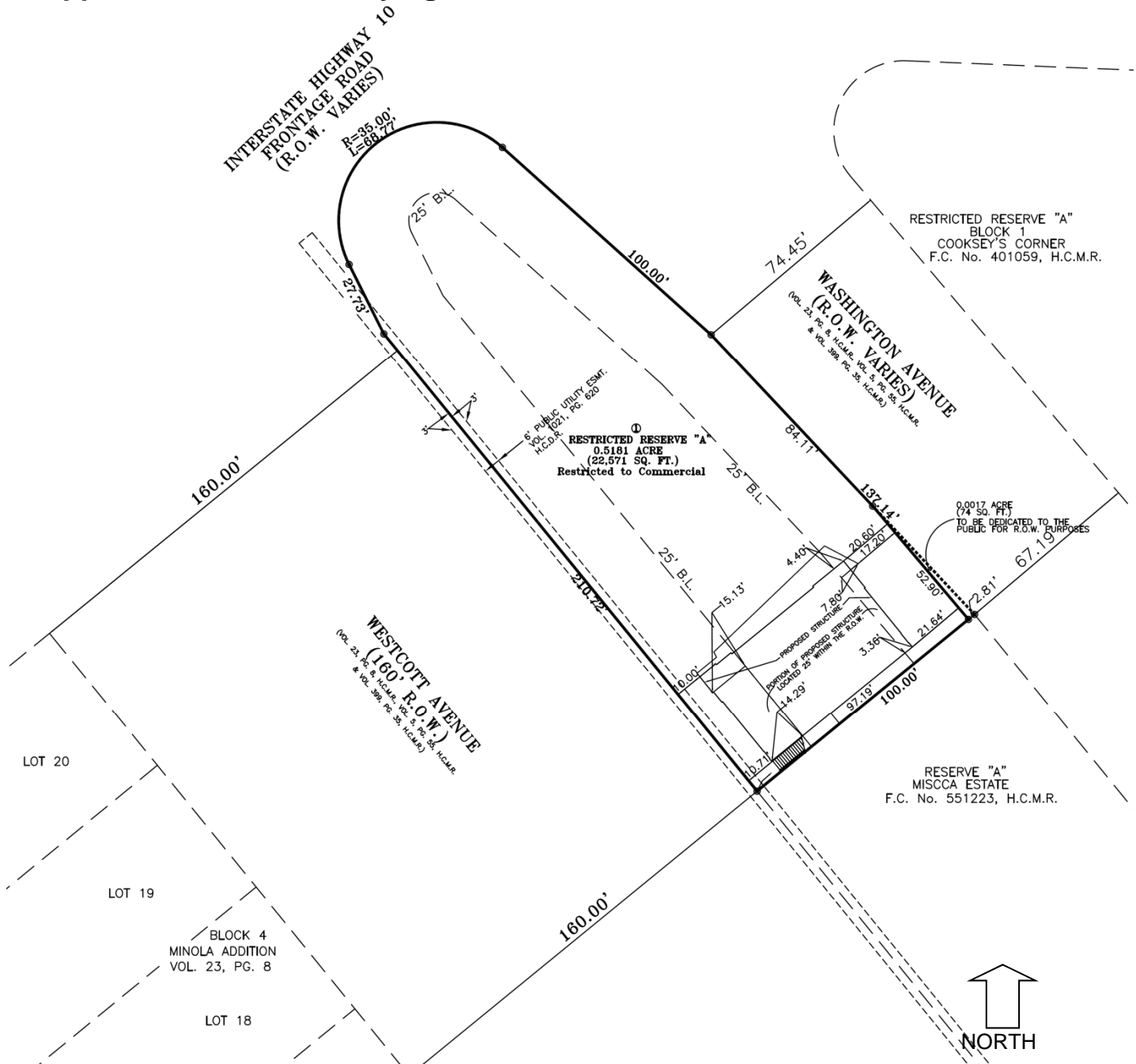
**D – Variances**

**Site Location**

## Planning and Development Department

**Meeting Date: 12/01/2016**

**Applicant: Gruller Surveying**



## Subdivision

# Houston Planning Commission

**ITEM: 83**

Planning and Development Department

Meeting Date: 12/01/2016

Subdivision Name: Chevron at Washington (DEF1)

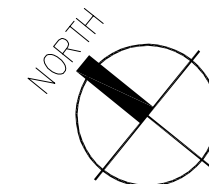
Applicant: Gruller Surveying

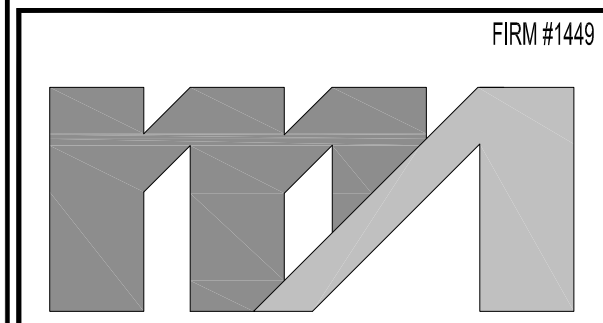


**D – Variances**

**Aerial**







**morris + associates**  
Build on Our Strengths

14139 HUFFMEISTER ROAD (281) 855-6433  
CYPRESS, TX 77429 (281) 858-4304 FAX

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DATE	REVISION NO. & DESCRIPTION
11/02/2016	1 - PD COMMENTS
11/08/2016	2 - PD COMMENTS
11/09/2016	3 - PD COMMENTS
11/15/2016	4 - PD COMMENTS
11/22/2016	5 - PD COMMENTS



**DZ HOLDINGS, INC.**

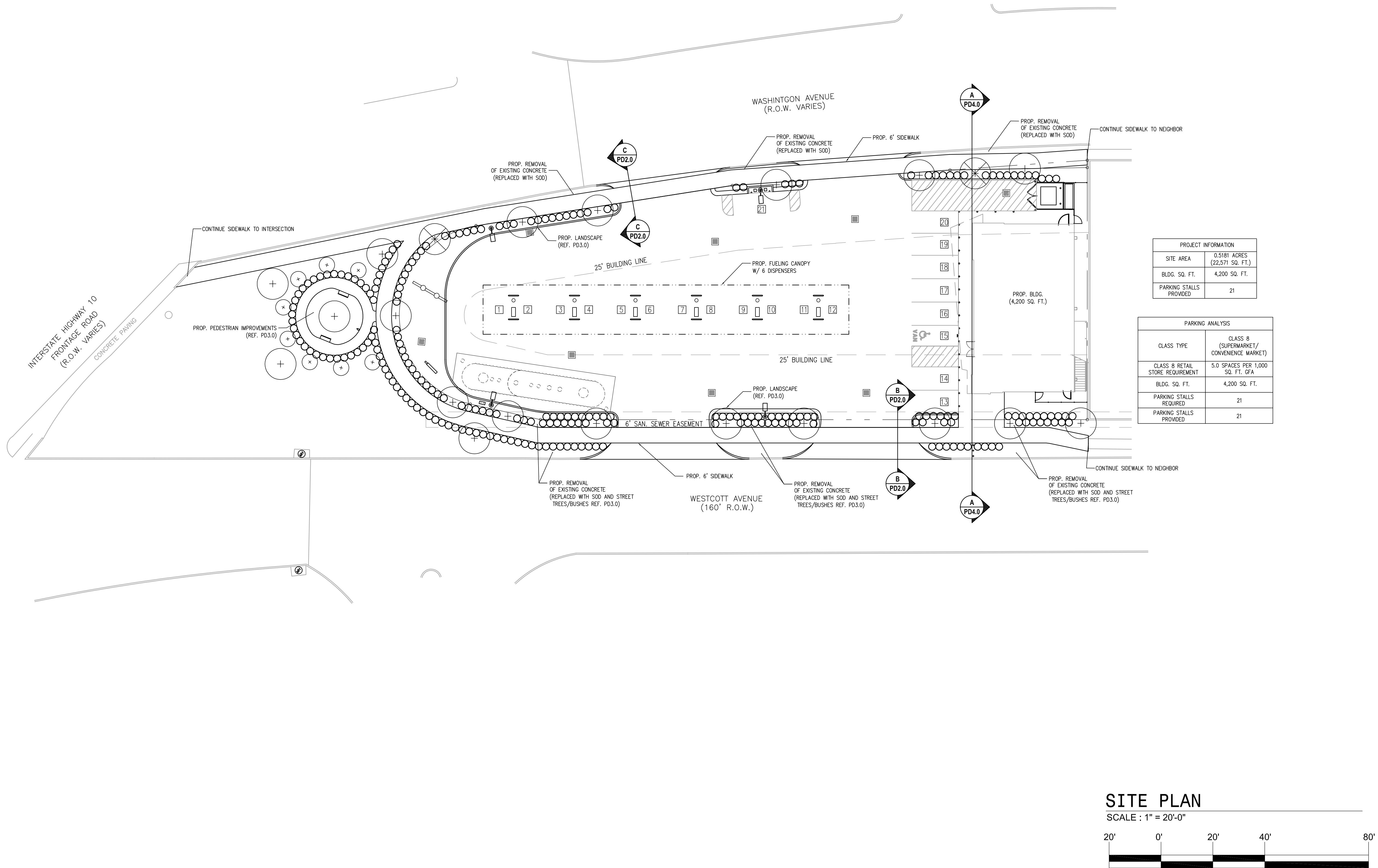
DRAWN BY:	DATE:
MM	11/22/2016
CHECKED BY:	
MM	11/22/2016

PROJECT:

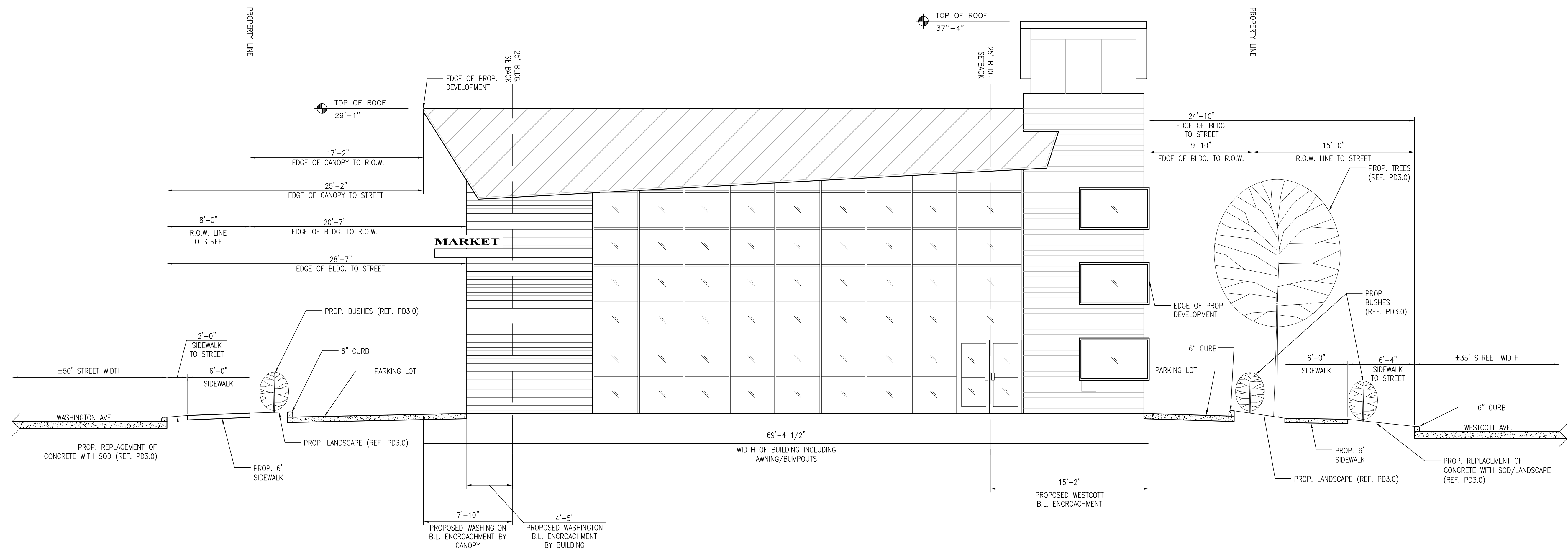
**NEW  
CONVENIENCE  
STORE**

6633 WASHINGTON AVENUE  
HOUSTON, TX 77007

DRAWING TITLE:		
EXHIBIT A		
DATE:	SCALE:	SHEET:
11/22/2016	AS SHOWN	PD1.0
DRAWING/PROJECT NO:		OF
M+A 4113		











**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 applicant is seeking a variance to allow the proposed convenience store (1) to encroach upon the 25' building line along Westcott Avenue by 15'-2" and (2) to encroach upon the 25' building line along Washington Avenue by 7'-10".

(a) 3'-5" of the proposed 7'-10" encroachment is by a canopy 29'-1" above finished floor and only 4'-5" of the building will actually encroach at ground level.

**Chapter 42 Section: 152**

**Chapter 42 Reference:**

Sec. 42-152 Building line requirement along major thoroughfares. (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

**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;**

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 set-back 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 and (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:** 83

**PC Action Date:** 12/01/2016

**Plat Name:** Chevron at Washington

**Applicant:** Gruller Surveying

**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)**

Per Ordinance Section 142-152, the required front building line setback shall be 25' along Major Thoroughfares Westcott and Washington Avenues. The applicant is seeking a variance to allow the proposed convenience store (1) to encroach upon the 25' building line along Westcott Avenue by 15'-2" and (2) to encroach upon the 25' building line along Washington Avenue by 7'-10". (a) 3'-5" of the proposed 7'-10" encroachment is by a canopy 29'-1" above finished floor and only 4'-5" of the building will actually encroach at ground level. ;

**Basis of Recommendation:**

The site is located east of Westcott Avenue, west of Washington Avenue and south of Interstate Highway 10.

The applicant is requesting two variances to allow a convenience store:

- (1) To have a 9' 10" dual building line along Westcott Avenue and
- (2) To have a 17' 2" dual building line for the canopy and 20' 7" dual building line for the structure along Washington Avenue.

Staff is in support of the requests.

The site is bounded by two major thoroughfares, Westcott Avenue and Washington Avenue, and is subject to the 25' building line (B.L.) requirement.

Westcott Avenue is 160' wide and Washington Avenue varies from 67.19' to 70'. The ultimate right-of-way width for Washington Avenue is 70'. As required per the ordinance, the applicant is providing right-of-way dedication along a portion of Washington Avenue.

In 1996, Planning Commission previously granted a variance for the subject site to allow a 19' B.L. along Westcott Avenue. Planning Commission also granted similar reduced building line variances in adjacent properties. In 2003, a variance was granted for Miscca Estate to allow a 3' B.L. along Westcott and 0' B.L. along Washington Avenue. In 2011, a variance was granted for McDonalds Washington and Durford to allow an 8' B.L. for the canopy and 12' B.L. for the building along Westcott Avenue.

At this time, the applicant is proposing to create a larger convenience store that will encroach into the 25' B.L. With the proposed 9' 10" dual B.L. along Westcott Avenue, the distance from back of the curb to the building will be 24' 10". With the proposed 20' 7" dual B.L. along Washington Avenue, the distance from back of the curb to the building will be 28' 7". The canopy is about 29' above the ground and the proposed 17' 2" B.L. will not create visibility obstruction.

The applicant also proposes the following additional pedestrian improvements:

1. 6' wide contiguous unobstructed sidewalk along Westcott Avenue and Washington Avenue;
2. An additional 236 linear feet of 6' sidewalk along Washington Avenue which will connect to IH 10 intersection;
3. 3" caliper trees;
4. Additional crepe myrtles and shrubs,
5. A small park area with two benches and
6. 1 dog waste receptacle.

Overall, the site will continue to be used as a gas station with a convenience store. The requested dual building lines will be consistent with adjacent areas. The variance is valid for the life of the structure only. Any demolition or change in use,

the site must adhere to the required 25' B.L. or the variance must be re-addressed.

Therefore, staff's recommendation is to grant the requested variances and approve the plat subject to the CPC 101 form conditions.

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### **Statement of Facts**

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

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

The subject site is bounded by two major thoroughfares and is subject to the 25' building line requirements. The applicant proposes to provide a new larger convenience store which will encroach into the required 25' building line. Planning Commission pr

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

Planning Commission previously granted a 19' B.L. along Westcott Avenue for the subject site. Planning Commission also granted similar reduced building lines in adjacent areas. Therefore, the proposed dual building lines will be consistent with the block. The variance is valid for the life of the structure only.

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

With the proposed 9' 10" dual B.L. along Westcott Avenue, the distance from back of the curb to the building will be 42' 10". With the proposed 20' 7" dual B.L. along Washington Avenue, the distance from back of the curb to the building will be 28' 7". The canopy is about 29' above the ground and the proposed 17' 2" B.L. will not create visibility obstruction.

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

The granting of the variance will not be injurious to the public health, safety or welfare. The applicant proposes to improve the pedestrian realm by providing 6' wide contiguous unobstructed sidewalks along Westcott Avenue and Washington Avenue, an additional 236 linear feet of 6' sidewalk along Washington up to IH 10 intersection, 3" caliper trees, additional crepe myrtles and shrubs, a small park with two benches and one dog waste receptacle.

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

Economic hardship is not the sole justification of the variance. Existing physical conditions are the justifications for granting the variances.



**Agenda Item:** 84  
**Action Date:** 12/01/2016  
**Plat Name:** Houston Intercontinental Trade Center East GP  
**Developer:** HITC Partners, LLC, A Texas Limited Liability Company  
**Applicant:** EHRA  
**App No/Type:** 2016-1879 GP

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

Total Acreage:	111.2100	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	20	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77338	335W	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.

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)

Provide a 60' wide stub street to the south as shown on the marked file copy.

Regarding Louie Welch Drive and Roebuck Drive stub streets Sec. 42-134. Access will be denied from the property being platted. Notation(s) to that effect shall be shown on the face of the plat.

Additionally, Sec. 42-134 regarding the Louie Welch stub street. Provide the following note to the face of the plat:

"Construction of a wood, concrete or masonry opaque screening fence with a minimum height of six feet that extends the width of the right-of-way of the stub street (Louie Welch Drive) is required."

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

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

PWE Utility Analysis: A wastewater 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 AND NEED DRAINAGE PLAN  
 ALSO NEED B.L.

# Houston Planning Commission

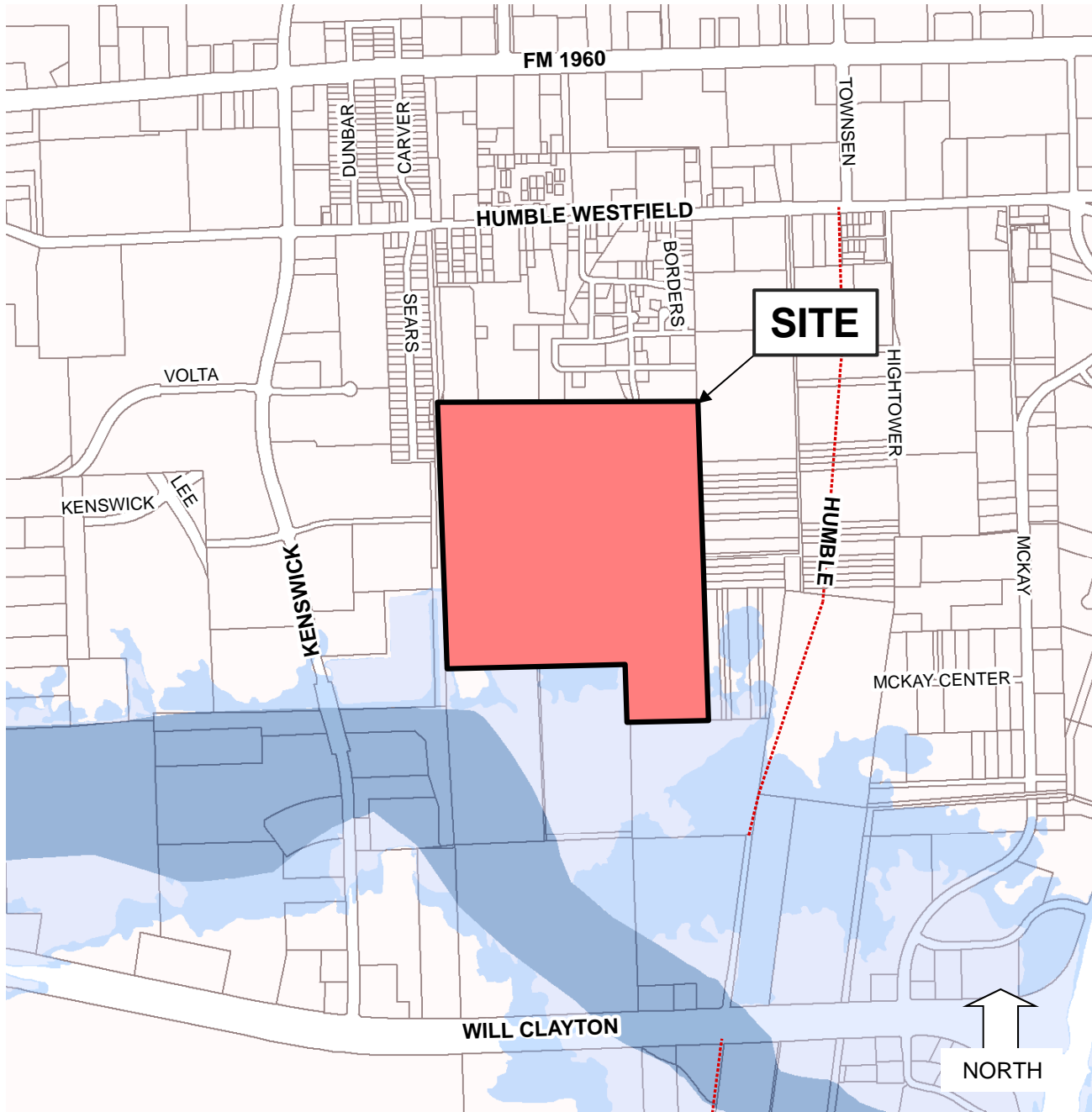
**ITEM: 84**

Planning and Development Department

Meeting Date: 12/01/2016

**Subdivision Name: Houston Intercontinental Trade Center East GP**

**Applicant: EHRA**



**D – Variances**

**Site Location**



# Houston Planning Commission

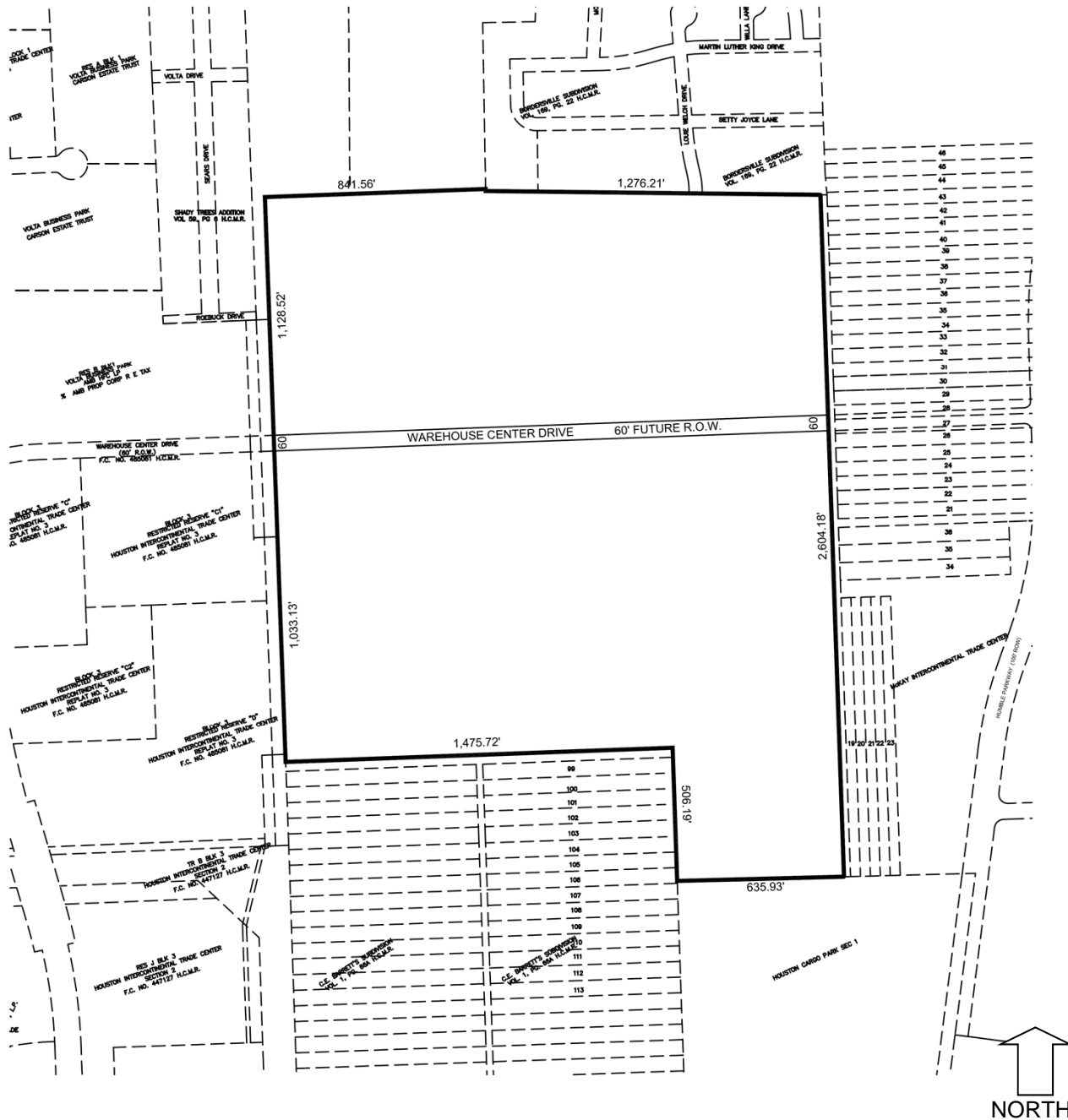
ITEM: 84

Planning and Development Department

Meeting Date: 12/01/2016

Subdivision Name: Houston Intercontinental Trade Center East GP

Applicant: EHRA



D – Variances

Subdivision

# Houston Planning Commission

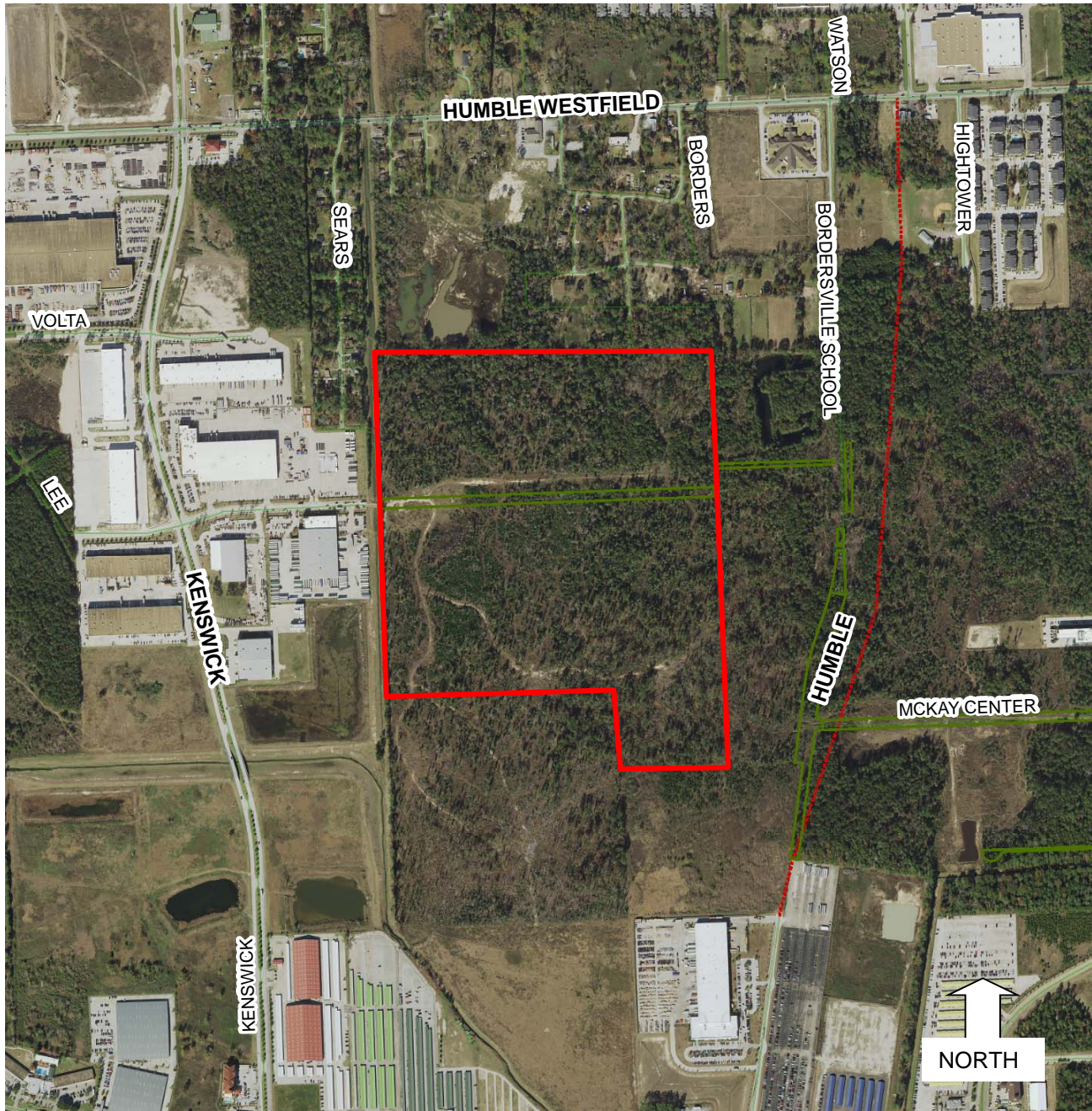
ITEM: 84

Planning and Development Department

Meeting Date: 12/01/2016

Subdivision Name: Houston Intercontinental Trade Center East GP

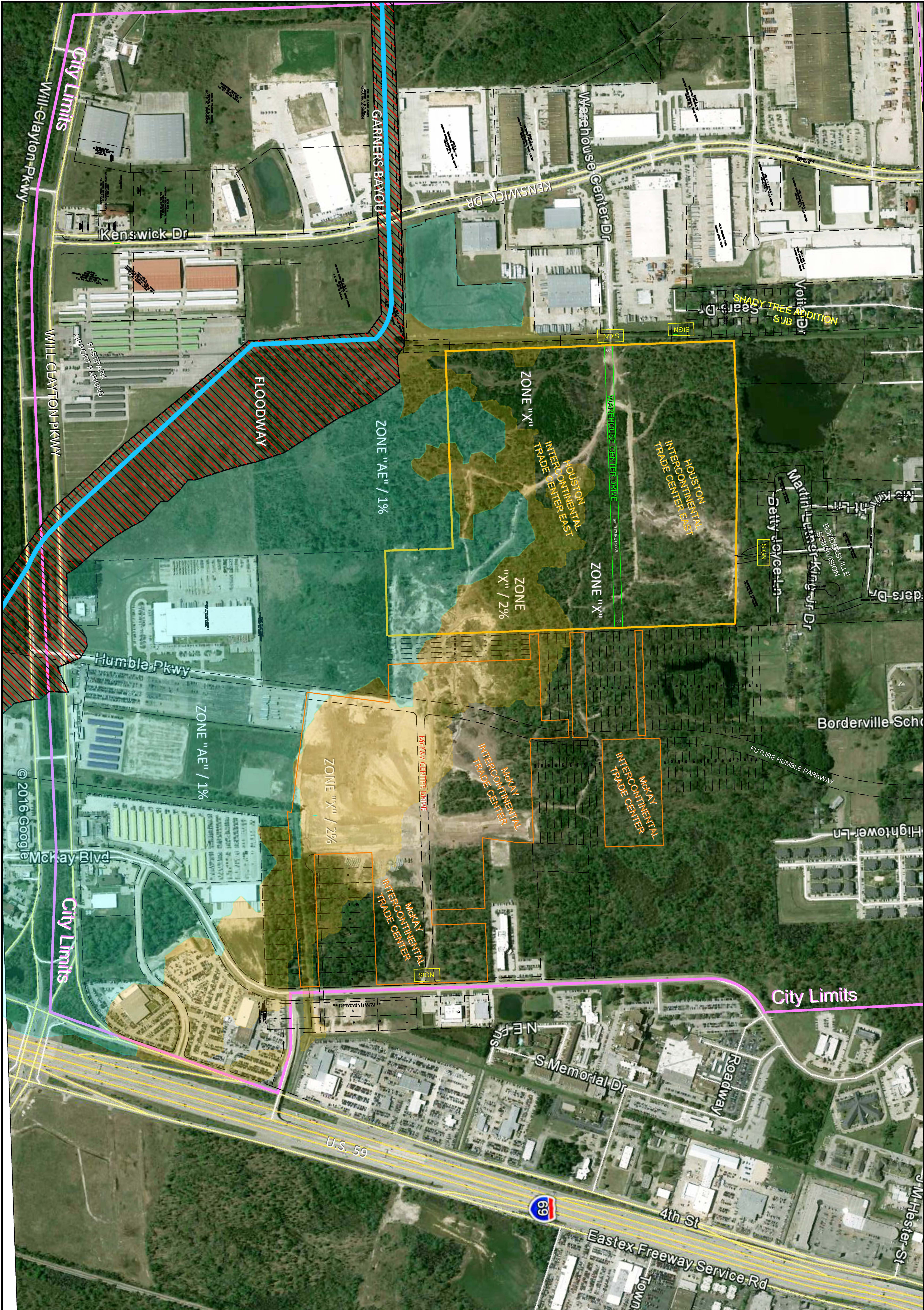
Applicant: EHRA



D – Variances

Aerial





# HITC East GP & McKay ITC GP Project Map

198 +/- Acre Community located in Harris County, Texas.





## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Request Information Form

**Application Number:** 2016-1879

**Plat Name:** Houston Intercontinental Trade Center East GP

**Applicant:** EHRA

**Date Submitted:** 10/31/2016

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

**Specific Variance is being sought and extent of variance:**

To extend or terminate with a cul-de-sac: (1) Louie Welch Drive and (2) Roebuck Drive; (3) to allow a 2,214' block length along Warehouse Center Drive and the southern plat boundary; and (4) to allow a 1,702' block length along the east property boundary.

**Chapter 42 Section:** 128

**Chapter 42 Reference:**

Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet.

### Statement of Facts

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

Houston Intercontinental Trade Center GP is a large assembly of small tracts that have been purchased over time by the developer. McKay Intercontinental Trade Center GP which is east of this tract was assembled by the same developer in much the same way. A new McKay Intercontinental Trade Center GP was submitted (2016-1978) and should likely be considered with this application as it addresses connectivity in the area as well. Access to Houston Intercontinental Trade Center East GP (hereafter referred to as HITC East GP) will be from an extension of Warehouse Center Drive which currently exists from its intersection at Kenswick Drive to the western boundary of HITC East GP. Warehouse Center Drive will be extended as a 60' R.O.W. The owner of HITC East GP also acquired multiple tracts in the area and submitted McKay Intercontinental Trade Center GP previously. As additional tracts are acquired, it is the intent of the developer to complete the extension of Warehouse Center Drive to future Humble Parkway. McKay Center Drive within McKay Intercontinental Trade Center also intersects with future Humble Parkway but cannot extend further west due to Garners Bayou floodway. However, the combination of Warehouse Center Drive and McKay Center Drive could provide east/west connectivity between Kenswick Drive and McKay Boulevard. Variance 1 and Variance 2: Louie Welch Drive is an existing public street in the Bordersville Subdivision north of the tract, which is a large-lot single-family residential subdivision and is thus incompatible with the distribution/warehouse uses anticipated for HITC East GP. Similarly, Roebuck Drive is an existing residential stub street in the Shady Trees Addition subdivision and is separated from HITC East GP by an existing 50' drainage ditch. It is impractical to extend a bridge over the ditch to connect incompatible land uses. Both of these streets function adequately for these neighborhoods and local circulation has been in the current configuration for decades. Thus, we request not to extend nor terminate with a cul-de-sac both Louie Welch Drive and Roebuck Drive. Variance 3: A 2,214' block length is requested along Warehouse Center Drive, which is the total length of the street within the HITC East GP. Since the land use for this tract is anticipated as distribution and warehouse uses, large reserves taking direct access from Warehouse Center Drive will be created during future platting. Additional north/south streets are not necessary for this land use and would be incompatible with the single-family land use to the north. Also, there is significant floodway of Garners Bayou to the south of the tract and an existing rental car facility preventing any connectivity to Will Clayton Parkway. Variance 4: a 1,702' block length is requested along the east property boundary south of future Warehouse Center Drive. Once the developer extends existing Warehouse Center Drive across the drainage channel located along the west property line, the street will project across the tract and intersect with the eastern property line. From the south ROW of Warehouse Center Drive to the southernmost corner of the tract, a 1,702' block length will result because we are requesting a variance not to extend McKay Crossing Drive in the McKay Intercontinental Trade Center GP. Streets are impractical in this part of the HITC East GP due to the location of Garners Bayou and associated floodway. McKay Center Drive is approximately 1,400' south of Warehouse Center Drive along future Humble Parkway. Since McKay Center Drive cannot extend further west, it is impractical to require an additional east/west street south of Warehouse Center Drive.

**(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;**

Existing rental car facilities and Garners Bayou to the south as well as the Bordersville Subdivision to the north and Shady Trees Addition to the west predate the establishment of the HITC East GP. The fragmented ownership in this area has made tract acquisition extremely difficult, thus street connectivity has been a problem as well. The developer of McKay Intercontinental Trade Center GP and HITC East GP has been able to assemble many individual tracts into larger pieces and is still working to do so. Due to the proximity to George Bush Intercontinental Airport, the highest and best land use is for warehouse and distribution facilities which are not impacted by the airport noise tiers established in this area. Thus, fewer collector level streets are an appropriate response to future land use, available land and existing surrounding conditions.

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

East/west public street connectivity will be adequately provided by Warehouse Center Drive, future Humble Parkway, and McKay Center Drive. Existing residential development to the north and west will benefit from not connecting to this GP because of the incompatible use (truck traffic should not be encouraged on the 20' wide paving within Bordersville or Shady Trees Addition subdivisions).

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

Local vehicular circulation will not be negatively affected by not providing additional north/south connectivity between Kenswick Drive (a major collector) and future Humble Parkway (a major thoroughfare), nor by not connecting to existing residential streets because the warehouse/distribution land use envisioned for this tract is most appropriate on thoroughfares and collectors. Thus public health, safety and welfare is not affected by granting this variance request.

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

Justification for this variance request is the fact that existing and proposed public streets will meet future development needs and existing floodway and development both to the north and the south of the subject tract do not allow for additional north/south street connections.



**Application No:** 2016-1879

**Agenda Item:** 84

**PC Action Date:** 12/01/2016

**Plat Name:** Houston Intercontinental Trade Center East GP

**Applicant:** EHRA

**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 extend or terminate with a cul-de-sac: (1) Louie Welch Drive and (2) Roebuck Drive; (3) to allow a 2,214' block length along Warehouse Center Drive and the southern plat boundary; and (4) to allow a 1,702' block length along the east property boundary.;

**Basis of Recommendation:**

The site is located south of Humble Westfield Road, east of Kenswick Drive and north of Will Clayton Parkway.

The applicant is requesting three variances:

1. To not extend or terminate (1) Louie Welch Drive and (2) Roebuck Drive with a cul-de-sac,
2. To allow an excessive intersection spacing along the southern GP boundary by not providing any north-south public street and
3. To exceed intersection spacing along the eastern GP boundary by not providing an east-west public street south of Warehouse Center Drive.

Staff is in support of all variances except Variance No. 2. Staff is not in support of exceeding the intersection spacing along the GP southern boundary and requires at least one stub street to the south.

Staff also reviewed McKay Intercontinental Trade Center GP (App No. 2016-1978) with Houston Intercontinental Trade Center East GP as both GPs are under one ownership and address the same east-west street connection. The applicant requested a variance for McKay Intercontinental Trade Center GP to not extend McKay Center Drive west of future Humble Parkway.

**VARIANCE No. 1:**

Louie Welch Drive (recorded with Bordersville subdivision) located north of the GP and Roebuck Drive (recorded with Shady Trees Addition) located northwest of the GP are both existing public streets that serves primarily residential developments. The proposed general plans will be used mainly for commercial purposes. Residential and commercial uses are incompatible uses; therefore, it would be impractical to extend these stub streets into the GPs as it would mix residential with commercial traffic.

**VARIANCE No. 2:**

The distance between Kenswick Road and future Humble Parkway along Warehouse Center Drive is approximately 4,460'. Per the ordinance, two north-south public streets are required along Warehouse Center Drive. Staff is requiring one stub street along the southern GP boundary, which is consistent with previous Planning Commission's action. Due to the location of Garners Bayou floodway and 100-year floodplain to the south, extending the north-south public street further south and connect to Will Clayton Pkwy may not be practical. However, this north-south public street can still be extended and connect to future Humble Pkwy to the east. In addition to the Warehouse Center Drive east-west street connection, this north-south street will provide an alternative route for commercial vehicles to access future Humble Pkwy and it will also provide access to the landlocked tract (currently owned by COH) located south of the GP.

**VARIANCE No. 3 (with variance requested in McKay Intercontinental Trade Center GP):**

Variance No. 3 and variance requested in McKay Intercontinental Trade Center GP were evaluated together as both variances address the east-west street connection. The distance between Humble Westfield Road and Will Clayton Pkwy along future Humble Pkwy is approximately 6,612'. Per the ordinance, at least two east-west public streets are required along future Humble Pkwy. Extending McKay Center Drive would be impractical at this location as it would

bisect multiple narrow tracts owned by different individuals and it will not significantly improve traffic circulation in the overall area. The GP will provide adequate traffic circulation with the overall street pattern. Two east-west street connections will be provided by the proposed Warehouse Center Drive and by the required north-south street connection from Houston Intercontinental Trade Center East GP to future Humble Pkwy.

Overall, the general plans will be used mainly for commercial purposes and the overall street pattern will be adequate for future traffic circulation.

Staff's recommendation is to grant:

1. The variance to not extend or terminate Louie Welch Drive and Roebuck Drive with a cul-de-sac,
  2. To allow a greater intersection spacing and require one north-south public street along Houston Intercontinental Trade Center East GP southern boundary and
  3. To exceed intersection spacing along the eastern GP boundary of Houston Intercontinental Trade Center East GP by not extending McKay Drive west of future Humble Pkwy.
- 

## **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 require to extend Louie Welch Drive and Roebuck Drive into the GP, which would allow commercial traffic into residential subdivisions. The general plan is required to provide two north-south public streets. Since the general plan will be used mainly for commercial purposes, one north-south public street will be sufficient to provide an alternative route to another major thoroughfare and to provide access to a landlocked tract. Extending McKay Center Drive west of Humble Parkway will be impractical at the required location as it would bisect multiple narrow tracts owned by different individuals. The overall GP street pattern will be adequate to address future traffic circulation. McKay Center Drive west of future Humble Parkway would be impractical at this location as it would bisect multiple narrow tracts owned by different individuals and it will not significantly improve traffic circulation in the overall area.

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

The circumstances supporting the granting of the variance are the existing conditions.

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

The overall GP street pattern will be adequate for future traffic circulation and will avoid residential and commercial traffic distribution.

**(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 existing residential subdivision to the north have access to a major thoroughfare. GP street pattern will be adequate for future traffic circulation.

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

The existing conditions are the primary justification for granting of the variances.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 85  
**Action Date:** 12/01/2016  
**Plat Name:** Jackson Street Grove  
**Developer:** Loftech Homes, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2016-1953 C2R

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

Total Acreage:	0.1103	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	77004	493X	City

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

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

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

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

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

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

Provide a 6' unobstructed sidewalk along Crawford Street and a 5' unobstructed sidewalk along Jackson Street.

Provide 3" caliper street trees along Crawford Street and Jackson Street pursuant to Chapter 33 spaces and species requirements.

Provide a maximum 8' high wrought iron/ semi opaque fence along Crawford Street.

Provide access gate and front door for both units along Crawford Street.

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

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 85  
**Action Date:** 12/01/2016  
**Plat Name:** Jackson Street Grove  
**Developer:** Loftech Homes, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2016-1953 C2R

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

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PWE Utility Analysis: A wastewater capacity reservation letter is required for this project. 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 MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

Metro: Provide sidewalks along Crawford and Jackson METRO bus stop within 200 feet.

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

# Houston Planning Commission

**ITEM: 85**

Planning and Development Department

Meeting Date: 12/01/2016

**Subdivision Name: Jackson Street Grove**

**Applicant: Total Surveyors, Inc.**



**D – Variances**

**Site Location**

# Houston Planning Commission

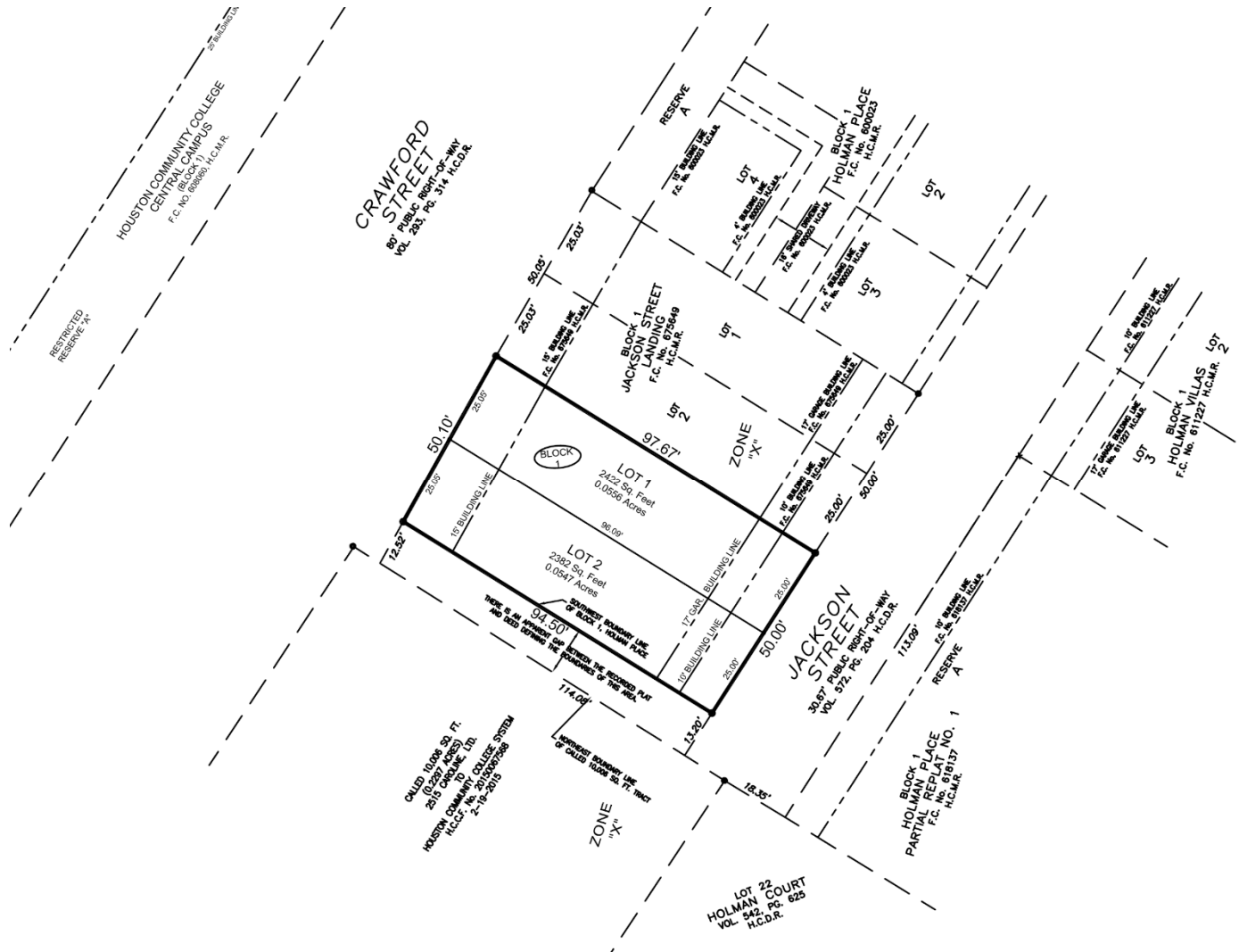
ITEM: 85

Planning and Development Department

Meeting Date: 12/01/2016

Subdivision Name: Jackson Street Grove

Applicant: Total Surveyors, Inc.



D – Variances

Subdivision

# Houston Planning Commission

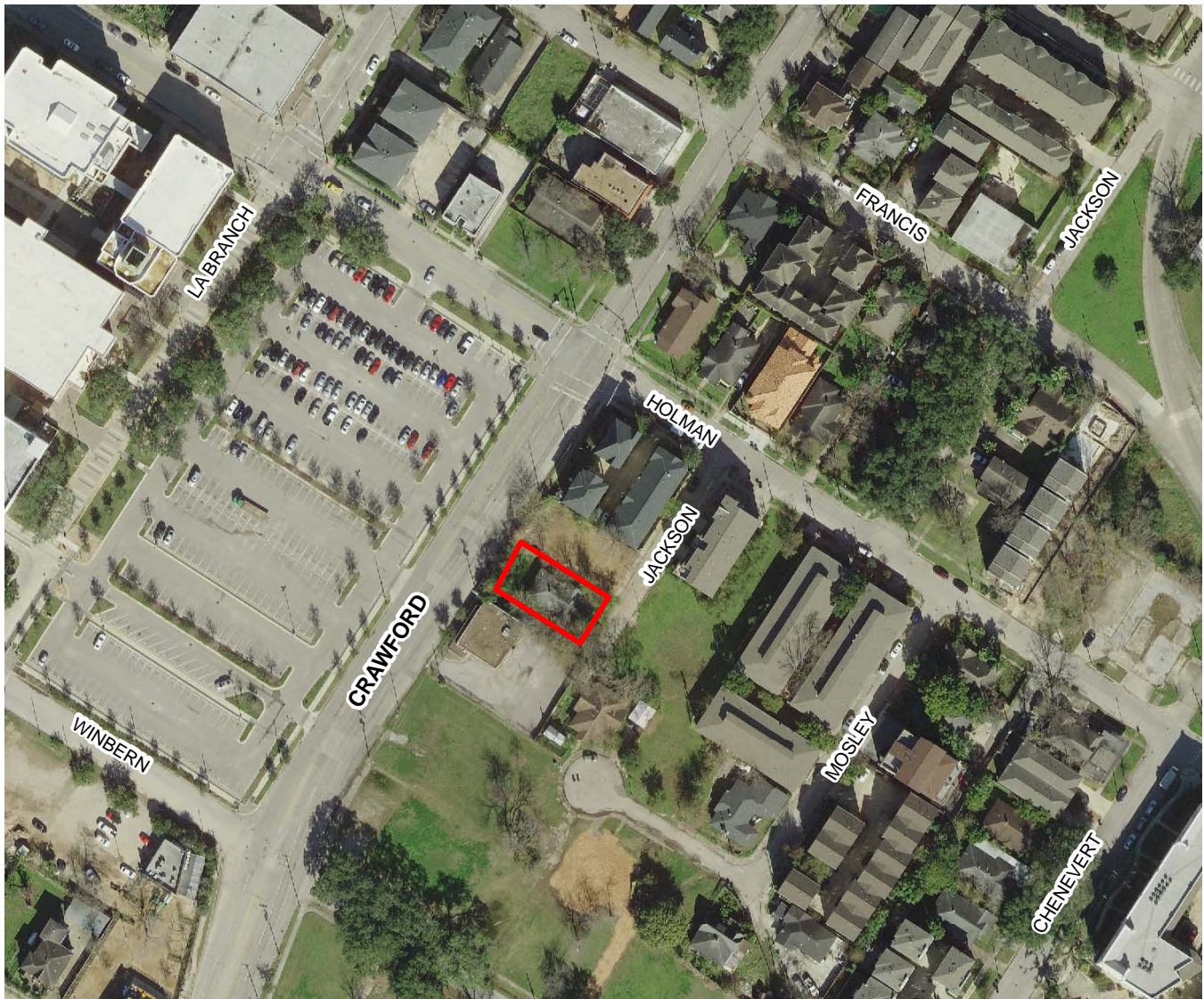
**ITEM: 85**

Planning and Development Department

Meeting Date: 12/01/2016

Subdivision Name: Jackson Street Grove

Applicant: Total Surveyors, Inc.



**D – Variances**

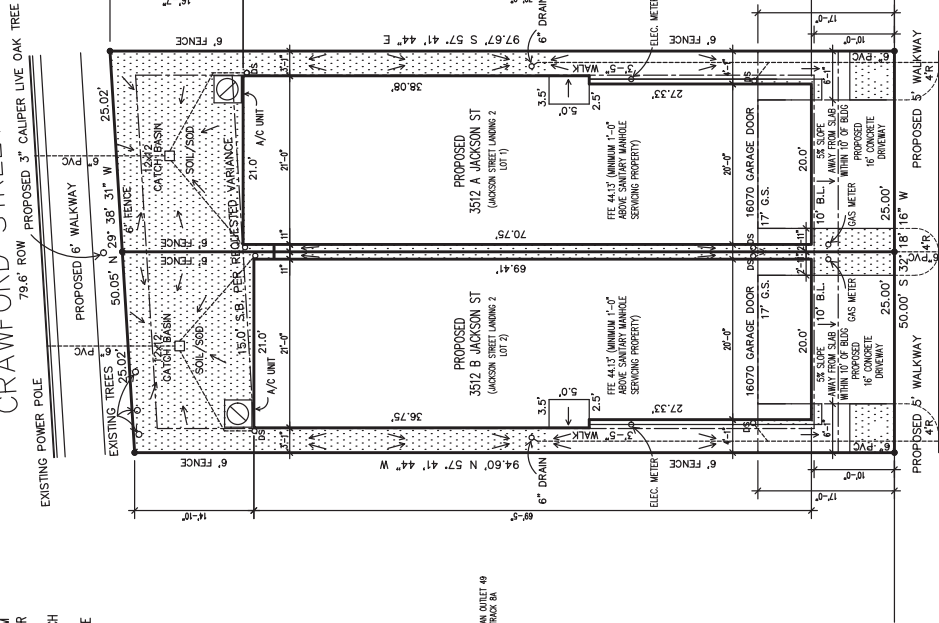
**Aerial**



NOTES

- 1. 5' PUBLIC SIDEWALK AS PER SUBDIVISION
- 2. FINISHED FLOOR ELEVATION TO BE MINIMUM OF 1'-0" ABOVE NEAREST MANHOLE COVER
- 3. SERVING PROPERTY RISE PIPE FROM CATCH BASIN TO BE SCHEDULE 40 PVC
- 4. FIRST 10'-0" IN FRONT OF SLAB TO SLOPE AWAY FROM SLAB AT 3%

CRAWFORD STREET



SANITATION M.H. WITH 100' OF PROPERTY ELEV 43.1'

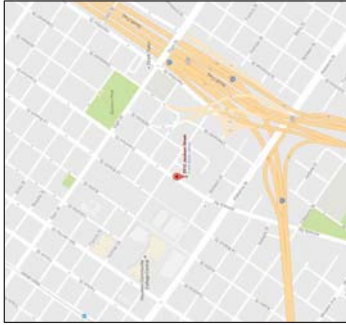
JACKSON STREET

30.67' ROW

CURRENT LEGAL DESCRIPTION:  
LOT 1, BLOCK 1 OF "HOLMAN PLACE"  
BEING REPLAIED TO:  
LOTS 1 & 2 OF "JACKSON STREET LANDING 2"

SITE & DRAINAGE PLAN

VICINITY MAP



IMPERVIOUS COVER CALCULATIONS

IMPERVIOUS AREA	SQUARE FEET
Existing house	---
Detached garage/carport	---
Accessory structures	---
Driveway/sidewalk	220
Swimming pool and deck	---
New addition/structure	1291
Others	---
A. Total area of impervious cover	1511
LOT AREA	
B. Area of lot	2500
C. Percentage impervious area (A/B)x100	60.44%

If > 75%, detention volume rate of 0.20 cubic feet per square feet of impervious cover is required.

Houston PW&E

PLUMBING FIXTURE UNIT CALCULATIONS

FIXTURE GROUP OR TYPE	VALUE	QTY	TOTAL
FULL BATH GROUP W/ TUB OR SHOWER STALL	3.6	2	7.2
HALF BATH GROUP	2.6	1	2.6
KITCHEN GROUP W/ SINK AND DISHWASHER	2.5	1	2.5
LAUNDRY GROUP W/ WASHER AND SINK	2.5	0	0.0
BATH TUB	1.4	0	0.0
WASHING MACHINE	1.4	0	0.0
DISHWASHER	1.4	0	0.0
HOSE BIBB / LANDSCAPE SPRINKLER	2.5	2	5.0
KITCHEN SINK	1.4	0	0.0
LAVATORY	0.7	0	0.0
LAUNDRY TUB	1.4	0	0.0
SHOWER STALL	1.4	0	0.0
WATER CLOSET (TANK TYPE)	2.2	0	0.0
TOTAL W.S.F.U.			18.7
WATER METER SIZE			1"
WATER LINE SIZE			1"

IRC 2006 TABLE P2903.6

LOFTECH  
HOMES, L.L.C.

2401 MAIN ST  
HOUSTON TX 77002  
PH: 713.343.6150  
contact@loftechhomes.com

REVISION

10/9/15

Y1.6

FINALIZED SET

THIS SET OF PLANS IS THE COPYRIGHT PROPERTY OF LOFTECH HOMES, L.L.C. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN CONSENT OF LOFTECH HOMES, L.L.C. THE CONTENTS MAY NOT BE USED FOR ANY OTHER PROJECT, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF LOFTECH HOMES, L.L.C. THESE PLANS ARE TO BE USED ONLY FOR THE PURPOSES OF THE PROJECT AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. LOFTECH HOMES, L.L.C. OFFICES FOR PERMANENT STORAGE.

LOFTECH HOMES, L.L.C. (2015)

FOR  
LOFTECH HOMES, L.L.C.  
PROJECT  
JACKSON STREET LANDING 2  
PROJECT ADDRESS  
3512 JACKSON ST  
HOUSTON TX 77004

DRAWN BY R.G.

DATE 08/01/15

SITE PLAN &  
DRAINAGE

11x17 SCALE 1/16"=10"  
22x34 SCALE 1/8"=10"

PAGE

C1.1





**Application Number:** 2016-1953

**Plat Name:** Jackson Street Grove

**Applicant:** Total Surveyors, Inc.

**Date Submitted:** 11/14/2016

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

**Specific Variance is being sought and extent of variance:**

To allow a 15 foot building line, along a major throughfare, for the subject property.

**Chapter 42 Section:** 42-152

**Chapter 42 Reference:**

Building Line Requirements along a Major Thoroughfare— a building line requirement of 25 feet.

### **Statement of Facts**

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

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

This tract of land is located near the intersection of Holman Avenue and Crawford Street, across the street from the Houston Community College Central Campus. Crawford Street is an existing 80' wide right-of-way, designated as a Major Thoroughfare. In 1924, the Holman Place subdivision was created and a 30' 8" wide street known as Jackson Street was established. The subject tract of land sits between the two rights-of-way, with Crawford Street on the west side and Jackson Street on the east. The fact that this tract of land is bounded by two public rights-of-way does create hardship from the point that a building line is imposed from each street. The property was originally occupied by a single family residence that took all access from Jackson Street, just as this development will. The proposed homes would sit a minimum of 27.1' feet from the existing back of curb line of the travel lanes of Crawford Street. Both homes will take vehicular access from Jackson Street. With the required 25' building line the new homes would be set back a minimum of 37.1' feet from the existing curb line and that is extremely inconsistent with the development pattern that the City of Houston has promoted along Crawford Street. There is an existing development located on the north side of this project that was granted a variance to allow a 15' building line along Crawford. The homes within that development are built on the 15' building line. The proposed homes in this development will also be built a minimum of 15' from the right-of-way of Crawford Street. The proposed subdivision is located in middle of an area that is quickly transitioning to high density residential developments. By allowing a 15' building line, it would keep this proposed site consistent with the development pattern currently established along Crawford Street. This is the last undeveloped lot along the west side of Jackson Street that has right-of-way frontage on each side. All of the other developed lots have received a variance to allow a 15' building line. All of the residences will take vehicular access from Jackson Street, as well as have the front doors face Jackson Street. To promote a pedestrian friendly environment the developer intends to install 6' sidewalks, lush landscaping, larger caliper trees and iron fencing surrounding the project.

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

The pattern of development was established several years prior to this developer owning the site. This variance request is based on the development pattern surrounding this site and the desire to be consistent with the nearby developments. All of the other developments along the west Side of Jackson Street have previously received a variance to allow a 15' building line along Crawford.

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

The intent and purposes of Chapter 42 include the establishment of building setbacks appropriate to an area and situation, recognizing the differences in design framework of various areas, encouraging the efficiency of land development patterns. The 15' building line proposed for this property is consistent with all of these purposes.



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

The variance will not be injurious to public health, safety or welfare. The vehicular access to the proposed homes will be from Jackson Street. This will promote safe pedestrian use of the sidewalks along Crawford Street, by not creating any driveway crossings.

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

The justification of this variance is to obtain approval through the planning commission of a desirable residential project consistent with the character and circumstances of its surroundings. The existing conditions, previous surrounding variances and structures surrounding the property are the justification of this variance.



**Application Number:** 2016-1953

**Plat Name:** Jackson Street Grove

**Applicant:** Total Surveyors, Inc.

**Date Submitted:** 11/14/2016

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

**Specific Variance is being sought and extent of variance:**

To not require right-of-way dedication for Jackson Street.

**Chapter 42 Section:** 42-122

**Chapter 42 Reference:**

Right-of-way widths – Local Streets – 50' if adjacent to exclusively single family residential lots.

### Statement of Facts

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

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

This tract of land is located near the intersection of Holman Avenue and Crawford Street, across Crawford Street from the Houston Community College Central Campus. In 1924, the Holman Place subdivision was created and a 30' 8" wide street known as Jackson Street was established. The subject tract of land sits between the two rights-of-way, with Crawford Street on the west side and Jackson Street on the east. The fact that this tract of land is bounded by two public rights-of-way does create hardship from the point that a building line is imposed from each street. The property is was originally occupied by a single family residence that took all access from Jackson Street, just as this development will. Jackson Street has an existing 22.3' wide asphalt street with concrete curb and gutter, coupled with a 4' wide concrete sidewalk along the west side of the road. The Jackson Street is currently a dead-end road that is only +/- 210 feet long. This site the last undeveloped lot along this stretch of Jackson Street. All of the prior developments have received a variance to not provide widening for Jackson Street. Three of the developments are single family residential, Holman Place Homes, Jackson Street Landing and Holman Villas, and one the developments is a restricted reserve, restricted to Multi-family, Holman Place Partial Replat No 1. By the previous actions, Jackson Street could not be widened to the required 50', and taking property for right-of-way would not serve any purpose.

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

The street pattern and widths surrounding this site was established several years prior to this developer owning the site. This variance request is based on the development pattern surrounding this site and the desire to be consistent with the nearby developments.

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

The intent and purposes of Chapter 42 include the establishment of a street pattern appropriate to an area and situation, recognizing the differences in design framework of various areas, encouraging the efficiency of land development patterns. By not requiring the property to be dedicated for the widening of Jackson Street, this development will remain consistent with surrounding properties and previously granted variances.

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

The variance will not be injurious to public health, safety or welfare. The street pattern and widths for Jackson Street were developed 90 years ago and have remained consistent throughout.

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

The justification of this variance is to obtain approval through the planning commission of a desirable residential project consistent with the character and circumstances of its surroundings. The existing conditions, previous variances and structures surrounding the property are the justification of the variance.



**Application No:** 2016-1953

**Agenda Item:** 85

**PC Action Date:** 12/01/2016

**Plat Name:** Jackson Street Grove

**Applicant:** Total Surveyors, Inc.

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

**Chapter 42 Sections:** 42-152; 42-122

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

To allow a 15 foot building line, along a major throughfare, for the subject property.;

To not require right-of-way dedication for Jackson Street.;

**Basis of Recommendation:**

The site is located east of Crawford Street, north of Alabama Street and south of Holman Street. The applicant requests two variances: 1. to not widen Jackson Street; 2. to allow a 15' instead of the required 25' building line along Major Thoroughfare Crawford Street. Staff supports both of the requested variances.

The applicant proposes to construct two single family residential houses on the site. The proposed houses will take vehicular access from Jackson Street. Jackson Street is a 200' dead end public street. It is a 30.67' wide curb and gutter street with a 22.7' wide paving section. The Planning Commission granted variances to allow the adjacent four subdivisions not widen Jackson Street in 2006, 2007 and 2015. Granting the requested variance to not widen Jackson Street would not contradict with a sound public policy.

Crawford Street is a Major Thoroughfare with 80' sufficient width. The distance between the curb and the property line is about 13'. The applicant has agreed to provide 6' unobstructed sidewalk, 3" caliper street trees and 8' iron fence improve the pedestrian environment along the major thoroughfare. Granting of the requested variance will make this development consistent with the development characteristics in this area.

Therefore, staff recommends granting the requested variances and approving the plat subject to CPC 101 Form conditions.

## Statement of Facts

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

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

Jackson Street is a 200' dead end public street. It is a 30.67' wide curb and gutter street with a 22.7' wide paving section. The Planning Commission granted variances to allow the adjacent four subdivisions not widen Jackson Street in 2006, 2007 and 2015. Granting the requested variance to not widen Jackson Street would not contradict with a sound public policy. Granting of the requested 15' building line variance will make this development consistent with the development characteristics in this area.

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

The main justification for granting the requested variance is based on the existing conditions and the adjacent development characteristics.

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

The intent and general purposes of this chapter will be preserved and maintained.

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

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

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

The main justification for granting the requested variance is based on the existing conditions and the adjacent development characteristics.





**Agenda Item:** 86  
**Action Date:** 12/01/2016  
**Plat Name:** Laurel Park North Sec 3  
**Developer:** HT Spring Stuebner Land, LP  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2016-1943 C3P

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

Total Acreage:	31.1700	Total Reserve Acreage:	2.8000
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:	
County	Zip	Key Map ©	City / ETJ
Harris	77379	290T	ETJ

***Conditions and Requirements for Approval***

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

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.

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

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

***For Your Information:***



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 86  
**Action Date:** 12/01/2016  
**Plat Name:** Laurel Park North Sec 3  
**Developer:** HT Spring Stuebner Land, LP  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2016-1943 C3P

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

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

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)  
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: 86**

Planning and Development Department

Meeting Date: 12/01/2016

Subdivision Name: Laurel Park North Sec 3

Applicant: Jones|Carter



**D – Variances**

**Site Location**

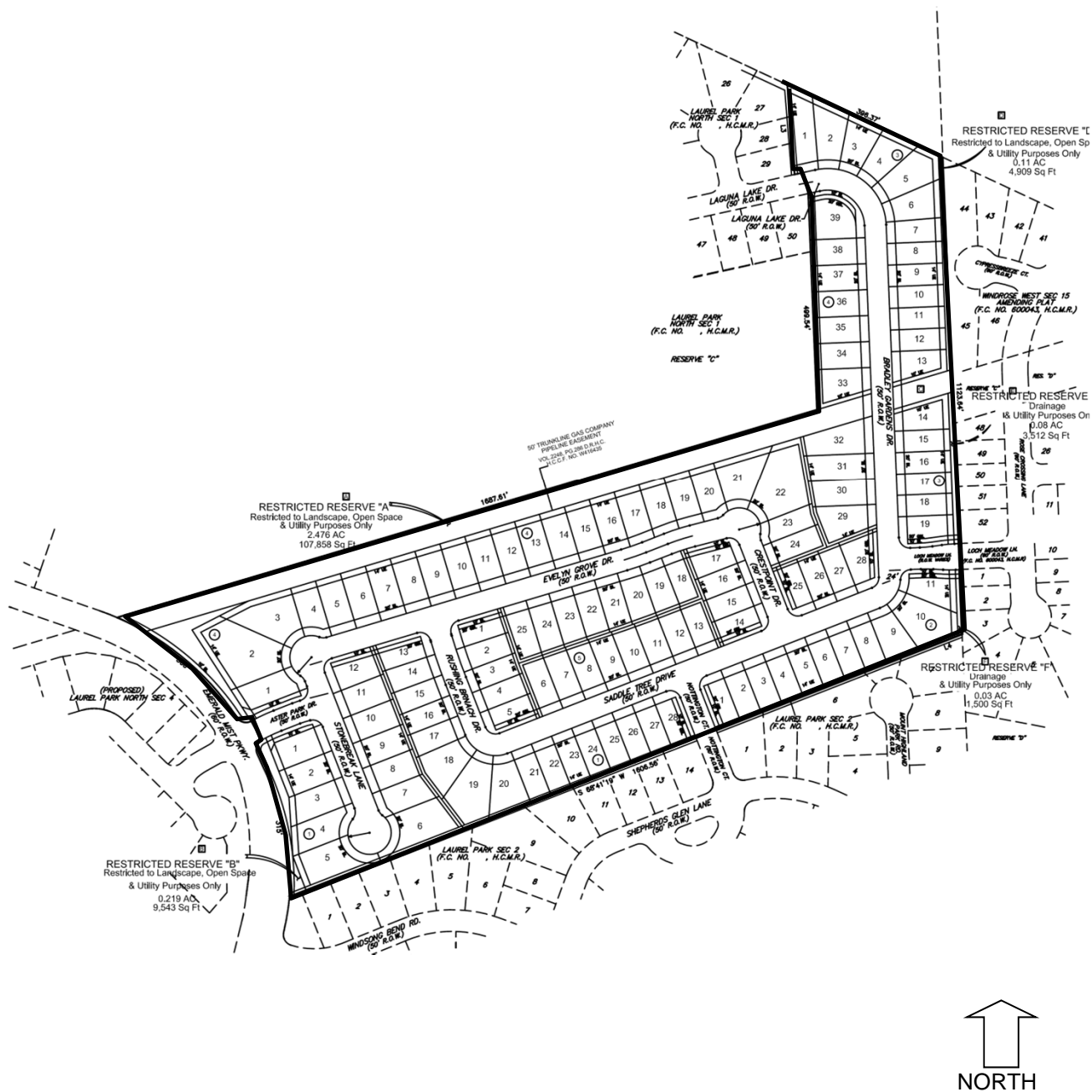
## Planning and Development Department

**ITEM: 86**

**Meeting Date: 12/01/2016**

**Subdivision Name: Laurel Park North Sec 3**

**Applicant: Jones|Carter**



## D – Variances

## Subdivision



# Houston Planning Commission

ITEM: 86

Planning and Development Department

Meeting Date: 12/01/2016

Subdivision Name: Laurel Park North Sec 3

Applicant: Jones|Carter



D – Variances

Aerial





## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Request Information Form

**Application Number:** 2016-1943

**Plat Name:** Laurel Park North Sec 3

**Applicant:** Jones|Carter - Woodlands Office

**Date Submitted:** 11/14/2016

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

**Specific Variance is being sought and extent of variance:**

To have less than 75' between two intersecting streets – Loch Meadow Lane and Saddle Tree Drive

**Chapter 42 Section:** 42-128(c)

**Chapter 42 Reference:**

Sec. 42-128. – Intersections at local streets (c) Intersections along a local street shall be spaced a minimum of 75 feet apart.

### Statement of Facts

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

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

This property is located within the ETJ in the area south of FM 2920 east of Stuebner Airline. The submitted section is bounded by Laurel Park Sec 2 to the south and Windrose West Sec 15 Amending Plat (F.C. No. 600043) to the east. Windrose West Sec 15 Amending Plat included a street stub, Loch Meadow Lane, which is approximately 168 feet from the southern property line of Laurel Park Sec 3. The preliminary plat for Laurel Park North Sec 3 was approved July 23, 2015, and the final plat (as submitted by another consultant) approved December 17, 2015. Between preliminary and final plat approval an on-site survey was completed which located the street even further south than originally thought which reduced the intersection spacing to approximately 24'. Since this substandard intersection spacing was never highlighted and plans for the right of way have been approved and contracts awarded, the variance being requested today is to correct an unintentional oversight. Loch Meadow Lane will not be a heavily traveled street, it serves as a minor residential connection between this proposed site and Windrose West Sec 15 and is only 2 lots deep. Harris County Engineers Office -Traffic Division has reviewed the street pattern and has no objections to the reduced intersection spacing.

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

The preliminary plat for Laurel Park North Sec 3 was approved July 23, 2015, and the final plat (as submitted by another consultant) approved December 17, 2015. Between preliminary and final plat approval an on-site survey was completed which located the street even further south than originally thought which reduced the intersection spacing to approximately 24'. Since this substandard intersection spacing was never highlighted and plans for the right of way have been approved and contracts awarded, the variance being requested today is to correct an unintentional oversight. Laurel Park Sec 2 was submitted and Windrose West Sec 15 Amending Plat was recorded prior to HT Spring Stuebner Land, LP's acquisition of the subject tract. The existing street stub and property boundary were set prior to purchase of this section and were not created by the applicant.

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

The general purpose and intent of this chapter is to maintain and preserve public safety. The location and obtuse angle of the two streets are in a location such that there will be no visibility issues. Loch Meadow Lane will not be a heavily travelled street, it serves as a minor residential connection between this proposed site and Windrose West Sec 15 and is only 2 lots deep. Harris County Engineers Office -Traffic Division has reviewed the street pattern and has no objections to the reduced intersection spacing.

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

Loch Meadow Lane will not be a heavily traveled street, it serves as a minor residential connection between this proposed site and Windrose West Sec 15 and is only 2 lots deep.

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

The existing property boundary and stub street are the justification of the variance.



## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Staff Report

**Application No:** 2016-1943

**Agenda Item:** 86

**PC Action Date:** 12/01/2016

**Plat Name:** Laurel Park North Sec 3

**Applicant:** Jones|Carter - Woodlands Office

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

### Chapter 42 Sections: 42-128(c)

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

To have less than 75' between two intersecting streets – Loch Meadow Lane and Saddle Tree Drive;

### Basis of Recommendation:

The site is located in Harris County, on the south side of FM 2920, east of Stuebner Airline Road, and west of TC Jester Boulevard. The applicant is requesting a variance to have an intersection spacing of 24 feet instead of the required 75' feet between Loch Meadow Lane and Saddle Tree Drive. Staff is in support of the request

The proposed subdivision plat is within the Ashmore General Plan which was granted a variance for intersection spacing along the collector street Emerald Mist Parkway. The street pattern proposed by the general plan provides for connectivity and traffic circulation between major as well as existing residential developments.

The intersection spacing between Loch Meadow Lane and Saddle Tree Drive will provide adequate visibility according to Harris County's Engineering Department and the applicant will be required to conduct a sight distance study prior to recordation.

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; requiring 75' intersection spacing would not significantly improve traffic circulation

**(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 applicant will be required to conduct a sight distance study prior to recordation.

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

The intent and general purposes of this chapter will be preserved and maintained; the intersection spacing between Loch Meadow Lane and Saddle Tree Drive will provide adequate visibility.

**(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 street pattern proposed by the general plan provides for connectivity and traffic circulation between major as well as existing residential developments.

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

Economic hardship is not the sole justification of the variance; the hardship is the engineering on the site.



**Agenda Item:** 87  
**Action Date:** 12/01/2016  
**Plat Name:** Lexington Woods Business Park  
**Developer:** Ress Investments, Inc  
**Applicant:** Town and Country Surveyors  
**App No/Type:** 2016-1871 C2

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

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**

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

Plat is requested to be deferred for further study and review





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Meeting CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 87  
**Action Date:** 12/01/2016  
**Plat Name:** Lexington Woods Business Park  
**Developer:** Ress Investments, Inc  
**Applicant:** Town and Country Surveyors  
**App No/Type:** 2016-1871 C2

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

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

# Houston Planning Commission

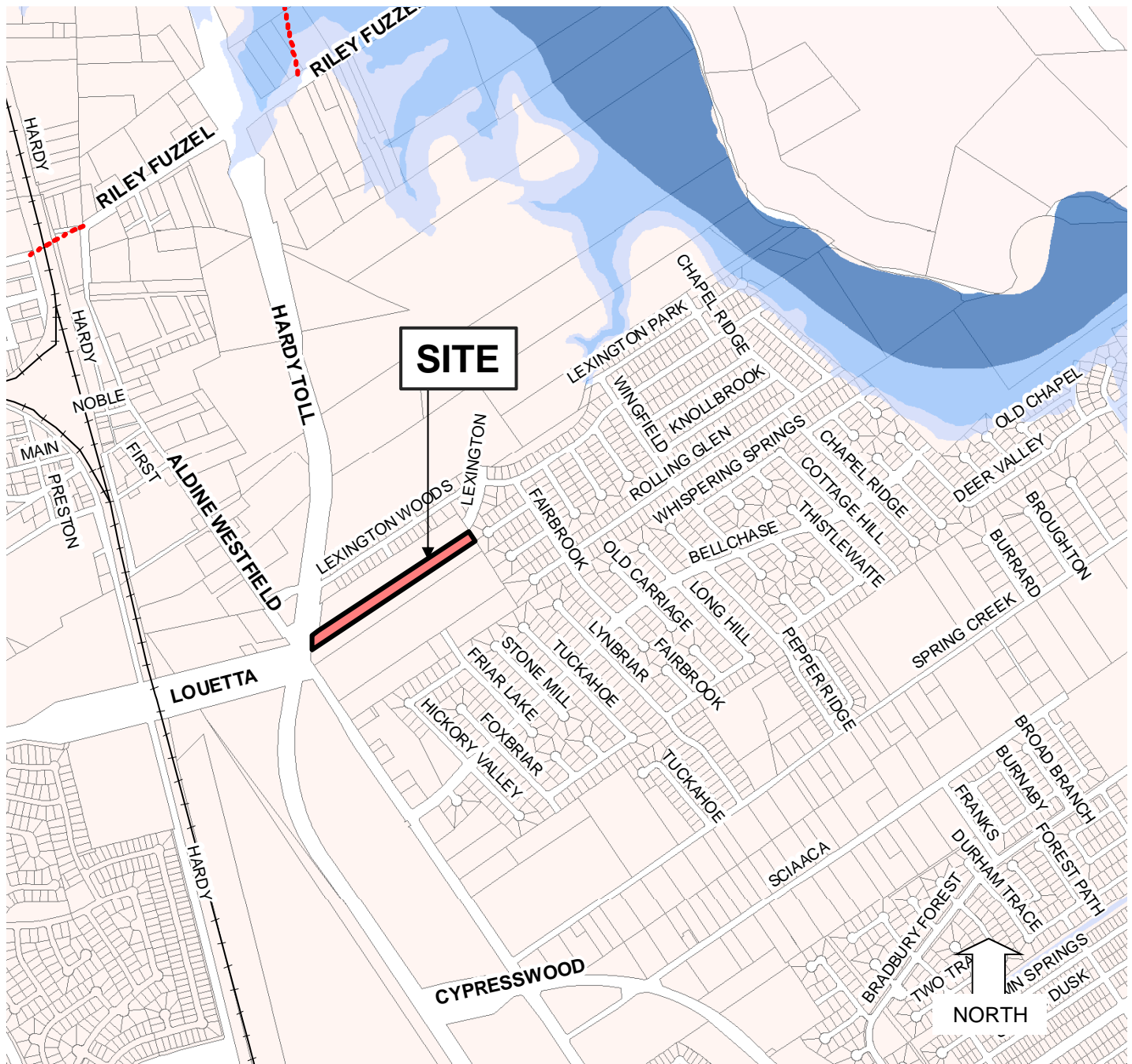
**ITEM: 87**

Planning and Development Department

Meeting Date: 12/01/2016

**Subdivision Name: Lexington Woods Business Park (DEF 1)**

**Applicant: Town and Country Surveyors**



**D – Variances**

**Site Location**

# Houston Planning Commission

**ITEM: 87**

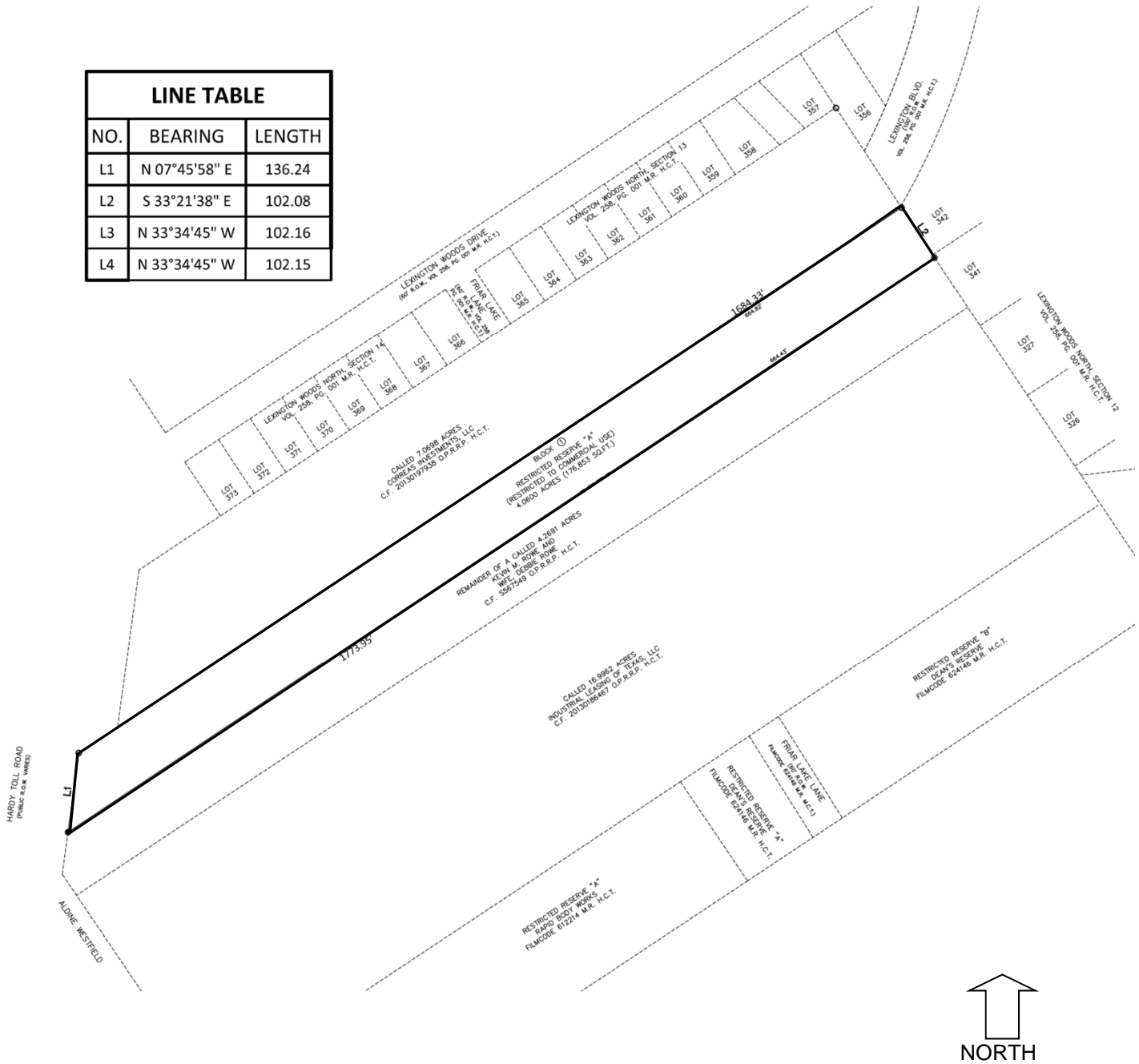
## Planning and Development Department

**Meeting Date: 12/01/2016**

**Subdivision Name: Lexington Woods Business Park (DEF 1)**

**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

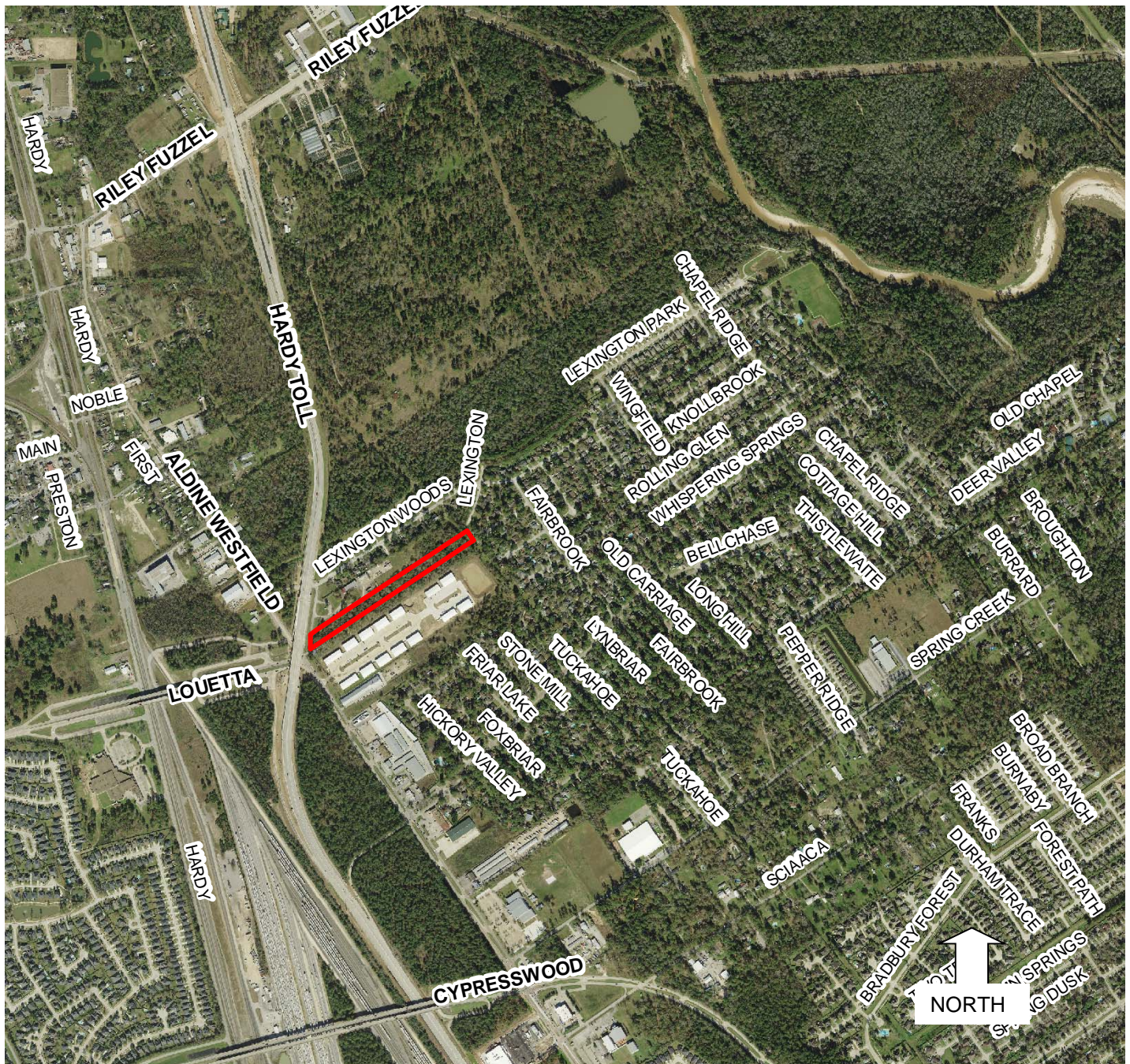
ITEM: 87

Planning and Development Department

Meeting Date: 12/01/2016

Subdivision Name: Lexington Woods Business Park (DEF 1)

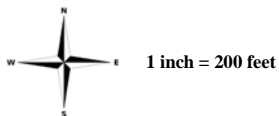
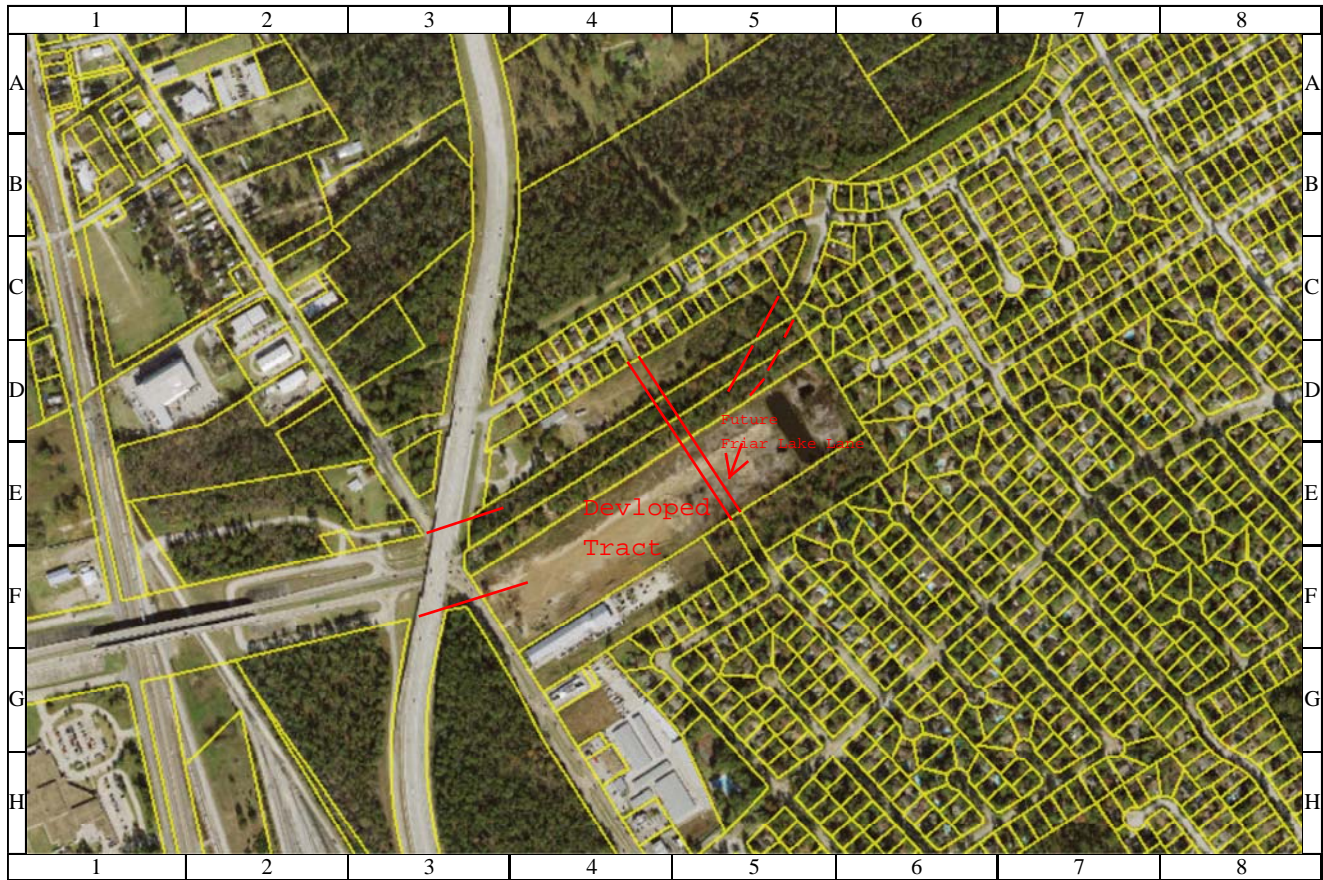
Applicant: Town and Country Surveyors



D – Variances

Aerial





**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 providing the extension of Lexington Blvd. across this property to terminate at the Hardy Toll Road Feeder road.

**Chapter 42 Section:** 134

**Chapter 42 Reference:**

Sec. 42-134. - Street extension.

### Statement of Facts

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

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

Lexington Boulevard was designed prior to the Hardy Toll Road; at the time it was anticipated that it would give access to Aldine Westfield. That is no longer possible because the toll road now extends over where Aldine Westfield once was. The county has provided a Survcon drawing of the area see HTRC-CROW -0057. See e-mail and attachments from George Lyon to Tarun Tarafeder to dated 9-28-2016. Also Fred Mathis e-mail showing the county has no plans to extend Lexington Blvd. Lexington Blvd is not shown on the MTFP. Most of this tract would be in the proposed right of way if Lexington Blvd was extended and no development of the tract would be possible.

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

The Hardy Toll road was created after Lexington Blvd was shown and it did leave access on Aldine Westfield. The hardship was created by the design and construction of the Hardy Toll road. When that occurred, the extension of Lexington Blvd. was no longer a viable option.

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

The intent of the chapter is to extend existing roads to provide access and circulation. In this case the road is not necessary as Lexington Wood Drive handles the existing traffic.

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

The existing access on Lexington Woods Drive handles existing traffic and another road that ends at the Toll Road would serve no purpose. So no additional problems would exist if the road is not put in to the public health, safety or welfare. There are no residences proposed for this area, and no circulation problems would be created for first responder vehicles

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

The conditions outlined above created the issues not the current or previous owners. As discussed in item 1a., the imposition created by the extension of Lexington Blvd., is of such a significant degree, that development of this property would be severely limited if not totally out of the question.



**Application No:** 2016-1871

**Agenda Item:** 87

**PC Action Date:** 12/01/2016

**Plat Name:** Lexington Woods Business Park

**Applicant:** Town and Country Surveyors

**Staff Recommendation:**

**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.

Lexington Blvd was dedicated with the Lexington Woods North subdivision in 1977 with a width of 100', as shown on the major thoroughfare plan at that time. In 2000, Lexington Blvd was removed from the major thoroughfare plan and only this 500' corridor was ever dedicated.

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.

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**Statement of Facts**

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

N/A

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

1. Lexington Blvd is a 100' ROW that would significant impact the feasibility of this project, as it is only 100' in width. In addition, intersection spacing is met along Aldine Westfield. Lexington Blvd was removed from the MTFP around 2000 and is not needed for intersection spacing.

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

1. The current owner did not develop the adjacent community and the street extensions that are being addressed. Also, Hardy Toll Road is elevated where Lexington Blvd would intersect/not intersect Aldine Westfield at 90 degrees. 2. The existing stub streets Friar Lake Lane were dedicated by previous developments.

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

1. Changing the projected path of Lexington Blvd to meet Aldine Westfield would not intersect at a 90 degree angle. 2. 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.

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

1. Traffic circulation is already established and by providing the extension of Lexington Blvd would not positively increase circulation. 2. 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. Not introducing commercial property to residential property is the justification.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 88  
**Action Date:** 12/01/2016  
**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:**  
Withdraw

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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

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

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

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

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

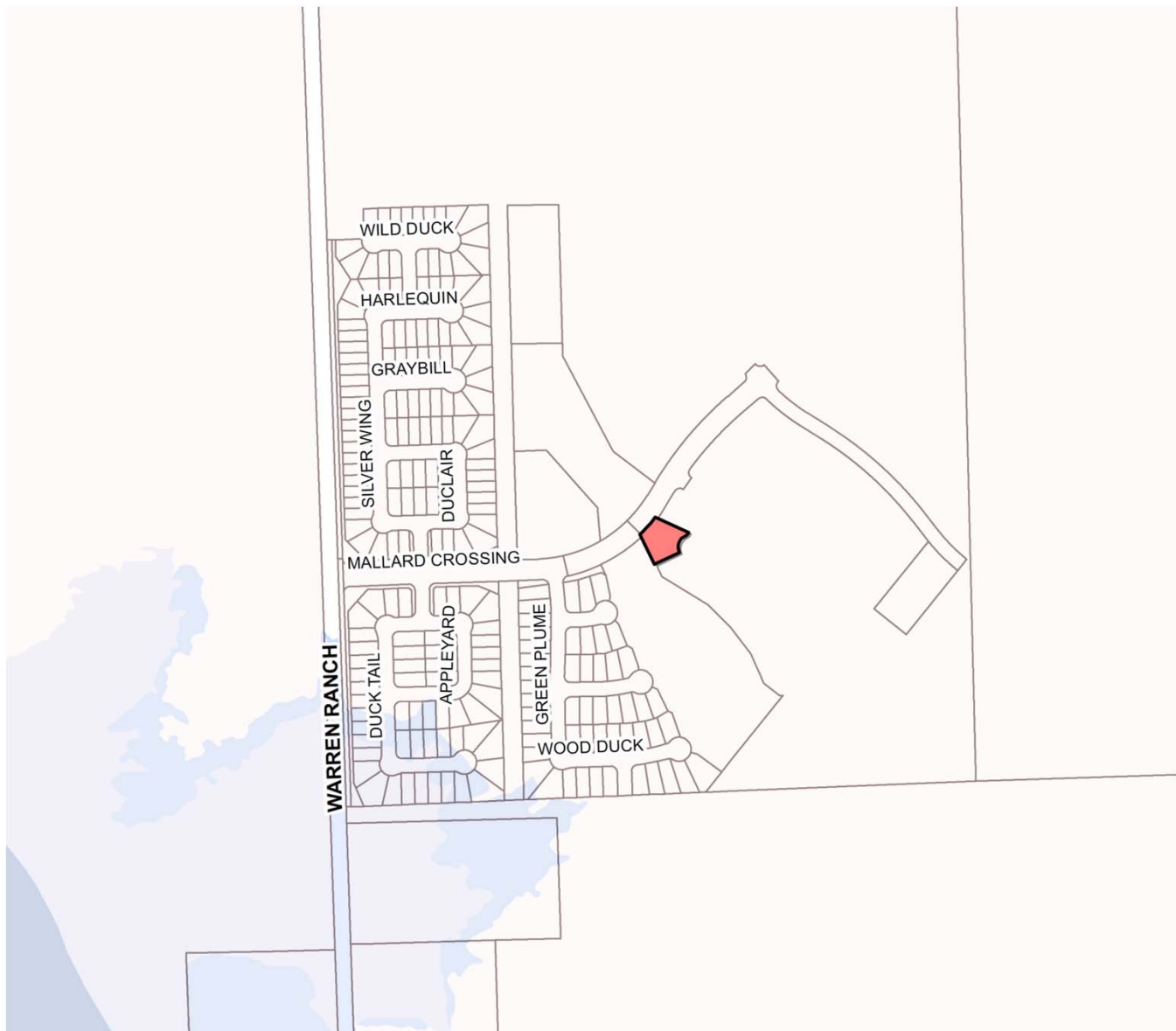
**ITEM: 88**

Planning and Development Department

Meeting Date: 12/01/2016

**Subdivision Name: Mallard Crossing Emergency Service (DEF1)**

**Applicant: Hodde & Hodde Land Surveying, Inc.**



**D – Variances**

**Site Location**

# Houston Planning Commission

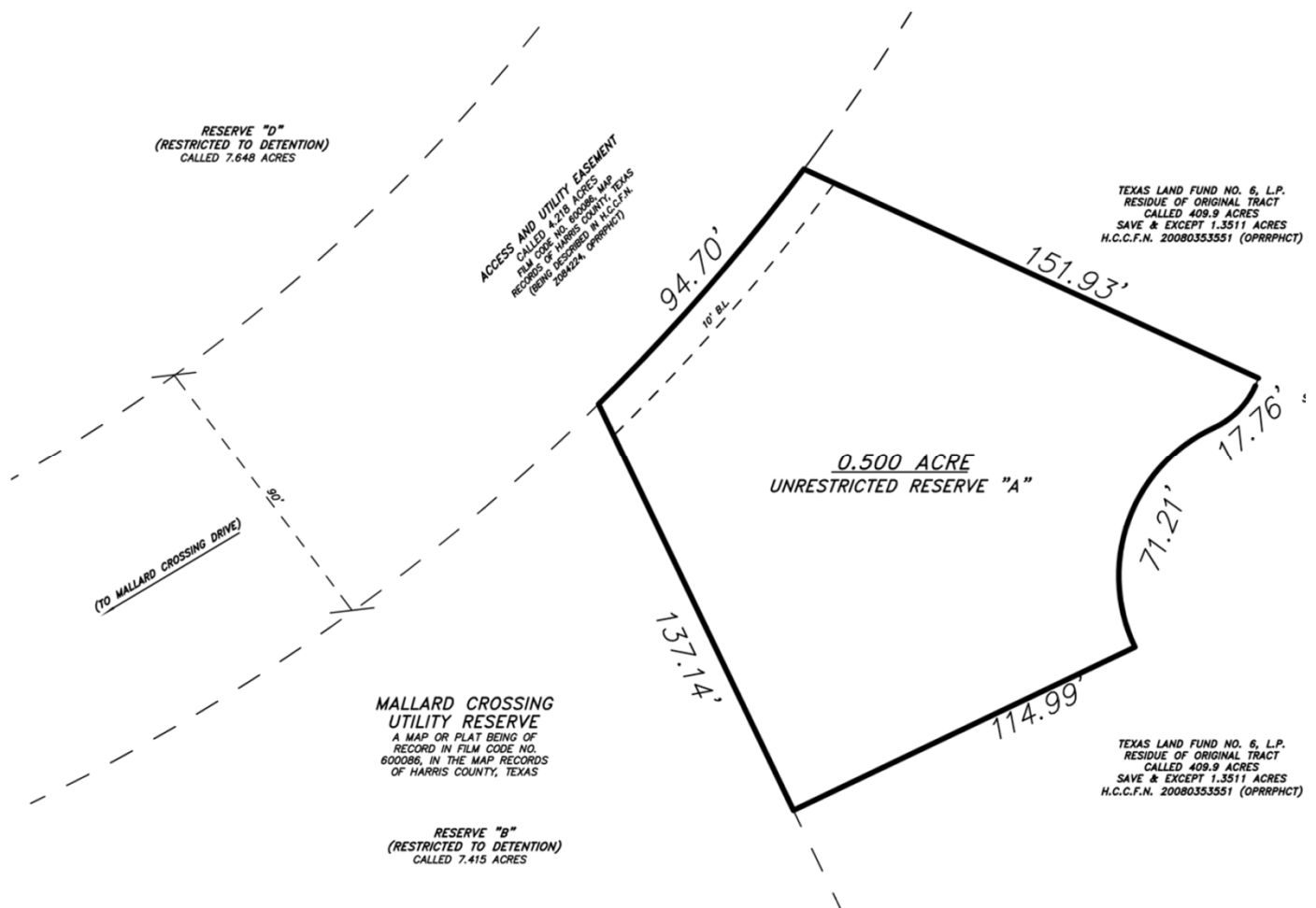
ITEM: 88

Planning and Development Department

Meeting Date: 12/01/2016

Subdivision Name: Mallard Crossing Emergency Service (DEF1)

Applicant: Hodde & Hodde Land Surveying, Inc.



D – Variances

Subdivision

# Houston Planning Commission

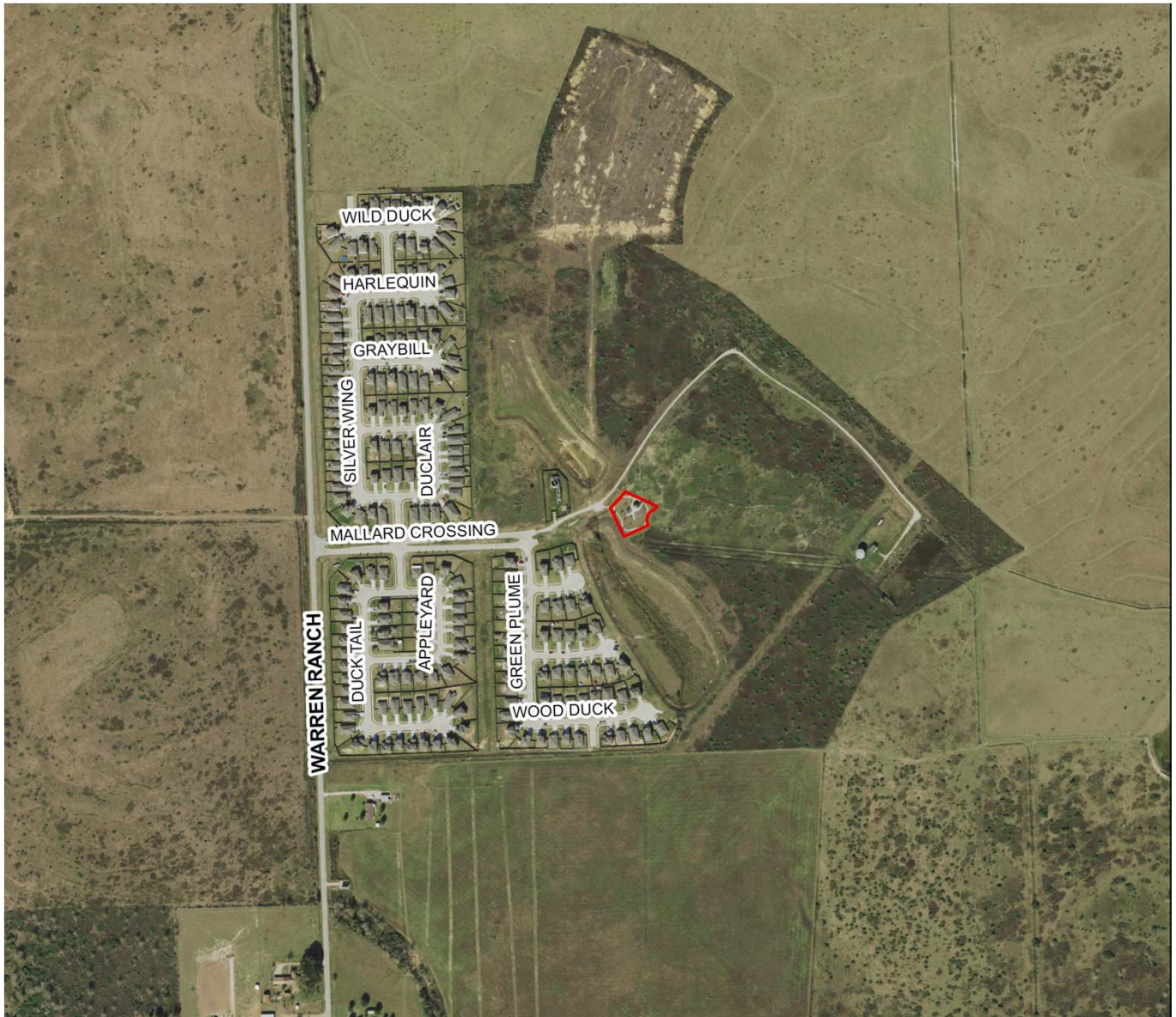
**ITEM: 88**

Planning and Development Department

Meeting Date: 12/01/2016

**Subdivision Name: Mallard Crossing Emergency Service (DEF1)**

**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.





**Application No:** 2016-1723

**Agenda Item:** 88

**PC Action Date:** 12/01/2016

**Plat Name:** Mallard Crossing Emergency Service

**Applicant:** Hodde & Hodde Land Surveying, Inc.

**Staff Recommendation:** Withdraw

**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.

This application is being withdrawn since a revised GP was not submitted.

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### Statement of Facts

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

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 89  
**Action Date:** 12/01/2016  
**Plat Name:** McKay Intercontinental Trade Center GP  
**Developer:** HITC Partners, LLC, A Texas Limited Liability Company  
**Applicant:** EHRA  
**App No/Type:** 2016-1978 GP

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

Total Acreage:	86.7600	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	20	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77338	335X	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.

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)

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

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

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

PWE Utility Analysis: 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: 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

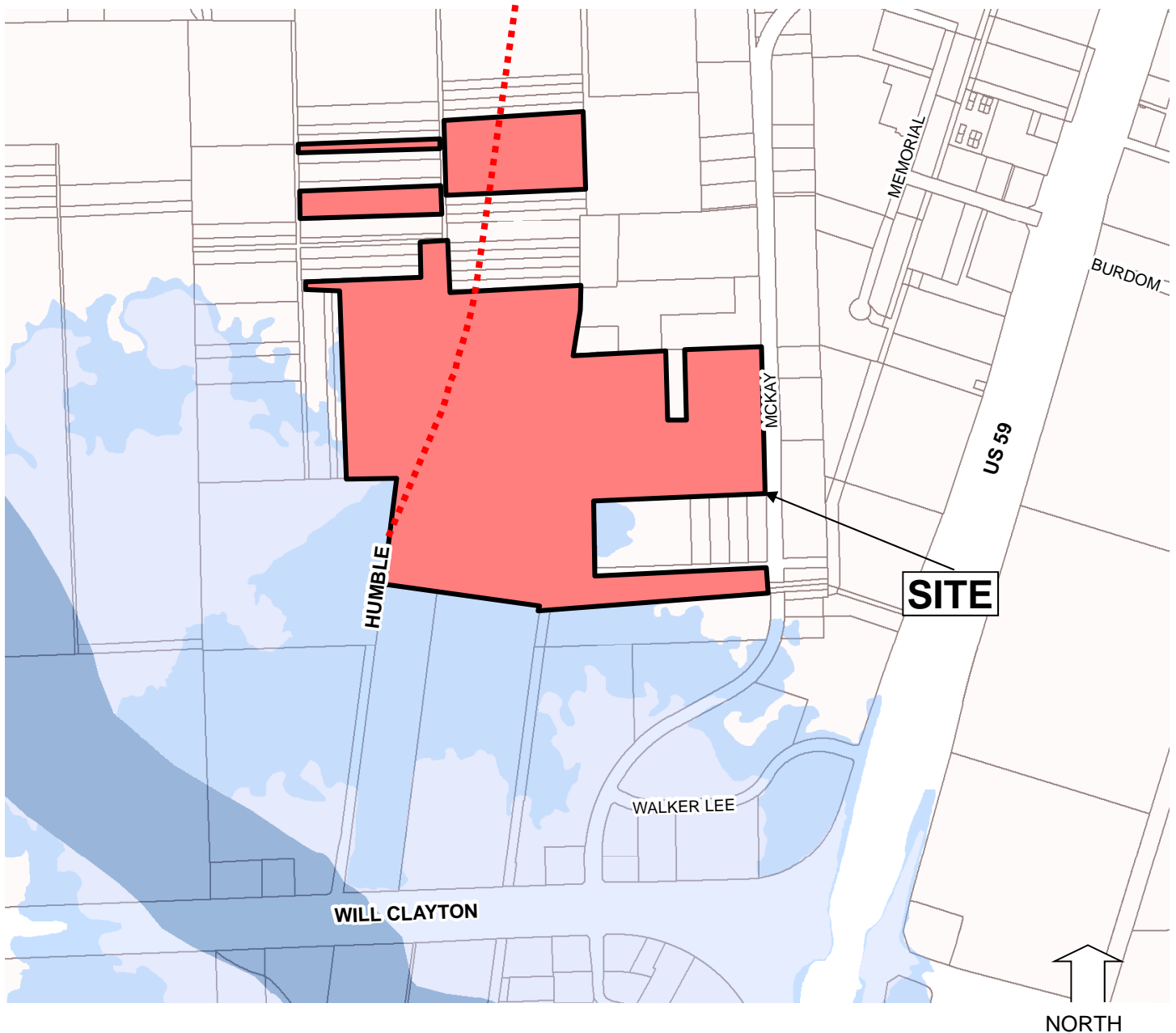
**ITEM: 89**

Planning and Development Department

Meeting Date: 12/01/2016

**Subdivision Name: McKay Intercontinental Trade Center GP**

**Applicant: EHRA**



**D – Variances**

**Site Location**

# Houston Planning Commission

ITEM: 89

Planning and Development Department

Meeting Date: 12/01/2016

Subdivision Name: McKay Intercontinental Trade Center GP

Applicant: EHRA



D – Variances

Subdivision



# Houston Planning Commission

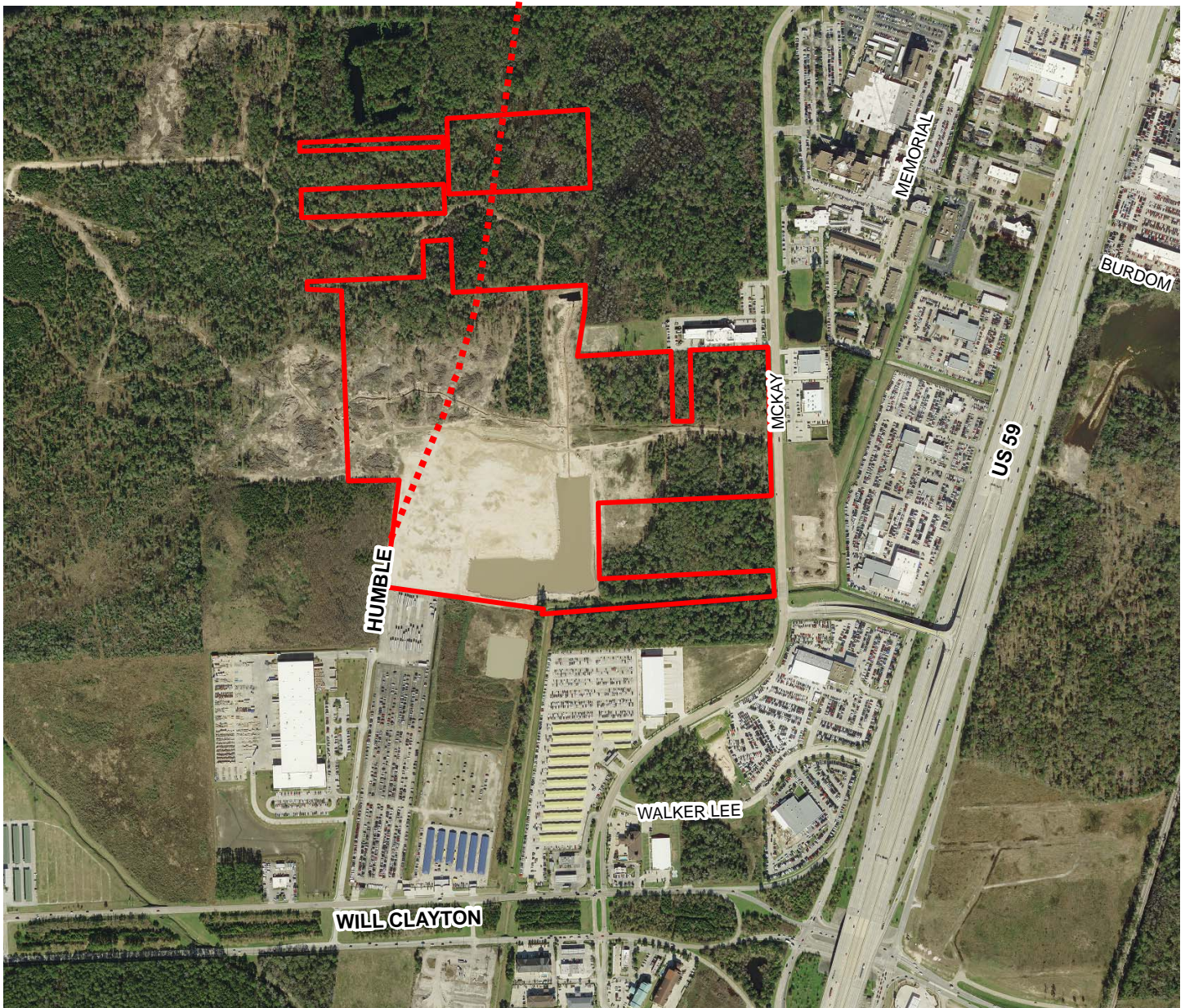
ITEM: 89

Planning and Development Department

Meeting Date: 12/01/2016

Subdivision Name: McKay Intercontinental Trade Center GP

Applicant: EHRA



NORTH

D – Variances

Aerial









**Application Number:** 2016-1978

**Plat Name:** McKay Intercontinental Trade Center GP

**Applicant:** EHRA

**Date Submitted:** 11/14/2016

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

**Specific Variance is being sought and extent of variance:**

A variance is requested not to extend McKay Center Drive West of Future Humble Parkway.

**Chapter 42 Section:** 42-127(a)(1)

**Chapter 42 Reference:**

A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2600 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;**

McKay Center Drive provides east/west connectivity between McKay Drive and future Humble Parkway. The previous general plan for this tract was marked to extend McKay Center Drive further to the west however this is infeasible due to the existing floodway and location of Garners Bayou. An extension of McKay Center Drive to the west would only serve the Houston Intercontinental Trade Center East GP and land owned by the Houston Airport System. An extension of existing Warehouse Center Drive through the Houston Intercontinental Trade Center East GP is a more appropriate location to provide access to this tract and can provide east/west connectivity between Kenswick Drive and future Humble Parkway, whereas an extension of McKay Center Drive cannot achieve this.

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

The floodplain and floodway of Garners Bayou to the west of (future) Humble Parkway is a natural existing condition. Also, existing development on Kenswick Drive makes connectivity impractical. Finally, an existing north/south drainage ditch must be crossed to provide east/west connectivity. The developer proposes to cross this ditch with Warehouse Center Drive extension which is an existing road, rather than cross the ditch with McKay Center Drive.

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

East/west public street connectivity will be adequately provided by McKay Drive to future Humble Parkway and by Warehouse Center Drive to future Humble Parkway. This connection will allow traffic to flow East/West between Kenswick Drive and McKay Boulevard. Due to existing conditions, this is the only opportunity for such connectivity.

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

Routing Warehouse Center Drive and McKay Center Drive without impacting existing floodway and floodplain protects the public health, safety and welfare.

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

Justification for this variance request is the fact that existing natural drainage features and existing development illustrates that extending Warehouse Center Drive is a better east/west connectivity option than extending McKay Center Drive.



**Application No:** 2016-1978

**Agenda Item:** 89

**PC Action Date:** 12/01/2016

**Plat Name:** McKay Intercontinental Trade Center GP

**Applicant:** EHRA

**Staff Recommendation:**

**Chapter 42 Sections: 42-127(a)(1)**

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

A variance is requested not to extend McKay Center Drive West of Future Humble Parkway. ;

**Basis of Recommendation:**

The site is located south of Humble Westfield Road, east of Kenswick Drive and north of Will Clayton Parkway.

The applicant is requesting a variance to exceed intersection spacing by not extending McKay Center Drive west of future Humble Parkway.

Staff is in support of the request.

Staff also reviewed Houston Intercontinental Trade Center East GP (App No. 2016-1879) with McKay Intercontinental Trade Center GP as both GPs are under one ownership and address the same east-west street connection. The applicant requested a variance for Houston Intercontinental Trade Center East GP to exceed intersection spacing along the eastern GP boundary south of Warehouse Center Drive. Please see Houston Intercontinental Trade Center GP's staff report for additional information.

The distance between Humble Westfield Road and Will Clayton Pkwy along future Humble Pkwy is approximately 6,612'. Per the ordinance, at least two east-west public streets are required along future Humble Pkwy. Extending McKay Center Drive would be impractical at this location as it would bisect multiple narrow tracts owned by different individuals and it will not significantly improve traffic circulation in the overall area. The GP will provide adequate traffic circulation with the overall street pattern. Two east-west street connections will be provided by the proposed Warehouse Center Drive and by the required north-south street connection from Houston Intercontinental Trade Center East GP to future Humble Pkwy.

Staff's recommendation is to grant the requested variance to not extend McKay Center Drive west of future Humble Pkwy and approve the GP subject to the CPC 101 form conditions.

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**Statement of Facts**

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

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

Extending McKay Center Drive west of Humble Parkway will be impractical at the required location as it would bisect multiple narrow tracts owned by different individuals. The overall GP street pattern will be adequate to address future traffic circulation.

**(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 the existing conditions.

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

The overall GP street pattern will be adequate for future traffic circulation.

**(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. GP street pattern will be adequate for future traffic circulation.

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

The existing conditions are the primary justification for granting of the variances.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 90  
**Action Date:** 12/01/2016  
**Plat Name:** Woodland Hills Drive Street Dedication Sec 1  
**Developer:** Harris County Engineering  
**Applicant:** Weisser Engineering Company  
**App No/Type:** 2016-1955 SP

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

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Total Acreage:	5.6412	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 423
County	Zip	Key Map ©	City / ETJ
Harris	77346	376R	ETJ

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

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

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

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

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

Add note: Add: The Planning Commission granted a variance to allow a reduced radius of 1685' subject to the specific conditions on 12/1/16. Any change would make this variance invalid and may require a replat.

Coordinate with plat to the south to match "xy". Also, coordinate with HC. Either this plat must match or plat to south be amended to match prior to recordation.

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

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 90  
**Action Date:** 12/01/2016  
**Plat Name:** Woodland Hills Drive Street Dedication Sec 1  
**Developer:** Harris County Engineering  
**Applicant:** Weisser Engineering Company  
**App No/Type:** 2016-1955 SP

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

---

PWE Utility Analysis: A wastewater capacity reservation letter is required for this property. 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 Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

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

plat name must match application

show future curb returns for Madera run Parkway

access easements and utility easements will need to be recorded by separate instrument prior to recordation.

There is an approximate 11 foot difference in the y direction at the southern boundary of this plat(N-S direction) in relation to the Balmoral Park Lakes plat. This will need to be resolved before 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

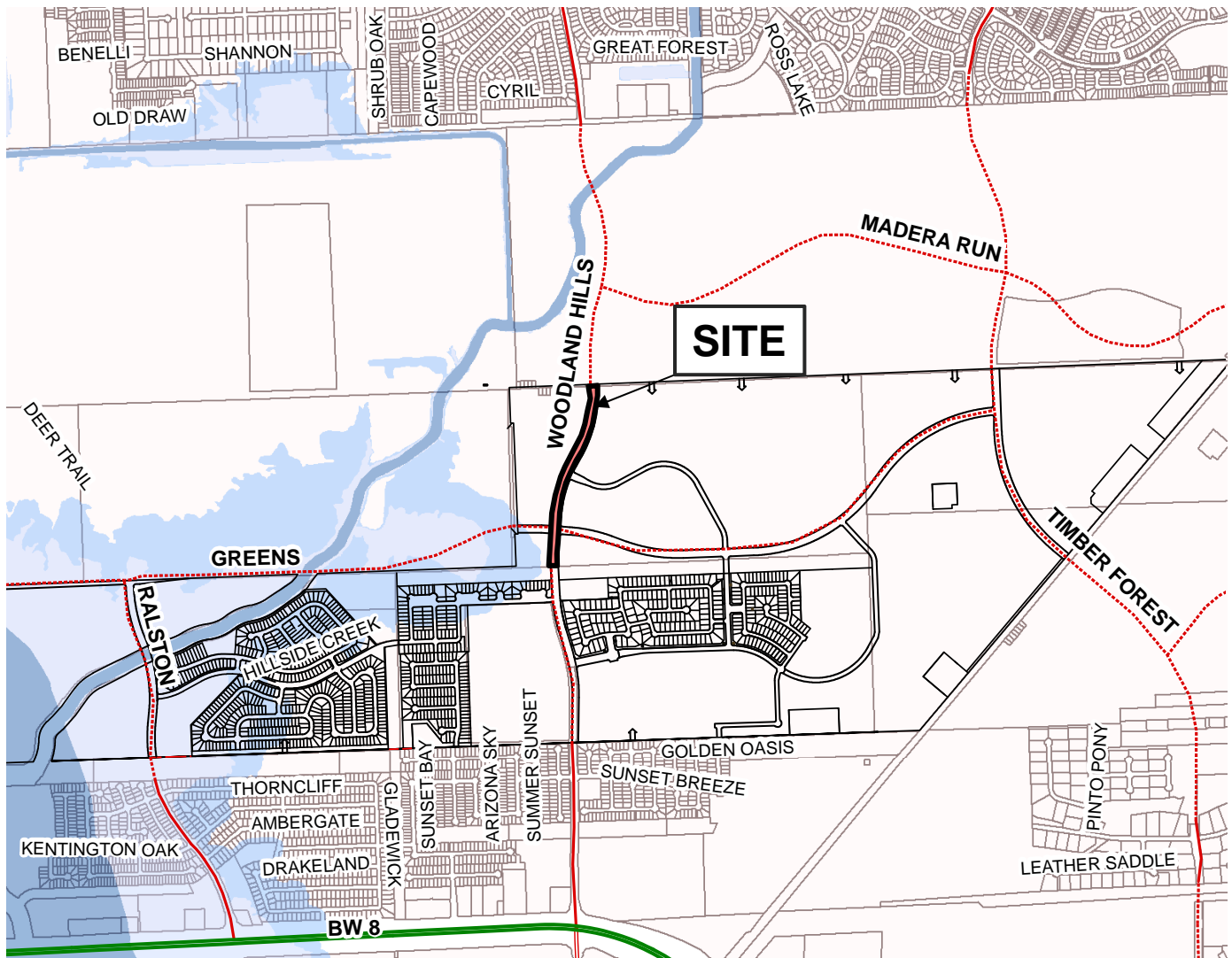
ITEM: 90

Planning and Development Department

Meeting Date: 12/01/2016

Subdivision Name: Woodland Hills Drive Street Dedication Sec 1

Applicant: Weisser Engineering Company



D – Variances

Site Location





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# Houston Planning Commission

# ITEM: 90

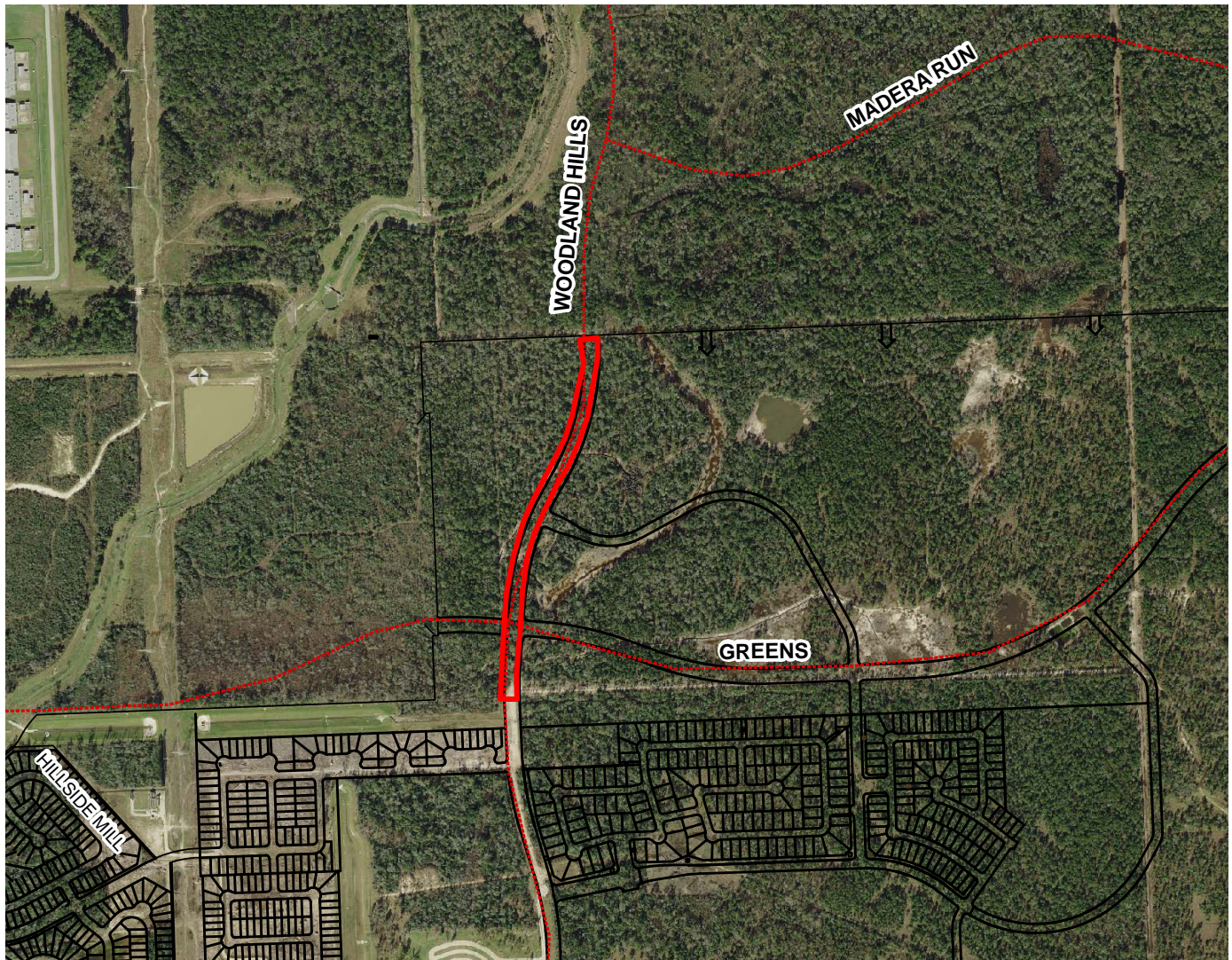
Planning and Development Department

Meeting Date: 12/01/2016

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Subdivision Name: Woodland Hills Drive Street Dedication Sec 1

Applicant: Weisser Engineering Company



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## D – Variances

## Aerial

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**Application Number:** 2016-1955

**Plat Name:** Woodland Hills Drive Street Dedication Sec 1

**Applicant:** Weisser Engineering Company

**Date Submitted:** 11/14/2016

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

**Specific Variance is being sought and extent of variance:**

Centerline Radius of less than 2000 feet for curves of a major thoroughfare

**Chapter 42 Section:** 132

**Chapter 42 Reference:**

Curves for the right-of-way of a major thoroughfare shall have a centerline radius of at least 2,000 feet. Reverse curves shall be separated by a tangent distance of not less than 100 feet.

### **Statement of Facts**

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

The property is being developed as a major thoroughfare by Harris County. Woodland Hills Drive is attempting to join two stub streets from the north and south together. The proposed roadway has to be designed so that it can cross Williams Gully in a certain location determined by Harris County Flood Control as well as Harris County Engineering Department. The design of the road has to take into account multiple major thoroughfare, Greens Road and Madera Run Parkway. These restrictions have forced the design of the road to a specific location resulting in the radii being less than the required standard of 2000 feet. The radii of 1685 feet is such a negligible difference less of the standard of 2000 feet, that the intent of Chapter 42 is still maintained. Harris County traffic department has viewed and approved the design of the proposed roadway with the radii being less than 2000 feet.

**(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;**

With the design of the proposed roadway over Williams Gully being determined by Harris County Flood Control and Harris County Engineering Department, the location of Woodland Hills Drive is necessitated due to said geographic obstacles and limitations. Williams Gully's natural drainage pattern is such that it geographically occupies a northeast to southwest position. The design of the road also has to take into account the intersection of multiple major thoroughfares, Greens Road and Madera Run Parkway, as well as coordinating the design for the proposed roadway across multiple general plans. These restrictions have forced the design of the road to a specific location resulting in the radii being less than the required standard of 2000 feet. Harris County traffic department has viewed and approved the design of the proposed roadway with the radii being less than 2000 feet.

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

The general intent and purpose of this chapter would be maintained. While the proposed radii do not meet the required standard of 2000 feet, the designed radii are close enough to the standard that it will not impact the flow of traffic. In fact, the designed roadways are necessary for area circulation.

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

Granting the variance will not be injurious to the public health, safety or welfare. The radii for the proposed roadway is adequate for the vehicular traffic to use without compromise to the safety and welfare of the public.



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

Economic hardship is not the sole justification of the variance.



**Application No:** 2016-1955

**Agenda Item:** 90

**PC Action Date:** 12/01/2016

**Plat Name:** Woodland Hills Drive Street Dedication Sec 1

**Applicant:** Weisser Engineering Company

**Staff Recommendation:**

**Chapter 42 Sections:** 132

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

Centerline Radius of less than 2000 feet for curves of a major thoroughfare;

**Basis of Recommendation:**

The site is located north of Sam Houston Parkway East and east of US 59. The applicant is requesting a variance to allow a centerline radius of less than 2000' for a major thoroughfare. Staff is in support. Woodland Hills Drive has been recorded in locations both north and south of the proposed street dedication. Since portions have been recorded to the north and south along with the future east west major thoroughfares that will eventually intersect with Woodland Hills Drive, the alignment of the proposed major thoroughfare has been pre-determined. In addition, the major thoroughfare will have to cross William's Gully at a 90 angel with Sec 2 to the north, which meets Ch. 42.

**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;**

Since the proposed MTF Woodland Hills Drive has been set with recorded plats to the north and south and the MTF will have to cross William's Gully as well as will intersect with two future MTF's, the alignment is pre-set.

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

The MTF plan currently shows Woodland Hills Drive along with east west Greens Blvd and Madera Run Pkwy to intersect south of William's Gully. Intersections of two streets and crossing of a drainage channel required 90 degree intersects.

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

The propose radius will not negatively impact the flow of traffic and will meet and still considered a safe radii.

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

The granting of the variance will not be injurious to the public health, safety or welfare; the proposed radii meets AASHTO standards.

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

Economic hardship is not the sole justification of the variance. The MTF is still being proposed.



**Agenda Item:** 91

**Action Date:** 12/01/2016

**Plat Name:** Zube Park

**Developer:** Harris County

**Applicant:** Harris Engineer 1

**App No/Type:** 2016-1831 C2

**Staff Recommendation:**

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

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Total Acreage:	225.3700	Total Reserve Acreage:	225.3700
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	324H	ETJ

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***Conditions and Requirements for Approval***

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

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

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

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

Provide pedestrian access to Hickory Ranch Drive as shown on 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: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - This plat requires a Plat Release Letter.

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

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

add Drainage, Detention and Recreation along with park use as a restriction for the property.

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

# Houston Planning Commission

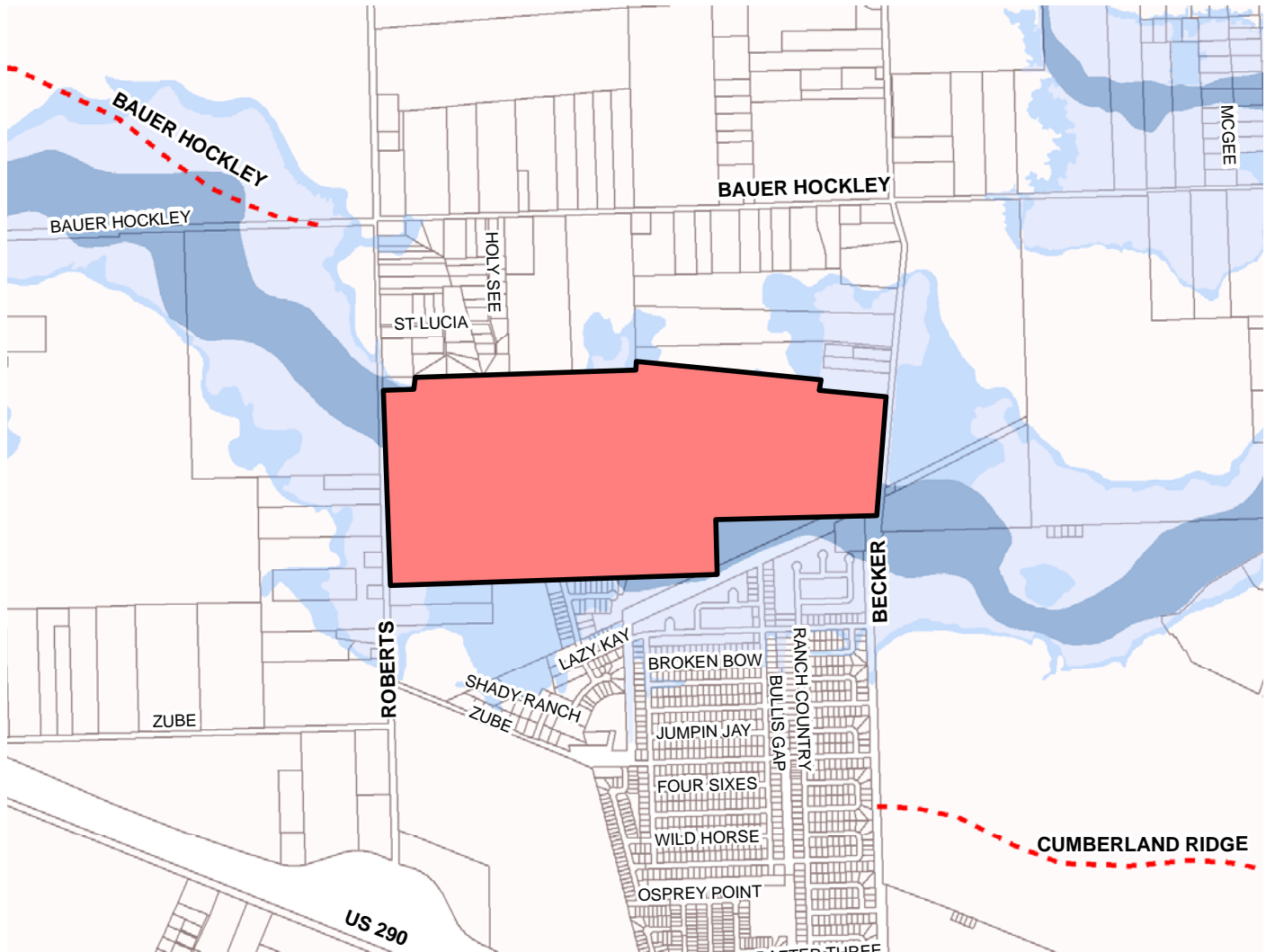
ITEM: 91

Planning and Development Department

Meeting Date: 12/01/2016

Subdivision Name: Zube Park

Applicant: Harris Engineer 1



D – Variances

Site Location

# Houston Planning Commission

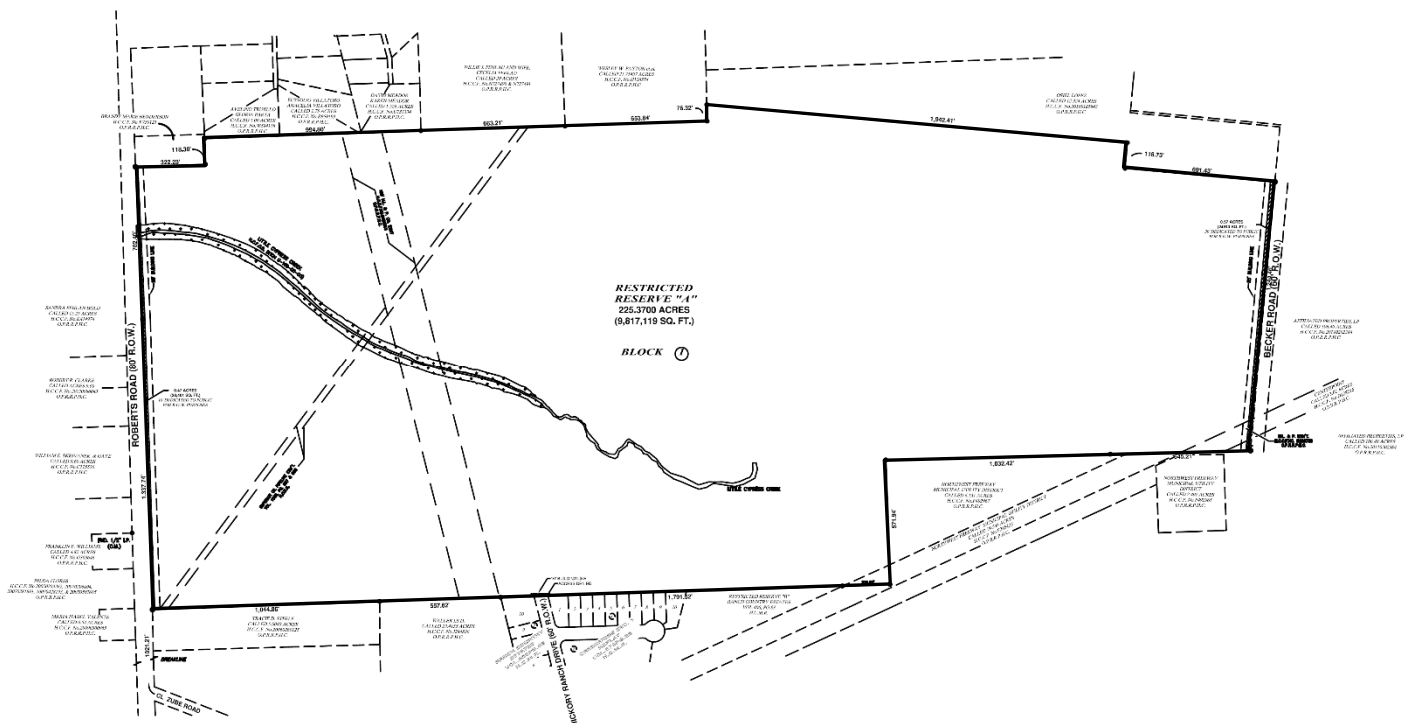
## ITEM: 91

Planning and Development Department

Meeting Date: 12/01/2016

Subdivision Name: Zube Park

Applicant: Harris Engineer 1



D – Variances

Subdivision



# Houston Planning Commission

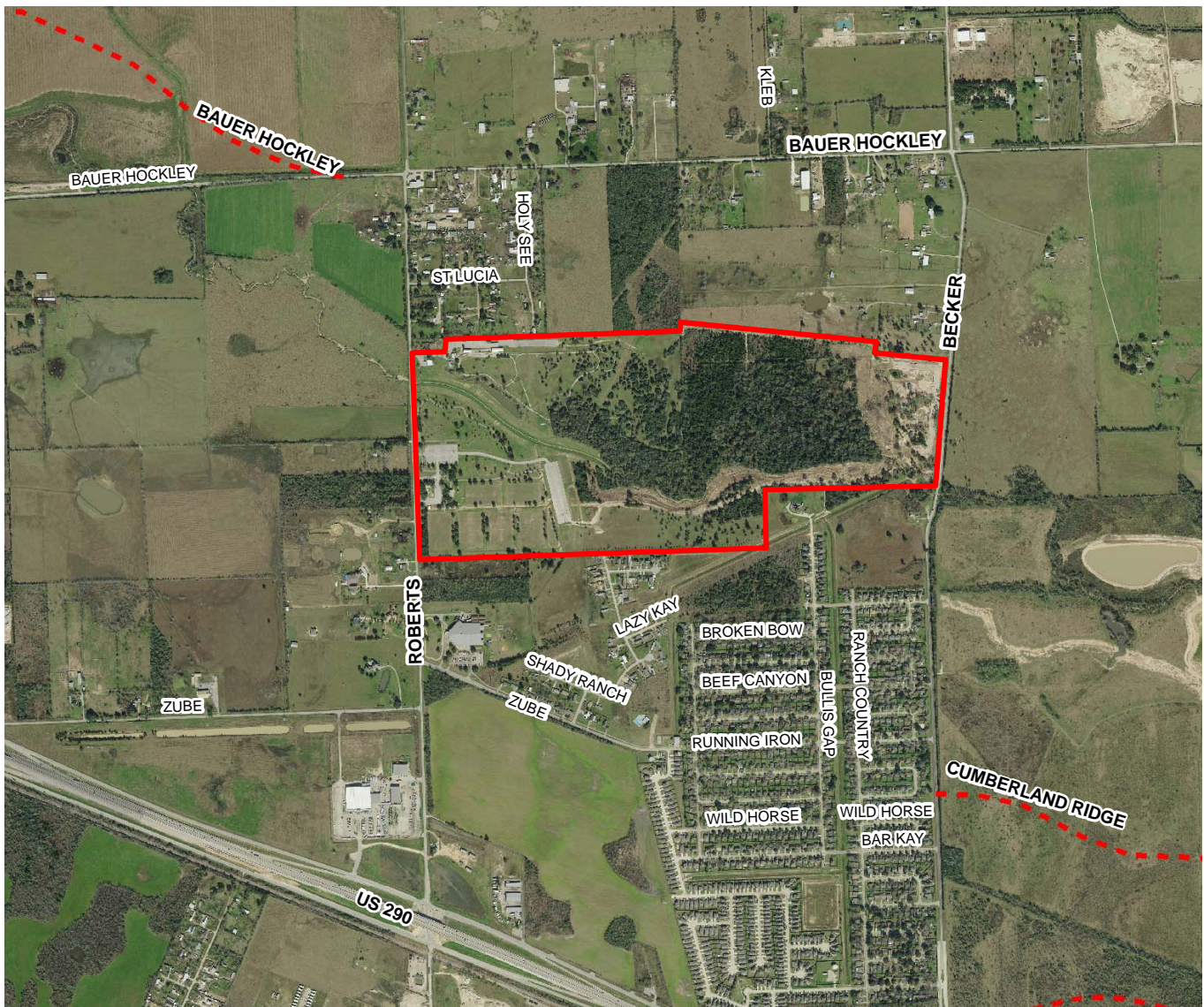
ITEM: 91

Planning and Development Department

Meeting Date: 12/01/2016

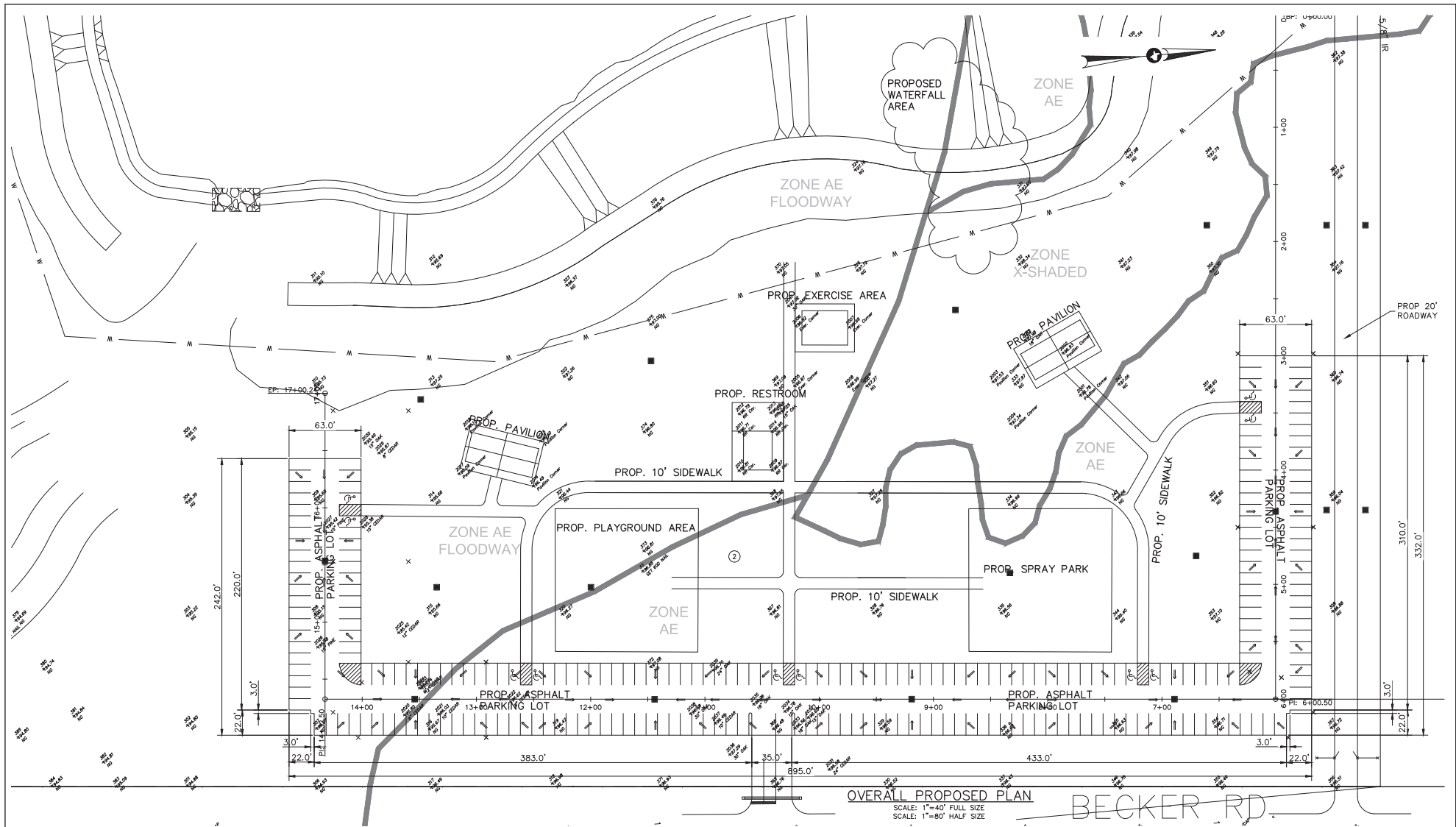
Subdivision Name: Zube Park

Applicant: Harris Engineer 1



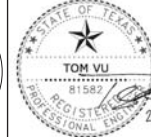
D – Variances

Aerial



NO.	REVISIONS	DATE	NAME

# HARRIS COUNTY ENGINEERING DEPARTMENT

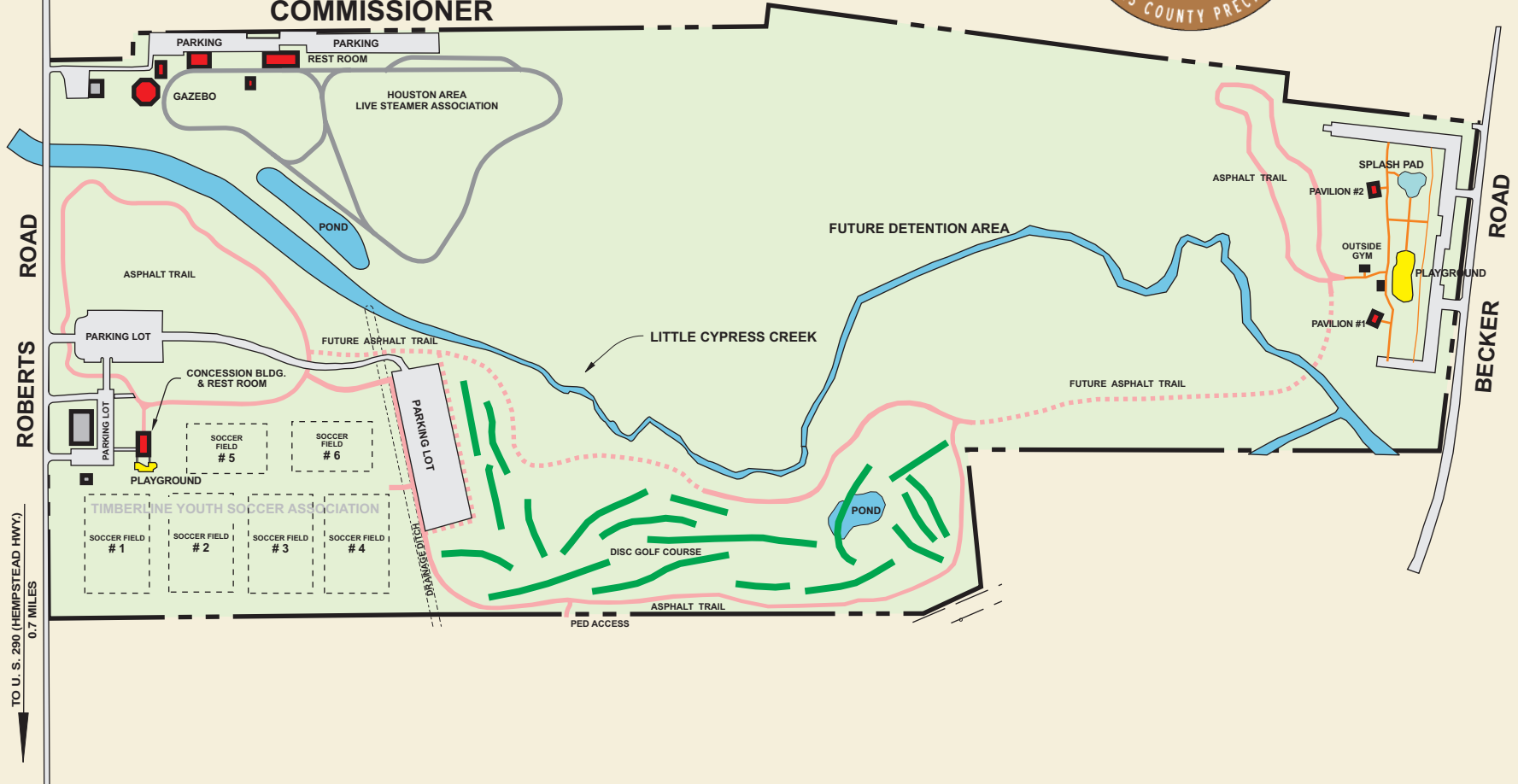


PROJECT TITLE: ZUBE PARK EXPANSION PHASE 1	JOB NO:
DRAWN BY: MNN	FILE NAME:
OK'D BY:	FILE NO:
HOR: 1"=	SHT NO:
VER: 1"=	5 /
DATE: 9/25/15	APPROVED BY:

**HARRIS COUNTY  
PRECINCT 3  
ZUBE PARK**  
17560 ROBERTS RD. &  
17813 BECKER RD.

225 ACRES

**STEVE RADACK  
COMMISSIONER**







**Application Number:** 2016-1831

**Plat Name:** Zube Park

**Applicant:** Harris Engineer 1

**Date Submitted:** 10/31/2016

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

**Specific Variance is being sought and extent of variance:**

To not provide an east- west street along the major thoroughfare Roberts Road or Becker Road

**Chapter 42 Section: 127**

**Chapter 42 Reference:**

A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2600 feet.

### **Statement of Facts**

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

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

This 225 acre development is located in West Harris County. This park is bordered by Roberts Road on the west side and Becker road on the east side. This park lies north of Zube Road and south Bauer Hockley road. This park also is bisected by a flood control channel, L100-00-00 called Little Cypress Creek. West half of the property is owned by Harris County with an HCFCD easement. The east part of the property is the opposite: ownership by HCFCD with an easement or permit granted to Harris County for recreational purposes. This property is to be developed as an integrated flood control/recreation facility

**(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 application because Little Cypress Creek conditions existed prior to the applicant's purchase of this tract.

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

The intent and general purposes of this chapter will be preserved and maintained because an east west street would not improve circulation since an east west connection currently exists with Bauer Hockley road to the north and Zube road/Running Iron drive to the south of the park..

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

The granting of the variance will not be injurious to the public health, safety or welfare because an east west street does not provide for any additional circulation and will not improve the existing conditions in this area.

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

Economic hardship is not the sole justification of the variance because the existing conditions does not allow for east west circulation. The existing circulation in this area has been adequate for the past years.



**Application Number:** 2016-1831

**Plat Name:** Zube Park

**Applicant:** Harris Engineer 1

**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 to prohibit the right-of-way extension of through the subject property, and prohibit the dedication of cul-de-sac bulb. Hickory Ranch Drive is an existing dedicated right-of-way shown within the recorded plat of Ranch Country Estates

**Chapter 42 Section: 134**

**Chapter 42 Reference:**

Sec. 42-134. Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

### **Statement of Facts**

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

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

This 225 acre development is located in West Harris County. This park is bordered by Roberts road on the west side and Becker road on the east side. This park also lies north of Zube Road and south Bauer Hockley road. This park also is bisected by a flood control channel, L100-00-00 called Little Cypress Creek . West half of the property is owned by Harris County with an HCFCD easement. The east part of the property is the opposite: ownership by HCFCD with a planned regional detention pond with an easement or permit granted to Harris County for recreational purposes. This property is to be developed as an integrated flood control/recreation facility. This street can not be extended north of this plat because of existing development north of this plat

**(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 application because the unrecorded subdivision to the north, Franklin Square, existed prior to the applicant's purchase of this tract.

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

The intent and general purposes of this chapter will be preserved and maintained because the termination of this street would not improve circulation. An existing unrecorded subdivision to the north prohibits the extension of Hickory Ranch Drive.

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



The granting of the variance will not be injurious to the public health, safety or welfare because the street extension would not provide for any additional circulation and will not improve the existing conditions in this area.

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

Economic hardship is not the sole justification of the variance because the existing conditions does not allow for an extension of the street north of Zube Park. The existing circulation in this area has been adequate for the past years



**Application Number:** 2016-1831

**Plat Name:** Zube Park

**Applicant:** Harris Engineer 1

**Date Submitted:** 10/31/2016

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

**Specific Variance is being sought and extent of variance:**

To exceed the 1400-foot block length requirement along the northern and southern plat boundaries

**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 1400 feet

### **Statement of Facts**

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

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

This 225 acre development is located in West Harris County. This park is bordered by Roberts road on the west side and Becker road on the east side. This park also lies north of Zube Road and south Bauer Hockley road. This park also is bisected by a flood control channel, L100-00-00 called Little Cypress Creek . West half of the property is owned by Harris County with an HCFCD easement. The east part of the property is the opposite: ownership by HCFCD as a proposed regional detention facility with an easement or permit granted to Harris County for recreational purposes. In summary, this property is to be developed as an integrated flood control/recreation facility

**(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 application because Little Cypress Creek conditions existed prior to the applicant's purchase of this tract.

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

The intent and general purposes of this chapter will be preserved and maintained because an north-south street would not improve circulation since north-south streets currently exist with Roberts Road to the west and Becker Road to the east of the park

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

The granting of the variance will not be injurious to the public health, safety or welfare because a north-south street does not provide for any additional circulation and will not improve the existing conditions in this area.

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

Economic hardship is not the sole justification of the variance because the existing conditions does not allow for north-south circulation. The existing circulation in this area has been adequate for the past years.



## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Staff Report

**Application No:** 2016-1831

**Agenda Item:** 91

**PC Action Date:** 12/01/2016

**Plat Name:** Zube Park

**Applicant:** Harris Engineer 1

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

**Chapter 42 Sections:** 127; 134; 128

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

To not provide an east- west street along the major thoroughfare Roberts Road or Becker Road;

We are seeking a variance to prohibit the right-of-way extension of through the subject property, and prohibit the dedication of cul-de-sac bulb. Hickory Ranch Drive is an existing dedicated right-of-way shown within the recorded plat of Ranch Country Estates;

To exceed the 1400-foot block length requirement along the northern and southern plat boundaries;

**Basis of Recommendation:**

The site is located north of Hwy 290, east of Roberts Road, and west of Becker Road. The applicant is requesting a variance to not provide a north-south or east west street through the subject site. The applicant is also requesting a variance to not extend or terminate the stub street Hickory Ranch Drive with a cul-de-sac. Staff is in support of both requests.

The subject tract is an existing public park and the applicant is proposing to expand the facilities of the site.

Improvements will include an outside gym, golf course, a splash pad and a playground. Requiring a north-south street couple potentially cause safety concerns and would conflict with a proposed golf course and detention area.

Harris County's Engineering Department has voice no objection to the variance request and the site will be restricted to a park and related use. However, if the site were the redevelop in the future then there is a possibility for street connectivity. The major thoroughfare system is sufficient within the vicinity and as a condition of approval, the applicant will provide pedestrian access from the stub street Hickory Ranch Drive.

The applicant will dedicate the required amount of ROW. 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;it is not practical to require street through a park.

**(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;if the site were the redevelop in the future then there is a possibility for street connectivity.

**(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 major thoroughfare system is sufficient within the vicinity.

**(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 subject tract is an existing public park and the applicant is proposing to expand the facilities of the site.

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

Economic hardship is not the sole justification of the variance. The site is not an appropriate location for a street due to the land use



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 92  
**Action Date:** 12/01/2016  
**Plat Name:** Grand Vista Lakes GP  
**Developer:** DR Horton  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No/Type:** 2016-1864 GP

**Staff Recommendation:**  
Withdraw

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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

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

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

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

Fort Bend Engineer: 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

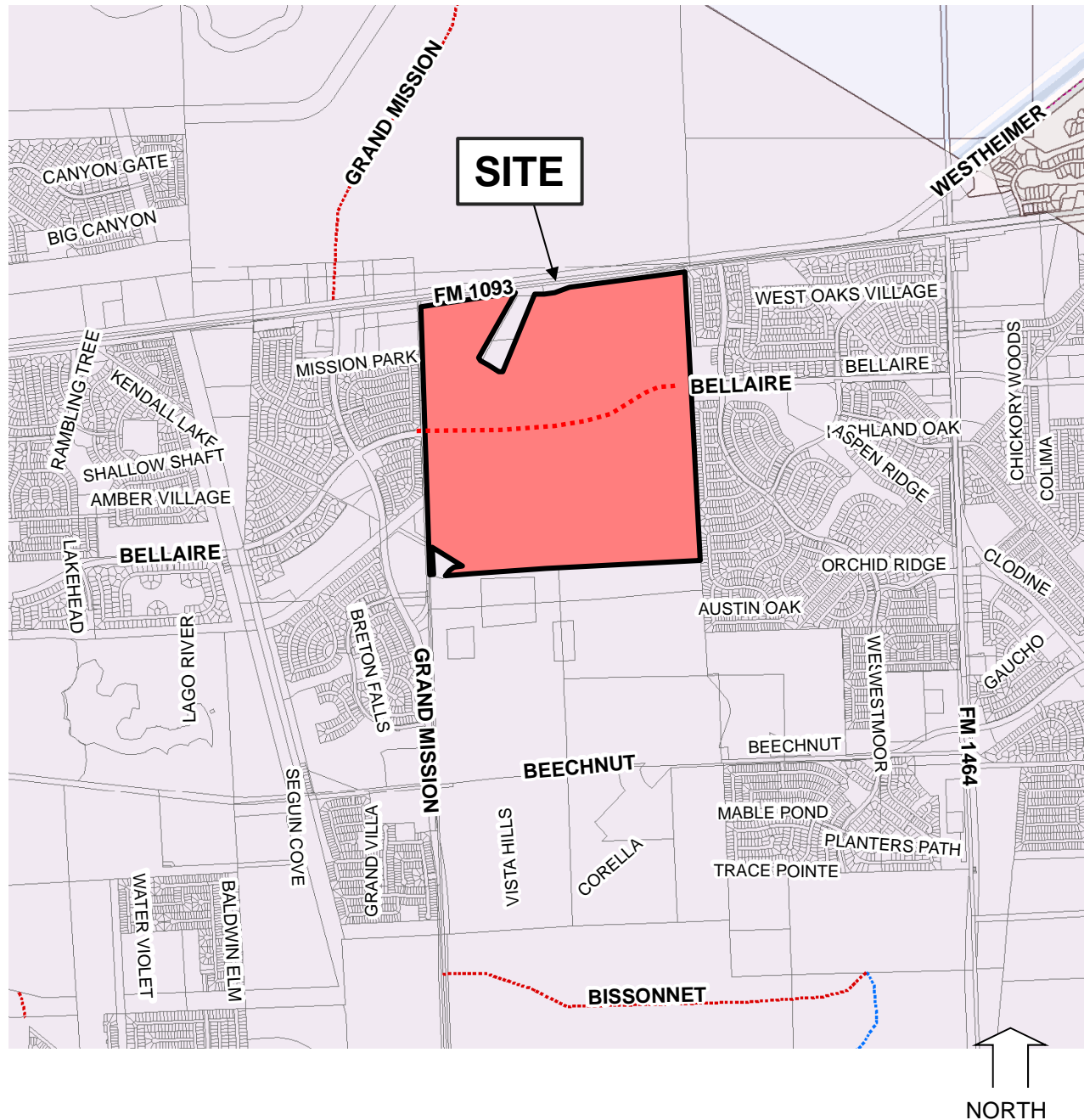
ITEM: 92

Planning and Development Department

Meeting Date: 12/01/2016

Subdivision Name: Grand Vista Lakes GP (DEF 1)

Applicant: BGE|Kerry R. Gilbert Associates



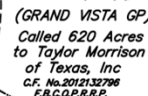
E – Special Exceptions

Site Location

## Planning and Development Department

**Meeting Date: 12/01/2016**

**Applicant: BGE|Kerry R. Gilbert Associates**



## Subdivision



# Houston Planning Commission

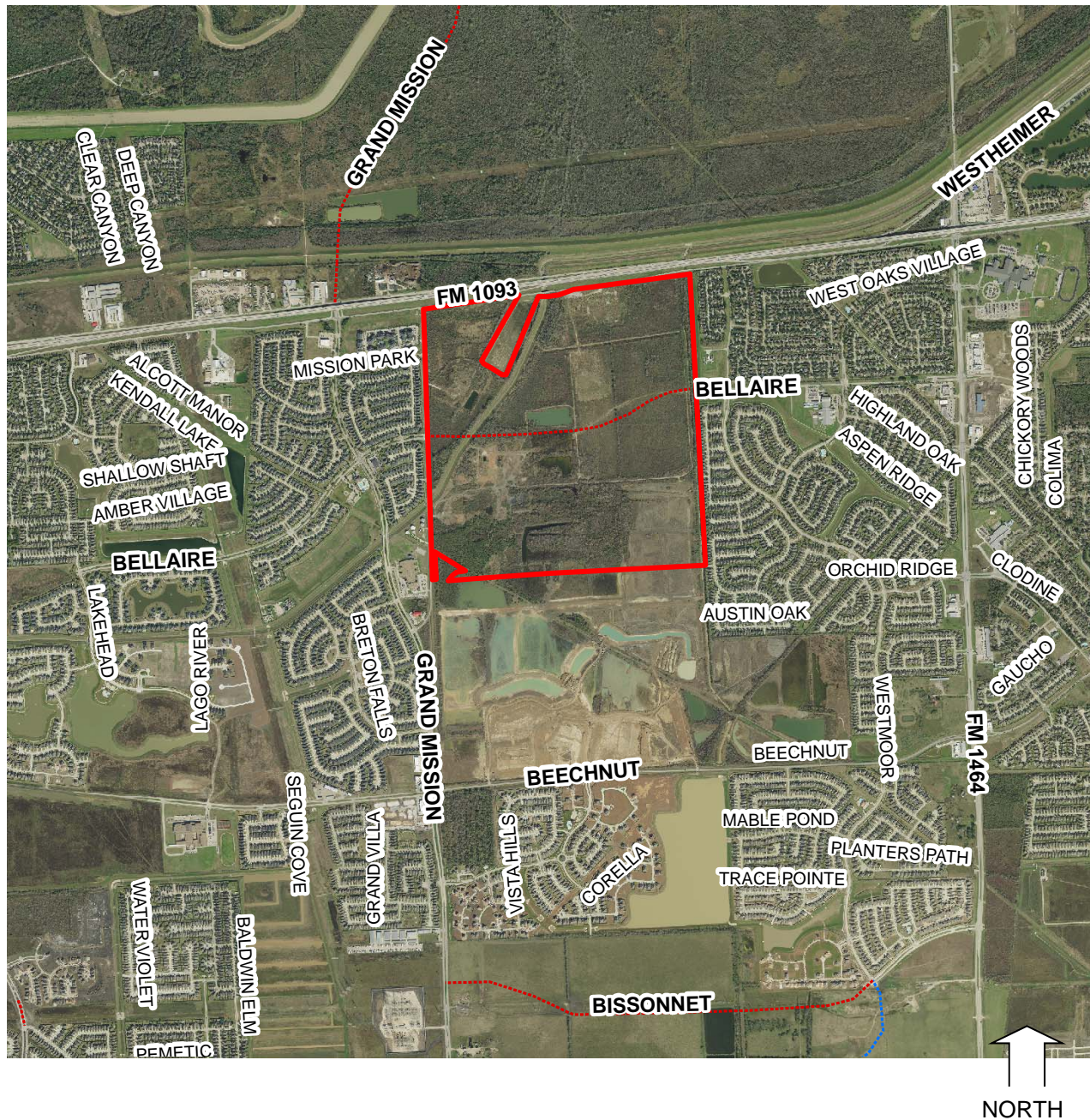
ITEM: 92

Planning and Development Department

Meeting Date: 12/01/2016

Subdivision Name: Grand Vista Lakes GP (DEF 1)

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  $\pm 380$  acres out of a total  $\pm 442$ -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: 92  
PC Action Date: 12/01/2016  
Plat Name: Grand Vista Lakes GP  
Applicant: BGE|Kerry R. Gilbert Associates

Staff Recommendation: Withdraw

**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:**

Applicant has requested that this item be withdrawn at this time.

**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



**Agenda Item:** 93  
**Action Date:** 12/01/2016  
**Plat Name:** Galleria replat no 2  
**Developer:** Kimley-Horn, Inc  
**Applicant:** Terra Surveying Company, Inc.  
**App No/Type:** 2016-1959 C2R

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

Total Acreage:	38.0040	Total Reserve Acreage:	37.8970
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77056	491U	City

***Conditions and Requirements for Approval***

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)

Coordinate with METRO if any proposed changes affect Post Oak.

***For Your Information:***

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

Metro: Coordinate with METRO if any proposed changes affect Post Oak.

City Engineer: DETENTION IS REQUIRED

PWE Traffic: No comment.

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

# Houston Planning Commission

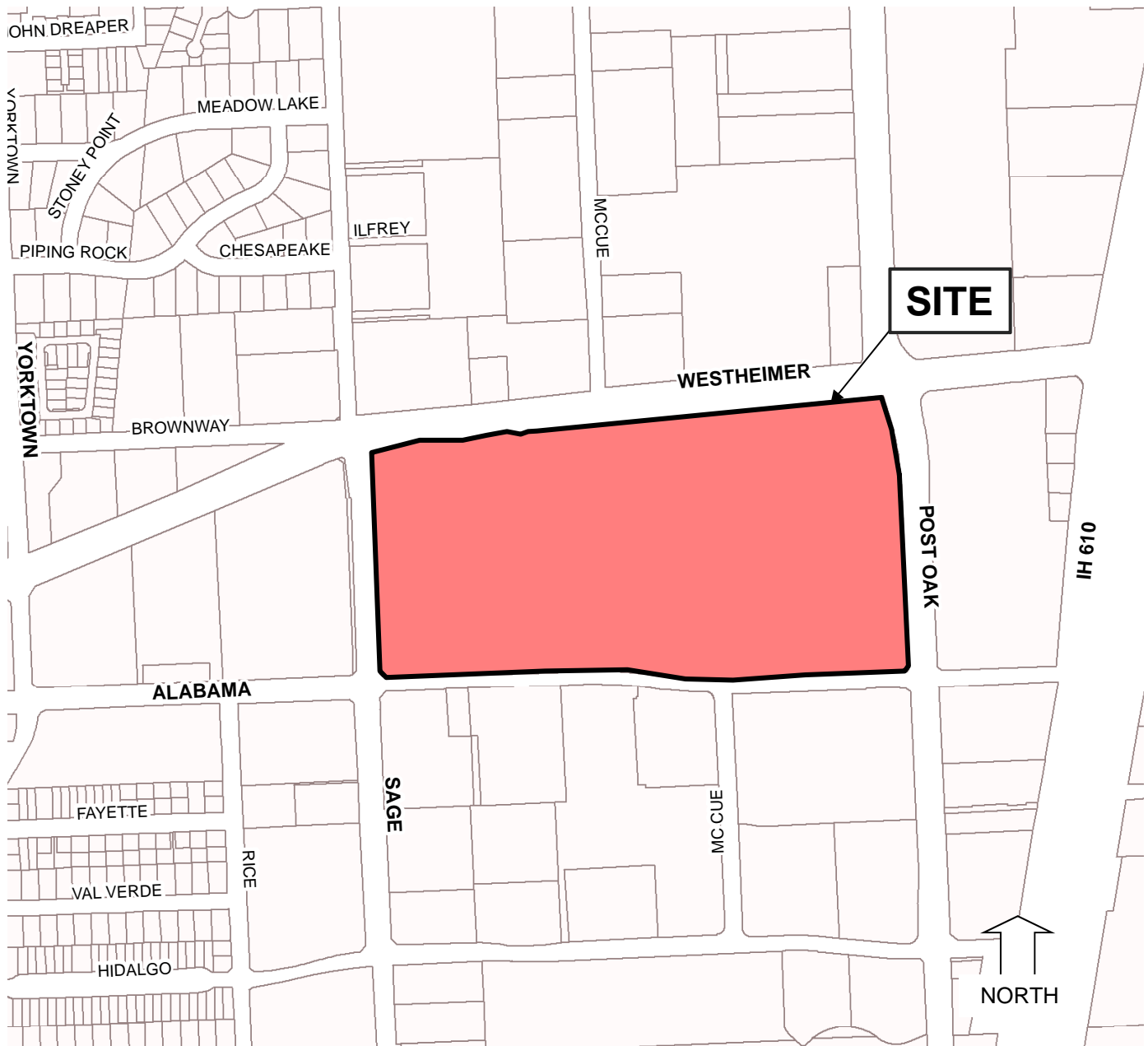
**ITEM: 93**

Planning and Development Department

Meeting Date: 12/01/2016

**Subdivision Name: Galleria replat no 2**

**Applicant: Terra Surveying Company, Inc.**



**F- Reconsideration of Requirements**

**Site Location**

# Houston Planning Commission

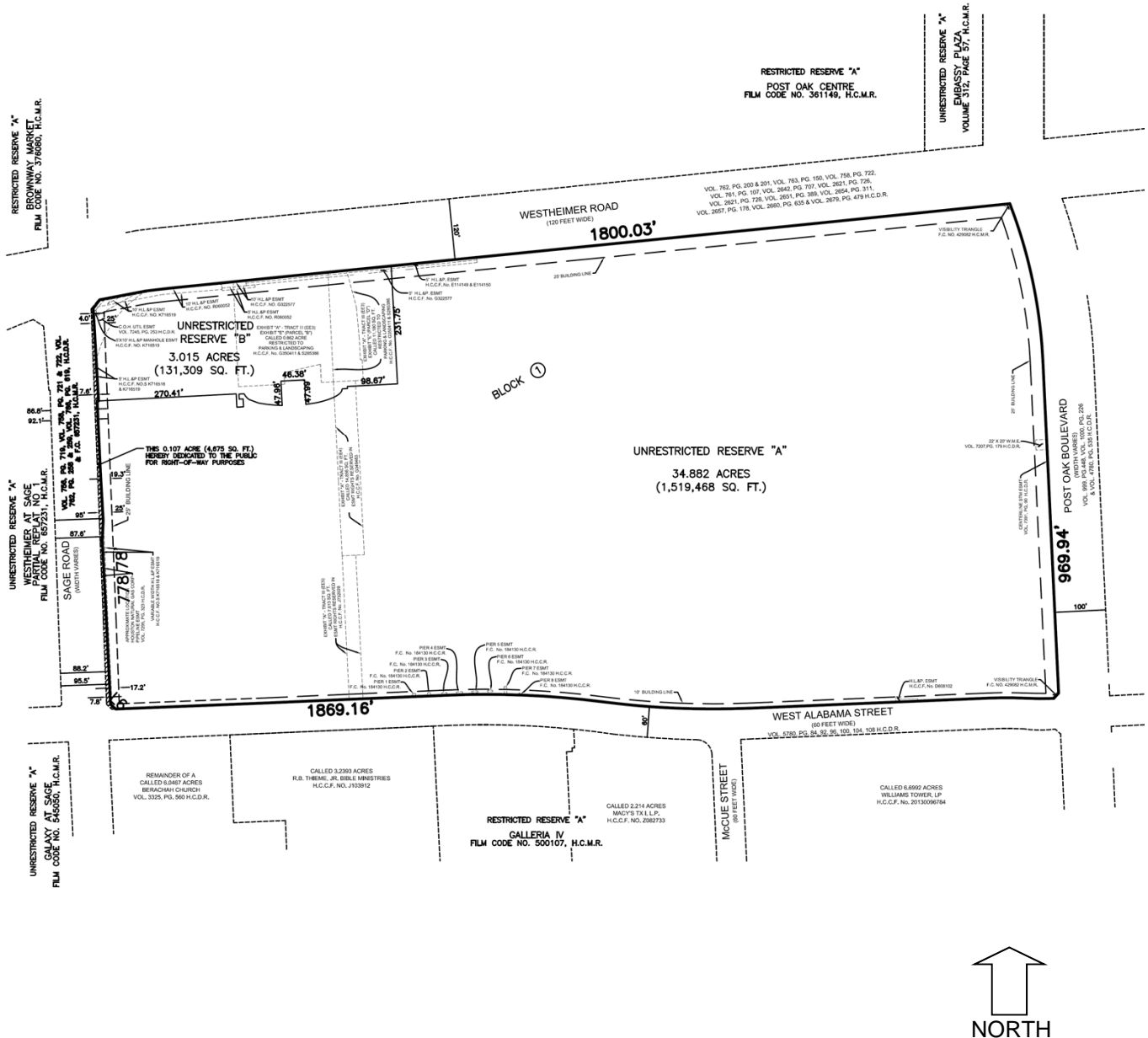
## ITEM: 93

Planning and Development Department

Meeting Date: 12/01/2016

Subdivision Name: Galleria replat no 2

Applicant: Terra Surveying Company, Inc.



F- Reconsideration of Requirements

Subdivision



# Houston Planning Commission

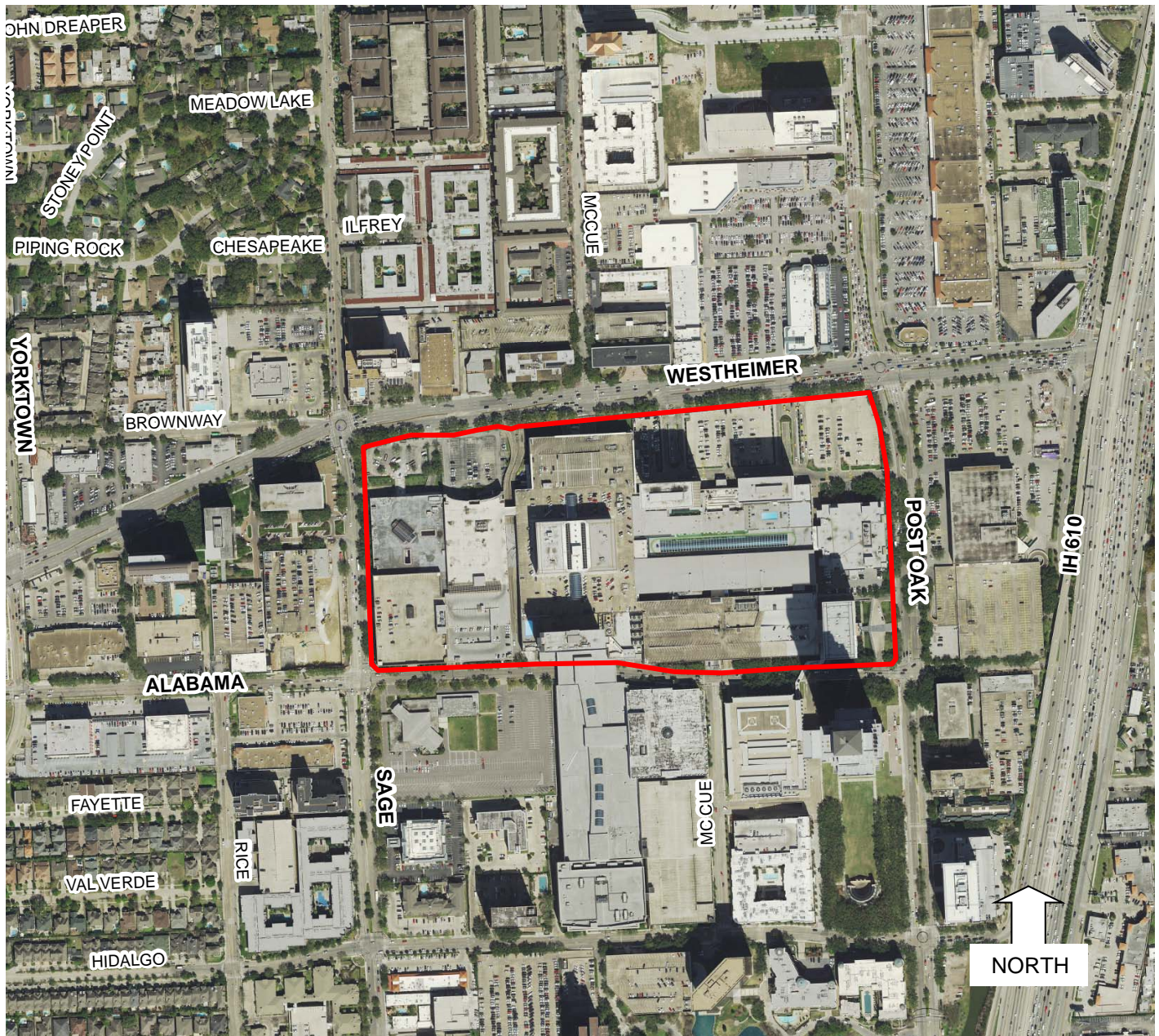
ITEM: 93

Planning and Development Department

Meeting Date: 12/01/2016

Subdivision Name: Galleria replat no 2

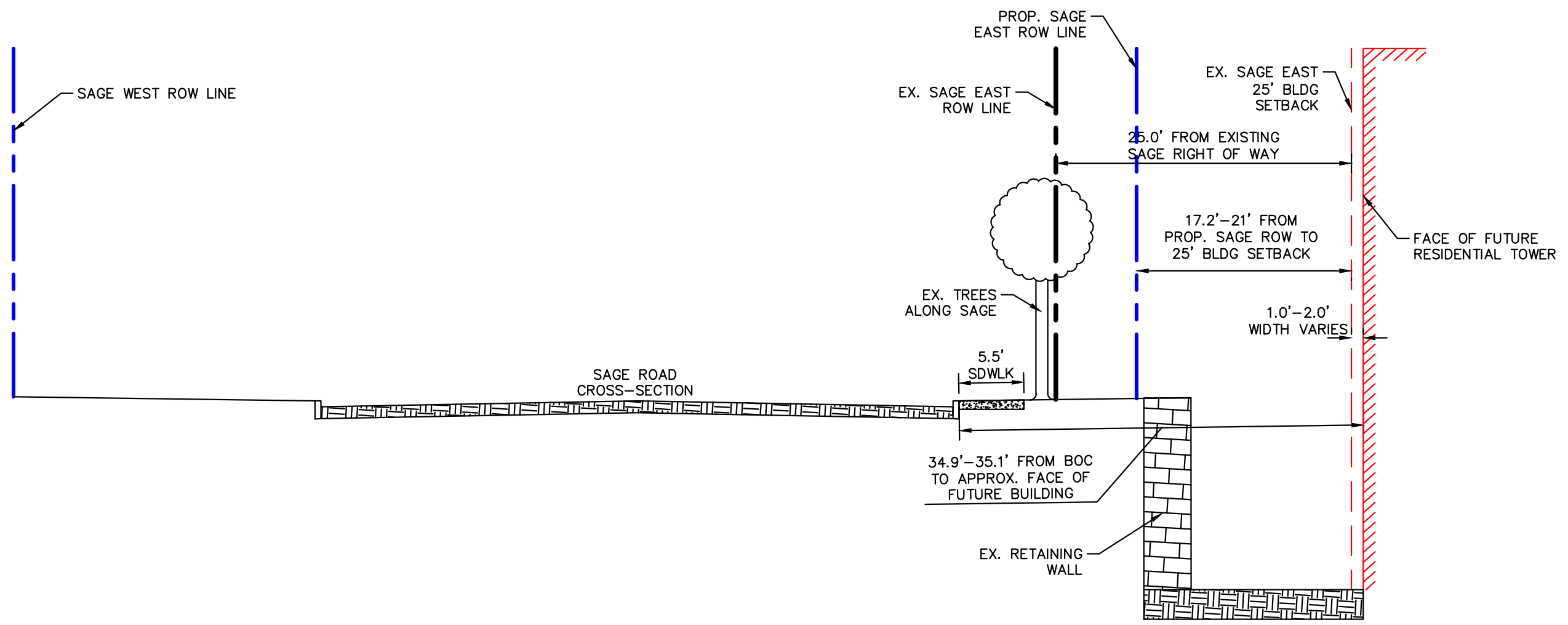
Applicant: Terra Surveying Company, Inc.



F- Reconsideration of Requirements

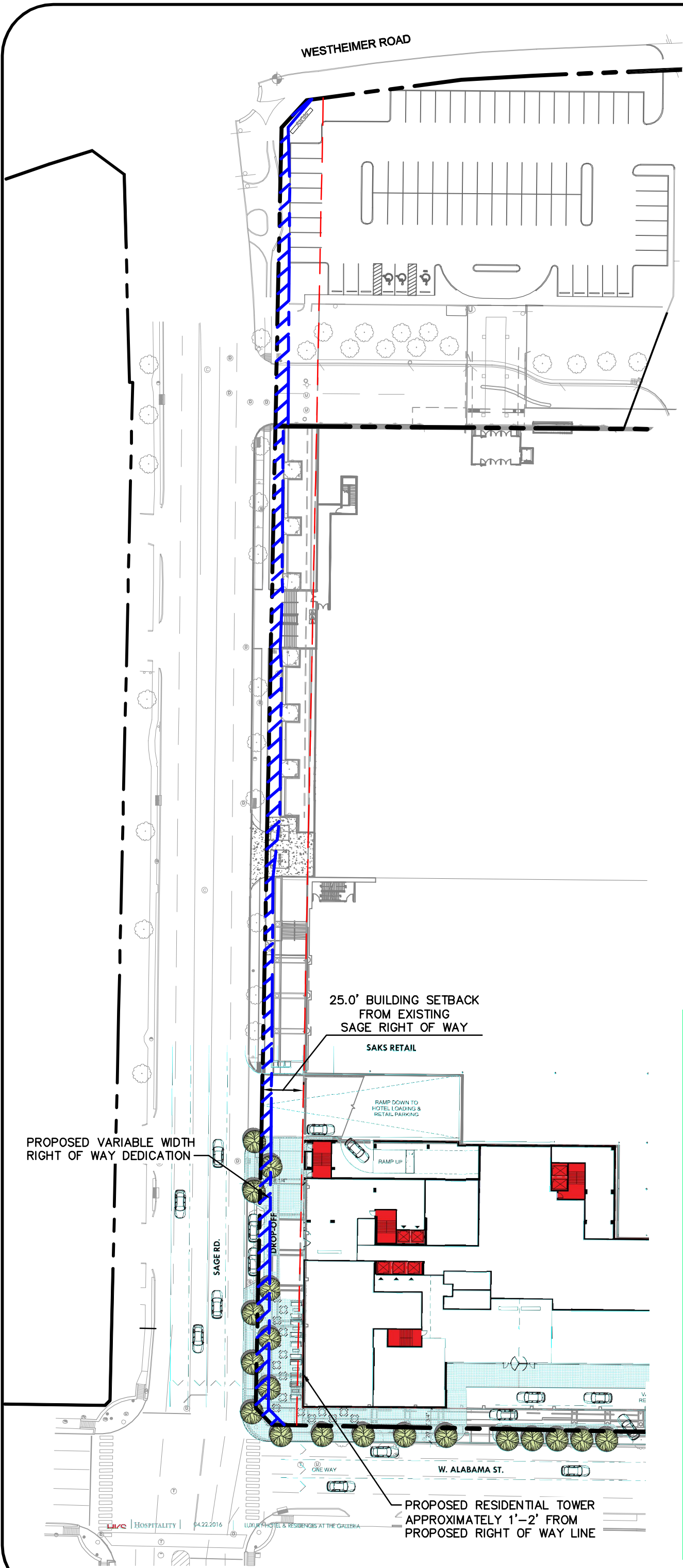
Aerial





SAGE CROSS-SECTION  
(1" = 10') @ 11X17

SAGE CROSS-SECTION  
EXHIBIT



SAGE WIDENING  
EXHIBIT WITH SITE  
PLAN- PROPOSED  
ROW DEDICATION











## RECONSIDERATION OF REQUIREMENT Request Information Form

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**Application No:** 2016-1959  
**Plat Name:** Galleria replat no 2  
**Applicant:** Terra Surveying Company, Inc.  
**Date Submitted:** 11/14/2016

---

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

**Specific requirement or condition being sought:**

To allow the proposed right of way dedication to follow the face of the existing 15'+ high retaining structure on the east side of Sage that is an integral part of the Houston Galleria subsurface parking structure that exists today. To allow for the building line to remain as currently configured as a 25' offset of the existing right of way line rather than a 25' offset of the proposed right of way line.

**Chapter 42 Section: 121 and 152**

**Chapter 42 Reference:**

42-121: When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development adjacent to the existing right of way to provide one-half of the total right of way width necessary to meet the requirements of section 42-122. 42-152: An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

**STATEMENT OF FACTS:**

To maintain current Building Line along the present right-of-way of Sage Road.





**Application Number:** 2016-1959

**Plat Name:** Galleria replat no 2

**Applicant:** Terra Surveying Company, Inc.

**Date Submitted:** 11/14/2016

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

**Specific Variance is being sought and extent of variance:**

To allow the proposed right of way dedication to follow the face of the existing 15'+ high retaining structure on the east side of Sage, creating a varying width of 4.0 feet to 7.8 feet for the right-of-way dedication, that is an integral part of the Houston Galleria subsurface parking structure that exists today. To allow for the building line to remain as currently configured as a 25' offset of the existing right of way line, creating a varying width of 17.2 feet to 21.0 feet for the Building Line along Sage Road, rather than a 25' offset of the proposed right of way line.

**Chapter 42 Section: 121 and 152**

**Chapter 42 Reference:**

42-121: When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development adjacent to the existing right of way to provide one-half of the total right of way width necessary to meet the requirements of section 42-122. 42-152: An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet.

## **Statement of Facts**

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

The subject property is located on the east side of Sage Road between Westheimer Road to the north and Alabama Street to the south. The existing right of way of Sage Road is variable width. The Partial Replat of Westheimer at Sage (attached for reference) delineates a variable width right of way dedication on the west side of Sage Road and notes that the future right of way required to meet the 100' width for a major thoroughfare per 42-122 is to be purchased on the west side of Sage by the Uptown Management District. Based on discussions with the Uptown Management District, the intent of the additional acquisition on the west side of Sage Road is to allow for the future improvement and realignment of Sage Road between Alabama and Westheimer. The realignment of Sage Road is intended to reduce the existing offset at the Alabama/Sage and Westheimer/Sage intersections by shifting the portion of Sage Road between Alabama and Westheimer to the west. Based on preliminary design schematics obtained from the Uptown Management District as well as correspondence with the Uptown Management District, it is our understanding that there are no plans to improve Sage Road in such a way that would shift the existing road or existing curb line further east than what currently exists today. Any right of way dedication on the east side of Sage Road will not facilitate the needed roadway improvements. A dedication on the east side of Sage Road that would provide for a 100' right of way width per Section 42-122 would encroach onto the existing 15'+ retaining structure that is integral to the subsurface parking structure that has been in its current location at the Houston Galleria for more than 30 years. If improvements were contemplated on the east side of Sage Road, which they are not, it is not reasonable to assume that the existing retaining structure or subsurface parking would be relocated or modified as part of those improvements. A right of way dedication on the east side of Sage Road that follows the face of the retaining structure would allow for improvements within the area behind the existing back of curb which is the only area where roadway and pedestrian improvements are feasible. This would also eliminate the need for an encroachment agreement for the retaining structure being inside public right of way.

**(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 existing Houston Galleria structure as well as the associated multilevel subsurface parking structure have been in place for more than 30 years. An increase in the building line on any part of this structure that would require a significant modification or reconstruction of the parking structure in the future would put an unreasonable burden on the property owner, requiring major structural changes. Further, due to the physical characteristics of the site, moving the building line

further back into the site would materially reduce the applicant's ability to utilize the existing structure as part of a future development or redevelopment.

**(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 a combination of the requirements for the future alignment of Sage Road as well as the existing Galleria structure having been in its current location for more than 30 years. Neither of these are the result of the applicant's actions.

**(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 area and will allow for the pedestrian realm between the east curb line of Sage Road and the existing retaining structure to be maintained.

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

The granting of the variance will not be injurious to the public health, safety or welfare given the existing width of the pedestrian realm will be maintained and the proposed widening of Sage Road is planned for the opposite side of the street.

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

The justifications for the requested variance are the location of the existing physical structure onsite as well as the plans for the future improvements on Sage Road having no impact on width of the existing pedestrian realm on the east side of the street.



## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Staff Report

**Application No:** 2016-1959

**Agenda Item:** 93

**PC Action Date:** 12/01/2016

**Plat Name:** Galleria replat no 2

**Applicant:** Terra Surveying Company, Inc.

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

### Chapter 42 Sections: 121 and 152

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

To allow the proposed right of way dedication to follow the face of the existing 15'+ high retaining structure on the east side of Sage, creating a varying width of 4.0 feet to 7.8 feet for the right-of-way dedication, that is an integral part of the Houston Galleria subsurface parking structure that exists today. To allow for the building line to remain as currently configured as a 25' offset of the existing right of way line, creating a varying width of 17.2 feet to 21.0 feet for the Building Line along Sage Road, rather than a 25' offset of the proposed right of way line. ;

#### Basis of Recommendation:

The site is located south of Westheimer Road, east of Sage Road and west of 610. The applicant is requesting a variance to allow a varying ROW dedication and building line along Sage Road. Staff is in support of the request. The site was platted in 1999, however the Galleria was constructed prior to Chapter 42. The existing ROW on Sage Road varies from 87 to 96 feet. The applicant is requesting a variance to dedicate ROW varying from 4 feet to approximately 8 feet. This proposal will create an ultimate ROW width that varies from 91.7' to 100' along Sage Road (once the 10' of ROW is acquired by Uptown Tirz as shown by HCMR 657231).

If the applicant dedicated the required amount of ROW, the existing structures would encroach into the ROW along Sage Road. Additionally, the Uptown Management District and the Office of the City Engineer has voiced no objection to the variance request.

The applicant is also requesting a reduced building line along Sage that will vary from 17.2 to 21 feet for a 30 story luxury hotel and residential tower. The high rise building will be located at the intersection of Sage and West Alabama. The reduced setback will match the building line of the existing structures along Sage Road and the distance from the back of curb will be approximately 35 feet from the back of curb.

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;**

If the applicant dedicated the required amount of ROW, the existing structures would encroach into the ROW along Sage Road.

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

The Uptown Management District and the Office of the City Engineer has voiced no objection to the variance request.

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

The Uptown Management District and the Office of the City Engineer has indicated no plans for improvements to Sage Road. The reduced setback will match the building line of the existing structures along Sage Road.

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

Granting the variance request will create an ultimate ROW width that varies from 91.7' to 100' along Sage Road.

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

The site was platted in 1999, however the Galleria was constructed prior to Chapter 42.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 94  
**Action Date:** 12/01/2016  
**Plat Name:** Provision at West Bellfort  
**Developer:** Gardner Capital  
**Applicant:** Terra Surveying Company, Inc.  
**App No/Type:** 2016-1962 C2

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

Total Acreage:	11.2200	Total Reserve Acreage:	11.2200
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	528X	City/ETJ

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

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

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)

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

The below comments were made by other agencies during this review period. These comments 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 along West Bellfort Road

2) Submit civil construction plans

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

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



# Houston Planning Commission

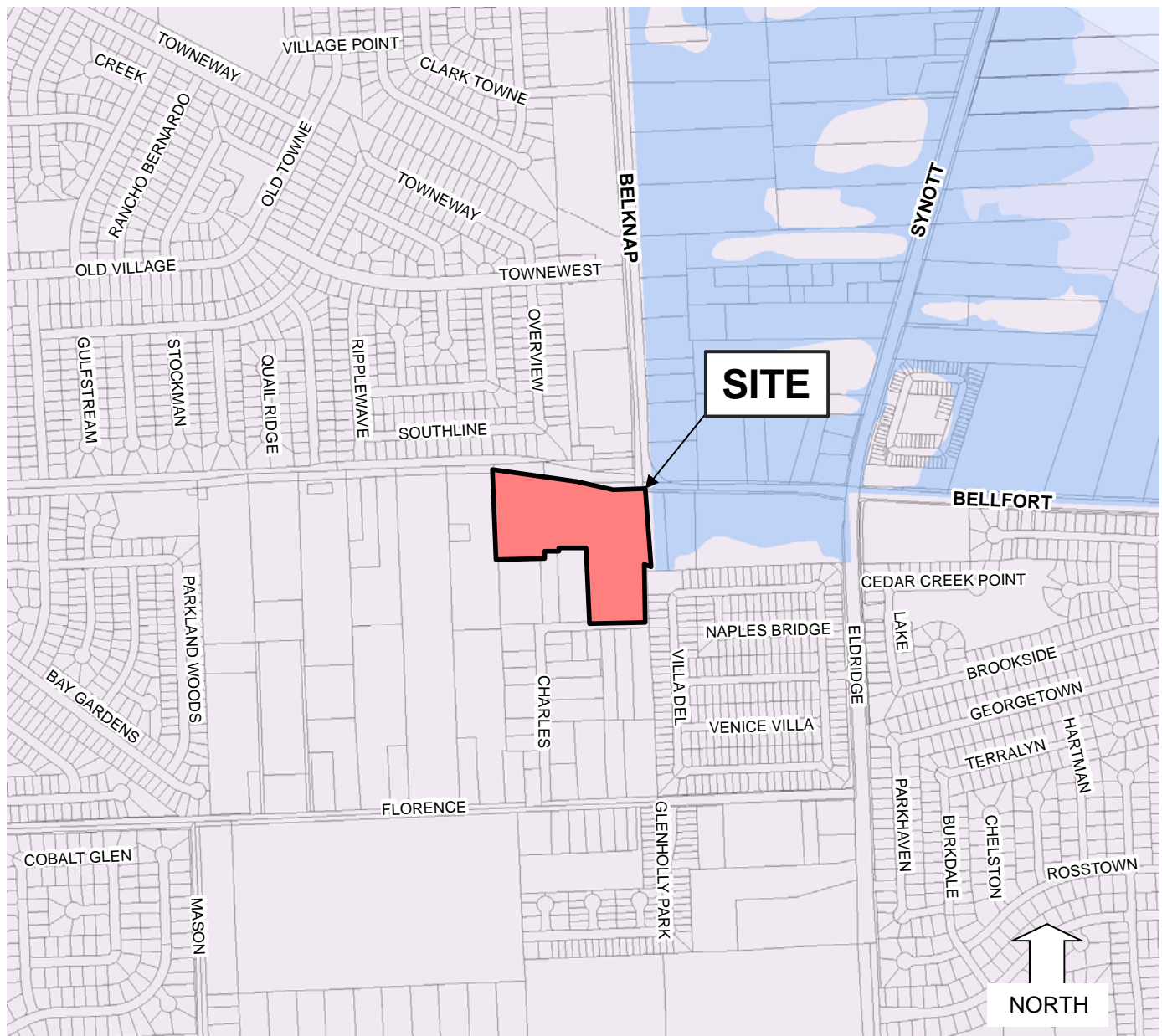
**ITEM: 94**

Planning and Development Department

Meeting Date: 12/01/2016

**Subdivision Name: Provision at West Bellfort**

**Applicant: Terra Surveying Company, Inc.**



**F- Reconsideration of Requirements**

**Site Location**

# Houston Planning Commission

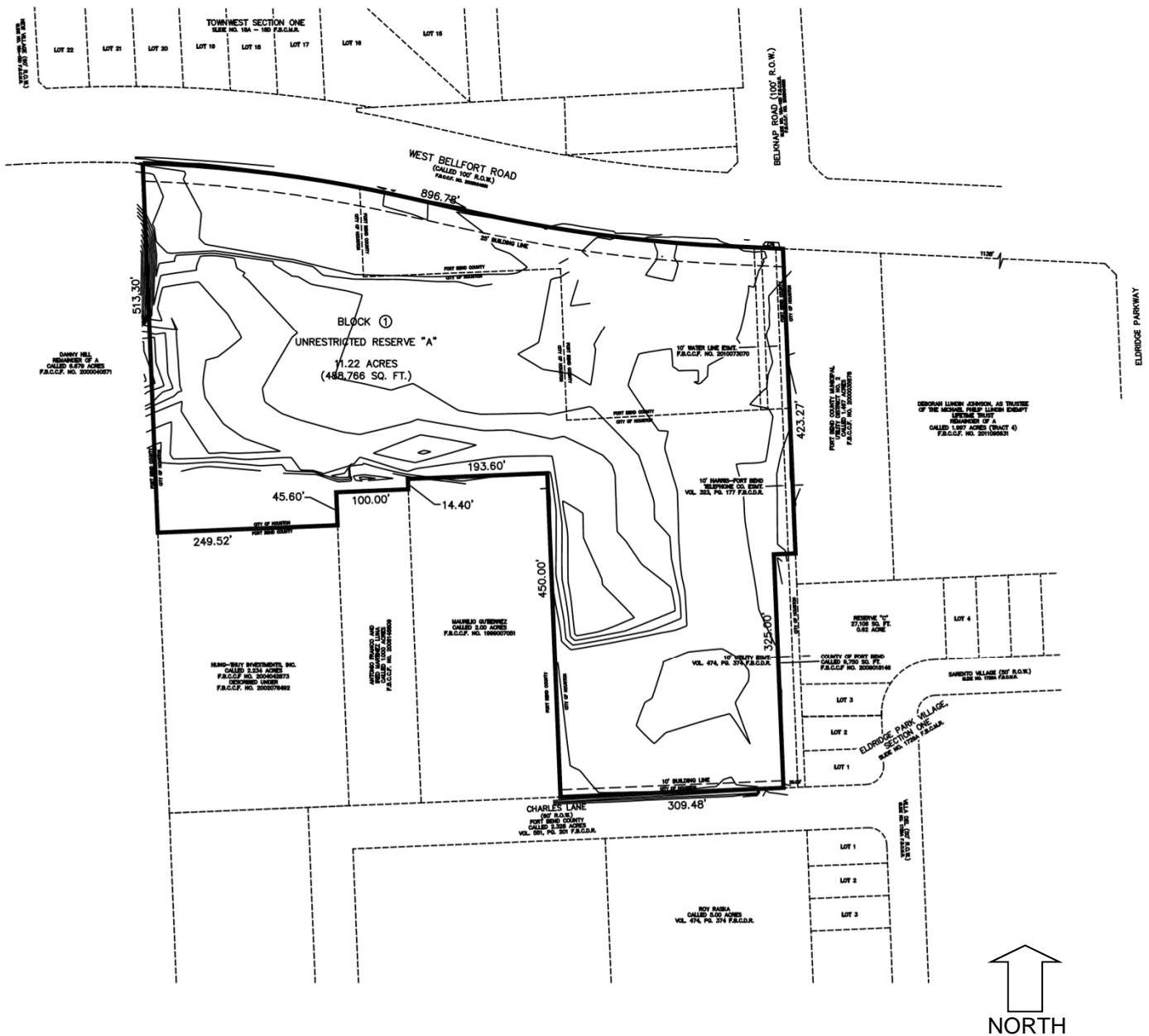
**ITEM: 94**

## Planning and Development Department

**Meeting Date: 12/01/2016**

**Subdivision Name: Provision at West Bellfort**

**Applicant: Terra Surveying Company, Inc.**



## F- Reconsideration of Requirements

## Subdivision



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# Houston Planning Commission

## ITEM: 94

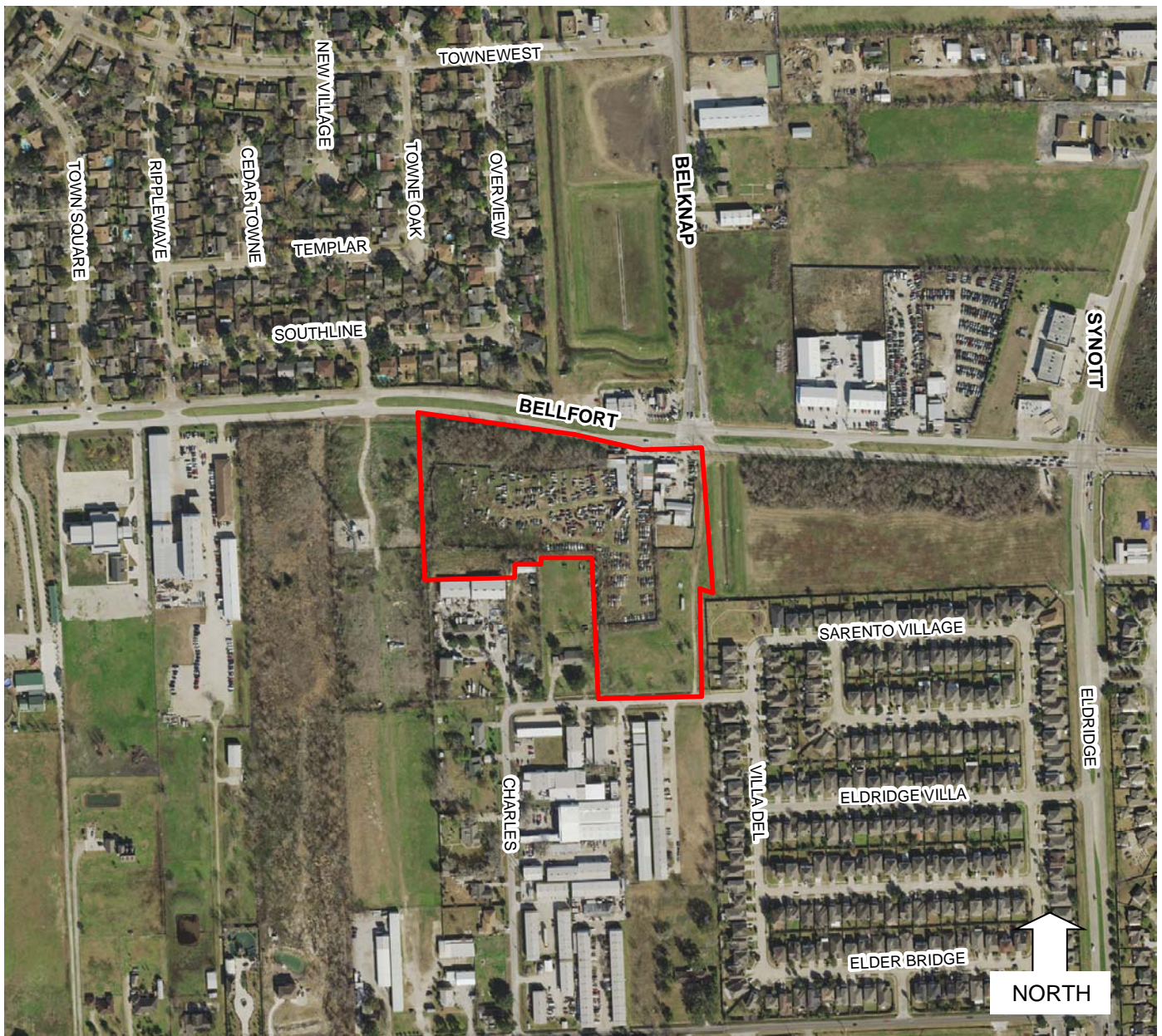
Planning and Development Department

Meeting Date: 12/01/2016

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**Subdivision Name: Provision at West Bellfort**

**Applicant: Terra Surveying Company, Inc.**



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**F- Reconsideration of Requirements**

**Aerial**

---



# Exhibit B.1

SOUTHLINE ROAD

NEW  
VILLAGE

WEST BELFORT ROAD

BELK  
ROAD

EXISTING  
CELL TOWER

NEW VILLAGE  
(EXTENSION)

Proposed Location

2175.76'

SARENTO VILLAGE

CHARLES LANE

VILLA DEL

ELDRIDGE ROAD

FLORENCE ROAD



## Exhibit B.2

Google Maps

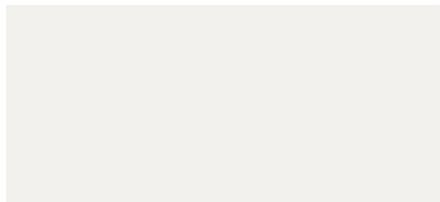
W Belfort Blvd



Image capture: Oct 2015 © 2016 Google

Sugar Land, Texas

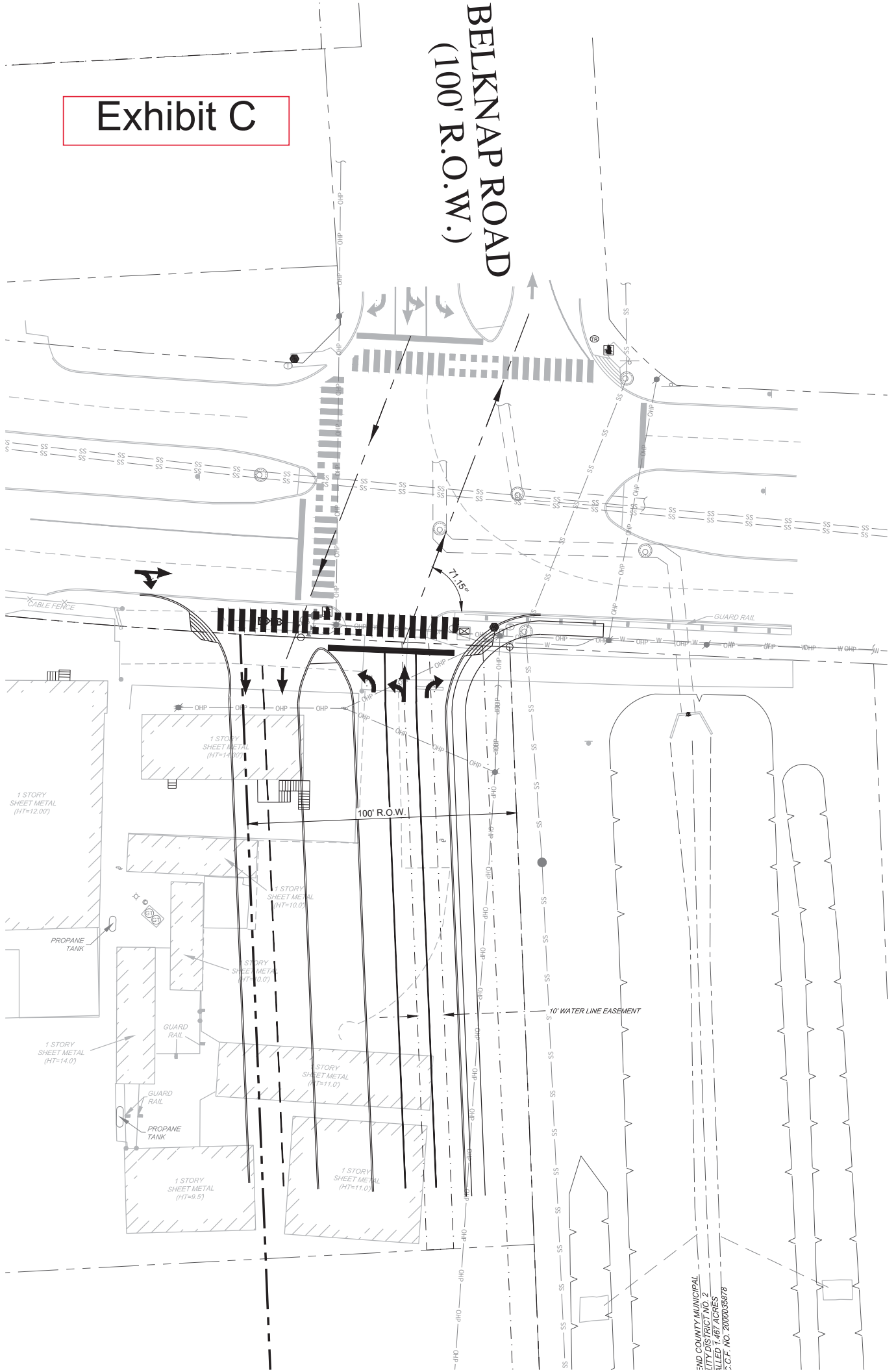
Street View - Oct 2015





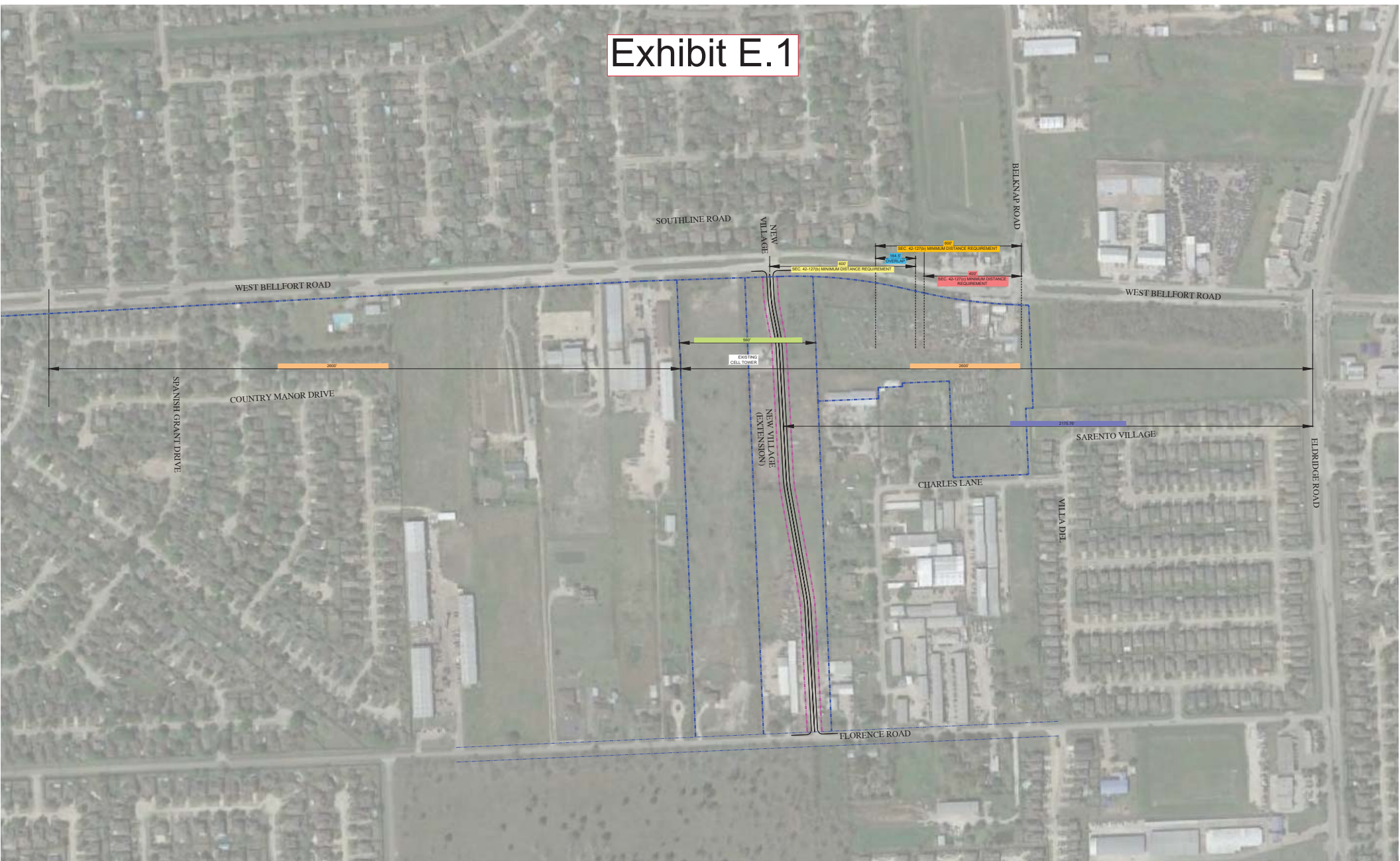
# Exhibit C

## BELKNAP ROAD (100' R.O.W.)



5ND COUNTY MUNICIPAL  
CITY DISTRICT NO. 2  
ALLIED INDUSTRIES  
2.C.F. NO. 2000035878

# Exhibit E.1



## Exhibit E.2

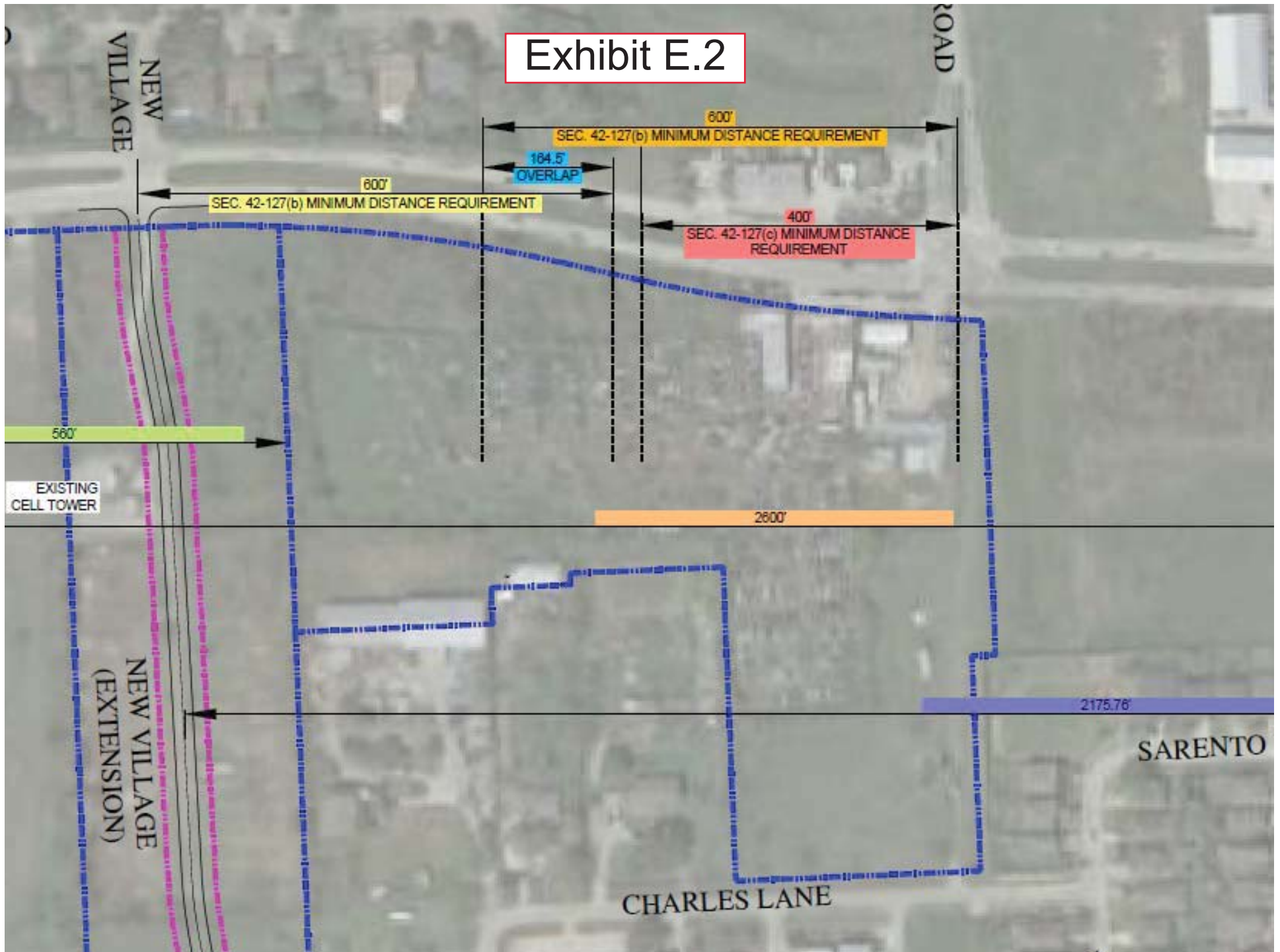
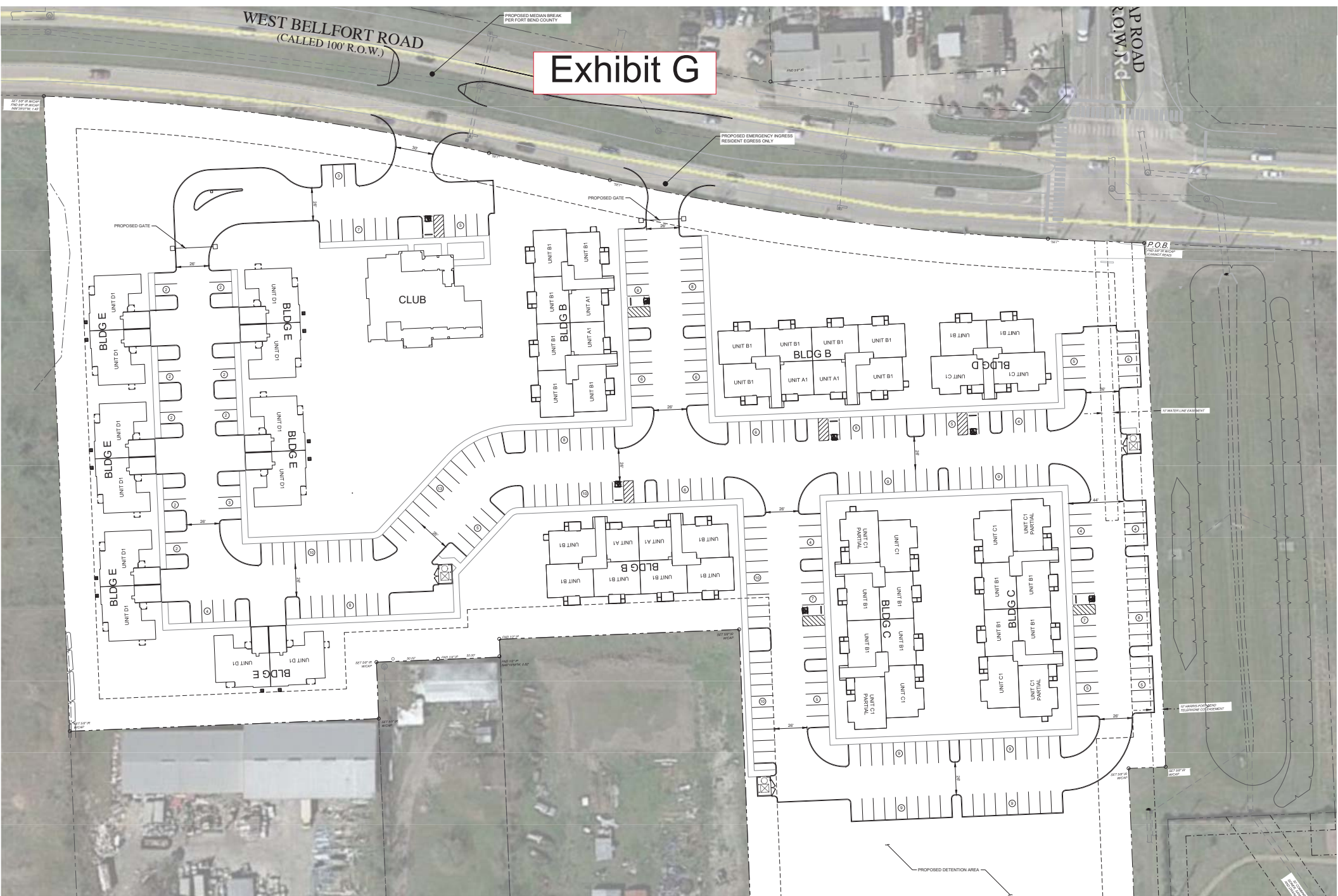




Exhibit F



## Exhibit G







## RECONSIDERATION OF REQUIREMENT Request Information Form

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**Application No:** 2016-1962  
**Plat Name:** Provision at West Bellfort  
**Applicant:** Terra Surveying Company, Inc.  
**Date Submitted:** 11/14/2016

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

**Specific requirement or condition being sought:**

The variance being requested is to allow for an excessive block length along West Bellfort Street by not providing a north-south right-of-way.

**Chapter 42 Section:** 42-127

**Chapter 42 Reference:**

(a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

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:**

T not provide a north-south right of way at West Bellfort road



**Application Number:** 2016-1962

**Plat Name:** Provision at West Bellfort

**Applicant:** Terra Surveying Company, Inc.

**Date Submitted:** 11/14/2016

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

**Specific Variance is being sought and extent of variance:**

The variance being requested is to allow for an excessive block length along West Bellfort Street by not providing a north-south right-of-way.

**Chapter 42 Section:** 42-127.

**Chapter 42 Reference:**

Intersections of major thoroughfares (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. \_\_\_\_\_

### **Statement of Facts**

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

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

The dedication of a road will create both an unreasonable hardship on the current land owner and subsequent land owners while greatly affecting future land use. The unique conditions of the site and surrounding area, which the current owner or future owners have no ability to change, makes the construction of a road impossible without violating other requirements in the ordinance. In addition to this, the request to have a road through the site would disturb the current use and greatly limit the ability to redevelop the site for a higher and greater use. Current Use: The site is currently used as an auto salvage yard and animal stockyard. An extension of Belknap will require the demolition of commercial structures which are currently being used and occupied, See Exhibit A. Alternatively, a road anywhere else on the site would greatly interrupt and limit the current operations as the current use requires a large contiguous land area for automotive service and storage and open space for various species of livestock. Future Use/Land Value The current landowner intends to sell this property and a road dedication will greatly limit the site for any future use by reducing the buildable area. The property is currently under contract for sale but a road will make the intended use infeasible and cause the likely termination of the purchase sale agreement. Furthermore, any future buyers will have a bisected site that will make future land use limited. This will greatly devalue the entire site as a large percentage will become unusable and costly to redevelop.

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

The landowner or future land owner has not artificially created a hardship for purposes of requesting a variance request. The hardship would only be created by the city forcing the landowner to provide an intersection or road. The current and potential future land use is in compliance with the current ordinance.

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

The primary concern presented to us by the city is that a north/south intersection must be provided within 2,600' of the nearest north/south intersection. In no way does granting this variance prevent the eventual development of an intersection to satisfy this requirement. There is still nearly 600' of frontage west of the subject site that provides more viable options for a road or intersection. For example, New Village Lane could be extended to create a true north/south intersection that will not require a new medium break, already has a curb cut, and can more easily be extended to Florence Rd, see Exhibit B.1 & Exhibit B.2. Furthermore, the ordinance prevents a road from being developed along the frontage of the subject site, specifically minimum distance requirements for intersection and minimum intersection angle (Sec. 42-127(b) and Sec. 42-129(a) respectively). If an intersection was provided, the developer will need to provide a

median break to better serve the intersection. As the segment of Bellfort Road along the subject site's frontage is subject to Fort Bend County design standards, the developer will need to meet their requirements. Per correspondence with county officials, a median break must be spaced a minimum of 500' from each other or intersection. Currently the distance between the current median breaks directly adjacent to the site is less than 1000' making a median break impossible per the current design standards. Without a median break, an intersection would be greatly limited and provide very little benefit. Extension of Belknap The extension of Belknap is not feasible. An extension of Belknap that complies with the current design ordinance would require the city to acquire right of way from the adjacent land owner which is currently controlled and operated by a local Municipal Utility District as a detention pond serving the immediate area. For the extension to remain entirely on the subject site, Belknap would require an extreme turning angle. According to Sec. 42-129(a), an intersection angle must be between 80 and 90 degrees. After extensive research by a 3rd party civil engineer firm, it has been determined that the turning angle would violate this ordinance and is not feasible, see Exhibit C. The extension of Belknap also has design issues that would make it unsafe and not practical. Two traffic engineer firms were hired to perform feasibility studies, see Exhibit D.1 & Exhibit D.2. Both independent firms arrived to the same conclusion, that a road on the subject site served little to no benefit and would not be compliant with current design standards. The following issues were identified; • Alignment: o The cross streets would not align (see Exhibit C). o The lateral offset between the north and south approach seems too large to allow safe transition for northbound & southbound through movements as the distance is too short to allow for this transition. • Intersection Signalization: o The intersection would need to be split phased (although the transition length is too short) affecting the operations at this intersection negatively. • Crosswalk Safety: o The alignment will not allow for crosswalk safety as it will not provide direct pedestrian accessibility by adding walking distance to each trip across the intersection, and added signaling complications with split phasing. Intersection Along Frontage Away from Belknap Nowhere else along the subject site's frontage is a north/south intersection possible. There is no northbound intersection to intersect with as the tracts to the north are already developed as single family residential and commercial. Furthermore, an intersection anywhere along our frontage would violate minimum distance requirements, see Exhibit E.1 & Exhibit E.2.

**(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. Neighboring land uses have sufficient access to roads and resources. The variance request will not prevent future development of a road along Bellfort and if the city deems a road necessary at a later time, the city will have the opportunity to have one developed. It is actually to the community's benefit to grant this variance. By eliminating the need for a road, the prospected developer can redevelop the site and remove the current salvage yard/animal stock yard which is both an esthetic and environmental nuisance. Furthermore, the city of Houston does not have a Belknap extension or intersection on the subject site identified in the current thoroughfare plan so the city will not be forced to deviate from any current plans. A road extending to Charles Lane does not provide any material benefits to the local community. Adversely, it will create an opportunity for cut-through traffic creating unwanted trips through a single family development. Furthermore, given the limitations of the site, a road extending to Charles Lane will bring a road in close proximity to existing homes, see Exhibit F. This would likely create a noise issue and other potential nuisances for the home owners. It would be to the community's benefit to have the road located in an area that would not disturb current residents. Also, forcing the proposed developer to provide a road will make the plan to redevelop infeasible. As the intended use is to provide affordable/rent restricted multifamily housing, see Exhibit G, the city of Houston has a rare opportunity to provide its citizens this type of housing within the city limits, especially one that has received overwhelming support from the local community, members of the City Council, and County Commissioner Court, see Exhibit's H.1, H.2 and H.3. Given the affordable nature of this type of development, the project would be unable to support the loss of buildable area and would force the redevelopment to cease. Requiring a road that has been shown to be unnecessary, unwarranted, and infeasible and will cause the city of Houston to lose a unique opportunity to provide its citizens with a much needed affordable housing option. In this case granting a variance isn't solely for the benefit of the developer, but rather for the benefit of the community as a whole.

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

Economic hardship is not the sole justification. As outlined above, the current land owner and possible developer have valid reasons to request this variance. The ordinance does not allow for an intersection on the subject property and requiring one will make future land development unlikely and neglect the residents of Houston with a much needed housing type.



## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Staff Report

**Application No:** 2016-1962

**Agenda Item:** 94

**PC Action Date:** 12/01/2016

**Plat Name:** Provision at West Bellfort

**Applicant:** Terra Surveying Company, Inc.

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

**Chapter 42 Sections:** 42-127.

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

The variance being requested is to allow for an excessive block length along West Bellfort Street by not providing a north-south right-of-way.;

**Basis of Recommendation:**

The site is located south of W Bellfort Drive, east of Hwy 6 and west of Eldridge Road. The applicant is requesting a variance to exceed the required 2600' intersection spacing by not providing a north-south street through the site. Staff is in support of the request.

The site is located within Ft Bend County and the city limits. The site is currently an auto salvage yard and animal stockyard; and the applicant is proposing a multi-family development. Requiring a north-south street within the site would not significantly improve traffic circulation and would violate the minimum intersection spacing along a major thoroughfare. However, there is potential for a north-south street located west of the site that would be more suitable for connectivity within the surrounding area.

Additionally, Fort Bend County's Engineering Department and the Office of the city Engineer has voiced no objection to the variance. 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; requiring a north-south street within the site would not significantly improve traffic circulation

**(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 site isn't the appropriate location to provide a north-south street.

**(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 street located west of the site that would be more suitable for connectivity within the surrounding area.

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

The granting of the variance will not be injurious to the public health, safety or welfare; requiring a street would violate the minimum intersection spacing along a major thoroughfare.

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

Economic hardship is not the sole justification of the variance; the configuration of the tract and location is the hardship.





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 95

**Action Date:** 12/01/2016

**Original Action Date:** 12/03/2015

**Plat Name:** Crossing at Katy Fulshear

**Developer:** Windrose

**Applicant:** Windrose

**App No :** 2015-2429

**App Type:** C2

**Staff Recommendation:**

Approve

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Total Acreage:	93.2280	Total Reserve Acreage:	86.2004
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Combination	Utility District:	Fort Bend County Improvement District 24

---

County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	524E	ETJ

---

**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

<b>Agenda Item:</b>	96	<b>Staff Recommendation:</b>	Approve
<b>Action Date:</b>	12/01/2016		
<b>Original Action Date:</b>	12/03/2015		
<b>Plat Name:</b>	Cypress Creek Commerce		
<b>Developer:</b>	The Interfield Group		
<b>Applicant:</b>	The Interfield Group		
<b>App No :</b>	2015-2422		
<b>App Type:</b>	C2		

---

Total Acreage:	9.5140	Total Reserve Acreage:	9.5140
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	CNP Utility District

County	Zip	Key Map ©	City / ETJ
Harris	77090	332K	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 97

**Action Date:** 12/01/2016

**Original Action Date:** 12/03/2015

**Plat Name:** Franz Industrial Park

**Developer:** Windrose

**Applicant:** Windrose

**App No :** 2015-2349

**App Type:** C2

**Staff Recommendation:**

Approve

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Total Acreage:	67.4681	Total Reserve Acreage:	67.4681
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77449	446T	ETJ

---

**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 98

**Action Date:** 12/01/2016

**Original Action Date:** 12/17/2015

**Plat Name:** Grand Vista Sec 21

**Developer:** Costello, Inc.

**Applicant:** Costello, Inc.

**App No :** 2015-2552

**App Type:** C3F

**Staff Recommendation:**

Approve

---

Total Acreage:	10.5437	Total Reserve Acreage:	0.5145
Number of Lots:	48	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 190

County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526R	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 99  
**Action Date:** 12/01/2016  
**Original Action Date:** 12/17/2015

**Staff Recommendation:**  
Approve

**Plat Name:** Hare Cook Road Street Dedication Sec 1  
**Developer:** LUPHER,LLC  
**Applicant:** LUPHER,LLC  
**App No :** 2015-2488  
**App Type:** SP

---

Total Acreage:	2.5300	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77532	380S	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &  
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DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 100  
**Action Date:** 12/01/2016  
**Original Action Date:** 01/21/2016

**Staff Recommendation:**  
Approve

**Plat Name:** Harvest Green Sec 10  
**Developer:** Jones | Carter  
**Applicant:** Jones | Carter  
**App No :** 2016-0035  
**App Type:** C3F

---

Total Acreage:	13.9000	Total Reserve Acreage:	2.9972
Number of Lots:	30	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
Fort Bend	77406	566B	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

<b>Agenda Item:</b>	101	<b>Staff Recommendation:</b>	Approve
<b>Action Date:</b>	12/01/2016		
<b>Original Action Date:</b>	12/17/2015		
<b>Plat Name:</b>	Holland Strack Venture		
<b>Developer:</b>	John G. Thomas and Associates, Inc. dba Thomas Land Surveying		
<b>Applicant:</b>	John G. Thomas and Associates, Inc. dba Thomas Land Surveying		
<b>App No :</b>	2015-2538		
<b>App Type:</b>	C2		

Total Acreage:	30.3330	Total Reserve Acreage:	30.3330
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77379	330C	ETJ

**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &  
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DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 102  
**Action Date:** 12/01/2016  
**Original Action Date:** 12/17/2015  
**Plat Name:** Laurel Park North Sec 4  
**Developer:** LJA Engineering, Inc.- (West Houston Office)  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No :** 2015-2503  
**App Type:** C3F

**Staff Recommendation:**  
Approve

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Total Acreage:	19.4500	Total Reserve Acreage:	7.8050
Number of Lots:	31	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 530

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County	Zip	Key Map ©	City / ETJ
Harris	77379	290S	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 103  
**Action Date:** 12/01/2016  
**Original Action Date:** 12/17/2015

**Staff Recommendation:**  
Approve

**Plat Name:** Lehigh Hanson Crosby Rail Terminal Sec 1  
**Developer:** LUPHER,LLC  
**Applicant:** LUPHER,LLC  
**App No :** 2015-2497  
**App Type:** C2

---

Total Acreage:	167.1000	Total Reserve Acreage:	167.0100
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:	OSSS

County	Zip	Key Map ©	City / ETJ
Harris	77532	380S	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &  
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DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 104

**Action Date:** 12/01/2016

**Original Action Date:** 12/03/2015

**Plat Name:** Safesite Tract

**Developer:** Texas Engineering And Mapping Company

**Applicant:** Texas Engineering And Mapping Company

**App No :** 2015-2368

**App Type:** C2

**Staff Recommendation:**

Approve

Total Acreage: 39.6308

Number of Lots: 0

COH Park Sector:

Water Type: Existing Utility District

Drainage Type: Combination

Total Reserve Acreage: 39.6308

Number of Multifamily Units: 0

Street Type (Category): Public

Wastewater Type: Existing Utility District

Utility District: Cypress Hill MUD No. 1

County

Zip

Key Map ©

City / ETJ

Harris

77433

326T

ETJ

**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &  
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DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 105  
**Action Date:** 12/01/2016  
**Original Action Date:** 12/17/2015  
**Plat Name:** Sammay  
**Developer:** Jalayer And Associates, Inc.  
**Applicant:** Jalayer And Associates, Inc.  
**App No :** 2015-2383  
**App Type:** C2

**Staff Recommendation:**  
Approve

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Total Acreage:	3.4237	Total Reserve Acreage:	3.4237
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:	Clear Brook City MUD

County	Zip	Key Map ©	City / ETJ
Harris	77089	616E	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 106

**Action Date:** 12/01/2016

**Original Action Date:** 12/03/2015

**Plat Name:** Village at Archer

**Developer:** CAS SURVEY

**Applicant:** CAS SURVEY

**App No :** 2015-2331

**App Type:** C2R

**Staff Recommendation:**

Approve

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Total Acreage:	0.6200	Total Reserve Acreage:	0.0137
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77093	453D	City

---

**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 107  
**Action Date:** 12/01/2016  
**Original Action Date:** 12/03/2015

**Staff Recommendation:**  
Approve

**Plat Name:** Willowcreek Ranch Sec 9  
**Developer:** EHRA  
**Applicant:** EHRA  
**App No :** 2015-2424  
**App Type:** C3F

---

Total Acreage:	41.0100	Total Reserve Acreage:	7.0000
Number of Lots:	28	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 416

County	Zip	Key Map ©	City / ETJ
Harris	77377	288S	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 12/01/16

**ITEM: 108**

**Applicant:** SILVANO ZAPATA

**Contact Person:** JULIE ZAPATA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	16-1200	77357	5874	257-M	ETJ
NORTH OF: FM 1485 WEST OF: DEER RUN LN					

**ADDRESS:** 19625 Hickory Lane

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOT ONE HUNDRED FORTY-NINE (149) OF PEACH CREEK FOREST, SECTION TWO (2), AN UNRECORDED SUBDIVISION OUT OF A 325.74 ACRE TRACT IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Mobile Home.

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

---

# CERTIFICATE OF COMPLIANCE

---

# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 12/01/16

**ITEM: 109**

**Applicant:** GENE GILES DESIGN GROUP

**Contact Person:** KIRK LAIRD

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
<b>SOUTH OF: FM 1314 EAST OF: SORTERS ROAD</b>	<b>16-1201</b>	77365	5572	294-H	ETJ

**ADDRESS:** 19240 Purus Drive

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOT ONE (1) BLOCK THREE (3), OF RIVERWALK, SECTION THREE (3), A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET M, SHEET 164, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Residence.

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

---

# CERTIFICATE OF COMPLIANCE

---



# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 12/01/16

**ITEM: 110**

**Applicant:** MARIO DIOSDADO

**Contact Person:** MARIO DIOSDADO

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	16-1202	77357	5874	258-J	ETJ
NORTH OF: FM 1485 WEST OF: GALAXY BLVD					

**ADDRESS:** 26927 Peach Creek Drive

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOT 947 OF PEACH CREEK FOREST, SECTION 5, AN UNRECORDED SUBDIVISION OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Mobile Home

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

---

# CERTIFICATE OF COMPLIANCE

---

# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 12/01/16

**ITEM: 111**

**Applicant:** MARIA BARRIGA

**Contact Person:** LUIS CERDA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	<b>16-1203</b>	77357	5874	258-J	ETJ
<b>NORTH OF:</b> FM 1485 <b>EAST OF:</b> DEER RUN LN					

**ADDRESS:** 27007 Saddle Rock Lane

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOT 1077 OF PEACH CREEK FOREST, SECTION FIVE (5), AN UNRECORDED SUBDIVISION OUT OF A 325.74 ACRE TRACT IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Mobile Home.

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 12/01/16

**ITEM: 112**

**Applicant:** SILVIA ORTIZ

**Contact Person:** SILVIA ORTIZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	16-1204	77086	5163	411-F	ETJ
NORTH OF: BREEN DR EAST OF: ANTOINE DR					

**ADDRESS:** 6410 Killough

**ACREAGE:**

**LEGAL DESCRIPTION:**

THE SOUTH 262.05 FEET, MORE OR LESS, OF LOT TEN (10) AND ELEVEN (11), IN BLOCK SIX (6), OF A. L. COAN, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 5 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 :**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 12/01/16

**ITEM: 113**

**Applicant:** BERNARDO ZAMBRANO / JUAN ZAMBRANO

**Contact Person:** JUAN ZAMBRANO

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	16-1205	77357	5874	258-J	ETJ
NORTH OF: FM 1485 EAST OF: DEER RUN LN					

**ADDRESS:** 27047 Burning Tree

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOT 1009 OF PEACH CREEK FOREST, SECTION FIVE (5), AN UNRECORDED SUBDIVISION OUT OF A 325.74 ACRE TRACT IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Mobile Home.

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 12/01/16

**ITEM: 114**

**Applicant:** PABLO OLASCOAGA

**Contact Person:** PABLO OLASCOAGA

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
<b>SOUTH OF:</b> FM 1485 <b>EAST OF:</b> ROBERTS RD	<b>16-1206</b>	77357	5774	257-J	ETJ

**ADDRESS:** 20245 Debbie Ct.

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOT 35 WILDWOOD OAKS, .369 ACRES OF LAND IN THE JACOB EVERLY SURVEY, A-193, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Mobile Home.

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

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# CERTIFICATE OF COMPLIANCE

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## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Sina Khaef	Sina Khaef-Owner Kim Schrock-Agent	832-434-8494 281-923-6997	<a href="mailto:sinakhaef@hotmail.com">sinakhaef@hotmail.com</a> <a href="mailto:kim@meridiansvcs.com">kim@meridiansvcs.com</a>

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.]:** 2<sup>ND</sup> Floor Addition (3,290 Sq. Ft.), 3<sup>RD</sup> Floor Terrace Addition (564 Sq. Ft.)

**PURPOSE OF VARIANCE REQUEST:** To allow a proposed 2<sup>nd</sup> floor addition to be built directly above the existing 1<sup>st</sup> 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](mailto: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 2<sup>nd</sup> floor immediately above the 1<sup>st</sup> 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 2<sup>nd</sup> floor would not be allowed to be built directly above the existing 1<sup>st</sup> 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 2<sup>nd</sup> 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



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 115**

Meeting Date: 12/01/16

## Houston Planning Commission

Site Map



## DEVELOPMENT PLAT VARIANCE





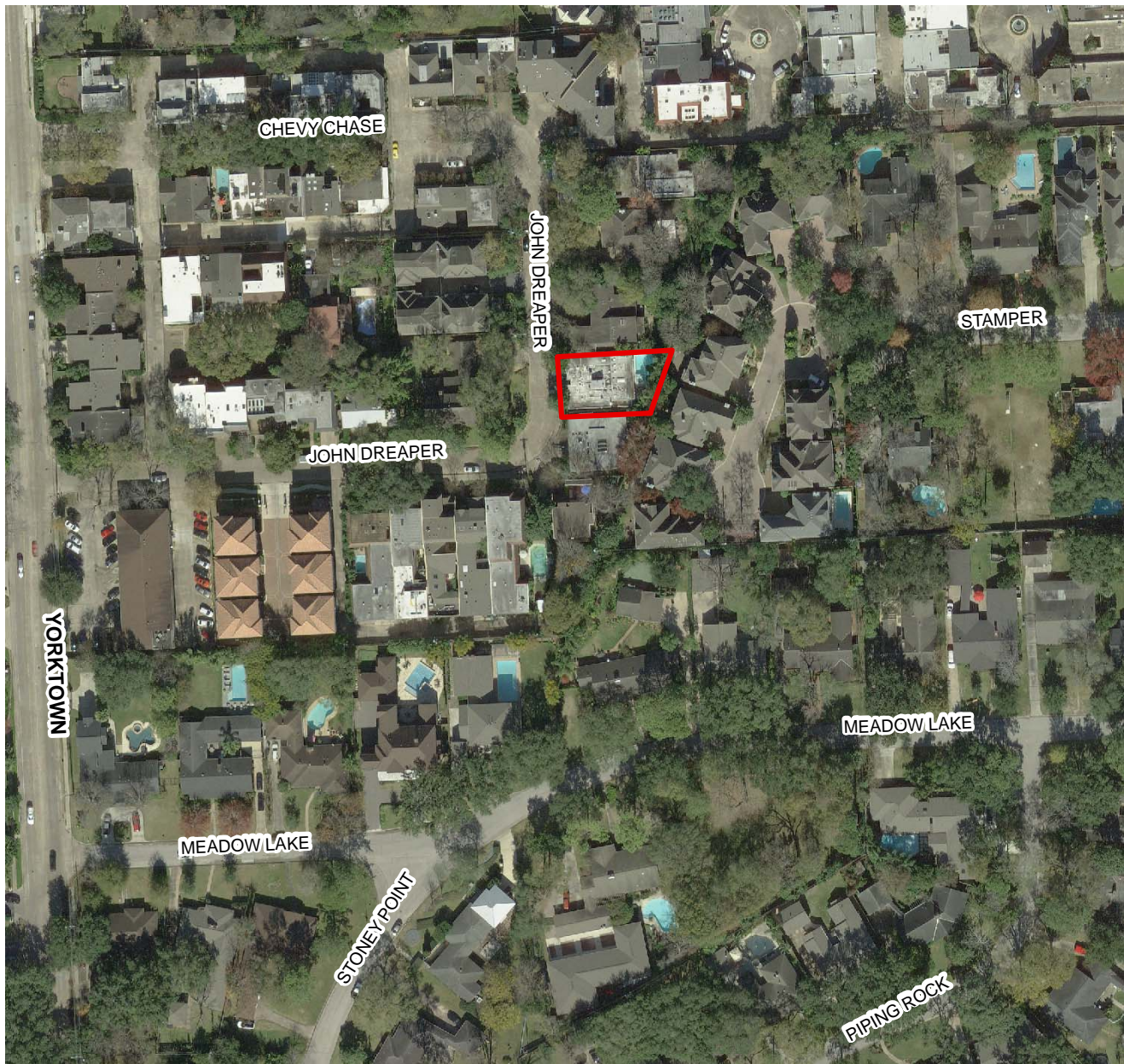
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 115**

Meeting Date: 12/01/16

## Houston Planning Commission

Aerial Map



## DEVELOPMENT PLAT VARIANCE









## Houston Planning Commission

### STAFF REPORT

**Staff Recommendation:** Deny

**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 2<sup>nd</sup> floor addition to be built directly above the existing 1<sup>st</sup> floor, which will result in approximately a zero foot building line. This item was deferred during the last Planning Commission meeting for further study and legal review of the separately-filed deed restrictions. Staff is not in support of the requested variance.

The site includes an existing, one-story, single-family home, built in 1982. The owner is proposing to construct a second story addition on top of the footprint of the existing first floor. This addition will encroach the ordinance-required 10' building line along John Dreaper Drive. The existing, first floor is approximately 8 ½" from the property line along John Dreaper Drive. An existing, attached, two-car garage is set back 3'-2" from the property line and will remain unchanged. Additionally, plans include a 3<sup>rd</sup> level, roof terrace which is limited to the back and side of the proposed addition and is in compliance of setback requirements.

Legal review has determined that although the separately-filed deed restrictions state that the maximum height for a residence built on this property, Tract 3 Block 1 is limited to one story, the restrictions further state that the one story height limitation may be waived upon approval by all of the lot owners. Therefore, this variance request will not violate the restrictions if it is approved by all of the lot owners. Because the applicant has not shown that the other lot owners have agreed to waive the one story limitation, we are recommending that the requested variance be denied.

**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](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission for the next available meeting where adequate notification can be provided. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
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](mailto:planning.variances@cityofhouston.net).*

(1) Either:

- a. The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant of the reasonable use of the land; or
- 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

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- (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.

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# 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.

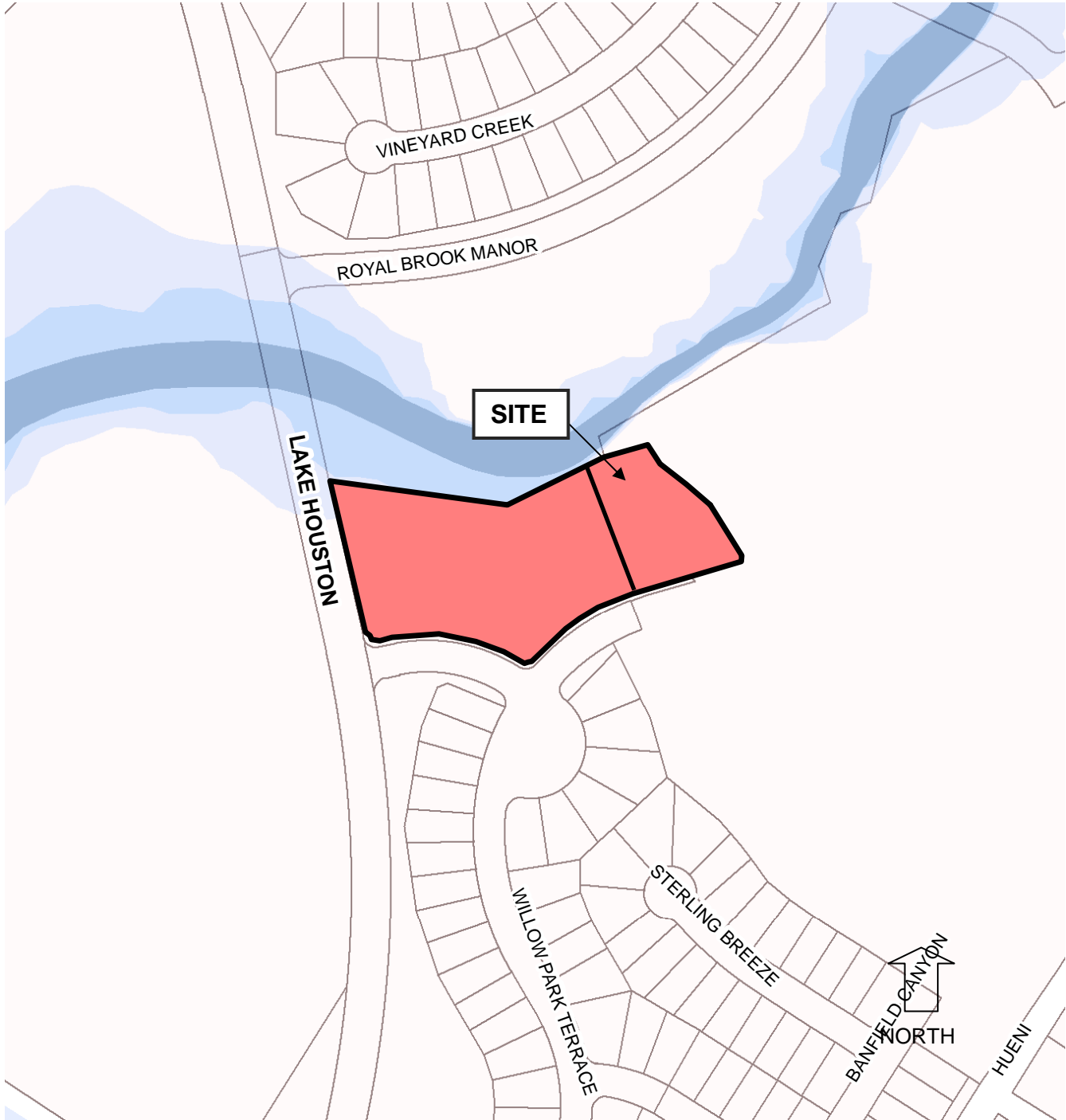
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

SITE MAP



## OFF-STREET PARKING VARIANCE





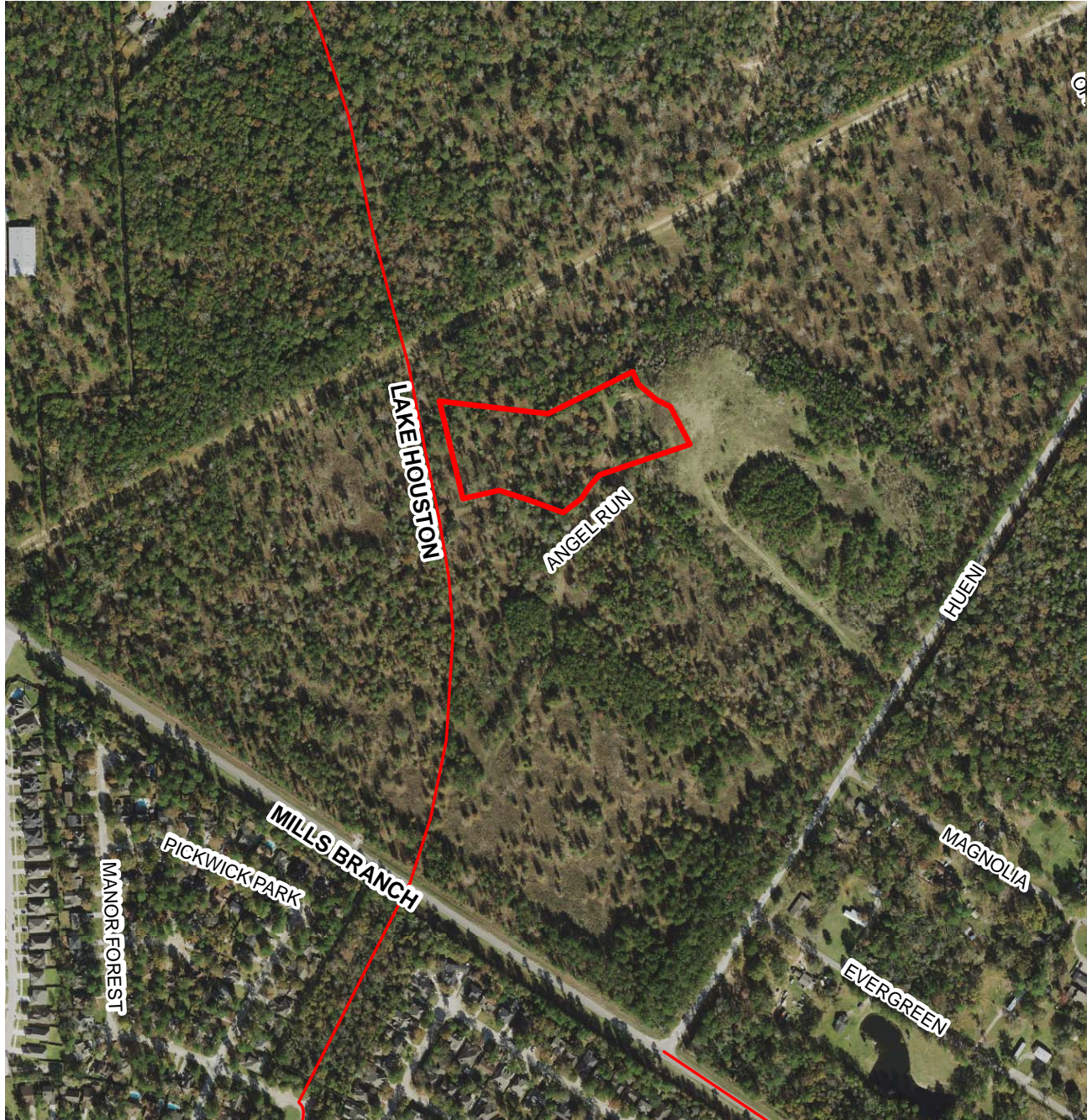
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: IV**

Meeting Date: 12-01-2016

## Houston Planning Commission

AERIAL MAP



## OFF-STREET PARKING VARIANCE

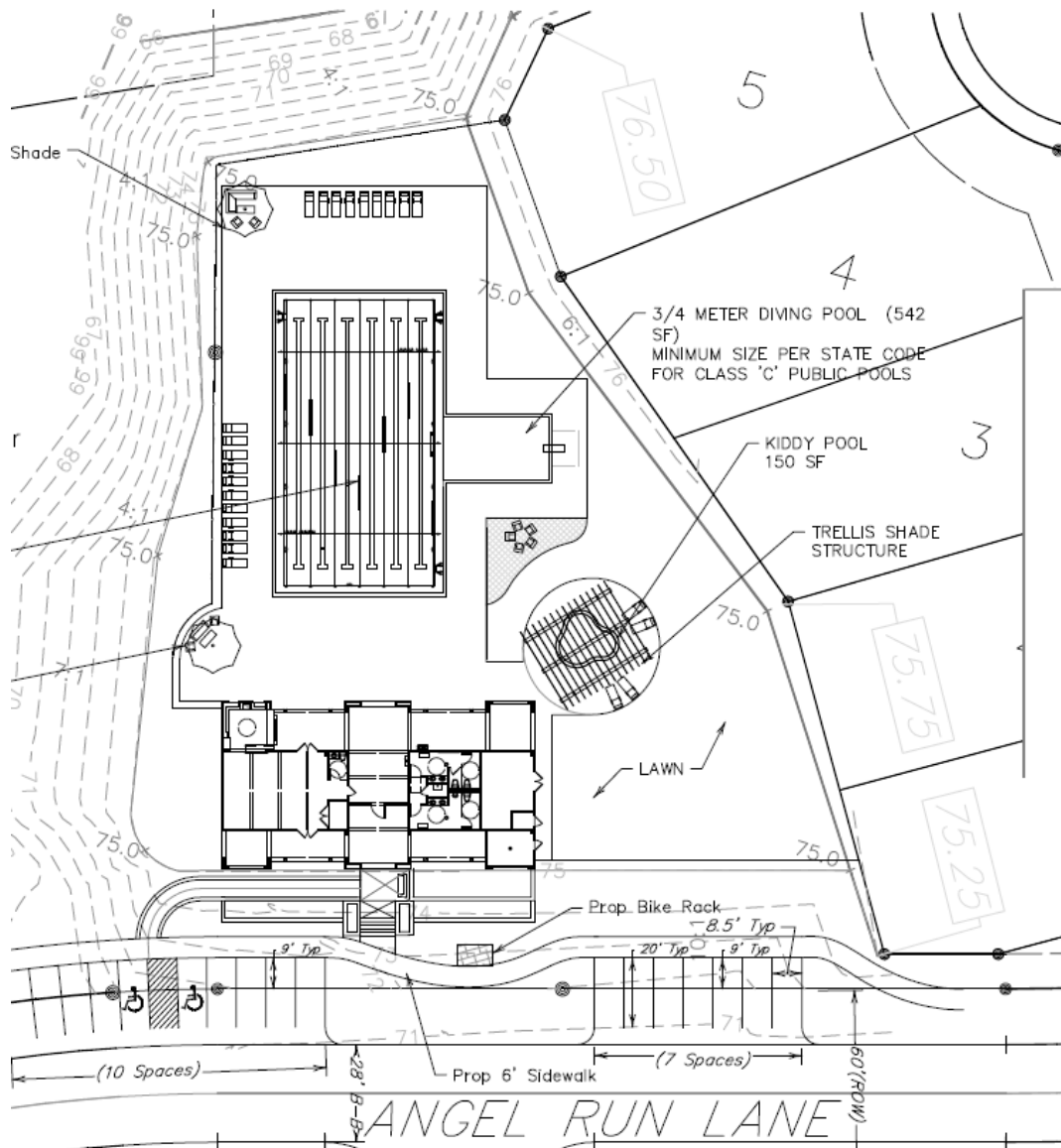




## Houston Planning Commission

### 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



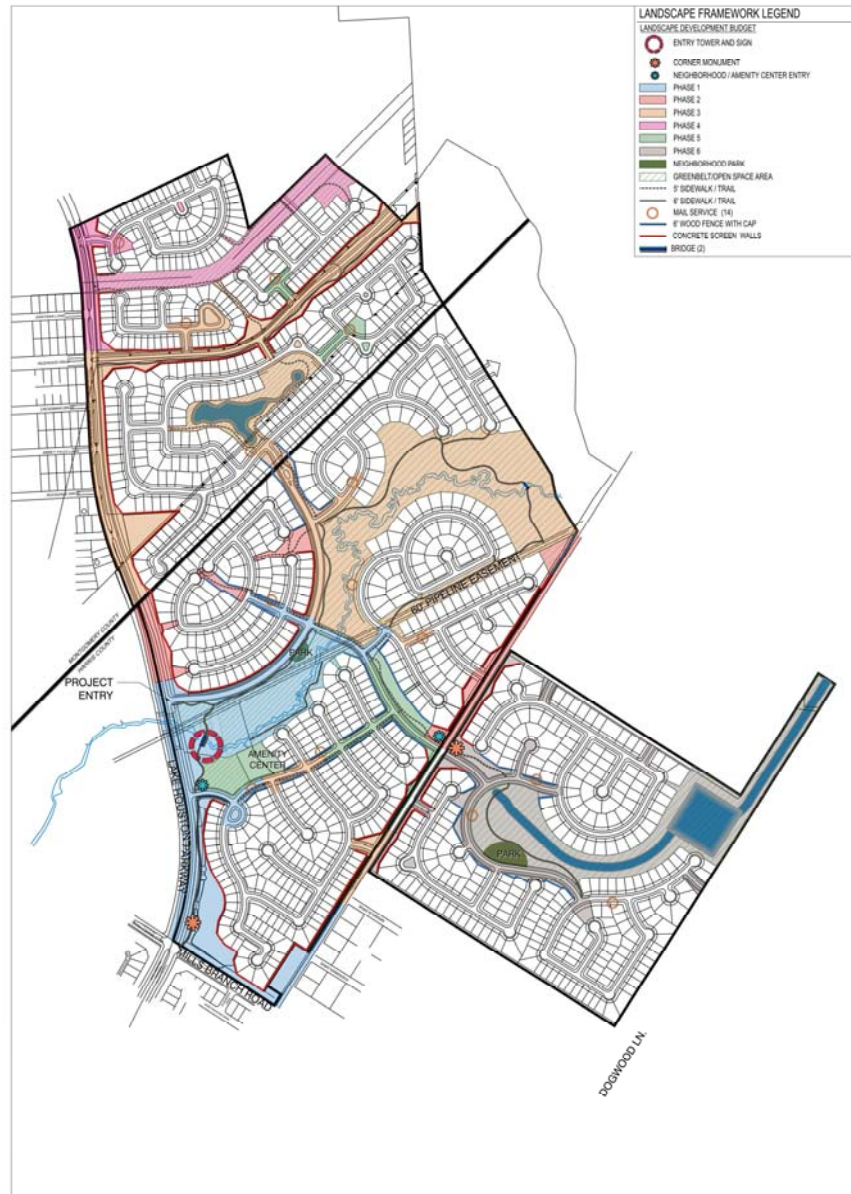
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DEPARTMENT

**ITEM: IV**

Meeting Date: 12-01-2016

## Houston Planning Commission

### OVERALL PHASING PLAN



SEC Planning, LLC  
Land Planning • Landscape Architecture • Community Building  
AUSTIN, TEXAS  
512.246.7868 • 512.246.7763  
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: Deny**

**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. Instead, they propose 17 on street head in parking spaces along Angle Run Lane.

This application has been deferred four times. During deferrals, the applicant revised their parking plan and propose the current plan. On October 27, the Planning Commission deferred this application to allow the applicant time to coordinate with Public Works and Engineering Department regarding the parking space configuration and location and provide revised information. After further study and review, Public Works and Engineering Department does not approve the proposed head-in on street parking spaces as they would create traffic safety concerns. PWE clearly informed the applicant about the traffic safety concerns and suggested the applicant that some parallel on street parking spaces may be supportable, but not head in parking spaces. However, the applicant insists with current proposal.

In brief, the applicant has not demonstrated any hardship for the requested variance and the proposed parking spaces would injure traffic safety. Both Public Works and Engineering Department and Planning Department do not support the requested variance.

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**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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## OFF-STREET PARKING VARIANCE

# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

### AGENDA ITEM: V

MEETING DATE: 12-01-2016

LOCATION	FILE No.	ZIP	LAMB. No.	KEY MAP	CITY/ ETJ
<b>NORTH OF:</b> Crosstimbers St <b>SOUTH OF:</b> E Tidwell Rd		77022	5360	453	City
<b>EAST OF:</b> Interstate 45 <b>WEST OF:</b> Fulton St					

**APPLICANT:** Paragan Solutions, LLC

**ADDRESS:** 4929 Airline Dr

**EXISTING USE:** VACANT

**PROPOSED USE:** HOTEL - MOTEL

**HOTEL / MOTEL APPLICATION DATE:** 08-19-16

**DIRECTOR DECISION:** Disapprove

**BASIS OF DECISION:** The proposed hotel is in a residential area, over 50%, and has less than 75 rooms.

**LAND USE CALCULATIONS:** RESIDENTIAL: 64%

NON-RESIDENTIAL: 36%

**PRIMARY ENTRANCE LOCATION:** Airline Drive

#### PURPOSE OF REQUEST:

28-202 – Locational Requirements:

A hotel, with or without service facilities, that has 75 or fewer separately rentable units may not be situated in a residential area unless the hotel is situated upon a tract that is contiguous to and abuts the right-of-way of a limited access or controlled access highway and takes its primary access from the frontage road of that highway, provided that the hotel may not take secondary access from any residential street.

**BASIS OF REQUEST:** This site is in an optimal location for a hotel given Airline Drive has many commercial and industrial businesses as well as the proximity to I-45.

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** The site is located East of Interstate Highway 45 and South of Tidwell Rd, in Harris County.

The applicant is requesting a variance for a proposed hotel to be located within a Residential Area. Staff is in support of the requested variance.

Due to the room count being less than 75 rooms, a 1000' radius is required to determine the percentage of residential properties within the area.

Within the test area, the residential percentage is 64%. A majority of that is because of the 2 multi-family developments located within the required radius, which is counted towards the residential percentage.

Per Ch. 28, if a hotel has less than 75 rooms and over 50% of the test area is residential, then a variance is required.

The proposed hotel will take sole access from Airline Drive which is a 4 lane major thoroughfare.

### PLANNING COMMISSION ACTION

**DECISION:** ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

**DATE:** DECEMBER 1ST, 2016

# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

### AGENDA ITEM: V

MEETING DATE: 12-01-2016

Airline, between Tidwell and I-45 is majority commercial and industrial. There is also a similar style hotel (Moonlight Inn; 24 rooms) further North of this proposed site.

The applicant is providing the required landscape buffer between the site and multi-family development to the north. Councilwoman Cisneros is also in support of the request.

Therefore Staff's Recommendation is to grant the variance and approve the Hotel.

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### PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: DECEMBER 1ST, 2016

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# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

AGENDA ITEM: V

MEETING DATE: 12-01-2016

**CITY OF HOUSTON**  
HOUSTON PLANNING COMMISSION PLANNING & DEVELOPMENT DEPARTMENT

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### HOTEL / MOTEL APPLICATION FORM

☒ To expedite this application, please complete entire application form.  
☐ Staff will complete shaded items.

1. HOTEL / MOTEL NAME: AIRLINE MOTEL

2. HOTEL / MOTEL ADDRESS: 4929 AIRLINE DR, HOUSTON, TX 77022

3. PROJECT INFO.: File no.: \_\_\_\_\_ Survey: \_\_\_\_\_ Abstract no.: \_\_\_\_\_  
Lambert: 5360 Census Tract: \_\_\_\_\_ School Dist.: HOUSTON ISD  
Key Map: 453 F Zip Code: 77022 City Council Dist.: H  
County: HARRIS Super Neighborhood: YES  
Project number: 16084159

4. GEOGRAPHIC:

North of: BERRY East of: IH 45  
South of: FARRELL West of: WELLFORD AIRLINE DR.

5. PROJECT DATA:

Total acreage: 1.703 Total no. of rooms: 51  
Total no. of suites: \_\_\_\_\_

6. CONTACTS:

Owner: RUPESH PATEL  
Address: 7404 SHOTWELL Phone: 415-205-3361 Fax: \_\_\_\_\_  
City: HOUSTON State: TX Zip: 77028

Applicant: PARAGAN SOLUTIONS, LLC  
Address: 14022 MEMPHIS RD Phone: 713-999-1919 Fax: 281-667-3505  
City: HOUSTON State: TX Zip: 77040

7. SUBMITTAL REQUIREMENTS

	HM
Completed Application form	<input checked="" type="checkbox"/>
One copy complete building permit drawings (including survey or plat)	<input checked="" type="checkbox"/>
Title information	<input checked="" type="checkbox"/>
Land use parcel map	<input checked="" type="checkbox"/>
Copy of the application for building permit with project number	<input checked="" type="checkbox"/>
Filing fee (\$221.36 & \$27.66) non refundable service fee payable to "City of Houston")	<input checked="" type="checkbox"/>
One copy of the site plan	<input checked="" type="checkbox"/>
Landscape Analysis form	<input checked="" type="checkbox"/>
Off-street Parking Calculation form	<input checked="" type="checkbox"/>

Applicant Signature: [Signature] Date: 8-19-2016

**HOUSTON PLANNING COMMISSION**  
**HOTEL VARIANCE REQUEST - STAFF REPORT**



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**AGENDA ITEM: V**

**MEETING DATE: 12-01-2016**

**CITY OF HOUSTON  
DEPARTMENT OF PLANNING AND DEVELOPMENT**

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**HOTEL/MOTEL VARIANCE FORM**

Building Permit Number 16084159

Applicant: A & R Hotels Phone: 713-747-3569

Address: 6021 Calhoun Rd, Houston, TX Zip Code: 77021

Site Address: 4973 Airline Dr Date Disapproved: \_\_\_\_\_

Statement of the specific provision of the article from which the variance is requested:  
Residential Street

State of the extent of the variance sought and the specific facts and reasons that the applicant believes warrant the granting of the variance: We believe this site to be an optimal location for a hotel given Airline Dr has many commercial and industrial businesses as well as the proximity to I45.

 11/7/16  
Signature of Applicant Date

**FOR DEPARTMENT USE ONLY**

☐ One copy of Hotel Motel Variance Form

☐ Non-refundable fee of \$200.00

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Planning Department Representative



# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

### AGENDA ITEM: V

MEETING DATE: 12-01-2016

The pertinent ordinance section is:

Chapter 28 Section 28-202 (a) (5)

#### More Basic Information:

Chapter 28 Section 28-202 (a) (5): Residential Area

A hotel, with or without service facilities, that has 75 or fewer separately rentable units may not be situated in a residential area unless the hotel is situated upon a tract that is contiguous to and abuts the right-of-way of a limited access or controlled access highway and takes its primary access from the frontage road of that highway, provided that the hotel may not take secondary access from any residential street.

.....

#### The Variance Requests:

- 1) *The imposition of the terms, rules, conditions, policies, and standards of this article would create an undue hardship by depriving the applicant or owner of the property of reasonable use of the land; and*

4973 Airline Dr is a 1.79 acre track that is less than 500 linear feet in distance Interstate 45 and 1480 Ft to the intersection of I-45 and Airline Dr.

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

The existing impacts to the property are not the result of a hardship created or imposed by the applicant.

# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

### AGENDA ITEM: V

MEETING DATE: 12-01-2016

- 3) *The intent and general purposes of this article will be preserved and maintained; and*

We feel a nationally recognized hotel at this location would indeed preserve the actions of the City of Houston hotel ordinances. National hotel brands have a standard level of service, customer service requirements, which we feel will bring benefits to the area in which we will serve.

- 4) *The granting of the variance will not be injurious to the public health, safety or welfare.*

The granting of the variance will not seriously inhibit the local street traffic, nor create any unsafe traffic conditions, and is therefore not injurious to the public health, safety, or welfare



# HOUSTON PLANNING COMMISSION

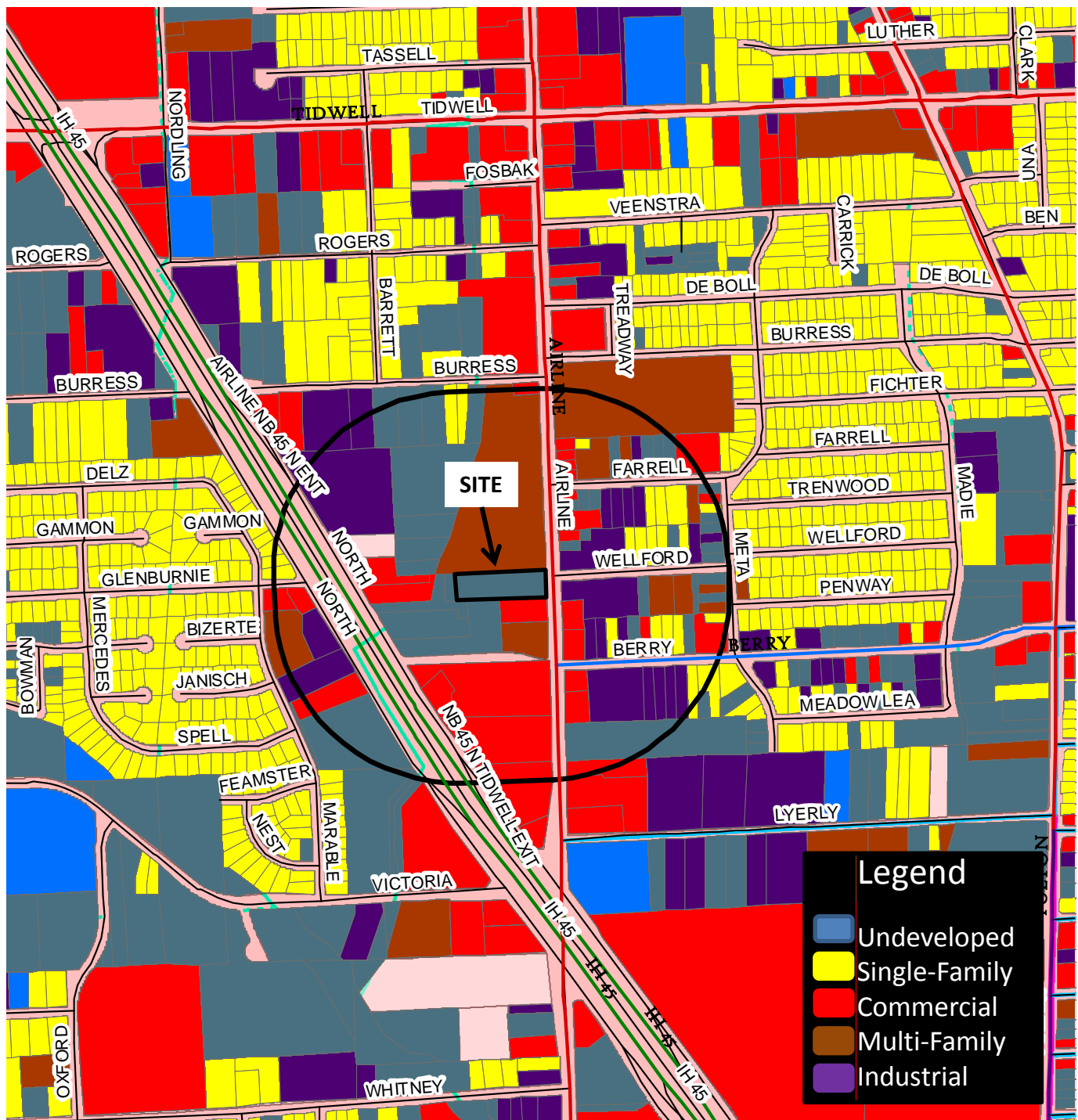
## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

AGENDA ITEM: V

MEETING DATE: 12-01-2016



### PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: DECEMBER 1ST, 2016



# HOUSTON PLANNING COMMISSION

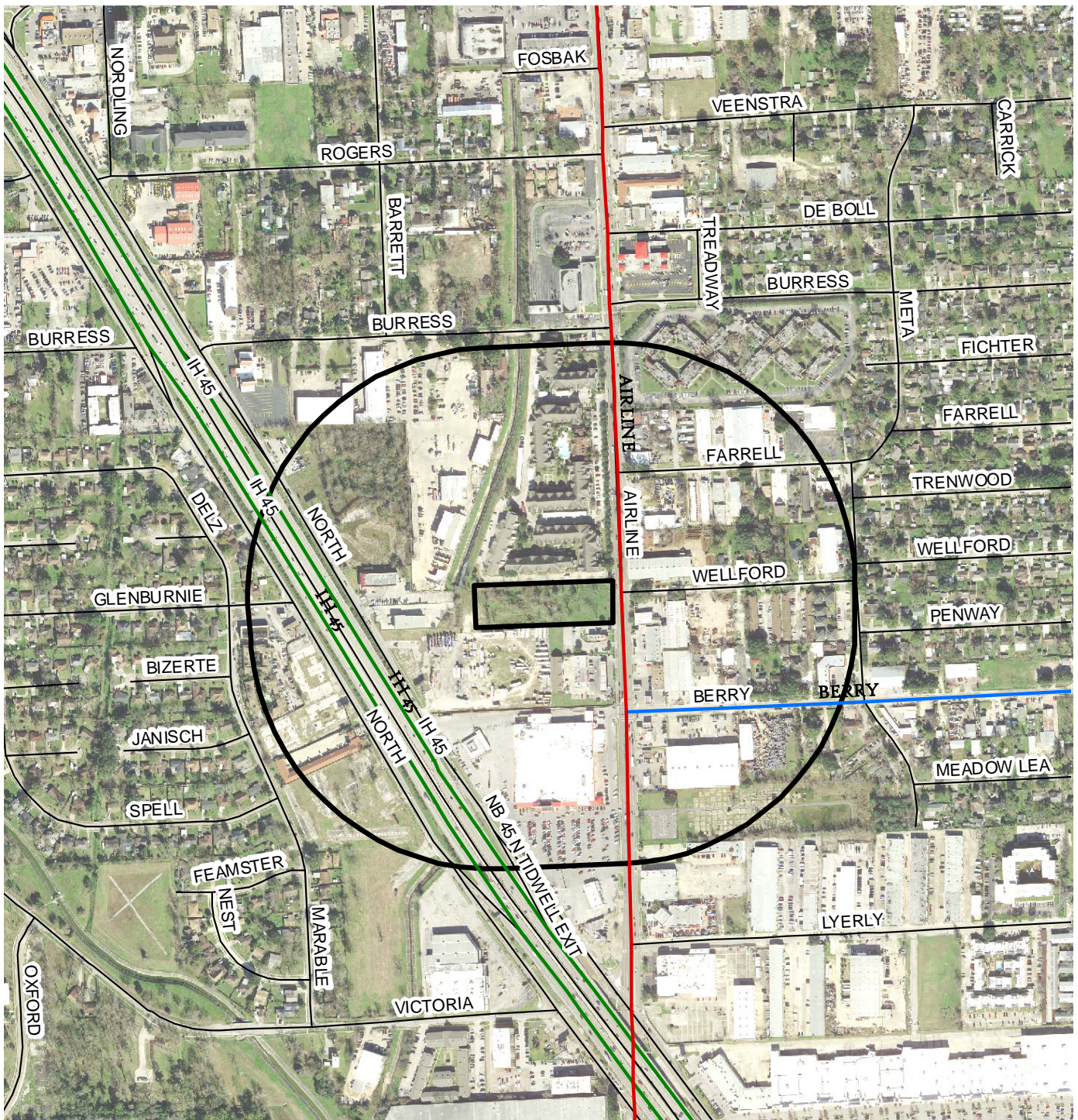
## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**AGENDA ITEM: V**

**MEETING DATE: 12-01-2016**



### PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: DECEMBER 1ST, 2016



# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

### AGENDA ITEM: VI

MEETING DATE: 12-01-2016

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LOCATION	FILE No.	ZIP	LAMB. No.	KEY MAP	CITY/ ETJ
<b>NORTH OF:</b> Park Place Blvd <b>SOUTH OF:</b> South Loop		77087	5554	535 N	City
<b>EAST OF:</b> Telephone Rd <b>WEST OF:</b> Reveille St					

**APPLICANT:** TN Associates, Inc.

**ADDRESS:** 7431 Park Place Blvd

**EXISTING USE:** VACANT

**PROPOSED USE:** HOTEL - MOTEL

**HOTEL / MOTEL APPLICATION DATE:** 07-13-2016

**DIRECTOR DEISION:** Dissapprove

**BASIS OF DECISION:**

FAILED TO COMPLY WITH SECTION 28-202(A)(2)

**LAND USE CALCULATIONS:** RESIDENTIAL: 80%

NON-RESIDENTIAL: 20%

**PRIMARY ENTRANCE LOCATION:** Barker Oaks Drive

---

**PURPOSE OF REQUEST:**

28-202 – Locational Requirements:

A hotel, with or without service facilities, that has 75 or fewer separately rentable units may not be situated in a residential area unless the hotel is situated upon a tract that is contiguous to and abuts the right-of-way of a limited access or controlled access highway and takes its primary access from the frontage road of that highway, provided that the hotel may not take secondary access from any residential street.

**BASIS OF REQUEST:**

The hotel will be comparable to similar developments in the immediate vicinity.

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**STAFF RECOMMENDATION:** Defer

**BASIS OF RECOMMENDATION:** Council Member Gallegos recommended deferral for further study.

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### PLANNING COMMISSION ACTION

**DECISION:** \_\_\_\_ VARIANCE GRANTED \_\_\_\_ VARIANCE DENIED

**DATE:** DECEMBER 1ST, 2016

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**HOUSTON PLANNING COMMISSION**  
**HOTEL VARIANCE REQUEST - STAFF REPORT**



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**AGENDA ITEM: VI**

**MEETING DATE: 12-01-2016**

**CITY OF HOUSTON  
DEPARTMENT OF PLANNING AND DEVELOPMENT**

**HOTEL/MOTEL VARIANCE FORM**

Building Permit Number \_\_\_\_\_

Applicant: TN ASSOCIATES, INC

Phone: (713) 541-3195

Address: 9894 Bissonnet St., Suite 365, Houston, TX

Zip Code: 77036

Site Address: 7431 Park Place Blvd, Houston, TX 77087 Date Disapproved: \_\_\_\_\_

Statement of the specific provision of the article from which the variance is requested:

Since the deed restriction of this property which stated that "neither Grantor nor its successors or assigns shall over use the Property for any use other than single family residential use" had been released by the COH, we are requesting the COH to allow the current owners to build a motel on this property.

State of the extent of the variance sought and the specific facts and reasons that the applicant believes warrant the granting of the variance:

We are proposing to build a motel with 41 units in a commercial site which has both residential houses and commercial properties around. With all the facts that we provide in the 2<sup>nd</sup> page of this form, we believe the variance should be accepted for the new construction of this motel.

Gen Paulen 7/7/16  
Signature of Applicant Date

**FOR DEPARTMENT USE ONLY**

One copy of Hotel Motel Variance Form

Non-refundable fee of \$200.00

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Planning Department Representative

**PLANNING COMMISSION ACTION**

**DECISION: \_\_\_\_\_ VARIANCE GRANTED \_\_\_\_\_ VARIANCE DENIED**

**DATE: DECEMBER 1ST, 2016**

# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

### AGENDA ITEM: VI

MEETING DATE: 12-01-2016

The pertinent ordinance section is: Chapter 28 - Section 202 (a)(5)

A hotel, with or without service facilities, that has 75 or fewer separately rentable units may not be situated in a residential area unless the hotel is situated upon a tract that is contiguous to and abuts the right-of-way of a limited access or controlled access highway and takes its primary access from the frontage road of that highway, provided that the hotel may not take secondary access from any residential street.

#### More Basic Information:

.....

#### The Variance Requests:

- 1) *The imposition of the terms, rules, conditions, policies, and standards of this article would create an undue hardship by depriving the applicant or owner of the property of reasonable use of the land; and*

The proposed site is located with frontage of a major commercial street. There are abundant of commercial properties surrounding the proposed site.

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

The acreage of the site with the parking requirements allowed the owners to propose a motel with maximum 41 rooms.

- 3) *The intent and general purposes of this article will be preserved and maintained; and*

The granting of this variance will not result in a violation of this article or any other applicable ordinance, regulation of statute.

- 4) *The granting of the variance will not be injurious to the public health, safety or welfare.*

There are no school, library, church, licensed day care center, health facility, or public park located within 750 feet of the motel tract.

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### PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: DECEMBER 1ST, 2016

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# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT

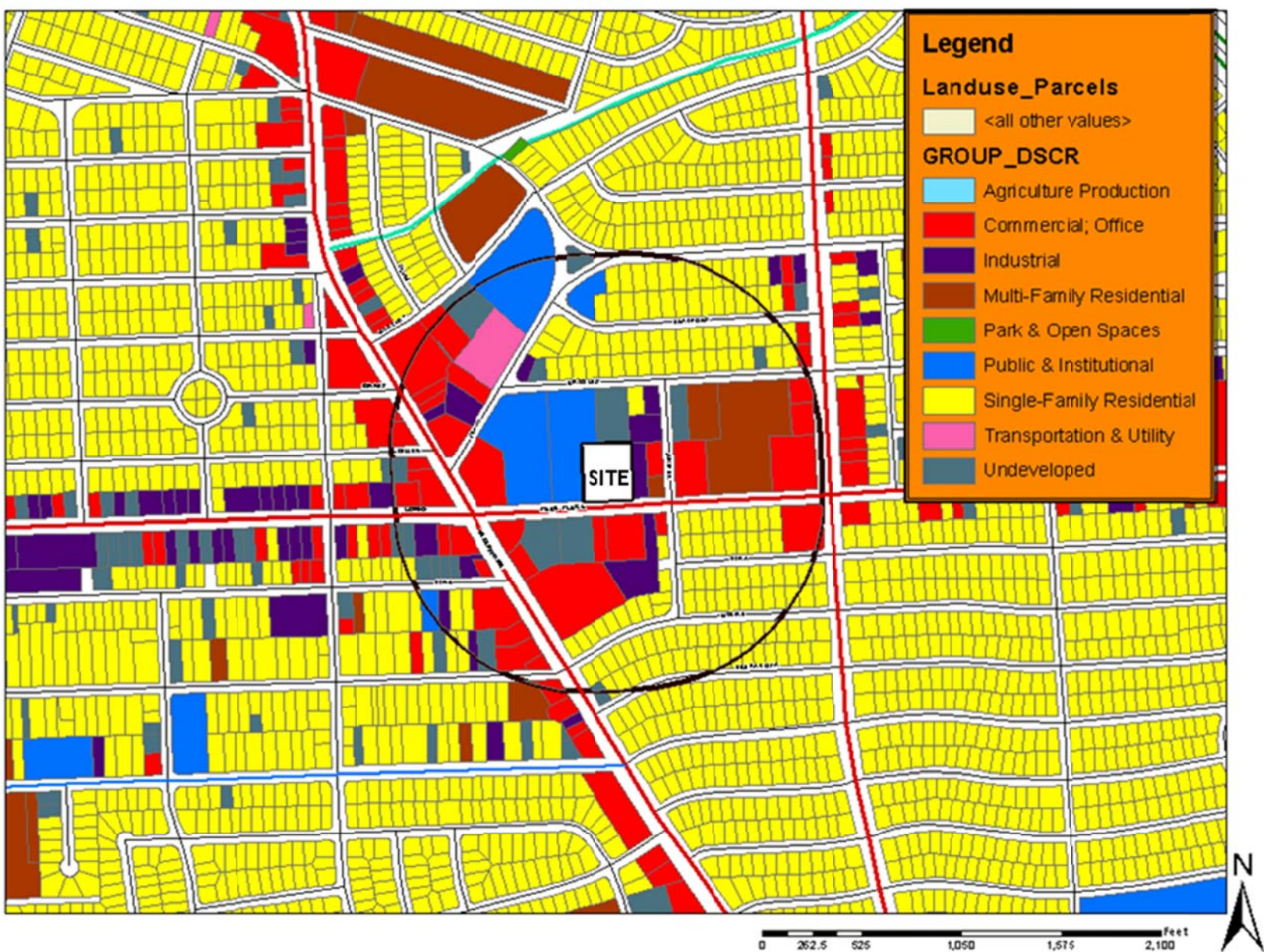


PLANNING &  
DEVELOPMENT  
DEPARTMENT

AGENDA ITEM: VI

MEETING DATE: 12-01-2016

### AERIAL MAP



### PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: DECEMBER 1ST, 2016

**HOUSTON PLANNING COMMISSION**  
**HOTEL VARIANCE REQUEST - STAFF REPORT**



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**AGENDA ITEM: VI**

**MEETING DATE: 12-01-2016**

**CITY OF HOUSTON**

HOUSTON PLANNING COMMISSION

PLANNING & DEVELOPMENT DEPARTMENT

**HOTEL / MOTEL APPLICATION FORM**

☒ To expedite this application, please complete entire application form.

*Staff will complete shaded items.*

1. HOTEL / MOTEL NAME: Americas Best Value Inn  
2. HOTEL / MOTEL ADDRESS: 7421 Park Place Blvd, Houston, Tx 77089  
3. PROJECT INFO.: File no.: \_\_\_\_\_ Survey: \_\_\_\_\_ Abstract no.: \_\_\_\_\_  
Lambert: \_\_\_\_\_ Census Tract: \_\_\_\_\_ School Dist.: Houston ISD  
Key Map: 535N Zip Code: \_\_\_\_\_ City Council Dist.: \_\_\_\_\_  
County: Harris Super Neighborhood: \_\_\_\_\_  
Project number: 16068933

**4. GEOGRAPHIC:**

North of: Park Place Blvd East of: Telephone Rd  
South of: Kingsley St West of: Juniper St

**5. PROJECT DATA:**

Total acreage: 1.7269 Acres Total no. of rooms: 48 Motel Rooms  
Total no. of suites: 3 Apt Rooms.

**6. CONTACTS:**

Owner: SADA Enterprise, LLC  
Address: 2406 Belvedere Dr Phone: 281-250-3181 Fax: \_\_\_\_\_  
City: Galveston, Tx State: \_\_\_\_\_ Zip: 77551  
Applicant: Dr Associates / Dr Architects  
Address: 888 W Sam Houston PKWYS Phone: 713-266-3304 Fax: 713-398-0390  
City: Houston State: Tx Zip: 77042

**7. SUBMITTAL REQUIREMENTS**

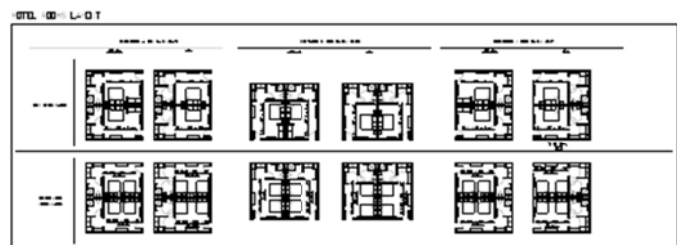
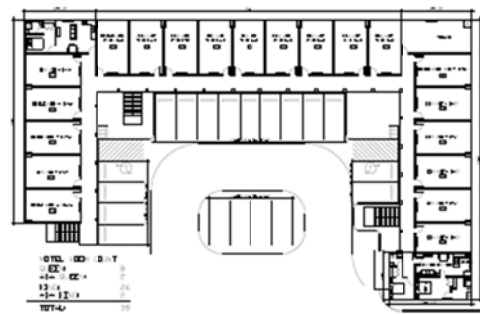
	HM
Completed Application form	<input checked="" type="checkbox"/>
One copy complete building permit drawings (including survey or plat)	<input type="checkbox"/>
Title information	<input checked="" type="checkbox"/>
Land use parcel map	<input type="checkbox"/>
Copy of the application for building permit with project number	<input checked="" type="checkbox"/>
Filing fee (\$321.35 & \$27.66) non refundable service fee payable to "City of Houston")	<input checked="" type="checkbox"/>
One copy of the site plan	<input type="checkbox"/>
Landscape Analysis form	<input type="checkbox"/>
Off-street Parking Calculation form	<input type="checkbox"/>

A. Martin  
Applicant Signature

11/18/16  
Date



**MEETING DATE: 12-01-2016**



**Chenoides**  
1994 Avenue St. #202  
North, Texas 77036  
Tel: 713-941-3195  
Fax: 713-921-2035  
Email: chenoides@earthlink.net



Date	2-28-2026
Scale	1" = 20'-0"
Drawn by	TN

**DATE: DECEMBER 1ST, 2016**

# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

### AGENDA ITEM: VI

MEETING DATE: 12-01-2016



### PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: DECEMBER 1ST, 2016



## **AGENDA: VII**

**SMLSB Application No. 625:** 1100 block of West Drew Street, north side, between Montrose Boulevard and Van Buren Street

### **BACKGROUND:**

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 1100 block of West Drew Street, north side, between Montrose Boulevard and Van Buren Street. Analysis shows that a minimum lot size of 5,000 sf exists for the blockface. A petition was signed by the owners of 53% of the property within the proposed Special Minimum Lot Size Block. One protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

### **PROCEDURES:**

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one block face, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for forty years from the effective date of the ordinance.

### STAFF ANALYSIS:

The application includes eight (8) lots along the 1100 block of West Drew Street, north side, between Montrose Boulevard and Van Buren Street.

Analysis of the application resulted in the following findings:

- The boundaries of the proposed SMLSB must include all properties within at least one blockface, and no more than two opposing block faces;*  
The application comprises one blockface, the north side of West Drew Street.
- At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*  
Land uses of the properties consist of six (6) of eight (8) single-family residential properties (representing 75% of the total lots within the boundary area), one (1) multi-family residential property, and one (1) commercial property.
- The applicant has demonstrated sufficient support for the SMLSB;*  
The applicant obtained four (4) of eight (8) signatures of support from property owners in the proposed SMLSB (owning 53% of the total area). There was one protest.
- Establishment of the SMLSB will further the goal of preserving the area lot size character;*  
A minimum lot size of 5,000 sf exists on eight (8) lots in the blockface.
- The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*  
The subdivision was platted in 1909. The houses originate from the 1930s. The establishment of a 5,000 sf minimum lot size will preserve the lot size character of the area.
- The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*  
Six (6) out of eight (8) lots (representing 77% of the application area) are at least 5,000 square feet in size.

Public notice of the public hearing was transmitted to all property owners on the blockface.

### ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Additional Map(s)
4. Protest Letter(s)
5. Application
6. Boundary Map

### SPECIAL MINIMUM LOT SIZE BLOCK

Application No. **625**

Date Received: **9/30/2016**

Date Complete: **10/3/2016**

Street(s) Name: **West Drew Street**

**1100 block of West Drew Street**

Lot(s)

Cross Streets: **Montrose Boulevard** and

**Van Buren Street**

Side of street: **north**

### MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
2120 Montrose	COM	Y	7,500
1112 W Drew	SFR		5,000
1114	SFR	Y	5,000
1116	SFR	Y	5,000
1118	SFR	Y	5,000
1120	MF		5,000
1124	SFR		5,000
1111 Welch	SFR		5,000



**Evidence of Support** (must be 51% or more by area for Director administrative approval):

Of **42,500** Square Feet in the Proposed Application Area **22,500** Square Feet are Owned by Property Owners Signing in Support of the Petition = **53%**

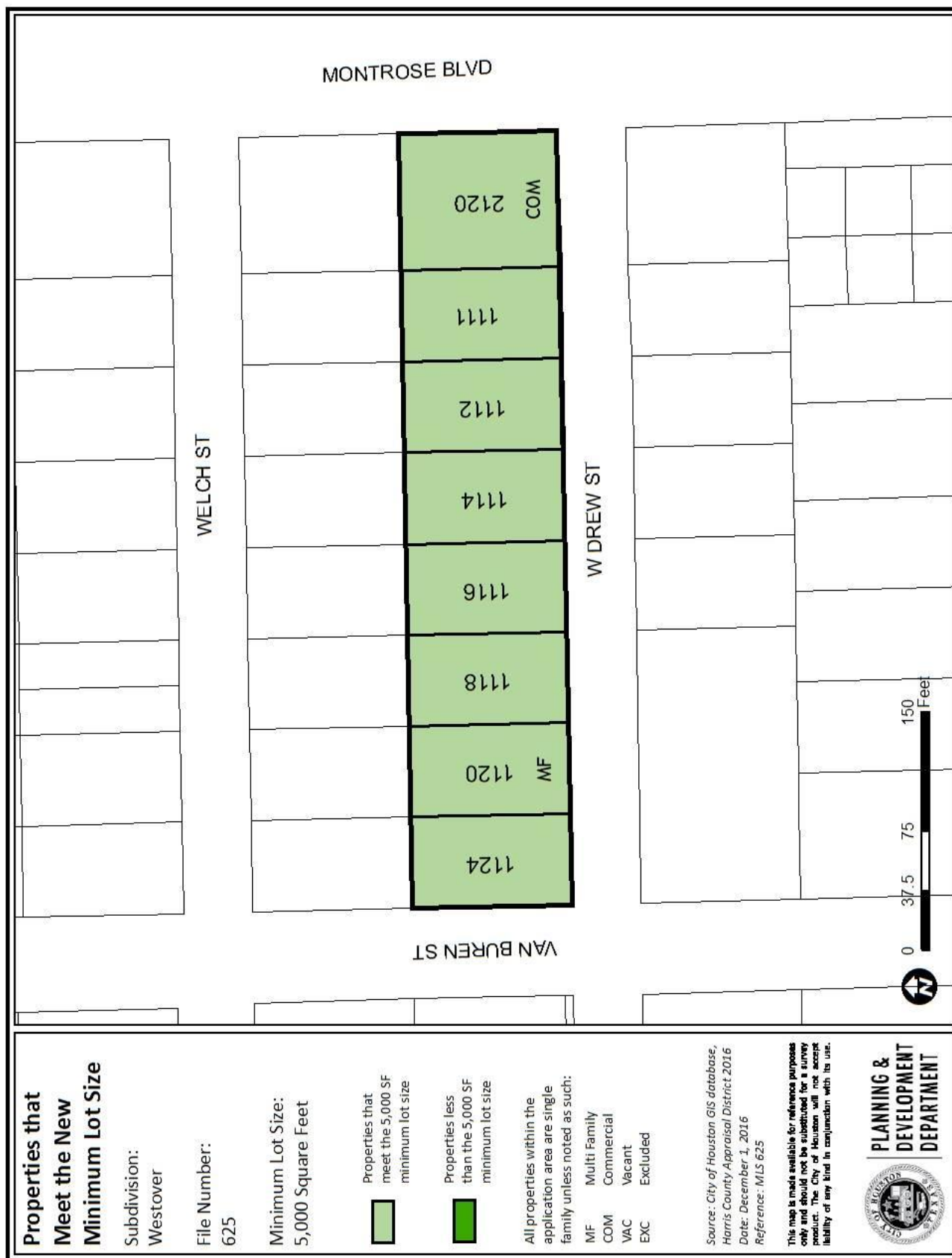
### Single Family Calculation:

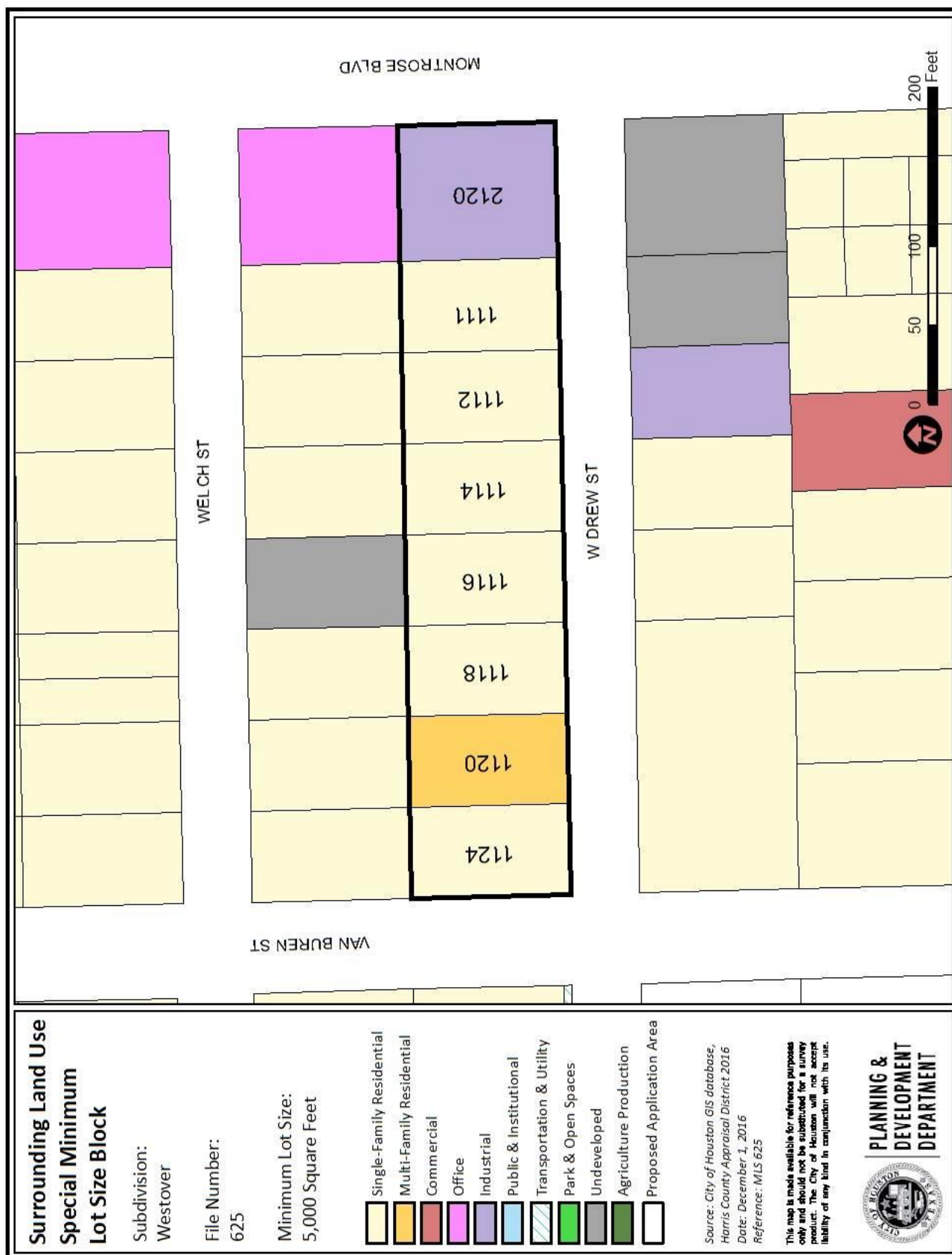
**Percentage of lots developed or restricted to no more than two SFR units per lot** (must be at least 60%):

<b>6</b>	# developed or restricted to no more than two SFR Units	Of		Total number of SFR lots in the Proposed Application Area	Total number of lots in the Proposed Application Area	<b>75%</b>
			<b>6</b>		<b>8</b>	
<b>1</b>	# of Multifamily lots					
<b>1</b>	# of Commercial lots					
<b>0</b>	# of Vacant Lots					
<b>8</b>	Total					











DATE: 10/26/2016

**ATTN: DAVID WELCH**

City of Houston Planning & Development Department,  
Community Sustainability Division  
611 Walker, 6th Floor, Houston, TX 77002

**FROM: AMAN KHAN**

Titan Urban Development LLC,  
1901-C Lawrence St,  
Houston, TX 77008

**SUBJECT: LETTER OF PROTEST OF SPECIAL MINIMUM LOT SIZE APPLICATION ON THE NORTH SIDE OF THE  
1100 BLOCK OF WEST DREW STREET**

Dear Sir,

This is a letter of protest in reference to the special minimum lot size application relating to the aforementioned properties.

We acquired a 10,000 Sq. Ft. lot at the intersection of W Drew St and Van Buren St. (1120 & 1124 W Drew St) in the Hyde Park Subdivision in the Montrose area on 09/30/2016. During our due diligence period, we conducted research based on current restrictions and concluded that the concerned lot was not included in the lot size restriction. Please see attached deed restrictions.

We planned to subdivide this lot into 4 single family homes, approximately 2,500 Sq. Ft. each. We paid the premium lot price for the lot because the feasibility study for 4 homes made it viable. We acquired the lot through a development and construction loan based on the appraisal for the construction of 4 homes. As soon as we acquired the lot, we prepared a site plan and submitted a re-plat to the City of Houston for approval at the first available submittal date for application of re-plat, between 10/14/2016 and 10/17/2016.

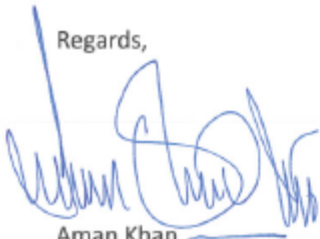
Our application was rejected on 10/17/2016. We were told by the City of Houston that the last day for re-plat application under the current deed restriction was 10/07/2016, because a petition had been filed on 09/29/2016 and thereby restricted our lot size to 5,000 Sq Ft.

No notification of this deed restriction had been issued to Titan Urban Development LLC by the City of Houston prior to the rejection of application for re-plat. It was impossible for Titan Urban Development LLC to have submitted the re-plat in the time prescribed.

Despite our thorough due diligence, there was no way for us to know the deed restrictions were being changed. We are unfairly subject to the timing of this deed restriction and that will cause us serious losses, through no fault of ours. We are requesting that the re-plat be approved considering the circumstances.

Your help and consideration in this matter will be greatly appreciated.

Regards,



Aman Khan  
President-Titan Urban Development L.L.C.

### Special Minimum Lot Size Block Application

According to

Section 42-197 of Chapter 42 of the Code of Ordinances



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

Please complete entire application form.

#### 1. Location:

General Location: North Side of W Drew between Van Buren and Montrose Streets

Specific Legal Description Westover Subdivision Lots: 39 40 41 42 43 44 45 46 TR47A

#### 2. Contacts:

Primary  
Applicant KAREN PETRISKO

Phone #

Address 1116 W DREW ST

E-mail

City HOUSTON

State TX Zip 77006

Alternate  
Applicant DELIA CUELLAR

Phone #

Address 1221 WILLARD ST

E-mail

City HOUSTON

State TX Zip 77006

#### 3. Project Information (Staff Use Only-Do Not Fill In):

File # 6245

Key Map #

TIRZ

Lambert #

Super N'hood

Census Tract

City Council District

#### 4. Submittal Requirements:

Please Check

Completed application form (this page)



Petition signed by the applicant (page 4)



Evidence of support from the property owners within the boundary (page 5)



Signed deed restriction statement (page 6)



Copy of deed restrictions, if applicable



Sample of Notification Sign (page 8)



Map or sketch showing the address, land use and size of all lots within boundary area



Data showing the actual size of each lot









Planning Commission Staff Report  
Planning and Development Department

