

# HOUSTON PLANNING COMMISSION

## AGENDA

JANUARY 19, 2017



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**

**January 19, 2017**

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

### **Call to Order**

### **Director's Report**

### **Approval of the January 5, 2017 Planning Commission Meeting Minutes**

- I. Public Hearing for the Houston Bike Plan** (Matthew Seubert)
- II. Public Hearing and consideration of the proposed Montrose Special Parking Area** (Muxian Fang)
- III. 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, Chad Miller)
  - d. Subdivision Plats with Variance Requests (Christa Stoneham, Chad Miller, Muxian Fang, Suvidha Bandi)
  - e. Subdivision Plats with Special Exception Requests (Aracely Rodriguez)
  - f. Reconsiderations of Requirement (Aracely Rodriguez)
  - g. Extension of Approvals (Homero Guajardo Alegria)
  - h. Name Changes (Homero Guajardo Alegria)
  - i. Certificates of Compliance (Homero Guajardo Alegria)
  - j. Administrative
  - k. Development Plats with Variance Requests (Eric Pietsch)
- IV. Establish a public hearing date of February 16, 2017**
  - a. Allendale Townsite Sec A partial replat no 2
  - b. Bauer Landing Sec 2 partial replat no 1
  - c. Benders Landing Estates Sec 6 partial replat no 1
  - d. Granlin Grove partial replat no 1
  - e. Lindale Park Sec 5 partial replat no 1
- V. Consideration of an Off-Street Parking Variance for a property located at 1403 McGowen Street.** (Muxian Fang)
- VI. Consideration of a Hotel/Motel variance for a Paradise Motel located at 8405 Hempstead Hwy** (Hector Rodriguez)
- VII. Public Hearing and Consideration of a Special Minimum Lot Size Area application for portions of the Houston Harbor Subdivision (MLSA 622)** (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)

January 5, 2017  
Meeting held in  
Council Chambers, Second Floor, City Hall  
2:30 p.m.

### **Call to Order**

**Chair, Martha L. Stein called the meeting to order at 2:37 p.m. with a quorum present.**

Martha L. Stein, Chair

M. Sonny Garza

Susan Alleman

Bill Baldwin

Arrived at 2:44 p.m. during item #31

Fernando Brave

Arrived at 2:44 p.m. during item #31

Antoine Bryant

Arrived at 2:46 p.m. during item #31

Lisa Clark

Algenita Davis

Mark A. Kilkenny

Lydia Mares

Absent

Paul R. Nelson

Linda Porras-Pirtle

Shafik Rifaat

Megan R. Sigler

Eileen Subinsky

Meera D Victor

Shaukat Zakaria

Mark Mooney for

Arrived at 2:39 p.m. during Director's Report and  
left at 4:22 p.m. during item #93

The Honorable James Noack

Charles O. Dean for

The Honorable Robert E. Herbert

Raymond Anderson for

The Honorable Ed Emmet

### **EXOFFICIO MEMBERS**

Carol A. Lewis

Dale A. Rudick, P.E.

## **DIRECTOR'S REPORT**

The Director's Report was given by Patrick Walsh, Director, Planning and Development Department.

## **APPROVAL OF THE DECEMBER 15, 2016 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the December 15, 2016 Planning Commission meeting minutes.

Motion: **Rifaat** Second: **Alleman** Vote: **Carries**

Abstaining: **Kilkenny and Subinsky**

## **I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 88)**

Items removed for separate consideration: **1, 15, 31 and 73.**

Staff recommendation: Approve staff's recommendation for items **1 – 88** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 88** subject to the CPC 101 form conditions.

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

### **Commissioner Kilkenny and Sigler recused themselves.**

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

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

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

Staff recommendation: Approve staff's recommendation for items **15** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **15** subject to the CPC 101 form conditions.

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

### **Commissioner Kilkenny and Sigler returned.**

#### **31 Harvest Green Sec 17 C3F Approve**

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

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

Motion: **Davis** Second: **Kilkenny** Vote: **Carries** Opposed: **Garza**

Speaker: Kerry Gilbert, applicant – supportive.

#### **73 Hyde Park Estates C2R 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: **Clark** Vote: **Unanimous** Abstaining: **None**

Speakers: Andre Sanchez – opposed; Cheryl Joseph, applicant; Tiffany Reyes, Aman Khan - supportive.

## **C PUBLIC HEARINGS**

### **89 Colina Homes on Crockett Street C3N Approve replat no 1**

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

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

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

### **90 Country Lake Estates Sec 3 C3N Approve partial replat no 1**

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

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

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

Speakers: Steve Hoffman and Andrea Alleweserreltd - opposed.

### **91 Monarch Estates Sec 3 C3N Defer partial replat no 1**

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

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

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

### **92 Nira Park Sec 1 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: **Clark** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

## **D VARIANCES**

**Motion made by Commissioner Garza, seconded by Commissioner Clark, to take item 97 out of order at this time. Motion carries unanimously.**

### **97 HEB Heights C2R Approve**

Staff recommendation: Deny the requested variance(s) and approve the plat subject to the CPC 101 form conditions.

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

Motion: **Rifaat** Second: **Baldwin** Vote: **Carries** Abstaining: **Garza and Kilkenny**

Speakers: Council Member David Robinson (also representing Council Member Ellen Cohen), Chris Patterson, applicant, Scott McClelland, Armando Perez, John Rose, Andy Scardino, Judy Nyquest, Chris Cusack, Steve Reilley, Rita Zapien, Duncan Klusmann, Aliana Smith, Tara Van Brunt and Sherra V. Gilbert - supportive; Richard Smith, Public Works and Engineering Department.

**Motion made by Commissioner Garza, seconded by Commissioner Zakaria, to take item 102 out of order at this time. Motion carries unanimously.**

**Commissioner Porras-Pirtle recused herself.**

**102 Lyons Avenue Health Center replat no 1****C2R****Approve**

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

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

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

Speakers: Council Member Davis and Marylou Henry, applicant – supportive.

**Commissioner Porras-Pirtle returned.**

**93 Blodgett Grove****C2R****Approve**

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

Commission action: Denied the requested variance(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Anderson**Second: **Baldwin**Vote: **Carries**Opposing: **Clark, Kilkenny, Nelson, Rifaat, Sigler and Zakaria**

Speakers: Paul McConnell, Cindy Woods, Barbara McGuffey, Lynn Dahlberg and Joselyn Thomas – opposed; Kevin Kolb, applicant – supportive.

**94 Bridgeland Lakeland Heights Sec 8****C3P****Approve**

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

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

Motion: **Kilkenny**Second: **Anderson**Vote: **Unanimous**Abstaining: **None****95 Ella Medical Center****C2R****Defer**

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

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

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

Speaker: Veronica Jones – opposed.

**96 GBP Business Park****C3P****Defer**

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

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

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

**Item 97 was taken out of order and considered earlier in the meeting.**

**98 Homestead Industrial Park GP****GP****Approve**

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

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

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

**Commissioner Alleman recused herself.**

**99 Klein ISD Mahaffey Elementary School C2 Approve**  
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: **Zakaria** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

**Commissioner Alleman returned.**

**Items 100 and 101 were taken together at this time.**

**100 Lake House GP GP Approve**  
**101 Lake House Sec 2 C3P Approve**  
Staff recommendation: Grant one requested variance and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: **Kilkenny** Second: **Davis** Vote: **Unanimous** Abstaining: **None**  
Speaker: Kerry Gilberte, applicant – supportive.

**Item 102 was taken out of order and considered earlier in the meeting.**

**Item 103 and III were taken together at this time.**

**103 McGowen Project C2R Defer**  
**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 1403 MCGOWEN STREET**  
Staff recommendation: Defer the applications for two weeks per the applicant's request.  
Commission action: Deferred the applications for two weeks per the applicant's request.  
Motion: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**104 Shady Acres Extension no 3 C2R Approve**  
**replat no 12**  
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**105 Shanti C2 Defer**  
Staff recommendation: Defer the application for two weeks to allow the applicant time to submit additional information.  
Commission action: Deferred the application for two weeks to allow the applicant time to submit additional information.  
Motion: **Garza** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**



Items 106 and 107 were taken together at this time.

106	Silver Springs GP	GP	Defer
107	Silver Springs Sec 2	C3P	Defer

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

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

Motion: **Bryant** Second: **Alleman** Vote: **Carries** Abstaining: **Clark**

108	West Belfort Development	C2	Defer
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Staff recommendation: Defer the application for two weeks per the applicant's request.

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

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

**E SPECIAL EXCEPTIONS**  
**NONE**

**F RECONSIDERATION OF REQUIREMENTS**  
**NONE**

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

**G EXTENSIONS OF APPROVAL**

109	New Horizons Business Park	EOA	Approve
110	Valley Ranch Sec 4 partial replat no 1 and extension	EOA	Approve
111	West Main Place	EOA	Approve
112	West Road Express	EOA	Approve

**H NAME CHANGES**  
**NONE**

**I CERTIFICATES OF COMPLIANCE**

113	13731 and 13735 Ashtex Drive	COC	Approve
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Staff recommendation: Approve staff's recommendation for items 109 to 113.

Commission action: Approved staff's recommendation for items 109 to 113.

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

**J ADMINISTRATIVE**  
**NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

114	2535 Glen Haven Boulevard	DPV	Withdrawn
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## **II. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 2, 2017 FOR:**

- a. Atwood Villas partial replat no 1
- b. Bridgeland Hidden Creek Sec 22 replat no 1
- c. Granlin Grove partial replat no 1
- d. Green Valley Estates Sec 2 amending plat partial replat no 1
- e. Riverway Estates Sec 1 partial replat no 4
- f. Tanglelane Addition partial no 1
- g. Wakefield Landing

Staff recommendation: Establish a public hearing date of February 2, 2017 for items **III a-g**.

Commission action: Established a public hearing date of February 2, 2017 for items **III a-g**.

Motion: **Rifaat**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**Item III. was taken out of order and considered earlier in the meeting.**

## **IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA FOR PORTIONS OF THE IRVINGTON ADDITION SUBDIVISION (MLSA 618)**

Staff recommendation: Grant the consideration of a Special Minimum Lot Size Area MLSA 618 for portions of the Irvington Addition Subdivision and forward to City Council.

Commission action: Granted the consideration of a Special Minimum Lot Size Area MLSA 618 for portions of the Irvington Addition Subdivision and forward to City Council.

Motion: **Baldwin**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

## **V. PUBLIC COMMENT**

**NONE**

## **VI. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:25 p.m.

Motion: **Bryant**

Second: **Subinsky**

Vote: **Unanimous**

Abstaining: **None**

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**Martha L. Stein, Chair**

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**Patrick Walsh, Secretary**

## EXECUTIVE SUMMARY

Montrose Management District (MMD) engaged Walter P Moore to coordinate and submit a Special Parking Area application to the City of Houston as defined by the City Houston's Code of Ordinances Chapter 26, Section 26-511. **Figure ES1** provides a map illustrating the boundaries of the proposed Montrose Special Parking Area (SPA) within the Montrose District, and **Figure ES2** shows greater detail of the boundaries of each individual property within the proposed special parking area. The Montrose SPA boundary in general is defined as the area along Westheimer Road from Mandell Street to Taft Street and along Montrose Boulevard from Hyde Park Boulevard to Harold Street. The boundary evolved over time to reflect an area around the nexus of Montrose and Westheimer, with the understanding that should the designation as a SPA prove beneficial to the community that it could be expanded later if desired by the community.

The Montrose District has created a Parking Management Plan of which the Special Parking Area application is but one aspect. The Parking Management Plan offers a comprehensive approach to meeting the parking demand in the Montrose District in a manner suited to the conditions and character of the community. The Special Parking Area application specifically is intended to address changes in off-street parking requirements of the City of Houston. For that reason, it is limited in scope to the area described above and until such time as further amendments or expansion of the boundary are warranted. Other aspects of the plan such as incentive programs to promote structured public parking and capital improvements aimed at improving the pedestrian experience are not regulatory in nature and therefore may be expanded at any time to the entirety of the Montrose District as appropriate. Goals of the Parking Management Plan include:

Goals of the Parking Management Plan include:

1. Better utilize the existing supply of parking throughout the commercial core of the Montrose District through increased shared parking and valet parking.
2. Increase the supply of parking within the commercial core of the Montrose District through the strategic addition of structured parking.
3. Increase awareness of off-site locations for parking, including parking available to the public as well as spaces limited to parking associated with a particular business.
4. Improve the walking experience within the commercial core of the Montrose District in a manner that will allow for a more enjoyable journey from parking areas and between

destinations, thereby making longer walking distances both acceptable and an economic benefit to the District.

5. Increase the use of alternative travel options to reach the commercial core of the Montrose District.
6. Improve on-street parking conditions throughout the Montrose District, including the residential areas surrounding the commercial core. This is intended as an enhancement to the public street but not included in meeting parking requirements for proposed uses.
7. Annually assess the successful implementation of the Parking Management Plan.

The Special Parking Area application is intended to allow for better use of existing parking areas by proposing that all classes of use in the Montrose Special Parking Area with the exception of Class 2 (Residential) and Class 9 (Automotive) be allowed to deviate from citywide off-street parking standards as follows:

1. All parking spaces can be located off-site, if necessary. (Not including required handicap parking which must be provided on-site or adjacent, within 100 feet.
2. All parking spaces may be in off-street parking areas located within 500 feet walking distance of the boundary of the business parcel.
3. Up to 80 percent of spaces may be in off-street parking areas within 800 feet walking distance of the boundary of the business parcel, assuming that a convenient, safe path is available.
4. Up to 80 percent of spaces may be in off-street parking areas within 1,000 feet walking distance of the boundary of the business parcel if:
  - a. A convenient, safe path is available
  - b. Valet parking is available, or
  - c. Approval is granted by the Planning Director
5. On-street parking of any kind is not considered in meeting parking requirements.
6. All distances listed above are allowed only with the SPA boundary.

The proposed changes do not reduce the number of spaces required by new developments; they allow for more flexibility for off-site parking provided that it is still within reasonable walking distance. They add flexibility beyond the current code by allowing all parking to be off-site, off-street parking and at a greater minimum distance. They build upon current code language by utilizing 800 and 1,000 foot distances already established for structures of 30,000 square feet or less (Analysis of commercial structures in Montrose show that the very vast majority of businesses are 30,000 square

feet or less). While still recognizing that a number of spaces need to be available within a limited distance from a business to accommodate customers that may not know or desire to seek parking at a greater distance. Current cases exist for successful use of both shared parking and on-site parking in Montrose at a very easy walkable distance of 500 feet.

As identified in the inventory and assessment of the parking availability and deficiency as part of this application, there is an existing deficit in on-site parking as compared to the existing code. This results in the currently observed parking that overflows into the surrounding neighborhoods. The deficit likely exists because many of the businesses existed prior to current code requirements and have been grandfathered in, meaning they are exempt from current requirements. The Special Parking Area application allows the District to build on the established walkable nature of the area to allow development without impacting what makes Montrose the unique place it is today. The District is committed to working with existing business owners and developers to find opportunities for shared parking.

It is critical that the Special Parking Area application be considered in concert with the other aspects of the Parking Management Plan and the unique character of the Montrose community. While the SPA proposes maximizing use of the existing inventory of parking, other aspects of the plan are intended to increase the supply of parking, promote alternative transportation options, address the impacts of parking on surrounding residential areas, and to improve the overall walkability of the community.

Every aspect of the Parking Management Plan, including the Special Parking Area application, depends upon the concept that people will walk when the destination is worth it. Fortunately, the Montrose area is recognized as a unique and special place within Houston. It is already rated one of the most walkable neighborhoods in Houston (#2) and in Texas (#9) by Redfin, with a Walk Score of 81 (**TAB THREE**). The Walk Score is calculated on distance to the closest amenity in various categories, including but not limited to businesses, parks, theaters, school, and other common destinations. If the closest amenity is within a quarter mile, maximum points are awarded. Points decline as the distance approaches one mile. Amenities outside of one mile earn no points. Each category is weighted equally and the points are summed and normalized to yield a score between 0 and 100. It has been shown that the leading predictor of whether people will walk is the number of nearby amenities. Simply put, people are willing to walk in Montrose – despite the fact that the current walking experience needs many improvements. The SPA builds upon that willingness to walk while other aspects of the Parking Management Plan aim to improve the walking experience.

In addition to the Walk Score, research was done to determine how far parkers are typically willing to walk. Based on research in their book “Shared Parking,” the Urban Land Institute states that there are several factors that impact walking distance. These factors are as follows:

- Types of users (family, elderly couple, etc.)
- Frequency or occurrence of use
- Familiarity of the user with the facility
- The perception of security
- Expectations and concerns of the user
- Degree of weather protection
- Perception or absence of barriers or conflicts along the path of travel
- Cost of alternatives to walking (are there transportation alternatives)

Victoria Transport Policy Institute developed a level of service approach to parking for the variables above. For example with regards to the path of travel (weather) – traveling along an uncovered, outdoor path has a level of service of 400 feet to 1,600 feet (A-D). If there is friction along the path of travel (such as streets to cross, traffic signals) walking distance may be reduced by 25%.

Sources: <http://www.vtpi.org/tdm/index.php> and <http://www.vtpi.org/tdm/tdm72.htm>

Other factors that impact the distance someone is willing to walk include.

- Is the user a shopper who has a number of location choices or visitor who comes to the site for a specific reason that will not be heavily influenced by parking convenience?
- Is convenience anticipated like in a suburban retail center? Or not, like in a downtown or for a special event where long walking distances are anticipated and considered part of the experience. These environments and their associated walking distances are summarized in the table below.

	Minutes	Average Distance (feet)
In a highly attractive, completely weather-protected and artificially climatized environment	20	5,000
In a highly attractive environment in which sidewalks are protected from sunshine and rain	10	2,500
In an attractive but not weather-protected area during periods of inclement weather	5	1,250
In an unattractive environment (parking lot, garage, traffic congested streets)	2	600

Shared Parking is limited by the proximity of destinations that share a parking facility. Exactly how close they must be depends on the type of land use and the type of user. The table below summarizes acceptable walking distances for various types of activities/destinations. Acceptable walking distance is also affected by the quality of the pedestrian environment, climate, line of site (longer distances are acceptable if people can see their destination), and “friction” (barriers along the way, such as crossing busy traffic).

<b>Adjacent (less than 100 feet)</b>	<b>Short (less than 800 feet)</b>	<b>Medium (less than 1200 feet)</b>	<b>Long (less than 1600 feet)</b>
People with disabilities	Grocery stores	General retail	Airport parking
Deliveries and loading	Professional services	Restaurant	Major sport or cultural event
Emergency services	Medical clinics	Employees	Overflow parking
Convenience store	Residents	Entertainment center	
		Religious institution	

The Special Parking Area application has been under development by the Montrose Management District for more than two years. There have been many opportunities provided for public involvement and input. It has consistently been the topic of discussion by the Mobility and Visual Improvements Committee and has also been presented to the full Board of Directors regularly. Also during this time, calls for public notice have been mailed to all properties within 500’ of the proposed SPA twice.

Additionally, there have been several public forums. On December 2, 2015, Montrose Management District hosted its second public meeting on the Special Parking Area application and process. Since the December 2, 2015 meeting, MMD staff have met with a number of civic associations and continues to do so in an effort to continue communication about the District. The Planning Department conducted a meeting about the Special Parking Area on April 12, 2016. The Montrose Management District has responded to calls and emails for additional information following public notice for presentation before the Plan Commission.

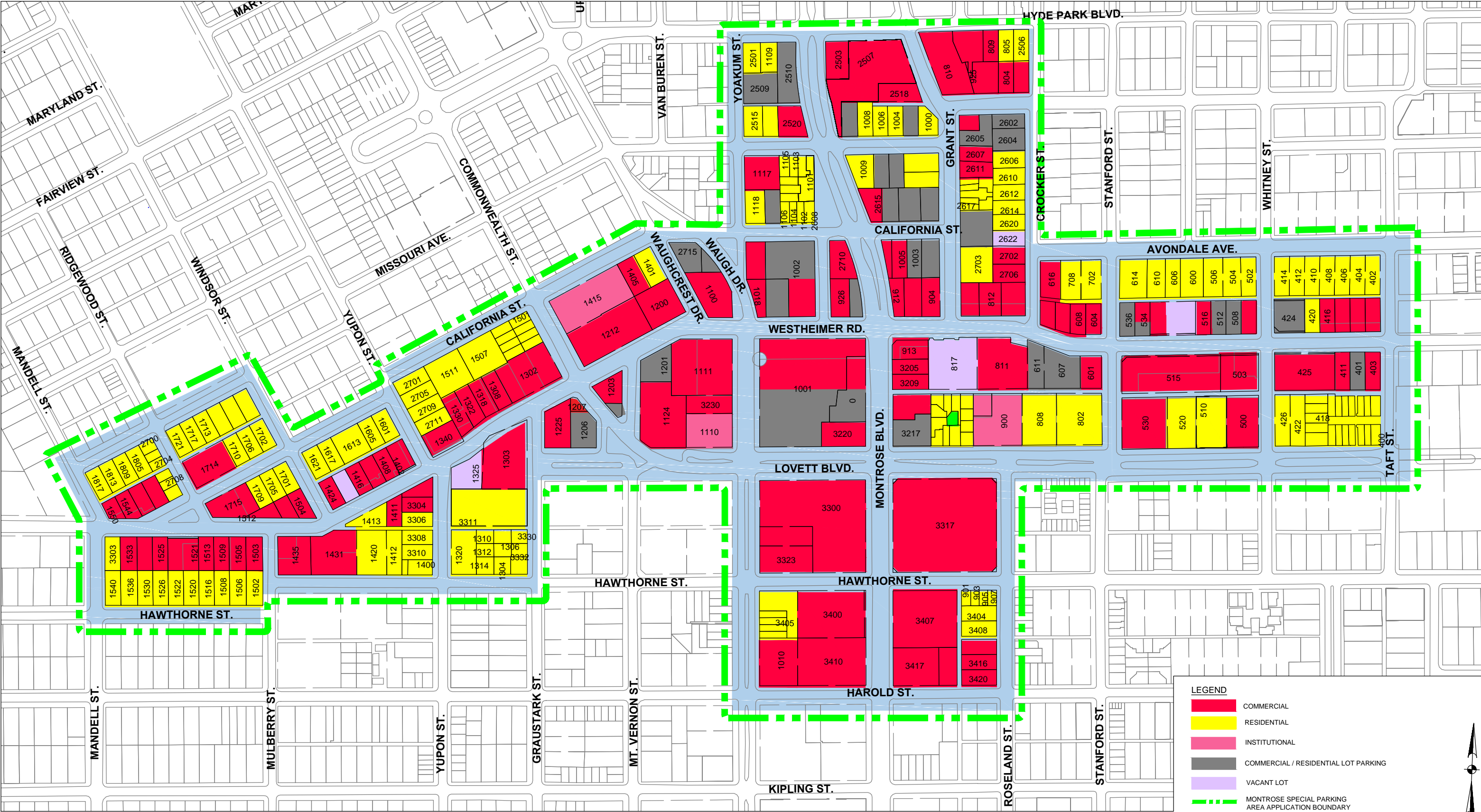
The Montrose SPA represents an effort to address parking by the following:

- Implement programs to maximize the use of available parking (and build upon ongoing efforts) such as shared parking and valet parking;

- Acquire additional parking where strategic and appropriate, including off-site and on-street parking where contextually appropriate (on-street parking is intended as an enhancement to the public street but not included in meeting parking requirements for proposed uses);
- Improve amenities that make walking, biking and transit even better options to arriving via private auto and parking on-site or very nearby;
- Recognizing that the uniqueness and complexity of Greater Montrose Area requires study and experimentation to determine the most effective set of programs to fully implement and manage a Special Parking Area; and
- Incorporating measurable objectives and milestones that allow all parties to measure effort and success.

The MMD has designated a Montrose Special Parking Area that is appropriate to the unique and complex character and conditions of the Greater Montrose Area. Where additional on-site parking could erode the character of the community. Establishing communal parking garages could provide substantial additional parking to the area, but installations of garages is a long term strategy that will require financing, partnership, and planning to ensure that they are appropriately located.





Project Number: P03-13007-00

FIGURE ES2: PROPOSED MONTROSE SPECIAL PARKING AREA BOUNDARY

Scale: 1" = 300'-0"

WALTER P MOORE

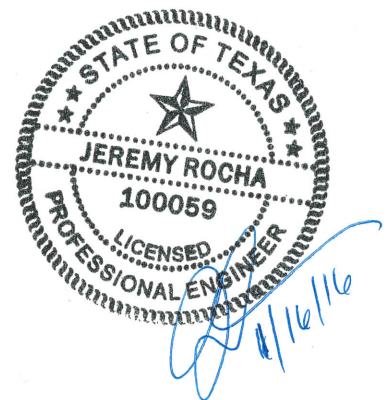
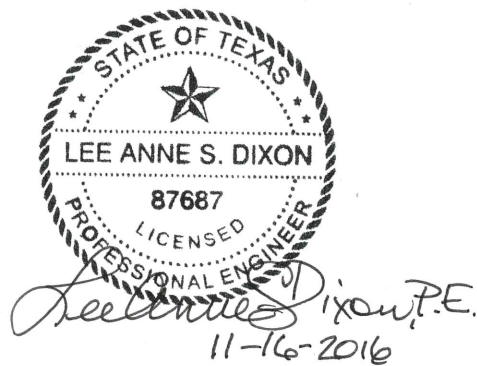
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MONTROSE MANAGEMENT DISTRICT  
SPECIAL PARKING AREA

SEPTEMBER 14, 2016

## Montrose Special Parking Area Application

Prepared for  
Montrose Management District



Prepared by  
**WALTER P MOORE**  
Walter P. Moore and Associates, Inc.  
1301 McKinney, Suite 1100  
Houston, Texas 77010

November 2016

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## EXECUTIVE SUMMARY

Montrose Management District (MMD) engaged Walter P Moore to coordinate and submit a Special Parking Area application to the City of Houston as defined by the City Houston's Code of Ordinances Chapter 26, Section 26-511. **Figure ES1** provides a map illustrating the boundaries of the proposed Montrose Special Parking Area (SPA) within the Montrose District, and **Figure ES2** shows greater detail of the boundaries of each individual property within the proposed special parking area. The Montrose SPA boundary in general is defined as the area along Westheimer Road from Mandell Street to Taft Street and along Montrose Boulevard from Hyde Park Boulevard to Harold Street. The boundary evolved over time to reflect an area around the nexus of Montrose and Westheimer, with the understanding that should the designation as a SPA prove beneficial to the community that it could be expanded later if desired by the community.

The Montrose District has created a Parking Management Plan of which the Special Parking Area application is but one aspect. The Parking Management Plan offers a comprehensive approach to meeting the parking demand in the Montrose District in a manner suited to the conditions and character of the community. The Special Parking Area application specifically is intended to address changes in off-street parking requirements of the City of Houston. For that reason, it is limited in scope to the area described above and until such time as further amendments or expansion of the boundary are warranted. Other aspects of the plan such as incentive programs to promote structured public parking and capital improvements aimed at improving the pedestrian experience are not regulatory in nature and therefore may be expanded at any time to the entirety of the Montrose District as appropriate. Goals of the Parking Management Plan include:

Goals of the Parking Management Plan include:

1. Better utilize the existing supply of parking throughout the commercial core of the Montrose District through increased shared parking and valet parking.
2. Increase the supply of parking within the commercial core of the Montrose District through the strategic addition of structured parking.
3. Increase awareness of off-site locations for parking, including parking available to the public as well as spaces limited to parking associated with a particular business.
4. Improve the walking experience within the commercial core of the Montrose District in a manner that will allow for a more enjoyable journey from parking areas and between

destinations, thereby making longer walking distances both acceptable and an economic benefit to the District.

5. Increase the use of alternative travel options to reach the commercial core of the Montrose District.
6. Improve on-street parking conditions throughout the Montrose District, including the residential areas surrounding the commercial core. This is intended as an enhancement to the public street but not included in meeting parking requirements for proposed uses.
7. Annually assess the successful implementation of the Parking Management Plan.

The Special Parking Area application is intended to allow for better use of existing parking areas by proposing that all classes of use in the Montrose Special Parking Area with the exception of Class 2 (Residential) and Class 9 (Automotive) be allowed to deviate from citywide off-street parking standards as follows:

1. All parking spaces can be located off-site, if necessary. (Not including required handicap parking which must be provided on-site or adjacent, within 100 feet.
2. All parking spaces may be in off-street parking areas located within 500 feet walking distance of the boundary of the business parcel.
3. Up to 80 percent of spaces may be in off-street parking areas within 800 feet walking distance of the boundary of the business parcel, assuming that a convenient, safe path is available.
4. Up to 80 percent of spaces may be in off-street parking areas within 1,000 feet walking distance of the boundary of the business parcel if:
  - a. A convenient, safe path is available
  - b. Valet parking is available, or
  - c. Approval is granted by the Planning Director
5. On-street parking of any kind is not considered in meeting parking requirements.
6. All distances listed above are allowed only with the SPA boundary.

The proposed changes do not reduce the number of spaces required by new developments; they allow for more flexibility for off-site parking provided that it is still within reasonable walking distance. They add flexibility beyond the current code by allowing all parking to be off-site, off-street parking and at a greater minimum distance. They build upon current code language by utilizing 800 and 1,000 foot distances already established for structures of 30,000 square feet or less (Analysis of commercial structures in Montrose show that the very vast majority of businesses are 30,000 square

feet or less). While still recognizing that a number of spaces need to be available within a limited distance from a business to accommodate customers that may not know or desire to seek parking at a greater distance. Current cases exist for successful use of both shared parking and on-site parking in Montrose at a very easy walkable distance of 500 feet.

As identified in the inventory and assessment of the parking availability and deficiency as part of this application, there is an existing deficit in on-site parking as compared to the existing code. This results in the currently observed parking that overflows into the surrounding neighborhoods. The deficit likely exists because many of the businesses existed prior to current code requirements and have been grandfathered in, meaning they are exempt from current requirements. The Special Parking Area application allows the District to build on the established walkable nature of the area to allow development without impacting what makes Montrose the unique place it is today. The District is committed to working with existing business owners and developers to find opportunities for shared parking.

It is critical that the Special Parking Area application be considered in concert with the other aspects of the Parking Management Plan and the unique character of the Montrose community. While the SPA proposes maximizing use of the existing inventory of parking, other aspects of the plan are intended to increase the supply of parking, promote alternative transportation options, address the impacts of parking on surrounding residential areas, and to improve the overall walkability of the community.

Every aspect of the Parking Management Plan, including the Special Parking Area application, depends upon the concept that people will walk when the destination is worth it. Fortunately, the Montrose area is recognized as a unique and special place within Houston. It is already rated one of the most walkable neighborhoods in Houston (#2) and in Texas (#9) by Redfin, with a Walk Score of 81 (**TAB THREE**). The Walk Score is calculated on distance to the closest amenity in various categories, including but not limited to businesses, parks, theaters, school, and other common destinations. If the closest amenity is within a quarter mile, maximum points are awarded. Points decline as the distance approaches one mile. Amenities outside of one mile earn no points. Each category is weighted equally and the points are summed and normalized to yield a score between 0 and 100. It has been shown that the leading predictor of whether people will walk is the number of nearby amenities. Simply put, people are willing to walk in Montrose – despite the fact that the current walking experience needs many improvements. The SPA builds upon that willingness to walk while other aspects of the Parking Management Plan aim to improve the walking experience.

In addition to the Walk Score, research was done to determine how far parkers are typically willing to walk. Based on research in their book “Shared Parking,” the Urban Land Institute states that there are several factors that impact walking distance. These factors are as follows:

- Types of users (family, elderly couple, etc.)
- Frequency or occurrence of use
- Familiarity of the user with the facility
- The perception of security
- Expectations and concerns of the user
- Degree of weather protection
- Perception or absence of barriers or conflicts along the path of travel
- Cost of alternatives to walking (are there transportation alternatives)

Victoria Transport Policy Institute developed a level of service approach to parking for the variables above. For example with regards to the path of travel (weather) – traveling along an uncovered, outdoor path has a level of service of 400 feet to 1,600 feet (A-D). If there is friction along the path of travel (such as streets to cross, traffic signals) walking distance may be reduced by 25%.

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Other factors that impact the distance someone is willing to walk include.

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Shared Parking is limited by the proximity of destinations that share a parking facility. Exactly how close they must be depends on the type of land use and the type of user. The table below summarizes acceptable walking distances for various types of activities/destinations. Acceptable walking distance is also affected by the quality of the pedestrian environment, climate, line of site (longer distances are acceptable if people can see their destination), and “friction” (barriers along the way, such as crossing busy traffic).

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		Religious institution	

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Additionally, there have been several public forums. On December 2, 2015, Montrose Management District hosted its second public meeting on the Special Parking Area application and process. Since the December 2, 2015 meeting, MMD staff have met with a number of civic associations and continues to do so in an effort to continue communication about the District. The Planning Department conducted a meeting about the Special Parking Area on April 12, 2016. The Montrose Management District has responded to calls and emails for additional information following public notice for presentation before the Plan Commission.

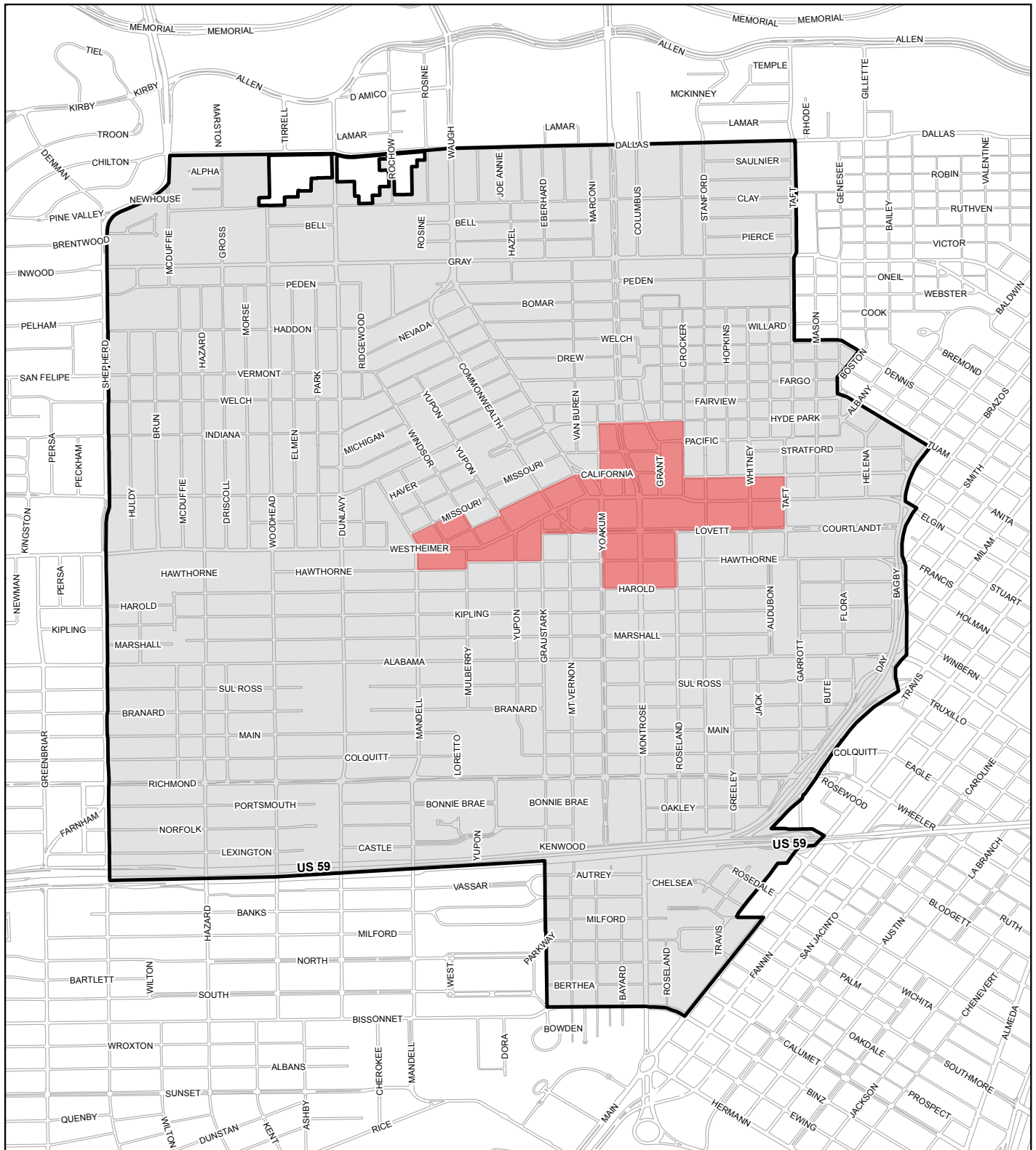
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- Implement programs to maximize the use of available parking (and build upon ongoing efforts) such as shared parking and valet parking;



- Acquire additional parking where strategic and appropriate, including off-site and on-street parking where contextually appropriate (on-street parking is intended as an enhancement to the public street but not included in meeting parking requirements for proposed uses);
- Improve amenities that make walking, biking and transit even better options to arriving via private auto and parking on-site or very nearby;
- Recognizing that the uniqueness and complexity of Greater Montrose Area requires study and experimentation to determine the most effective set of programs to fully implement and manage a Special Parking Area; and
- Incorporating measurable objectives and milestones that allow all parties to measure effort and success.

The MMD has designated a Montrose Special Parking Area that is appropriate to the unique and complex character and conditions of the Greater Montrose Area. Where additional on-site parking could erode the character of the community. Establishing communal parking garages could provide substantial additional parking to the area, but installations of garages is a long term strategy that will require financing, partnership, and planning to ensure that they are appropriately located.



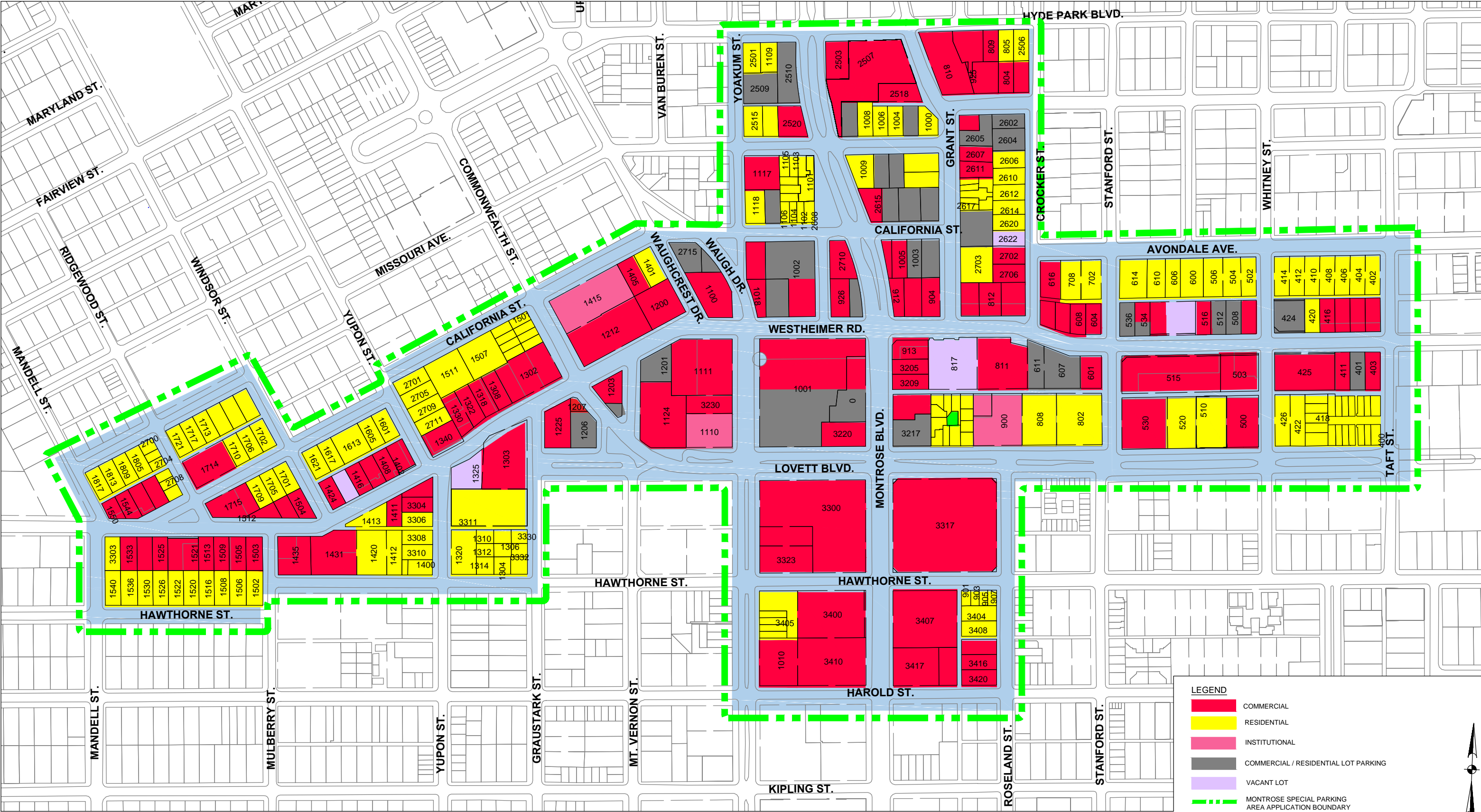
# MONTROSE MANAGEMENT DISTRICT

FIGURE ES1. Montrose District and Special Parking Area Boundary

- Proposed Special Parking Area
- Management District Boundary



WALTER P MOORE



Project Number: P03-13007-00

FIGURE ES2: PROPOSED MONTROSE SPECIAL PARKING AREA BOUNDARY

Scale: 1" = 300'-0"

WALTER P MOORE

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MONTROSE MANAGEMENT DISTRICT  
SPECIAL PARKING AREA

SEPTEMBER 14, 2016

## INTRODUCTION

At the request of the Montrose Management District (MMD), Walter P Moore conducted a comprehensive parking study within the District focusing on the commercial area centered on the intersection of Montrose Boulevard and Westheimer Road. The District encompasses an area of diverse land uses. Located southwest of Downtown Houston, it is bound by W. Dallas to the north, Taft or Spur 527 to the east, US 59 or Bissonnet to the south, and Shepard to the west. Encompassing a 4.4 square mile area, the District is predominately residential but also includes significant retail, entertainment, and institutional land uses. A significant portion of the retail and entertainment land uses are generally centered on the intersection of Montrose and Westheimer which is the focus of the Montrose Special Parking Area (SPA) application. **Figure 1** shows the Montrose District boundaries as well as the central area of the SPA application.

As shown in **Figure 2**, the study's west/east parameters are between Mandell Street and Taft Street along Westheimer Road and north/south between Hyde Park Boulevard and Harold Street along Montrose Boulevard.

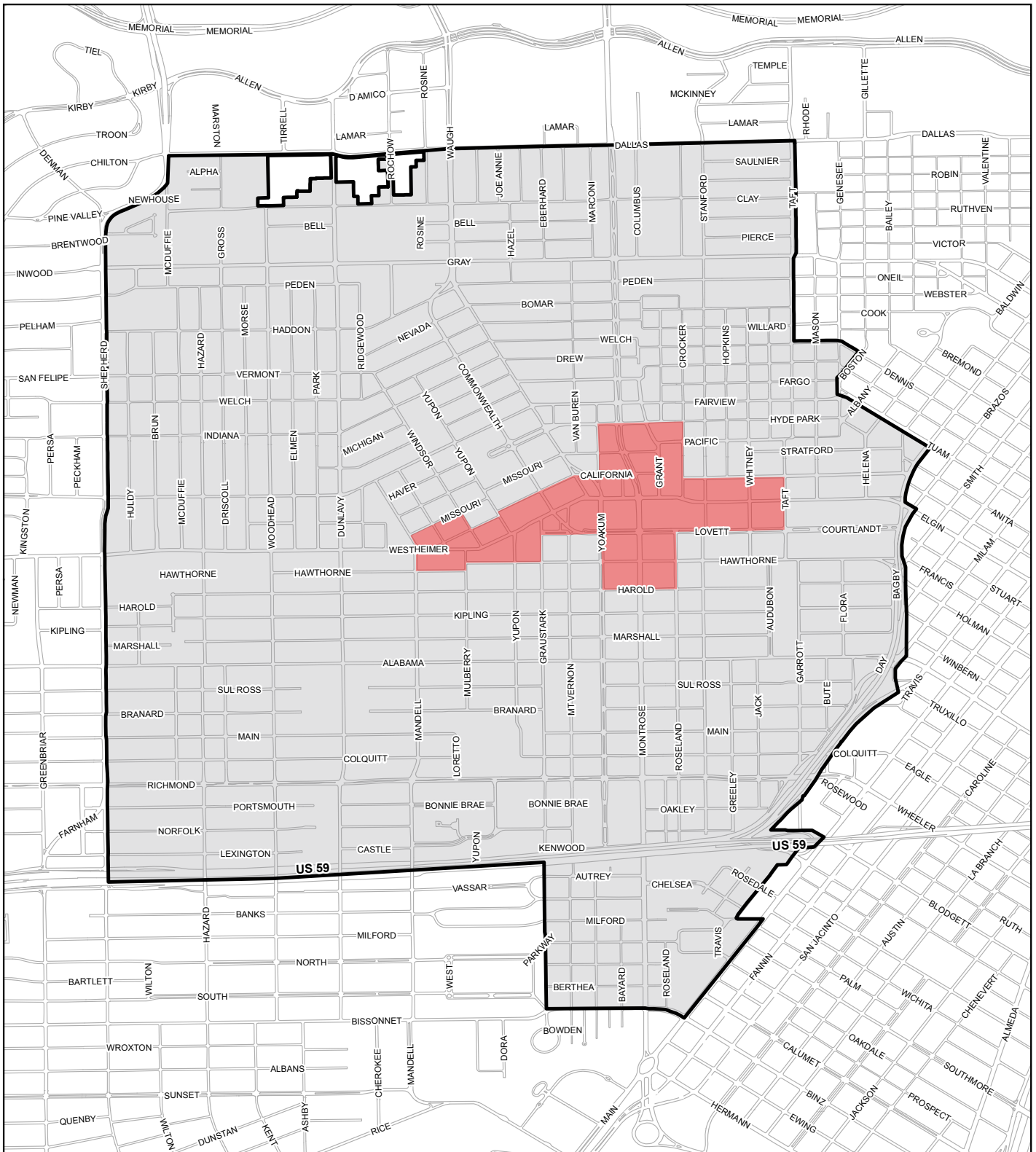
The parking study focused on the area's parking supply and demand, walking distances, and parking restrictions/regulations with the goal of submitting an application to be designated as a Special Parking Area as defined by the City of Houston's Code of Ordinances Chapter 26, Section 26-510-517.

## SEC. 26-510 SPECIAL PARKING AREAS

**"The city council may designate special parking areas to accommodate parking needs in certain areas of the city. The department shall maintain a list of current special parking areas, maps and written descriptions of their boundaries, and their approved parking management plans on its website. (Ord. No. 2013-208, § 2(Exh. A), 3-6-2013)"**

This report presents the requirements for designation of a special parking area as listed in the Ordinance.





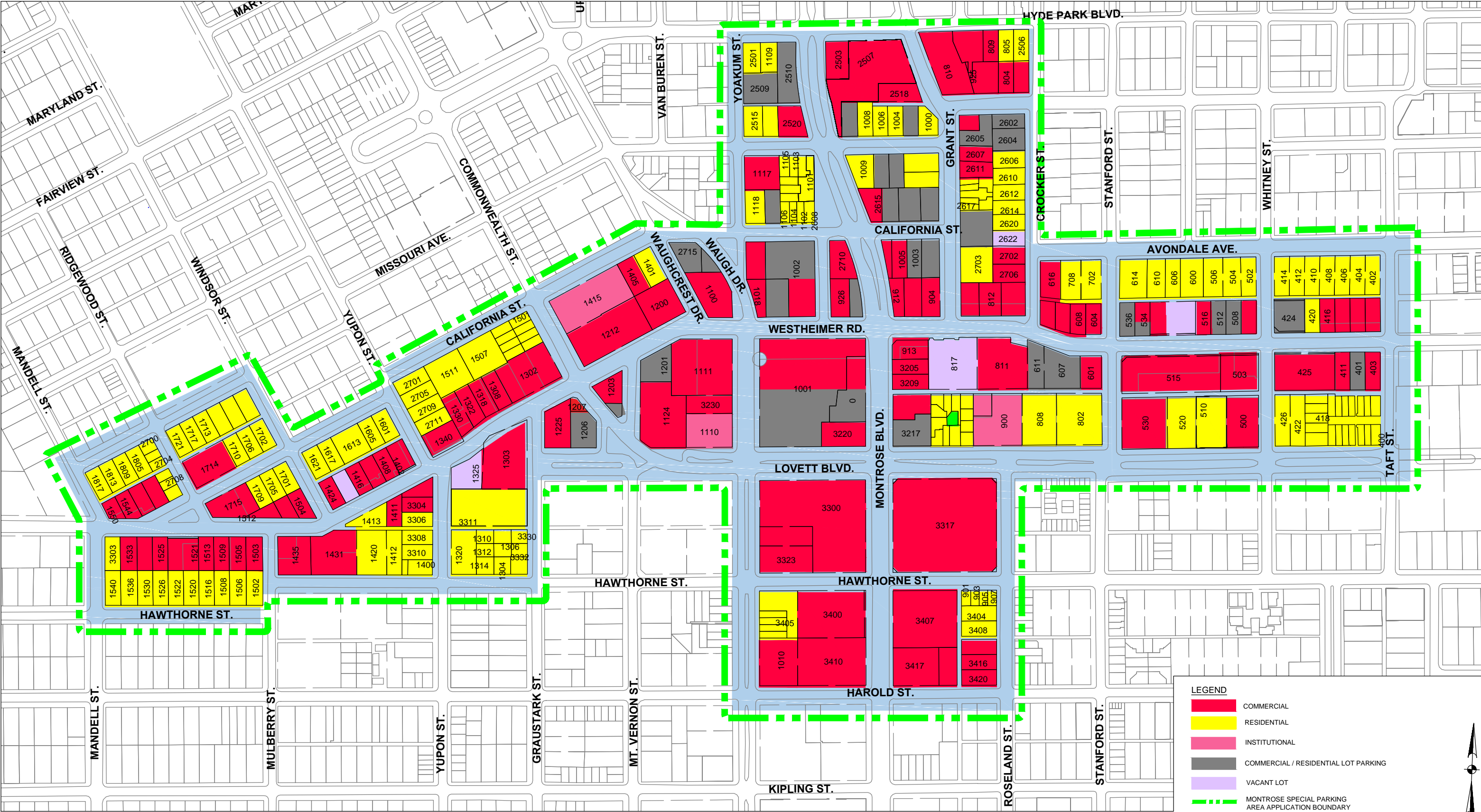
# MONTROSE MANAGEMENT DISTRICT

FIGURE 1. Montrose District and Special Parking Area Boundary

- Proposed Special Parking Area
- Management District Boundary



WALTER P MOORE



Project Number: P03-13007-00

FIGURE 2: PROPOSED MONTROSE SPECIAL PARKING AREA BOUNDARY

Scale: 1" = 300'-0"

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MONTROSE MANAGEMENT DISTRICT  
SPECIAL PARKING AREA

SEPTEMBER 14, 2016

## 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:”

### SEC. 26-511 PART 1

“The non-refundable fee set forth for this provision in the city fee schedule;”

Montrose Management District will provide the application fee.

### SEC. 26-511 PART 2

“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;”

**TAB ONE** provides the names and addresses of owners within the proposed special parking area.

### SEC. 26-511 PART 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;”

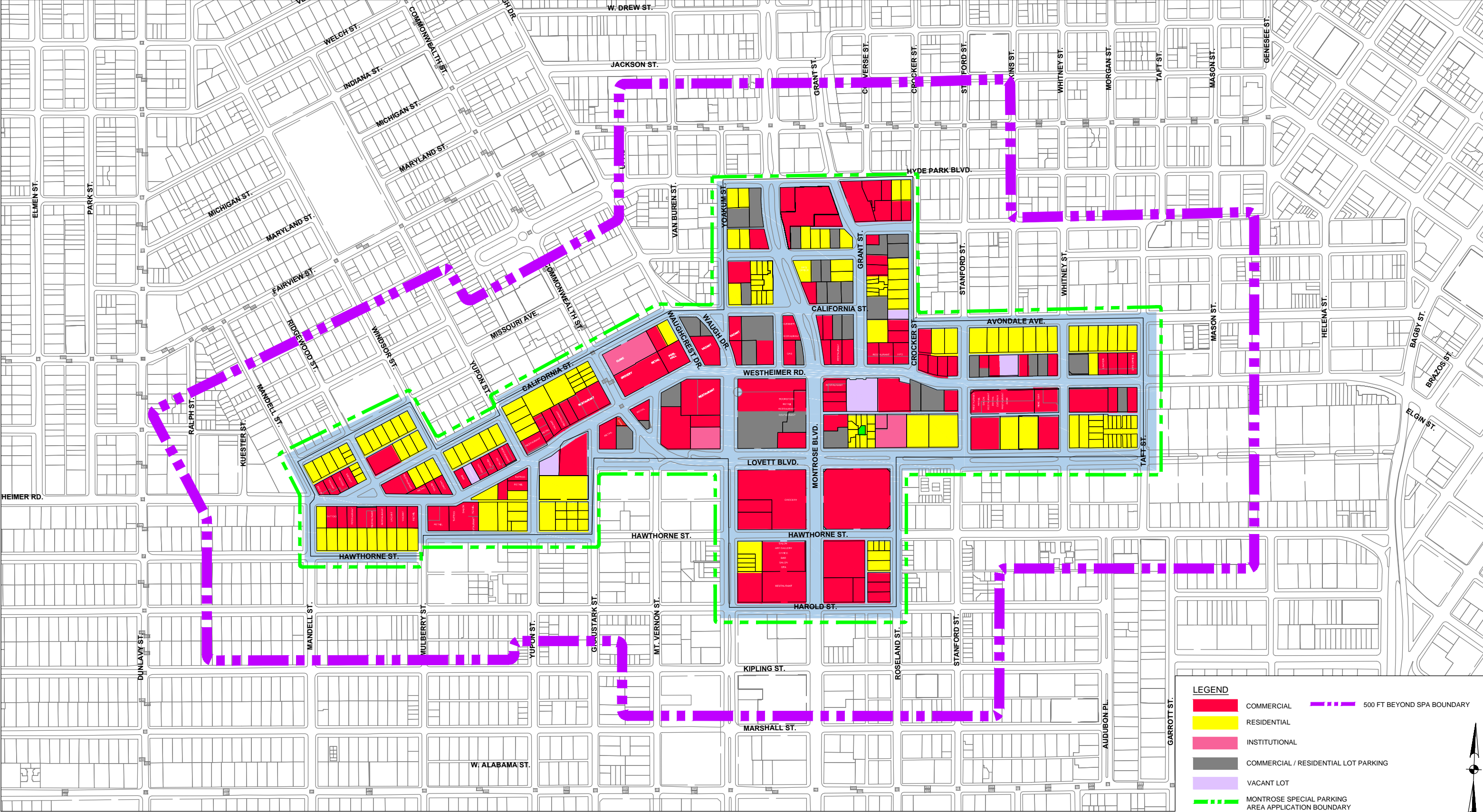
**TAB TWO** provides the names and addresses of owners within 500 feet of the proposed special parking area as represented in **Figure 3**.

### SEC. 26-511 PART 4

“One stamped envelope addressed to each property owner indicated on the lists provided in subsections (b) and (c) of this section;”

Montrose Management District delivered to the City stamped envelopes addressed to each owner.





Project Number: P03-13007-00

FIGURE 3: 500 FT BEYOND MONTROSE SPA BOUNDARY

Scale: 1" = 500-0"

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# MONTROSE MANAGEMENT DISTRICT SPECIAL PARKING AREA

SEPTEMBER 14, 2016



## SEC. 26-511 PART 5

**“A proposed parking management plan that addresses Subsections (a) through (j).”**

The Montrose District has established a Parking Management Plan as a comprehensive approach to meeting the parking demand in the Montrose District in a manner suited to the conditions and character of the community. The Special Parking Area application reflects efforts to maximize use of the existing supply of parking in the commercial core of Montrose. If viable, a future amendment of the SPA could expand to the entirety of the Montrose District.

Goals, strategies and tasks of the Parking Management Plan are as follows:

Goal 1. Better utilize the existing supply of parking throughout the commercial core of the Montrose District through increased shared parking and valet parking.

Strategy 1.1. Increase the distance permitted between businesses (all classes of uses excepting Class 2 – Residential and Class 9 – Automotive) and required parking in recognition and desired enhancement of the unique character of the commercial core of the Montrose District.

Task 1.1.1. Amend requirements for on-site parking to accommodate continued reinvestment within the boundaries of the Special Parking Area, as follows:

- All parking spaces can be located off-site, if necessary
- All parking spaces may in off-street parking areas located within 500 feet walking distance of the boundary of the business parcel
- Up to 80 percent of spaces may be in off-street parking areas within 800 feet walking distance of the boundary of the business parcel, assuming that a convenient, safe path is available
- Up to 80 percent of spaces may be in off-street parking areas within 1,000 feet walking distance of the boundary of the parcel if:
  - A convenient, safe path is available
  - Valet parking is available, or
  - Approval is granted by the Planning Director

- On-street parking of any kind is not considered in meeting parking requirements

Task 1.1.2. Confirm the parking supply within the Montrose District and establish opportunities for complementary use, as follows:

- First priority: within the boundaries of the Special Parking Area
- Second priority: the remainder of the Montrose District

Strategy 1.2 Increase the use of shared parking agreements between businesses with complementary parking needs.

Task 1.2.1. Develop and maintain a database of existing shared parking agreements and an inventory of parking available to be shared by typical businesses with heavy parking demand such as restaurants and bars.

Task 1.2.2. Establish a model parking agreement that may be used in the establishment and renewal of shared parking agreements.

Task 1.2.3. Develop a database of existing businesses utilizing valet parking and the location of current valet parking.

Task 1.2.4. Establish a model valet agreement to encourage and simplify use of valet parking.

Goal 2. Improve the walking experience within the commercial core of the Montrose District in a manner that will allow for a more enjoyable journey from parking areas and between destinations, thereby making longer walking distances both acceptable and an economic benefit to the District.

Strategy 2.1. Establish a capital improvements element within the 2017 Montrose District budget for improvements within the District aimed at the pedestrian experience, including sidewalk repair, intersection and crosswalk enhancements, elimination of visual clutter, and additions to the streetscape such as landscaping, street furniture, public art and other relevant features.

Strategy 2.2. Coordinate with the City of Houston, Montrose TIRZ, METRO and other appropriate entities to expedite and potentially enhance large scale improvements planned by those entities such as major reconstruction projects.

Strategy 2.3 Implement improvements to the pedestrian experience outside of known or planned major reconstruction projects.

Task 2.3.1. Reconfirm and expand upon the audit of mobility infrastructure completed by Walter P Moore in 2012, as follows:

- First priority: within the boundaries of the Special Parking Area
- Second priority: the remainder of the Montrose District

Task 2.3.2. Establish criteria for selection of projects to be fully or partially funded by the Montrose District outside of major reconstruction projects.

Goal 3. Increase the supply of parking within the commercial core of the Montrose District through the strategic addition of structured parking.

Strategy 3.1. Establish incentive programs aimed at private construction of publicly available structured parking. This may include development of structured parking exclusively for public use or addition of publicly available spaces within a structure predominantly dedicated to one or more specific uses.

Task 3.1.1. Establish an incentive program through the MMD in 2017 to be used to spur investment in structured public parking, most likely on a reimbursement basis. This will include:

- Criteria for eligible projects including demand, location, design, etc.
- Development of promotional and planning materials to allow the development community to see where the need/opportunity exists

Task 3.1.2. Coordinate with the Montrose TIRZ in 2017 to investigate and potentially establish a program to offer development agreements to developers for construction of structured public parking within boundaries of a TIRZ.

Task 3.1.3. Investigate and potentially coordinate a Section 380 development agreement program with the City of Houston in 2017 to incentivize construction of structured public parking in areas of the District that are outside of the TIRZ boundaries.

Strategy 3.2. Coordinate with partner entities to create publicly funded, structured public parking.

- Task 3.2.1. Coordinate with the Montrose TIRZ, and potentially other partners, to consider and establish a program and timeline for acquisition of land, financing, construction and management of structured public parking.
- Task 3.2.2. Examine and consider acquisition of land in advance of construction of structured public parking, including the possibility of interim use of property as surface parking.
- Strategy 3.3. Promote a common format for implementation of public parking including management, equipment, signage, cost for parking, physical features and more.

Goal 4. Increase awareness of off-site locations for parking, including parking available to the public as well as spaces limited to parking associated with a particular business.

- Strategy 4.1. Establish a branded, signature signage program that indicates available parking off-site parking, including spaces associated with a particular business through shared parking agreements.
- Strategy 4.2. Consider alternative methods of informing guests of the location of available parking, including distribution through websites and social media.
- Strategy 4.3. Establish signature way finding programs for pedestrians and vehicular traffic that allow for easy navigation of the Montrose area, including location of parking.

Goal 5. Increase the use of alternative travel options to reach the commercial core of the Montrose District.

- Strategy 5.1. Expand improvements that encourage the use of transit.
  - Task 5.1.1. Coordinate with METRO and other relevant partners to consider capital or programmatic improvements aimed at increasing use of transit to access the commercial areas of the Montrose District.
  - Task 5.1.2. Coordinate with the business community, taxi services and companies such as Uber and Lyft to better understand and accommodate travel to the commercial areas of the Montrose District by those methods.
- Strategy 5.2. Expand improvements that encourage bicycle travel throughout the District.

- Task 5.2.1. Coordinate with City of Houston to address elements of existing City plans by establishing a bike plan specific to Montrose that includes recommendations for capital improvements.
- Task 5.2.2. Expand the Montrose signature bike program, particularly in areas of high demand or alongside other bicycle-centric improvements.
- Task 5.2.3. Coordinate with leadership of the B-Cycle program to continue implementation of the program throughout Montrose, including consideration of future implementation in concert with construction of structured public parking.
- Strategy 5.3. Establish a capital improvements element within the 2017 Montrose District budget for improvements within the District aimed at improving alternative travel options, including additional Montrose signature bike racks, support for the B-Cycle program, enhanced bike lanes, crosswalk and intersection improvements, as well as enhanced bus shelters and service stops.
- Strategy 5.4. Coordinate with entities such as BikeHouston and METRO in development of programs, events or other marketing efforts to encourage the use of alternative travel options.

Goal 6. Improve on-street parking conditions throughout the Montrose District, including the residential areas surrounding the commercial core. This is intended as an enhancement to the public street but not included in meeting parking requirements for proposed uses.

- Strategy 6.1. Enhance the presence of security along neighborhood streets where patrons of local businesses regularly park as a means of reducing vandalism and criminal activity and along more common routes between surrounding neighborhoods into the commercial area.
- Strategy 6.2. Coordinate with business owners, civic associations and the City of Houston to assist neighborhoods with Residential Parking Permit applications and potentially establish a program unique to the Montrose District that could adequately restrict the use of on-street parking in a manner similar to the Residential Parking Permit program or design an alternative that meets the needs of the community. Examples of categories of restriction could include residential only, residential and employee only, public parking and, if considered appropriate, metered parking.

- Task 6.2.1. Conduct a district-wide series of studies similar to those needed for the Residential Parking Permit program.
- Task 6.2.2. Measure the feasibility of metered parking in strategic locations in concert with restricted parking.
- Task 6.2.3. Consider the appropriateness of a unique program for the Montrose District that addresses all on-street parking throughout the community as part of an amended Special Parking Area.

Goal 7. Expand and improve the services and boundaries of the Special Parking Area, as appropriate.

Strategy 7.1. Annually assess the successful implementation of the Parking Management Plan.

Task 7.1.1. Conduct a minimum of one public workshop annually, with outreach to business owners, property owners and residents, to present accomplishments and gain feedback.

Task 7.1.2. Conduct a customer satisfaction survey in coordination with business owners to measure the overall customer experience with emphasis on mode of travel, location and availability of parking, walking distance, way finding, and overall travel experience.

Strategy 7.2. Examine, reconsider and amend the programs and requirements of the Special Parking Area as warranted to best meet the purpose and goals of the Montrose District Parking Management Plan.

Strategy 7.3. Expand the boundaries of the Special Parking Area to include all areas within the boundaries of the Montrose District.

Strategy 7.4. Investigate the possibility of reducing commercial parking requirements within the boundaries of the Special Parking Area.

#### Sec. 26-511 Part 5 Subsection (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;”**

The Montrose Management District is an area of diverse land uses ranging from small boutique shops to popular restaurants/bars and from small bungalow homes to large apartment complexes.

This type of diversity translates into a complex, ever-evolving parking demand. The Montrose Special Parking Area boundary attempts to capture a core area of high parking demand, centered around the intersection of Westheimer and Montrose and serving as the heart of the District.

The bulk of the parking demand within the Westheimer/Montrose core is generated by popular restaurants and bars. The potential for redevelopment is also strong. Developers often brainstorm about the potential for large commercial sites to transform into mixed-use opportunities to live, work and play such as the three-acre commercial site at the southwest corner of Montrose and Westheimer. The concentration of these high parking demand generators in a small core area equate to a high peak parking demand.

Many different parking codes govern grandfathered parcels within the Montrose SPA, meaning ones which are exempt from meeting current requirements because they were developed under previous regulations. **Table 1** identifies the amount of parking required by current code based on existing land uses within the Montrose SPA.

Table 1: Parking Required by Code Based on Existing Land Use

Address	DEMAND						
	Land Use	Quantity		Parking Ratio based on Houston Municipal Code			Spaces Required
1424 Westheimer	Bar	4,000	GSF	12.0	Space per	1000 sqft	48
805 Pacific	Bar	2,809	GSF	14.0	Space per	1000 sqft	40
810 Pacific	Bar	9,911	GSF	14.0	Space per	1000 sqft	139
903 Harold	Bar	2,400	GSF	14.0	Space per	1000 sqft	34
411 Westheimer	Bar/Restaurant	2,576	GSF	10.0	Space per	1000 sqft	26
503 Westheimer	Bar/Restaurant	5,890	GSF	10.0	Space per	1000 sqft	59
1207 Westheimer	Beauty Salon	240	GSF	8.0	Space per	1000 sqft	2
1401 California	Charitable	1,600	GSF	2.5	Space per	1000 sqft	4
1813 Missouri	Charitable	1,920	GSF	2.5	Space per	1000 sqft	5
1415 California	Clinic	40,000	GSF	4.5	Space per	1000 sqft	180
1504 Westheimer	Commercial	1,532	GSF	4.0	Space per	1000 sqft	7
1714 California	Commercial	6,399	GSF	4.0	Space per	1000 sqft	26
1715 California	Commercial	2,587	GSF	4.0	Space per	1000 sqft	11
604 Westheimer	Commercial	2,716	GSF	4.0	Space per	1000 sqft	11
802 Pacific	Commercial	5,100	GSF	4.0	Space per	1000 sqft	21
809 Hyde Park	Commercial	5,100	GSF	4.0	Space per	1000 sqft	21
1010 Harold	Commercial	8,056	GSF	4.0	Space per	1000 sqft	33
1117 Missouri	Commercial	3,468	GSF	4.0	Space per	1000 sqft	14
1124 Lovett	Commercial	10,366	GSF	4.0	Space per	1000 sqft	42
1540 California	Commercial	3,190	GSF	4.0	Space per	1000 sqft	13
1701 California	Commercial	1,326	GSF	4.0	Space per	1000 sqft	6
3230 Yoakum	Commercial	3,218	GSF	4.0	Space per	1000 sqft	13
1006 Missouri	Dentist Office	1,969	GSF	4.5	Space per	1000 sqft	9
926 Westheimer	Gas Station (8 bays)	2,791	GSF	1.0	Space per bay		8
808 Lovett	Health Care Services	11,646	GSF	4.5	Space per	1000 sqft	53
2520 Montrose	Restaurant	4,960	GSF	10.0	Space per	1000 sqft	50
1110 Lovett	Office	14,869	GSF	2.5	Space per	1000 sqft	38
1330 Westheimer	Office	3,702	GSF	2.5	Space per	1000 sqft	10
2606 Grant	Office	2,508	GSF	2.5	Space per	1000 sqft	7
2615 Montrose	Office	1,634	GSF	2.5	Space per	1000 sqft	5
3209 Montrose	Office	5,416	GSF	2.5	Space per	1000 sqft	14
3400 Montrose	Office	183,816	GSF	2.5	Space per	1000 sqft	460
404 Westheimer	Office	4,734	GSF	2.5	Space per	1000 sqft	12
408 Westheimer	Office	2,664	GSF	2.5	Space per	1000 sqft	7
416 Westheimer	Office	2,472	GSF	2.5	Space per	1000 sqft	7



Table 1: Parking Required by Code Based on Existing Land Use (continued)

Address	DEMAND						
	Land Use	Quantity		Parking Ratio based on Houston Municipal Code			Spaces Required
500 Lovett	Office	15,676	GSF	2.5	Space per	1000 sqft	40
530 Lovett	Office	8,919	GSF	2.5	Space per	1000 sqft	23
802 Lovett	Office	12,018	GSF	2.5	Space per	1000 sqft	31
802 Westheimer	Office	2,430	GSF	2.5	Space per	1000 sqft	7
900 Lovett	Office	17,084	GSF	2.5	Space per	1000 sqft	43
3217 Montrose	Office/Retail	16,560	GSF	2.5	Space per	1000 sqft	42
601 Westheimer	Parking Lot	0	GSF	0.0	Space per	1000 sqft	0
611 Westheimer	Parking Lot	0	GSF	0.0	Space per	1000 sqft	0
1200 Westheimer	Pool Hall	8,651	GSF	14.0	Space per	1000 sqft	122
1002 Westheimer	Restaurant	3,739	GSF	4.0	Space per	1000 sqft	15
1018 Westheimer	Restaurant	1,470	GSF	10.0	Space per	1000 sqft	15
1038 Westheimer	Restaurant	6,482	GSF	10.0	Space per	1000 sqft	65
1100 Westheimer	Restaurant	9,928	GSF	10.0	Space per	1000 sqft	100
1111 Westheimer	Restaurant	22,125	GSF	10.0	Space per	1000 sqft	222
1225 Westheimer	Restaurant	1,519	GSF	9.0	Space per	1000 sqft	14
1303 Westheimer	Restaurant	2,770	GSF	10.0	Space per	1000 sqft	28
1318 Westheimer	Restaurant	5,736	GSF	10.0	Space per	1000 sqft	58
1402 Westheimer	Restaurant	1,130	GSF	10.0	Space per	1000 sqft	12
1513 Westheimer	Restaurant	3,400	GSF	9.0	Space per	1000 sqft	31
1521 Westheimer	Restaurant	2,791	GSF	9.0	Space per	1000 sqft	26
1525 Westheimer	Restaurant	1,626	GSF	9.0	Space per	1000 sqft	15
1600 Westheimer	Restaurant	5,860	GSF	10.0	Space per	1000 sqft	59
2611 Grant	Restaurant	1,676	GSF	10.0	Space per	1000 sqft	17
2703 Montrose	Restaurant	680	GSF	8.0	Space per	1000 sqft	6
2710 Montrose	Restaurant	836	GSF	8.0	Space per	1000 sqft	7
3410 Montrose	Restaurant	12,948	GSF	8.0	Space per	1000 sqft	104
403 Westheimer	Restaurant	1,994	GSF	10.0	Space per	1000 sqft	20
500 Westheimer	Restaurant	5,002	GSF	10.0	Space per	1000 sqft	51
516 Westheimer	Restaurant	4,614	GSF	10.0	Space per	1000 sqft	47
616 Westheimer	Restaurant	7,890	GSF	10.0	Space per	1000 sqft	79
808 Pacific	Restaurant	6,064	GSF	10.0	Space per	1000 sqft	61
812 Westheimer	Restaurant	8,160	GSF	10.0	Space per	1000 sqft	82
804 Pacific	Restaurant	3,368	GSF	10.0	Space per	1000 sqft	34
2607 Grant	Restaurant	3,410	GSF	10.0	Space per	1000 sqft	35
2607 Grant	Restaurant	6,531	GSF	10.0	Space per	1000 sqft	66

Table 1: Parking Required by Code Based on Existing Land Use (continued)

Address	DEMAND						
	Land Use	Quantity		Parking Ratio based on Houston Municipal Code			Spaces Required
3220 Montrose	Restaurant	2,478	GSF	4.0	Space per	1000 sqft	10
1302 Westheimer	Restaurant	4,125	GSF	4.0	Space per	1000 sqft	17
913 Westheimer	Restaurant	966	GSF	4.0	Space per	1000 sqft	4
3416 Roseland	Restaurant	2,040	GSF	10.0	Space per	1000 sqft	21
3420 Roseland	Restaurant	5,865	GSF	10.0	Space per	1000 sqft	59
1203 Westheimer	Retail	4,200	GSF	4.0	Space per	1000 sqft	17
1412 Westheimer	Retail	1,651	GSF	4.0	Space per	1000 sqft	7
1416 Westheimer	Retail	1,346	GSF	4.0	Space per	1000 sqft	6
1435 Westheimer	Retail	8,600	GSF	4.0	Space per	1000 sqft	35
1512 Westheimer	Retail	1,656	GSF	4.0	Space per	1000 sqft	7
1540 Westheimer	Retail	3,800	GSF	4.0	Space per	1000 sqft	16
1544 Westheimer	Retail	2,940	GSF	4.0	Space per	1000 sqft	12
1550 Westheimer	Retail	1,602	GSF	4.0	Space per	1000 sqft	7
608 Westheimer	Retail	4,718	GSF	4.0	Space per	1000 sqft	19
811 Westheimer	Retail	22,581	GSF	4.0	Space per	1000 sqft	91
1203 Lovett	Retail	38,285	GSF	4.0	Space per	1000 sqft	154
604 Westheimer	Retail	2,508	GSF	4.0	Space per	1000 sqft	11
2503 Montrose	Retail	3,816	GSF	4.0	Space per	1000 sqft	16
528 Westheimer	Retail	3,735	GSF	4.0	Space per	1000 sqft	15
1401 Westheimer	Retail	1,556	GSF	4.0	Space per	1000 sqft	7
1533 Westheimer	Retail	3,479	GSF	4.0	Space per	1000 sqft	14
3317 Montrose	Retail	17,166	GSF	4.0	Space per	1000 sqft	69
2710 Montrose	Retail Cleaners	1,000	GSF	4.0	Space per	1000 sqft	4
904 Westheimer	Salon/Restaurant	12,248	GSF	10.0	Space per	1003 sqft	123
1001 Westheimer	Strip Center	44,674	GSF	4.0	Space per	1000 sqft	179
1212 Westheimer	Strip Center	18,474	GSF	4.0	Space per	1000 sqft	74
1340 Westheimer	Strip Center	6,336	GSF	4.0	Space per	1000 sqft	26
425 Westheimer	Strip Center	16,228	GSF	4.0	Space per	1000 sqft	65
515 Westheimer	Strip Center	13,108	GSF	4.0	Space per	1000 sqft	53
3407 Montrose	Strip Center	14,544	GSF	8.0	Space per	1000 sqft	117
3300 Montrose	Supermarket	47,029	GSF	5.0	Space per	1000 sqft	236
534 Westheimer	Veterinary Clinic	2,000	GSF	5.0	Space per	1000 sqft	10
<b>Total Existing Requirement</b>							<b>4,513</b>

\*Residential land uses are typically not included in parking demand calculations. This is due to the fact that residential land uses are historically land generators which provide parking on-site that is not shared or capable of being shared.

Walter P Moore compared the parking required by current code (calculated in **Table 1**) with the current parking supply within the Montrose SPA. **Table 2** illustrates the Montrose SPA's parking deficit, which is related to the fact that many of the Montrose SPA land uses have been grandfathered since they were built under different parking codes or when no parking codes were in effect and with a 20% transit/pedestrian mobility factor (20% is typical for the Montrose SPA area).

**Table 2: Comparison of Parking Supply vs. Parking Demand**

Est. Off-Street Parking Supply	2,157
Requirement based on COH Parking Codes (March 2013)	4,513
<b>Difference</b>	(2,356)

As the application area evolves, mode adjustments and adjustments to the base parking ratios based on local transportation characteristics, should be made. As sidewalks, cycle paths, transit frequencies, and transit reliability improve, pedestrian, transit, and cycling preferences will emerge for short trips, relieving some of the pressure on the transportation network and parking infrastructure. An effectively managed Special Parking Area can help address and mitigate some of the perceived parking deficiencies while preserving the unique character of the area.

**Sec. 26-511 Part 5 Subsection (b)**

**“Existing parking restrictions such as hours of permitted parking and restrictions relating to use;”**

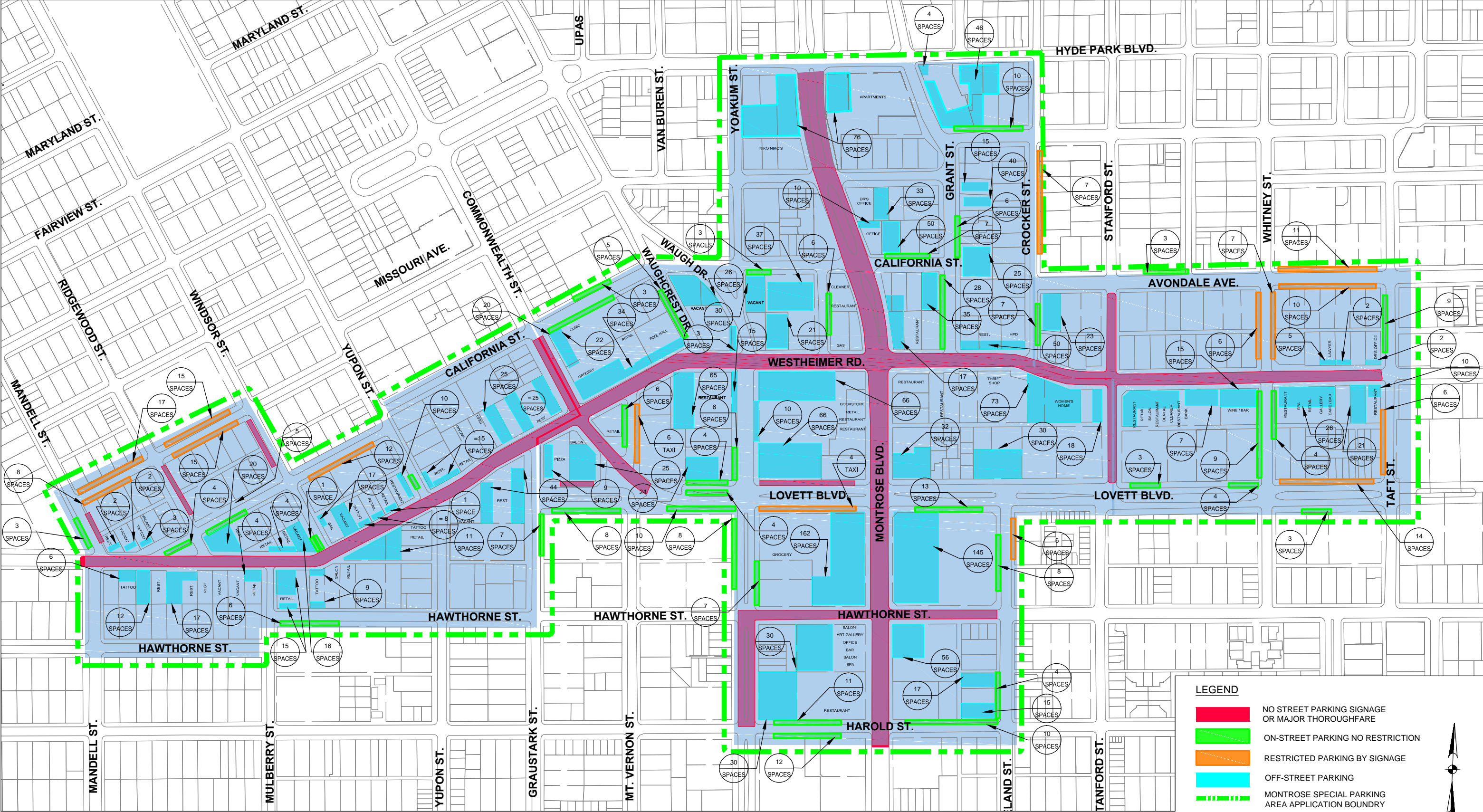
**Figure 4** identifies the existing parking restrictions such as hours of permitted parking and restrictions relating to use.

**Sec. 26-511 Part 5 Subsection (c)**

**“Existing and proposed public and private parking facilities;”**

**Figure 4** identifies the existing and proposed public and private parking facilities.

The existing parking facilities within the application area are generally self-contained, designated for individual parcel use, and are not typically shared. The rare instances where there is sharing of land for parking is due to a financial agreement between the land owners. There are no existing structured facilities offering public parking within the application area. As noted in the Parking Management Plan, the Montrose District’s intent is to aid in the creation of parking facilities that will help to further reduce the current parking deficit, address growing parking demand and, as a result, relieve surrounding residential areas of a portion of current on-street parking issues. There are a number of establishments that currently offer valet parking; it is becoming more common and currently helps with parking management. Future plans of the District including a complete inventory and mapping of valet parking operations.



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TOTAL SPACES ENTIRE SITE	
ON-STREET PARKING	390
OFF-STREET PARKING	2157
TOTAL SPACES	2547

Project Number: P03-13007-00

FIGURE 4: PARKING ALLOCATION (MARCH 2014)

Scale: 1" = 300'-0"

MONTROSE MANAGEMENT DISTRICT  
SPECIAL PARKING AREA

SEPTEMBER 14, 2016

Sec. 26-511 Part 5 Subsection (d)

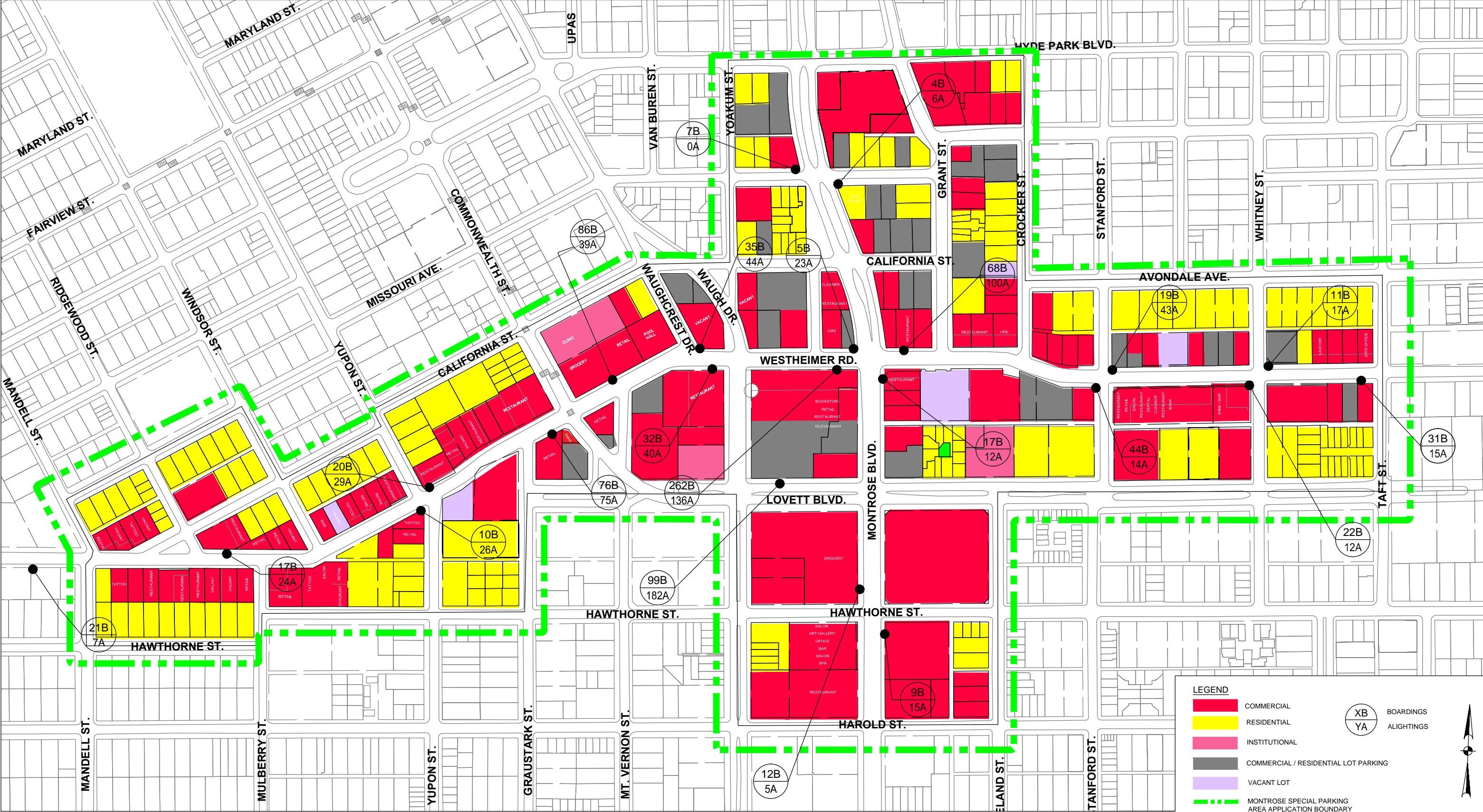
“Existing and proposed transit facilities or other alternative modes of transportation, including, but not limited to:

- [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;”

**Figure 5** identifies the boardings and alightings at METRO transit stops within the Montrose SPA based on data available from February 19, 2014. **Figure 6** depicts the new METRO transit routes and frequencies providing more predictable and frequent headways on major roadways across Houston that have been implemented and refined as of December 2015.

**Figure 7** identifies bike infrastructure within the Montrose Management District. B-Cycle stations are also highlighted as well as bike storage, shown in **Figure 8**. The Montrose District is currently evaluating bike infrastructure throughout the District and coordinating with the update to the City of Houston Bike Plan. Improvements under current consideration include revised bike lane striping along Waugh and Commonwealth to provide wider bike lanes; additional route and wayfinding signage including distance markers to popular destinations such as museums, business districts and parks; and better visibility through enhanced signage and striping at intersections and boundary conditions such as near Spur 527 at Hawthorne/Bagby/Smith/Holman intersection. These efforts are part of an overall objective to improve mobility within the Montrose District for vehicles, cyclists, and pedestrians.





Project Number: P03-13007-00

FIGURE 5: METRO RIDERSHIP (A FEBRUARY 2014 DAY)

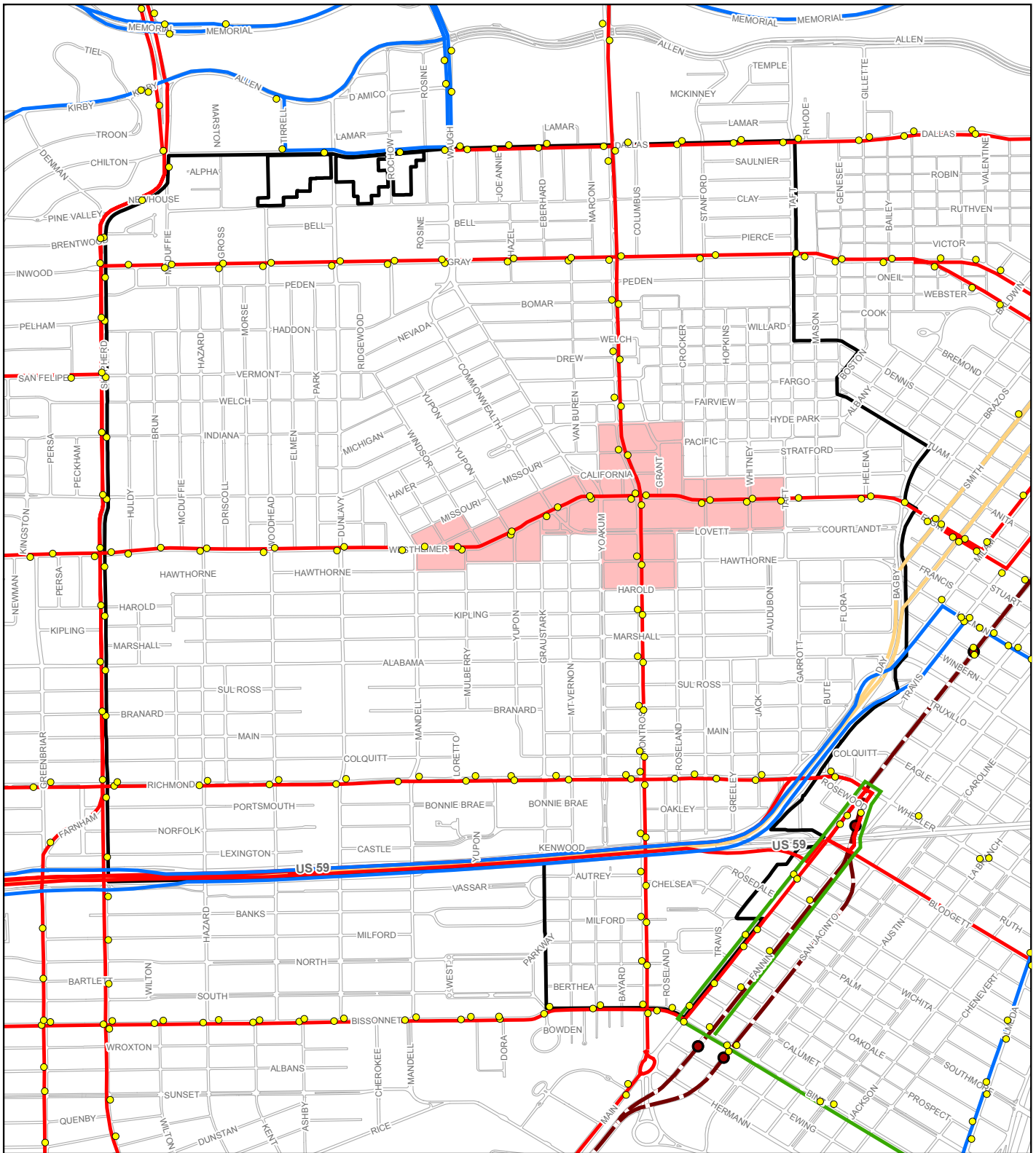
Scale: 1" = 300'-0"

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MONTROSE MANAGEMENT DISTRICT  
SPECIAL PARKING AREA

SEPTEMBER 14, 2016



## MONTROSE MANAGEMENT DISTRICT

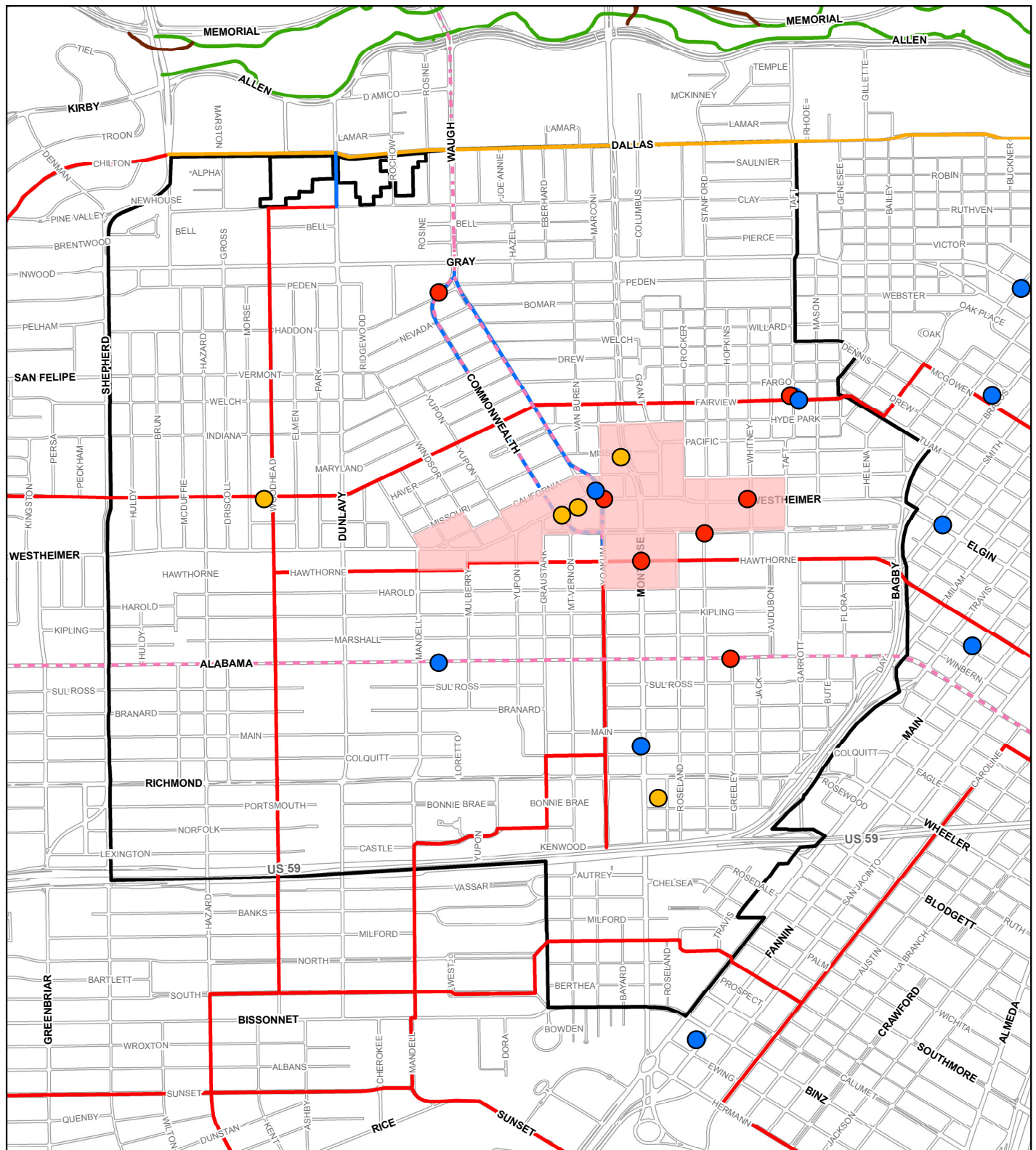
FIGURE 6. METRO ROUTES (August 2016)

- |                          |                                 |
|--------------------------|---------------------------------|
| Local Routes             | ● METRO Bus Stops               |
| — 10 - 15 minute headway | — METRO Rail                    |
| — 30 minute headway      | ● METRO Rail Stations           |
| — 60 minute headway      | ■ Proposed Special Parking Area |
| — Peak Only Service      | ▭ Management District Boundary  |



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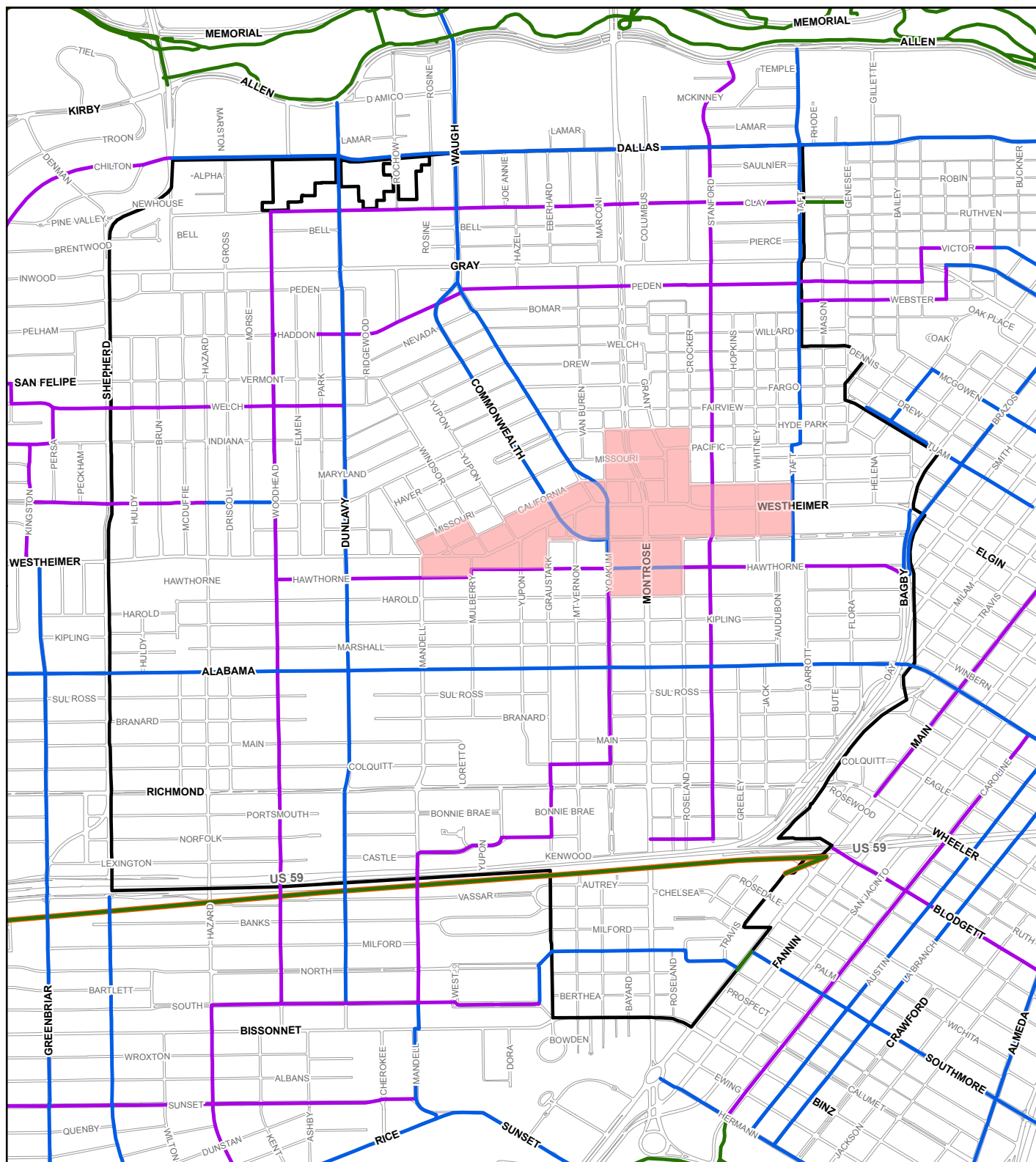
## MONTROSE MANAGEMENT DISTRICT

FIGURE 7A. EXISTING BICYCLE INFRASTRUCTURE (AUGUST 2016)

- Signed Bike Route
- Shared-Use Path
- B-Cycle Locations
- Signed Shared Roadway
- Other Paths
- Bike Rack Completed Waiver
- Bike Lane
- - - Future On Street
- Bike Rack Installed or to be Installed
- Proposed Special Parking Area
- Management District Boundary



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## MONTROSE MANAGEMENT DISTRICT

FIGURE 7B. COH SHORT TERM BIKE PLAN VISION (AUGUST 2016)

- Dedicated On-Street
- Off-Street
- Shared On-Street
- Key Connection Highlight
- Proposed Special Parking Area
- Management District Boundary



WALTER P MOORE







**Figure 8: Montrose Management District Bike Storage and B-Cycle Station Examples**

Currently, the application area has limited formal taxi service areas and is generally served by patrons calling individual taxi cab or shuttle service companies. There is one designated taxi area located along Mt Vernon south of Westheimer where approximately six spaces are available.

**Sec. 26-511 Part 5 Subsection (e)**

**“The approximate number of vehicular trips generated by the existing use classifications within the proposed special parking area and the average vehicle occupancy;”**

The approximate number of vehicular trips generated by the existing use classifications within the proposed Special Parking Area were estimated using standard Institute of Transportation Engineers Trip Generation rates. **Table 3** shows a conservative total of vehicular trips generated within the proposed Montrose SPA as no reductions were assumed for shared trips (or one vehicle stopping at multiple locations on the same “trip”).

**Table 3: Vehicle Trips Generated within Montrose SPA**

(Estimated based on Individual Land Uses with no allowance for reduction based on internal trip capture or one vehicle stopping at multiple locations on same "trip")

Land Use	ITE Code	Trip Generation Land Use	Size	Unit	Weekday				A.M. Peak				P.M. Peak			
					Average	Total	Enter	Exit	Average	Total	Enter	Exit	Average	Total	Enter	Exit
Restaurant	931	Quality Restaurant	161,203	square feet	89.95	14,500	7,250	7,250	0.81	131	n/a	n/a	7.49	1,207	809	398
Take Out Restarant	934	Fast-Food Restaurant with Drive-Through Window	11,308	square feet	496.12	5,610	2,805	2,805	49.35	558	285	273	33.84	383	199	184
Bar	925	Drinking Place	44,452	square feet	n/a				n/a				11.34	504	333	171
Retail	814	Specialty Retail Center	113,097	square feet	44.32	5,012	2,506	2,506	n/a				2.71	306	135	171
Strip Cneter	820	Shopping Center	127,331	square feet	42.94	5,468	2,734	2,734	1.00	127	77	50	3.73	475	233	242
Grocery Store	850	Supermarket	47,029	square feet	102.24	4,808	2,404	2,404	3.40	160	99	61	9.48	446	227	219
Beauty Salon/Barber	918	Hair Salon	240	square feet	n/a				1.21	0	0	0	1.45	0	0	0
Office	710	General Office Building	235,678	square feet	11.03	2,600	1,300	1,300	1.56	368	324	44	1.49	351	60	291
Clinic	630	Clinic	40,000	square feet	31.45	1,258	629	629	n/a				n/a			
Vet Office	640	Animal Hospital/ Veterinary Clinic	2,000	square feet	n/a				4.08	8	6	2	4.72	9	4	5
Service Station	944	Gasoline/Service Station	8	veh fueling positions	168.56	1,348	674	674	12.16	97	49	48	13.87	111	56	56
		<b>TOTAL</b>				<b>1,348</b>	<b>674</b>	<b>674</b>		<b>97</b>	<b>49</b>	<b>48</b>		<b>111</b>	<b>56</b>	<b>56</b>
<b>Data from Trip Generation 9th edition</b>																
* Where applicable Peak Hour is that of the Adjacent Street, not the Generator																

**Sec. 26-511 Part 5 Subsection (f)**

**“An analysis of the parking supply and demand within the proposed special parking area, including peak demand hours;”**

The current program and land use of the Montrose SPA experiences a peak hour demand at 7 PM, as calculated by the Supply and Demand Study, when the restaurants and the bars peak during both the Weekday and Weekend. **Figure 4** identifies parking supply within the proposed Montrose SPA. Discussion of supply versus demand was presented earlier and focused on individual tracts within the Special Parking Area. The purpose of the supply and demand analysis is to determine the current and future amount of parking spaces in relation to demand. The analysis is a tool used to determine if the number of available parking spaces is adequate to serve a particular land use, given factors such as price of parking and the availability of transit, cycling, and walking. The Montrose SPA has developed and redeveloped over time and has a multitude of governing parking codes as many parcels within the application area are grandfathered. This further complicates the parking situation as many grandfathered parcels are not obligated to provide current required parking spaces.

The Montrose SPA encompasses a dynamic ever-evolving core area within the District. The District anticipates continued growth in development and demand within the near future.

**Sec. 26-511 Part 5 Subsection (g)**

**“The approximate number of people employed within the proposed special parking area;”**

According to information gathered by ESRI Business Analyst (2012), there are currently 832 people employed within the Montrose SPA.

The Montrose SPA roughly represents the commercial hub of the Montrose District surrounded by residential neighborhoods and other developments. The proximity to Midtown, Downtown, Greenway Plaza, the Texas Medical Center, museums, Upper Kirby, West University, River Oaks, and Uptown contributes to the constant influx of patrons visiting the local bars and restaurants. As the District explores and encourages more office development, the application area will begin to benefit more from shared parking as office parking can be utilized for other purposes during off-peak times for the office.

**Sec. 26-511 Part 5 Subsection (h)**

**“The approximate number of people who reside within the proposed special parking area;”**

According to information gathered by ESRI Business Analyst (2012), there are 459 people residing within the Montrose SPA.

**Sec. 26-511 Part 5 Subsection (i)**

**“Proposed and existing mitigation measures designed to prevent spillover parking into adjacent properties and residential neighborhoods; and”**

Several streets near or within the Montrose SPA require Residential Permits for on-street parking between the hours of 6:00 p.m. and 12:00 a.m.:

- 1600 block of California
- 1700-1800 blocks of Missouri Street(Seeking to extend the hours on Sat / Sun
- 400 Block of Lovett Blvd
- 400/100 Block of Avondale

At the time of the submittal, it is our understanding, the adjacent Super Neighborhood 24 (Neartown/Montrose) has two pending Residential Permits. We have reached out to City of Houston:

- 800 Block of Drew
- 2400 Block of Morgan

The Parking Management Plan proposes to promote the strategic location of structure public parking as one means of addressing existing spillover parking into streets in residential neighborhoods. Additionally, the plan promotes coordination with all surrounding residential areas within the Montrose District to determine if an area-wide solution to on-street parking issues may prove more appropriate than the individual pursuit of Residential Parking Permits. If so, a new program or modified program could be a part of a future and expanded Special Parking Area. On-street parking is intended as an enhancement to the public street but not included in meeting parking requirements for proposed uses.

**Sec. 26-511 Part 5 Subsection (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**

In the proposed Montrose SPA, it is requested that for all classes of use in the Montrose Special Parking Area with the exception of Class 2 (Residential) and Class 9 (Automotive) be allowed to deviate from citywide parking standards as follows:

1. All parking spaces can be located off-site, if necessary. (Not including required handicap parking which must be provided on-site or adjacent, within 100 feet.
2. All parking spaces may be in off-street parking areas located within 500 feet walking distance of the boundary of the business parcel.
3. Up to 80 percent of spaces may be in off-street parking areas within 800 feet walking distance of the boundary of the business parcel, assuming that a convenient, safe path is available.
4. Up to 80 percent of spaces may be in off-street parking areas within 1,000 feet walking distance of the boundary of the business parcel if:
  - a. A convenient, safe path is available
  - b. Valet parking is available, or
  - c. Approval is granted by the Planning Director
5. On-street parking of any kind is not considered in meeting parking requirements.
6. All distances listed above are allowed only with the SPA boundary.

These walking distances are within the measured maximum walking distance of 1,320 feet defined by the City of Houston's Transit Corridor Ordinance.

This increase in allowable walking distance benefits the Parking Management Plan as it will allow the Montrose District to:

- Advance conversations already in progress with developers to potentially provide additional parking within the District than their development requirements to serve as public parking,
- Increase opportunities for centralized parking,
- Increase opportunities for shared parking among land owners,
- Allow developers to "contribute" to centralized parking rather than providing full parking on site,
- Potentially reduce necessary parking ratios,
- Reduce parking spillover into neighborhoods, and



- Maximize use of underdeveloped land within the District.

## SEC. 26-511 PART 6

**“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.”**

**Figure 1** provides a map illustrating the boundaries of the proposed Montrose Special Parking Area (SPA) and the boundaries of each individual property within the SPA.

## PLAN IMPLEMENTATION

As part of a Parking Management Plan, the Montrose District is seeking to increase the allowable walking distances within the proposed boundaries of a Special Parking Area. Specifically the District is requesting that **20% of parking be allowed within 500' of the site and the remaining 80% within 800' or 1000' if there is valet.** The Montrose District is prepared to take on the responsibility of implementing the provisions of the proposed for the Special Parking Area. The District has taken or will take the following steps to manage the responsibility of implementing the Special Parking Area application guidelines:

- 1) Set-up direct communications with City of Houston's Parking Management Division regarding all aspects of the Parking Management Plan. This open dialogue will provide notifications from the PMD on changes to on-street parking restrictions and Residential Parking Permit applications within or surrounding the proposed Special Parking Area. It will also allow PMD to serve as a partner as the District continues efforts to address parking issues while also seeking to protect surrounding residential neighborhoods.
- 2) The Montrose District has completed an inventory of sidewalks, ramps, signage, and pavement conditions within the Special Parking Area and beyond. As part of the Parking Management Plan, the District will actively identify and implement improvements intended to improve walkability within the boundaries of the Special Parking Area and throughout the District and to improve the likelihood that travelers to Montrose businesses choose alternative transportation that alleviates the need for parking.
- 3) The Special Parking Area and the larger Parking Management Plan will act as catalysts for the Montrose District to continue discussions with area developers to encourage structured public parking. Shared parking and alternative transportation options will assist in addressing parking demands. However, structured public parking is critical to alleviation of parking deficiencies within the Special Parking Area and simultaneously accounting for increased demand from new businesses.
- 4) The Parking Management Plan seeks to expand on the District's current signage and branding efforts. The Montrose District is currently installing signature signage and lighting at key locations throughout the District. In accordance with the Plan, signage efforts are proposed be expanded within the Special Parking Area to easily identify parking opportunities.
- 5) The Montrose Management District will submit a review of the Parking Management Plan, including the Special Parking Area, to the City of Houston Planning Commission every two

years after the designation of the SPA. This will ensure that all concerned and stakeholders are up-to-date on the activities within the Special Parking Area. This review will keep the plan fluid and flexible as the Montrose area continues to evolve.

The Montrose District plans to utilize the Parking Management Plan, including the Special Parking Area designation as a tool for organizing and developing parking solutions to further develop the District while being mindful of neighboring land uses. The District has developed milestones to track and measure the success of the Plan's goals and objectives. The milestone timeline begins upon approval of Montrose SPA application by City of Houston Planning Commission and City Council:

Year One Anticipated Tasks:

- Confirm parking supply with the SPA
- Establish an inventory of shared parking agreements
- Update the inventory of valet parking agreements
- Complete model shared parking and valet parking agreements
- Develop signage and wayfinding package for the Montrose District
- Initiate digital and other methods of noting locations for shared and public parking
- Establish a Montrose District incentive program for construction of structured public parking
- Coordinate with the Montrose TIRZ and City of Houston regarding incentive programs for construction of structured public parking
- Establish capital improvement budget items for improving the pedestrian experience and promoting alternative transportation options
- Select initial capital improvement projects for funding
- Coordinate with business community, civic associations and relevant partners regarding districtwide parking programs, including addressing on-street parking issues and expansion of the Special Parking Area
- Initiate studies associated with addressing on-street parking issues and expansion of the Special Parking Area as appropriate
- Conduct first annual "customer satisfaction survey" for the district
- Conduct one or more public meetings to discuss parking issues and the Parking Management Plan, including the Special Parking Area
- Update and expand the transportation infrastructure audit by Walter P Moore to include all areas of the Special Parking Area

- If appropriate, initiate amendment of the Parking Management Plan, including the Special Parking Area

Year Two Anticipated Tasks:

- Propose program or actions addressing on-street parking issues and expansion of the Special Parking Area as appropriate
- Initiate update and expand the transportation infrastructure audit by Walter P Moore to include all areas of the District
- Establish a mobility plan for the Montrose District, including all aspects of the transportation network, including an initial capital improvements program
- Continue annual activities, projects and programs initiated in Year One as appropriate
- If appropriate, initiate amendment of the Special Parking Area
- Provide City of Houston with a progress report on the successful implementation of the Parking Management Plan, including the Special Parking Area

Year Five Anticipated Tasks:

- Initiate construction of publicly financed structure parking garages as appropriate and feasible, in coordination with partner entities

The District understands that upon not submitting a review for the Parking Management Plan, including the Special Parking Area within three years of the designation of the Special Parking Area or the last review for the Parking Management Plan, the regulatory amendments shall no longer apply within the Special Parking Area and the building official shall issue a building permit or a certificate of occupancy for buildings or tracts that comply with the provisions of this article without reference to the regulatory amendments within the Plan.

## TAB ONE

Property Owners within the Montrose Special Parking Area

# Montrose Management District

## Property Owners within the Proposed Special Parking Area

Owner	Mailing Address	City	State	Zip
LOZANO STEVE	1015 EUBANKS ST	HOUSTON	TX	77022-3829
KIRKPATRICK JEANIE M	404 AVONDALE ST	HOUSTON	TX	77006-3028
THOMAS CAROLINE E	406 AVONDALE ST	HOUSTON	TX	77006-3028
JOHNSTON DANA M & RUTH B	408 AVONDALE ST	HOUSTON	TX	77006-3028
WOMBLE TIM P	PO BOX 131406	HOUSTON	TX	77219-1406
WOMBLE TIM P	PO BOX 131406	HOUSTON	TX	77219-1406
WOMBLE TIM P	PO BOX 131406	HOUSTON	TX	77219-1406
VALDEZ RAYMOND L	502 AVONDALE ST	HOUSTON	TX	77006-2914
THOMAS KELLY A	504 AVONDALE ST	HOUSTON	TX	77006-2914
SPEIER ANTHONY H. III	1818 SOUTH BLVD	HOUSTON	TX	77098-5422
600 AVONDALE LLC	2222 WHITE OAK DR APT 55	HOUSTON	TX	77009-7441
606 AVONDALE LLC	2222 WHITE OAK DR APT 55	HOUSTON	TX	77009-7441
610 AVONDALE LLC	2222 WHITE OAK DR APT 55	HOUSTON	TX	77009-7441
614 AVONDALE LLC	2222 WHITE OAK DR APT 55	HOUSTON	TX	77009-7441
KELLS JOHN F	702 AVONDALE ST	HOUSTON	TX	77006-2824
WYCOFF KIM BRIAN	708 AVONDALE ST	HOUSTON	TX	77006-2824
KUNIKCO LLC	701 S LAMAR BLVD STE C	AUSTIN	TX	78704-1547
ARMSTRONG CHARLES	5000 MONTROSE BLVD UNIT 22C	HOUSTON	TX	77006-6564
KUNIKCO LLC	701 S LAMAR BLVD STE C	AUSTIN	TX	78704-1547
ARMSTRONG CHARLES	5000 MONTROSE BLVD UNIT 22C	HOUSTON	TX	77006-6564
PANOUSIS TAKIS	3719 INGOLD ST	HOUSTON	TX	77005-3623
ARMSTRONG CHARLES	5000 MONTROSE BLVD UNIT 22C	HOUSTON	TX	77006-6564
LECAILLON VIRGINIE	1102 CALIFORNIA ST	HOUSTON	TX	77006-2703
TRAN CUONG	1104 CALIFORNIA ST	HOUSTON	TX	77006-2703
KILLOUGH KRAIG	4265 SAN FELIPE ST STE 1100	HOUSTON	TX	77027-2998
SIBOUYEH JOSEPH &	10119 BARR LAKE DR	HOUSTON	TX	77095-2399
1018 REAL ESTATE GROUP LLC	1424 WESTHEIMER RD STE B	HOUSTON	TX	77006-2617
SCHIPPER MARK R & KATHLEEN	1118 CALIFORNIA ST	HOUSTON	TX	77006-2703
LEGACY COMMUNITY HEALTH ENDOWMENT INC	PO BOX 66308	HOUSTON	TX	77266-6308
MAH EDMOND	6222 RICHMOND AVE STE 500	HOUSTON	TX	77057-6244
LEGACY COMMUNITY HEALTH	1116 JACKSON BLVD	HOUSTON	TX	77006-1210
MOORE PATRICIA E	1501 CALIFORNIA ST UNIT B	HOUSTON	TX	77006-2604
RICHTER DAVID R & ELIZABETH C	1501 CALIFORNIA ST UNIT C	HOUSTON	TX	77006-2604
BOTAS JUAN	1501 CALIFORNIA ST # D	HOUSTON	TX	77006-2604
LYNN GRACE	1501 CALIFORNIA ST # A	HOUSTON	TX	77006-2604
ALLISON DANIEL F	1503 CALIFORNIA ST	HOUSTON	TX	77006-2604
FINCH KENNETH L JR	1503 CALIFORNIA ST UNIT A	HOUSTON	TX	77006-2604
SIDBURY JAMES	1503 CALIFORNIA ST APT D	HOUSTON	TX	77006-2604
ROBERTS BRYAN W & MARYMARGARET	1503B CALIFORNIA ST	HOUSTON	TX	77006-2604
COPELAND BRIAN	2002 CHILTON RD	HOUSTON	TX	77019-1502
REED JOHN G	1511 CALIFORNIA ST	HOUSTON	TX	77006-2604
UDINESE INC	2203 CRESENT PALM LN	HOUSTON	TX	77077-2133
ARNOLD DAVID	1601 CALIFORNIA ST	HOUSTON	TX	77006-2606
ROBBINS SUSAN P	1605 CALIFORNIA ST	HOUSTON	TX	77006-2606
OBRIEN KEVIN P & DOMINQUE	1613 CALIFORNIA ST	HOUSTON	TX	77006-2606
MOORE TERRY & SYLVIE	1617 CALIFORNIA ST	HOUSTON	TX	77006-2606
MAXWELL JAMES MARSHALL	PO BOX 66773	HOUSTON	TX	77266-6773
MAFRIGE DONALD P TRUSTEE	6633 HILLCROFT ST STE 206	HOUSTON	TX	77081-4894
SAMPSON DWIGHT	1702 CALIFORNIA ST	HOUSTON	TX	77006-3734
ALESSANDRA BENEDETTA	1705 CALIFORNIA ST	HOUSTON	TX	77006-3733
HARDELL JAMES F	1706 CALIFORNIA ST	HOUSTON	TX	77006-3734
MCGUIRE MICHAEL D	623 BAYRIDGE RD	LA PORTE	TX	77571-3512
BECK PHILIP F	1710 CALIFORNIA ST	HOUSTON	TX	77006-3734
BENGOLAN COMPANY LLC	140 S HEIGHTS BLVD	HOUSTON	TX	77007-5807
UDINESE INC	1520 WESTHEIMER RD	HOUSTON	TX	77006-3736
BGW PROPERTIES LTD	5100 SAN FELIPE ST STE 381E	HOUSTON	TX	77056-3600
HAKIM SIDNEY	2606 CROCKER ST	HOUSTON	TX	77006-2830
HAKIM SIDNEY	1002 MISSOURI ST	HOUSTON	TX	77006-2840
ALSHEIKH ODAY	2406 MILL CREEK DR	SAN ANTONIO	TX	78231-2219
WHITMORE TIMOTHY L	2612 CROCKER ST	HOUSTON	TX	77006-2830
REEVES RAELENN	2614 CROCKER ST	HOUSTON	TX	77006-2830
MURPHY KEN	2620 CROCKER ST	HOUSTON	TX	77006-2830
KUNIKCO LLC	701 S LAMAR BLVD STE C	AUSTIN	TX	78704-1547
KUNIKCO LLC	701 S LAMAR BLVD STE C	AUSTIN	TX	78704-1547
KUNIKCO LLC	701 S LAMAR BLVD STE C	AUSTIN	TX	78704-1547

# Montrose Management District

## Property Owners within the Proposed Special Parking Area

Owner	Mailing Address	City	State	Zip
KUNIKCO LLC	701 S LAMAR BLVD STE C	AUSTIN	TX	78704-1547
ILUME MONTROSE LLC	8411 PRESTON RD STE 750	DALLAS	TX	75225-5524
HAKIM SIDNEY	2607 GRANT ST	HOUSTON	TX	77006-2835
HAKIM SIDNEY	2606 CROCKER ST	HOUSTON	TX	77006-2830
PARRISH JOHN C	2615 GRANT ST APT C	HOUSTON	TX	77006-2857
HAKIM SIDNEY	2615 GRANT ST APT B	HOUSTON	TX	77006-2857
HAKIM SIDNEY	2615 GRANT ST APT A	HOUSTON	TX	77006-2857
CURRENT OWNER	2617 GRANT ST APT A	HOUSTON	TX	77006-2835
SHLECHTER DONA L	2617 GRANT ST # B	HOUSTON	TX	77006-2835
POPPI GRACIELA B	2617 GRANT ST UNIT C	HOUSTON	TX	77006-2835
KUNIKCO LLC	701 S LAMAR BLVD STE C	AUSTIN	TX	78704-1547
LA COLOMBE DOR PROPERTIES LLC	3410 MONTROSE BLVD	HOUSTON	TX	77006-4329
KADWA BINAIFER	3312 CRAWFORD ST APT 1	HOUSTON	TX	77004-2927
DISTEFANO RANDALL H	4753 WARM SPRINGS RD	HOUSTON	TX	77035-5918
BOSTICK JOSEPH L III	905 HAWTHORNE ST	HOUSTON	TX	77006-3903
SHANLEY STEVEN J	907 HAWTHORNE ST	HOUSTON	TX	77006-3903
1017 HAWTHORNE LLC	1017 HAWTHORNE ST	HOUSTON	TX	77006-3921
MUSTACHIA JOSEPH N	PO BOX 56613	HOUSTON	TX	77256-6613
JOHNSTON JAN	1408 HAWTHORNE ST	HOUSTON	TX	77006-3712
BRADSHAW FAMILY TRUST	1030 ASHMOUNT AVE	PIEDMONT	CA	94610-1261
BRADSHAW DAVID C % BAY AREA REHABILITATION	1030 ASHMOUNT AVE	PIEDMONT	CA	94610-1261
GOODWIN JEANETTE	1502 HAWTHORNE ST	HOUSTON	TX	77006-3714
WARREN DAVID	1506 HAWTHORNE ST	HOUSTON	TX	77006-3714
BAKER REX G IV	1508 HAWTHORNE ST	HOUSTON	TX	77006-3714
HENDERSON SARA M	1516 HAWTHORNE ST	HOUSTON	TX	77006-3714
BACCUS BRET C	1520 HAWTHORNE ST	HOUSTON	TX	77006-3714
STENOIEN RANDALL A & ROBIE J	1522 HAWTHORNE ST	HOUSTON	TX	77006-3714
MATTHEWS GRAINNE A	1526 HAWTHORNE ST	HOUSTON	TX	77006-3714
COBB PAUL III &	1900 HAWTHORNE ST	HOUSTON	TX	77098-1504
SPAUGH RALPH B & GWEN	746 AUGUSTA DR	HOUSTON	TX	77057-2012
NGUYEN HUGH & QUEENIE C	PO BOX 272647	HOUSTON	TX	77277-2647
HOUSTON-GALVESTON HOUSTON-GALVESTON	900 LOVETT BLVD	HOUSTON	TX	77006-3908
MANORS LOVETTE BOULEVARD	720 N POST OAK RD STE 605	HOUSTON	TX	77024-3836
GORANSON STEPHEN G & JOYCE A	400 LOVETT BLVD	HOUSTON	TX	77006-4019
SPARROW MARK & KIMBERLY	402 LOVETT BLVD	HOUSTON	TX	77006-4019
THORNBURG JANET B	404 LOVETT BLVD	HOUSTON	TX	77006-4019
SMITH PAUL B & BETH MASTEL	406 LOVETT BLVD	HOUSTON	TX	77006-4019
DEAN CHRISTOPHER & BEVERLY	408 LOVETT BLVD	HOUSTON	TX	77006-4019
DAVEE STEVEN & ANNE	13786 SUZANNE PL	COLLEGE STATION	TX	77845
MIRABI MOHSEN	7515 MAIN ST STE 600	HOUSTON	TX	77030-4515
VICTORIANO THERESA J	414 LOVETT BLVD	HOUSTON	TX	77006-4019
SOWERBY JAMES KATARINA	416 LOVETT BLVD	HOUSTON	TX	77006-4019
NEVADO EDUARDO	418 LOVETT BLVD	HOUSTON	TX	77006-4019
LAKKIS NASSER	420B LOVETT BLVD	HOUSTON	TX	77006-4019
SHINGLER JOHN A	420A LOVETT BLVD	HOUSTON	TX	77006-4019
BLOSAT WAYNE C	306 W DREW ST	HOUSTON	TX	77006-2006
JUAREZ VICTOR	306 W DREW ST	HOUSTON	TX	77006-2006
PRO ASSETS LTD	306 W DREW ST	HOUSTON	TX	77006-2006
COUTINO MARYANN & GABRIEL	510 LOVETT BLVD APT 210	HOUSTON	TX	77006-4021
LABARRE MAURA C & RONALD L	510 LOVETT BLVD APT 407	HOUSTON	TX	77006-4021
SAGA LAND INC	1215 GESSNER RD	HOUSTON	TX	77055-6013
OKEKE ADAEZE	510 LOVETT BLVD UNIT 406	HOUSTON	TX	77006-4021
DANIEL ANDREA D	510 LOVETT BLVD UNIT 202	HOUSTON	TX	77006-4021
KAZCO PROPERTIES LLC	2105 SOUTH BLVD	HOUSTON	TX	77098-5334
DEAN MICHAEL K	510 LOVETT BLVD UNIT 303	HOUSTON	TX	77006-4021
COCO KIRSTEN	3774 NOTTINGHAM ST	HOUSTON	TX	77005-2026
ROLDAN NATALIA H	510 LOVETT BLVD UNIT 305	HOUSTON	TX	77006-4021
MH REO VENTURE LLC	11757 KATY FWY STE 1500	HOUSTON	TX	77079-1727
BLOSSOM DEVELOPMENT INC	1215 GESSNER RD	HOUSTON	TX	77055-6013
PAZZANESE JOHN J	510 LOVETT BLVD APT 310	HOUSTON	TX	77006-4021
GALL ERWAN L	510 LOVETT BLVD UNIT 402	HOUSTON	TX	77006-4021
BLOSSOM DEVELOPMENT INC	1215 GESSNER RD	HOUSTON	TX	77055-6013
SHARPE MARC J	510 LOVETT BLVD APT 205	HOUSTON	TX	77006-4021
REW JAIHOON & SOH Y C	13810 SEDALIA SPRINGS CT	HOUSTON	TX	77077-2132
KAZCO PROPERTIES LLC	2105 SOUTH BLVD	HOUSTON	TX	77098-5334

# Montrose Management District

## Property Owners within the Proposed Special Parking Area

Owner	Mailing Address	City	State	Zip
CHAPMAN MATTHEW B	510 LOVETT BLVD UNIT 306	HOUSTON	TX	77006-4021
CAMP KATHY	11319 INWOOD DR	HOUSTON	TX	77077-6437
RIMEL ALAN F & PAULA M	510 LOVETT BLVD UNIT 304	HOUSTON	TX	77006-4021
ENTEX PARTNERS LTD	10711 CASH RD	STAFFORD	TX	77477-4431
BLANTON JACK III	510 LOVETT BLVD APT 201	HOUSTON	TX	77006-4021
RICKS CHERYL L	510 LOVETT BLVD APT 203	HOUSTON	TX	77006-4021
BLANTON JACK S JR	3355 W ALABAMA ST STE 630	HOUSTON	TX	77098-1799
WHITE BRYAN L	510 LOVETT BLVD UNIT 310	HOUSTON	TX	77006-4021
BARTLEY JAMES E	10424 ROCKLEY RD	HOUSTON	TX	77099-3524
4310 YOAKUM PARTNERS HIP	4310 YOAKUM BLVD	HOUSTON	TX	77006-5818
TANGLEWOOD MARKETING INC	3302 LA SALLE ST	HOUSTON	TX	77027-6316
TOTAL HEALTH CARE SVC LLC	808 LOVETT BLVD	HOUSTON	TX	77006-3906
HOUSTON-GALVESTON	900 LOVETT BLVD	HOUSTON	TX	77006-3908
STANAT JON E R & BARBARA	430 MAIN ST	WESTHAMPTON BE	NY	11978-2412
FOLEY PATRICK R	912 LOVETT BLVD STE D	HOUSTON	TX	77006-3936
JONAS SANDRA	912 LOVETT BLVD STE G	HOUSTON	TX	77006-3936
NIKOVA NELLI A	912 LOVETT BLVD STE J	HOUSTON	TX	77006-3936
PLOOG ERICH M	912 LOVETT BLVD STE A	HOUSTON	TX	77006-3936
RODRIGUEZ MANUEL	3 HERMANN MUSEUM CIRCLE DR A	HOUSTON	TX	77004-7953
CARTWRIGHT DAVID W	510 LOVETT BLVD APT 301	HOUSTON	TX	77006-4021
HUSSEIN ABBAS G & GUDALUPE R	912 LOVETT BLVD STE K	HOUSTON	TX	77006-3936
JOSHI POOJA A & ATUL B	912 LOVETT BLVD STE I	HOUSTON	TX	77006-3936
OBRIEN JOHN R	912 LOVETT BLVD APT E	HOUSTON	TX	77006-3908
PALMATARY STACY L	912 LOVETT BLVD STE F	HOUSTON	TX	77006-3936
CURRENT OWNER	2450 LOUISIANA ST STE 400	HOUSTON	TX	77006-2318
PRESBYTERY NEW CONVENANT	1110 LOVETT BLVD	HOUSTON	TX	77006-3824
KNA PARTNERS TOWER INC	550 WAUGH DR	HOUSTON	TX	77019-2002
CHARITY GUILD OF CATHOLIC	1203 LOVETT BLVD	HOUSTON	TX	77006-3857
NGUYEN HUGH	PO BOX 272647	HOUSTON	TX	77277-2647
WHITE GORDIE	1001 MISSOURI ST	HOUSTON	TX	77006-2839
ARMSTRONG CHARLES	5000 MONTROSE BLVD UNIT 22C	HOUSTON	TX	77006-6564
ARMSTRONG CHARLES	5000 MONTROSE BLVD UNIT 22C	HOUSTON	TX	77006-6564
COSA BELLA LTD	2321 MCDUFFIE ST	HOUSTON	TX	77019-6527
ROLLER ELIZABETH	1300 FAIRVIEW ST APT D	HOUSTON	TX	77006-1858
BRYAN CONSOLIDATED	1331 LAMAR ST STE 1450	HOUSTON	TX	77010-3122
MILAM MICHAEL C	1105 MISSOURI ST	HOUSTON	TX	77006-2708
JOSEPH & M SIBOYEH	10119 BARR LAKE DR	HOUSTON	TX	77095-2399
BUTKUS GRANT M	1701 MISSOURI ST	HOUSTON	TX	77006-2421
WILMORE JOHN C	1754 HAROLD ST	HOUSTON	TX	77098-1602
HELDING JACOB W	1202 MALMAISON RIDGE DR	SPRING	TX	77379-5640
SMITH KEN M	1713 MISSOURI ST	HOUSTON	TX	77006-2421
BEGEN RAYMOND	1717 MISSOURI ST	HOUSTON	TX	77006-2421
MORGAN RUSSELL E & JENNIFER L	1721 MISSOURI ST	HOUSTON	TX	77006-2421
KUCHAR JEFFREY	1805 MISSOURI ST	HOUSTON	TX	77006-2461
KUCHAR JEFFREY	1809 MISSOURI ST	HOUSTON	TX	77006-2423
ENDANGERED SPECIES MEDIA	1813 MISSOURI ST	HOUSTON	TX	77006-2423
JOHNSON MARK THOMAS &	1817 MISSOURI ST	HOUSTON	TX	77006-2423
HOUSTON WESTMONT LP	1000 MAIN ST STE 2400	HOUSTON	TX	77002-6359
QUINN DANIEL & RENNIE	2602 MONTROSE BLVD	HOUSTON	TX	77006-2731
DOHERTY LARRY J & JOANNE J	5722 LONGPOINT RD	BURTON	TX	77835-5610
BRYAN CONSOLIDATED BUSINESS	1331 LAMAR ST STE 1450	HOUSTON	TX	77010-3122
MORRIS RODNEY Z	2608 MONTROSE BLVD	HOUSTON	TX	77006-2731
PARKER ANNISE D	PO BOX 66513	HOUSTON	TX	77266-6513
PANOUSIS TAKIS & ANDRIANA	3719 INGOLD ST	HOUSTON	TX	77005-3623
PANOUSIS TAKIS P & ANDRIANA	3719 INGOLD ST	HOUSTON	TX	77005-3623
SELECT HOUSTON PROPERTIES	6537 BROMPTON RD	HOUSTON	TX	77005-3903
STARWOOD HOUSTON LLC	6537 BROMPTON RD	HOUSTON	TX	77005-3903
INTERFAITH MINISTRIES FOR	3217 MONTROSE BLVD	HOUSTON	TX	77006-3929
HOUSTON METROPOLITAN	3217 MONTROSE BLVD	HOUSTON	TX	77006-3929
HOUSTON WESTMOUNT LP	1000 MAIN ST STE 2400	HOUSTON	TX	77002-6359
KROGER CO #243	19245 DAVID MEMORIAL DR STE A	SHENANDOAH	TX	77385-8776
KROGER CO #243 % PROPERTY TAX SERV CO	19245 DAVID MEMORIAL DR STE A	SHENANDOAH	TX	77385-8776
WALGREENS 03157 % TAX DEPT STOP NO 75	PO BOX 1159	DEERFIELD	IL	60015-6002
GP 3400 MONTROSE LLC	7887 SAN FELIPE ST STE 237	HOUSTON	TX	77063-1621
VINCERE HAWTHORNE LLC	5600 KIRBY DR	HOUSTON	TX	77005-2449



# Montrose Management District

## Property Owners within the Proposed Special Parking Area

Owner	Mailing Address	City	State	Zip
LA COLOMBE DOR PROPERTIES LLC	3410 MONTROSE BLVD	HOUSTON	TX	77006-4329
CONSUL GENERAL PEOPLES	4711 SAN JACINTO ST	HOUSTON	TX	77004-5045
CONSUL GENERAL OF THE	4711 SAN JACINTO ST	HOUSTON	TX	77004-5045
SANBORN ROBERT D & ELLEN B	2700 RIDGEWOOD ST	HOUSTON	TX	77006-2437
MOON FLORA L	PO BOX 66615	HOUSTON	TX	77266-6615
SANCHEZ JOHNNY C	2704 RIDGEWOOD ST	HOUSTON	TX	77006-2437
WHITE AUGUSTUS A	2000 ELLIOTT AVE APT 730	SEATTLE	WA	98121
MALLORY ERIC	2708 RIDGEWOOD ST	HOUSTON	TX	77006-2437
WILLIAMS JOHN LAN JR	2710 RIDGEWOOD ST	HOUSTON	TX	77006-2437
AHRENS CARL	3404 ROSELAND ST APT A	HOUSTON	TX	77006-4349
AHRENS CARLTON & AMY	9021 RULAND RD	HOUSTON	TX	77055-4611
GRIFFS PROPERTIES INC	907 HAROLD ST	HOUSTON	TX	77006-4304
GRIFFS PROPERTIES INC	907 HAROLD ST	HOUSTON	TX	77006-4304
GUINEY MICHAEL & HONOR	814 W NORTH LOOP BLVD APT A	AUSTIN	TX	78756-2215
BARTH STEPHEN C	PO BOX 22888	HOUSTON	TX	77227-2888
MISKLELLY SABRINA K & TRENT	3300 TAFT ST UNIT D	HOUSTON	TX	77006-4065
PULLEN GUY	3300 TAFT ST UNIT E	HOUSTON	TX	77006-4065
GUINEY HONOR	814 W NORTH LOOP BLVD UNIT A	AUSTIN	TX	78756-2215
GORDON STEVE J	PO BOX 35284	HOUSTON	TX	77235-5284
BERRY CAROL	3300 TAFT ST UNIT A	HOUSTON	TX	77006-4065
KALAS INVESTMENT GROUP LP	3307 HELEN ST	HOUSTON	TX	77009-6622
MOUZI MOSTAFA	3415 ABINGER LN	HOUSTON	TX	77088-5607
LEMESOFF MARIANA	1603 NORTHWOOD ST	HOUSTON	TX	77009-2510
LOPEZ EDUARDO & MONICA	403 WESTHEIMER RD	HOUSTON	TX	77006-3029
MARMIMA ENTERPRISES LTD	404 WESTHEIMER RD	HOUSTON	TX	77006-3030
LITTLEPAGE ZOE	2043A W MAIN ST	HOUSTON	TX	77098-3415
LITTLEPAGE ZOE	2043A W MAIN ST	HOUSTON	TX	77098-3415
LEMESOFF MARIANA	1603 NORTHWOOD ST	HOUSTON	TX	77009-2510
CURRENT OWNER	416 WESTHEIMER RD	HOUSTON	TX	77006-3030
WANG PINCHIEH & HUICHING	5 LITCHFIELD LN	HOUSTON	TX	77024-6010
WANG SYLVIA	11618 GREEN OAKS ST	HOUSTON	TX	77024-6404
WHITNEY PLACE LTD	3719 INGOLD ST	HOUSTON	TX	77005-3623
GLOMAR INC	500 WESTHEIMER RD	HOUSTON	TX	77006-2932
MOENCH FAMILY LTD PRTSP	5209 CHENEVERT ST	HOUSTON	TX	77004-5916
GLOMAR INC	500 WESTHEIMER RD	HOUSTON	TX	77006-2932
PLANT CONTROL SOLUTIONS IN	PO BOX 667369	HOUSTON	TX	77266-7369
515 WESTHEIMER LP	109 N POST OAK LN STE 550	HOUSTON	TX	77024-7784
PLANT CONTROL SOLUTIONS IN	PO BOX 667369	HOUSTON	TX	77266-7369
PHAM HUY	440 LOUISIANA ST STE 900	HOUSTON	TX	77002-4205
PHAM HUY	440 LOUISIANA ST STE 900	HOUSTON	TX	77002-4205
PHAM HUY	528 WESTHEIMER RD	HOUSTON	TX	77006-2957
GREENFIELD REALTY CORP	1775 SAINT JAMES PL STE 100	HOUSTON	TX	77056-3403
GREENFIELD REALTY CORP	1775 SAINT JAMES PL STE 100	HOUSTON	TX	77056-3403
TANGLEWOOD MARKETING LTD	3302 LA SALLE ST	HOUSTON	TX	77027-6316
DAVIS NAT H JR	1405 LEAGUE LINE RD	CONROE	TX	77304-3411
WOMENS CHRISTIAN HOME	310 PACIFIC ST	HOUSTON	TX	77006-3016
BODU CORPORATION	2203 CRESENT PALM LN	HOUSTON	TX	77077-2133
BODU CORPORATION	PO BOX 130747	HOUSTON	TX	77219-0747
KATZ FAMILY LP	4602 S BILTMORE LN STE 108	MADISON	WI	53718-2155
KATZ FAMILY LP	8401 102ND ST STE 500	PLEASANT PRAIRIE	WI	53158-5824
KATZ FAMILY LP	8401 102ND ST STE 500	PLEASANT PRAIRIE	WI	53158-5824
CITY OF HOUSTON	PO BOX 1562	HOUSTON	TX	77251-1562
CURRENT OWNER	CURRENT ADDRESS			
VARA CORPORATION	5661 PIPING ROCK LN	HOUSTON	TX	77056-4028
VARA CORP	5661 PIPING ROCK LN	HOUSTON	TX	77056-4028
KUNIKCO LLC	701 S LAMAR BLVD STE C	AUSTIN	TX	78704-1547
KUNIKCO LLC	701 S LAMAR BLVD STE C	AUSTIN	TX	78704-1547
PANOUSIS TAKIS	3719 INGOLD ST	HOUSTON	TX	77005-3623
KENSINGER PROPERTIES LTD ET AL	3300 CHIMNEY ROCK RD STE 301	HOUSTON	TX	77056-6617
JOHN HUNTER WRIGHT JR GST TR	PO BOX 690110	SAN ANTONIO	TX	78269-0110
JOHN HUNTER WRIGHT JR GST TR	PO BOX 690110	SAN ANTONIO	TX	78269-0110
HOUSTON WESTMONT LP	1000 MAIN ST STE 2400	HOUSTON	TX	77002-6359
SOUND WEST L L C	PO BOX 020783	MIAMI	FL	33102
1018 REAL ESTATE GROUP LLC	1424 WESTHEIMER RD STE B	HOUSTON	TX	77006-2617
KALAS INVESTMENT GROUP LP	3307 HELEN ST	HOUSTON	TX	77009-6622

# Montrose Management District

## Property Owners within the Proposed Special Parking Area

Owner	Mailing Address	City	State	Zip
KNA PARTNERS	550 WAUGH DR	HOUSTON	TX	77019-2002
HOUSTON DISPLAY SIGN CO	9102 MAHONING DR	HOUSTON	TX	77074-2512
KNA PARTNERS	550 WAUGH DR	HOUSTON	TX	77019-2002
BGW PROPERTIES LTD	4211 RICHMOND AVE	HOUSTON	TX	77027-6813
HOUCHINS APARTMENT TRUST	1210 MIRAMAR ST	HOUSTON	TX	77006-5812
MAFRIGE BLDG CO	9219 KATY FWY STE 188	HOUSTON	TX	77024-1529
PHIG HOUSTON LLC	17890 BLANCO RD STE 444	SAN ANTONIO	TX	78232-1031
MCDONALDS CORP 042/0433 % CARLA MOORE	808 DALLAS ST	HOUSTON	TX	77002-5902
2808 RICHMOND PARTNERS LP	7600 SAN FELIPE ST	HOUSTON	TX	77063-1703
1318 PROPERTY INC	5114 PINERIDGE DR	SUGAR LAND	TX	77479-4212
1318 PROPERTY INC	5114 PINERIDGE DR	SUGAR LAND	TX	77479-4212
TUDON FRED E JR & MARY	PO BOX 66493	HOUSTON	TX	77266-6493
MANGUM PLAZA LLC	2416 MANGUM RD STE 100	HOUSTON	TX	77092-8103
MARTINEZ PEDRO J	1330 WESTHEIMER RD	HOUSTON	TX	77006-2615
CHERRYHURST CENTER LTD	2311 DUNLAVY ST STE 200	HOUSTON	TX	77006-1780
DAVISON JEFFREY W	1401 WESTHEIMER RD	HOUSTON	TX	77006-2616
AZON MUSKETEERS LTD	2006 LEXINGTON ST	HOUSTON	TX	77098-4222
PIETZ KENNETH & JOSETTE	1408 1/2 WESTHEIMER RD	HOUSTON	TX	77006-2617
ANKAR IREEN & JASON	6447 RICHMOND AVE	HOUSTON	TX	77057-5911
HOUCHNIS APARTMENT TRUST	1210 MIRAMAR ST	HOUSTON	TX	77006-5812
HARRIS COUNTY	1001 PRESTON ST STE 400	HOUSTON	TX	77002-1816
GREY CAT ENTERPRISES C/O JACLYN CROSS	520 POST OAK BLVD STE 275	HOUSTON	TX	77027-9498
WINDSOR CENTER LLC	4114 GREELEY ST	HOUSTON	TX	77006-5609
WINDSOR CENTER LLC	4114 GREELEY ST	HOUSTON	TX	77006-5609
WESTHEIMER COMMONS	1955 W T C JESTER BLVD	HOUSTON	TX	77008-1256
MILIEU CORPORATION	PO BOX 56613	HOUSTON	TX	77256-6613
COATES G W & L J	3310 MULBERRY ST STE 9A	HOUSTON	TX	77006-3788
1508 WESTHEIMER LLC	3613 SUNSET DR	SAN ANGELO	TX	76904-5961
VRABEL DUSAN	4222 RICHMOND AVE	HOUSTON	TX	77027-6846
1508 WESTHEIMER LLC	3613 SUNSET DR	SAN ANGELO	TX	76904-5961
WAER ROBERT S & JOE ROBERT L	1509 WESTHEIMER RD 707 CANADIAN ST	HOUSTON HOUSTON	TX TX	77006-3735 77009-2714
BENNICK BARRY L	400 PRIVATE ROAD 7805	JEFFERSON	TX	75657-5858
U S FRIENDS INTERNATIONAL	1517 WESTHEIMER RD	HOUSTON	TX	77006-3735
ENTEZARI MOHAMMAD	1525 WESTHEIMER RD	HOUSTON	TX	77006-3735
ENTEZARI MOHAMMAD	1525 WESTHEIMER RD	HOUSTON	TX	77006-3735
HORTON KEIKO CHO	6239 QUEENSLOCH DR	HOUSTON	TX	77096-3736
LEADHEAD PROPERTIES LLC	12031 WHITE CAP LN	HOUSTON	TX	77072-4729
WESTHEIMER REALTY CORP	1955 W T C JESTER BLVD	HOUSTON	TX	77008-1256
LEE CLAUDE YUAN PYNG	2202 BENT RIVER DR	SUGAR LAND	TX	77479-1362
CITY OF HOUSTON	PO BOX 1562	HOUSTON	TX	77251-1562
HUFF MICHAEL B	PO BOX 70148	HOUSTON	TX	77270-0148
GIBBS DAVID K	2370 RICE BLVD STE 200	HOUSTON	TX	77005-2644
ZIMMERMAN INTERESTS INC	3410 MONTROSE BLVD	HOUSTON	TX	77006
AMANN LESLIE KIEFER	3405 YOAKUM BLVD APT B	HOUSTON	TX	77006-4355
GARRISON DAVID L	3405 YOAKUM BLVD APT C	HOUSTON	TX	77006-4355
ZIMMERMAN INTERESTS INC	3410 MONTROSE BLVD	HOUSTON	TX	77006-4329
PEEK KATHRYN E & HOWARD A	2701 YUPON ST	HOUSTON	TX	77006-2622
LASSITER WILLIAM F	2705 YUPON ST	HOUSTON	TX	77006-2622
INESON LISA C	2709 YUPON ST	HOUSTON	TX	77006-2622
OKIN SHARI	2711 YUPON ST	HOUSTON	TX	77006-2622
DAVISON JEFFREY W	3304 YUPON ST	HOUSTON	TX	77006-3804
DAVISON JEFFREY W	3304 YUPON ST	HOUSTON	TX	77006-3804
ROSS DAVID A	3308 YUPON ST	HOUSTON	TX	77006-3804
DELAGARZA RICHARD II	3310 YUPON ST	HOUSTON	TX	77006-3804
PHILLIPS NOEL G	610 KIPLING ST	HOUSTON	TX	77006-4404
SAIER RUBEN & SUSAN J	3311 YUPON ST APT 613	HOUSTON	TX	77006-3861
VAIDYA NITIN	13503 OAK ALLEY LN	CYPRESS	TX	77429-4856
INFINITY CAPITAL II LLC	3333 ALLEN PKWY UNIT 606	HOUSTON	TX	77019-1838
FRICKE TOM	220 EMERSON ST	HOUSTON	TX	77006-4567
SEAQUEST CO %TOMMOROW MANAGEMENT	PO BOX 980832	HOUSTON	TX	77098-0832
SEAQUEST CO %TOMMOROW MANAGEMENT	PO BOX 980832	HOUSTON	TX	77098-0832
SEAQUEST CO %TOMMOROW MANAGEMENT	PO BOX 980832	HOUSTON	TX	77098-0832
WAKEAUJORGENSEN PAULA	3311 YUPON ST UNIT 402	HOUSTON	TX	77006-3833
SLOAT BERNADETTE	16000 OLETA LN	SUGAR LAND	TX	77498-1266

# Montrose Management District

## Property Owners within the Proposed Special Parking Area

Owner	Mailing Address	City	State	Zip
LUEKEN DANIEL	3311 YUPON ST APT 517	HOUSTON	TX	77006-3860
PETRA INVESTMENTS LTD	7102 TICKNER ST	HOUSTON	TX	77055-6933
WARD JERROD B	1818 W 15TH ST	CHANDLER	OK	74834-3205
ARAMBURO TIMOTHY	3311 YUPON ST APT 617	HOUSTON	TX	77006-3861
BOUTELL ROBERT D	3311 YUPON ST APT 311	HOUSTON	TX	77006-3836
THIEL JOHN J	3220 69TH ST APT H1	GALVESTON	TX	77551-2081
EDWARDS MICHAEL	719 W PEACH HOLLOW CIR	PEARLAND	TX	77584-4013
CARSTAIRS DIANA MARY	9030 SERENA LN	HUMBLE	TX	77338-6336
WESTOR ENTERPRISES LLC	3311 YUPON ST APT 311	HOUSTON	TX	77006-3836
CHAN REBECCA W	15535 PRAIRIE OAKS DR	HOUSTON	TX	77083-5572
JOST ROBERT	3311 YUPON ST APT 514	HOUSTON	TX	77006-3859
BERGER PROPERTIES TEXAS LLC	15800 DETROIT AVE STE A	LAKEWOOD	OH	44107-3749
ARFEEN PROPERTIES LP	3406 COLLEGE ST	BEAUMONT	TX	77701-4612
MATIJASEC JACKIE WEST-DENNING	3311 YUPON ST 314	HOUSTON	TX	77006
EWALD ADAM C P	3311 YUPON ST APT 413	HOUSTON	TX	77006-3838
BOUTELL ROBERT D	3311 YUPON ST APT 311	HOUSTON	TX	77006-3836
TANG ON Y	227 W THORWAY	HOUSTON	TX	77005
HUSSEIN ADNAN	PO BOX 426	FRESNO	TX	77545-0426
VALDEZ DANIEL	3311 YUPON ST APT 313	HOUSTON	TX	77006-3836
PRICE JOHN	12442 PIPING ROCK DR	HOUSTON	TX	77077-5830
BOUTELL ROBERT D	3311 YUPON ST APT 311	HOUSTON	TX	77006-3836
WESTOR ENTERPRISES LLC	3311 YUPON ST UNIT 311	HOUSTON	TX	77006-3833
INFINITY CAPITAL II LLC	3333 ALLEN PKWY UNIT 606	HOUSTON	TX	77019-1838
BOUTELL ROBERT	3311 YUPON ST APT 311	HOUSTON	TX	77006-3836
WONG FERRARI C	2915 STONE RIVER LN	SUGAR LAND	TX	77479-8867
MATTHEWS JAMES	3311 YUPON ST APT 417	HOUSTON	TX	77006-3838
PILENKO THIERRY & PATRICIA	1600 POST OAK BLVD APT 1506	HOUSTON	TX	77056-2900
LIU WEIMING & YAWHWA	3610 BELMONT SHORE CT	MISSOURI CITY	TX	77459-4704
KIYUP LLC	10405 TOWN AND COUNTRY WAY S	HOUSTON	TX	77024-1110
HUANG WEI	5200 WILLOW ST	BELLAIRE	TX	77401-3933
MATIN MARIA S & JUSTIN I	1716 MICHIGAN ST	HOUSTON	TX	77006-1722
PILENKO THIERRY & PATRICIA	1600 POST OAK BLVD STE 1506	HOUSTON	TX	77056-2900
KENNEDY MICHAEL L	3311 YUPON ST APT 416	HOUSTON	TX	77006-3838
BLOCKER BIANCA	3311 YUPON ST UNIT 515	HOUSTON	TX	77006-3833
VANLANDINGHAM SHONNY	555 RIVERGATE APT B3-165	DURANGO	CO	81301-7470
WESTOR ENTERPRISES LLC	3311 YUPON ST APT 311	HOUSTON	TX	77006-3836
TSANG CHIU K	3311 YUPON ST APT 409	HOUSTON	TX	77006-3838
TSANG CHIU K	25 OAKMONT CT	JERSEY VILLAGE	TX	77064-4056
DELARAM ASKHAN	15114 WELLS PORT DR	AUSTIN	TX	78728-4560
FREEZE BRIAN E & LISA	3311 YUPON ST APT 312	HOUSTON	TX	77006-3836
BURMAN JAY M & JANE L	3311 YUPON ST APT 319	HOUSTON	TX	77006-3837
BOUTELL ROBERT D	3311 YUPON ST APT 311	HOUSTON	TX	77006-3836
KOLOMEISKY ANATOLY B &	3311 YUPON ST	HOUSTON	TX	77006-3833
KHALAF LEILA K	18142 WALDEN FOREST DR	HUMBLE	TX	77346-6019
KALANTZIS ELIAS A	3311 YUPON ST APT 506	HOUSTON	TX	77006-3859
LUEKEN DANIEL	3311 YUPON ST APT 517	HOUSTON	TX	77006-3860
2012 CENTER TRUST	5090 RICHMOND AVE APT 314	HOUSTON	TX	77056-7402
GAST JERRIE J & CARL O	3311 YUPON ST APT 612	HOUSTON	TX	77006-3861
LE TAM	3311 YUPON ST APT 619	HOUSTON	TX	77006-3861
FRICKE TOM	220 EMERSON ST	HOUSTON	TX	77006-4567
CARDENAS JERSON D	3311 YUPON ST UNIT 418	HOUSTON	TX	77006-3833
INFINITY CAPITAL II LLC	3333 ALLEN PKWY UNIT 606	HOUSTON	TX	77019-1838
LEGHA RAVINDER	3311 YUPON ST APT 304	HOUSTON	TX	77006-3836
KAPING ROBERT	3311 YUPON ST UNIT 405	HOUSTON	TX	77006-3833
CHAN DENISE	3903 S BEECHWOOD CT	HOUSTON	TX	77059-4081
LUDLOW NESSIE F & JOHN D JR	3311 YUPON ST APT 305	HOUSTON	TX	77006-3836
HUSSEIN ADNAN	PO BOX 426	FRESNO	TX	77545-0426
STRAUSSFELD DIRK	1783 PETERS SAN FELIPE RD	SEALY	TX	77474-5943
FOUST STARLA L	3311 YUPON ST	HOUSTON	TX	77006-3833
WESTOR ENTERPRISES LLC	3311 YUPON ST APT 311	HOUSTON	TX	77006-3836
GORDON DAVID C	3311 YUPON ST APT 601	HOUSTON	TX	77006-3860
PETRICKO MILAN	431 HEDWIG ST	HOUSTON	TX	77024-6713
TANG BARRY L	3311 YUPON ST APT 406	HOUSTON	TX	77006-3837
O'TOOLE PAUL JAMES	3307 YUPON ST # 408	HOUSTON	TX	77006
3311 YUPON NO 415 TRUST	5090 RICHMOND AVE STE 314	HOUSTON	TX	77056-7402

Montrose Management District
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Property Owners within the Proposed Special Parking Area
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Owner	Mailing Address	City	State	Zip
SPAGNOLA GINA M & ROBERT F	PO BOX 566	GALVESTON	TX	77553-0566

## TAB TWO

Property Owners within 500 feet of the Montrose Special Parking Area Boundary

# Montrose Management District

## Property Owners within 500 feet of the Proposed Special Parking Area

Owner	Mailing Address	City	State	Zip
ESPINOZA KHRISTINE K	222 AVONDALE ST	HOUSTON	TX	77006-3216
SCHELLBERG MARK A	224 AVONDALE ST	HOUSTON	TX	77006-3216
ALLEN ALBERT L & MARY L	1738 HODGE LAKE LN	SUGAR LAND	TX	77478-4279
CURRENT OWNER	302 AVONDALE ST UNIT C	HOUSTON	TX	77006-3149
NIESE BRADLEY J	302 AVONDALE ST	HOUSTON	TX	77006-3172
WHITE EARL F JR	209 SOUTHERN ST	CORPUS CHRISTI	TX	78404-1850
INAN ESIN E	1504 CROCKER ST	HOUSTON	TX	77019-4323
NIESE BRADLEY J	302 AVONDALE ST	HOUSTON	TX	77006-3172
WHITE EARL F JR	209 SOUTHERN ST	CORPUS CHRISTI	TX	78404-1850
CURRENT OWNER	302 AVONDALE ST UNIT C	HOUSTON	TX	77006-3149
MARCUS VICTORIA	1801 POST OAK BLVD STE 1B	HOUSTON	TX	77056-3800
CHAMPION CHRISTOPHER	304 AVONDALE ST UNIT D	HOUSTON	TX	77006-3160
OLEA HECTOR R	302 AVONDALE ST UNIT D	HOUSTON	TX	77006-3149
OLEA HECTOR R	302 AVONDALE ST UNIT D	HOUSTON	TX	77006-3149
RUSSELL AURORA % NORTHERN TRUST BANK	302 AVONDALE ST	HOUSTON	TX	77006-3172
INAN ESIN ESRA	302 AVONDALE ST UNIT A	HOUSTON	TX	77006-3149
CHAMPION CHRISTOPHER	304 AVONDALE ST UNIT D	HOUSTON	TX	77006-3160
MARCUS VICTORIA	304 AVONDALE ST APT B	HOUSTON	TX	77006-3171
HOLLAND CHRISTOPHER	304 AVONDALE ST UNIT C	HOUSTON	TX	77006-3160
SELECTRUST REVOCABLE TRUST	2001 HOLCOMBE BLVD UNIT 405	HOUSTON	TX	77030-4213
HOLLAND CHRISTOPHER	304 AVONDALE ST UNIT C	HOUSTON	TX	77006-3160
BOREN LA MOYNE	14253 BURNT MLS	WILLIS	TX	77318-6791
MOLFESE DAVID	305 AVONDALE ST UNIT A	HOUSTON	TX	77006-3155
MICHAELIDES MICHAEL N	305 AVONDALE ST	HOUSTON	TX	77006-3155
LEE DAVID WALTON	401 ANITA ST UNIT 29	HOUSTON	TX	77006-3451
SIMONS JAMES M & NANCY C	804 THERESA AVE	AUSTIN	TX	78703-4734
WILKES CULLEN	305 AVONDALE ST APT D	HOUSTON	TX	77006-3152
LOEW ANDREW	306 AVONDALE ST	HOUSTON	TX	77006-3174
VIVARO PROPERTIES INC	99 DETERING ST STE 165	HOUSTON	TX	77007-8259
JOU REZA	18558 MARTINIQUE DR	HOUSTON	TX	77058-4214
FISHER MICHAEL A & CAROL	309 AVONDALE ST	HOUSTON	TX	77006-3113
322 WESTHEIMER LLC	2204 LOUISIANA ST STE 233	HOUSTON	TX	77002-8607
MOORE WILLIAM T JR & MARY	401 AVONDALE ST	HOUSTON	TX	77006-3027
GRANT REBECCA R	3602 AUDUBON PL	HOUSTON	TX	77006-4416
THAYER EVIN J	533 CORTLANDT ST	HOUSTON	TX	77007-2633
VASSILAKIDIS MARY P	407 AVONDALE ST	HOUSTON	TX	77006-3027
DOYLE JOHN P JR ET AL	501 AVONDALE ST	HOUSTON	TX	77006-2913
ROYCE AVONDALE LTD	501 AVONDALE ST	HOUSTON	TX	77006-2913
ROYCE AVONDALE LTD	501 AVONDALE ST	HOUSTON	TX	77006-2913
HUND JOHN	505 AVONDALE ST	HOUSTON	TX	77006-2913
CHARLES T LUCEY LIVING TRUST	1636 PECAN CREEK RD	KILLEEN	TX	76549-6501
VALDIVIA MANUEL & ANNE MARIE	517 AVONDALE ST	HOUSTON	TX	77006-2913
603 AVONDALE LLC	603 AVONDALE ST	HOUSTON	TX	77006-2915
BANKS PATRICK	1302 WAUGH DR APT 349	HOUSTON	TX	77019-3908
JAISINGHANI RAVI	PO BOX 667369	HOUSTON	TX	77266-7369
MACFARLAND PETER S	705 AVONDALE ST	HOUSTON	TX	77006-2823
KELLS JOHN F	702 AVONDALE ST	HOUSTON	TX	77006-2824
SEMAAN BASSEM	5757 WESTHEIMER RD # 3-274	HOUSTON	TX	77057-5749
GRITZ BARRY F	1206 CALIFORNIA ST	HOUSTON	TX	77006-2705
HANCE RANDALL	1210 CALIFORNIA ST	HOUSTON	TX	77006-2705
BERGER PROPERTIES TEXAS LLC	15800 DETROIT AVE STE A	LAKEWOOD	OH	44107-3749
BERGER PROPERTIES TEXAS KKC	15800 DETROIT AVE STE A	LAKEWOOD	OH	44107-3749
LEGACY COMMUNITY HEALTH	1116 JACKSON BLVD	HOUSTON	TX	77006-1210
SMITH DEAN H & JENELLA L	1464 CALIFORNIA ST	HOUSTON	TX	77006-2603
PRINCE MICHAEL	1468 CALIFORNIA ST	HOUSTON	TX	77006-2603
CLANTON THOMAS O & KAY B	PO BOX 1881	EDWARDS	CO	81632-1881
HARDEMAN GARY & LAURI	1476 CALIFORNIA ST	HOUSTON	TX	77006-2603
BUI TRANG	1500 CALIFORNIA ST # B	HOUSTON	TX	77006-2605
HITTNER HELEN MINTZ	1500A CALIFORNIA ST	HOUSTON	TX	77006-2605
PHILLIPS MANAGEMENT TRUST %MICHELE M PHILLIPS TRUS	1502 CALIFORNIA ST	HOUSTON	TX	77006-2605
1522 CALIFORNIA LLC	614 AVONDALE ST	HOUSTON	TX	77006-2916
1522 CALIFORNIA LLC	614 AVONDALE ST	HOUSTON	TX	77006-2916
PEROSSA ANNA B	1606 CALIFORNIA ST	HOUSTON	TX	77006-2607
RITCHIE HERB	1744 NORFOLK ST	HOUSTON	TX	77098-4408
MCMAHON JOHN L & SHIVA P	1614 CALIFORNIA ST	HOUSTON	TX	77006-2607
BARRY SUSAN E	1618 CALIFORNIA ST	HOUSTON	TX	77006-2607
GANT GAIL E	1622 CALIFORNIA ST	HOUSTON	TX	77006-2607
CITY OF HOUSTON	PO BOX 1562	HOUSTON	TX	77251-1562

# Montrose Management District

## Property Owners within 500 feet of the Proposed Special Parking Area

Owner	Mailing Address	City	State	Zip
MCNAMARA ALICE G C/O HOUSTON TRUST COMPANY	1001 FANNIN ST STE 700	HOUSTON	TX	77002-6777
MEHNERT CHRISTIAN P	1608 CHERRYHURST ST	HOUSTON	TX	77006-2518
MCNAMARA ALICE G	1609 CHERRYHURST ST	HOUSTON	TX	77006-2517
BIZZELL SUSAN W ESTATE OF BLANTON J NEAL	1611 CHERRYHURST ST	HOUSTON	TX	77006-2517
MEHNERT CHRISTIAN P	1612 CHERRYHURST ST	HOUSTON	TX	77006-2518
MORLEY PATRICIA	5120 FRANCES RD	LA GRANGE	TX	78945-5047
SHAFFER PERRY JOE	1618 CHERRYHURST ST	HOUSTON	TX	77006-2518
SPENCER JUNE E	1621 CHERRYHURST ST	HOUSTON	TX	77006-2517
MEYER GAIL SUZANNE	1622 CHERRYHURST ST	HOUSTON	TX	77006-2518
HELPER SUSANNE L	1626 CHERRYHURST ST	HOUSTON	TX	77006-2518
MARKOFF ALAN S	11600 ELDRIDGE PKY #3101	HOUSTON	TX	77077
WALTERS LARRY DEAN	1702 CHERRYHURST ST	HOUSTON	TX	77006-2408
CURRENT OWNER	CURRENT ADDRESS			
STERNENBERG JAMES E	10327 EDDYSTONE DR	HOUSTON	TX	77043-3326
SCOTT MARIE % ESTATE OF THOMAS SCOTT	2327 W T C JESTER BLVD	HOUSTON	TX	77008-1356
RICE ARTHUR	1718 CHERRYHURST ST	HOUSTON	TX	77006-2408
FOSTER JR JOHN W	1724 CHERRYHURST ST	HOUSTON	TX	77006-2408
TOWNSEND MARY M	1802 CHERRYHURST ST	HOUSTON	TX	77006-2410
B B VENTURES LTD	11034 SCARSDALE BLVD STE B	HOUSTON	TX	77089-5971
SOUDERS CHRISTOPHER M	1806 CHERRYHURST ST	HOUSTON	TX	77006-2410
PERRIN ANDREW CHARLES	1809 CHERRYHURST ST	HOUSTON	TX	77006-2409
SCOVILLE SHANNON S	1810 CHERRYHURST ST	HOUSTON	TX	77006-2410
BEATTY MICHAEL P & LAURA A	1813 CHERRYHURST ST	HOUSTON	TX	77006-2409
MARCELLI MARCO	1814 CHERRYHURST ST	HOUSTON	TX	77006-2410
MYLAR ALLEN L & SHEILA A	1818 CHERRYHURST ST	HOUSTON	TX	77006-2410
GRIVON HAIDO	4650 RICHMOND AVE	HOUSTON	TX	77027-6724
RODKEY RICHARD	2516 COMMONWEALTH ST APT 106	HOUSTON	TX	77006-2500
OLIVIER HENRI G	2011 W T C JESTER BLVD	HOUSTON	TX	77008-1254
MCCREARY MARK	2516 COMMONWEALTH ST APT 208	HOUSTON	TX	77006-2557
HARTZELL GLENN E ET AL	9846 VAN DYKE RD	DALLAS	TX	75218-2154
ROHRER JOHN P	5001 VERDOME LN	HOUSTON	TX	77092-4221
GEDALIA ABRAHAM & FANYA	UNIT 101	HOUSTON	TX	77006-2570
FOLEY PATRICIA	2516 COMMONWEALTH ST APT 107	HOUSTON	TX	77006-2500
ROCA ATAHUALPA LARA	2516 COMMONWEALTH ST APT 204	HOUSTON	TX	77006-2569
CLARK JASON	2614 ARBOR HILL LN	PEARLAND	TX	77584-1800
SCLAFANI SUSAN KROUNER	2516 COMMONWEALTH ST APT 104	HOUSTON	TX	77006-2556
PERRY MICHAEL J	2516 COMMONWEALTH ST APT 102	HOUSTON	TX	77006-2556
BERGER STUART & DEBORAH	15800 DETROIT AVE STE A	LAKEWOOD	OH	44107-3749
HOGAN CARL W	2516 COMMONWEALTH ST APT 209	HOUSTON	TX	77006-2557
HANSER PAUL	5215 ARBOLES DR APT A	HOUSTON	TX	77035-2853
LASWELL DONALD W & THERESA R	1741 W T C JESTER BLVD	HOUSTON	TX	77008-3245
WELLS JOHN A	2516 COMMONWEALTH ST APT 103	HOUSTON	TX	77006-2556
GUERRA-CARDUS ADRIAN & LAURA	1415 W WEBSTER ST	HOUSTON	TX	77019-5543
SUCEC DENNIS D	8806 BURKHART RD	HOUSTON	TX	77055-6614
OLIVIER HENRI G	2011 W T C JESTER BLVD	HOUSTON	TX	77008-1254
MULLEE THOMAS B	4001 TANGLEWILDE ST APT 204	HOUSTON	TX	77063-5164
ELLIS JOHN D JR & DANIELLE	2602 COMMONWEALTH ST	HOUSTON	TX	77006-2609
LOVELL JOHN R	2603 COMMONWEALTH ST	HOUSTON	TX	77006-2608
SMITH JOHN E	2607 COMMONWEALTH ST	HOUSTON	TX	77006-2608
QUINN ELLEN M	2611 COMMONWEALTH ST	HOUSTON	TX	77006-2608
PEARCE RORY L	2615 COMMONWEALTH ST	HOUSTON	TX	77006-2608
PEREYRA MERCEDES	2616 COMMONWEALTH ST	HOUSTON	TX	77006-2609
OZAMBELA AGUEDA L	2618 COMMONWEALTH ST	HOUSTON	TX	77006-2609
KOPATIC ALEXANDER G	2619 COMMONWEALTH ST	HOUSTON	TX	77006-2608
LIBISONO GAN S	2620 COMMONWEALTH ST	HOUSTON	TX	77006-2609
SIMPSON WELTON C JR & SHARON K	2622 COMMONWEALTH ST	HOUSTON	TX	77006-2609
WATSON MEGAN L	2623 COMMONWEALTH ST	HOUSTON	TX	77006-2608
BRADBERRY DEBRA	2624 COMMONWEALTH ST	HOUSTON	TX	77006-2609
COOPER STEPHEN V & BRENDA B	2626 COMMONWEALTH ST	HOUSTON	TX	77006-2609
LOISEAU ROBERT J	2627 COMMONWEALTH ST	HOUSTON	TX	77006-2608
CHAUHAN SANJEET S	2631 COMMONWEALTH ST	HOUSTON	TX	77006-2608
FOSTER CHARLES C & YE	17 COURTLANDT PL	HOUSTON	TX	77006-4013
RUNNELS GLEN C & GINGER	18 COURTLANDT PL	HOUSTON	TX	77006-4013
SCHWENKE KENNETH F	19 COURTLANDT PL	HOUSTON	TX	77006-4013
WHITE WILLIAM H & SUSAN S	20 COURTLANDT PL	HOUSTON	TX	77006-4013
TAYLOR ROBERT M JR & AMY D	22 COURTLANDT PL	HOUSTON	TX	77006-4013
HEIM MICHAEL A & PATRICIA N	24 COURTLANDT PL	HOUSTON	TX	77006-4013
ROFF CHARLES L & NATHALIE K	25 COURTLANDT PL	HOUSTON	TX	77006-4013
ARMSTRONG CHARLES E	801 HYDE PARK BLVD	HOUSTON	TX	77006-2817

# Montrose Management District

## Property Owners within 500 feet of the Proposed Special Parking Area

Owner	Mailing Address	City	State	Zip
ARMSTRONG CHARLES	5000 MONTROSE BLVD UNIT 22C	HOUSTON	TX	77006-6564
VELA OSCAR	2605 CROCKER ST	HOUSTON	TX	77006-2829
JONES JERRY K	PO BOX 66694	HOUSTON	TX	77266-6694
WINTERHALTER ANDRE & MARTINE	2609 CROCKER ST	HOUSTON	TX	77006-2829
LUDENS ABBY J	2611 CROCKER ST	HOUSTON	TX	77006-2829
WALSH ROBERT & CAROL	2614 STANFORD ST	HOUSTON	TX	77006-2928
WHITE GORDIE L	1003 MISSOURI ST	HOUSTON	TX	77006-2839
ARMSTRONG CHARLES	5000 MONTROSE BLVD UNIT 22C	HOUSTON	TX	77006-6564
CHARITY GUILD OF	1203 LOVETT BLVD	HOUSTON	TX	77006-3857
DARTMOUTH CAPITAL INVESTMENTS INC	931 YALE HOUSTON	HOUSTON	TX	77008
DARTMOUTH CAPITAL INVESTMENTS INC	931 YALE ST	HOUSTON	TX	77008-6919
DARTMOUTH CAPITAL INVESTMENTS INC	2417 NORTH FWY FL 1	HOUSTON	TX	77009-5412
DARTMOUTH CAPITAL INVESTMENTS INC	2417 NORTH FWY FL 1	HOUSTON	TX	77009-5412
SIEMSEN JEFFREY & GEORGIA	3401 GRAUSTARK ST	HOUSTON	TX	77006-3811
ATCA LLC	PO BOX 42583	HOUSTON	TX	77242-2583
BARR PAUL T	802 WESTBROOK DR	WEST LAKE HILLS	TX	78746-5479
MCGHIE THOMAS A	3408 GRAUSTARK ST APT 1	HOUSTON	TX	77006-3835
VALERIE GREGORY J	3411 GRAUSTARK ST	HOUSTON	TX	77006-3811
DARK JOSEPH R	PO BOX 980098	HOUSTON	TX	77098-0098
LEVEL HEADED CHOW LLC	4721 N MAIN ST STE Q	HOUSTON	TX	77009-4400
MCLAUGHLIN MICHAEL J & DEBORAH	632 HAROLD ST	HOUSTON	TX	77006-4426
MARIANI MARK & BRENDA	634 HAROLD ST	HOUSTON	TX	77006-4426
ALASADI MAZEN & GHADA	5001 WOODWAY UNIT 701	HOUSTON	TX	77056
TCHAKAROV BORISLAV	638 HAROLD ST	HOUSTON	TX	77006-4426
FONTAINE SUSAN LEE	715 HAROLD ST	HOUSTON	TX	77006-4427
STOLLER DOREEN N	804 HAROLD ST	HOUSTON	TX	77006-4303
FRANKLIN AMY L	805 HAROLD ST	HOUSTON	TX	77006-4302
CURRENT OWNER	808 HAROLD ST	HOUSTON	TX	77006-4303
PARATORE PHILIP GEORGE III	809 HAROLD ST	HOUSTON	TX	77006-4302
GARZA MIREYA	812 HAROLD ST	HOUSTON	TX	77006-4303
BISHOP ELLEN M	814 HAROLD ST	HOUSTON	TX	77006-4303
PIPPERT LOIS E BUELL	815 HAROLD ST APT 3	HOUSTON	TX	77006-4348
BODENHEIMER LAURA M	816 HAROLD ST	HOUSTON	TX	77006-4303
REIERSON MARY G	818 HAROLD ST	HOUSTON	TX	77006-4303
PHILLIPS WENDELL E III & ELLEN H	819 HAROLD ST	HOUSTON	TX	77006-4302
CURRENT OWNER	820 HAROLD ST	HOUSTON	TX	77006-4303
MASTERSON AARON R	903 HAROLD ST	HOUSTON	TX	77006-4304
CATLETT DEBRA JO	907 HAROLD ST	HOUSTON	TX	77006-4304
GNR SERVICES INC	14173 NORTHWEST FWY STE 265	HOUSTON	TX	77040-5013
ANNUNCIATION GREEK	3511 YOAKUM BLVD	HOUSTON	TX	77006-4326
ZIMMERMAN STEPHEN	1110 HAROLD ST	HOUSTON	TX	77006
STARR LINDA	1201 HAROLD ST	HOUSTON	TX	77006-3815
GOSSETT LISA H	1302 HAROLD ST	HOUSTON	TX	77006-3802
COOKE JOANNE	1310 HAROLD ST APT 5	HOUSTON	TX	77006-3802
MARTIN JENNIFER	1312 HAROLD ST APT 4	HOUSTON	TX	77006-3802
BUFFINGTON JAY C	1314 HAROLD ST	HOUSTON	TX	77006-3802
MANNING PETER T & HA THI	910 DAVIS RD	LEAGUE CITY	TX	77573-2828
MCTOPY CONNIE	1318 HAROLD ST UNIT 1	HOUSTON	TX	77006-3802
CURRENT OWNER	1400 HAROLD ST	HOUSTON	TX	77006-3730
BAIAMONTE JERRY S	1402 HAROLD ST	HOUSTON	TX	77006-3730
CHU ALVIN	1410 HAROLD ST	HOUSTON	TX	77006-3730
TURNER JAMES E & JANICE S	1412 HAROLD ST UNIT C	HOUSTON	TX	77006-3730
PORRAS SUSANA	1412A HAROLD ST	HOUSTON	TX	77006-3791
WANG MARK	1412 HAROLD ST APT B	HOUSTON	TX	77006
MAKOWSKY MICHA A	1412D HAROLD ST	HOUSTON	TX	77006-3794
BURMASTER BRAD A & SHIRLEY M	1414 HAROLD ST APT B	HOUSTON	TX	77006-3730
HENRY ANGELIQUE	1414 HAROLD ST UNIT C	HOUSTON	TX	77006-3730
PEARSON OLIVER L JR	1414A HAROLD ST	HOUSTON	TX	77006-3791
HERRON CAROL	1414 HAROLD ST APT D	HOUSTON	TX	77006-3730
RUSCIANO JON J	1416 HAROLD ST # A	HOUSTON	TX	77006-3730
WOOSTER JEFFREY J	1416B HAROLD ST	HOUSTON	TX	77006-3792
GILL CAMI	PO BOX 34392	SAN DIEGO	CA	92163-4392
HWANG M	1416C HAROLD ST	HOUSTON	TX	77006-3793
CURRENT OWNER	1417 HAROLD ST # B	HOUSTON	TX	77006-3729
CLOUD JILL H	1417A HAROLD ST	HOUSTON	TX	77006-3729
CATO WILLIAM JACKSON	2001 KIRBY DR STE 510	HOUSTON	TX	77019-6046
CATO COLEY	2001 KIRBY DR STE 510	HOUSTON	TX	77019-6046
TAPLEY CHARLES R	1423 HAROLD ST	HOUSTON	TX	77006-3729
BERING MEMORIAL CHURCH	1440 HAROLD ST	HOUSTON	TX	77006-3730



# Montrose Management District

## Property Owners within 500 feet of the Proposed Special Parking Area

Owner	Mailing Address	City	State	Zip
NOLAN JOSEPH H	1501 HAROLD ST	HOUSTON	TX	77006-3707
BOATRIGHT RANDY	1502 HAROLD ST	HOUSTON	TX	77006-3708
GORMAN ELIZABETH C	1503 HAROLD ST	HOUSTON	TX	77006-3707
FRAZIER ROBERT & MELISSA	1504 HAROLD ST	HOUSTON	TX	77006-3708
TUCKER JOHN	1505 HAROLD ST	HOUSTON	TX	77006-3707
KENNA JOHN E & BARBARA M	1507A HAROLD ST	HOUSTON	TX	77006-3707
LYNCH EDWARD T	1507 HAROLD ST	HOUSTON	TX	77006-3707
JANG SUSAN	1509 HAROLD ST	HOUSTON	TX	77006-3707
CHAMBLESS JOHN A	4314 STANFORD ST	HOUSTON	TX	77006-5945
SABELLA DAMIEN	1516 HAROLD ST	HOUSTON	TX	77006-3708
KEALY LINDA A	1655 MARSHALL ST	HOUSTON	TX	77006-4121
BARKLEY B LESLIE	1521 HAROLD ST	HOUSTON	TX	77006-3707
BARBICAN LLC	315 ADDICKS HOWELL RD STE 940642	HOUSTON	TX	77094-2384
CROSSLEY DAVID G	1524 HAROLD ST	HOUSTON	TX	77006-3708
MILES CRAIG S	4014 GIBSON ST	HOUSTON	TX	77007-5728
KIM JEANNIE	1528 HAROLD ST	HOUSTON	TX	77006-3708
HARRIS MICHAEL B & JOYCE	1530 HAROLD ST	HOUSTON	TX	77006-3708
HILLMAN BRADEN M	1531 HAROLD ST	HOUSTON	TX	77006-3707
MINOR OFELIA M ESTATE OF AL AMADO	1533 HAROLD ST	HOUSTON	TX	77006-3707
LEVINE DANIEL M	1534 HAROLD ST	HOUSTON	TX	77006-3708
DOHMEN TED E	1537 HAROLD ST	HOUSTON	TX	77006-3707
SHERRER ALLAN & CHRISTINE	1540 HAROLD ST	HOUSTON	TX	77006-3708
BROWN DEBORAH L	1601 HAROLD ST	HOUSTON	TX	77006-3709
TALBOT FABENE W	1602 HAROLD ST	HOUSTON	TX	77006-3710
CONNELY JAMES D	1605 HAROLD ST	HOUSTON	TX	77006-3709
ROY JAMES L	1606 HAROLD ST	HOUSTON	TX	77006-3710
FORNAGE MYRIAM DANIELE	1609 HAROLD ST	HOUSTON	TX	77006-3709
ZNOSKO ARLEEN H	1610 HAROLD ST	HOUSTON	TX	77006-3710
WONG GANG YAT	1614 HAROLD ST	HOUSTON	TX	77006-3710
DAILEY LARRY A & VIVIAN	2135 KINGSLEA DR	GAUTIER	MS	39553-1862
RANA SANILA	1624 HAROLD ST	HOUSTON	TX	77006-3710
DARTMOUTH CAPITAL INVESTMENTS INC	2417 NORTH FWY FL 1	HOUSTON	TX	77009-5412
HOMESMITH DEVELOPMENT INC	1714 SAN SEBASTIAN LN	HOUSTON	TX	77058-4104
CURRENT OWNER	CURRENT ADDRESS			
GRANT REBECCA R	436 HAWTHORNE ST	HOUSTON	TX	77006-4081
SWEENEY FRANCIS	502 HAWTHORNE ST	HOUSTON	TX	77006-4012
BRATTON MARTY % MARTY BRATTON TRUST	508 HAWTHORNE ST	HOUSTON	TX	77006-4012
GOSS ANNA M	512 HAWTHORNE ST	HOUSTON	TX	77006-4012
BRUNS CHRISTIAN F	800 SUL ROSS ST	HOUSTON	TX	77006-4933
IBRAHIM FAIZA	518 1/2 HAWTHORNE ST	HOUSTON	TX	77006-4060
BRUNS CHRISTIAN	800 SUL ROSS ST	HOUSTON	TX	77006-4933
528 HAWTHORNE LLC	2307G DRISCOLL ST	HOUSTON	TX	77019-6827
SMITH LARRY H	604 HAWTHORNE ST	HOUSTON	TX	77006-4015
CAMPBELL BRIAN	608 HAWTHORNE ST	HOUSTON	TX	77006-4015
AHLES DANIEL	612 HAWTHORNE ST	HOUSTON	TX	77006-4015
616 HAWTHORNE LLC	616 HAWTHORNE ST	HOUSTON	TX	77006
BEECHER MARTHA	620 HAWTHORNE ST	HOUSTON	TX	77006-4059
VILLAR DR SANTOS LUIS	PO BOX 52765	HOUSTON	TX	77052-2765
L QUBE CORPORATION	3302 WILLOWICK CT	SUGAR LAND	TX	77478-4049
CURRENT OWNER	636 HAWTHORNE ST	HOUSTON	TX	77006-4059
SIMON EDWARD	704 HAWTHORNE ST	HOUSTON	TX	77006-4017
TOKAZ PAMELA M D G I	706 HAWTHORNE ST UNIT B	HOUSTON	TX	77006-4084
JONAS BRADLEY S	706 HAWTHORNE ST UNIT A	HOUSTON	TX	77006-4084
CASTAGNA JOHN	706 HAWTHORNE ST UNIT C	HOUSTON	TX	77006-4084
JOHNSON RICHARD E & CATHERINE M	706 HAWTHORNE ST UNIT D	HOUSTON	TX	77006-4084
ROBERTSON LISA C	710A HAWTHORNE ST	HOUSTON	TX	77006-4017
PURSELL DREW	710 HAWTHORNE ST # B	HOUSTON	TX	77006-4017
HODGES RENEE	710C HAWTHORNE ST	HOUSTON	TX	77006-4017
JACKSON DAVID HICKS LIVING REVOCABLE	200 WESTMORELAND ST	HOUSTON	TX	77006-4519
TOYOTA JANICE	719 HAWTHORNE ST	HOUSTON	TX	77006-4016
MCGAHA JOSEPH L	36947 POST OAK CIR	MAGNOLIA	TX	77355-4634
MARTHA B HABERLE FAMILY TRUSTS	513 SAN JACINTO ST	LIBERTY	TX	77575-4939
MCGAHA JANET A	3609 MOUNT VERNON ST	HOUSTON	TX	77006-4237
WALKER ADAM N	812 HAWTHORNE ST	HOUSTON	TX	77006-3902
WALDROP W MATTHEW	815 HAWTHORNE ST	HOUSTON	TX	77006-3901
CIULLA PROPERTY % MARY DELL LACEY	2601 DIXIE WOODS DR	PEARLAND	TX	77581-5896
BRIDDICK ROBERT R	1101 HAWTHORNE ST	HOUSTON	TX	77006-3817
CHAMP QUENTON R & REBECCA C	1105 HAWTHORNE ST	HOUSTON	TX	77006-3817

# Montrose Management District

## Property Owners within 500 feet of the Proposed Special Parking Area

Owner	Mailing Address	City	State	Zip
ROSEBERRY DELTON D	1107 HAWTHORNE ST	HOUSTON	TX	77006-3817
KENDALL RICHARD A	1109 HAWTHORNE ST	HOUSTON	TX	77006-3817
EARLY W ALVIN	1111 HAWTHORNE ST	HOUSTON	TX	77006-3817
STENOIEN CYNTHIA G	1115 HAWTHORNE ST	HOUSTON	TX	77006-3817
ELSIK I SANDRA	1207 HAWTHORNE ST	HOUSTON	TX	77006-3819
WARREN SHANNON T	1210 HAWTHORNE ST	HOUSTON	TX	77006-3820
HERRING JERRY	1216 HAWTHORNE ST	HOUSTON	TX	77006-3820
DARTMOUTH CAPITAL INVESTMENTS INC	2417 NORTH FWY FL 1	HOUSTON	TX	77009-5412
ROBINSON LENNON C	PO BOX 66531	HOUSTON	TX	77266-6531
CURRENT OWNER	1319 HAWTHORNE ST	HOUSTON	TX	77006-3821
ARANGO ANA	1320 HAWTHORNE ST	HOUSTON	TX	77006-3822
COLBURN WILLIAM E	1323 HAWTHORNE ST	HOUSTON	TX	77006-3821
LOREMAN MATTHEW M	1327 HAWTHORNE ST	HOUSTON	TX	77006-3821
MUSTACHIA JOSEPH	PO BOX 56613	HOUSTON	TX	77256-6613
ZAJEDNO LLC	1411 HAWTHORNE ST	HOUSTON	TX	77006-3711
ZAJEDNO LLC	1411 HAWTHORNE ST	HOUSTON	TX	77006-3711
STRONGTOWER HOLDINGS LLC	808 W 27TH ST	HOUSTON	TX	77008-1706
CARBO CHARLES L III & SARA W	1503 HAWTHORNE ST	HOUSTON	TX	77006-3713
YEH FLORA Y	1505 HAWTHORNE ST	HOUSTON	TX	77006-3713
GRAMATGES MARIA M	1507 HAWTHORNE ST	HOUSTON	TX	77006-3713
DEMPSEY LISA	1509 HAWTHORNE ST	HOUSTON	TX	77006-3713
CURRIER HELEN	1519 HAWTHORNE ST	HOUSTON	TX	77006-3713
MCINNIS GARLAND D & LEAH R	1525 HAWTHORNE ST	HOUSTON	TX	77006-3713
MACDONALD CARRIE E & CHARLES	1527 HAWTHORNE ST	HOUSTON	TX	77006-3713
COGAN JOHN P JR	1712 BANKS ST	HOUSTON	TX	77098-5402
GOMEZ XAVIER	3409 MANDELL ST APT 2	HOUSTON	TX	77006-3719
PORT PAUL H	1601 HAWTHORNE ST	HOUSTON	TX	77006-3715
FOUG CAROLYN & TRUITT WILLIAM	1602 HAWTHORNE ST	HOUSTON	TX	77006-3716
CUTHBERT THOMAS R &	1609 HAWTHORNE ST	HOUSTON	TX	77006-3715
JOHNSON DAVID & DIANNE	7014 5TH ST	BELLAIRE	TX	77401-3900
MAPES GLENN H III	1611 HAWTHORNE ST	HOUSTON	TX	77006-3715
MEYER KATHLEEN &	1612 HAWTHORNE ST	HOUSTON	TX	77006-3716
CLAYTON ROBERT T	1615 HAWTHORNE ST	HOUSTON	TX	77006-3715
QUINN BARBARA S JAMES K QUINN ESTATE	1616 HAWTHORNE ST	HOUSTON	TX	77006-3716
CURRENT OWNER	1617 HAWTHORNE ST	HOUSTON	TX	77006-3715
1620 HAWTHORNE LTD	1620 HAWTHORNE ST	HOUSTON	TX	77219-0051
EBERSOLE JULIE	1623 HAWTHORNE ST	HOUSTON	TX	77006-3715
CHAN WAIFUN	1624 HAWTHORNE ST	HOUSTON	TX	77006-3716
HAWKINS ANNE	1625 HAWTHORNE ST	HOUSTON	TX	77006-3715
BRYJA JEFF	1626 HAWTHORNE ST	HOUSTON	TX	77006-3716
LE MICHELLE	919 PIEDMONT ST	SUGAR LAND	TX	77478-3323
MCANINCH DAVID	2600 HOPKINS ST	HOUSTON	TX	77006-2920
SMIT KELLY A	2602 HOPKINS ST	HOUSTON	TX	77006-2920
METCALF JAMES L JR & BARBARA K	2603 HOPKINS ST	HOUSTON	TX	77006-2919
SHEIKO ALEXANDER A & TATIANA V	2604 HOPKINS ST	HOUSTON	TX	77006-2920
CURRENT OWNER	CURRENT ADDRESS			
CURRENT OWNER	CURRENT ADDRESS			
PACE-SALINAS BLANCA	13937 QUENTION DR	HOUSTON	TX	77045-5403
HAKIM SIDNEY	2607 HOPKINS ST	HOUSTON	TX	77006-2919
HEAL STEVEN & MONICA	2820 JARRARD ST	HOUSTON	TX	77005-3034
CURRENT OWNER	2609 HOPKINS ST	HOUSTON	TX	77006-2919
WELLER REYNARD A	2611 HOPKINS ST	HOUSTON	TX	77006-2919
BELL JEFF & LEIGH	2612 HOPKINS ST	HOUSTON	TX	77006-2959
RANNALS DANNY G	2616 HOPKINS ST	HOUSTON	TX	77006-2920
BYRD SUZANNE	2617 HOPKINS ST	HOUSTON	TX	77006-2919
HAYNES BRIAN J & DONNA M	2619 HOPKINS ST	HOUSTON	TX	77006-2919
LONG KENNETH W	2504 STANFORD ST	HOUSTON	TX	77006-2926
ALLEN JOSEPH A	218 GLENWOOD DR	HOUSTON	TX	77007-7013
ALLEN JOSEPH A	218 GLENWOOD DR	HOUSTON	TX	77007-7013
ASHFORD DOLORES	3630 DUMBARTON ST	HOUSTON	TX	77025-1944
ARMSTRONG CHARLES E	810 PACIFIC ST	HOUSTON	TX	77006-2844
ARMSTRONG CHARLES	5000 MONTROSE BLVD UNIT 22C	HOUSTON	TX	77006-6564
ARMSTRONG CHARLES	5000 MONTROSE BLVD UNIT 22C	HOUSTON	TX	77006-6564
ARMSTRONG CHARLES	5000 MONTROSE BLVD UNIT 22C	HOUSTON	TX	77006-6564
ARMSTRONG CHARLES	5000 MONTROSE BLVD UNIT 22C	HOUSTON	TX	77006-6564
FETOKAKIS DIMITRIOS F	1109 HYDE PARK BLVD	HOUSTON	TX	77006-1205
PATTERSON JACK R JR	1112 HYDE PARK BLVD	HOUSTON	TX	77006-1206
ESTES KELLI A	1201 HYDE PARK BLVD	HOUSTON	TX	77006-1207
MANGIAVACCHI ANDREA	1203 HYDE PARK BLVD	HOUSTON	TX	77006-1207

# Montrose Management District

## Property Owners within 500 feet of the Proposed Special Parking Area

Owner	Mailing Address	City	State	Zip
BOWEN MELBA A	1205 HYDE PARK BLVD	HOUSTON	TX	77006-1207
BLAKE CYNTHIA & HUGH	1205 1/2 HYDE PARK BLVD	HOUSTON	TX	77006-1207
BERCON LTD	3815 MONTROSE BLVD STE 207	HOUSTON	TX	77006-4666
LEAL ALFRED G	4114 PLACID STREAM CT	HOUSTON	TX	77059-4010
WEST LEO DALE & MARY	1301 HYDE PARK BLVD	HOUSTON	TX	77006-1256
MCKENNA BRIAN	1515 HYDE PARK BLVD APT 44	HOUSTON	TX	77006-2540
CURRENT OWNER	1515 HYDE PARK BLVD APT 42	HOUSTON	TX	77006-2540
MATTSON CHARLOTTE L	1515 HYDE PARK BLVD APT 43	HOUSTON	TX	77006-2540
ANNUNCIATION GREEK	3511 YOAKUM BLVD	HOUSTON	TX	77006-4326
ANNUNCIATION ORTHODOX	SCHOOL	HOUSTON	TX	77006-4240
NORWOOD JASON &	802 KIPLING ST	HOUSTON	TX	77006-4313
BLACK DANIEL K	804 KIPLING ST	HOUSTON	TX	77006-4313
CURRENT OWNER	814 KIPLING ST	HOUSTON	TX	77006-4313
DELEZA ANTONINO A	1718 RICE BLVD	HOUSTON	TX	77005-1732
DELEZA ANTONINO A	5005 CAROLINE ST	HOUSTON	TX	77004-5703
DELEZA ANTONIO A	1718 RICE BLVD # 5	HOUSTON	TX	77005-1732
DELEZA ANTONIO A	5005 CAROLINE ST	HOUSTON	TX	77004-5703
DELEZA ANTONINO A	5005 CAROLINE ST	HOUSTON	TX	77004-5703
DIAZ DOLORES	5418 LINCREST LN	HOUSTON	TX	77056-6806
PY TASH EDWARD & LESLIE	815 KIPLING ST APT 202	HOUSTON	TX	77006-4346
MARTINEZ MAURICIO A PORTAL DE LAS FLORES 40 CASA 2	LOMAS DE LAS PALMAS			
GUIDI ANDREA D & ALESSANDRO D	608 HAROLD ST	HOUSTON	TX	77006-4426
DELEZA ANTONIO	815 KIPLING ST APT 104	HOUSTON	TX	77006-4301
MARTINEZ MAURICIO R	815 KIPLING ST APT 101	HOUSTON	TX	77006-4301
GAVIGAN WILLIAM P	PO BOX 4130	WOFFORD HEIGHTS	CA	93285-4130
DELEZA ANTONINO	1718 RICE BLVD	HOUSTON	TX	77005-1732
DELEZA ANTONIO A	5005 CAROLINE ST	HOUSTON	TX	77004-5703
UNGER JOHN T	816 KIPLING ST	HOUSTON	TX	77006-4313
HAUGEN ROBERT W & LESLIE K	817 KIPLING ST	HOUSTON	TX	77006-4312
CALLAWAY DENVER JOHN	818 KIPLING ST	HOUSTON	TX	77006-4313
MIRANDA LUIS	901 KIPLING ST	HOUSTON	TX	77006-4314
PAGANI JOHN	902 KIPLING ST	HOUSTON	TX	77006-4315
LAWRENCE DEBORAH M	905 KIPLING ST	HOUSTON	TX	77006-4314
DURAN ALEJANDRO	1845 KIPLING ST	HOUSTON	TX	77098-1609
DOUGHERTY JAMES S ET UX	909 KIPLING ST	HOUSTON	TX	77006-4314
THOMAS CLAYTON % THOMAS INVESTMENTS	12311 OVERCUP DR	HOUSTON	TX	77024-4913
MCCLUNG TONY S	1213 HERMANN DR STE 520	HOUSTON	TX	77004-7011
DEAKIN HAROLD & KAREN M	918 KIPLING ST	HOUSTON	TX	77006-4315
LITTLETON JAMES ROYAL	922 KIPLING ST	HOUSTON	TX	77006-4315
POTAPOV DENIS V & MELISSA M	926 KIPLING ST	HOUSTON	TX	77006-4315
KALED ELIZABETH SUZAN	930 KIPLING ST	HOUSTON	TX	77006-4315
VEDERKO ALEXEI & OLESYA V	934 KIPLING ST	HOUSTON	TX	77006-4315
ANNUNCIATION GREEK	3511 YOAKUM BLVD	HOUSTON	TX	77006-4326
MONINGER ED	2517 RALPH ST	HOUSTON	TX	77006-2428
1634 WESTHEIMER LP	600 CONGRESS AVE STE 200	AUSTIN	TX	78701-2995
1634 WESTHEIMER LP	600 CONGRESS AVE STE 200	AUSTIN	TX	78701-2995
411 LOVETT LLC	802 LOVETT BLVD	HOUSTON	TX	77006-3906
PACIFICA FOUNDATION INC	419 LOVETT BLVD	HOUSTON	TX	77006-4018
ALLIANCE FRANCAISE DE HOUSTON INC	427 LOVETT BLVD	HOUSTON	TX	77006-4018
AMERICAN YOUTH HOSTELS INC	8401 COLESVILLE RD STE 600	SILVER SPRING	MD	20910-6339
MATTHIESEN DAVID	511 LOVETT BLVD	HOUSTON	TX	77006-4020
DELAUNAY ELENA S & ANDRE C	517 LOVETT BLVD	HOUSTON	TX	77006-4020
BELL JOHN V	521 LOVETT BLVD	HOUSTON	TX	77006-4020
MORGAN REBECCA ANN	523 LOVETT BLVD	HOUSTON	TX	77006-4020
HESS KRISTIN	525 LOVETT BLVD	HOUSTON	TX	77006-4020
STEDDUM CHRISTOPHER	527 LOVETT BLVD	HOUSTON	TX	77006-4020
JOHNSON RONALD & IRENE	529 LOVETT BLVD	HOUSTON	TX	77006-4020
EASTMAN PHILIP	531 LOVETT BLVD	HOUSTON	TX	77006-4020
DAY JEWEL E	535 LOVETT BLVD	HOUSTON	TX	77006-4020
CARDENAS ERNESTO	811 LOVETT BLVD APT 5	HOUSTON	TX	77006-3940
GREEN ROY JR.	811 LOVETT BLVD APT 11	HOUSTON	TX	77006-3940
GECK AMANDA K	811 LOVETT BLVD APT 9	HOUSTON	TX	77006-3939
CONSOLACION LISA V	811 LOVETT BLVD APT 17	HOUSTON	TX	77006-3947
ROGERS MEATBALL RENTALS LLC	15 GREENWAY PLZ UNIT 10G	HOUSTON	TX	77046-1503
QUEEN COURTNEY M	811 LOVETT BLVD APT 15	HOUSTON	TX	77006-3939
FUJITA GABRIELA	811 LOVETT BLVD UNIT 19	HOUSTON	TX	77006-3900
WELLER REYNARD A	811 LOVETT BLVD APT 4	HOUSTON	TX	77006-3939

# Montrose Management District

## Property Owners within 500 feet of the Proposed Special Parking Area

Owner	Mailing Address	City	State	Zip
KUPER STANLEY L	811 LOVETT BLVD APT 21	HOUSTON	TX	77006-3940
WELLER REYNARD A	2611 HOPKINS ST	HOUSTON	TX	77006-2919
BURNHAM DOUGLAS	811 LOVETT BLVD	HOUSTON	TX	77006-3900
MEIJER DAWNE S & JOHN R	4310 TRAILWOOD DR	SUGAR LAND	TX	77479-5151
SAINTGERMAIN LUDY	811 LOVETT BLVD APT 16	HOUSTON	TX	77006-3940
LITTLEPAGE CHRISTINE A	4785 NW 72ND AVE STE 246-492	MIAMI	FL	33166-5616
VON POHLE CHARLENE W & TR	1662 WHITE OAK CREEK DR	CONROE	TX	77304-1335
FARMER JAMES P	811 LOVETT BLVD APT 2	HOUSTON	TX	77006-3947
FEDER HARRIS D	811 LOVETT BLVD APT 14	HOUSTON	TX	77006-3947
KAVALEWITZ AMY	811 LOVETT BLVD APT 28	HOUSTON	TX	77006-3940
ROSS MARY B	811 LOVETT BLVD APT 25	HOUSTON	TX	77006-3939
LYNN MELANIE G & LOUIS T	811 LOVETT BLVD APT 23	HOUSTON	TX	77006-3947
NGUYEN DUC GIA	811 LOVETT BLVD APT 7	HOUSTON	TX	77006-3947
MCDONALD PETER	811 LOVETT BLVD APT 18	HOUSTON	TX	77006-3947
LOWERY JANET L	811 LOVETT BLVD APT 22	HOUSTON	TX	77006-3940
COWAN CANDACE L	811 LOVETT BLVD APT 6	HOUSTON	TX	77006-3940
GALLASSERO KELLY D	811 LOVETT BLVD APT 24	HOUSTON	TX	77006-3947
CAMIT CONRAD J	811 LOVETT BLVD APT 27	HOUSTON	TX	77006-3940
WINTERS KAYE M	811 LOVETT BLVD APT 12	HOUSTON	TX	77006-3940
KUYKENDALL M ANN	811 LOVETT BLVD UNIT 26	HOUSTON	TX	77006-3900
SAEZ IGNACIO	2331 CAROLINA AVE SW	ROANOKE	VA	24014-1705
TURNER JOHN S	811 LOVETT BLVD APT 3	HOUSTON	TX	77006-3939
SYDAN 1 LTD	819 LOVETT BLVD	HOUSTON	TX	77006-3905
COVENANT HOUSE HOUSTON	460 W 41ST ST	NEW YORK	NY	10036-6801
COVENANT HOUSE TEXAS	1111 LOVETT BLVD	HOUSTON	TX	77006-3823
CHARITY GUILD OF	1203 LOVETT BLVD	HOUSTON	TX	77006-3857
OCHOA MARY L & JERRY T	2504 MANDELL ST	HOUSTON	TX	77006-2447
HATTORI DAMEN T & RYANN E	2504 MANDELL ST UNIT 1	HOUSTON	TX	77006-2447
GREER CARLOS	2505 MANDELL ST	HOUSTON	TX	77006-2419
MEIXELL VERYL V JR & JULIA	25306 SIERRA WOODS LN	KATY	TX	77494-3000
SONIER LINDA FRANCES	2506 MANDELL ST APT 4	HOUSTON	TX	77006-2444
BOONE CAROLINE A	2506 MANDELL ST UNIT 3	HOUSTON	TX	77006-2446
MIKLAUNUS CLARE F	2506 MANDELL ST UNIT 5	HOUSTON	TX	77006-2446
SUSCAVAGE MICHAEL	2506 MANDELL ST UNIT 1	HOUSTON	TX	77006-2446
THOMAS PATRICIA	3660 RICHMOND AVE APT 125	HOUSTON	TX	77046-3616
MORRIS ANDREW G	1410 CEDAR PASS CT	HOUSTON	TX	77077-3004
FORSYTHE PAUL	2509 MANDELL ST	HOUSTON	TX	77006-2419
BRIGMAN LILLIAN D	2512 MANDELL ST	HOUSTON	TX	77006-2420
COMMUNITY ENDOWMENT	FOUNDATION	HOUSTON	TX	77006-4773
BRAD & LESLIE LLC	14415 TWISTED OAK LN	HOUSTON	TX	77079-7427
CURRENT OWNER	3508 MANDELL ST	HOUSTON	TX	77006-3722
LOT 9 ENDEAVOR LLC	2910 MID LN	HOUSTON	TX	77027-4912
BOETTGER WEST G & CAROL L	2805 MASON ST	HOUSTON	TX	77006-3131
SEDER STEPHEN J	2807 MASON ST	HOUSTON	TX	77006-3131
MAK DAVID H	2809 MASON ST	HOUSTON	TX	77006-3131
GRACE EVANGELICAL LUTHERAN	2515 WAUGH DR	HOUSTON	TX	77006-2509
GRACE EVANGELICAL LUTHERAN	2515 WAUGH DR	HOUSTON	TX	77006-2509
WHITE GORDIE L II	1001 MISSOURI ST	HOUSTON	TX	77006-2839
HAKIM SIDNEY	1002 MISSOURI ST	HOUSTON	TX	77006-2840
THOMSEN NICKI THORNE	1004 MISSOURI ST	HOUSTON	TX	77006-2840
ALDWYCH GROUP TEXAS LTP % COMPLETE PROP SVC LLC	1006 MISSOURI ST	HOUSTON	TX	77006-2840
FETOKAKIS DIMITRIOS	2520 MONTROSE BLVD	HOUSTON	TX	77006-2729
VOUNO LLC	2520 MONTROSE BLVD	HOUSTON	TX	77006-2729
COOPER PAUL L	1110 MISSOURI ST	HOUSTON	TX	77006-2709
DE LA TORRE HOLDINGS LLC	1200 MISSOURI ST	HOUSTON	TX	77006-2711
LOH JI XIAN	1201 MISSOURI ST	HOUSTON	TX	77006-2710
KAMMER CECILIA	1203 MISSOURI ST	HOUSTON	TX	77006-2710
SOLI GIANCARLO G	1302 WAUGH DR PMB 561	HOUSTON	TX	77019-3908
MEHTA BIMAL S	1205 MISSOURI ST UNIT B	HOUSTON	TX	77006-2762
NICHOLAS GOODWIN 2008 TRUST	1205 MISSOURI ST UNIT A	HOUSTON	TX	77006-2762
FLEX INVESTMENTS LP	1302 WAUGH DR APT 902	HOUSTON	TX	77019-3908
BRAUN AARON G	1207 MISSOURI ST APT B	HOUSTON	TX	77006-2761
ANSBJOERN MARTIN L	1207 MISSOURI ST UNIT C	HOUSTON	TX	77006-2761
SCHECHTER BRETT & PRAPUN	4525 SPRING CANYON HTS APT 105	COLORADO SPRINGS	CO	80907-3479
COLOMBO MATTEO	788 110TH AVE NE APT N1807	BELLEVUE	WA	98004-8381
TRINIDAD ANTOLIN	1215 MISSOURI ST	HOUSTON	TX	77006-2741
GARRETT ANNA	PO BOX 820	WILTON	CT	06897-0820

# Montrose Management District

## Property Owners within 500 feet of the Proposed Special Parking Area

Owner	Mailing Address	City	State	Zip
NELSON TERRY R	1219 MISSOURI ST	HOUSTON	TX	77006-2741
COLOMBO MATTEO	248 118TH AVE SE APT 27	BELLEVUE	WA	98005-3561
KATROSH CLAUDIA % AMER HESS G	3 CATALINA DR	ROCKPORT	TX	78382-3712
LEGACY COMMUNITY HEALTH ENDOWMENT INC	PO BOX 60338	HOUSTON	TX	77205-0338
KNIGHTLY EDWARD	1408 MISSOURI ST	HOUSTON	TX	77006-2524
PALUS ALEXANDRE	5202 BRIARWICK MEADOW LN	SUGAR LAND	TX	77479-4502
WANNALL LILIAN C & CHARLES R	1420 MISSOURI ST	HOUSTON	TX	77006-2524
ROUXEL ROLAND A & MARIEANGE	1424 MISSOURI ST	HOUSTON	TX	77006-2524
EDEN RICHARD & REBECCA A	1465 MISSOURI ST	HOUSTON	TX	77006-2523
FERNANDEZ CARLA	11410 MULHOLLAND DR	STAFFORD	TX	77477-1233
WILKINSON MICHAEL J	1473 MISSOURI ST	HOUSTON	TX	77006-2523
OROZCO ANA	1477 MISSOURI ST	HOUSTON	TX	77006-2523
LUMMIS KATHERINE	1510 MISSOURI ST APT 4	HOUSTON	TX	77006-2585
CRUMHORN WAYNE	1510 MISSOURI ST APT 7	HOUSTON	TX	77006-2585
MUNGER AMY C	1510 MISSOURI ST APT 10	HOUSTON	TX	77006-2585
WILLIAMS MARGO & EDWARDS C	1510 MISSOURI ST UNIT 5	HOUSTON	TX	77006-2584
JOHNS HOLLY	1903 MARSHALL DR	ALLEN	TX	75013-5325
ARCHILLA BLANCA	1510 MISSOURI ST APT 1	HOUSTON	TX	77006-2585
EVANS ROBERT M	1510 MISSOURI ST APT 6	HOUSTON	TX	77006-2585
RAMAN AKILA & GOVINDARAJAN	1510 MISSOURI ST APT 8	HOUSTON	TX	77006-2585
RUDELSON KELLI	1510 MISSOURI ST UNIT 2	HOUSTON	TX	77006-2584
BYUN CHIN R	5419 ASHLEY WAY CT	SUGAR LAND	TX	77479-4150
CARLING NICHOLAS P	1511 MISSOURI ST UNIT 4	HOUSTON	TX	77006-2589
CURRENT OWNER	11405 TAYLORCREST RD	HOUSTON	TX	77024
SOILEAU MATTHEW T	1511 MISSOURI ST APT 2	HOUSTON	TX	77006-2590
BASTIDAS RODRIGO E	1511 MISSOURI ST APT 3	HOUSTON	TX	77006-2590
MUDUNURI SHASHI	1511 MISSOURI ST APT 6	HOUSTON	TX	77006-2590
KISER NATALIE	1511 MISSOURI ST	HOUSTON	TX	77006-2589
SHEPPARD ROBERT E &	1512 MISSOURI ST	HOUSTON	TX	77006-2526
1522 CALIFORNIA LLC	614 AVONDALE ST	HOUSTON	TX	77006-2916
FARHOOD EMILE H JR	1601 MISSOURI ST	HOUSTON	TX	77006-2527
MONK EARL R	1602 MISSOURI ST	HOUSTON	TX	77006-2528
JOHNSON RICHARD E	1607 MISSOURI ST	HOUSTON	TX	77006-2527
BLOSSMAN JOHN E	1302 WAUGH DR # 648	HOUSTON	TX	77019-3908
FISHKIND ARRIM B	1611 MISSOURI ST	HOUSTON	TX	77006-2527
FLOWERS PATRICIA BOYCE	1612 MISSOURI ST	HOUSTON	TX	77006-2528
CORCORRAN JEFFREY &	1617 MISSOURI ST	HOUSTON	TX	77006-2527
MC MILLAN COURNENAY R	1618 MISSOURI ST	HOUSTON	TX	77006-2528
TENNANT CHARLES P & NANCY	1621 MISSOURI ST	HOUSTON	TX	77006-2527
FLETES ERNEST	1475 1/2 HAVENHURST DR APT 1	WEST HOLLYWOOD	CA	90046-3814
KING M F JR	1802 MISSOURI ST	HOUSTON	TX	77006-2424
VAUGHAN VANN M	1806 MISSOURI ST	HOUSTON	TX	77006-2424
GREGORY BARBARA GROOMS	1810 MISSOURI ST	HOUSTON	TX	77006-2424
GORDON IAN HUGH	1814 MISSOURI ST	HOUSTON	TX	77006-2424
ROPER PAMELA R	1818 MISSOURI ST	HOUSTON	TX	77006-2424
BERGER STUART & DEBORAH	15800 DETROIT AVE STE A	LAKEWOOD	OH	44107-3749
FOREVERSPRING CORPORATION	2409 GRAND ST STE C	HOUSTON	TX	77006
FOY GARY & TRINH PHONG	1972 VERMONT ST	HOUSTON	TX	77019-6187
BAKER ROBERT W	309 MCGOWEN ST	HOUSTON	TX	77006-2237
VEGA ANGEL L	2507 MONTROSE BLVD APT 21C	HOUSTON	TX	77006-2734
BAKER ROBERT W	309 MCGOWEN ST	HOUSTON	TX	77006-2237
CURRENT OWNER	CURRENT ADDRESS			
BAKER ROBERT W	309 MCGOWEN ST	HOUSTON	TX	77006-2237
OLIVARES ENRIQUE	2507 MONTROSE BLVD APT 47	HOUSTON	TX	77006-2736
ROBERTS CLAYTON E	2507 MONTROSE BLVD APT 52	HOUSTON	TX	77006-2736
KEELER ELMER PAUL	2507 MONTROSE BLVD APT 20	HOUSTON	TX	77006-2734
BAKER ROBERT W % HOUSTON PROPERTY TAX SERVICE	309 MCGOWEN ST	HOUSTON	TX	77006-2237
RODGER W BURKE LLC	1247 W GRAY ST	HOUSTON	TX	77019-4134
EATON INTERNATIONAL GROUP LLC	3813 OVERBROOK LN	HOUSTON	TX	77027-4037
HIGDON ROY EUGENE	2507 MONTROSE BLVD APT 49	HOUSTON	TX	77006-2736
FOY GARY & TRINH PHONG	1972 VERMONT ST	HOUSTON	TX	77019-6187
NGUYEN TUONG	2507 MONTROSE BLVD APT 31	HOUSTON	TX	77006-2735
BAKER ROBERT C/O HOUSTON PROPERTY TAX SERVICE	309 MCGOWEN ST	HOUSTON	TX	77006-2237
FERSCHER ALLAN J	2507 MONTROSE BLVD APT 22	HOUSTON	TX	77006-2734
ORIHUELA NORA L	2507 MONTROSE BLVD APT 35	HOUSTON	TX	77006-2735
BAKER ROBERT W	309 MCGOWEN ST	HOUSTON	TX	77006-2237

# Montrose Management District

## Property Owners within 500 feet of the Proposed Special Parking Area

Owner	Mailing Address	City	State	Zip
PARKER PAUL	4315 BELL ST	HOUSTON	TX	77023-1801
LOPEZ STEVEN M	2507 MONTROSE BLVD APT 26	HOUSTON	TX	77006-2735
MOORE MARTIN K % BOB BAKER	309 MCGOWEN ST	HOUSTON	TX	77006-2237
RODGER W BURKE LLC	1247 W GRAY ST	HOUSTON	TX	77019-4134
GUERRERO JUAN C	2507 MONTROSE BLVD APT 62	HOUSTON	TX	77006-2736
BAKER ROBERT W	309 MCGOWEN ST	HOUSTON	TX	77006-2237
RODGER W BURKE LLC	1247 W GRAY ST	HOUSTON	TX	77019-4134
RABALAIS DAMIEN T	UNIT 33D	HOUSTON	TX	77006-2700
GARCIA ALEXANDER	9823 CHISELHURST DR	HOUSTON	TX	77065-4355
MC CONNELL J R	2507 MONTROSE BLVD APT 28	HOUSTON	TX	77006-2735
JENKINS MARISSA	1880 WHITE OAK DR APT 172	HOUSTON	TX	77009-7550
VICERRA ARLENE P	1430 E BROOKLAKE DR	HOUSTON	TX	77077-3254
BAKER ROBERT W % BOB BAKER	2507 MONTROSE BLVD APT 55	HOUSTON	TX	77006-2736
JONES BENJAMIN R	2507 MONTROSE BLVD APT 43	HOUSTON	TX	77006-2736
CURRENT OWNER	404 STRATFORD ST	HOUSTON	TX	77006-3020
BAKER ROBERT W	309 MCGOWEN ST	HOUSTON	TX	77006-2237
TRINH PHONG	1972 VERMONT ST	HOUSTON	TX	77019-6187
BAKER ROBERT W	309 MCGOWEN ST	HOUSTON	TX	77006-2237
WETZEL GEORGE M	2507 MONTROSE BLVD APT 12B	HOUSTON	TX	77006-2734
BRIDGES ROBERT C/O HOUSTON PROPERTY TAX SERVICE	309 MCGOWEN ST	HOUSTON	TX	77006-2237
WHITE JOHN E & MARIA FE G	11711 FORTUNE PARK DR	HOUSTON	TX	77047-2531
RODGER W BURKE LLC	1247 W GRAY ST	HOUSTON	TX	77019-4134
DELEON RICARDO	2507 MONTROSE BLVD APT 40	HOUSTON	TX	77006-2735
HAMMOND E MICHAEL	2507 MONTROSE BLVD APT 6	HOUSTON	TX	77006-2734
BAKER ROBERT W	309 MCGOWEN ST	HOUSTON	TX	77006-2237
MILORD PHILIPPEE R	163 OCEAN AVE APT J5	BROOKLYN	NY	11225-4702
POLHANS JAMES F	1229 PASO ROBLES AVE	TOMBSTONE	AZ	85638
COLLAKE ROBERT LEE	2507 MONTROSE BLVD APT 8	HOUSTON	TX	77006-2734
SIMMONS PAUL W	2507 MONTROSE BLVD APT 39	HOUSTON	TX	77006-2735
JONES MARTHA C	309 MCGOWEN ST	HOUSTON	TX	77006-2237
BELL JAMES H JR	PO BOX 66807	HOUSTON	TX	77266-6807
DAUGHERTY CHRISTOPHER L	PO BOX 1594	SPRING	TX	77383-1594
RABALAIS LEATRICE J	2507 MONTROSE BLVD APT 17	HOUSTON	TX	77006-2734
STOREY JENNA N	714 MEMORIAL HEIGHTS DR	HOUSTON	TX	77007-7058
BRIDGES ROBERT S C/O HOUSTON PROPERTY TAX SERVICE	309 MCGOWEN ST	HOUSTON	TX	77006-2237
GONZALES JOSE	806 W 22ND ST	HOUSTON	TX	77008-1730
BAKER ROBERT W	309 MCGOWEN ST	HOUSTON	TX	77006-2237
COMEAX JOHN M	2507 MONTROSE BLVD APT 5	HOUSTON	TX	77006-2734
CASTETTE CHARLES D NANCY CASTETTE	PO BOX 80737	LAFAYETTE	LA	70598-0737
BAKER ROBERT W	309 MCGOWEN ST	HOUSTON	TX	77006-2237
PATTON DAVID E	2507 MONTROSE BLVD APT 45	HOUSTON	TX	77006-2736
NARKIN ANTHONY P IV C/O HOUSTON PROPERTY TAX SERVICE	309 MCGOWEN ST	HOUSTON	TX	77006-2237
VOUNO LLC	2520 MONTROSE BLVD	HOUSTON	TX	77006-2729
VOUNO LLC	2520 MONTROSE BLVD	HOUSTON	TX	77006-2729
ANNUNCIATION GREEK	3504 MONTROSE BLVD	HOUSTON	TX	77006
SOUNDWAVES REALTY LP	3509 MONTROSE BLVD	HOUSTON	TX	77006-4322
ANNUNCIATION GREEK	3511 YOAKUM BLVD	HOUSTON	TX	77006-4326
SANTIKOS PROPERTIES LLC	5422 DUMFRIES DR	HOUSTON	TX	77096-4020
FARROW ROGER A JR % HOME BUILDER INC	PO BOX 270903	HOUSTON	TX	77277-0903
ANDERSON HARLENE	3316 MOUNT VERNON ST	HOUSTON	TX	77006-3829
MARSHALL ANDRE C & JEANNETTE	20 GREENWAY PLZ STE 400	HOUSTON	TX	77046-2002
MANCHESTER ROBERT E	3402 MOUNT VERNON ST	HOUSTON	TX	77006-3831
CLARK KATHERINE	3406 MOUNT VERNON ST	HOUSTON	TX	77006-3831
LANGIER DEBORAH A	3408 MOUNT VERNON ST	HOUSTON	TX	77006-3831
PARADISE MATTHEW	3409 MOUNT VERNON ST	HOUSTON	TX	77006-3830
HEXIMMO LLC	3411 MOUNT VERNON ST	HOUSTON	TX	77006-3830
JONES LINDA D	3421 MOUNT VERNON ST	HOUSTON	TX	77006-3830
ANNUNCIATION GREEK ORTHDOX	3511 YOAKUM BLVD	HOUSTON	TX	77006-4326
ANNUNCIATION GREEK	3511 YOAKUM BLVD	HOUSTON	TX	77006-4326
ANNUNCIATION GREEK	3511 YOAKUM BLVD	HOUSTON	TX	77006-4326
SILVESTRI INVESTMENTS INC	1215 GESSNER RD	HOUSTON	TX	77055-6013
RODEN PRENTISS L	605 PACIFIC ST	HOUSTON	TX	77006-2923
TANG XIAOLAI W	4716 YOAKUM BLVD	HOUSTON	TX	77006-6111
ANDERSON LADDA	9616 KAPRI LN APT 1	HOUSTON	TX	77025-4865
THOMAS BRIAN DUANE	616 PACIFIC ST	HOUSTON	TX	77006-2924
ENTLER DENNIS K	5411 BOBOLINK ST	HOUSTON	TX	77017-6319

# Montrose Management District

## Property Owners within 500 feet of the Proposed Special Parking Area

Owner	Mailing Address	City	State	Zip
ALLEN JOSEPH A	218 GLENWOOD DR	HOUSTON	TX	77007-7013
ALLEN JOSEPH A	218 GLENWOOD DR	HOUSTON	TX	77007-7013
ALLEN JOSEPH A	218 GLENWOOD DR	HOUSTON	TX	77007-7013
ALLEN JOSEPH A	218 GLENWOOD DR	HOUSTON	TX	77007-7013
ALLEN JOSEPH A	218 GLENWOOD DR	HOUSTON	TX	77007-7013
ALLEN JOSEPH A	218 GLENWOOD DR	HOUSTON	TX	77007-7013
ALLEN JOSEPH A	218 GLENWOOD DR	HOUSTON	TX	77007-7013
ALLEN JOSEPH A	218 GLENWOOD DR	HOUSTON	TX	77007-7013
ALLEN JOSEPH A	218 GLENWOOD DR	HOUSTON	TX	77007-7013
ALLEN JOSEPH A	218 GLENWOOD DR	HOUSTON	TX	77007-7013
ALLEN JOSEPH A	218 GLENWOOD DR	HOUSTON	TX	77007-7013
ARMSTRONG CHARLES	5000 MONTROSE BLVD UNIT 22C	HOUSTON	TX	77006-6564
ARMSTRONG CHARLES	5000 MONTROSE BLVD UNIT 22C	HOUSTON	TX	77006-6564
ARMSTRONG CHARLES	5000 MONTROSE BLVD UNIT 22C	HOUSTON	TX	77006-6564
ARMSTRONG CHARLES	5000 MONTROSE BLVD UNIT 22C	HOUSTON	TX	77006-6564
ARMSTRONG CHARLES	5000 MONTROSE BLVD UNIT 22C	HOUSTON	TX	77006-6564
BERMUDEZ SHAWN	2413 RALPH ST UNIT 1	HOUSTON	TX	77006-2451
FRANKS KENNETH T	PO BOX 131602	HOUSTON	TX	77219-1602
LENZ JAMES E & SYDNEY A PHAM	2413 RALPH ST UNIT 8	HOUSTON	TX	77006-2451
KU WINSTON	32046 AVENIDA DE LA CARLOTA STE 600	LAGUNA HILLS	CA	92653
PIAZZA CHARLES R	2413 RALPH ST UNIT 12	HOUSTON	TX	77006-2451
HOLLENBURGER JOHN J JR	2600 RIDGEWOOD ST	HOUSTON	TX	77006-2435
KUCHAR JEFFREY	1805 MISSOURI ST	HOUSTON	TX	77006-2461
CAMPBELL MICHAEL	916 MALONE ST	HOUSTON	TX	77007-5128
ALBERTO VALERIE A ET AL	2612 RIDGEWOOD ST	HOUSTON	TX	77006-2435
LINDSAY ALASDAIR D	2616 RIDGEWOOD ST	HOUSTON	TX	77006-2435
HENSEL ROBERT P	11711 MEMORIAL DR APT 198	HOUSTON	TX	77024-7257
SIKES RALPH D	3401 ROSELAND ST	HOUSTON	TX	77006-4306
MALANDAIN RAPHAELE	3403 ROSELAND ST	HOUSTON	TX	77006-4306
LINDEMANN JEFFREY	3405 ROSELAND ST	HOUSTON	TX	77006-4306
HSU WEILI & IRENE	3407 ROSELAND ST	HOUSTON	TX	77006-4306
ALCORN JUSTIN D	3409 ROSELAND ST	HOUSTON	TX	77006-4306
SEBESTA JERRY W & HELEN	3411 ROSELAND ST	HOUSTON	TX	77006-4306
MENDOZA SHIRLEY	3415 ROSELAND ST	HOUSTON	TX	77006-4306
BRYAN BOYD A	3419 ROSELAND ST	HOUSTON	TX	77006-4306
SUK EUGENE	3423 ROSELAND ST	HOUSTON	TX	77006-4306
FRIEDMAN JANET TERI	3427 ROSELAND ST	HOUSTON	TX	77006-4306
POWER STEVE P	PO BOX 130612	HOUSTON	TX	77219-0612
HANCOCK GARY	2603 STANFORD ST	HOUSTON	TX	77006-2927
CREATIVE RESTORATION LP	1636 RICHMOND AVE	HOUSTON	TX	77006-5255
VIZCAINO RUBEN ADRIAN	2606 STANFORD ST APT 1	HOUSTON	TX	77006-2941
GAMBHIR BALJIT A	2608 STANFORD ST	HOUSTON	TX	77006-2943
MITCHELL WEBB	PO BOX 131328	HOUSTON	TX	77219-1328
MIQUELOTO CELSO & MARCIA	2810 LOUISIANA ST APT 1	HOUSTON	TX	77006-3538
LEGRANDE GREGO	2611 STANFORD ST	HOUSTON	TX	77006-2927
MICHENAUD SEBASTIEN & LUCILLE	2612 STANFORD ST	HOUSTON	TX	77006-2928
WALSH CAROL BARDEN & ROBERT	2614 STANFORD ST	HOUSTON	TX	77006-2928
STRAM BRUCE	2615 STANFORD ST	HOUSTON	TX	77006-2927
CHEN ENG C & CHIANG TZUU	4518 HIGHWAY 6	SUGAR LAND	TX	77478-4488
WELLS FARGO BANK TRUSTEE	3415 VISION DR	COLUMBUS	OH	43219-6009
FRISHMAN LAURA J	3403 STANFORD ST	HOUSTON	TX	77006-4316
FERNANDEZ DIEGO	3405 STANFORD ST	HOUSTON	TX	77006-4316
PROLER LYNETTE G	PO BOX 66827	HOUSTON	TX	77266-6827
LEARMONTH JAMES A	3409 STANFORD ST	HOUSTON	TX	77006-4316
MILLER SARA K	3411 STANFORD ST	HOUSTON	TX	77006-4316
GILBOE DEREK	3415 STANFORD ST	HOUSTON	TX	77006-4316
SCHNEIDER DANE P & WENDY L	3417 STANFORD ST	HOUSTON	TX	77006-4316
WANG WEILIEN	3419 STANFORD ST	HOUSTON	TX	77006-4316
CHAMBERS DEBRA L	3421 STANFORD ST	HOUSTON	TX	77006-4316
DOUTHIT DWIGHT D	3423 STANFORD ST	HOUSTON	TX	77006-4316
CHANDLER BANJAMIN J & KATHERINE	2506 WESTERLAKE DR	PEARLAND	TX	77584-7214
COIFMAN RONALD	3503 STANFORD ST	HOUSTON	TX	77006-4310
COIFMAN RONALD	3503 STANFORD ST	HOUSTON	TX	77006-4310
DIFEDE VANESSA	3504 STANFORD ST	HOUSTON	TX	77006-4311
MORRISON IAIN	3505 STANFORD ST	HOUSTON	TX	77006-4310
MORRISON IAIN	3505 STANFORD ST	HOUSTON	TX	77006-4310
OLSON LAURA	3506 STANFORD ST	HOUSTON	TX	77006-4311

# Montrose Management District

## Property Owners within 500 feet of the Proposed Special Parking Area

Owner	Mailing Address	City	State	Zip
PRICE JEREMY & SOPHIA	3507 STANFORD ST	HOUSTON	TX	77006-4310
FUTRAL GARY	3508 STANFORD ST	HOUSTON	TX	77006-4311
FONG WILLIAM D & JING ZHOU	3509 STANFORD ST	HOUSTON	TX	77006-4310
FONG WILLIAM D & JING ZHOU	3509 STANFORD ST	HOUSTON	TX	77006-4310
WARREN TODD ALAN	3510 STANFORD ST	HOUSTON	TX	77006-4311
SCHNEIDER RICHARD & VIRGINIA	1604 MARSHALL ST	HOUSTON	TX	77006-4122
CARRELL JOSEPH L JR	3515 STANFORD ST	HOUSTON	TX	77006-4310
TRAN KHOA	3517 STANFORD ST	HOUSTON	TX	77006-4310
JOHNSON CHARLES DEAN JR	3519 STANFORD ST	HOUSTON	TX	77006-4310
LUTZ CHRISTIAN P	3 WINDERMERE LN	HOUSTON	TX	77063-1409
LUTZ CHRISTIAN	3 WINDERMERE LN	HOUSTON	TX	77063-1409
HAMBLIN FAMILY TRUST	279 COVINGTON RD	LOS ALTOS	CA	94024-4030
DUYKA TIMOTHY B	309 STRATFORD ST UNIT 16	HOUSTON	TX	77006-3158
LAGROUE VIRGINIA A	7918 BRAES MEADOW DR	HOUSTON	TX	77071-1302
WOMENS HOME INC	607 WESTHEIMER RD	HOUSTON	TX	77006-3915
KENNARD MICHAEL R	309 STRATFORD ST APT 11	HOUSTON	TX	77006-3123
THOMASON BRAD	309 STRATFORD ST APT 8	HOUSTON	TX	77006-3136
LEOPOLD JOSEPH L	309 STRATFORD ST APT 7	HOUSTON	TX	77006-3136
BECKER DANIEL F	14002 CYPRESSWOOD CROSSING BLVD	HOUSTON	TX	77070-2558
LEOPOLD JOSEPH LEE	309 STRATFORD ST APT 7	HOUSTON	TX	77006-3136
KUBICEK DWAYNE J	11072 GRANT RD # B PMB 622	CYPRESS	TX	77429
KUBICK DWAYNE	11702 GRANT RD STE B PMB 622	CYPRESS	TX	77429-5771
WOMENS HOME	607 WESTHEIMER RD	HOUSTON	TX	77006-3915
WOMENS HOME THE	607 WESTHEIMER RD	HOUSTON	TX	77006-3915
WOMENS HOME INC	607 WESTHEIMER RD	HOUSTON	TX	77006-3915
ODWYER SEBASTIAN	309 STRATFORD ST APT 19	HOUSTON	TX	77006-3123
II NEWTON REAL ESTATE INVESTMENTS	5 POWDERHORN ST	HOUSTON	TX	77024-5124
ROBINSON JAMES L	800 COUNTRY PLACE DR APT 905	HOUSTON	TX	77079-8500
WOMENS HOME INC	607 WESTHEIMER RD	HOUSTON	TX	77006-3915
MOWRY KENNETH WAYNE	309 STRATFORD ST APT 3	HOUSTON	TX	77006-3136
ROBINSON JAMES LEROY	800 COUNTRY PLACE DR APT 905	HOUSTON	TX	77079-8500
BAKER ROBERT W	309 MCGOWEN ST	HOUSTON	TX	77006-2237
WOMENS HOME INC	607 WESTHEIMER RD	HOUSTON	TX	77006-3915
MARQUEZ AGELIA M P	310 STRATFORD ST	HOUSTON	TX	77006-3122
MCCLELLAN LARRY	401 STRATFORD ST	HOUSTON	TX	77006-3019
VALDEZ SCOTT J	402 STRATFORD ST	HOUSTON	TX	77006-3020
ATHANASSIOU NICOLAS	403 STRATFORD ST	HOUSTON	TX	77006-3019
CURRENT OWNER	404 STRATFORD ST	HOUSTON	TX	77006-3020
BARRETT ROBERTSON S & ELISABETH A	405 STRATFORD ST	HOUSTON	TX	77006-3019
MILLER JEAN A & PATRICIA S	3642 TARTAN LN	HOUSTON	TX	77025-2520
MILLER JEAN A & PATRICIA S	3642 TARTAN LN	HOUSTON	TX	77025-2520
ROYCE STRATFORD LTD	501 AVONDALE ST	HOUSTON	TX	77006-2913
ROYCE STRATFORD LTD	501 AVONDALE ST	HOUSTON	TX	77006-2913
ROYCE STRATFORD LTD	501 AVONDALE ST	HOUSTON	TX	77006-2913
PERETYAZHKO TANYA	2711 TAFT ST	HOUSTON	TX	77006-3125
BARNETT JUDITH L	PO BOX 66452	HOUSTON	TX	77266-6452
HYDE PARK TOWN HOME ASSOC % SUZANNE BROOKS	1307 HYDE PARK BLVD	HOUSTON	TX	77006-1256
DELEV ANTON K	4215 MCDUFFIE ST APT 14	HOUSTON	TX	77098-3456
LEAL MERCEDES	2509 VAN BUREN ST	HOUSTON	TX	77006-2712
WALLACE JEANNE F	2513 VAN BUREN ST	HOUSTON	TX	77006-2712
GRACE EVANGELICAL	2515 WAUGH DR	HOUSTON	TX	77006-2509
GRACE EVANGELICAL LUTHERAN	2515 WAUGH DR	HOUSTON	TX	77006-2509
ALDERMAN LISA B	2522 WAUGH DR	HOUSTON	TX	77006-2510
MACDONALD CODY J	2601 WAUGH DR	HOUSTON	TX	77006-2714
WOLF SUE PELLEGRINO	4018 DICKSON ST	HOUSTON	TX	77007-7428
PETRY SCOTT & KELLY	2604 WAUGH DR	HOUSTON	TX	77006-2715
LAUD RITESH B	2605 WAUGH DR	HOUSTON	TX	77006-2714
2615 WAUGH LLC	909 FANNIN ST STE 1800	HOUSTON	TX	77010-1016
H TOWN PROPERTIES LLC	115 HYDE PARK BLVD	HOUSTON	TX	77006-3204
SHAHEEN FAMILY TRUST	2600 S GESSNER RD STE 504	HOUSTON	TX	77063-3214
MICHELANGELO'S INC	9703 RICHMOND AVE STE 100	HOUSTON	TX	77042-4605
MICHELANGELO'S INC	9703 RICHMOND AVE STE 100	HOUSTON	TX	77042-4605
SHAHEEN FAMILY TRUST	2600 S GESSNER RD STE 504	HOUSTON	TX	77063-3214
NRH FAMILY TRUST	5104 HUISACHE ST	BELLAIRE	TX	77401-4930
PENCHAS JONATHAN	315 WESTHEIMER RD	HOUSTON	TX	77006-3129
322 WESTHEIMER LLC	2204 LOUISIANA ST STE 233	HOUSTON	TX	77002-8607
SANDERS JACK	323 WESTHEIMER RD	HOUSTON	TX	77006-3129



# Montrose Management District

## Property Owners within 500 feet of the Proposed Special Parking Area

Owner	Mailing Address	City	State	Zip
IANNUCCI DIANE	327 WESTHEIMER RD	HOUSTON	TX	77006-3129
TV & HO INC	1103 S SHEPHERD DR	HOUSTON	TX	77019-3609
1601 WESTHEIMER LIMITED LLC	1601 WESTHEIMER RD STE C	HOUSTON	TX	77006-3781
DEMERIS GUS	2911 S SHEPHERD DR	HOUSTON	TX	77098-1537
DEMERIS GUS	2911 S SHEPHERD DR	HOUSTON	TX	77098-1537
AFLP WEST 3 LLC	708 BERING DR APT L	HOUSTON	TX	77057-2158
S K M PROPERTIES INC	2211 NORFOLK ST STE 1050	HOUSTON	TX	77098-4044
AFLP WEST 1 LLC	708 BERING DR APT L	HOUSTON	TX	77057-2158
1634 WESTHEIMER LP	600 CONGRESS AVE STE 200	AUSTIN	TX	78701-2995
ROYCE WHITNEY LTD	501 AVONDALE ST	HOUSTON	TX	77006-2913
TEETER FRANK	2602 WHITNEY ST	HOUSTON	TX	77006-3024
ROYCE WHITNEY LTD	501 AVONDALE ST	HOUSTON	TX	77006-2913
ROYCE WHITNEY LTD	501 AVONDALE ST	HOUSTON	TX	77006-2913
ROYCE WHITNEY LTD	501 AVONDALE ST	HOUSTON	TX	77006-2913
ROYCE WHITNEY LTD	501 AVONDALE ST	HOUSTON	TX	77006-2913
ROYCE WHITNEY LTD	501 AVONDALE ST	HOUSTON	TX	77006-2913
FRICKE TOM	220 EMERSON ST	HOUSTON	TX	77006-4567
RITCHEY JOHN W JR	3332 WHITNEY ST	HOUSTON	TX	77006-4029
VALERIE GREGORY J	3411 GRAUSTARK ST	HOUSTON	TX	77006-3811
VALERIE GREG J	3411 GRAUSTARK ST	HOUSTON	TX	77006-3811
GOSSETT CHERYL A	2551 WINDSOR ST	HOUSTON	TX	77006-2529
FREEMAN AMY E	2555 WINDSOR ST	HOUSTON	TX	77006-2529
ANNUNCIATION GREEK	3511 YOAKUM BLVD	HOUSTON	TX	77006-4326
CURRENT OWNER	2500 YOAKUM BLVD	HOUSTON	TX	77006-2719
BERNARD LEONARD	1331 HYDE PARK BLVD	HOUSTON	TX	77006-2501
HADDOCK JOLEE P	1018 BRIAR RIDGE DR	HOUSTON	TX	77057-1126
VOUNO LLC	2510 MONTROSE BLVD	HOUSTON	TX	77006-2729
ELIZONDO GUS A	2515 YOAKUM BLVD	HOUSTON	TX	77006-2740
SIBOUYEH MICHAEL	2608 YOAKUM BLVD	HOUSTON	TX	77006-2721
CHAM ROBERT P	2610 YOAKUM BLVD	HOUSTON	TX	77006-2721
LESLEY PATSY A	2614 YOAKUM BLVD	HOUSTON	TX	77006-2721
FLANNERY MATTHEW B	2618 YOAKUM BLVD	HOUSTON	TX	77006-2721
FENZ DANIEL M	2620 YOAKUM BLVD	HOUSTON	TX	77006-2721
LEVY RYAN	2626 YOAKUM BLVD	HOUSTON	TX	77006-2721
FLETCHER ANDREW S	3404 YOAKUM BLVD	HOUSTON	TX	77006-4325
REV CARL L PIEBER CM REVOCABLE TRUST	475 E CHELTEN AVE	PHILADELPHIA	PA	19144-5731
KELLETT JOHN S W	3408 YOAKUM BLVD	HOUSTON	TX	77006-4325
MARKOWSKI JEFFREY G	1806 GREENGRASS CT	HOUSTON	TX	77008-1120
KENDALL VICTOR C	3412 YOAKUM BLVD	HOUSTON	TX	77006-4325
FLETCHER ANDREW S	3414 YOAKUM BLVD	HOUSTON	TX	77006-4325
LA COLOMBE DOR PROPERTIES LLC	3410 MONTROSE BLVD	HOUSTON	TX	77006-4329
PEREZ ERNEST R & THERESE L	3418 YOAKUM BLVD	HOUSTON	TX	77006-4325
MANCHESTER ROBERT EDWARD	3402 MOUNT VERNON ST	HOUSTON	TX	77006-3831
THERIOT DEAN M	1415 BONNIE BRAE ST APT E	HOUSTON	TX	77006-5280
DAS PIA	3424 YOAKUM BLVD	HOUSTON	TX	77006-4325
CHURCH HELLENIC ORTH	509 WALKER	HOUSTON	TX	77002
ANNUNCIATION GREEK ORTHODOX	3511 YOAKUM BLVD	HOUSTON	TX	77006-4326
ANNUNCIATION GREEK	3520 YOAKUM BLVD	HOUSTON	TX	77006-4327
ANNUNCIATION GREEK	3511 YOAKUM BLVD	HOUSTON	TX	77006-4326
WOODHEAD INTERESTS LLC	4911 VALERIE ST	BELLAIRE	TX	77401-5707
WOODHEAD INTERESTS LLC	4911 VALERIE ST	BELLAIRE	TX	77401-5707
GRIFFITH L R & D E	2525 YUPON ST	HOUSTON	TX	77006-2533
JACOBS SUSAN	2535 YUPON ST	HOUSTON	TX	77006-2533
RALEY DAVIS J	2607 YUPON ST	HOUSTON	TX	77006-2620
SHARPE CARL P	2610 YUPON ST	HOUSTON	TX	77006-2621
ROLLINS EUGENE W	2612 YUPON ST	HOUSTON	TX	77006-2621
MITCHELL DAVID L & DINAH G	PO BOX 70	DAYTON	TX	77535-0002
WYNNE JOSEPH W III	2615 YUPON ST	HOUSTON	TX	77006-2620
CONNER JOAN P	2616 YUPON ST	HOUSTON	TX	77006-2621
HAGEMAN THOMAS A	2617 YUPON ST	HOUSTON	TX	77006-2620
RAZNAHAN DAVID & SHERRY	32 SUGARBERRY CIR	HOUSTON	TX	77024-7251
KASTELY JAMES L &	3404 YUPON ST	HOUSTON	TX	77006-3806
NEWTON DONNA	3405 YUPON ST UNIT B	HOUSTON	TX	77006-3805
SODERBERG DAVID J	3405 YUPON ST UNIT A	HOUSTON	TX	77006-3805
SWANSON CHRIS	3407 YUPON ST	HOUSTON	TX	77006-3805
GEARY ANGELE	3410 YUPON ST	HOUSTON	TX	77006-3806
WOODHEAD INTERESTS LLC	4911 VALERIE ST	BELLAIRE	TX	77401-5707
BERRY DAVID A	3414 YUPON ST	HOUSTON	TX	77006-3806
ARNOLD SCOTT & LISA	310 MAIN ST STE 200	HOUSTON	TX	77002-1859

Montrose Management District
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Property Owners within 500 feet of the Proposed Special Parking Area
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Owner	Mailing Address	City	State	Zip
HANLIN JAMES E &	3420 YUPON ST	HOUSTON	TX	77006-3806
RINANDO JAMES	3502 YUPON ST	HOUSTON	TX	77006
ZELT COLIN A	3503 YUPON ST	HOUSTON	TX	77006-4215

## TAB THREE

Montrose Area WalkScore

## Living in Neartown - Montrose Houston



Neartown - Montrose is the 2nd most walkable neighborhood in Houston with 29,175 residents.

Neartown - Montrose has good public transportation and is very bikeable.

Nearby neighborhoods: [Fourth Ward \(/TX/Houston/Fourth\\_Ward/\)](/TX/Houston/Fourth_Ward/), [Midtown \(/TX/Houston/Midtown/\)](/TX/Houston/Midtown/), [The Museum District \(/TX/Houston/The\\_Museum\\_District/\)](/TX/Houston/The_Museum_District/), [Afton Oaks - River Oaks \(/TX/Houston/Afton\\_Oaks\\_-\\_River\\_Oaks/\)](/TX/Houston/Afton_Oaks_-_River_Oaks/), [University Place \(/TX/Houston/University\\_Place/\)](/TX/Houston/University_Place/), [Washington Avenue - Memorial Park \(/TX/Houston/Washington\\_Avenue\\_-\\_Memorial\\_Park/\)](/TX/Houston/Washington_Avenue_-_Memorial_Park/) and [Medical Center \(/TX/Houston/Medical\\_Center/\)](/TX/Houston/Medical_Center/).

**Nearby Apartments** ([/apartments/search/TX/Houston/Neartown\\_-\\_Montrose/](/apartments/search/TX/Houston/Neartown_-_Montrose/))

**View Houston homes for sale** (<https://www.redfin.com/city/8903/TX/Houston/>)



### Neartown - Montrose is Very Walkable

Most errands can be accomplished on foot.

**Walk Score Map**





## Houston Planning Commission

### STAFF REPORT

#### Staff Recommendation: Approve

**Basis of Staff Recommendation:** Montrose Parking Management District submits a Special Parking Area application to Planning Department. The Montrose Special Parking Area is defined as the area along Westheimer Road and Montrose Boulevard as shown on the map. The intent of the Montrose Special Parking Area is to create parking requirements to help developments meet the unique needs in Montrose. After further study and review, staff recommends approving this application. Before the Commission opens the public hearing, staff would like to make a brief presentation for this application.

Since Planning Commission does not look at these SPA applications very often, staff would like to talk about few key points regarding the SPA requirement that was added to parking ordinance in 2013. One size does not fit all. Therefore, the SPA was created to allow for different areas within the city to come up with unique solutions depending on the area. SPA would be created by the City council and the management entity responsible for parking needs would submit an application to review again in two years. If it fails to do so, the planning commission can remove the SPA designation.

Staff has worked with the applicant on the application since 2014. The applicant submitted an application for Montrose Special Parking Area (Montrose SPA) in early 2016. To accommodate staff's comments, the applicant has revised the original application and submitted the current application to Planning & Development Department in December 2016.

After further study and review, staff believes that the current proposed SPA meets the intent of the ordinance and recommends approving the application for the following reasons.

1. Montrose is an area of diverse land uses ranging from small boutique shops to popular restaurants/bars and from small bungalow homes to large apartment complexes. This type of diversity translates to evolving increasing parking demand in the overall area.
2. A number of areas in Houston are attracting higher density commercial, office, and multifamily residential developments. However, current ordinance creates one size fits all to regulate minimum parking requirements based on use classifications. It does not

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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recognize the unique parking requirements for developments located in different geographic areas, such as Montrose. Special Parking Area was created in 2013 to grant neighborhoods the ability to address their own parking requirements. The main intent of Special Parking Area is to allow neighborhoods to have the flexibility to promote developments sensitive to local context. This is the exact intent of the proposed Montrose Special Parking Area.

3. Current ordinance only allows businesses to provide off-site parking within 250' from the site. The Planning Commission just approved the proposed Chapter 26 amendment to allow businesses to provide off-site parking within 500' from the site and up to 25% of off-site parkings within 800' from the site. The proposed parking requirement in the proposed Montrose Special Parking Area is very similar to the approved amendment. It would allow businesses to provide off-site parking within 500' from the site and up to 80% of off-site parkings within 800' from the site. The proposed Montrose SPA is intended to allow for better use of existing parking areas for all classes of use with the exception of Class 2 (Residential) and Class 9 (automotive). Class 2 and Class 9 would be required to meet Chapter 26 requirements.
4. New business and business expansion within the Special Parking Area would be required to provide the number of off-street parking spaces required by the ordinance. The SPA does not regulate on street parking spaces. Business cannot include on street parking spaces to meet parking requirements.
5. The intent of the Montrose Special Parking Area as presented in this application is to:
  - Better utilize the existing supply of parking through increased shared parking and valet parking;
  - Increase parking supply through strategic addition of structured parking;
  - Increase awareness of off-site locations for parking
  - Increase the use of alternative travel options
  - Improve on-street parking conditions

Staff recommends approving the Montrose SPA application for the following reasons:

1. The SPA application meets the intent of the ordinance to recognize the uniqueness of Montrose area and provide flexibility to promote developments sensitive to local context.
2. The proposed deviation from the ordinance requirements is moderate. The application would maintain the vibrant, walkable area in Montrose.

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# OFF-STREET PARKING VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: II**

Meeting Date: 01-19-2017

## Houston Planning Commission

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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

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

1	Ace Endodontics Cypress	C2		Approve the plat subject to the conditions listed
2	ALG Truck	C2		Defer Additional information reqd
3	Aliana Trace Drive and Reserves	C3P		Approve the plat subject to the conditions listed
4	Arbor Trails Sec 3	C3F		Approve the plat subject to the conditions listed
5	Barker Cypress Y Shops	C2	DEF1	Withdraw
6	Bellaire Blvd in Grand Vista Lakes Street Dedication Sec 1	C3P		Approve the plat subject to the conditions listed
7	Bridgeland Parkland Village Sec 5	C3F		Approve the plat subject to the conditions listed
8	Bridgeland Parkland Village Sec 6	C3F		Approve the plat subject to the conditions listed
9	Bridgeland Parkland Village Sec 9	C3F		Approve the plat subject to the conditions listed
10	Bridgeland Parkland Village Sec 10	C3F		Approve the plat subject to the conditions listed
11	Cambridge Falls Sec 10	C3P	DEF1	Defer Applicant request
12	Canyon Village at Westheimer Lakes Sec 1 partial replat no 2	C3F		Approve the plat subject to the conditions listed
13	Colina Homes on Crockett Street replat no 1	C3F		Approve the plat subject to the conditions listed
14	Cypress Creek Lakes Sec 22	C3F		Approve the plat subject to the conditions listed
15	East Orem Charter School	C2		Approve the plat subject to the conditions listed
16	Emmanuel Baptist Church of Houston	C2		Approve the plat subject to the conditions listed
17	Evergreen Villas Sec 2	C3F		Approve the plat subject to the conditions listed
18	Evergreen Villas Sec 3	C3P		Approve the plat subject to the conditions listed
19	Family Dollar Imperial Valley Drive	C2		Approve the plat subject to the conditions listed
20	Family Dollar MLK and Van Fleet	C2		Approve the plat subject to the conditions listed
21	Franz Road Storages Reserve	C2		Approve the plat subject to the conditions listed
22	Freeman Ranch Drive Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
23	Freeman Ranch Drive Street Dedication Sec 2	SP		Approve the plat subject to the conditions listed
24	Freeman Ranch GP	GP	DEF1	Approve the plat subject to the conditions listed
25	Freeman Ranch Sec 1	C3P	DEF1	Approve the plat subject to the conditions listed
26	Freeman Ranch Sec 2	C3P	DEF1	Approve the plat subject to the conditions listed
27	Grand Oaks GP	GP	DEF1	Defer Applicant request
28	Grand Oaks Sec 5	C3P	DEF1	Defer Applicant request
29	Grand Oaks Sec 6	C3P	DEF1	Defer Applicant request
30	Hayden Lakes GP	GP		Defer Applicant request
31	Hickory Commons	C2		Approve the plat subject to the conditions listed



**Platting Summary****Houston Planning Commission****PC Date: January 19, 2017**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
32	Hiram Center	C2		Approve the plat subject to the conditions listed
33	Huffman ISD Elementary School Site No 3	C2		Defer Additional information reqd
34	Ivy Kids Cypress Creek	C2		Defer Applicant request
35	Janveekrishna LLC	C2		Approve the plat subject to the conditions listed
36	Katy New Camp	C2		Approve the plat subject to the conditions listed
37	Katy Pointe Reserves	C3P		Approve the plat subject to the conditions listed
38	KNA Commercial Park	C2		Approve the plat subject to the conditions listed
39	La Michoacana at Clay	C2		Approve the plat subject to the conditions listed
40	Laurel Park North Sec 3	C3F		Defer Additional information reqd
41	Laurel Park North Sec 5	C3F		Approve the plat subject to the conditions listed
42	Lower Heights District Addition	C3F		Approve the plat subject to the conditions listed
43	Madera Run Parkway Street Dedication Sec 4	SP	DEF1	Approve the plat subject to the conditions listed
44	McClesky Medical Clinic	C3P		Approve the plat subject to the conditions listed
45	Melody Oaks partial replat no 18	C3F		Approve the plat subject to the conditions listed
46	Miramesa Sec 3	C3F		Approve the plat subject to the conditions listed
47	Miramesa Sec 9	C3F		Approve the plat subject to the conditions listed
48	Republic Business Center Sec 1	C3F		Approve the plat subject to the conditions listed
49	Rhone At The Vineyards replat no 1	C3F		Approve the plat subject to the conditions listed
50	Telge Commercial Reserves Sec 1	C3P	DEF1	Approve the plat subject to the conditions listed
51	Vistas of Klein Lake Sec 2 partial replat no 1	C3F		Approve the plat subject to the conditions listed

**B-Replats**

52	AA Professional Dog Handling	C2R		Approve the plat subject to the conditions listed
53	Bogs Road Plant South Site	C2R		Approve the plat subject to the conditions listed
54	Chateaux at the Bastrop	C2R		Defer Chapter 42 planning standards
55	Clinton Park United Methodist Church	C2R		Withdraw
56	Daniel Heights	C2R		Approve the plat subject to the conditions listed
57	Frida Refuge	C2R		Approve the plat subject to the conditions listed
58	Fulton Station	C3R		Approve the plat subject to the conditions listed
59	Geranium Heights	C2R	DEF1	Defer Applicant request
60	Hutchins Landing	C2R		Approve the plat subject to the conditions listed
61	Isabella Court	C2R		Approve the plat subject to the conditions listed
62	Leeland Refuge	C2R		Disapprove

**Platting Summary****Houston Planning Commission****PC Date: January 19, 2017**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
63	Louetta Creek Townhomes	C2R		Approve the plat subject to the conditions listed
64	Mandolin Square	C2R		Approve the plat subject to the conditions listed
65	Manors on Del Rio	C2R		Approve the plat subject to the conditions listed
66	Mckinney Estates	C2R		Defer Additional information reqd
67	Meadows Marketplace amending plat no 1 partial replat no 1	C2R		Approve the plat subject to the conditions listed
68	Myrtle Woods	C2R		Withdraw
69	North Houston Heights partial replat no 1	C2R		Approve the plat subject to the conditions listed
70	Peden Street Grove	C2R	DEF1	Approve the plat subject to the conditions listed
71	Place 43 Cypresswood	C2R		Approve the plat subject to the conditions listed
72	Refuge Bells	C2R		Defer Additional information reqd
73	Safe Harbor Storage replat no 1 and extension	C2R		Approve the plat subject to the conditions listed
74	Tracys Corner	C2R		Approve the plat subject to the conditions listed
75	Treasure Island	C3R		Defer Additional information reqd
76	Venice Street Landing	C2R		Approve the plat subject to the conditions listed
77	Wakefield Courts	C2R	DEF1	Approve the plat subject to the conditions listed
78	West 24th Street Views	C2R		Approve the plat subject to the conditions listed

**C-Public Hearings Requiring Notification**

79	Monarch Estates Sec 3 partial replat no 1	C3N	DEF1	Approve the plat subject to the conditions listed
80	Shermandale Addition partial replat no 1 and extension	C3N		Approve the plat subject to the conditions listed
81	Shops at Spring Forest	C3N		Defer Applicant request
82	Silverbonnet Place partial replat no 1	C3N		Approve the plat subject to the conditions listed
83	Spring Branch Estates Sec 2 partial replat no 9	C3N		Defer Chapter 42 planning standards Approve
84	Sterling Homes	C3N		the plat subject to the conditions listed Defer
85	Washington Terrace partial replat no 3	C3N		Additional information reqd
86	West Lane Annex partial replat no 3	C3N		Approve the plat subject to the conditions listed

**D-Variances**

87	Beamer Villas	C3R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
88	Bogs Road Plant North Site	C2R		Defer per Harris County's request
89	Ella Medical Center	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
90	Five Hundred Twenty Nine Commercial Park	C2R		Defer Chapter 42 planning standards

**Platting Summary****Houston Planning Commission****PC Date: January 19, 2017**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
91	GBP Business Park	C2	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
92	Great Commission Family Church Reserve	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
93	Hidden Lake at Gettysburg	C3P		Defer per Harris County's request
94	Houston Area Community Services at Fannin	C2R		Defer Additional information reqd
95	McGowen Project	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
96	Shanti	C2	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
97	Silver Springs GP	GP	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
98	Silver Springs Sec 2	C3P	DEF1	Approve the plat subject to the conditions listed
99	West Bellfort Development	C2	DEF1	Defer Additional information reqd

**E-Special Exceptions**

100	Grand Vista Lakes GP	GP		Grant the requested special exception(s) and Approve the plat subject to the conditions listed
101	Grand Vista Lakes Sec 1	C3P		Approve the plat subject to the conditions listed
102	Grand Vista Lakes Sec 2	C3P		Approve the plat subject to the conditions listed
103	Grand Vista Lakes Sec 3	C3P		Grant the requested special exception(s) and Approve the plat subject to the conditions listed

**F-Reconsideration of Requirements**

104	Bridgeland Parkland Village GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
105	Bridgeland Creek Parkway Street Dedication Sec 6	SP	DEF1	Approve the plat subject to the conditions listed

**G-Extensions of Approval**

106	Anserra Sec 4	EOA		Approve
107	Eigel View Estates	EOA		Approve
108	Haven at Washington Avenue Apartments	EOA		Approve
109	Mooney Center	EOA		Approve
110	Mount Houston Road MUD Wastewater Treatment Plant	EOA		Approve
111	Raintree Place Sec 3 replat no 1	EOA		Approve
112	Terraces On West 28th Street replat no 1	EOA		Approve
113	Tran Residence	EOA		Approve

**Platting Summary****Houston Planning Commission****PC Date: January 19, 2017**

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

**H-Name Changes**

114	Washington Vineyard (prev. Haven at Washington Avenue Apartments)	NC	Approve
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**I-Certification of Compliance**

115	26258 Burning Tree	COC	Approve
116	23431 McSpadon Road	COC	Approve
117	20055 Ravenwood Drive	COC	Approve
118	23242 FM 1314	COC	Approve
119	26700 Coach Light Lane	COC	Approve

**J-Administrative**

None

**K-Development Plats with Variance Requests**

120	9402 Derrik Drive	DPV	Approve
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**Off-Street Parking Variance**

V.	1403 McGowen St	PV	Approve
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**Hotel/Motel Variance**

VI.	Paradise Motel located at 8405 Hempstead Hwy	HMV	Defer
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 1  
**Action Date:** 01/19/2017  
**Plat Name:** Ace Endodontics Cypress  
**Developer:** HM General Contractors  
**Applicant:** PROSURV  
**App No/Type:** 2016-2177 C2

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

Total Acreage:	0.8090	Total Reserve Acreage:	0.8090
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	77429	326Z	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)

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

192. Appendix H:Harris County Flood Control District Engineer is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

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

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

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

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

PWE Utility Analysis: Approved

Harris County Flood Control District: Label drainage channel as "HCFCD Unit K145-05-00".

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)

Driveway should line up with median opening. Left turn lane will be required if there will be shared access with adjacent properties.



**Agenda Item:** 2  
**Action Date:** 01/19/2017  
**Plat Name:** ALG Truck  
**Developer:** Audie Gray Family L.P.  
**Applicant:** Lentz Engineering, L.C.  
**App No/Type:** 2016-2103 C2

**Staff Recommendation:**  
Defer Additional  
information reqd

Total Acreage:	5.0010	Total Reserve Acreage:	5.0010
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	77026	454V	City

***Conditions and Requirements for Approval***

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

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

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

134.04. Add to general notes on face of plat: This property(s) is located in Park Sector number 4.

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

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

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

***For Your Information:***

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 2  
**Action Date:** 01/19/2017  
**Plat Name:** ALG Truck  
**Developer:** Audie Gray Family L.P.  
**Applicant:** Lentz Engineering, L.C.  
**App No/Type:** 2016-2103 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

Parks and Recreation: This property(s) is located in Park Sector number 4.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 3  
**Action Date:** 01/19/2017  
**Plat Name:** Aliana Trace Drive and Reserves  
**Developer:** Aliana Development Company  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2016-2090 C3P

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

Total Acreage:	26.8010	Total Reserve Acreage:	24.9950
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 134 B
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526Z	ETJ

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

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

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

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

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

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

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

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

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

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

Fort Bend Engineer: 1) Update Precinct 1 Commissioner to Vincent M. Morales, Jr.  
 2) Provide recording info in all blanks  
 3) Define maintenance of Reserve C  
 4) Submit to FBC for formal review  
 5) Submit construction plans  
 6) Label West Aliana Trace as a 100' ROW  
 PWE Utility Analysis: Approved





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 4  
**Action Date:** 01/19/2017  
**Plat Name:** Arbor Trails Sec 3  
**Developer:** L & E Boettcher Family Partnership  
**Applicant:** Van De Wiele & Vogler, Inc.  
**App No/Type:** 2017-0007 C3F

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

Total Acreage:	12.0489	Total Reserve Acreage:	3.2942
Number of Lots:	55	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Timber Lane Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77338	333G	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)

159. Provide centerline tie.

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 5  
**Action Date:** 01/19/2017  
**Plat Name:** Barker Cypress Y Shops  
**Developer:** ADVANCE SURVEYING, INC.  
**Applicant:** Advance Surveying, Inc.  
**App No/Type:** 2016-2116 C2

**Staff Recommendation:**  
Withdraw

Total Acreage:	3.4817	Total Reserve Acreage:	3.4817
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Addicks Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77084	447P	ETJ

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

1. A General Plan 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.

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)

Groeschke road is labeled as double lines on mtfp map. Existing ROW appears to be 100 feet.

A general plan may need to be submitted with plat as owner owns property to the north and south. Check with COH.

coordinate with HCFCD if additional drainage easements are required

TIA Required. Evaluate turn lane requirements on Groeschke. Frontage on Barker Cypress is insufficient for a median opening on Barker Cypress, evaluate shared access driveway to north.

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



**Agenda Item:** 6  
**Action Date:** 01/19/2017  
**Plat Name:** Bellaire Blvd in Grand Vista Lakes Street Dedication Sec 1  
**Developer:** DR Horton  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No/Type:** 2017-0063 C3P

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

Total Acreage:	5.2000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 190
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526H	ETJ

***Conditions and Requirements for Approval***

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

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

052. Grand Vista Lakes Sec 3 must be recorded prior to or simultaneously with this plat.

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

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

***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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 corner radii at intersection to 30'  
 2) 41' B-B pavement will be required in front of Recreation Reserve A  
 3) Consider a roundabout at Bellaire and Grand Landing Blvd  
 4) Submit to FBC for formal review  
 5) Submit construction plans  
 PWE Utility Analysis: Approved

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 7  
**Action Date:** 01/19/2017  
**Plat Name:** Bridgeland Parkland Village Sec 5  
**Developer:** Bridgeland Development, LP  
**Applicant:** Costello, Inc.  
**App No/Type:** 2017-0053 C3F

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

Total Acreage:	22.3000	Total Reserve Acreage:	6.6910
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:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	366T	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.

052. Bridgeland Parkland Crossing Street Dedication Section 1 must be recorded prior to or simultaneously with this plat.

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

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 7  
**Action Date:** 01/19/2017  
**Plat Name:** Bridgeland Parkland Village Sec 5  
**Developer:** Bridgeland Development, LP  
**Applicant:** Costello, Inc.  
**App No/Type:** 2017-0053 C3F

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

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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)  
Easements dedicated by separate instrument need to be recorded prior to plat recordation.  
Parkland crossing drive will need to be recorded 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:** 8  
**Action Date:** 01/19/2017  
**Plat Name:** Bridgeland Parkland Village Sec 6  
**Developer:** Bridgeland Development, LP  
**Applicant:** Costello, Inc.  
**App No/Type:** 2017-0027 C3F

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

Total Acreage:	19.2600	Total Reserve Acreage:	2.7645
Number of Lots:	50	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.

052. Bridgeland Parkland Crossing Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat.

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

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

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

1. Detention to the north of this plat must be recorded prior or simultaneous with 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.

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)  
Easements outside of plat boundary will need to be recorded before plat recordation  
Parkland crossing and westgreen blvd will need to be recorded prior to or simultaneously with this plat  
UVE should be checked at Parkland Crossing and Westgreen Drive, and at Pilot Knob Drive and Parkland Crossing.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 9  
**Action Date:** 01/19/2017  
**Plat Name:** Bridgeland Parkland Village Sec 9  
**Developer:** Bridgeland Development, LP  
**Applicant:** McKim & Creed, Inc.  
**App No/Type:** 2017-0049 C3F

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

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Total Acreage:	11.8820	Total Reserve Acreage:	1.2740
Number of Lots:	39	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	366T	ETJ

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

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

052. Bridgeland Parkland Crossing Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat.

159. Provide centerline tie.

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

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

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

1. Use revised 10'/20' building line illustration and notes.

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

The below comments were made by other agencies during this review period. These comments 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:** 01/19/2017  
**Plat Name:** Bridgeland Parkland Village Sec 9  
**Developer:** Bridgeland Development, LP  
**Applicant:** McKim & Creed, Inc.  
**App No/Type:** 2017-0049 C3F

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)  
Parkland crossing street dedication will need to be recorded prior to or simultaneously with this plat.  
Easements dedicated by separate instrument outside of plat boundary will need to be recorded prior to plat recordation  
UVE should be checked at Pilot Knob Drive and Parkland Crossing.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 01/19/2017  
**Plat Name:** Bridgeland Parkland Village Sec 10  
**Developer:** Bridgeland Development, LP  
**Applicant:** McKim & Creed, Inc.  
**App No/Type:** 2017-0052 C3F

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

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Total Acreage:	13.2030	Total Reserve Acreage:	2.2860
Number of Lots:	47	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 489
County	Zip	Key Map ©	City / ETJ
Harris	77433	366T	ETJ

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

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

052. Bridgeland Parkland Village Section 9 must be recorded prior to or simultaneously with this plat.

159. Provide centerline tie.

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

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

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

1. Use revised 10'/20' Building line illustration and notes.

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

The below comments were made by other agencies during this review period. These comments 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:** 01/19/2017  
**Plat Name:** Bridgeland Parkland Village Sec 10  
**Developer:** Bridgeland Development, LP  
**Applicant:** McKim & Creed, Inc.  
**App No/Type:** 2017-0052 C3F

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

---

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)  
Parkland crossing street dedication will need to be recorded prior to or simultaneously with this plat.  
Easements dedicated by separate instrument outside of plat boundary will need to be recorded prior to plat recordation  
UVE should be checked at Pilot Knob Drive and Parkland Crossing.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 01/19/2017  
**Plat Name:** Cambridge Falls Sec 10  
**Developer:** Fresno Lakes, Ltd.  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2016-2148 C3P

**Staff Recommendation:**  
Defer Applicant request

---

Total Acreage:	18.7970	Total Reserve Acreage:	0.3390
Number of Lots:	99	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 23
County	Zip	Key Map ©	City / ETJ
Fort Bend	77545	611S	ETJ

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

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

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

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

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)

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

1. Remove 1' reserve along Trent Shores Lane where it connects to adjoining section aka Winfield Lakes Sec 11

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

The below comments were made by other agencies during this review period. These comments 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:** 11

**Action Date:** 01/19/2017

**Plat Name:** Cambridge Falls Sec 10

**Developer:** Fresno Lakes, Ltd.

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

**App No/Type:** 2016-2148 C3P

**Staff Recommendation:**

Defer Applicant request

---

Fort Bend Engineer: 1) Update Precinct 1 Commissioner to Vincent M. Morales, Jr.  
2) Provide the correct FBC sidewalk note  
3) Submit variance request for 20' B.L.  
4) Remove the 1' reserve on Trent Shores Lane  
5) Update note 18 and define maintenance of landscape reserves  
6) Provide recording information for all blank UEs  
7) Submit to FBC for formal review  
8) Submit civil construction plans  
Chimney Rock?  
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:** 12  
**Action Date:** 01/19/2017  
**Plat Name:** Canyon Village at Westheimer Lakes Sec 1 partial replat no 2  
**Developer:** Advanced Periodontics and Implants of Katy  
**Applicant:** Weisser Engineering Company  
**App No/Type:** 2017-0003 C3F

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

Total Acreage:	1.2262	Total Reserve Acreage:	1.2262
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 142
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524K	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. Add note to plat: The Planning Commission granted a variance to allow Restricted to Commercial Reserves A and B to take access from a 60' wide access easement instead of a public street. Any modifications to the plat would make the variance approval invalid and the variance would have to be readdressed.

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

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

Fort Bend Engineer: 1) Update Precinct 1 Commissioner to Vincent M. Morales, Jr.  
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:** 13  
**Action Date:** 01/19/2017  
**Plat Name:** Colina Homes on Crockett Street replat no 1  
**Developer:** COLINA HOMES  
**Applicant:** ICMC GROUP INC  
**App No/Type:** 2017-0024 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):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493F	City

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

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

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:** 13  
**Action Date:** 01/19/2017  
**Plat Name:** Colina Homes on Crockett Street replat no 1  
**Developer:** COLINA HOMES  
**Applicant:** ICMC GROUP INC  
**App No/Type:** 2017-0024 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 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%  
AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 14  
**Action Date:** 01/19/2017  
**Plat Name:** Cypress Creek Lakes Sec 22  
**Developer:** Mischer Investments, LP  
**Applicant:** BGE, Inc.  
**App No/Type:** 2016-2099 C3F

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

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Total Acreage:	18.3600	Total Reserve Acreage:	8.7012
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:	Harris County MUD 433
County	Zip	Key Map ©	City / ETJ
Harris	77433	366U	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.

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)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 01/19/2017  
**Plat Name:** East Orem Charter School  
**Developer:** BIG RED DOG  
**Applicant:** Civil-Surv Land Surveying, L.C.  
**App No/Type:** 2017-0001 C2

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

Total Acreage:	14.5370	Total Reserve Acreage:	14.5370
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	77048	574N	City

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

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

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

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

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

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

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

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

PWE Utility Analysis: A Wastewater Capacity Reservation 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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 16  
**Action Date:** 01/19/2017  
**Plat Name:** Emmanuel Baptist Church of Houston  
**Developer:** Emmanuel Baptist Church  
**Applicant:** R.W. Patrick & Associates, Inc.  
**App No/Type:** 2017-0010 C2

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

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Total Acreage:	10.2140	Total Reserve Acreage:	10.2140
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	77429	327E	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.
- 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.

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 17  
**Action Date:** 01/19/2017  
**Plat Name:** Evergreen Villas Sec 2  
**Developer:** Evergreen Villas LTD  
**Applicant:** Arborleaf Engineering & Surveying, Inc.  
**App No/Type:** 2017-0037 C3F

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

---

Total Acreage:	21.4100	Total Reserve Acreage:	1.7360
Number of Lots:	143	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	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.

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. Only Ch. 42 approved land-use designations allowed for Reserves

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

The below comments were made by other agencies during this review period. These comments 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:** 17  
**Action Date:** 01/19/2017  
**Plat Name:** Evergreen Villas Sec 2  
**Developer:** Evergreen Villas LTD  
**Applicant:** Arborleaf Engineering & Surveying, Inc.  
**App No/Type:** 2017-0037 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)

Douglas fir villa avenue may be a street name duplication of douglas fir which is on our road log(41894021). check with city if street needs to be revised

UVE should be checked at Leafy Autumn Path and E. Little York Road.

Driveway should be placed at 5' from west UE line for Lot 22, Block 7 and 5' from north UE line for Lot 2, Block 3.

A note "Access to E. Little York Road shall be denied for Lots backing onto that road" should be added to the Plat.

Reserve B should also be restricted for landscaping/open space for denying access

All-way stop warrant analysis – Leafy Autumn at City Green

Provide sidewalk for E Little York pedestrian school route between Hidden Crest Lane and Leafy Autumn.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 01/19/2017  
**Plat Name:** Evergreen Villas Sec 3  
**Developer:** Evergreen Villas LTD  
**Applicant:** Arborleaf Engineering & Surveying, Inc.  
**App No/Type:** 2017-0041 C3P

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

---

Total Acreage:	21.5060	Total Reserve Acreage:	1.6970
Number of Lots:	138	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:	Greenwood Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77044	417S	ETJ

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

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Evergreen Villas Sec 2 and W. Little York Road 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)
1. Coordinate with GP to the south regarding dedication of W. Little York Road.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 18  
**Action Date:** 01/19/2017  
**Plat Name:** Evergreen Villas Sec 3  
**Developer:** Evergreen Villas LTD  
**Applicant:** Arborleaf Engineering & Surveying, Inc.  
**App No/Type:** 2017-0041 C3P

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

---

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)  
Determine if any additional ROW dedication is needed for bridge embankment for East Little York road before final plat submittal  
UVE should be checked at Little Gem Villa Lane at E. Little York Road.  
Street Name - E. Little York Road should be added.  
Driveway should be placed 5' from UE line for Lot 11, Block 4, for Lot 1, Block 5, for Lot 1, Block 6 and for Lot 15, Block 7.  
sec 2 will need to be recorded prior to or simultaneously with this plat  
Reserves A and B should also be restricted to landscape/open space to deny access  
All-way stop warrant analysis – Little Gem Villa at City Green  
UVE analysis – Little Gem Villa at E Little York  
Off-street parking analysis required for reserve B, rec site > 1 acre.

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 19  
**Action Date:** 01/19/2017  
**Plat Name:** Family Dollar Imperial Valley Drive  
**Developer:** 3D DEVELOPMENT  
**Applicant:** REKHA ENGINEERING, INC.  
**App No/Type:** 2016-2118 C2

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

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Total Acreage:	2.6564	Total Reserve Acreage:	2.6564
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 36
County	Zip	Key Map ©	City / ETJ
Harris	77073	332Z	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.

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 20  
**Action Date:** 01/19/2017  
**Plat Name:** Family Dollar MLK and Van Fleet  
**Developer:** 3D DEVELOPMENT  
**Applicant:** REKHA ENGINEERING, INC.  
**App No/Type:** 2016-2142 C2

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

Total Acreage:	7.8410	Total Reserve Acreage:	7.8410
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	77033	534S	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.

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

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

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

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

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

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 21  
**Action Date:** 01/19/2017  
**Plat Name:** Franz Road Storages Reserve  
**Developer:** Franz Road Storage  
**Applicant:** Replat Specialists  
**App No/Type:** 2016-2100 C2

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

Total Acreage:	3.7246	Total Reserve Acreage:	3.7246
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	445U	ETJ

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

047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

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

The below comments were made by other agencies during this review period. These comments 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:** 22  
**Action Date:** 01/19/2017  
**Plat Name:** Freeman Ranch Drive Street Dedication Sec 1  
**Developer:** LGI Homes  
**Applicant:** Pape-Dawson Engineers  
**App No/Type:** 2016-2135 SP

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

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Total Acreage:	3.3380	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Waller County MUD 9
County	Zip	Key Map ©	City / ETJ
Waller	77493	403P	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.

PWE Utility Analysis: Approved

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 23  
**Action Date:** 01/19/2017  
**Plat Name:** Freeman Ranch Drive Street Dedication Sec 2  
**Developer:** LGI Homes  
**Applicant:** Pape-Dawson Engineers  
**App No/Type:** 2016-2137 SP

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

---

Total Acreage:	4.9500	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:	Waller County MUD 9
County	Zip	Key Map ©	City / ETJ
Waller	77493	403T	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.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 01/19/2017  
**Plat Name:** Freeman Ranch GP  
**Developer:** LGI Homes  
**Applicant:** Pape-Dawson Engineers  
**App No/Type:** 2016-2127 GP

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

Total Acreage:	562.6360	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:	Waller County MUD 9
County	Zip	Key Map ©	City / ETJ
Waller	77493	403T	ETJ

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

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

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

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

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

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

143.2. Measure from ROW edge to ROW edge to accurately measure intersection spacing.

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 25  
**Action Date:** 01/19/2017  
**Plat Name:** Freeman Ranch Sec 1  
**Developer:** LGI Homes  
**Applicant:** Pape-Dawson Engineers  
**App No/Type:** 2016-2139 C3P

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

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Total Acreage:	55.5300	Total Reserve Acreage:	31.0020
Number of Lots:	123	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:	Waller County MUD 9
County	Zip	Key Map ©	City / ETJ
Waller	77493	403P	ETJ

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

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

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

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

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 26  
**Action Date:** 01/19/2017  
**Plat Name:** Freeman Ranch Sec 2  
**Developer:** LGI Homes  
**Applicant:** Pape-Dawson Engineers  
**App No/Type:** 2016-2140 C3P

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

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Total Acreage:	20.7860	Total Reserve Acreage:	2.7500
Number of Lots:	88	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:	Waller County MUD 9
County	Zip	Key Map ©	City / ETJ
Waller	77493	403P	ETJ

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

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

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

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

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

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 01/19/2017

**Plat Name:** Grand Oaks GP

**Developer:** Woodmere Development Company

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

**App No/Type:** 2016-2087 GP

**Staff Recommendation:**

Defer Applicant request

---

Total Acreage:	113.6680	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:	Rolling Creek Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77084	447A	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.

153. Intersection spacing is not permitted. (126-129) Revise drawing for compliance.

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

The below comments were made by other agencies during this review period. These comments 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:** 27  
**Action Date:** 01/19/2017  
**Plat Name:** Grand Oaks GP  
**Developer:** Woodmere Development Company  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2016-2087 GP

**Staff Recommendation:**  
Defer Applicant request

---

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

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

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

Cypress Bay Drive needs to show connection to avoid a discontinuous street and emergency responder issues TIA evaluating operations and capacity (e.g. SB LTL capacity, signal warrant, possible WB RTL) Greenhouse at Cypress Bay before plan approval for the Section 6 shown between sec 4 and 10

TIA evaluating operations at the Old Greenhouse subdivision entrances required before approval of section 5 plans LTLs on Old Greenhouse or widening of subdivision streets may be required

Mitigation actions, if required, can be phased with a commitment for concurrent construction with future sections.

Addressing: Though this is a general plan, if the current reserved streets come through as a preliminary plat then "Center Crossing Drive" will need to be changed as Crossing and Drive are both street types.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 01/19/2017  
**Plat Name:** Grand Oaks Sec 5  
**Developer:** Woodmere Development Company  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2016-2085 C3P

**Staff Recommendation:**  
 Defer Applicant request

Total Acreage:	11.1950	Total Reserve Acreage:	0.0000
Number of Lots:	50	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:	Rolling Creek Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77084	447E	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.

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

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

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

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

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

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)

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

TIA required, Old Greenhouse subdivision entrances.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 01/19/2017  
**Plat Name:** Grand Oaks Sec 6  
**Developer:** Woodmere Development Company  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2016-2086 C3P

**Staff Recommendation:**  
Defer Applicant request

Total Acreage:	16.9820	Total Reserve Acreage:	4.9460
Number of Lots:	58	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Rolling Creek Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77084	447E	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.

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

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

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

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

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

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)

to avoid a discontinuous street and EMS issues, show connection of cypress Bay drive easements outside of plat boundary will need to be recorded by separate instrument before plat recordation coordinate with HCFCD to determine if additional drainage easement is required reserve F may need to have 20 foot frontage along public ROW. check with COH. TIA required, Greenhouse at Cypress Bay.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 01/19/2017  
**Plat Name:** Hayden Lakes GP  
**Developer:** Beazer Homes Texas, L.P., A Delaware Limited Partnership  
**Applicant:** 7gen Planning  
**App No/Type:** 2017-0061 GP

**Staff Recommendation:**  
Defer Applicant request

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Total Acreage:	213.0000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Northwest Harris County MUD 5
County	Zip	Key Map ©	City / ETJ
Harris	77429	328A	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)

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 31  
**Action Date:** 01/19/2017  
**Plat Name:** Hickory Commons  
**Developer:** Lovett Homes  
**Applicant:** TRI-TECH SURVEYING CO., L.P./BEC-LIN ENGINEERING,  
L.P./GLOBAL SURVEYORS, INC.  
**App No/Type:** 2017-0065 C2

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

Total Acreage:	0.1079	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493G	City

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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)

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.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 32  
**Action Date:** 01/19/2017  
**Plat Name:** Hiram Center  
**Developer:** Doans & Associates  
**Applicant:** Hovis Surveying Company Inc.  
**App No/Type:** 2017-0018 C2

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

---

Total Acreage:	2.3334	Total Reserve Acreage:	2.3334
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77053	571Z	ETJ

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

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

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

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

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

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 33  
**Action Date:** 01/19/2017  
**Plat Name:** Huffman ISD Elementary School Site No 3  
**Developer:** Adico LLC  
**Applicant:** Gruller Surveying  
**App No/Type:** 2017-0016 C2

**Staff Recommendation:**  
Defer Additional  
information reqd

---

Total Acreage:	24.3484	Total Reserve Acreage:	24.3484
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:	Luce Bayou PUD
County	Zip	Key Map ©	City / ETJ
Harris	77336	299X	ETJ

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

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

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

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

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

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

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

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:** 34  
**Action Date:** 01/19/2017  
**Plat Name:** Ivy Kids Cypress Creek  
**Developer:** Mission Engineering  
**Applicant:** Gruller Surveying  
**App No/Type:** 2016-2144 C2

**Staff Recommendation:**  
Defer Applicant request

---

Total Acreage:	0.0921	Total Reserve Acreage:	0.0921
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 433
County	Zip	Key Map ©	City / ETJ
Harris	77433	366U	ETJ

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

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

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

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

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

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 35  
**Action Date:** 01/19/2017  
**Plat Name:** Janveekrishna LLC  
**Developer:** Janveekrishna LLC  
**Applicant:** Hovis Surveying Company Inc.  
**App No/Type:** 2017-0019 C2

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

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Total Acreage:	1.2028	Total Reserve Acreage:	1.0733
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:	West Harris County MUD 5
County	Zip	Key Map ©	City / ETJ
Harris	77493	444Z	ETJ

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

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

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

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 36  
**Action Date:** 01/19/2017  
**Plat Name:** Katy New Camp  
**Developer:** Carlos Barreto  
**Applicant:** Hovis Surveying Company Inc.  
**App No/Type:** 2017-0048 C2

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

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Total Acreage:	15.7230	Total Reserve Acreage:	15.4655
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	77449	445C	ETJ

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

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

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

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

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

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

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

PWE Utility Analysis: Approved.  
City Engineer: DETENTION IS REQUIRED AND NEED DRAINAGE PLAN

Harris County Flood Control District: show existing HCFCD right-of-way create a 220 ft wide drainage reserve along South Mayde Creek for conveyance to HCFCD via a drainage easement or in fee.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 01/19/2017  
**Plat Name:** Katy Pointe Reserves  
**Developer:** TELEPHONE INVESTMENTS, INC.  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2017-0002 C3P

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

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Total Acreage:	10.3970	Total Reserve Acreage:	9.8800
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	77493	445E	ETJ

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#### ***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)
- Dead-end utility easements are not permitted

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 38  
**Action Date:** 01/19/2017  
**Plat Name:** KNA Commercial Park  
**Developer:** KNA Partners  
**Applicant:** Civil Concepts, Inc.  
**App No/Type:** 2017-0034 C2

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

Total Acreage:	3.0200	Total Reserve Acreage:	3.0200
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	491D	City

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

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

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

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

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)

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

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

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

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

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

City Engineer: DETENTION IS REQUIRED AND MAKE SURE B.L. SHOWS ON OLD KATY ROAD

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 39  
**Action Date:** 01/19/2017  
**Plat Name:** La Michoacana at Clay  
**Developer:** Trazzo Design, Inc.  
**Applicant:** Windrose  
**App No/Type:** 2017-0030 C2

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

Total Acreage:	2.0673	Total Reserve Acreage:	2.0673
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Ricewood MUD
County	Zip	Key Map ©	City / ETJ
Harris	77449	446F	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)

label the 25' B.L along Clay and Sundown Way Drive

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

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

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

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

Harris Engineer: This 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)

Access is denied to Upland Fair Lane because of landscape reserve strip

UVE should be checked at Sundown Way Drive and Clay Road.

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

ROW hypotenuse L1 at corner of Sundown Way Drive and Clay Road should be 28.28' for 20'x20' cutback.

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



**Agenda Item:** 40  
**Action Date:** 01/19/2017  
**Plat Name:** Laurel Park North Sec 3  
**Developer:** HT Spring Steubner Land, L.P.  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2017-0011 C3F

**Staff Recommendation:**  
 Defer Additional  
 information reqd

Total Acreage:	31.1710	Total Reserve Acreage:	3.2060
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***

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)

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.

- 1) coordinate row transition with the county
- 2) add wastewater note
- 3) must address min intersection spacing, as indicated
- 4)provide release letter from pipeline company

***For Your Information:***

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

label recording info for Emerald Mist Parkway

Off-street parking analysis required for recreational Res A > 1 acre

provide all-way stop warrant analysis, Aster Park at Stonebreak.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 41  
**Action Date:** 01/19/2017  
**Plat Name:** Laurel Park North Sec 5  
**Developer:** HT Spring Steubner Land, L.P.  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2017-0015 C3F

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

Total Acreage:	5.1810	Total Reserve Acreage:	0.6270
Number of Lots:	23	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	77379	290N	ETJ

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

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

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

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

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

- 1) return U.E to street, as indicated on the mark up
- 2) add wastewater note
- 3) record Laurel Park North Sec 3 prior to or simultaneously with this plat

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

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

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)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 01/19/2017  
**Plat Name:** Lower Heights District Addition  
**Developer:** Summer Street Retail  
**Applicant:** Terra Surveying Company, Inc.  
**App No/Type:** 2017-0064 C3F

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

Total Acreage:	22.5178	Total Reserve Acreage:	20.6173
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	493E	City

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

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

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

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

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

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.

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

<b>Agenda Item:</b>	43	<b>Staff Recommendation:</b>	Approve the plat subject to the conditions listed
<b>Action Date:</b>	01/19/2017		
<b>Plat Name:</b>	Madera Run Parkway Street Dedication Sec 4		
<b>Developer:</b>	Crescent LHTX 2012, LLC, a Delaware limited liability company		
<b>Applicant:</b>	BGE, Inc.		
<b>App No/Type:</b>	2016-2129 SP		

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Total Acreage:	5.5210	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 504
County	Zip	Key Map ©	City / ETJ
Harris	77346	377K	ETJ

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

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

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

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

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

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

record Madera Run Parkway Street dedication Sec 3 prior to or simultaneously with this plat.

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

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

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

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

Madera run Parkway Sec 3 will need to be recorded prior to or simultaneously with this plat

Easements outside of plat boundary will need to be recorded prior to plat recordation

Construction plan (Project Number 1606290046) has not been approved.

add 1-foot reserves along plat boundary

Humble ISD groves school plat has stub street at this location on south side of road (see markups). Plat is requested to be deferred for further discussion.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 44  
**Action Date:** 01/19/2017  
**Plat Name:** McClesky Medical Clinic  
**Developer:** LJA Engineering, Inc.  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2017-0023 C3P

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

Total Acreage:	10.8490	Total Reserve Acreage:	10.8310
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	New Caney MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	256Q	ETJ

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

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

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

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

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

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

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

139. Provide 15' for widening of Justice Dr and legion rd both local street. (122)

- 1)add nad 83 note
- 2)add scale factor note
- 3)add centerpoint 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.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 45

**Action Date:** 01/19/2017

**Plat Name:** Melody Oaks partial replat no 18

**Developer:** Rob Ryan Construction

**Applicant:** Texan Land Consultants

**App No/Type:** 2017-0060 C3F

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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Total Acreage:	0.2828	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	10	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	77055	451X	City

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

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

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

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

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

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

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

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

The below comments were made by other agencies during this review period. These comments 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: The then-current fee in lieu of dedication shall be applied to this number (1 units) of dwelling units.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 46

**Action Date:** 01/19/2017

**Plat Name:** Miramesa Sec 3

**Developer:** Meritage Homes of Texas, LLC

**Applicant:** Jones|Carter - Woodlands Office

**App No/Type:** 2017-0032 C3F

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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Total Acreage:	13.3000	Total Reserve Acreage:	0.1560
Number of Lots:	70	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 165
County	Zip	Key Map ©	City / ETJ
Harris	77433	406D	ETJ

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

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

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

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

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

052. Sec 1,5 & 6 must be recorded prior to or simultaneously with this plat.

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

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

203. Provide complete Recordation Package when submitting plat for 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:** 46

**Action Date:** 01/19/2017

**Plat Name:** Miramesa Sec 3

**Developer:** Meritage Homes of Texas, LLC

**Applicant:** Jones|Carter - Woodlands Office

**App No/Type:** 2017-0032 C3F

**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)

Sec 1 will need to be recorded prior to or simultaneously with this plat

Easements outside of plat boundary will need to be recorded prior to plat recordation or remove

Change street name in sec 1 to Four Corners Drive before sec 1 recordation.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 47  
**Action Date:** 01/19/2017  
**Plat Name:** Miramesa Sec 9  
**Developer:** CalAtlantic Homes of Texas, Inc.  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2017-0059 C3F

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

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Total Acreage:	15.4100	Total Reserve Acreage:	0.4200
Number of Lots:	76	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 165
County	Zip	Key Map ©	City / ETJ
Harris	77433	406C	ETJ

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

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

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

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 47

**Action Date:** 01/19/2017

**Plat Name:** Miramesa Sec 9

**Developer:** CalAtlantic Homes of Texas, Inc.

**Applicant:** Jones|Carter - Woodlands Office

**App No/Type:** 2017-0059 C3F

**Staff Recommendation:**

Approve the plat subject to the conditions listed

---

PWE Utility Analysis: Approved.

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

Easements dedicated by separate instrument will need to be recorded prior to or simultaneously with this plat

WB left turn lane will be required on West Road at Belmont Park Drive

Belmont Park Drive adjoins future commercial property – 41 ft. roadway required

Provide all-way stop warrant analysis Belmont Park at Highfield park

Correct "longhorn" creek call at south border.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 48  
**Action Date:** 01/19/2017  
**Plat Name:** Republic Business Center Sec 1  
**Developer:** National Property Holdings  
**Applicant:** Windrose  
**App No/Type:** 2017-0035 C3F

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

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Total Acreage:	110.6395	Total Reserve Acreage:	104.9241
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:	
County	Zip	Key Map ©	City / ETJ
Harris	77064	369R	ETJ

---

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

041. Access easements dedicated by separate instrument shown on the plat must be abandoned prior to recordation.
047. Make minor corrections and additions as indicated on the marked file copy.
091. Provide One-foot reserve note to the plat. (193)
- 185.3. Appendix A: Remove single family paragraph from 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:** 48  
**Action Date:** 01/19/2017  
**Plat Name:** Republic Business Center Sec 1  
**Developer:** National Property Holdings  
**Applicant:** Windrose  
**App No/Type:** 2017-0035 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 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

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)

Required two UVEs have not been shown on the Plat.

Republic Business Center Drive should be located at existing median opening and NB left turn lane will be required on Gessner Road at Republic Business Center Drive. Storage of LTL will be determined by TIA when adjoining properties are developed.

ROW radii C1 & C13 at corners of Republic Business Center Drive and Gessner Road should be 30'.

41 ft. pavement required

Limited scope TIA for sizing required LTL on Gessner.

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 49  
**Action Date:** 01/19/2017  
**Plat Name:** Rhone At The Vineyards replat no 1  
**Developer:** REED/ALMEDA SIDING LLC.  
**Applicant:** MOMENTUM ENGINEERING  
**App No/Type:** 2017-0013 C3F

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

Total Acreage:	16.0630	Total Reserve Acreage:	16.0630
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	532Z	City

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

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. Add note for the unlocated pipeline easement.

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 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:** 50  
**Action Date:** 01/19/2017  
**Plat Name:** Telge Commercial Reserves Sec 1  
**Developer:** Kroger Texas, LP  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2016-1985 C3P

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

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Total Acreage:	24.1750	Total Reserve Acreage:	23.8370
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	77429	367H	ETJ

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

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
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)
- 1)revise all dates to 2017  
2)Show found or set rods at all boundary corners

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

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



**PLANNING &  
DEVELOPMENT  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 50  
**Action Date:** 01/19/2017  
**Plat Name:** Telge Commercial Reserves Sec 1  
**Developer:** Kroger Texas, LP  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2016-1985 C3P

**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 [civildevel@hcpid.org](mailto:civildevel@hcpid.org) .

UVE should be checked for making right turn on red by NB traffic on Telge Road at Jarvis Road.  
TIA will be required to determine driveway locations, left turn lane requirements, shared access and additional impact at the intersection of Telge Road and Jarvis Road.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 51  
**Action Date:** 01/19/2017  
**Plat Name:** Vistas of Klein Lake Sec 2 partial replat no 1  
**Developer:** CalAtlantic Homes of Texas, Inc.  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2017-0005 C3F

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

Total Acreage:	11.2760	Total Reserve Acreage:	3.1920
Number of Lots:	48	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77379	290Y	ETJ

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

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

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

185.2. Appendix A: Provide an attesting individual 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.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

UVE required for EB RTOR at C2, TC Jester at Pine Lakes.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 52  
**Action Date:** 01/19/2017  
**Plat Name:** AA Professional Dog Handling  
**Developer:** A&A Dog Handling, LLC  
**Applicant:** C & C Surveying, Inc  
**App No/Type:** 2016-2179 C2R

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

Total Acreage:	1.7770	Total Reserve Acreage:	1.7770
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77041	408G	City/ETJ

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

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

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)

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

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

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

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

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

PWE Utility Analysis: Approved  
City Engineer: DETENTION IS REQUIRED

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)



**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 53  
**Action Date:** 01/19/2017  
**Plat Name:** Bogs Road Plant South Site  
**Developer:** Aqua Texas  
**Applicant:** Windrose  
**App No/Type:** 2017-0033 C2R

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

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Total Acreage:	2.4988	Total Reserve Acreage:	2.4988
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	77375	249T	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.

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

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

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

203. Provide complete Recordation Package when submitting plat for 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:** 53  
**Action Date:** 01/19/2017  
**Plat Name:** Bogs Road Plant South Site  
**Developer:** Aqua Texas  
**Applicant:** Windrose  
**App No/Type:** 2017-0033 C2R

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

---

City Engineer: DETENTION IS REQUIRED

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

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

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

UVE should be checked at Hufsmith Lutheran Cemetery Road and Bogs Road.  
15'x15' Cutback is required at corner of Bogs Road at Hufsmith Lutheran Cemetery Road.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 54  
**Action Date:** 01/19/2017  
**Plat Name:** Chateaux at the Bastrop  
**Developer:** Tai Brothers International Inc.  
**Applicant:** Building and Infrastructure Solutions  
**App No/Type:** 2016-2105 C2R

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

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Y	City

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

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

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

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

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

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

1. 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.

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

3. Use verbatim notes for Reduced Building line.

4. Dash all lines outside plat boundary and center site as shown on marked file.

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 54  
**Action Date:** 01/19/2017  
**Plat Name:** Chateaux at the Bastrop  
**Developer:** Tai Brothers International Inc.  
**Applicant:** Building and Infrastructure Solutions  
**App No/Type:** 2016-2105 C2R

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

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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%

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 01/19/2017

**Plat Name:** Clinton Park United Methodist Church

**Developer:** Clinton Park United Methodist Church

**Applicant:** dia architects

**App No/Type:** 2016-2111 C2R

**Staff Recommendation:**

Withdraw

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Total Acreage:	0.5929	Total Reserve Acreage:	0.5929
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	5	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77029	495V	City

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

This application will require a Public Hearing with notification. A preliminary and final submittal must be submitted.

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

The below comments were made by other agencies during this review period. These comments 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:** 56  
**Action Date:** 01/19/2017  
**Plat Name:** Daniel Heights  
**Developer:** WAZ Development  
**Applicant:** Richard Grothues Designs  
**App No/Type:** 2017-0028 C2R

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

Total Acreage:	0.4936	Total Reserve Acreage:	0.4936
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492G	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 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

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 57  
**Action Date:** 01/19/2017  
**Plat Name:** Frida Refuge  
**Developer:** East End Development  
**Applicant:** East End Development LLC  
**App No/Type:** 2017-0004 C2R

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

Total Acreage:	0.1147	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77023	494X	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 MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65% AND NEED B.L.

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 01/19/2017

**Plat Name:** Fulton Station

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

**Applicant:** Jones|Carter - Woodlands Office

**App No/Type:** 2017-0070 C3R

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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Total Acreage:	3.4296	Total Reserve Acreage:	0.4720
Number of Lots:	39	Number of Multifamily Units:	0
COH Park Sector:	17	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	453U	City

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

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

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

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

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

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

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

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

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

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: 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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 59

**Action Date:** 01/19/2017

**Plat Name:** Geranium Heights

**Developer:** Geranium Holdings

**Applicant:** i On Construction

**App No/Type:** 2016-2072 C2R

**Staff Recommendation:**

Defer Applicant request

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Total Acreage:	0.1047	Total Reserve Acreage:	0.1047
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	77022	453N	City

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

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

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

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%

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 60  
**Action Date:** 01/19/2017  
**Plat Name:** Hutchins Landing  
**Developer:** Anderson Canyon, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2017-0054 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:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Y	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)

217. Add shared driveway plat notes: 3) The garage portion of each single-family residential unit is setback from the edge of the shared driveway at least 4 feet. Each garage entry is parallel to the shared driveway.

**For Your Information:**

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

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

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: PLAT TRACKER MAY NOT HAVE THE CORRECT DRAWING



**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 61  
**Action Date:** 01/19/2017  
**Plat Name:** Isabella Court  
**Developer:** Lovett Homes  
**Applicant:** TRI-TECH SURVEYING CO., L.P./BEC-LIN ENGINEERING,  
L.P./GLOBAL SURVEYORS, INC.  
**App No/Type:** 2017-0062 C2R

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

Total Acreage:	0.1435	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493X	City

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

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

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

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

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)

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

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

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

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





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

### **Meeting CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 61

**Action Date:** 01/19/2017

**Plat Name:** Isabella Court

**Developer:** Lovett Homes

**Applicant:** TRI-TECH SURVEYING CO., L.P./BEC-LIN ENGINEERING,  
L.P./GLOBAL SURVEYORS, INC.

**App No/Type:** 2017-0062 C2R

Parks and Recreation: • To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 13.

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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

For long form:

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 62  
**Action Date:** 01/19/2017  
**Plat Name:** Leeland Refuge  
**Developer:** East End Development  
**Applicant:** East End Development LLC  
**App No/Type:** 2016-2040 C2R

**Staff Recommendation:**  
Disapprove

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77023	494Y	City

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

206. Staff recommendation is disapproval for the following reasons.  
Application requires a public hearing.

subdivision has single family restrictions

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

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 01/19/2017  
**Plat Name:** Louetta Creek Townhomes  
**Developer:** Spectrum Developers  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2017-0020 C2R

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

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Total Acreage:	4.0946	Total Reserve Acreage:	4.0946
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:	Harris County MUD 275
County	Zip	Key Map ©	City / ETJ
Harris	77388	331B	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.

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

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

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

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

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 64  
**Action Date:** 01/19/2017  
**Plat Name:** Mandolin Square  
**Developer:** BEACON AT CYPRESSWOOD L.P.  
**Applicant:** MOMENTUM ENGINEERING  
**App No/Type:** 2017-0008 C2R

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

Total Acreage:	6.2100	Total Reserve Acreage:	6.2100
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:	Harris County MUD 230
County	Zip	Key Map ©	City / ETJ
Harris	77070	369C	ETJ

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

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

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

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

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

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

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

1) revise reason for replat, as depicted on markup

2) do not dedicated UVE

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

The below comments were made by other agencies during this review period. These comments 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:** 64

**Action Date:** 01/19/2017

**Plat Name:** Mandolin Square

**Developer:** BEACON AT CYPRESSWOOD L.P.

**Applicant:** MOMENTUM ENGINEERING

**App No/Type:** 2017-0008 C2R

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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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)

UVE has been shown on the Plat. UVE Exhibit should be sent to Traffic for verification. Acreage/Sq. Footage of required UVE area should be called out on the Plat.

If a driveway is proposed on Cypresswood Drive, it should be in line with existing median opening and WB LTL will be required.

Hypotenuse of corner ROW at Mandolin Drive and Cypresswood Drive should be 28.28' for 20'x20' cutback. Monument Easement is in conflict with UVE and cutback 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

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 65  
**Action Date:** 01/19/2017  
**Plat Name:** Manors on Del Rio  
**Developer:** Dan Investments LLC  
**Applicant:** ICMC GROUP INC  
**App No/Type:** 2016-2113 C2R

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

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Total Acreage:	0.3546	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533L	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 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.



**Agenda Item:** 66

**Action Date:** 01/19/2017

**Plat Name:** Mckinney Estates

**Developer:** MTY Builders Inc

**Applicant:** PLS

**App No/Type:** 2016-2124 C2R

**Staff Recommendation:**

Defer Additional  
information reqd

Total Acreage:	0.3443	Total Reserve Acreage:	0.0046
Number of Lots:	9	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77023	494S	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)

134.11. Add to general notes on face of plat: This property(s) is located in Park Sector number 11.

- 1)provide lot size averaging chart on face of the plat and provide exhibit for the block faces.
- 2)show found or set rods at all corners.
- 3)provide record info for adjacent r.o.w

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

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

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

#### **• Correct Parks and Open Space Table**

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.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 67  
**Action Date:** 01/19/2017  
**Plat Name:** Meadows Marketplace amending plat no 1 partial replat no 1  
**Developer:** Meadows Marketplace Shopping Center, LP  
**Applicant:** BGE, Inc.  
**App No/Type:** 2017-0017 C2R

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

Total Acreage:	0.1110	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 35
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	525B	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.

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

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

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

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

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

Fort Bend Engineer: 1) Update Precinct 1 Commissioner to Vincent M. Morales, Jr.  
2) Revise B.L. and Scenic Easement with this plat as they will no longer meet their listed distance from the ROW  
3) Submit to FBC for formal review  
4) Submit construction plans

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





**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 68  
**Action Date:** 01/19/2017  
**Plat Name:** Myrtle Woods  
**Developer:** East End Development  
**Applicant:** East End Development LLC  
**App No/Type:** 2016-2143 C2R

**Staff Recommendation:**  
Withdraw

Total Acreage:	0.1498	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77023	494X	City

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

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>

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 69  
**Action Date:** 01/19/2017  
**Plat Name:** North Houston Heights partial replat no 1  
**Developer:** ADVANCE SURVEYING, INC.  
**Applicant:** Advance Surveying, Inc.  
**App No/Type:** 2017-0006 C2R

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

Total Acreage:	0.1881	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	414Q	ETJ

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

047. Make minor corrections and additions as indicated on the marked file copy.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- Provide newer version of 10/20 diagram/notes

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

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

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

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

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



**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 70  
**Action Date:** 01/19/2017  
**Plat Name:** Peden Street Grove  
**Developer:** Mazzarino Development  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2016-2106 C2R

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

Total Acreage:	0.1423	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77006	493N	City

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

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

079. Add all Lot Size and Coverage notes to the plat. (183)

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

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

Add Deed Restricted BL note when there is BL other than Chapter 42 BL

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.

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>

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 71  
**Action Date:** 01/19/2017  
**Plat Name:** Place 43 Cypresswood  
**Developer:** Bovay Engineers Inc  
**Applicant:** AGS CONSULTANTS LLC  
**App No/Type:** 2017-0045 C2R

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

Total Acreage:	2.1985	Total Reserve Acreage:	2.1985
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 82
County	Zip	Key Map ©	City / ETJ
Harris	77373	292V	ETJ

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

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

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

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

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

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

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

PWE Utility Analysis: 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)

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 72  
**Action Date:** 01/19/2017  
**Plat Name:** Refuge Bells  
**Developer:** East End Development  
**Applicant:** East End Development LLC  
**App No/Type:** 2017-0047 C2R

**Staff Recommendation:**  
Defer Additional  
information reqd

Total Acreage:	0.0976	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77023	494X	City

**Conditions and Requirements for Approval**

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)

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

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

**For Your Information:**

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's 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:** 01/19/2017  
**Plat Name:** Safe Harbor Storage replat no 1 and extension  
**Developer:** Gleannloch Safe Storage, LLC  
**Applicant:** John G. Thomas and Associates, Inc. dba Thomas Land Surveying  
**App No/Type:** 2017-0029 C2R

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

Total Acreage:	8.3563	Total Reserve Acreage:	8.3563
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	329B	ETJ

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

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

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

203. Provide complete Recordation Package when submitting plat for 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:** 73

**Action Date:** 01/19/2017

**Plat Name:** Safe Harbor Storage replat no 1 and extension

**Developer:** Gleannloch Safe Storage, LLC

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

**App No/Type:** 2017-0029 C2R

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

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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

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

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

Hufsmith Kohrville Road Harris County CIP project is under design. Project manager Tina Liu approval required for plans and plat recordation.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 74  
**Action Date:** 01/19/2017  
**Plat Name:** Tracys Corner  
**Developer:** DOT COM REAL ESTATE SERVICE  
**Applicant:** Field Data Srvce, Inc  
**App No/Type:** 2017-0043 C2R

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

Total Acreage:	0.1233	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492B	City

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

133.1. Add 'In Lieu of Payment for Park Dedication' plat note: No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas, for construction within the subdivision until such time as the funds required under provisions of Section 42-253 of the Code of Ordinances of the City of Houston, Texas, has been submitted and accepted by the City.'

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.

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

To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (2 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%





**Agenda Item:** 75  
**Action Date:** 01/19/2017  
**Plat Name:** Treazure Island  
**Developer:** Homeless Heroes Homes  
**Applicant:** Surv-Tex surveying Inc.  
**App No/Type:** 2016-2061 C3R

**Staff Recommendation:**  
Defer Additional  
information reqd

Total Acreage:	2.1618	Total Reserve Acreage:	0.2698
Number of Lots:	27	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533Q	City

**Conditions and Requirements for Approval**

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

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

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

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

180.1. Add this note to the face of the plat: This subdivision contains one or more permanent access easements that have not been dedicated to the public or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

180.2. For PAE II or Shared driveways: Storm Sewer system within the private property or private easement is a private system and must be maintained by the property owners or the home owners association.(STM)

180.3. For PAE II or Shared driveways add this note to the face of the plat: Lots within this development are not eligible for City of Houston solid waste pickup. Any HOA agreement prepared for this subdivision should include notice to property owners of their ineligibility. (SWD)

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

Add off-street parking table

**For Your Information:**

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 76  
**Action Date:** 01/19/2017  
**Plat Name:** Venice Street Landing  
**Developer:** Eppers and Wakefield, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2017-0040 C2R

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

Total Acreage:	0.2468	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492L	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 notes to the plat. (183)

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

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

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

A tree located in the right-of-way (ROW) is identified on the existing conditions survey. Trees located partially or wholly within the City ROW are protected by Article VI of Ch. 33 of the Houston Code of Ordinances. Refer to Ch. 16 of the Infrastructure Design Manual for tree protection procedures. If removal is required, the procedure as outlined in 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.

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

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%



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 77  
**Action Date:** 01/19/2017  
**Plat Name:** Wakefield Courts  
**Developer:** CMC INTERPRISES  
**Applicant:** PLS  
**App No/Type:** 2016-2125 C2R

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

Total Acreage:	0.5647	Total Reserve Acreage:	0.0092
Number of Lots:	14	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	452Q	City

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

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

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

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

221. Fully dimension all shared driveways, lots and reserves. (44)

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

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

PWE Utility Analysis: A wastewater capacity reservation 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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 78  
**Action Date:** 01/19/2017  
**Plat Name:** West 24th Street Views  
**Developer:** John Michael, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2017-0044 C2R

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

Total Acreage:	0.1747	Total Reserve Acreage:	0.0000
Number of Lots:	2	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***

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

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

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

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

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

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

Parks and Recreation:

PWE Utility Analysis: Approved

City Engineer: PLAT TRACKER MAY NOT HAVE THE CORRECT DRAWING

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 79  
**Action Date:** 01/19/2017  
**Plat Name:** Monarch Estates Sec 3 partial replat no 1  
**Developer:** SQA Hodings  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2016-1814 C3N

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

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Total Acreage:	1.0660	Total Reserve Acreage:	1.0660
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77047	572U	City

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

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

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

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

PWE Utility Analysis: A Wastewater Capacity Reservation 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

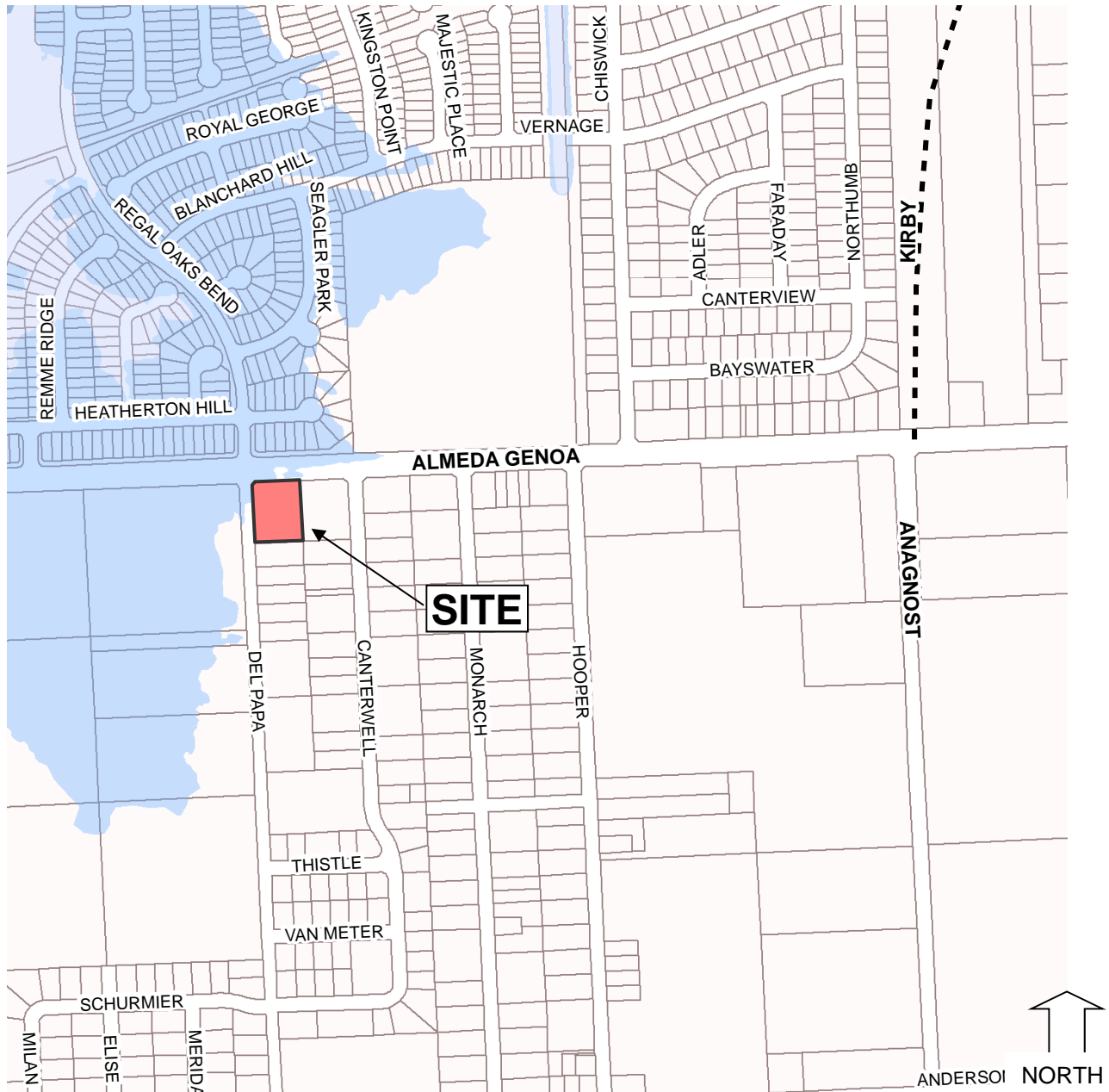
**ITEM: 79**

Planning and Development Department

Meeting Date: 01/19/2017

**Subdivision Name: Monarch Estates Sec 3 partial replat no 1 (DEF1)**

**Applicant: South Texas Surveying Associates, Inc.**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

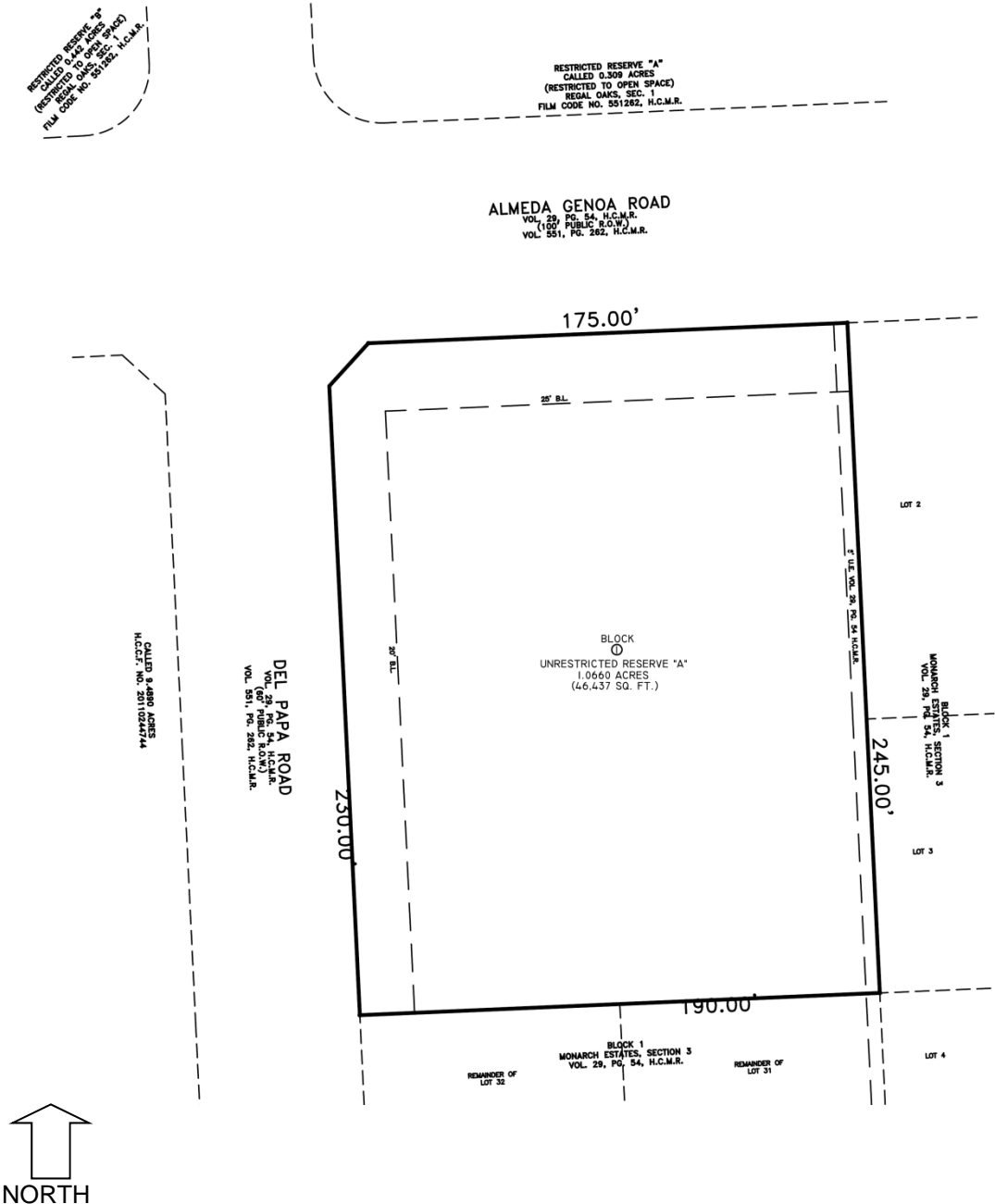
## ITEM: 79

Planning and Development Department

Meeting Date: 01/19/2017

Subdivision Name: Monarch Estates Sec 3 partial replat no 1 (DEF1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 79

Planning and Development Department

Meeting Date: 01/19/2017

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**Subdivision Name: Monarch Estates Sec 3 partial replat no 1 (DEF1)**

**Applicant: South Texas Surveying Associates, Inc.**



NORTH

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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:** 01/19/2017  
**Plat Name:** Shermandale Addition partial replat no 1 and extension  
**Developer:** Houston ISD  
**Applicant:** Windrose  
**App No/Type:** 2016-2030 C3N

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

Total Acreage:	18.8788	Total Reserve Acreage:	18.8788
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77012	535F	City

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

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

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

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

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

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

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

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

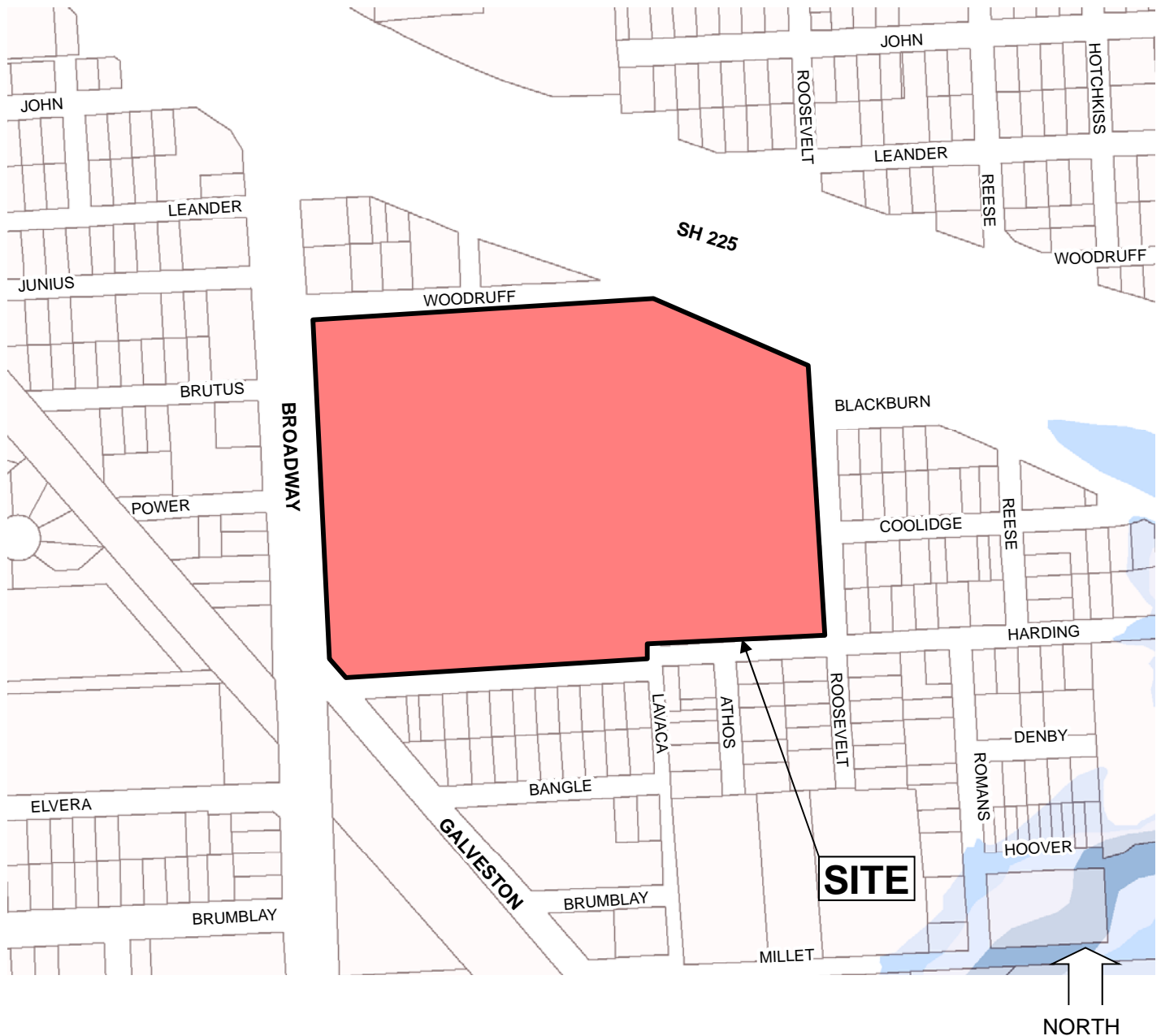
**ITEM: 80**

Planning and Development Department

Meeting Date: 01/19/2017

**Subdivision Name: Shermandale Addition partial replat no 1 and extension**

**Applicant: Windrose**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

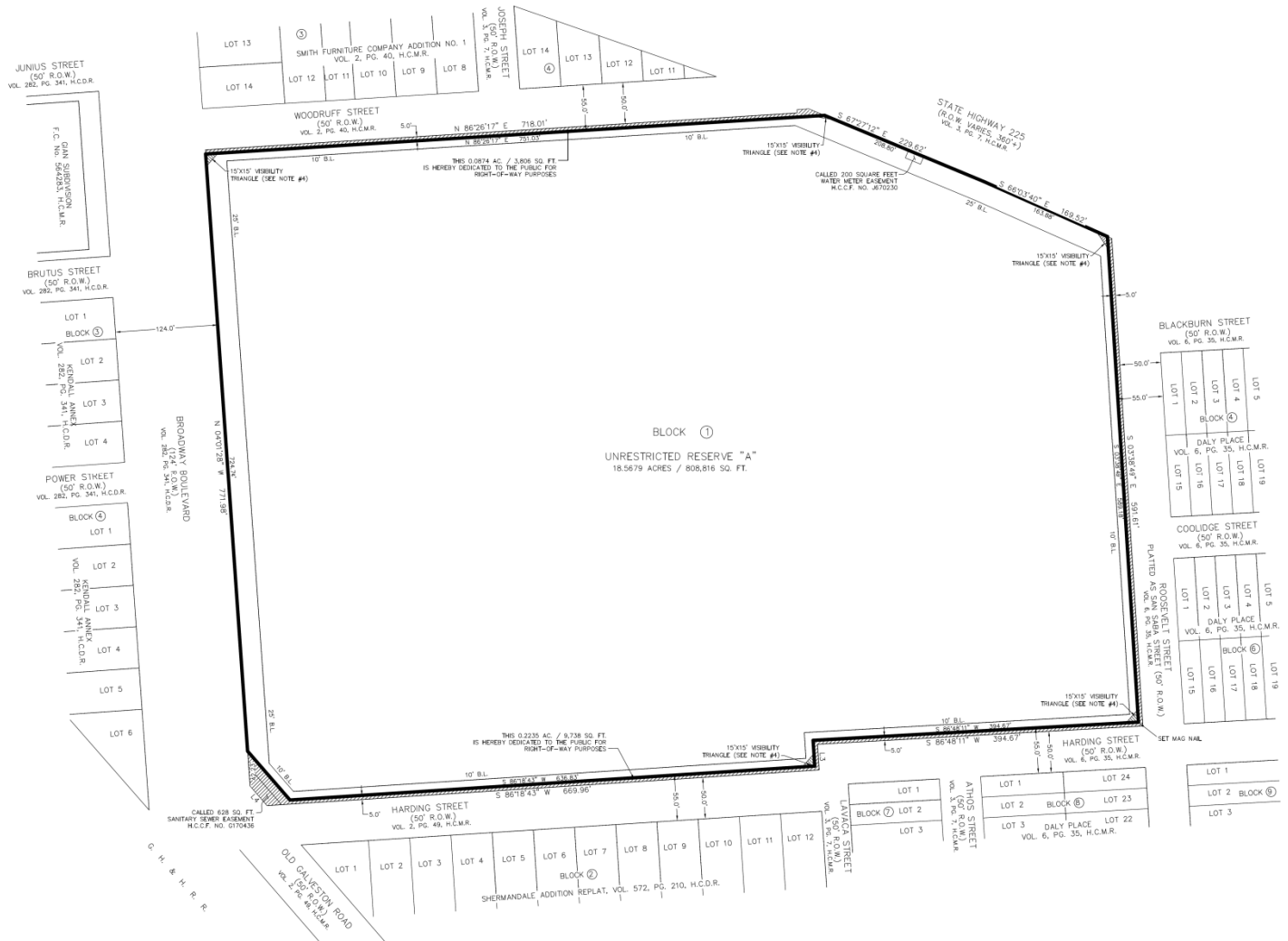
## ITEM: 80

Planning and Development Department

Meeting Date: 01/19/2017

Subdivision Name: Shermandale Addition partial replat no 1 and extension

Applicant: Windrose



C – Public Hearings

Subdivision

# Houston Planning Commission

**ITEM: 80**

Planning and Development Department

Meeting Date: 01/19/2017

Subdivision Name: Shermandale Addition partial replat no 1 and extension

Applicant: Windrose



**C – Public Hearings**

**Aerial**





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 81  
**Action Date:** 01/19/2017  
**Plat Name:** Shops at Spring Forest  
**Developer:** Vince Casimir  
**Applicant:** Lentz Engineering, L.C.  
**App No/Type:** 2016-1992 C3N

**Staff Recommendation:**  
Defer applicant request

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Total Acreage:	1.7880	Total Reserve Acreage:	1.7157
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77386	252Z	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.
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

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

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

PWE Utility Analysis: Approved.  
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: 81

Planning and Development Department

Meeting Date: 01/19/2017

Subdivision Name: Shops at Spring Forest

Applicant: Lentz Engineering, L.C.



C – Public Hearings with Variance

Site Location





# Houston Planning Commission

**ITEM: 81**

Planning and Development Department

Meeting Date: 01/19/2017

**Subdivision Name: Shops at Spring Forest**

**Applicant: Lentz Engineering, L.C.**



**C – Public Hearings with Variance**

**Aerial**





**Application Number:** 2016-1992  
**Plat Name:** Shops at Spring Forest  
**Applicant:** Lentz Engineering, L.C.  
**Date Submitted:** 12/02/2016

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

**Specific Variance is being sought and extent of variance:**

To allow a partial replat to use a unique subdivision name.

**Chapter 42 Section:** 42-41(1)(b)

**Chapter 42 Reference:**

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

### Statement of Facts

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

(1a) According to Sec 42-41(b), the name of the subdivision plat subject to the provisions of section 42-49 of the subdivision code that is a partial replat of a preceding subdivision plat where all of the lots in the preceding plat are subject to the same separately filed deed restrictions shall be the name of prior subdivision followed by "partial replat no." The site consists of (2) lots coming out of separate subdivisions (Lot 144, Block 9, Spring Forest, Sec 1, Vol 7, page 379 and Lot 145, Block 10, Spring Forest Sec 2, Vol . 8, page 45 (both out of Montgomery County)). Since there is no provision for two lots that are coming out of two different subdivisions that have separately filed deed restrictions, we are hereby requesting a variance for a subdivision name change.

**(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 variance request does not concern the existence of unusual physical characteristics

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

We are not requesting a variance due to a hardship.

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

We want to maintain the premise of subdivision name continuity prescribed by Chapter 42 by using a portion of the original name (Spring Forest).

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

The granting of the subdivision name variance will not be injurious to the public.

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

Economic hardship is not the sole justification for this variance.



**Application No:** 2016-1992

**Agenda Item:** 81

**PC Action Date:** 01/19/2017

**Plat Name:** Shops at Spring Forest

**Applicant:** Lentz Engineering, L.C.

**Staff Recommendation:** [Defer Applicant request](#)

**Chapter 42 Sections:** [42-41\(1\)\(b\)](#)

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

[To allow a partial replat to use a unique subdivision name. ;](#)

**Basis of Recommendation:**

The site is located east of Interstate 45 and west of Aldine Westfield along the south side of Rayford Road. The applicant is requesting a variance to allow a partial replat to use a unique subdivision name. Staff recommends deferring the application per the applicant request.

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## Statement of Facts

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 82  
**Action Date:** 01/19/2017  
**Plat Name:** Silverbonnet Place partial replat no 1  
**Developer:** Winston Keys Homes  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2016-1994 C3N

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

---

Total Acreage:	0.3639	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451P	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.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 82  
**Action Date:** 01/19/2017  
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Approve the plat subject to  
the conditions listed

---

Total Acreage:	0.3639	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451P	City

---

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

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# Houston Planning Commission

**ITEM: 82**

Planning and Development Department

Meeting Date: 01/19/2017

**Subdivision Name: Silverbonnet Place partial replat no 1**

**Applicant: South Texas Surveying Associates, Inc.**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

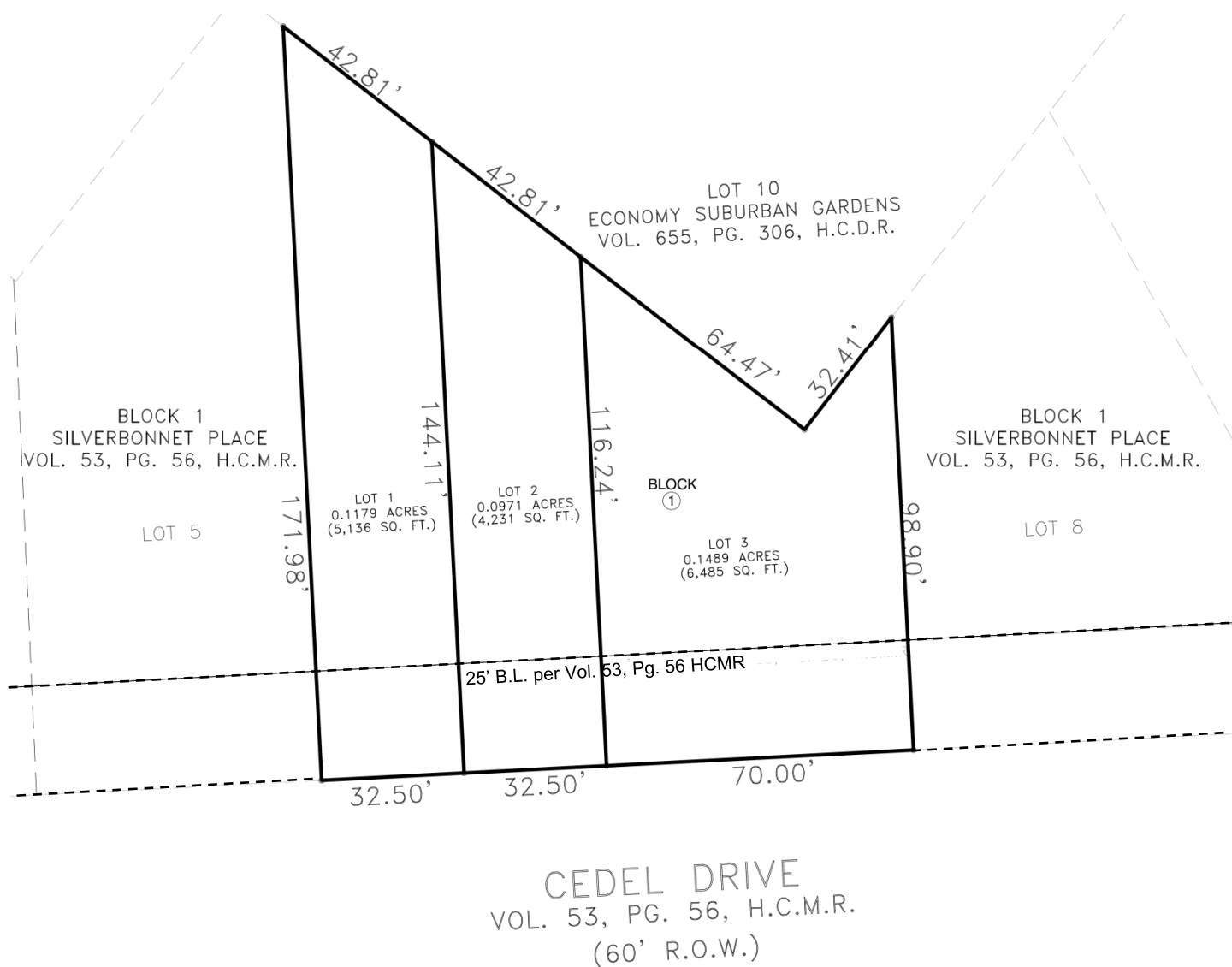
ITEM: 82

Planning and Development Department

Meeting Date: 01/19/2017

Subdivision Name: Silverbonnet Place partial replat no 1

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 82

Planning and Development Department

Meeting Date: 01/19/2017

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**Subdivision Name: Silverbonnet Place partial replat no 1**

**Applicant: South Texas Surveying Associates, Inc.**



NORTH

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**C – Public Hearings**

**Aerial**

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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 83  
**Action Date:** 01/19/2017  
**Plat Name:** Spring Branch Estates Sec 2 partial replat no 9  
**Developer:** Rona Milbauer  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2016-2041 C3N

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

Total Acreage:	0.8072	Total Reserve Acreage:	0.0070
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450Q	City

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

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

078. Minimum lot size in the urban area is 3500 square feet without compensating open space. (183)

078.1. Minimum lot size in the city may be less than 3500 square feet, but not less than 1400 square feet if the subdivision plat meets the development standards of 42-183; 184.

079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)

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

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

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

City Engineer: 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

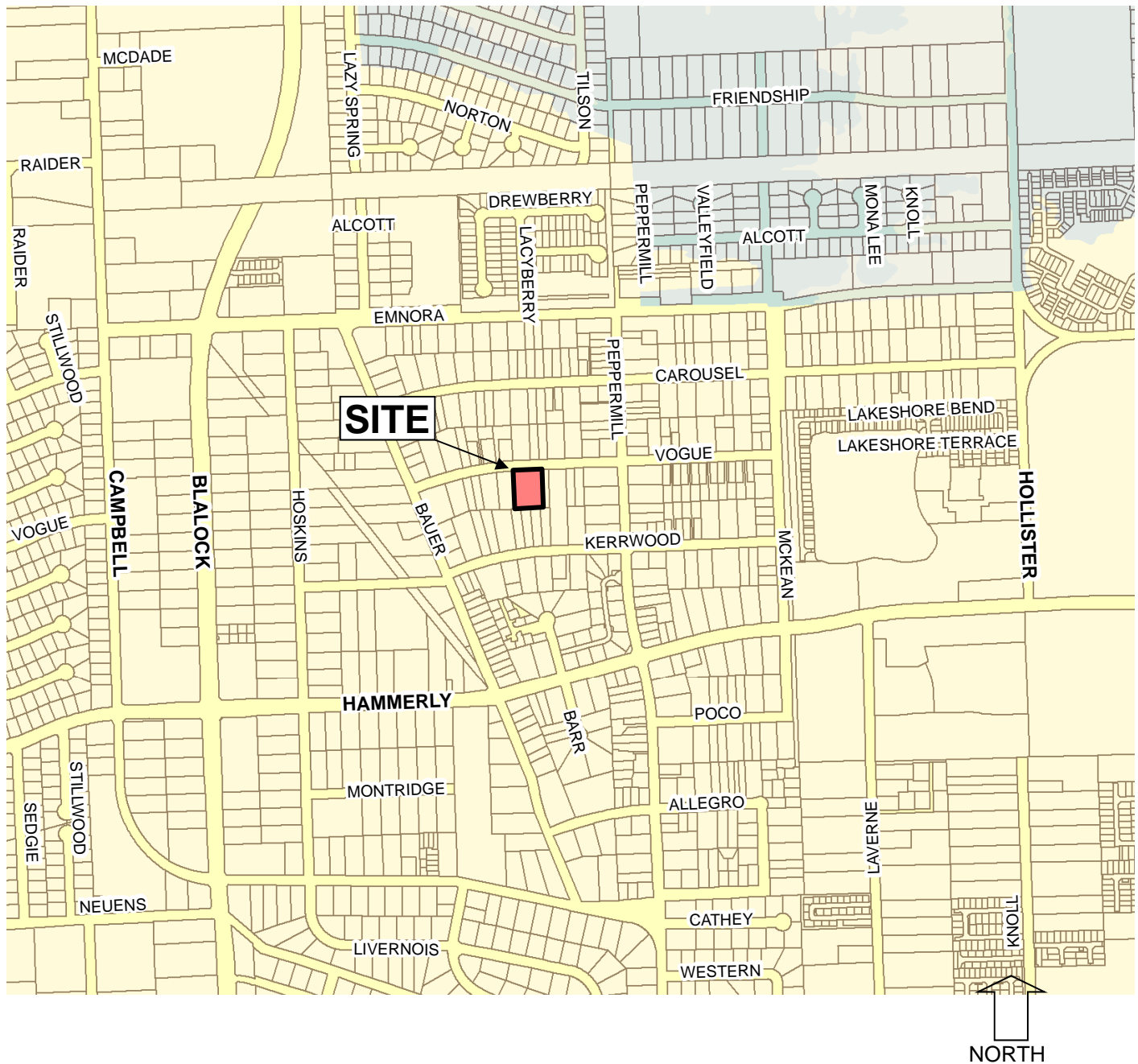
**ITEM: 83**

Planning and Development Department

Meeting Date: 01/19/2017

**Subdivision Name: Spring Branch Estates Sec 2 partial replat no 9**

**Applicant: Vernon G. Henry & Associates, Inc.**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

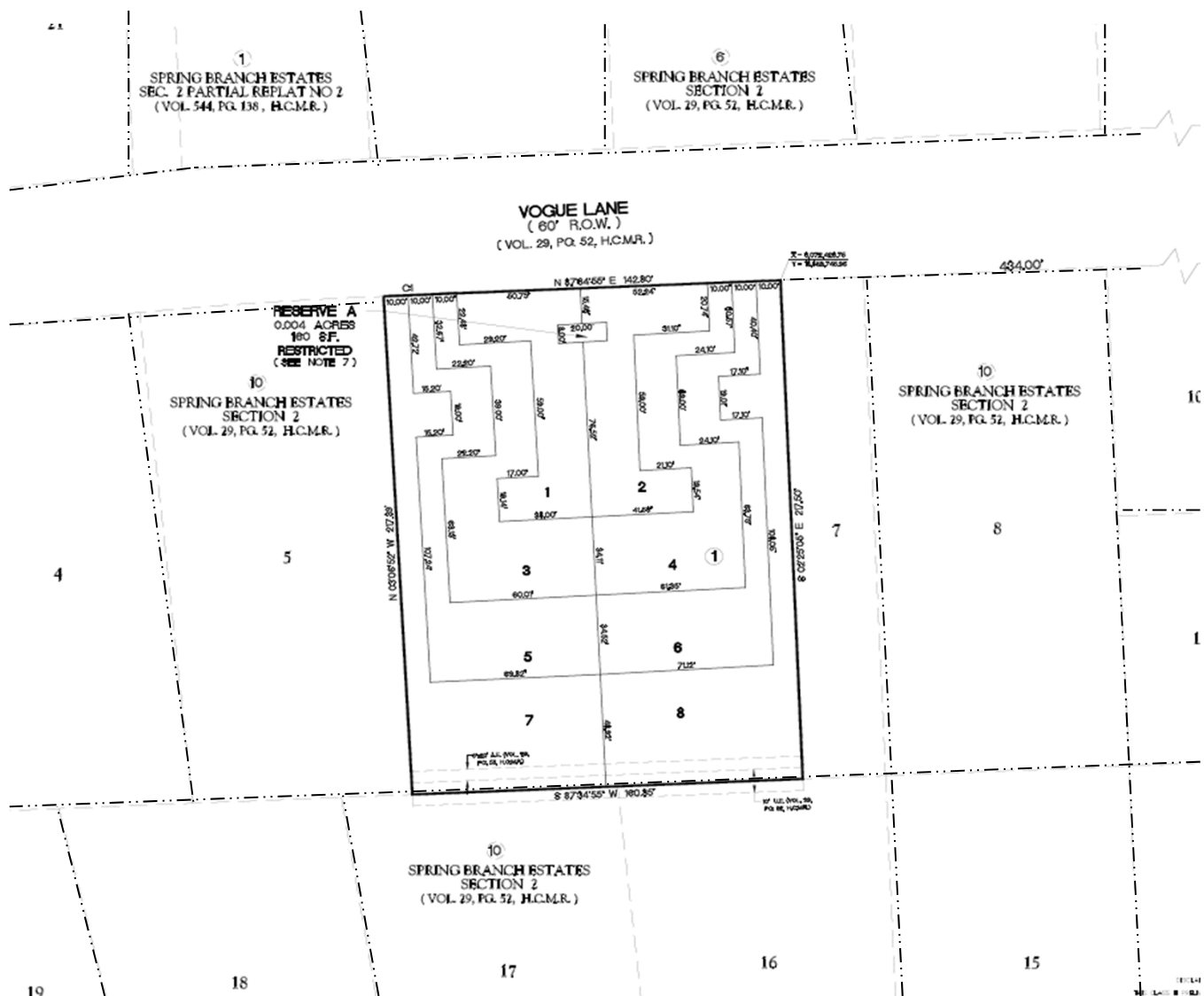
ITEM: 83

Planning and Development Department

Meeting Date: 01/19/2017

Subdivision Name: Spring Branch Estates Sec 2 partial replat no 9

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 83

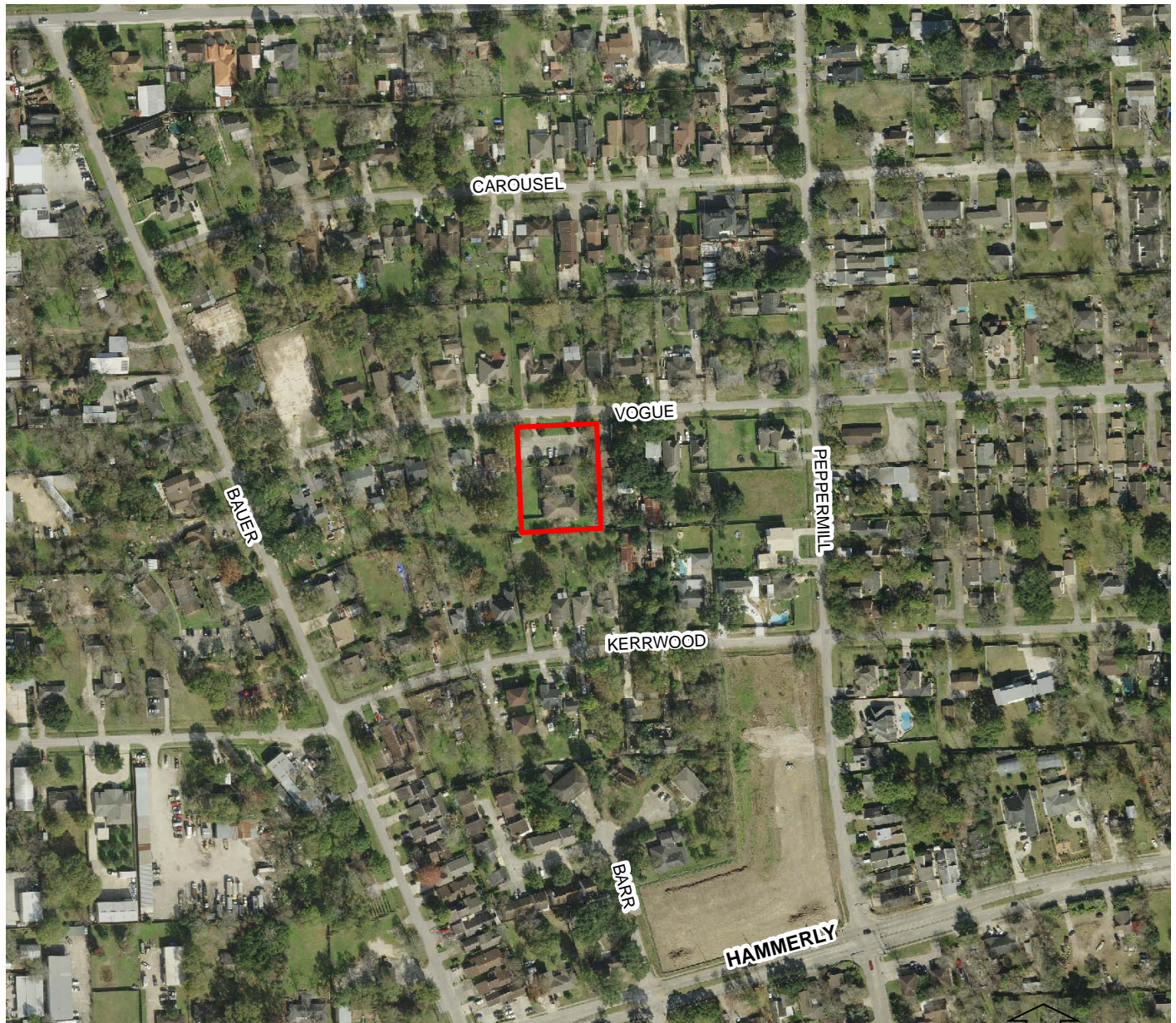
Planning and Development Department

Meeting Date: 01/19/2017

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**Subdivision Name: Spring Branch Estates Sec 2 partial replat no 9**

**Applicant: Vernon G. Henry & Associates, Inc.**



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**C – Public Hearings**

**Aerial**

---



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 84  
**Action Date:** 01/19/2017  
**Plat Name:** Sterling Homes  
**Developer:** Midtown Redevelopment Authority  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2016-2020 C3N

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

---

Total Acreage:	0.4360	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	494W	City

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

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

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

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

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

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>

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



# Houston Planning Commission

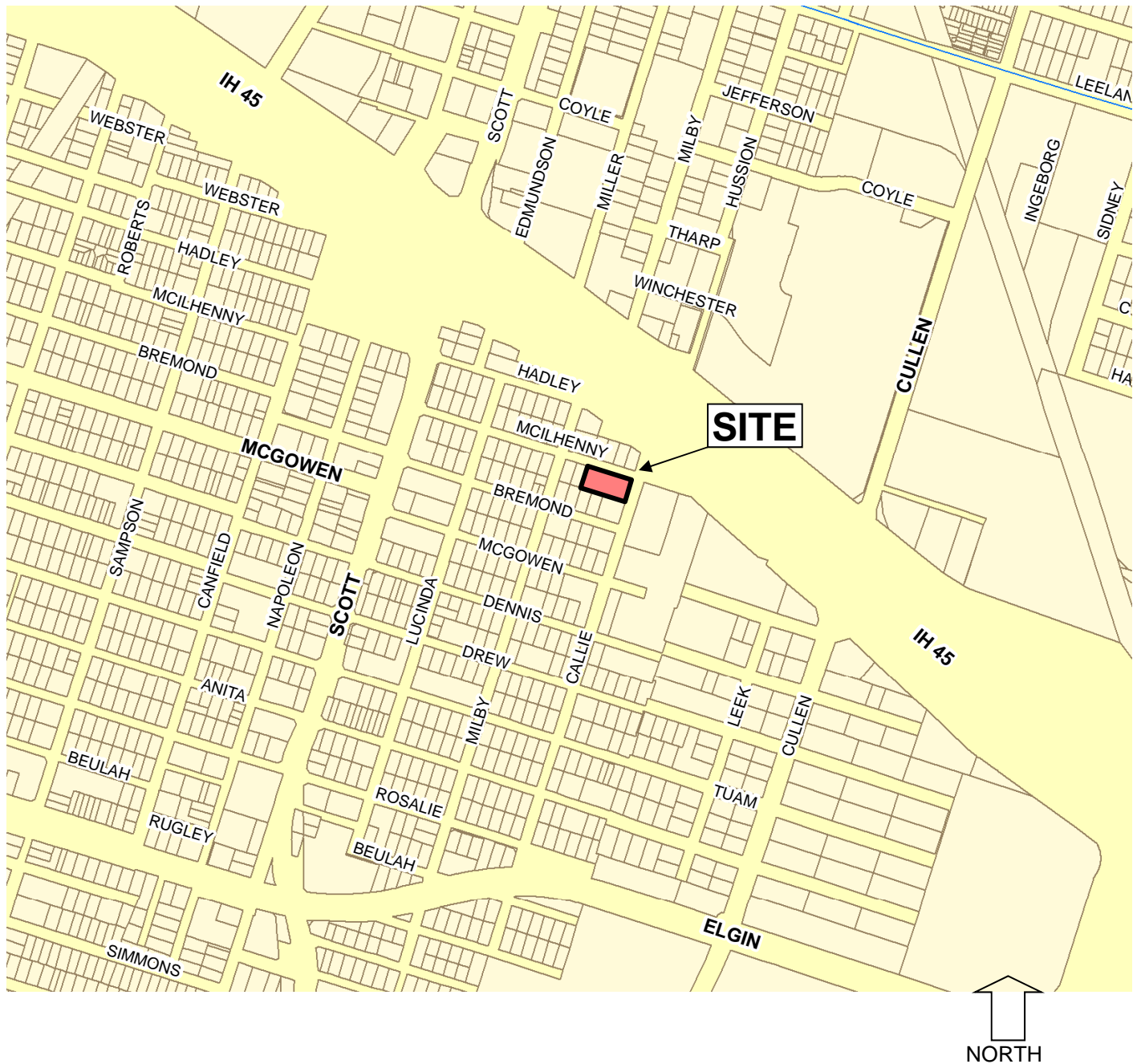
**ITEM: 84**

Planning and Development Department

Meeting Date: 01/19/2017

**Subdivision Name: Sterling Homes**

**Applicant: Owens Management Systems, LLC**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

ITEM: 84

Planning and Development Department

Meeting Date: 01/19/2017

Subdivision Name: Sterling Homes

Applicant: Owens Management Systems, LLC



C – Public Hearings

Subdivision



# Houston Planning Commission

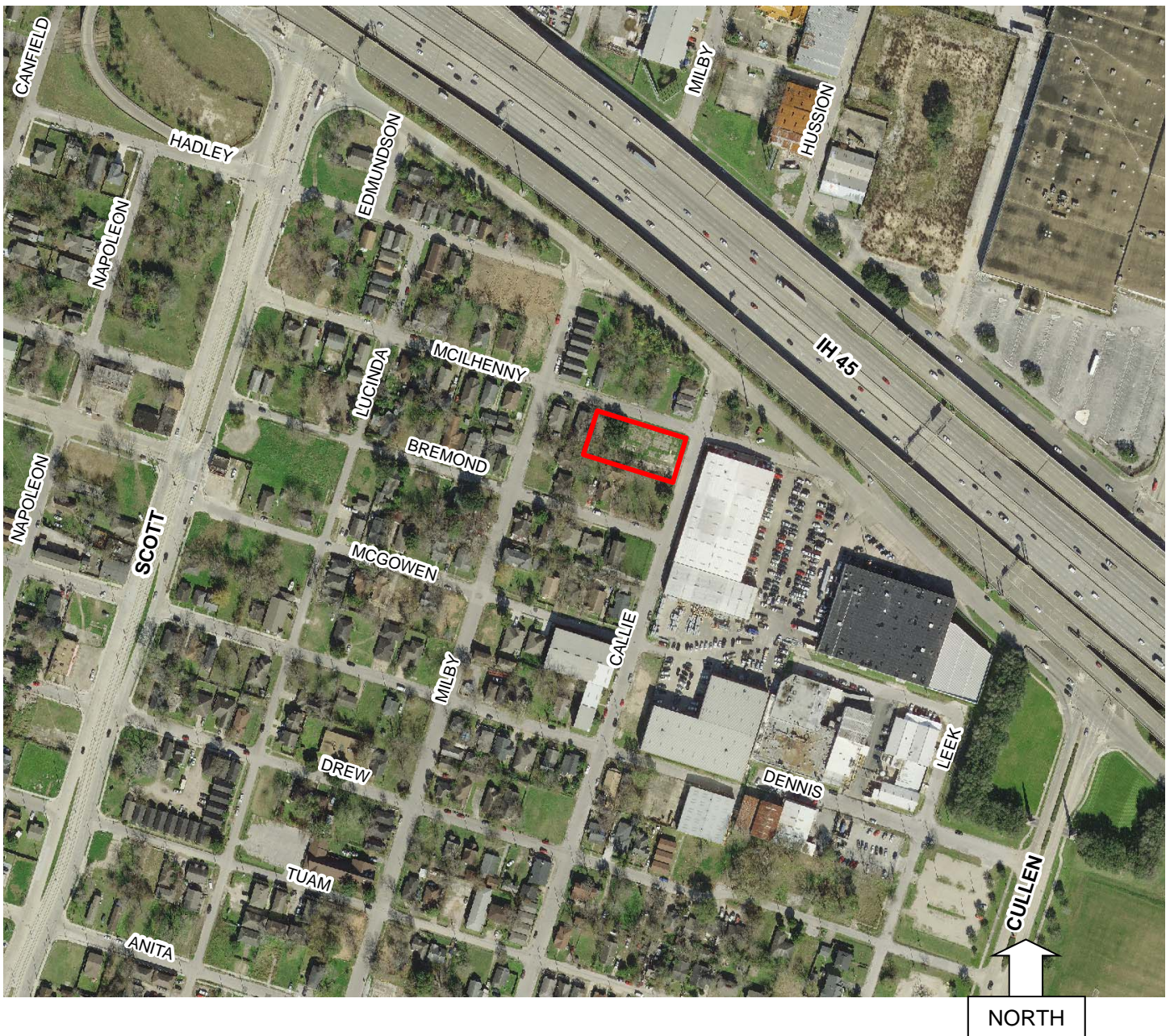
**ITEM: 84**

Planning and Development Department

Meeting Date: 01/19/2017

**Subdivision Name: Sterling Homes**

**Applicant: Owens Management Systems, LLC**



**C – Public Hearings**

**Aerial**





**Agenda Item:** 85  
**Action Date:** 01/19/2017  
**Plat Name:** Washington Terrace partial replat no 3  
**Developer:** SLBL,LLC  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2016-1973 C3N

**Staff Recommendation:**  
Defer Applicant request

Total Acreage:	0.1687	Total Reserve Acreage:	0.1687
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Y	City

***Conditions and Requirements for Approval***

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

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

31.1. Pending approval, add the following building line note to the face of the plat: The building lines, whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time. A variance authorizing a 0' feet dual building line along Dowling street and an 8' dual building line along Wheeler Street has been approved by the City of Houston Planning Commission for the development of the Washington Terrace partial replat no 3 subdivision only. It is intended that the building line(s) authorized by the variance will be limited and will not apply to subdivision replat or redevelopment of the property.

Revise the proposed unrestricted reserve to a commercial reserve. Remove multi-family and Parks Sector notes.

Provide cross sections and elevations for both Wheeler and Dowling blockfaces. Show proposed canopy over outdoor deck on site plan, elevations, and cross-section. Revised site plan and survey so that their dimensions are consistent. For example, the survey shows an 18.3' dimension between the property line and Dowling ROW but the site plan shows 12'.

METRO would like to request that the following be added as part of the variance conditions:

- Provide a typical 40' standard bus stop site (Exhibit 1 on this attachment) along Wheeler Avenue at the existing bus stop (Route 25, BSID# 12338):
  - Coordinate with and contact METRO (Yuhayna McCoy, 713.739.6037) during the design phase of this project for the placement of the ADA access to the existing bus stop.
- The attachment referenced is posted to Plat Tracker.

***For Your Information:***

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 85  
**Action Date:** 01/19/2017  
**Plat Name:** Washington Terrace partial replat no 3  
**Developer:** SLBL,LLC  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2016-1973 C3N

**Staff Recommendation:**  
Defer Applicant request

---

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

**ITEM: 85**

Planning and Development Department

Meeting Date: 01/19/2017

**Subdivision Name: Washington Terrace partial replat no 3**

**Applicant: Owens Management Systems, LLC**



**C – Public Hearings with Variance**

**Site Location**

# Houston Planning Commission

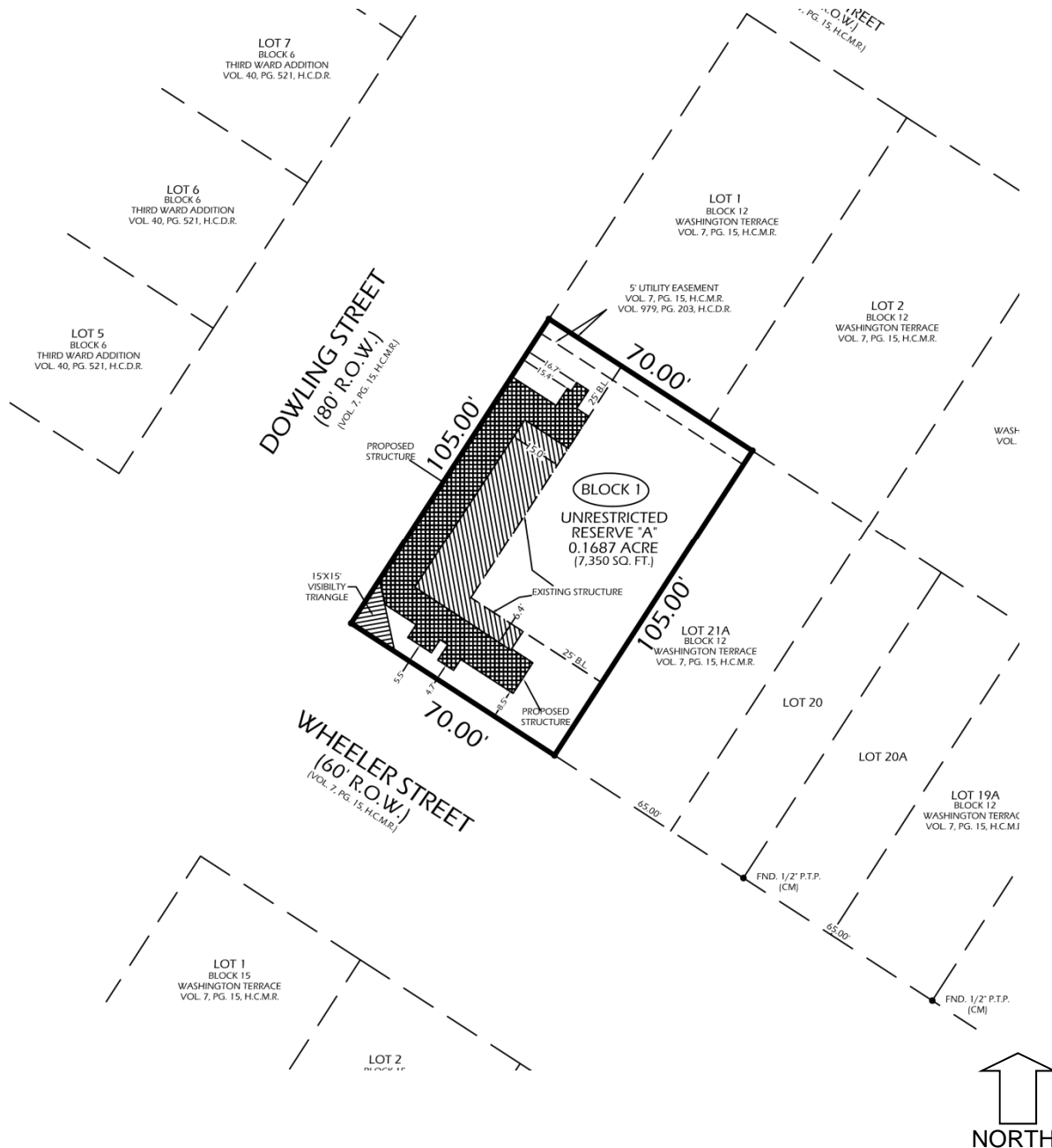
## ITEM: 85

Planning and Development Department

Meeting Date: 01/19/2017

Subdivision Name: Washington Terrace partial replat no 3

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance

Subdivision



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# Houston Planning Commission

## ITEM: 85

Planning and Development Department

Meeting Date: 01/19/2017

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**Subdivision Name: Washington Terrace partial replat no 3**

**Applicant: Owens Management Systems, LLC**

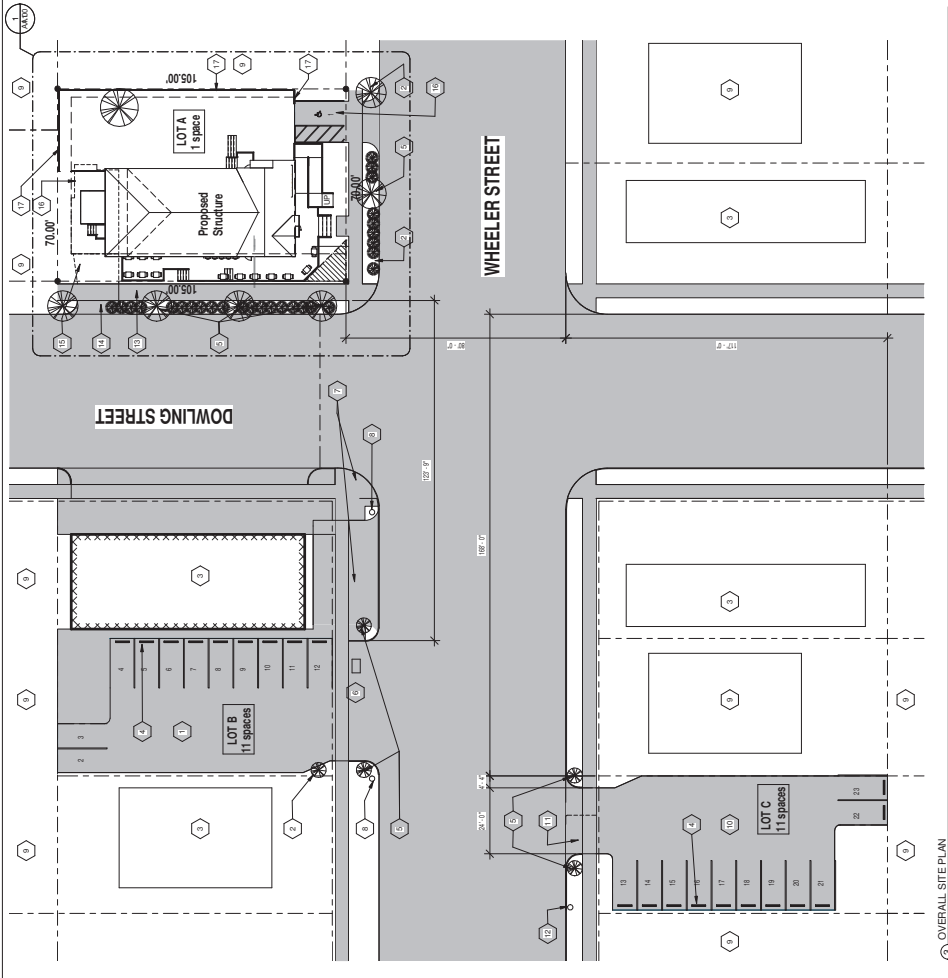


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**C – Public Hearings with Variance**

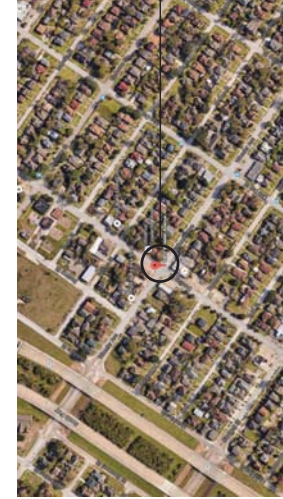
**Aerial**

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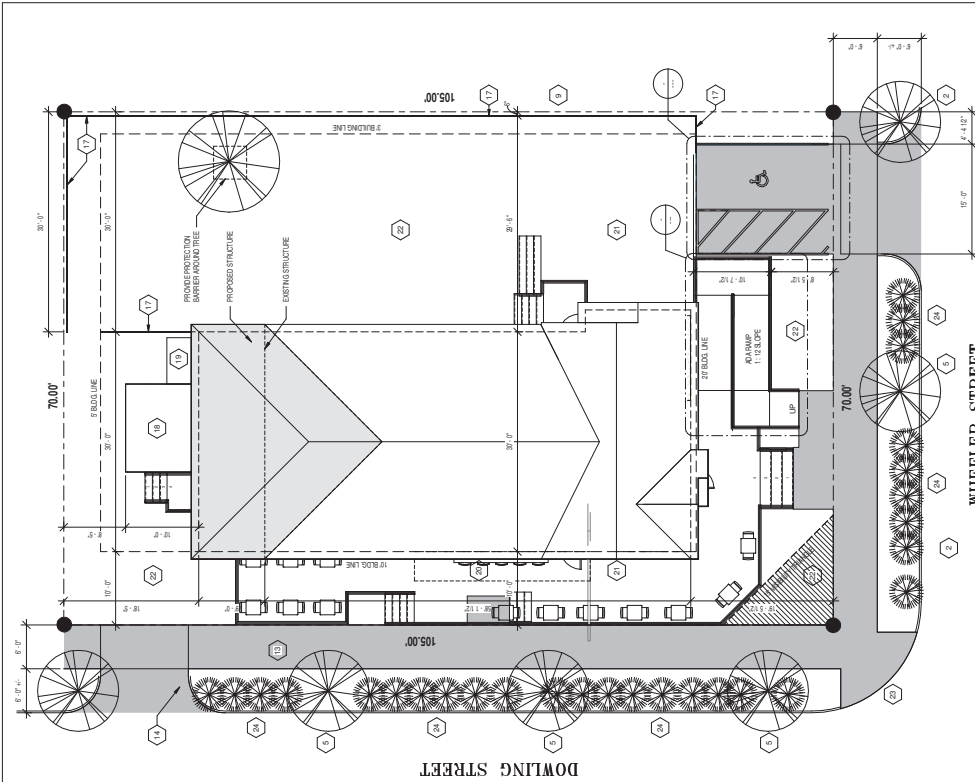


3 OVERALL SITE PLAN  
3/64" = 1'-0"

PARKING & LANDSCAPE SUMMARY	
PARKING SPACE BOUNDARY	8 SPACES: 2,000' x 10' = 20,000 SQ. FT.
PARKING SPACE PROVIDED	1. HANDICAP SPACES: 2 SPACES (10' x 20' OF TOTAL PARKING SPACE) 2. SPACES: 18 SPACES (10' x 20' OF TOTAL PARKING SPACE)
LANDSCAPE REQUIRED	STREET TREES: 10 TREES (10' x 20' OF TOTAL PARKING SPACE) PARKING LOT TREES: 10 TREES (10' x 20' OF TOTAL PARKING SPACE) SHRUBS: 10 SHRUBS (10' x 20' OF TOTAL PARKING SPACE)
LANDSCAPE PROVIDED	STREET TREES: 10 TREES (10' x 20' OF TOTAL PARKING SPACE) PARKING LOT TREES: 10 TREES (10' x 20' OF TOTAL PARKING SPACE) SHRUBS: 10 SHRUBS (10' x 20' OF TOTAL PARKING SPACE)



2 LOCATION MAP  
1/8" = 1'-0"



1 SITE PLAN  
1/8" = 1'-0"

LEGAL DESCRIPTION  
 LOT 22 OF THE ALAMO WEEF 18 OF LOT 21  
 WASHINGTON TERRACE

Item No.	Description
1	EXISTING CONCRETE DRIVEWAY TO REMAIN (TO BE REPAIRED)
2	EXISTING DRIVEWAY TO REMAIN
3	EXISTING DRIVEWAY TO REMAIN
4	EXISTING DRIVEWAY TO REMAIN
5	EXISTING DRIVEWAY TO REMAIN
6	EXISTING DRIVEWAY TO REMAIN
7	EXISTING DRIVEWAY TO REMAIN
8	EXISTING DRIVEWAY TO REMAIN
9	EXISTING DRIVEWAY TO REMAIN
10	EXISTING DRIVEWAY TO REMAIN
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18	EXISTING DRIVEWAY TO REMAIN
19	EXISTING DRIVEWAY TO REMAIN
20	EXISTING DRIVEWAY TO REMAIN
21	EXISTING DRIVEWAY TO REMAIN
22	EXISTING DRIVEWAY TO REMAIN

Item No.	Description
1	EXISTING DRIVEWAY TO REMAIN
2	EXISTING DRIVEWAY TO REMAIN
3	EXISTING DRIVEWAY TO REMAIN
4	EXISTING DRIVEWAY TO REMAIN
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19	EXISTING DRIVEWAY TO REMAIN
20	EXISTING DRIVEWAY TO REMAIN
21	EXISTING DRIVEWAY TO REMAIN
22	EXISTING DRIVEWAY TO REMAIN

1 SITE PLAN  
1/8" = 1'-0"

**JMK ARCHITECTS, LLC**  
 ARCHITECTURE • PLANNING • DEVELOPMENT  
 1000 West Main Street, Suite 100  
 Houston, Texas 77002  
 Phone: 713.555.5124  
 Fax: 713.555.5124  
 Email: info@jmkarchitects.com

Copyright © 2014 JMK Architects, LLC. All rights reserved. This drawing and any information contained herein are the property of JMK Architects, LLC. This drawing is not to be used for any other project without the written consent of JMK Architects, LLC. The user of this drawing is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of this drawing is also responsible for obtaining all necessary insurance and bonding for the project. The user of this drawing is also responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of this drawing is also responsible for obtaining all necessary insurance and bonding for the project.

**EDSEL'S RESTAURANT**  
 4311 DOWLING STREET  
 HOUSTON, TEXAS  
 Jemayn Mack, AIA  
 Architect  
 License No. 21913  
 FOR REVIEW

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION





## VARIANCE Request Information Form

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**Plat Name:** Washington Terrace Partial Replat No 3

**Applicant:** Owens Management Systems, LLC

**Date Submitted:** November 14, 2016

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

**Specific variance is being sought and extent of variance:**

- 1) A variance is sought for a reduced building line along a major thoroughfare for a restaurant addition, patio and awning. 42-150
- 2) A variance is sought to change the land use to a reserve for a lot included with a minimum lot size restriction. 42-81

### 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;*

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

The subject property is located at the southeast corner of the intersections of Wheeler and Dowling Streets, 2 major thoroughfares, in the Washington Terrace subdivision, platted in 1925. Dowling is a 4 lane, 80' ROW with 44' paved section, curb and gutter. Wheeler is a 60' ROW with a 45.2' paved section, curb and gutter. The existing structures were built with a 10' building line along Dowling and 18.7' building line along Wheeler. The existing right-of-ways are in compliance with the current major thoroughfare plan. No additional dedication is required.

There are 18.3 feet from the back of curb to property line along Dowling and 16.9 feet from back of curb to property line along Wheeler. The sidewalks along Dowling and Wheeler will increase from 4 feet to 6 feet. The structure is 30 feet from the east property line and 18.5 feet from the northern property line. The existing curb cut on Wheeler will be used for ADA parking.

The existing structures were built in 1940 prior to Chapter 42 Code of Ordinances and the Major Thoroughfare plan. The proposed 2,082 sq. ft. restaurant, The Edsel House, will encompass the former residence and studio of Edsel Cramer, world renowned artist and the Universal Typewriter Shop. The existing Universal Typewriter Shop, 353 sf, is in poor condition and will be demolished. The restaurant will include a new addition of 386 sq.ft for the kitchen and storage.

Edsel Cramer, native Houstonian, 1924-2010, was known for his classically inspired portraits and landscapes. He painted many prominent Houstonians during his career, ranging from Adelaide de Menil (daughter of John and Dominique), to former President George W. Bush when he was a boy, to Rice University president Malcolm Gillis. His 1973 portrait of Barbara Jordan is in the collective at the Texas Capitol. Edward "Smitty" Smith founded the Universal Typewriter Shop in 1967 and has remained in the same location. As noted in the 2012

Houston Chronicle interview, Mr. Smith says a renewed interest in computers has boosted a little in the past few years. People are collecting them and having them restored.

The owners are proposing to convert the existing one story house and typewriter shop into a sit-down fine dining restaurant that will display Edsel Cramer's art and the Universal Typewriter Shop artifacts. The deck along Dowling will extend to the property line and wrap around approximately 6 feet along the Wheeler to enhance the pedestrian patio dining experience and provide ADA accessibility with a retractable awning. The restaurant will serve breakfast, lunch and dinner.

This is the first initiative in a comprehensive plan for the beautification for all 4 corners of Wheeler and Dowling which includes landscaping, benches and trash containers. The restaurant will front on Dowling Street with ADA parking spaces to access the existing curb cut and driveway along Wheeler. Universal Typewriter Shop patrons will take access through the restaurant.

The Edsel House is family owned and operated by Jabar and Claire Watson. The restaurant will provide jobs for residences of Third Ward. A partnership with the University of Houston Department of Hotel Management will extend opportunities for internships. The restaurant will collaborate with Urban Harvest to maintain a community garden located on Briley and Berry, offering opportunities for youth and seniors to learn gardening and partake of fresh produce.

*(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. Per Harris County Appraisal District, the building type and style of the property is mixed residential/commercial. The current owners purchased the property in 2015 and were not aware of the minimum lot size established by City Ordinance 2008-885 for the block face of the 2400 -2500 block of Wheeler since the property included a commercial business. In 2008, the house fronted on Wheeler. However, the restaurant's main entrance and address is 4311 Dowling.

The owners have made a substantial financial investment in the property including cataloging and preserving the Universal Typewriter Shop's historic inventory.

The original site plan included a patio along the interior lot line. However, to accommodate the neighbors' concerns for cigarette smoke and noise, the patio has been removed. To minimize noise, a privacy wall will be constructed on interior lot boundary.

The southeast corner of Wheeler/Dowling is the only property with a residential development. The other corner lots are flat with paving from right-of-way to the property line. 4311 Dowling is slightly elevated from the property line to the building which does not provide a flat surface for portable outdoor seating in its present condition.

The current lot size does not meet Chapter 42 requirements for a residential lot on a major thoroughfare: one acre of land and a turn-around within the property boundary.

Dowling Street, recently approved to be renamed Emancipation Avenue, is an historical thoroughfare in Third Ward. The development is consistent with the redevelopment plan of the Houston Southeast and OST/Alameda Corridors Redevelopment Authority to spur the development of retail/commercial along Dowling Street/Emancipation Avenue.

*(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 Edsel House will provide valet parking service at 2314 Wheeler and 4314 Dowling. The parking agreements are recorded under Harris County Clerk File No.'s RP-2016-431680 and RP-2016-431679. The parking lots will be fenced, gated for limited access. Per City Code, 17 parking spaces are required. The development provides 22 off-site parking spaces and 1 ADA on-site. The restaurant will not impose additional parking or traffic for the 2400 block of Wheeler. If the existing structure(s) is ever demolished, then any replacement structure(s) shall adhere to the building line shown on this plat.

Although Wheeler Avenue is a major thoroughfare, the majority of developments along Wheeler on the east side of SH 288 to Ennis are residential. Per City of Houston Average Daily Traffic Count Report: 2014 – between Bute to Travis – 22,863 ADT, 2011 – Main to Almeda – 9013 ADT, 2012 – South Freeway to Dowling 4012 ADT and 2009 – Dowling to Ennis 2364 ADT.

*(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 owners are proposing 6' sidewalks along Wheeler and Dowling. The existing curb cut along Dowling will be abandoned to create a continuous sidewalk.

A combination 4' brick base with a 4' wrought iron fence along Wheeler and Dowling will enclose the patio area and wrap around to Wheeler. Shrubbery and plantings between the brick fence and sidewalk provide a landscape buffer. Additional trees will be planted between the sidewalk and curb in accordance with the OST/Almeda Corridors Redevelopment Authority landscape plan. A new park bench will be located along Dowling Street. The 15' x 15' visibility triangle provides required distance for adequate visibility.

The back yard beyond the existing ADA driveway on Wheeler, will be green space with a flower garden the full length of the privacy wall. The existing interior fence is approximately 4 feet inside the property line. The owners have agreed not to relocate the privacy wall to the property line. The existing chain link fence with barbed wire will be removed and pending tree disposition, the privacy wall location will be established.

On-site private security will be provided during business hours and a HPD officer from 5:00 p.m. to closing. Trash will be carried off-site daily to dumpsters located on Briley Street for private trash collection. All deliveries will be made via the side entrance on Dowling.

Deed restrictions are being prepared to prohibit any future use as a bar or night club.

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

Economic hardship is not the sole justification of the variance. The development will provide a fine dining experience combined with economic development and community development supports the vision of the OST/Almeda Corridors Redevelopment Authority and Houston Southeast for the revitalization of Dowling Street – Emancipation Avenue. The restaurant commemorates the life and legacy of Edsel Cramer and Edward "Smitty" Smith.





**Application No:** 2016-1973

**Agenda Item:** 85

**PC Action Date:** 01/19/2017

**Plat Name:** Washington Terrace partial replat no 3

**Applicant:** Owens Management Systems, LLC

**Staff Recommendation:** [Defer Applicant request](#)

**Chapter 42 Sections:** [150](#); [42-150](#); [42-150/208](#)

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

1) A variance is sought for a reduced building line along a major thoroughfare for a restaurant patio and awning. 42-150  
2) A variance is sought to change the land use to a reserve for a lot included with a minimum lot size area. 42-208(d) ;  
Specific variance is being sought and extent of variance: 1) A variance is sought for a reduced building line along a major thoroughfare for a restaurant patio and awning. 42-150 2) A variance is sought to change the land use to a reserve for a lot included with a minimum lot size restriction. 42-81 ;  
Specific variance is being sought and extent of variance: 1) A variance is sought for a reduced building line along a major thoroughfare for a restaurant addition, patio and awning. 42-150 2) A variance is sought to change the land use to a reserve for a lot included with a minimum lot size restriction. 42-81 ;

**Basis of Recommendation:**

The site is located at the northeast intersection of Dowling and Wheeler Streets. The applicant requests two variances:  
1. to allow a structure to have a dual building line of 0' along the Major Thoroughfare Dowling Street and a dual building line of 8' along Major Thoroughfare Wheeler Ave. instead of the required 25' building line. 2. to create an unrestricted reserve in a designated Special Minimum Lot Size Block.  
Staff's recommendation is to defer the plat per applicant's request.

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**Statement of Facts**

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 86  
**Action Date:** 01/19/2017  
**Plat Name:** West Lane Annex partial replat no 3  
**Developer:** Cityside Homes, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2016-2079 C3N

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

Total Acreage:	0.3537	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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77027	491V	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)

Remove note #5, as it pertains to reduced lot size performance standards, which are not being applied in this plat.

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

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

PWE Utility Analysis: 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.

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# Houston Planning Commission

## ITEM: 86

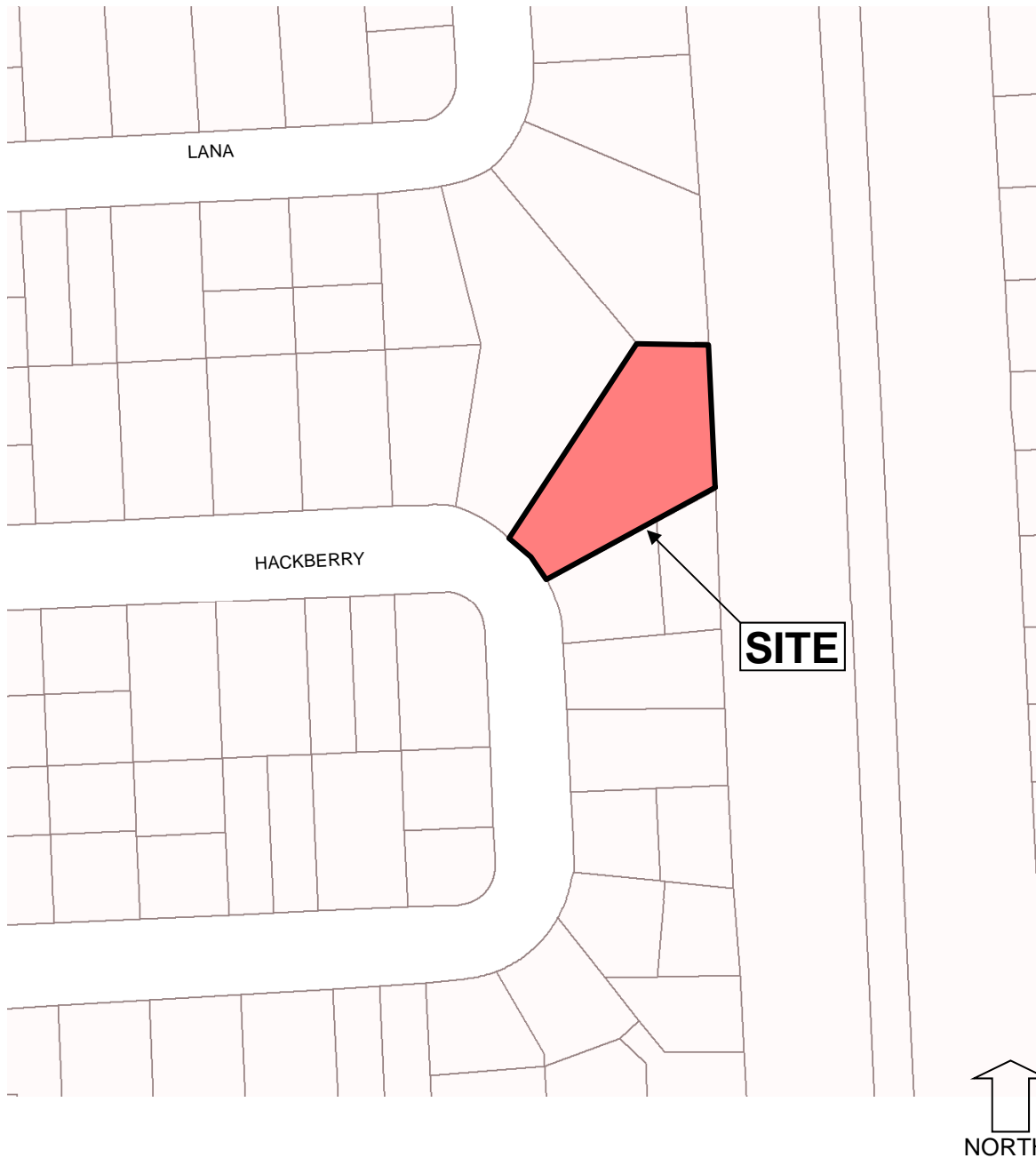
Planning and Development Department

Meeting Date: 1/19/2017

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**Subdivision Name:** West Lane Annex partial replat no 3

**Applicant:** Total Surveyors, Inc.



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**C – Public Hearings**

**Site Location**

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# Houston Planning Commission

ITEM: 86

Planning and Development Department

Meeting Date: 1/19/2017

Subdivision Name: West Lane Annex partial replat no 3

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 86

Planning and Development Department

Meeting Date: 1/19/2017

---

Subdivision Name: West Lane Annex partial replat no 3

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:** 87

**Action Date:** 01/19/2017

**Plat Name:** Beamer Villas

**Developer:** Beamer Villas, LLC.,

**Applicant:** BGE, Inc.

**App No/Type:** 2017-0021 C3R

**Staff Recommendation:**

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

---

Total Acreage:	18.6900	Total Reserve Acreage:	4.4400
Number of Lots:	95	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 55
County	Zip	Key Map ©	City / ETJ
Harris	77546	617T	ETJ

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

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

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

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.

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 will need to approve removal of ROW by plat for unnamed street prior to final 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

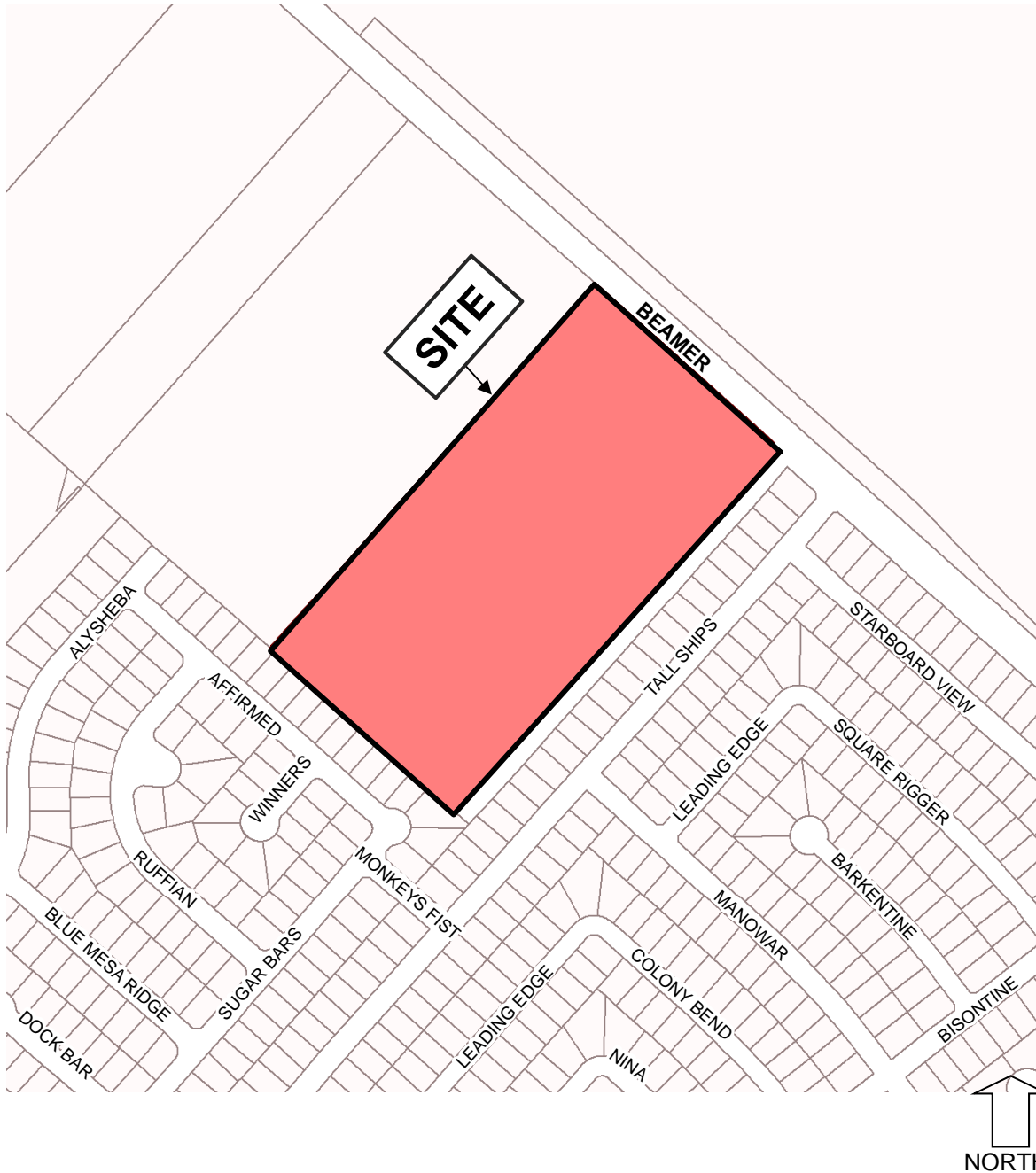
**ITEM: 87**

Planning and Development Department

Meeting Date: 1/19/2017

**Subdivision Name: Beamer Villas**

**Applicant: BGE, Inc.**



**D – Variances**

**Site Location**



# Houston Planning Commission

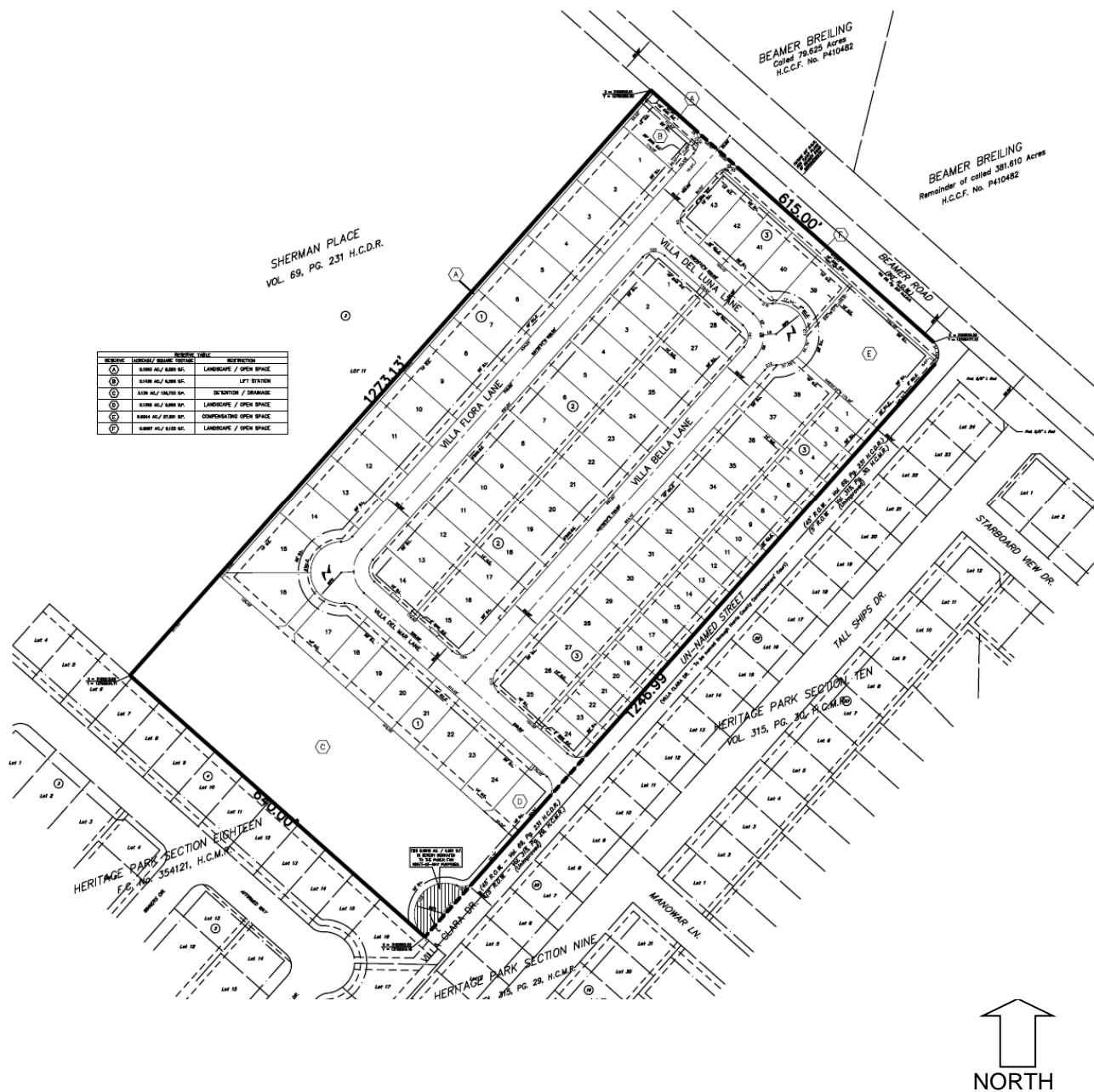
## ITEM: 87

Planning and Development Department

Meeting Date: 1/19/2017

Subdivision Name: Beamer Villas

Applicant: BGE, Inc.



D – Variances

Subdivision

# Houston Planning Commission

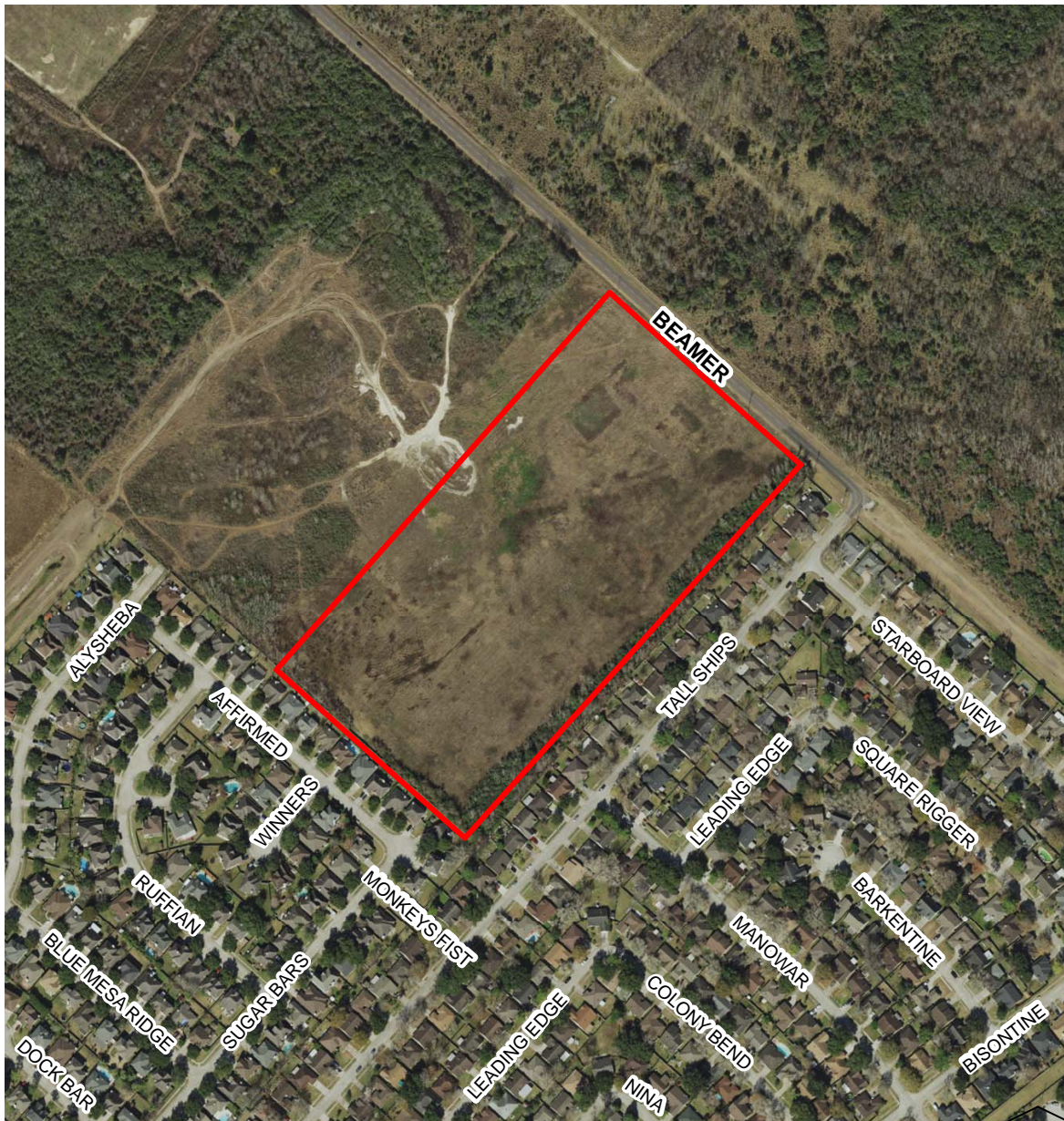
ITEM: 87

Planning and Development Department

Meeting Date: 1/19/2017

Subdivision Name: Beamer Villas

Applicant: BGE, Inc.



D – Variances

Aerial



## SPECIAL EXCEPTION Request Information Form

Application Number: 2017-0021

Plat Name: Beamer Villas

Applicant: BGE, Inc.

Date Submitted: 01/06/2017

(Sec. 42-48 and Sec. 42-82)

**Specific requirement for which the special exception is being sought:**

To allow intersection spacing of approximately 470 feet rather than the required 600 feet along Beamer Road (major thoroughfare) between proposed Villa Flora Lane and an existing unimproved 50' right-of-way (Vol. 69, Pg. 231 H.C.D.R. & Vol. 315, Pg. 30, H.C.M.R.).

**Chapter 42 Section: 127**

**Chapter 42 Reference:**

42-127 (b). Intersections of Major Thoroughfares.

### 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;**

21.6% Modification The proposed plat, Beamer Villas, is 18.69 acres in size and consists of 95 single-family residential lots. Villa Flora Lane, the right-of-way less than 600 feet from an existing unimproved 50' right-of-way, is proposed as a local street serving 95 single-family residential lots. The unimproved right-of-way, being only 105 feet from Tall Ships Drive, does not allow a median opening within Beamer Road. Special circumstances exist that are unique to the proposed subdivision. The proposed plat has limited frontage of 615 feet along Beamer Road. The main entrance, Villa Flora Lane, centerline ties with a median opening along Beamer Road.

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

The result contemplated by the standards is to ensure safe and efficient traffic circulation throughout the immediate area for residents and emergency vehicles. The immediate area will have improved traffic circulation due to Beamer Road being widened to the ultimate width of 120 feet by TxDOT. Villa Flora Lane, the main entrance to the proposed plat, will align with a median opening along Beamer Road.

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

The modification of the standard requested is equal to 21.6%, well below the limit of 33% prescribed by the ordinance.

**(4) 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 proposed subdivision and neighboring businesses will continue to have adequate traffic circulation for both residents and emergency vehicles.

**(5) The granting of the special exception will not be injurious to the public health, safety or welfare.**

Granting the special exception will not be injurious to the public health, safety or welfare. Emergency vehicles and daily traffic will continue to have adequate ingress/egress to the proposed subdivision and throughout the neighboring subdivisions by using Beamer Road and the proposed two separate entrances, Villa Flora Lane and Villa Del Mar Lane.





## PLANNING & DEVELOPMENT DEPARTMENT

## Special Exception Staff Report

**Application No:** 2017-0021  
**Agenda Item:** 87  
**PC Action Date:** 01/19/2017  
**Plat Name:** Beamer Villas  
**Applicant:** BGE, Inc.

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

### Chapter 42 Sections: 127

#### Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

To allow intersection spacing of approximately 470 feet rather than the required 600 feet along Beamer Road (major thoroughfare) between proposed Villa Flora Lane and an existing unimproved 50' right-of-way (Vol. 69, Pg. 231 H.C.D.R. & Vol. 315, Pg. 30, H.C.M.R.);

#### Basis of Recommendation:

The site is located north of El Dorado Blvd, south of FM 2351 and along the south west ROW of Beamer Road. The applicant is requesting a special exception allow an intersection spacing of 470 feet instead of the required 600 feet along a major thoroughfare. Staff is in support of the variance request. In 2008, the Planning Commission granted a special exception for the minimum intersection of 470 feet and to and to not provide 30 feet of widening along the south right-of-way of Beamer Road, however the subdivision plat expired. In 2015, TxDOT acquired 60 feet of right-of-way along the north of Beamer Road to fulfill the requirements of the Major Thoroughfare Plan and the currently ROW width is 120 feet. The requested variance to not dedicate 30' of ROW is not required due to the ROW acquisition.

The proposed plat has 615 feet of frontage along Beamer Road, and the applicant will be unable to meet the required intersection spacing due to the limited frontage. The proposed ROW Villa Flora Lane, will align with a median opening along Beamer Road and the special exception will be a 21% deviation from the requirement. Therefore, staff's recommendation is to grant the requested special exception and the plat subject to the CPC 101 form conditions.

### Staff Evaluation

**(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;**

Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply; the proposed plat has 615 feet of frontage along Beamer Road, and the applicant will be unable to meet the required intersection spacing due to the limited frontage.

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards); circulation is sufficient and there will be tow points of access for the subdivision.

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

The modification of the standard requested is not disproportionate to the requirement of the standard; the special exception will be a 21% deviation from the requirement.

**(4) 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 proposed ROW Villa Flora Lane, will align with a median opening along Beamer Road

**(5) The granting of the special exception will not be injurious to the public health, safety or welfare.**

The granting of the special exception will not be injurious to the public health, safety or welfare. Harris County's Engineering Department has voiced no objection the special exception and the plat is consistent with the previously granted variance.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 88  
**Action Date:** 01/19/2017  
**Plat Name:** Bogs Road Plant North Site  
**Developer:** Aqua Texas  
**Applicant:** Windrose  
**App No/Type:** 2017-0068 C2R

**Staff Recommendation:**  
 Defer per Harris County's request

Total Acreage:	17.5733	Total Reserve Acreage:	17.5733
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
MULTIPLE	77375	249P	ETJ

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

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

200. Recordation dedicatory acknowledgements and certificates do not conform to those requirements by Montgomery County. Contact staff Recordation Section for appropriate statements and requirements.

Coordinate hike and bike trail with Harris County

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

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

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)

coordinate with HCFCD if additional drainage easement is required

plat will need to be separated into harris and montgomery county plats with separate reserve for landscape/open space/recreation/utility treatment facility

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).

Obtain Pct. 4 Parks Dept. letter of no objections prior to plan approval and plat recordation re: Spring Creek Greenway

Plat is requested to be deferred to determine if there is existing frontage to public ROW.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 88  
**Action Date:** 01/19/2017  
**Plat Name:** Bogs Road Plant North Site  
**Developer:** Aqua Texas  
**Applicant:** Windrose  
**App No/Type:** 2017-0068 C2R

**Staff Recommendation:**  
Defer per Harris County's  
request

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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

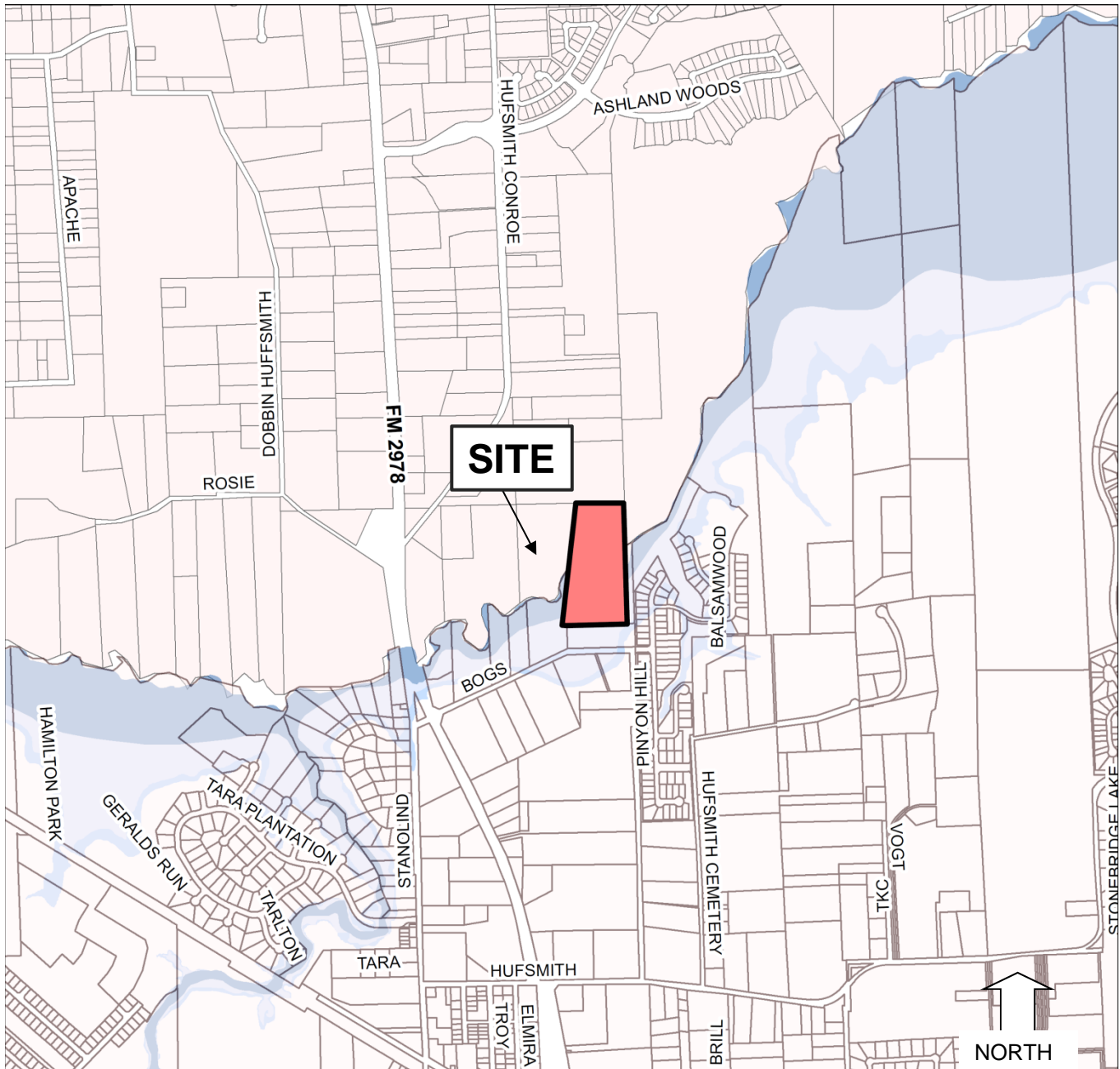
ITEM: 88

Planning and Development Department

Meeting Date: 01/19/2017

Subdivision Name: Bogs Road Plant North Site

Applicant: Windrose



D – Variances

Site Location

# Houston Planning Commission

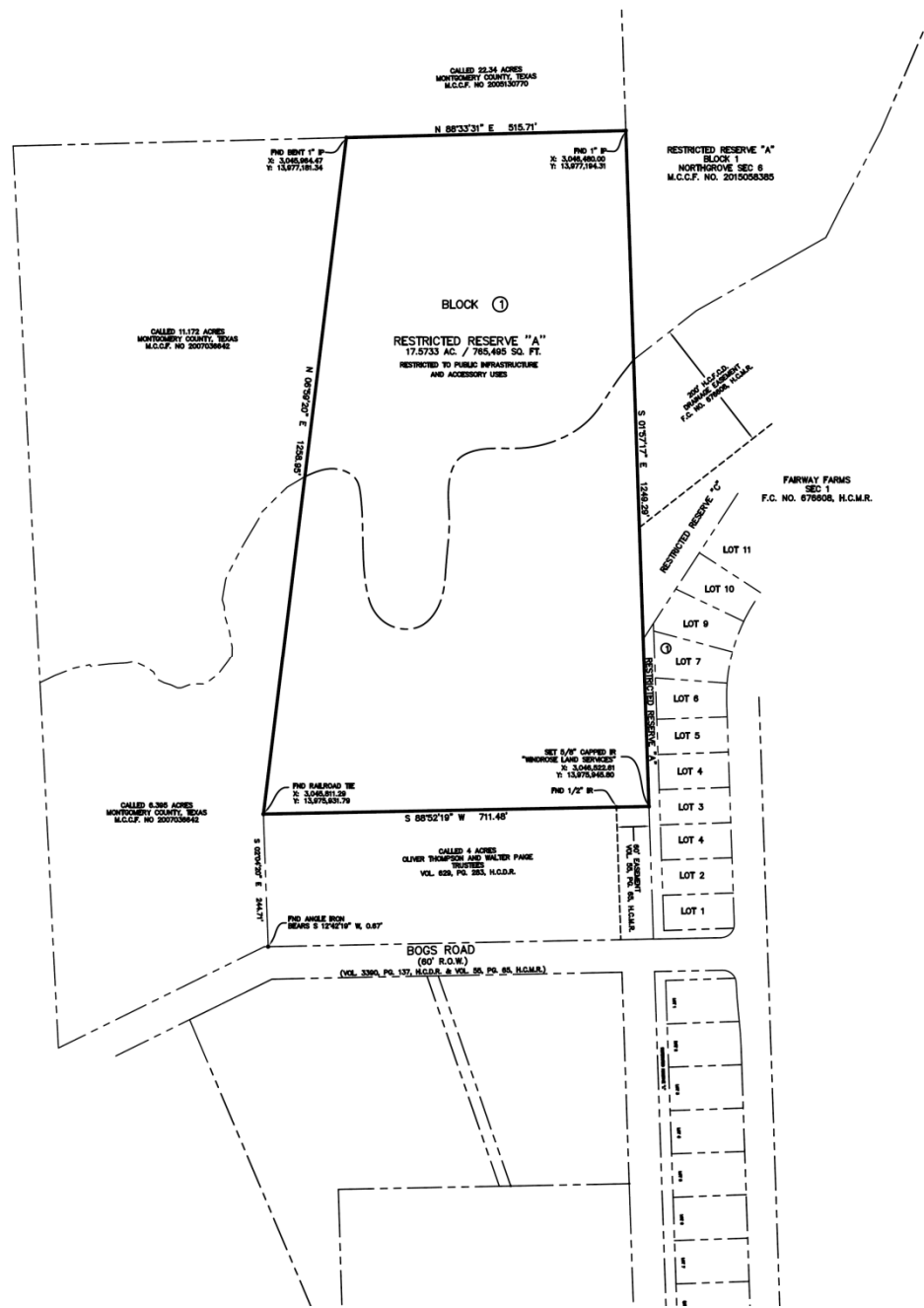
## ITEM: 88

Planning and Development Department

Meeting Date: 01/19/2017

Subdivision Name: Bogs Road Plant North Site

Applicant: Windrose



D – Variances

Subdivision



# Houston Planning Commission

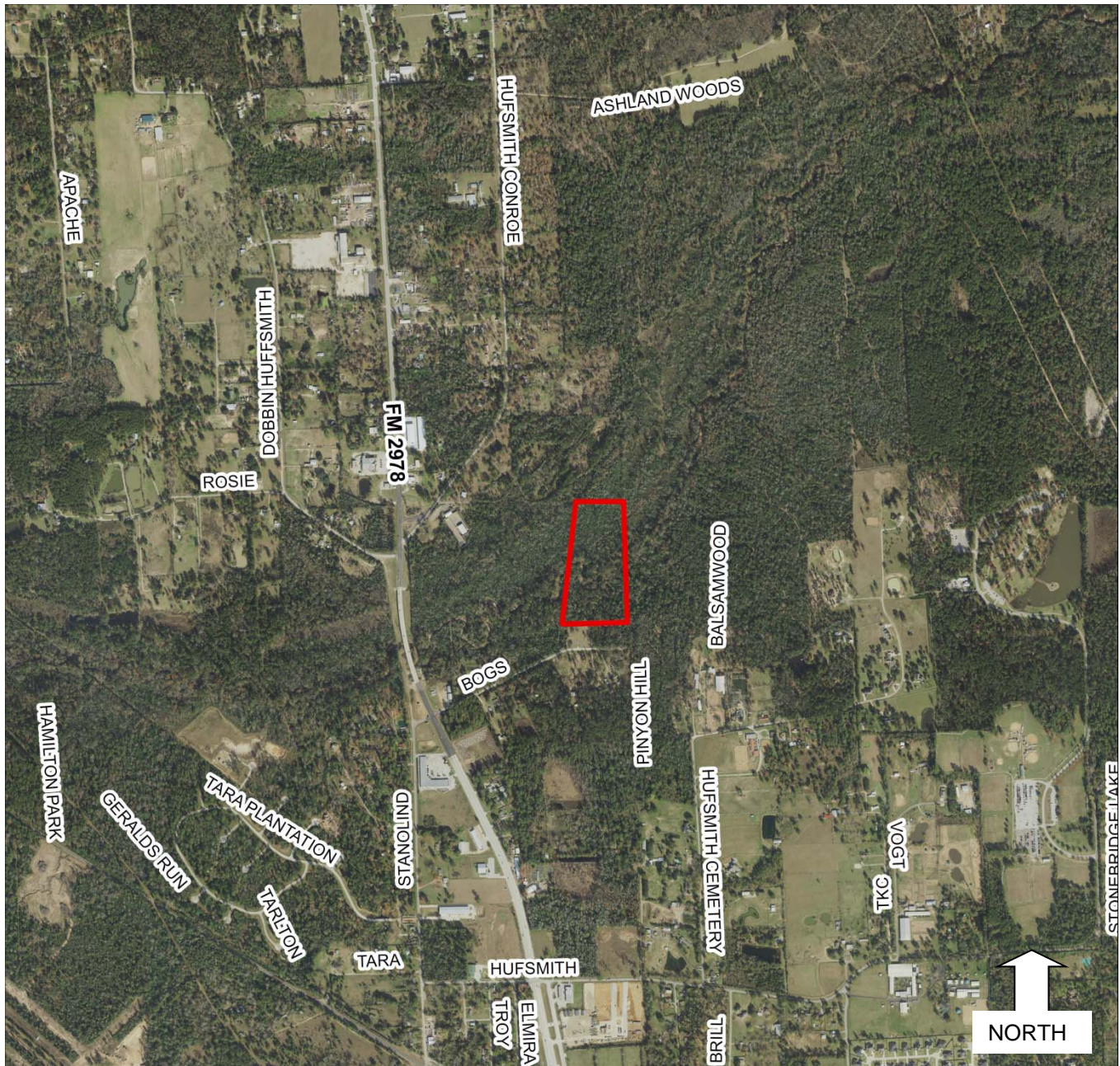
ITEM: 88

Planning and Development Department

Meeting Date: 01/19/2017

Subdivision Name: Bogs Road Plant North Site

Applicant: Windrose



D – Variances

Aerial



**Application Number:** 2017-0068

**Plat Name:** Bogs Road Plant North Site

**Applicant:** Windrose

**Date Submitted:** 01/09/2017

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

**Specific Variance is being sought and extent of variance:**

To allow a restricted reserve for wastewater treatment, water production, and/or water repressurization without frontage on a street.

**Chapter 42 Section:** 190

**Chapter 42 Reference:**

Sec. 42-190, Tracts for non-single-family use-reserves

### **Statement of Facts**

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

The subject property is 17.5733 acres located to the north of Boggs Road. The applicant, a municipal utility district ("MUD"), is submitting a subdivision plat to facilitate public infrastructure and accessory uses of the property. The applicant's site is separated from Boggs Road, the closest public right-of-way, but an unassociated private property. The only means of accessing the site is a 60-foot wide easement dedicated by the original plat. This platted easement has provided viable ingress and egress for the property and was considered viable access for the MUD when the purchased the property in 2014. Unbeknownst to the applicant at the time of purchase, they are now unable to use their property for the intended purpose because the City's subdivision regulations require restricted reserves containing MUD infrastructure to have direct, fee-simple frontage on a public street. While the City's reserve access policies apply without incident in most subdivisions, they do not take into account the unique factors of this site. The property was developed prior to the enforcement of Chapter 42 requirements, which was not strictly enforced at the time of this land development. The property was previously platted with its sole point of access being from the aforementioned access easement and is an existing condition that cannot be changed or avoided. The access easement itself is 60 feet in width, running through the abutting property to the south, and terminates at the southern boundary of the applicant's property. Because the access easement is of sufficient width and provides safe, perpetual, and efficient traffic movement for the applicant's property, the platting requirement for street frontage represents an unreasonable hardship that would prevent the MUD from providing much needed public utility service in this area.

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

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

The circumstances supporting the variance are the change in regulations that occurred after the property was originally platted in 1957. With the change in regulations, the applicant's property became non-conforming. The property is fully and permanently served by a non-exclusive perpetual access easement that provides access to the site. While the applicant purchased the property in its current configuration, the resulting non-conformity was the result of a change in the policies, procedures and regulations between the City and Harris County.

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

Because the subject property is land-locked and the acquisition of a flag-pole strip is not possible, the only way to comply with the City's subdivision regulations is to secure a variance. The applicant will construct a permanent drive within the access easement that meets or exceeds all County regulations. This will provide more than adequate traffic flow for all MUD-related traffic and emergency service vehicles, which meets the primary intent of the City's regulations. Requiring the applicant to acquire another individual's property in order gain public right-of-way frontage would disturb



existing development and provide no increased mobility. Because the current configuration matches the original configuration shown on the plat in 1957, the MUD and adjacent property owner should be free to utilize the property as they are. The intent of the City's subdivision regulations is maintained as the property will have a viable, safe form of access via the existing easement. Further, the variance will provide the applicant with the ability to plat and develop the land.

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

The proposed reserve layout will not be injurious to the public's health, safety or welfare as the property was initially platted in accordance with County regulations prior to 1997 and has functioned very well ever since. The existing access easement provides a safe, single-point of ingress and egress to Boggs Road and the MUD will be able to access their facility without issue.

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

The conditions supporting the variance are caused by the unique physical characteristics of the land, particularly the limitations imposed by the existing conditions and ownership of the site. Forcing the applicant to acquire and/or redevelop the access easement that currently serves the existing land would be an undue hardship. While the applicant certainly understands the requirement to plat, there is no possible way to secure direct street frontage as they do not own the property separating them from Boggs Road. Granting the variance is the only way for the applicant to meet the intent of the City's regulations and still develop the property, which is desperately needed for their proposed public infrastructure and accessory uses.



## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Staff Report

**Application No:** 2017-0068

**Agenda Item:** 88

**PC Action Date:** 01/19/2017

**Plat Name:** Bogs Road Plant North Site

**Applicant:** Windrose

### Staff Recommendation:

#### Chapter 42 Sections: 190

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

To allow a restricted reserve for wastewater treatment, water production, and/or water repressurization without frontage on a street.;

#### Basis of Recommendation:

The site is located east of FM 2978 and west of Kuykendahl Road. The applicant is requesting a variance to allow a reserve restricted to public infrastructure to have frontage and take access to a 60' access easement. Staff's recommendation is to defer to allow the applicant time to coordinate with Harris County's Engineering Department.

### Statement of Facts

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

N/A

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

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

N/A

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

N/A

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

N/A

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

N/A



**Agenda Item:** 89  
**Action Date:** 01/19/2017  
**Plat Name:** Ella Medical Center  
**Developer:** Murray & Murray Construction, LLC  
**Applicant:** PLS  
**App No/Type:** 2016-2024 C2R

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

Total Acreage:	0.4656	Total Reserve Acreage:	0.4656
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452T	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 minimum 6' wide unobstructed sidewalk along Ella Boulevard and West 25th Street.

Provide 3" caliper street trees along Ella Boulevard and West 25th Street pursuant to Chapter 33 species and space requirements.

The Planning Commission granted the variances to : 1) allow the existing structure to have a dual building line varying from 1.2' to 6.6' along West 25th Street and a 7.9' dual building line along Ella Boulevard 2) allow the existing structure to encroach into the visibility triangle at the corner of Ella Boulevard and West 25th Street subject to specific conditions on 01/19/2017. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable building lines per the ordinance.

***For Your Information:***

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 89

**Action Date:** 01/19/2017

**Plat Name:** Ella Medical Center

**Developer:** Murray & Murray Construction, LLC

**Applicant:** PLS

**App No/Type:** 2016-2024 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 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.

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# Houston Planning Commission

## ITEM: 89

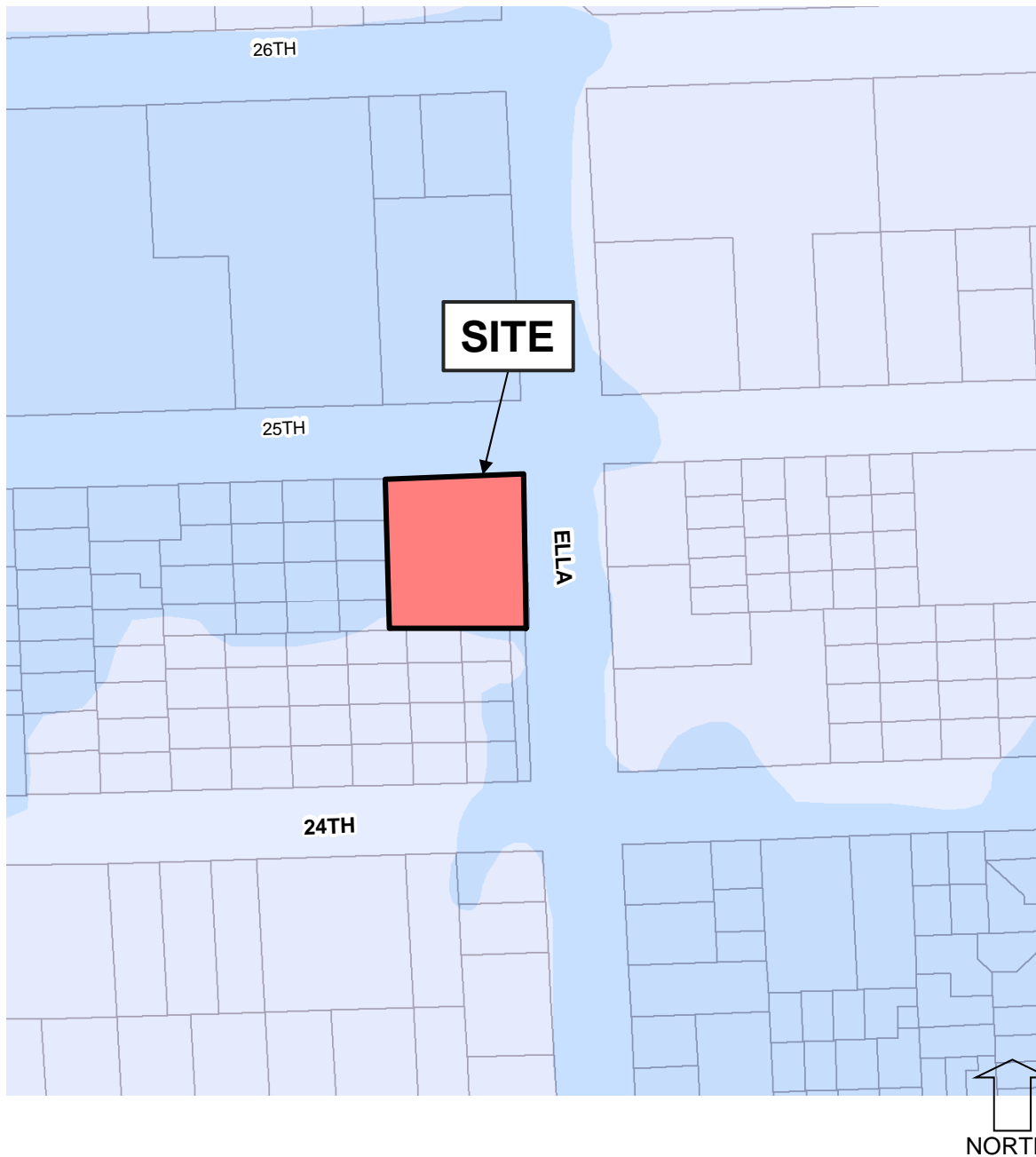
Planning and Development Department

Meeting Date: 1/19/2017

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**Subdivision Name: Ella Medical Center (DEF 1)**

**Applicant: Vernon G. Henry and Associates, Inc.**



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**D – Variances**

**Site Location**

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# Houston Planning Commission

## ITEM: 89

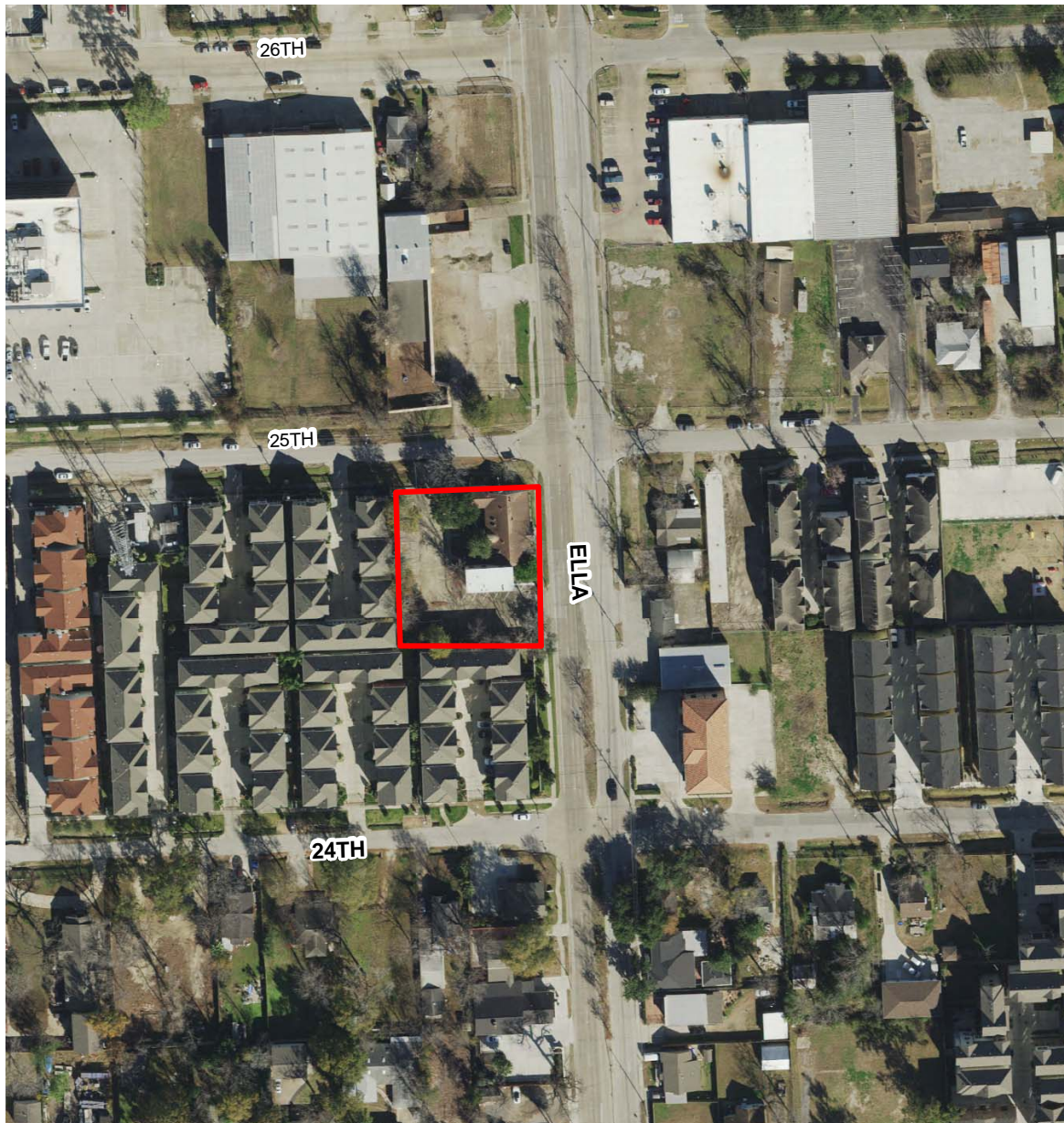
Planning and Development Department

Meeting Date: 1/19/2017

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**Subdivision Name: Ella Medical Center (DEF 1)**

**Applicant: Vernon G. Henry and Associates, Inc.**



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**D – Variances**

**Aerial**

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# ELLA MEDICAL CENTER LANDSCAPE PLAN

SCALE 1"0" = 30'0" 





## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Request Information Form

**Application Number:** 2016-2024

**Plat Name:** Ella Medical Center

**Applicant:** PLS

**Date Submitted:** 12/05/2016

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

**Specific Variance is being sought and extent of variance:**

To allow the reconstructed building to encroach into the 25' setback on Ella and the 10' setback on West 25th; to allow the building to encroach .59" into the 15' x 15' visibility triangle at the intersection of Ella and West 25th

**Chapter 42 Section:** 42-150/161

**Chapter 42 Reference:**

42-150: An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter (25' along Ella and 10' along West 25th. 42-161: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15' from the point of each intersection of two streets along the ROW of each of the intersecting streets and connecting the ends of each measured distance, to ensure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20' as measured vertically from the ground.

### 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**  
(not applicable)

**(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 Ella Medical Clinic was constructed in 1982 according to HCAD records. It would have been submitted prior to the adoption of Chapter 42, establishing setbacks. It was an "L" shaped building, with a two-story wing on the south side of the property. The one-story wing was approximately 1.1' from the property line on West 25th and 10' from the property line on Ella. A little over two years ago, two doctors who practice at Memorial Hermann Hospital in the next block north, decided to buy the old clinic building and remodel it for their offices. They hired a small engineering and architectural firm to prepare remodeling plans, and hired a construction company to act as their project manager while they continued their busy medical practices. The remodeling plans prepared included demolishing the one-story section of the building down to the slab and replacing it with the construction of a multi-story wing. The project manager hired a very experienced contractor, Murray and Murray. Construction started with the demolition of all the walls of the one-story wing, and enhancing the foundation to carry a heavier load. New plumbing lines were also installed in the old slab. All this work was properly permitted. Once this work was completed, the project manager authorized the contractor to start the new construction, in which they did, while requesting the building permit to post at the job site as required. Work continued for a couple of months, with the contractor periodically asking for the permit and being promised by the project manager that he had the permit and would get it to him. However, in November 2015 the construction was red-tagged for lack of a permit and all construction stopped at the point where it remains today. Four story exterior walls have been erected on the footprint of the old slab and windows framed in. There is no roof or interior partitions. Mr. Murray immediately began to investigate the status of permitting, questioning the project manager. He had been given a roll of plans stamped by various sections of Public Works. The doctor got involved. At some point in February, the project manager quit answering his phone and was unable to be contacted. His wife of many years disclosed that he had left home, presumably with another woman, and abandoned his practice leaving any clients behind. So, Mr. Murray, the contractor, told the doctor that he would take over and determine where they were in the process of getting a permit and being able to complete the building. He got with one of the senior building officials and found that they had all approvals for a building remodeling with exception of one, from Planning. They needed a subdivision plat and a setback variance for what Planning regarded as a reconstruction, not a short 4' extension is to be removed to increase the setback area. If the Commission grants the variance to allow the building to be completed, the owner will have 6' wide sidewalks

installed on West 25th and Ella. The slight encroachment into the visibility triangle at the corner for the existing building will not create a problem for drivers because the opposing traffic is on the opposite side of the street. The completed building façade will be 24.3' from the edge of paving on West 25th Street and 16.8' from the façade to the curb on Ella. On the Ella side, a short portion of the building 4' in depth, is being removed to increase the setback area. That removal will not adversely affect the structural integrity of the remainder. If the Commission grants the variance, the owner is willing to do a number of additional things: construct a 6' unobstructed sidewalk along West 25th and a 6' unobstructed sidewalk along Ella. The trees will be increased to 3" caliper and planted 24" behind the curb. The trees on both streets will be increased in size to a minimum 3" caliper. Pedestrian scale lighting will be added on both streets and a bench will be located on the Ella frontage. A bed of flowering annuals will be installed on the property at the corner of Ella and West 25th. The west and south perimeters adjacent to townhouses will be enhanced with a fence and plantings. The end result will greatly enhance the neighborhood.

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

The original building was permitted prior to the adoption of Chapter 42. The construction done without a proper building permit was a paid consultant who abrogated his responsibility and can no longer be found. The owners and contractor are doing their best to conform to city requirements considering

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

Sufficient light, air, and open space will exist along both streets and the added enhancements will be a big improvement in quality and pedestrian comfort for the neighborhood.

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

The granting of the variance will enhance area safety.

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

The primary reason for the variance is the previous and present physical development of the site.





**Application No:** 2016-2024

**Agenda Item:** 89

**PC Action Date:** 01/19/2017

**Plat Name:** Ella Medical Center

**Applicant:** PLS

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

**Chapter 42 Sections: 42-150/161**

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

To allow the reconstructed building to encroach into the 25' setback on Ella and the 10' setback on West 25th; to allow the building to encroach .59" into the 15' x 15' visibility triangle at the intersection of Ella and West 25th;

**Basis of Recommendation:**

The site is located west of Ella Boulevard, north of 24th Street and south of 25th Street. The applicant requests two variances: 1. to allow the reconstructed building to have a dual building line varying from 1.2' to 6.6' along 25th Street and a 7.9' dual building line along Ella Boulevard; 2. to allow the reconstructed building to encroach into the 15' x 15' visibility triangle at the intersection of Ella and West 25th. Staff supports both of the requested variances.

There is an existing structure encroaching into the building lines along Ella Boulevard and West 25th Street. The corner of the building encroaches into the visibility triangle at the corner of Ella and West 25th Street as well. The structure was constructed without permits and was red tagged. The applicant submitted similar variances for the structure in September 2016, and then withdrew the application. Since then, the applicant consulted with staff and has worked diligently to improve the site to provide a pedestrian friendly environment for the adjacent neighborhood. These improvements include:

1. Remove the 4' deep, 10' wide structure, which projects into the building line along Ella Boulevard, to provide a wider pedestrian realm. Add a window at the ground floor along West 25th Street to improve building transparency.
2. Provide minimum 6' wide unobstructed sidewalk along both Ella Boulevard and West 25th Street.
3. Provide 3" calliper street trees and pedestrian scale lighting along both Ella Boulevard and West 25th Street.
4. Provide a bench along Ella Boulevard.

With current proposal, the pedestrian realm along Ella Boulevard would be about 16.8', and the pedestrian realm along West 25th Street is about 24.3'. The structure encroaches about 0.85' into the visibility triangle. With the spacious distance between the back of curb and the existing building, the visibility triangle encroachment will not create traffic safety concerns. The proposed pedestrian friendly environment would benefit the adjacent neighborhood. Staff understands that the previous Project Manager started the unpermitted construction and violated the ordinance requirements. However, with the proposed improvements, the proposed development meets the development trend along Ella Boulevard. Staff would probably support the requested variances if the applicant submits the variance requests before the construction.

Therefore, staff recommends granting both of the requested variances and approving the plat subject to CPC 101 Form conditions. If the building is ever demolished, any new structures and/or additions must meet the ordinance building lines as shown on the plat.

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**Statement of Facts**

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

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

with the proposed improvements, the proposed development meets the development trend along Ella Boulevard.

**(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 proposed pedestrian friendly improvement and the development characteristics in the adjacent area.

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

The intent and general purposes of this chapter will be preserved and maintained.

**(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 proposed pedestrian friendly improvement and the development characteristics in the adjacent area.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 90  
**Action Date:** 01/19/2017  
**Plat Name:** Five Hundred Twenty Nine Commercial Park  
**Developer:** Yasons, Inc.  
**Applicant:** E.I.C. Surveying Company  
**App No/Type:** 2017-0042 C2R

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

Total Acreage:	12.2194	Total Reserve Acreage:	12.2194
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 157
County	Zip	Key Map ©	City / ETJ
Harris	77449	406R	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)

071. Subdivision platting standards do not conform to those required by Harris County. Contact staff and/or HCEO for the appropriate requirements.

Add replat language (long replat paragraph)

Plat name should follow the name guidelines. Provide new plat name.

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

The below comments were made by other agencies during this review period. These comments 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 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)  
 county has no objections to variance.  
 Documentation of TxDOT driveway approval should be submitted with site plans..

# Houston Planning Commission

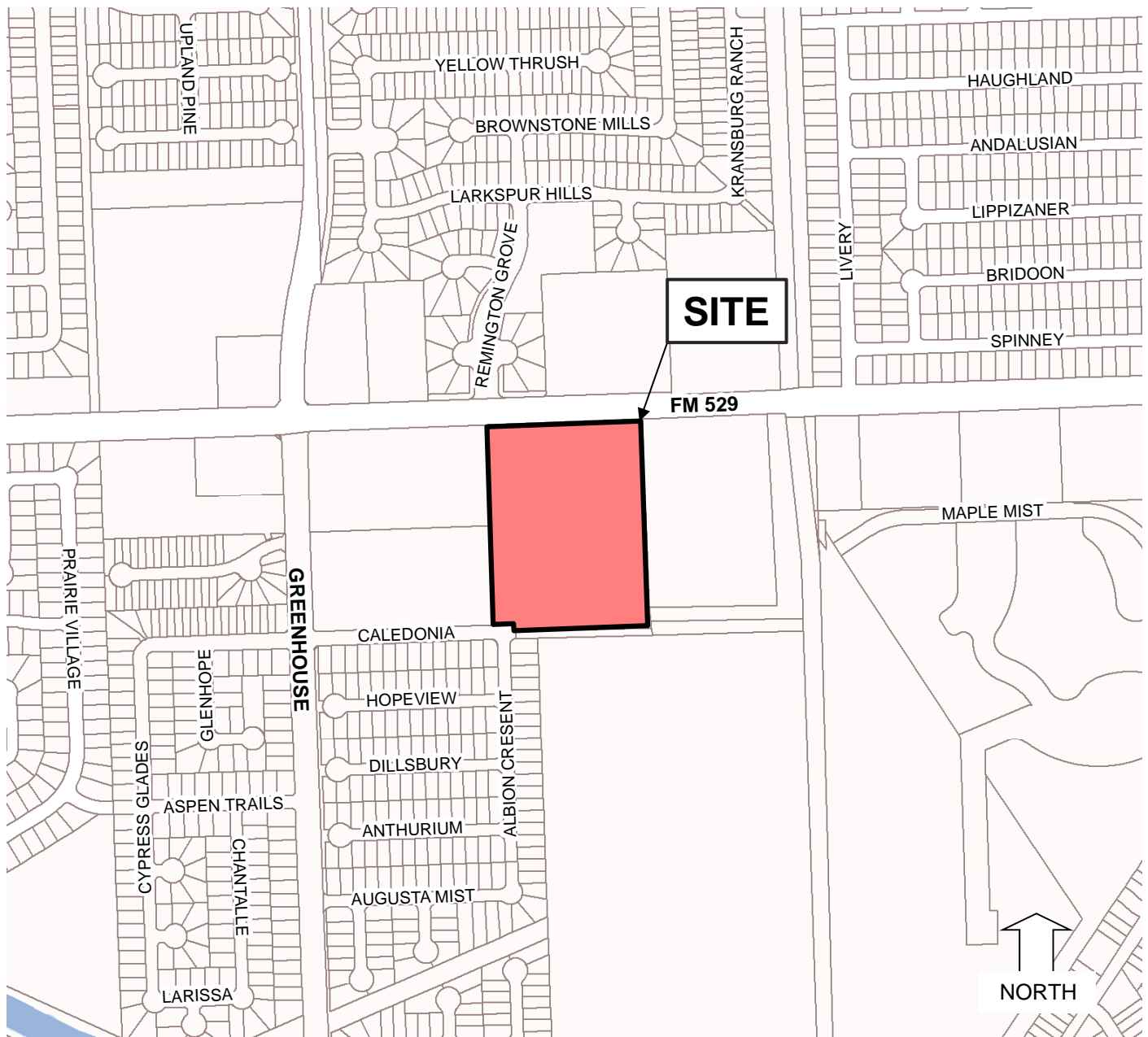
**ITEM: 90**

Planning and Development Department

Meeting Date: 01/19/2017

**Subdivision Name: Five Hundred Twenty Nine Commercial Park**

**Applicant: E.I.C. Surveying Company**



**D – Variances**

**Site Location**

# Houston Planning Commission

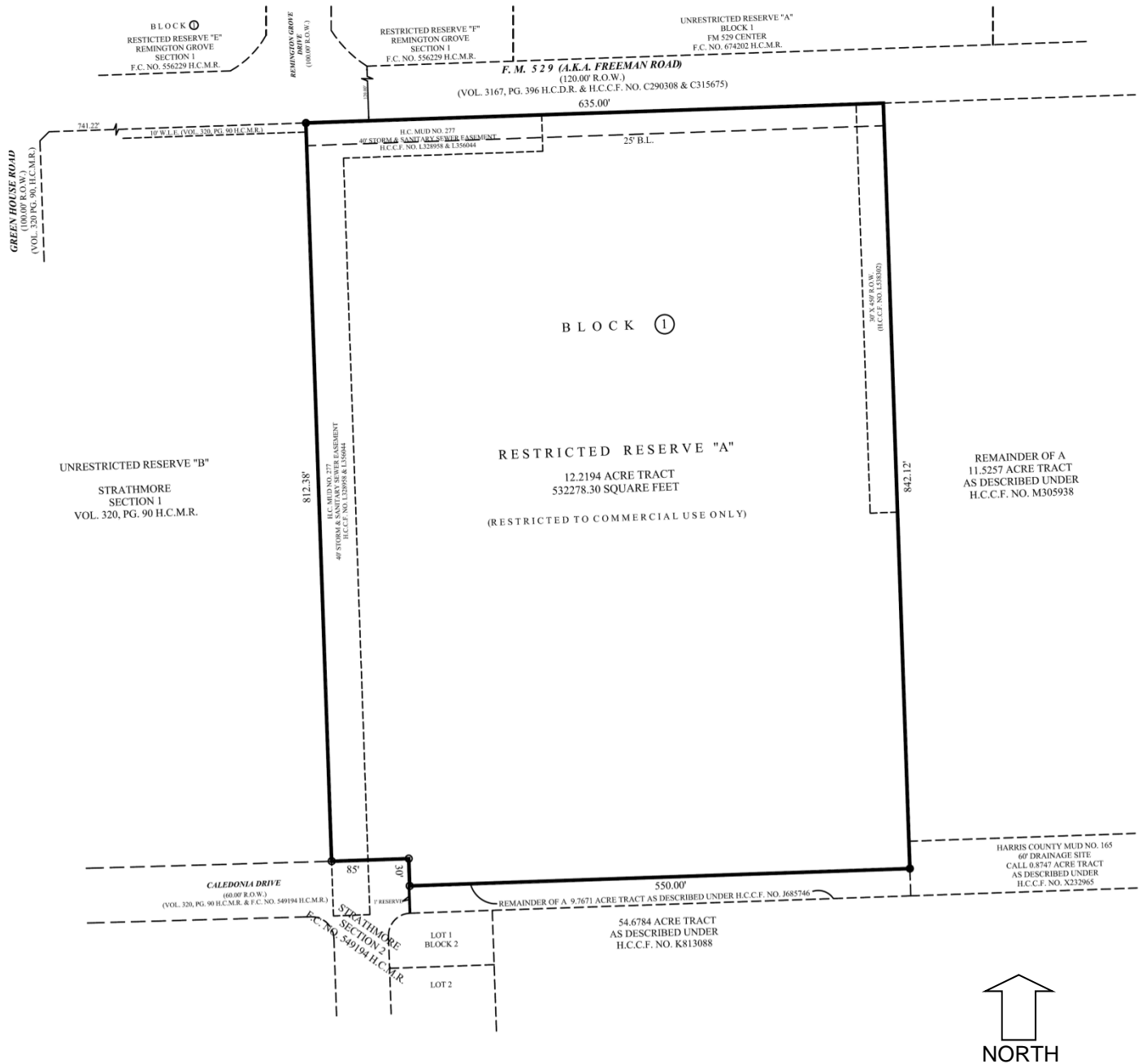
ITEM: 90

Planning and Development Department

Meeting Date: 01/19/2017

Subdivision Name: Five Hundred Twenty Nine Commercial Park

Applicant: E.I.C. Surveying Company



D – Variances

Subdivision



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# Houston Planning Commission

## ITEM: 90

Planning and Development Department

Meeting Date: 01/19/2017

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**Subdivision Name: Five Hundred Twenty Nine Commercial Park**

**Applicant: E.I.C. Surveying Company**

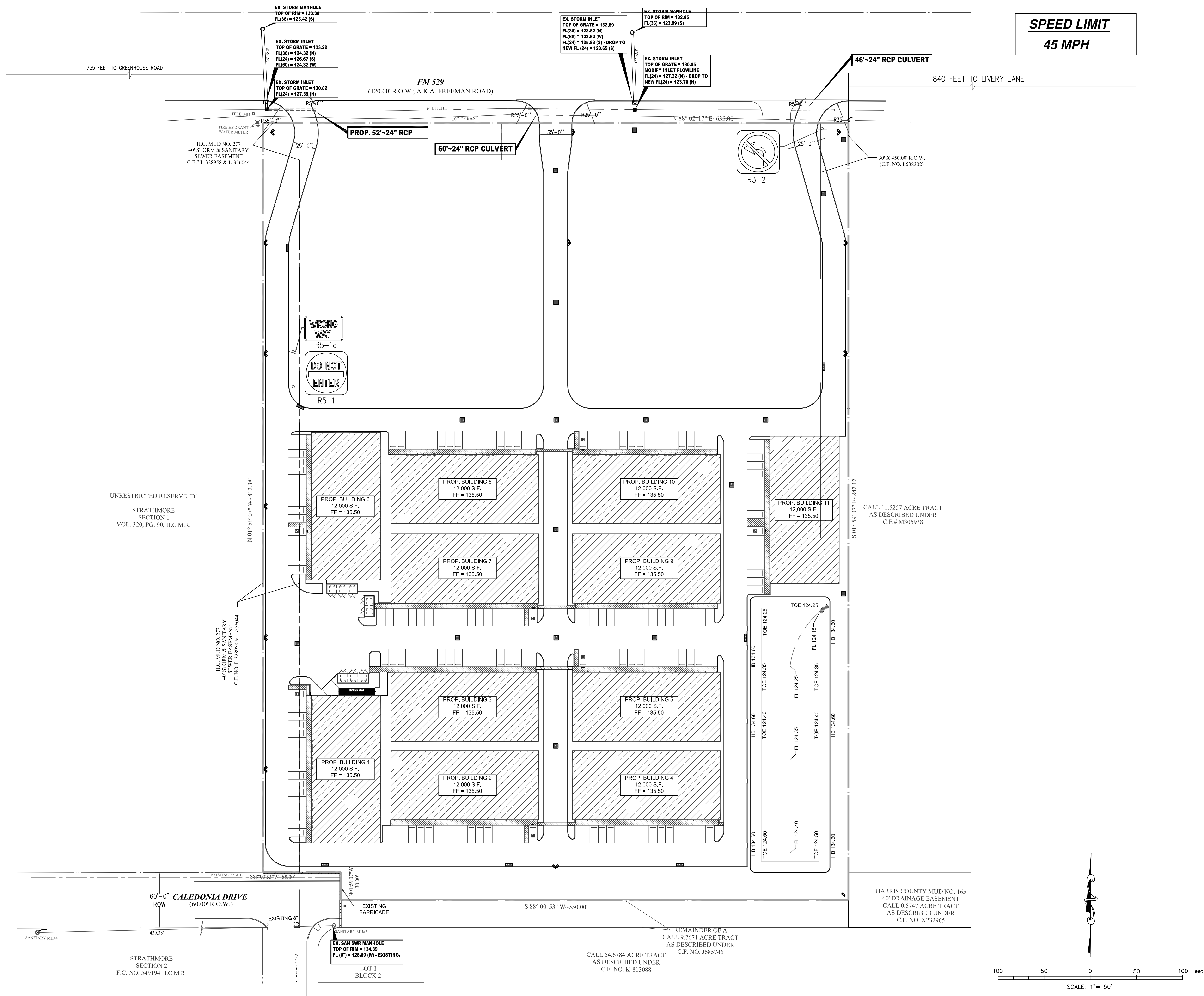


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**D – Variances**

**Aerial**

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project  
**OFFICE WAREHOUSES**  
at  
19005 FM 529  
KATY, TX 77433

REVISIONS			

ISSUE DATE: 11/30/15

SCALE: 1" = 50'



06/16/16  
*[Signature]*

**SITE PLAN**

DRAWN BY: NO  
CHECKED: GSS

PROJECT No. 1554.02  
SHEET No. C2.0





## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Request Information Form

**Application Number:** 2017-0042

**Plat Name:** Five Hundred Twenty Nine Commercial Park

**Applicant:** E.I.C. Surveying Company

**Date Submitted:** 01/09/2017

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

**Specific Variance is being sought and extent of variance:**

Not to extend Caledonia Drive, and to terminate it with a Cul-de-sac.

**Chapter 42 Section:** 135

**Chapter 42 Reference:**

Sec. 42-135: Street Extension.(a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is designated as a collector or major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only 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 of these criteria is met. The stub street is not required to be extended.

### Statement of Facts

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

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

The proposed plat of Five Hundred Twenty Nine Commercial Park is serviced by F.M. 529 (A.K.A. Freeman Road) a Major Thoroughfare road to the West is a commercial Reserve of Strathmore Section 1 as recorded in Volume 320, Page 90 of the Map Records of Harris County (see attached recorded map). To the East is developed commercial property of the remainder of 11.5257 acre tract. To the southeast corner is bounded by 60 feet Drainage site granted to Harris County Mud No 165 as described under Harris County Clerk's File No. X232965 (see attached instrument). To the South is bounded by a remainder of 9.7671 acre tract as described under Harris County Clerk's File No. J685746 and bounded at the southwest by Caledonia Drive which is part of Strathmore Section 2 as recorded under Film Code no. 549194 Harris County Map Records. (see attached recorded map, also see attached Survey and HCAD map). Since there is a 60' drainage site to the end of the proposed plat, the road in question Caledonia drive would only extend the length of the tract 550.00'. Also the extension of Caledonia drive would allow commercial traffic into residential neighborhood. The extension of Caledonia drive would not improve the circulation of this area. Constructing a Cul-de-sac at the end of Caledonia drive would not provide accessibility benefits to this area, as this area has functioned as-is since construction of the streets around 2004 when Strathmore sec. 2 was recorded. It would however create a large turn around for the street that would give direct access from the commercial business park to the single family residential street via the proposed cul-de-sac. This would create an undesirable situation as the connection would bring more traffic through the quite residential street. This would not be in the best interest of the public.

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

For the reason as explained in 1(a) and because these conditions existed prior to the applicant's purchase of the tract, the circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant.

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

The owners of the proposed plat will fully support the intent and general purposes of this chapter and will be preserved and maintained due to the fact that this tract as well the adjacent residential neighborhood, has sufficient traffic circulation

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

The owners believe that this report and for the reason given above has proven that granting of the variance there will be no negative impact and will not be injurious to the public health, safety or welfare

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

Economic hardship is not the sole justification of the variance. It is not the primary or even secondary justification, as explained in this report.



**Application No:** 2017-0042

**Agenda Item:** 90

**PC Action Date:** 01/19/2017

**Plat Name:** Five Hundred Twenty Nine Commercial Park

**Applicant:** E.I.C. Surveying Company

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

**Chapter 42 Sections:** 135

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

Not to extend Caledonia Drive, and to terminate it with a Cul-de-sac. ;

**Basis of Recommendation:**

Subject site is located east of Greenhouse Rd and south of FM 529 Rd. The applicant is requesting a variance to not extend Caledonia Dr. through the property and not terminate it with a cul-de-sac.

Staff's recommendation is to defer the plat for two weeks for Chapter 42 planning standards.

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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:** 91  
**Action Date:** 01/19/2017  
**Plat Name:** GBP Business Park  
**Developer:** GBP Business Park, LLC  
**Applicant:** Texas Engineering And Mapping Company  
**App No/Type:** 2016-2097 C2

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

Total Acreage:	30.3789	Total Reserve Acreage:	30.3789
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 189
County	Zip	Key Map ©	City / ETJ
Harris	77090	332T	ETJ

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

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

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

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

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

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

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

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

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

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

If the "Variance(s)" meet with the City's approval, Harris County interposes no objection. (HC)

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

# Houston Planning Commission

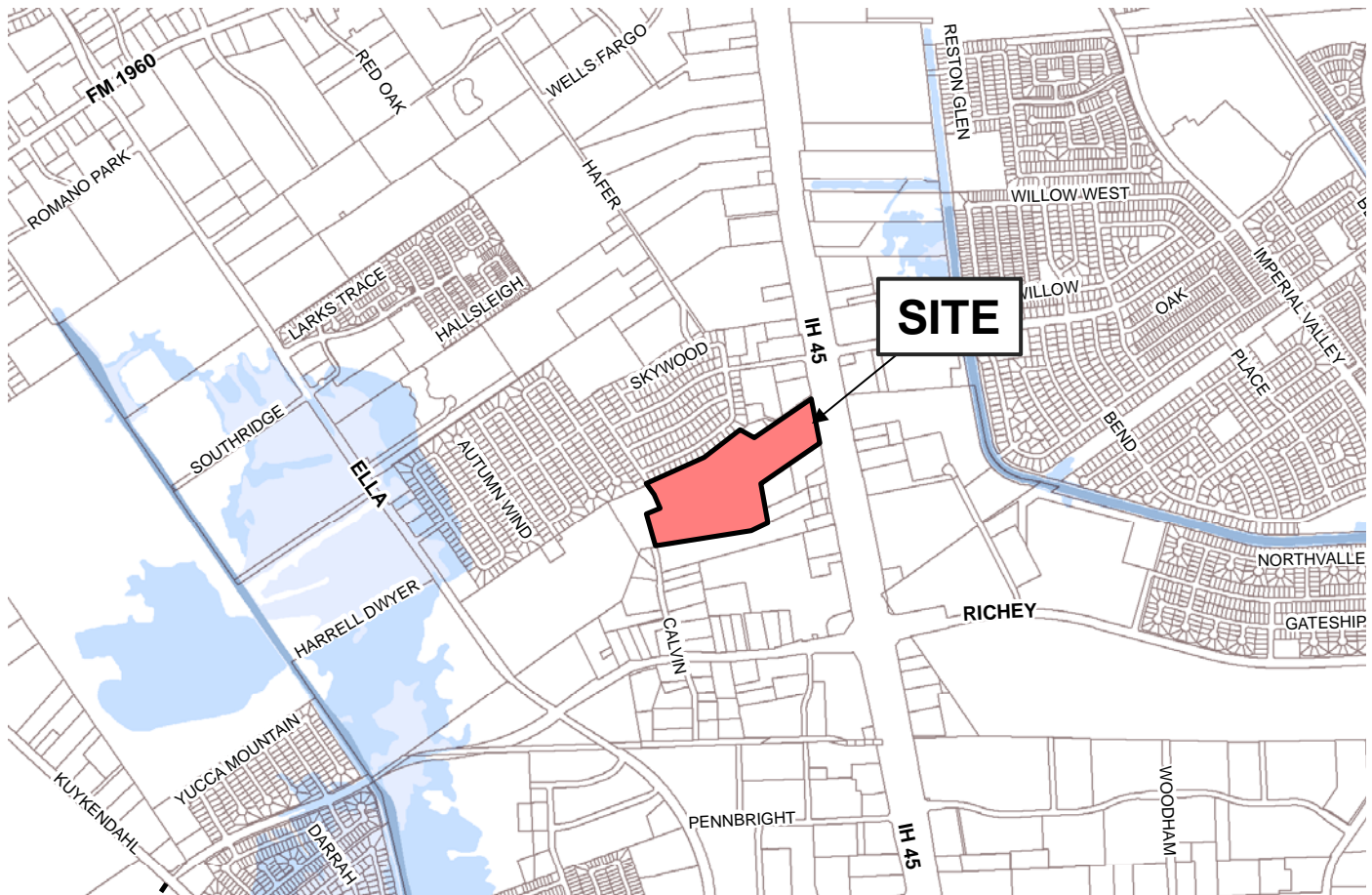
**ITEM: 91**

Planning and Development Department

Meeting Date: 01/19/2017

**Subdivision Name: GBP Business Park (DEF 1)**

**Applicant: Texas Engineering And Mapping Company**



**D – Variances**

**Site Location**

## Subdivision



# Houston Planning Commission

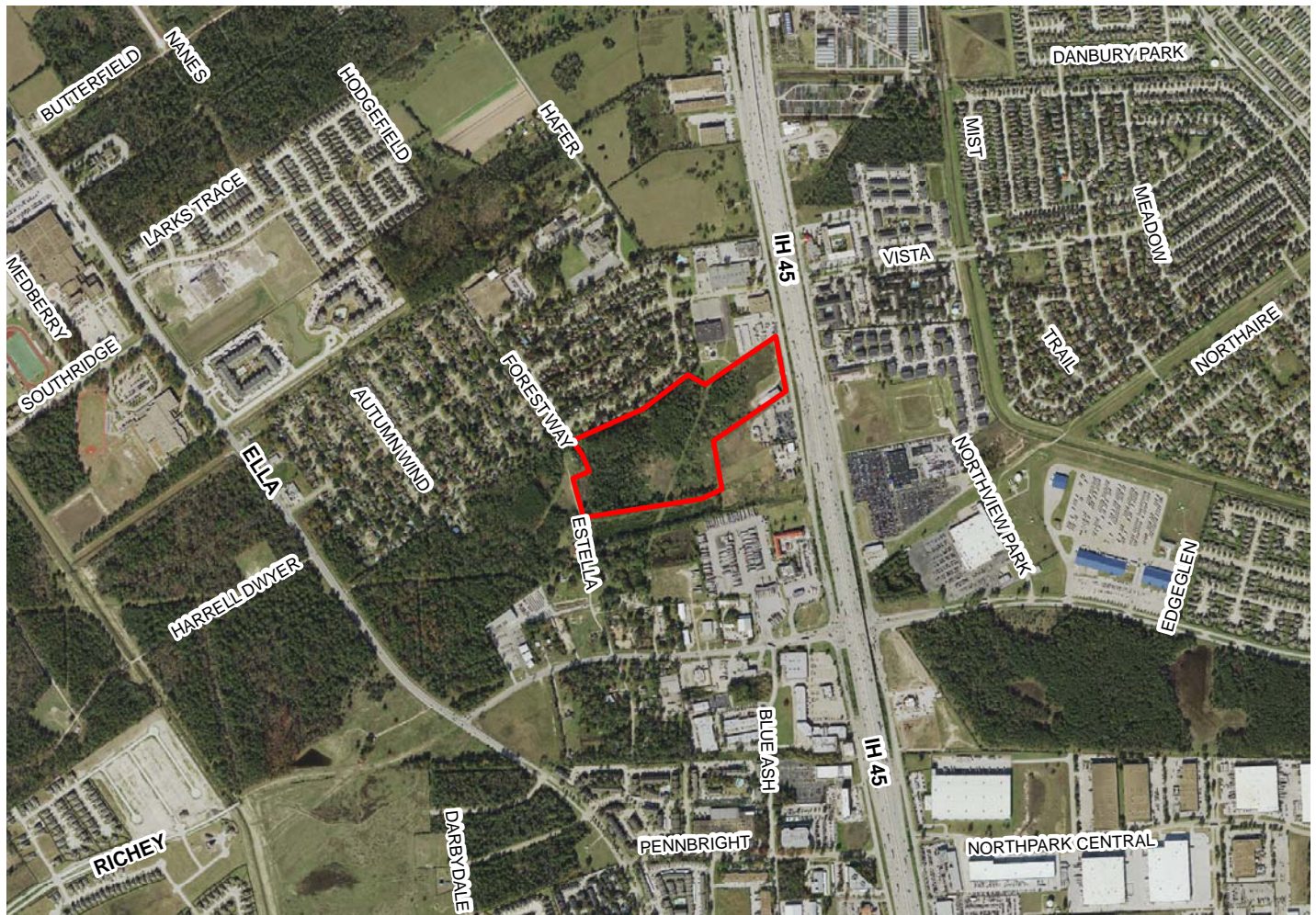
**ITEM: 91**

Planning and Development Department

Meeting Date: 01/19/2017

**Subdivision Name: GBP Business Park (DEF 1)**

**Applicant: Texas Engineering And Mapping Company**



**D – Variances**

**Aerial**





## North Forest C.I.A., Inc.

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June 27, 2016

RE: Forest Way Drive

To Whom It May Concern:

The North Forest subdivision in Harris County is represented by a five-member "Board of Trustees" as specified in the "BY-LAWS" and "DEED RESTRICTIONS", duly elected and of current standing as documented below by signatures. Our subdivision is small with only 491 homes.

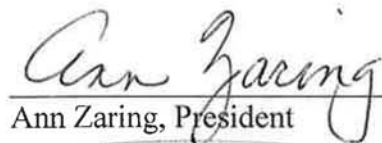
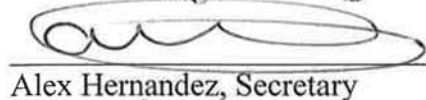
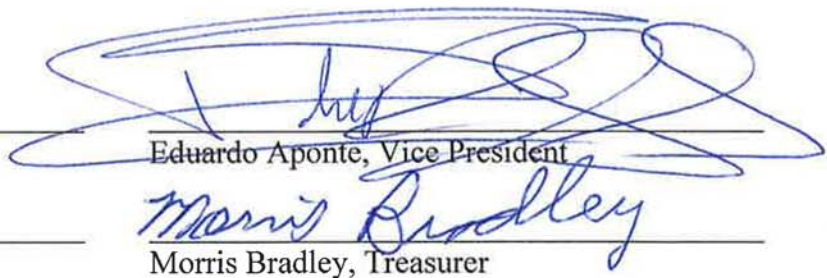
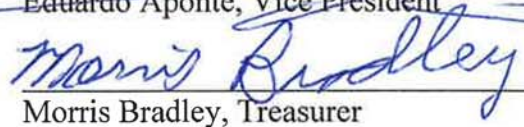
The property along the south side of our subdivision is in the process of being developed for commercial use. We are informed that the platting of this area indicates that the street, Forest Way Drive, is to be opened as a through street in this event. We request that this designation be changed.

Our neighborhood is very old as it was started in the early 1970's. Many residents have lived here for a long time and have adult children staying with them causing more automobile congestion in our streets which are only 24 feet wide without any parking lanes. Also, our subdivision includes Meyer Elementary School (Spring ISD) on the north end of Forest Way where the street dead-ends into the school. We already have two through streets adding to the neighborhood traffic problems and safety issues. Many children are walked to and from school and many are driven in addition to the school bus traffic.

It is this Board's opinion that opening Forest Way Drive on the south side of the neighborhood to through-traffic would be a major aggravation and impact to the safety of our residents and we would like it designated as permanently closed as long as the subdivision exists.

Best regards,

The Board

  
Ann Zaring, President  
Alex Hernandez, Secretary  
John South, Board Member  
Eduardo Aponte, Vice President  
  
Morris Bradley, Treasurer

**JDH Association Management, Inc.**

Corporate: 15201 East Freeway # 108 • Channelview • Texas 77530 • Office 281.457.5341 • Fax 281.457.5343  
Woodlands: 1776 Woodstead Ct # 103 • The Woodlands • Texas 77380 • Office: 281.296.7000 • Fax: 281.882.8086  
PO Box 96046 • Houston • Texas 77213 • Toll Free: 1.888.454.2108  
[www.jdhamc.com](http://www.jdhamc.com)



**Application Number:** 2016-2097

**Plat Name:** GBP Business Park

**Applicant:** Texas Engineering And Mapping Company

**Date Submitted:** 12/16/2016

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

**Specific Variance is being sought and extent of variance:**

Variance to not extend Forest Way Drive and Estella Lane to connect through this subdivision, nor for Moonglow Drive to be extended through this subdivision.

**Chapter 42 Section: 128(a)(1)**

**Chapter 42 Reference:**

(1) 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**

Forest Way Drive/Estella Lane - After obtaining the CPC101 Form for final plat approval, the developer obtained a permit to build the detention pond and perform dirt work to grade this site. As these activities progressed, the residential community (North Forest) north of this commercial development began to inquire about the plans for this property. They found that their street, Forest Way Drive, was being platted to extend southerly through this property to connect with the Estella Lane right-of-way just off the southwest corner of this property. They have peacefully enjoyed their subdivision since the early 1970's and do not want this connection to be made. Their opposition to this street extension is shown through letters forwarded to the developer and the Planning Commission. These letters are attached hereto and come from: • North Forest C.I.A., Inc., the homeowners association for this subdivision; and • Young and Brooks, the attorneys on behalf of North Forest M.U.D., which services this community. If this street would be completed, a cut-through route would be created through the North Forest community for traffic to get back to I-45 and the businesses along the I-45 frontage road. This could cause dangerous consequences for these residents. Furthermore, the Estella Lane right-of-way was established by deed recorded in Harris County Clerk's File No. B717695 in June of 1963. A road in this 1,200-foot long right-of-way was never built to Harris County standards. In fact, there is only a 16-foot wide driveway built within it that provides access to a few parcels of land, mostly residential, and an oil well site. Reconstructing this roadway to meet public standards would be a major undertaking that has no funding mechanism nor has a demand from commercial development or residents within this area for this street to be built. The developer of GBP Business Park will take all access to this development from the I-45 frontage road. Moonglow Drive – The extension of this street would encounter the same opposition as the extension of Forest Way Drive as mentioned above and cause the same cut-through problems through the old North Forest residential community. In addition, the "AGI Richey Subdivision", to the south of this subdivision, did not dedicate a street through it to match up with the extension of Moonglow Drive. A single restricted reserve was platted from I-45 to the previously mentioned Estella Lane on the westerly boundary of this property. Therefore, the extension of Moonglow Drive was cut off from progressing further south to complete the street extension requirement.

**(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 strict application of the requirements of this chapter would create a road connection for this area that would not be in the best interests of the property owners within this block for the following reasons: (1) the AGI Richey development adjoining the south property line of the GBP Business Park is planning a driveway from I-45 feeder road through their development. If they connect to Estella Lane, more cut-through traffic will occur through the North Forest subdivision. (2) Estella Lane is now a driveway and will probably never be built to public road standards. (3) if this roadway is built, GBP Business Park could also connect their driveways to it. This would further increase the cut-through traffic to the North Forest community and the residents along Estella Lane. (4) since the North Forest residential community was developed so long ago, the highest and best use of this land has changed. This creates access/roadway problems between the different land uses. Not installing this connection would alleviate those concerns. (5) all parties already have adequate

access within this block. This connection of these streets would just aggravate the long time residents along the existing streets.

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

This request is not the result of a hardship created by the developer of the subject property. The developer is trying to accommodate the wishes of the adjoining residential subdivision that have been enjoying peace along Forest Way Drive and Moonglow Drive since the early 1970's. This request will also relieve the potential traffic increased to the residents along Estella Lane. Furthermore, the driveway constructed on the Estella Lane right-of-way will not need to be upgraded with public funds to public street standards.

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

The approval of this variance will keep the general intent and purpose of Chapter 42 by separating the commercial traffic within this block from the old neighborhood residential traffic. An adequate street system already exists to accommodate the various uses within the block. Only one tract remains to be developed and it has good access to Ella Blvd. and, if residential, to North Forest subdivision and possibly Estella Lane.

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

Public health, safety, or welfare will not be diminished due to the granting of this variance. Conversely, not granting this variance may be harmful to the mature residential subdivision of North Forest and the residents along Estella Lane. The commercial nature of this development is just not conducive to street connections between these residential communities.

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

Economic hardship was not considered in this variance request. The unique features of the surrounding properties with the different land uses and the desires of the long time residents of the adjoining subdivisions prompted this variance request.



## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Staff Report

**Application No:** 2016-2097

**Agenda Item:** 91

**PC Action Date:** 01/19/2017

**Plat Name:** GBP Business Park

**Applicant:** Texas Engineering And Mapping Company

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

### Chapter 42 Sections: 128(a)(1)

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

Variance to not extend Forest Way Drive and Estella Lane to connect through this subdivision, nor for Moonglow Drive to be extended through this subdivision.;

### Basis of Recommendation:

The site is located in Harris County, on the west side of Interstate 45, north of Richey Road, east of Ella Boulevard. The applicant is requesting to not extend or terminate with cul-de-sac 2 stub streets, Moonglow Drive and Forest Way Drive. Staff is in support of the request.

In 2015, the Planning Commission granted the requested variance to not provide an east/west street, north south street, and to not extend or terminate with a cul-de-sac Moon Glow Drive.

The previous submittal did dedicate ROW in order to facilitate a connection between Forest Way Drive and Estella Lane. However, extending the street through the site could cause potential safety concerns.

The applicant is proposing a business park and extending the stubs streets from the single family subdivision will mix incompatible land uses. Additionally extending the street could potentially cause commercial traffic through a residential neighborhood.

Access will be denied to the stub streets and the major thoroughfare system will provide sufficient traffic circulation. Harris County Engineer's Office has voiced no objection to the request and the North Forest's homeowners association has provided a letter of support. Therefore, staff's recommendation is to grant the requested variance and the plat subject to the CPC 101 form conditions.

## Statement of Facts

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

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

Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy; the applicant is proposing a business park and extending the stubs streets from the single family subdivision will mix incompatible land uses.

**(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; extending the street could potentially cause commercial traffic through a residential neighborhood.

**(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 will provide sufficient 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; access will be denied to the stub streets.

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

Economic hardship is not the sole justification of the variance.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 92  
**Action Date:** 01/19/2017  
**Plat Name:** Great Commission Family Church Reserve  
**Developer:** Great Commission Family Church  
**Applicant:** Replat Specialists  
**App No/Type:** 2016-2081 C2R

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

Total Acreage:	1.3191	Total Reserve Acreage:	1.3191
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77044	456D	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)

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

Coordinate with Harris County and Harris County flood control for their comments.

Remove the paragraphs that are not required and add the long replat paragraph.

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

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 92  
**Action Date:** 01/19/2017  
**Plat Name:** Great Commission Family Church Reserve  
**Developer:** Great Commission Family Church  
**Applicant:** Replat Specialists  
**App No/Type:** 2016-2081 C2R

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

---

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

Harris County Flood Control District: Show and call out HCFCD ROW per HCFCD PCPM.  
Call out easements as recorded.

See plat.

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 additional drainage easement is required

There are no objections to variance request. There is an existing driveway across HCFCD easement.

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



# Houston Planning Commission

**ITEM: 92**

Planning and Development Department

Meeting Date: 01/19/2017

**Subdivision Name: Great Commission Family Church Reserve**

**Applicant: Replat Specialists**



**D – Variances**

**Site Location**

# Houston Planning Commission

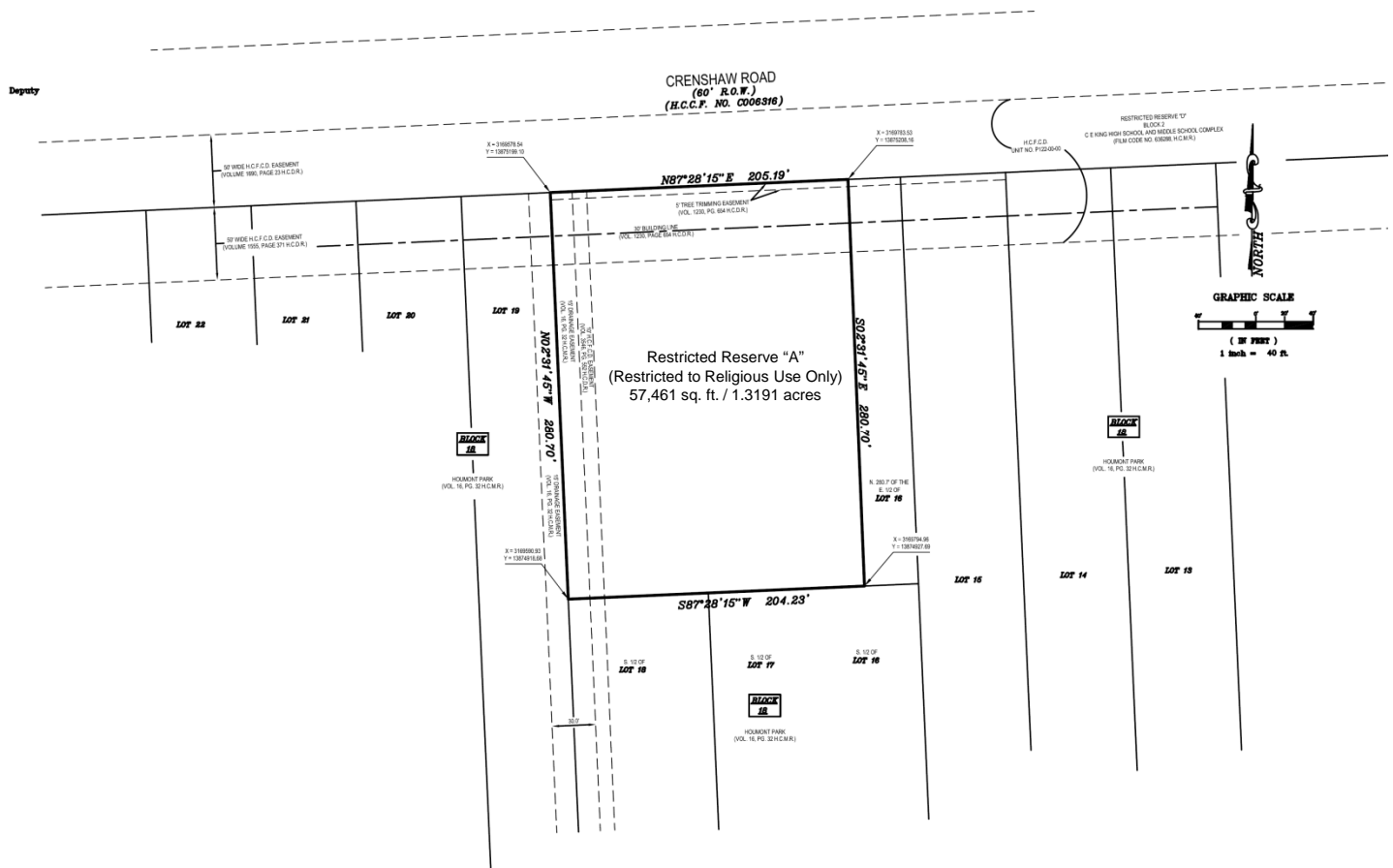
## ITEM: 92

Planning and Development Department

Meeting Date: 01/19/2017

Subdivision Name: Great Commission Family Church Reserve

Applicant: Replat Specialists



D – Variances

Subdivision

# Houston Planning Commission

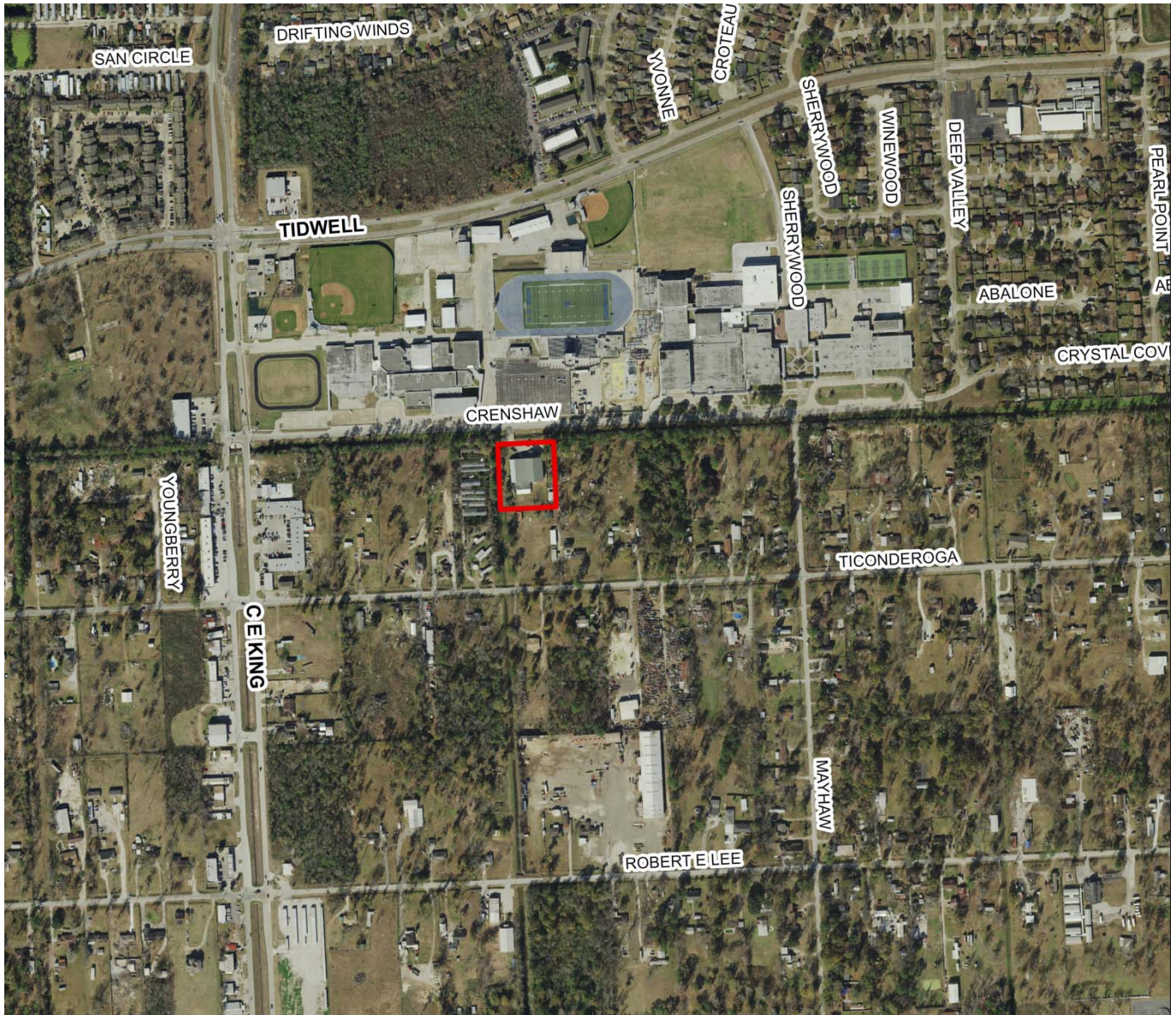
**ITEM: 92**

Planning and Development Department

Meeting Date: 01/19/2017

**Subdivision Name: Great Commission Family Church Reserve**

**Applicant: Replat Specialists**



**D – Variances**

**Aerial**





**Application Number:** 2016-2081

**Plat Name:** Great Commission Family Church Reserve

**Applicant:** Replat Specialists

**Date Submitted:** 12/05/2016

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

**Specific Variance is being sought and extent of variance:**

We are seeking a variance to allow direct access to Crenshaw Road, over and across the Fifty foot Harris County Flood Control District Easement as recorded under Volume 1690, Page 23 of the Deed Records of Harris County, Texas.

**Chapter 42 Section: 190(c)**

**Chapter 42 Reference:**

42-190(c) 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 - Restricted Reserve All other; Minimum Size - 5,000 sq. ft.; Type of Street or Shared Driveway - Public Street; Minimum Street or Shared Driveway Width - 60 feet; Minimum Street or Shared Driveway 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**

The Great Commission Family Church, also known as the "property owner" added a multipurpose gym to the current property that was purchased by the property owner in September 2007. Upon seeking an occupancy permit for the multipurpose gym, the property owner's septic system was flagging the building permit as there were lots that needed to be certified as the owner's property to ensure that the septic lines were not draining to land that belonged to the adjacent property owner. This initial concern has been cleared. However, the replat presented a second issue with the driveway used to enter the property from Crenshaw Road. The survey revealed that the property where the driveway exists doesn't belong to the property owner but is the property of Sheldon ISD.

**(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 property owner is already utilizing the driveway that crosses over the H.C.F.C.D. easement. The driveway was installed with a driveway permit, so not granting the variance would not allow any access to the property. Prior to the purchase of the property in 2007, the driveway did not have an access easement. However, the property owner currently has an access easement agreement in place with Sheldon ISD granting the property owner use of the driveway to enter the property. The existing driveway is the only viable option for entering the property. A second driveway is not permitted to be built as an additional driveway would compromise the flood control ditch.

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

The driveway existed prior to the property owner's purchase of the property in 2007. By all indicators, the current driveway has served as the entrance for the facility for decades. Therefore, the hardship was not created or imposed by the current property owner as it existed well before the purchase of the property.

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

One of the purposes of Chapter 42 is to enhance the pedestrian activity in an area, which is accomplished in part by allowing the driveway to cross said easement. The requested variance will aid in maintaining the character of the neighborhood. The improvements made by this development will eliminate unsafe conditions apparent in existing structures, improve the pedestrian access and activities and maintain safe traffic visibility. The addition made to the current facility and the access granted by Sheldon ISD to use the pre-existing driveway will not compromise the intent and general purposes of this chapter.

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

The improvements made by this development will eliminate unsafe conditions apparent in existing structures, improve the pedestrian access and activities and maintain safe traffic visibility. The original structure has been existence for many years and the variance being sought to secure the permits needed to occupy the new construction will in no manner compromise public health, safety or welfare.

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

We confirm that economic hardship is not the sole justification of the variance. Granting of this variance will allow new construction to be consistent with the existing or proposed character of the surrounding neighborhood. The driveway is the only entrance to the property and constructing a second entrance is not a viable solution as it would compromise the flood control ditch. The building permit is contingent upon the replatt. Once the replatt is complete, the property owner will be eligible for the occupancy permit.



**Application No:** 2016-2081

**Agenda Item:** 92

**PC Action Date:** 01/19/2017

**Plat Name:** Great Commission Family Church Reserve

**Applicant:** Replat Specialists

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

**Chapter 42 Sections: 190(c)**

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

We are seeking a variance to allow direct access to Crenshaw Road, over and across the Fifty foot Harris County Flood Control District Easement as recorded under Volume 1690, Page 23 of the Deed Records of Harris County, Texas.;

**Basis of Recommendation:**

Subject site is located east of C E King Pkwy and south of Crenshaw Rd. Applicant is requesting a variance to allow the property to have driveway access to Crenshaw Rd across the 50' HCFCD drainage easement without having 60' public street frontage on a 60' ROW as required by the ordinance.

Subject site is a replat of portions of lots from Houmont Park Sec 1 subdivision. This property was in this configuration since 1988 and was owned by the church. Crenshaw Rd and subject site are separated by a 50' wide HCFCD drainage easement. In 2010 this portion of 50' strip was platted as drainage reserve by the C E King School property. All along subject property had address and driveway access from Chrenshaw Rd.

Current owner bought this property in 2007 and planned for some additions to the structure. This caused for the property to be replatted and brought the issue of access and frontage to light. Once the issue of access across the school property and drainage easement was perceived, all parties came together and an access easement across the drainage reserve was recorded in 2015. Granting of the variance will not be injurious to public health and safety as the property has been operating in this manner already for years and it is an existing condition. Purpose of this variance is to bring the property into compliance with chapter 42 standards.

Therefore, staff's recommendation is to grant the requested variance and approve the plat subject to CPC 101 form conditions.

**Statement of Facts**

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

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

Strict application would make this project not have public street frontage and access. This property was in this configuration from 1988 and had access to Crenshaw Rd across the drainage easement. The purpose of this variance is to bring the property into compliance.

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

Circumstances supporting the granting of the variance are not the result of a hardship created my the applicant. It is due to the existing configuration of the property without any frontage and that it had access and address from Crenshaw Rd.

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

Intent and purpose of this chapter will be preserved as currently there is an access easement recorded for the property across the drainage reserve. This is the only way for the property to have access to public street.

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

Granting of the variance will not be injurious to public health and safety as it is an existing condition.

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

Economic hardship is not the sole justification. It is due to the existing condition and that property has address and access from Crenshaw Rd.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 93  
**Action Date:** 01/19/2017  
**Plat Name:** Hidden Lake at Gettysburg  
**Developer:** Flair Builders, LLC  
**Applicant:** GBI Partners, LP  
**App No/Type:** 2017-0022 C3P

**Staff Recommendation:**  
Defer per Harris County's  
request

Total Acreage:	7.9310	Total Reserve Acreage:	0.5650
Number of Lots:	28	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:	Malcomson Road Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77377	328V	ETJ

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

041. Easements dedicated by separate instrument shown on the plat and not located adjacent to a common property line must be vacated, abandoned and rededicated prior to recordation.  
Provide information about the 20' Access easement.

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)  
Provide the HCCF No N348838.

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)

Coordinate with Harris County and Flood control district about their comments.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 93  
**Action Date:** 01/19/2017  
**Plat Name:** Hidden Lake at Gettysburg  
**Developer:** Flair Builders, LLC  
**Applicant:** GBI Partners, LP  
**App No/Type:** 2017-0022 C3P

**Staff Recommendation:**  
Defer per Harris County's  
request

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

Harris County Flood Control District: Flood Control review - Need to callout the North Harris County Water Authority easement (HCCF # 20090435322) on the north side of K142-00-00 and show its limits (see uploaded PDF with easements).

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 if additional drainage easement is required

straighten ROW line for Mirror Cove Court

may need to set back mirror cove court to have 20 foot building line within platted boundary

Construction plan ( Project Number 1610100036) has not been approved. Previous Plat Name was Villas at Hidden Lake

Plat should be deferred to discuss nate access to existing roadways (Hermitage Oaks Drive, Kenny Drive) before variance is allowed. Feasibility of acquiring 50' ROW in lieu of 35' easement for connection to Hermitage Oaks Drive and connection to Kenny Drive via vacant Lot 24 of Winterhaven (U/R) should be explored.

Request for variance for block length of less than 600' cannot be approved till natives are explored.

Letter of no objections should be obtained from Faulkey Gully trail owner and bridge should be widened if variance is 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

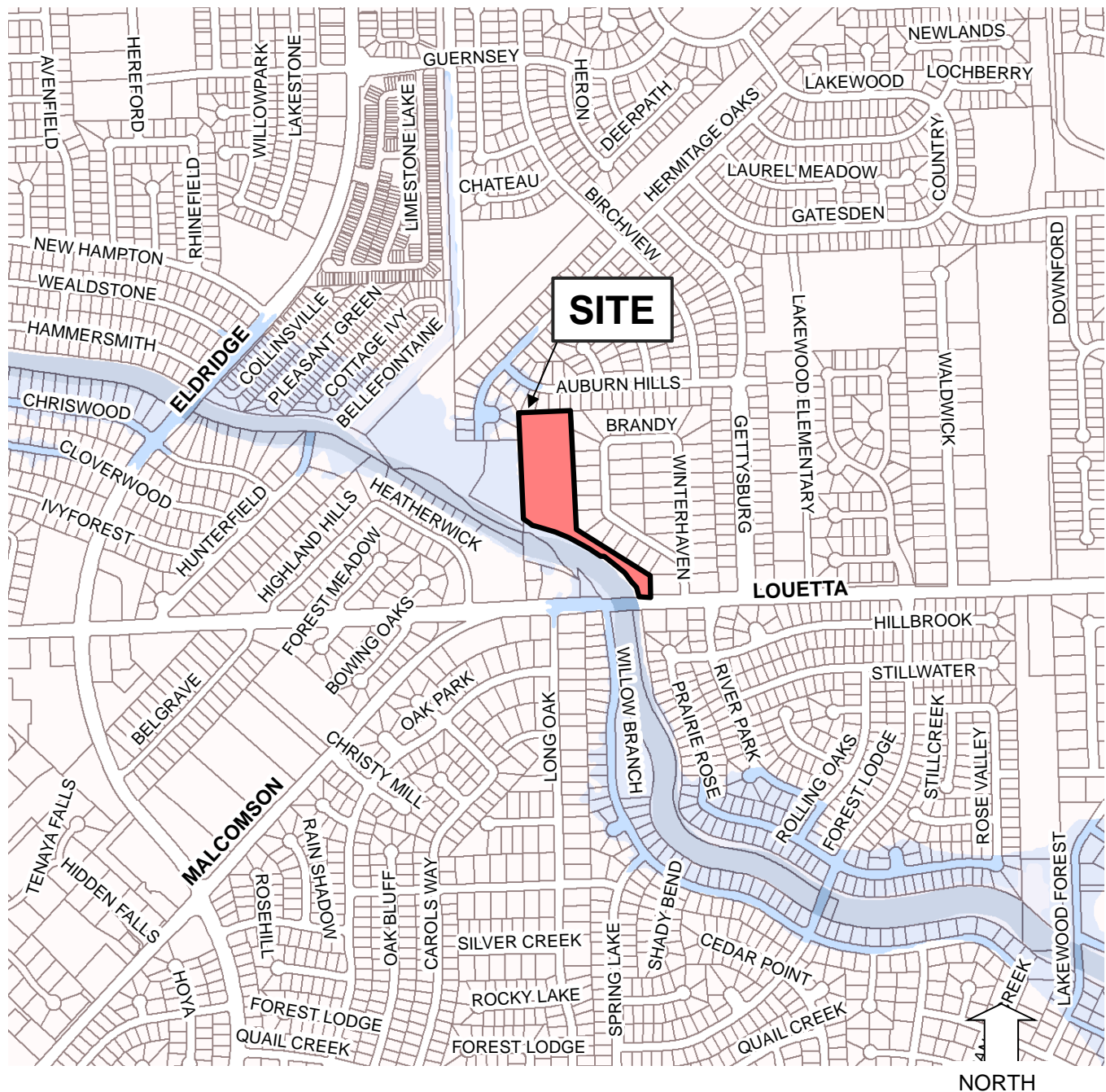
ITEM: 93

Planning and Development Department

Meeting Date: 01/19/2017

Subdivision Name: Hidden Lake at Gettysburg

Applicant: GBI Partners, LP



D – Variances

Site Location

# Houston Planning Commission

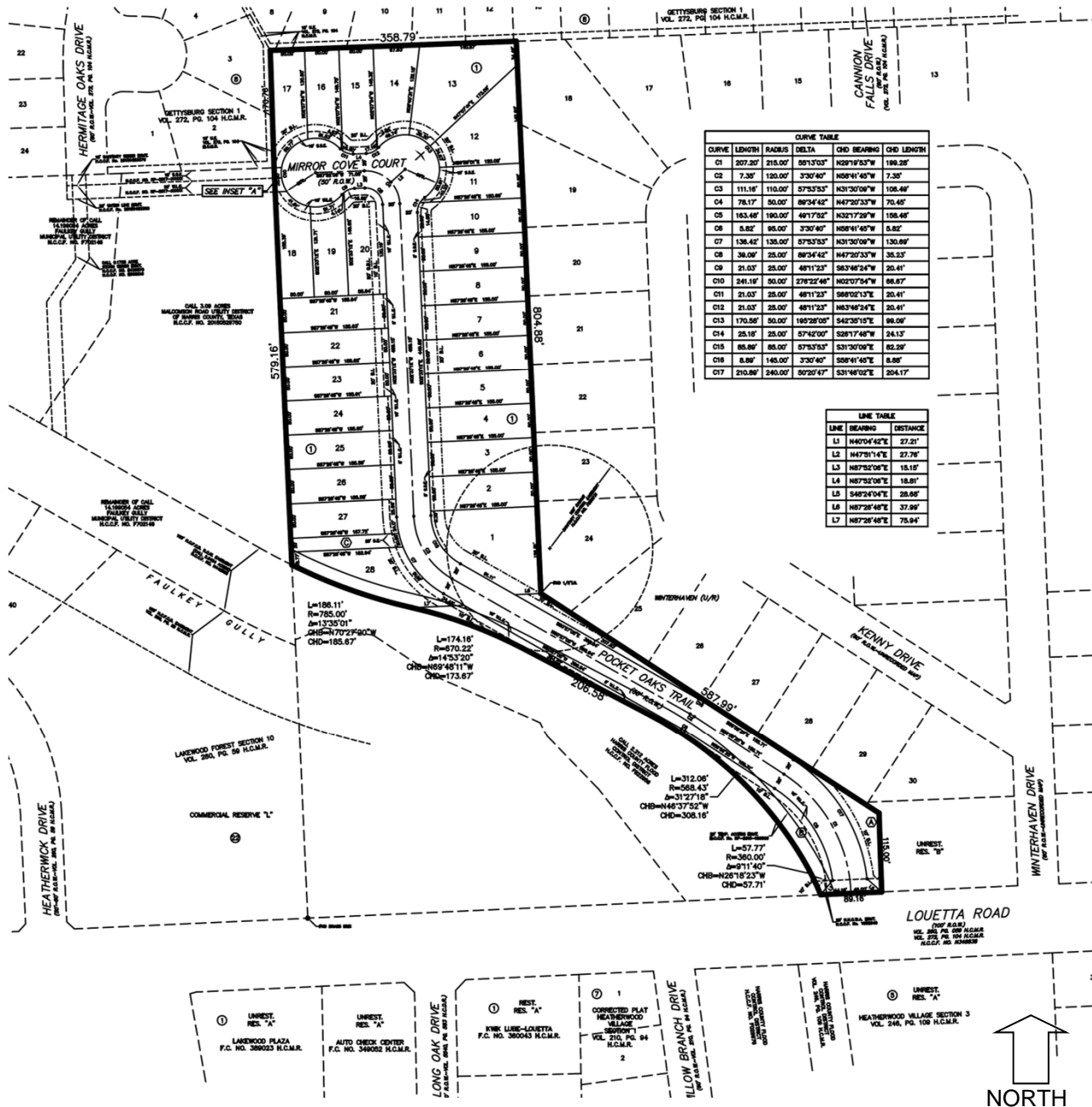
## ITEM: 93

Planning and Development Department

Meeting Date: 01/19/2017

Subdivision Name: Hidden Lake at Gettysburg

Applicant: GBI Partners, LP



D – Variances

Subdivision



# Houston Planning Commission

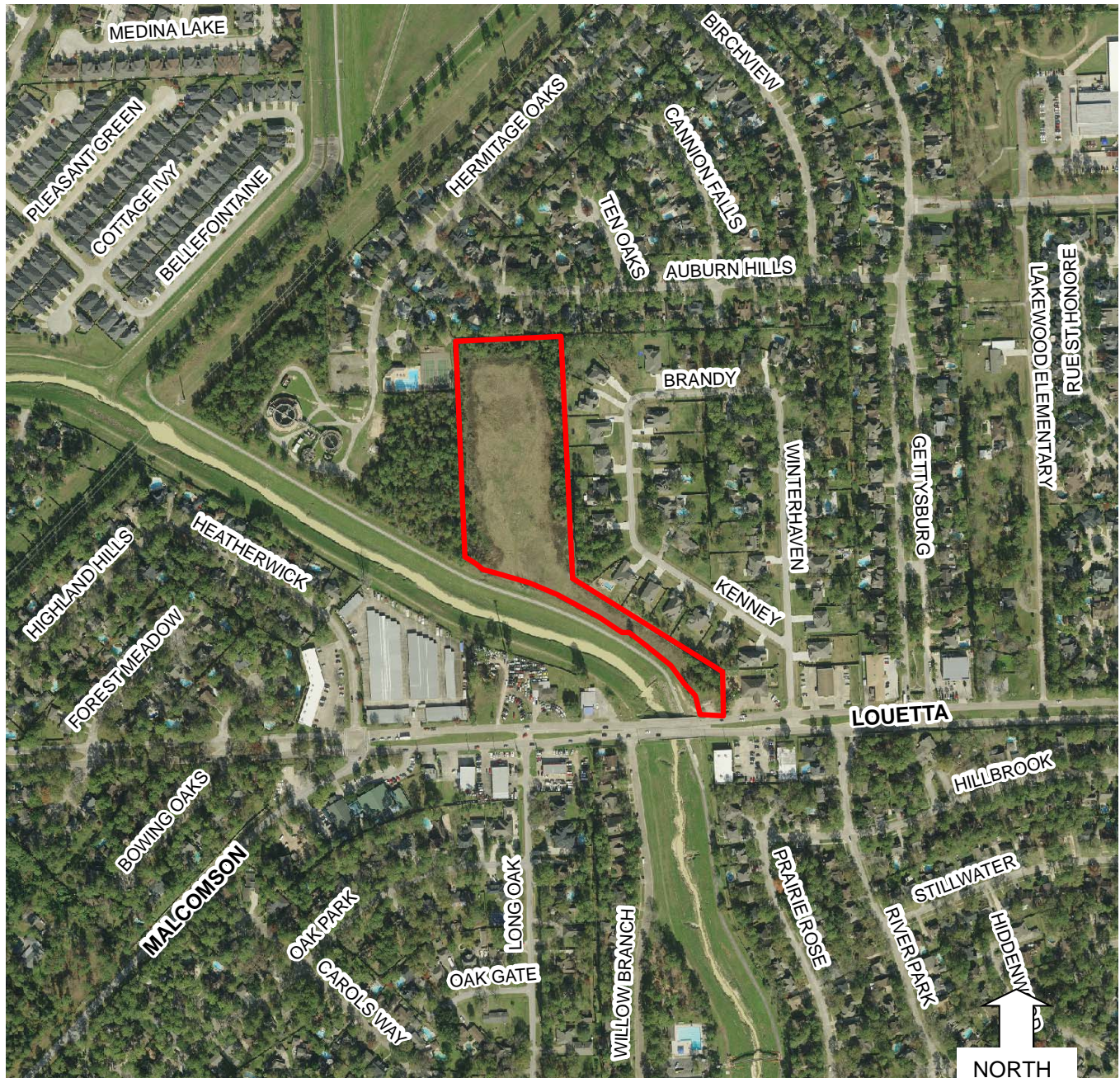
ITEM: 93

Planning and Development Department

Meeting Date: 01/19/2017

Subdivision Name: Hidden Lake at Gettysburg

Applicant: GBI Partners, LP



D – Variances

Aerial





## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Request Information Form

**Application Number:** 2017-0022

**Plat Name:** Hidden Lake at Gettysburg

**Applicant:** GBI Partners, LP

**Date Submitted:** 01/06/2017

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

**Specific Variance is being sought and extent of variance:**

We request a variance to the intersection spacing requirement of 600 feet to allow access to/from Louetta Road at the only point of access and within the only space that exists.

**Chapter 42 Section: 127**

**Chapter 42 Reference:**

(b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

### Statement of Facts

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

The proposed development consists of 7.931 acres of land with 89.16 feet of frontage on Louetta Road, a 100-ft wide public right-of-way. This frontage is the only road frontage that exists. This development is bound on the east, north and a portion of the west boundary lines by existing single family residential lots. It is bound on the remainder of the west line by the Malcomson Road Utility District's proposed detention facility. It is bound on the southwest line by Faulkey Gully, a 210-ft wide Harris County Flood Control District drainage right-of-way and easement. As noted, the location of this tract's access to Louetta Road is out of necessity and can not be located anywhere else. This proposed development tract is unique in shape and is less than 60-feet wide at one point leading up to the proposed lots.

**(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 land configuration existed prior to ownership by the applicant and has been in the current configuration since the mid 1970's.

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

Since this development can only be accessed by it's 89.16 feet of frontage on Louetta, the intent of the charter is preserved. Another option is not available.

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

The proposed road meets all City of Houston and Harris County design standards. Visibility triangles are provided as well. The access is also being limited to "right-in/right-out".

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

This request has no economic hardship included. It is simply the only access to the land.



**Application No:** 2017-0022

**Agenda Item:** 93

**PC Action Date:** 01/19/2017

**Plat Name:** Hidden Lake at Gettysburg

**Applicant:** GBI Partners, LP

**Staff Recommendation:** [Defer per Harris County's request](#)

**Chapter 42 Sections:** 127

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

[We request a variance to the intersection spacing requirement of 600 feet to allow access to/from Louetta Road at the only point of access and within the only space that exists.;](#)

**Basis of Recommendation:**

[Subject site is located East of Eldridge Pkwy and north of Louetta Rd. The applicant is requesting a variance to allow intersection spacing of less than 600' along Louetta Rd between Willow Branch Drive and Pocket Oaks Trail and also between Pocket Oaks Trail and Winterhaven Dr.](#)

[Staff's recommendation is to defer the plat per Harris County's request.](#)

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**Statement of Facts**

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 94

**Action Date:** 01/19/2017

**Plat Name:** Houston Area Community Services at Fannin

**Developer:** Houston Area Community Services

**Applicant:** Windrose

**App No/Type:** 2017-0051 C2R

**Staff Recommendation:**

Defer Additional  
information reqd

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Total Acreage:	0.5452	Total Reserve Acreage:	0.5452
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77002	493T	City

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

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

Revise the variance request to include variances for the canopy encroachments and remove the mentions about Montrose.

Revise plans to reflect TCO performance standards

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

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

PWE Utility Analysis: Approved  
City Engineer: DETENTION IS REQUIRED

Parks and Recreation: Remove note #6 it is the incorrect park sector and keep note #9, which is the correct park sector.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 01/19/2017

**Subdivision Name: Houston Area Community Services at Fannin**

**Applicant: Windrose**



**D – Variances**

**Site Location**

# Houston Planning Commission

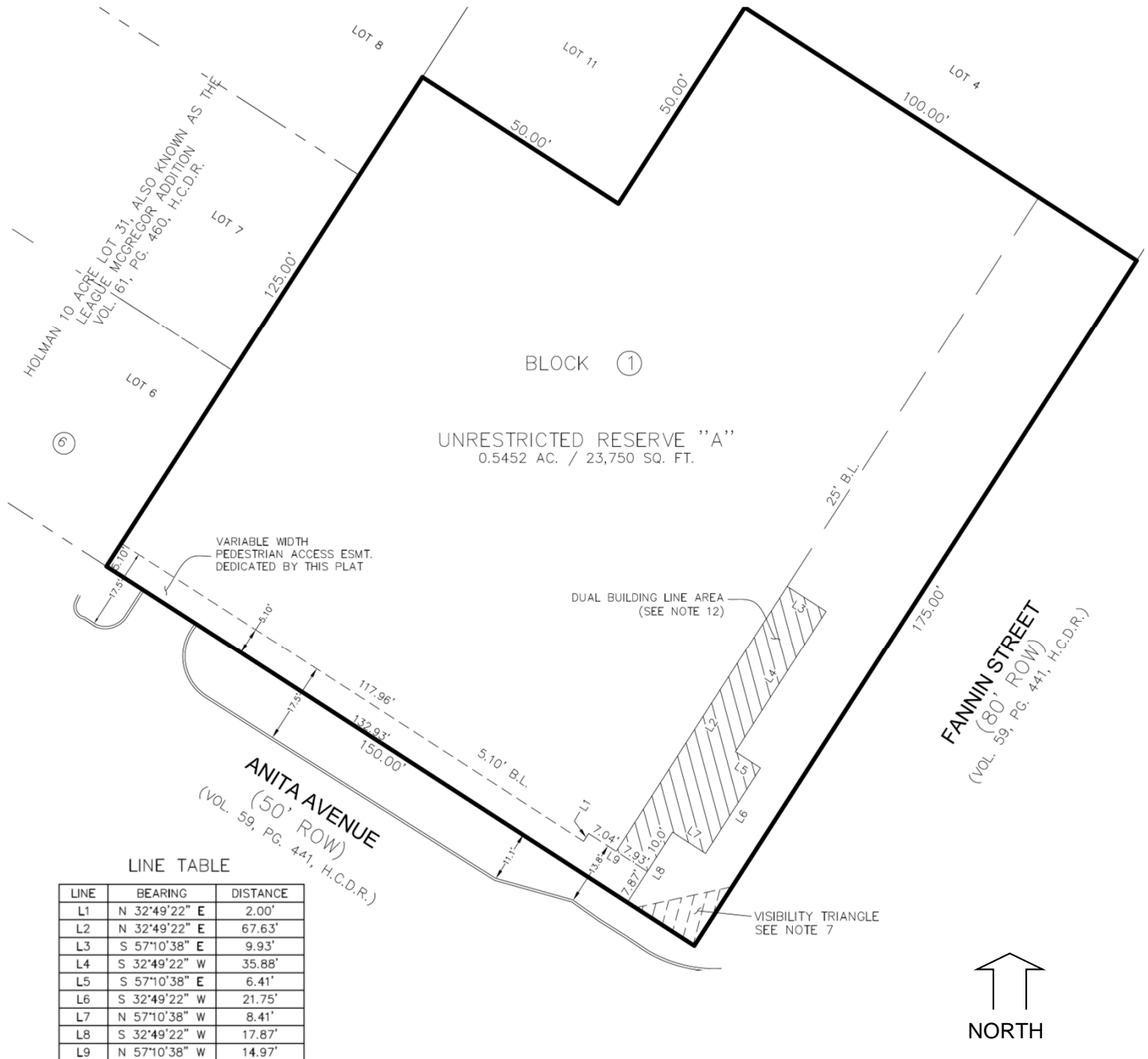
## ITEM: 94

Planning and Development Department

Meeting Date: 01/19/2017

**Subdivision Name: Houston Area Community Services at Fannin**

**Applicant: Windrose**



**D – Variances**

**Subdivision**

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# Houston Planning Commission

## ITEM: 94

Planning and Development Department

Meeting Date: 01/19/2017

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Subdivision Name: Houston Area Community Services at Fannin

Applicant: Windrose



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### D – Variances

### Aerial

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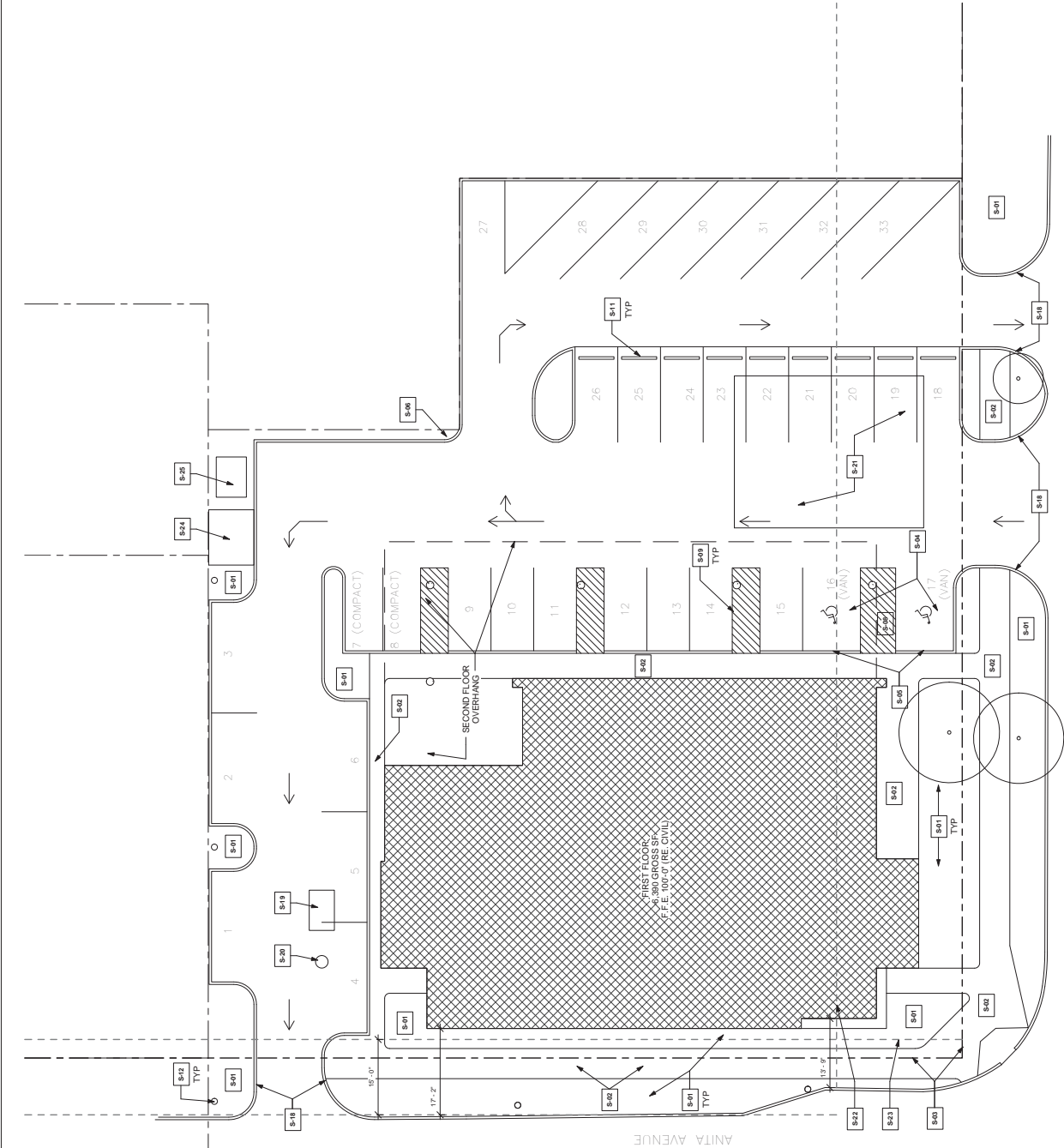


SITE KEYNOTES	
S-01	LANDSCAPE AREA
S-02	LANDSCAPE AREA
S-03	LANDSCAPE AREA
S-04	LANDSCAPE AREA
S-05	LANDSCAPE AREA
S-06	ACCESSIBLE PARKING SPACE
S-07	ACCESSIBLE PARKING SPACE
S-08	ACCESSIBLE PARKING SPACE
S-09	ACCESSIBLE PARKING SPACE
S-10	ACCESSIBLE PARKING SPACE
S-11	ACCESSIBLE PARKING SPACE
S-12	ACCESSIBLE PARKING SPACE
S-13	ACCESSIBLE PARKING SPACE
S-14	ACCESSIBLE PARKING SPACE
S-15	ACCESSIBLE PARKING SPACE
S-16	ACCESSIBLE PARKING SPACE
S-17	ACCESSIBLE PARKING SPACE
S-18	ACCESSIBLE PARKING SPACE
S-19	ACCESSIBLE PARKING SPACE
S-20	ACCESSIBLE PARKING SPACE
S-21	ACCESSIBLE PARKING SPACE
S-22	ACCESSIBLE PARKING SPACE
S-23	ACCESSIBLE PARKING SPACE
S-24	ACCESSIBLE PARKING SPACE
S-25	ACCESSIBLE PARKING SPACE

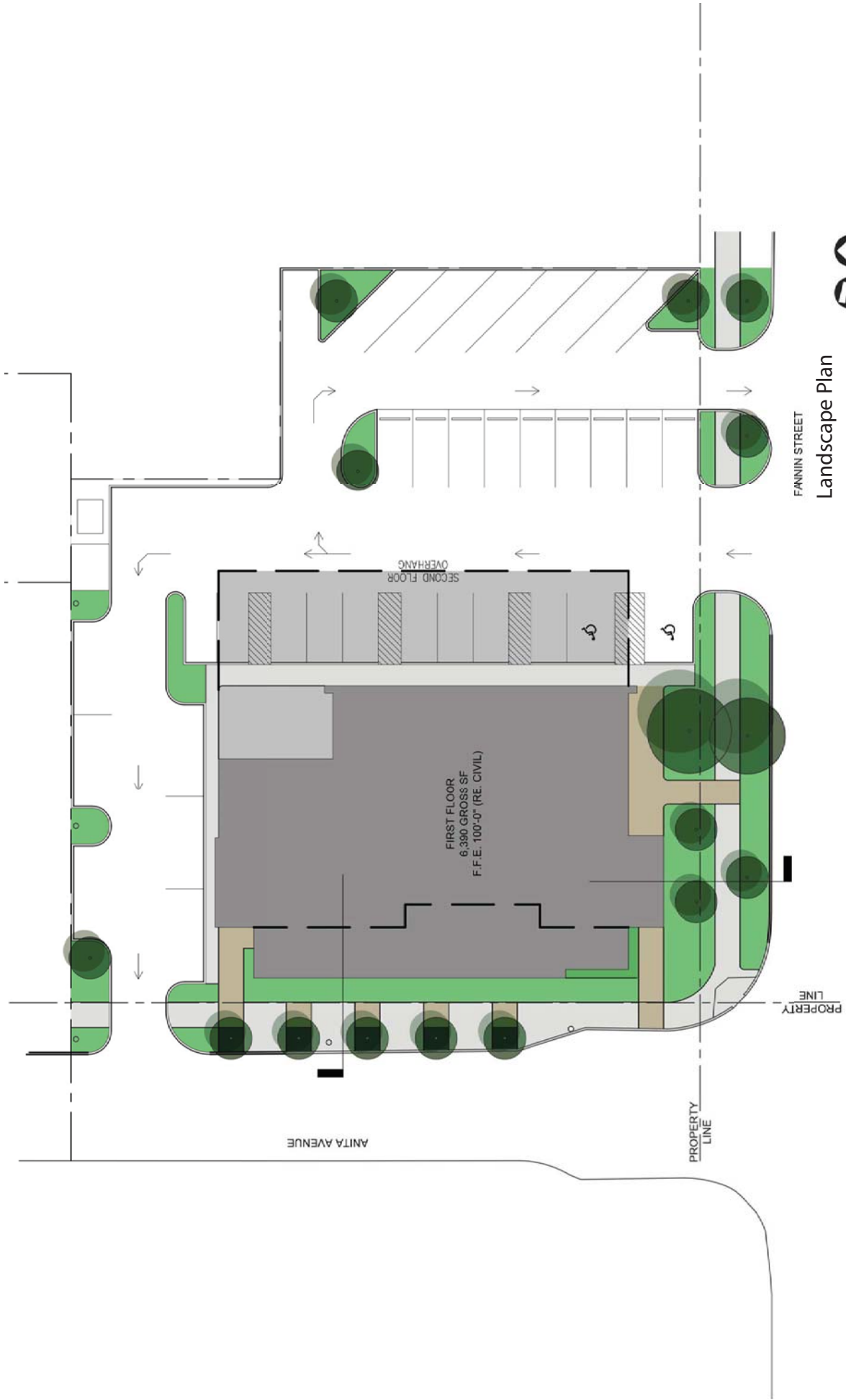
HACS MEDICAL/ DENTAL  
ADULT DAY TREATMENT  
HACS  
2920 FANNIN STREET  
HOUSTON  
TEXAS

DESIGN DEVELOPMENT

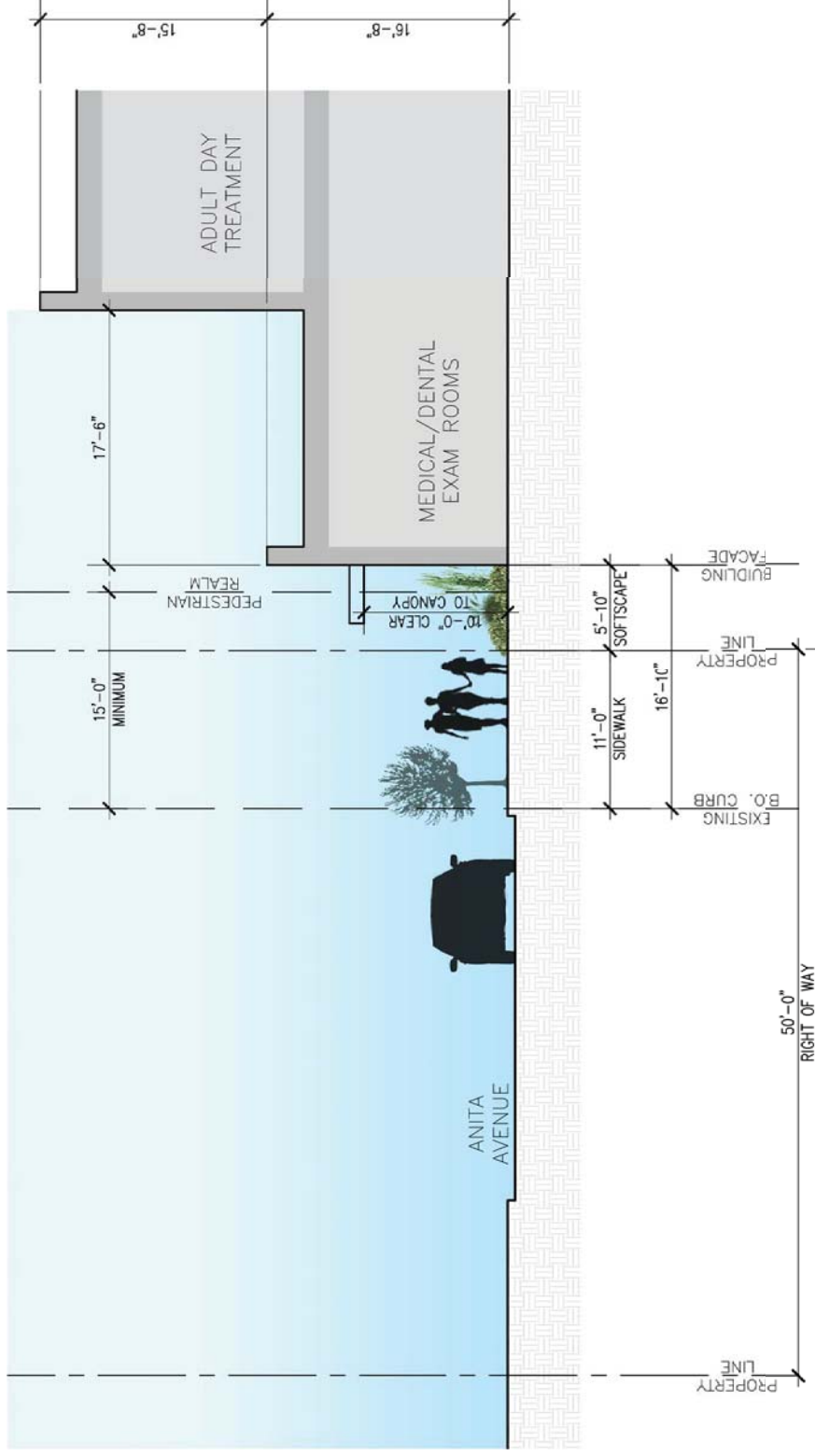
DESIGNED BY: J. CROSS  
CHECKED BY: J. SHIELDS  
CONSULTANTS:  
ARCHITECTURAL ENGINEERING  
STRUCTURES  
10000 FANNIN STREET  
HOUSTON, TX 77036  
CIVIL ENGINEERING  
GEOSCIENCE ENGINEERING  
10000 FANNIN STREET  
HOUSTON, TX 77036  
MEP ENGINEERING  
TECHNICAL  
10000 FANNIN STREET  
HOUSTON, TX 77036  
FOOD SERVICE CONSULTANT  
10000 FANNIN STREET  
HOUSTON, TX 77036  
PROJECT:  
HACS MEDICAL/ DENTAL/  
ADULT DAY TREATMENT  
CLINIC  
ISSUE DATE:  
DECEMBER 12, 2016  
PROJECT NO.:  
1514  
SHEET NAME:  
ARCHITECTURE SITE PLAN  
SHEET NUMBER:



1 SITE PLAN  
1" = 10'-0"

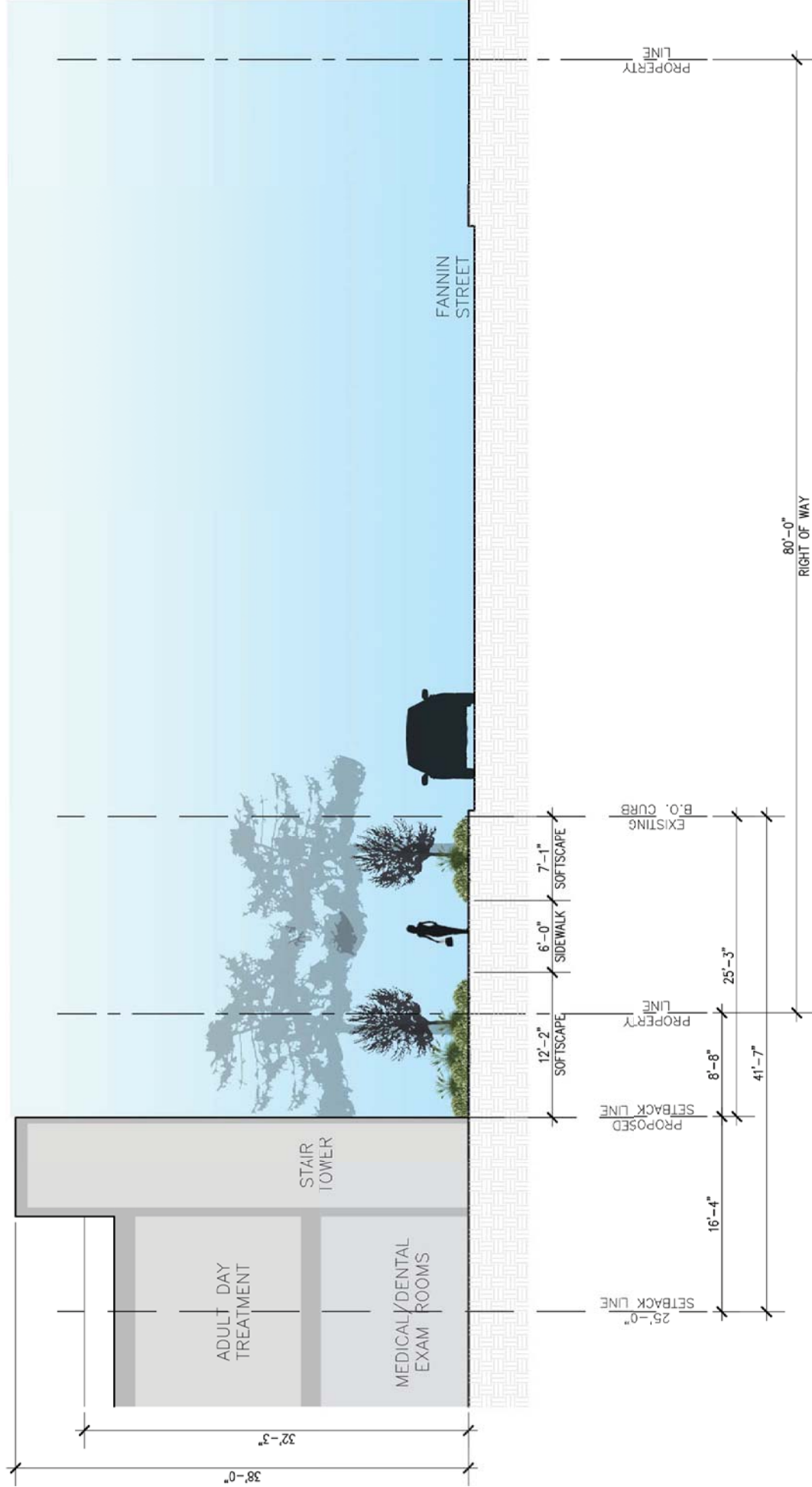


Landscape Plan

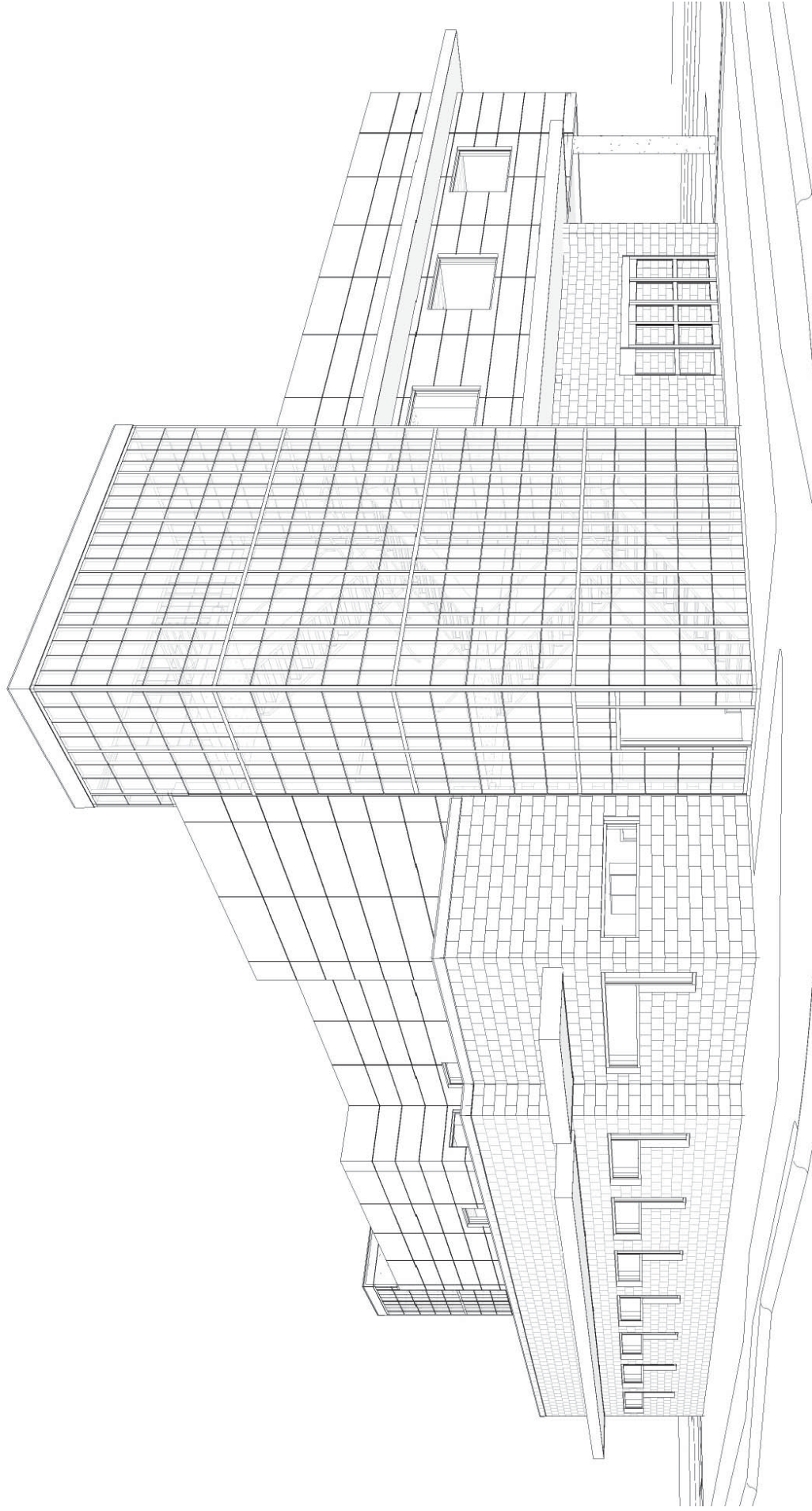


Anita Avenue Cross Section





Fannin Street Cross Section



Perspective - Anita and Fannin



**Application Number:** 2017-0051

**Plat Name:** Houston Area Community Services at Fannin

**Applicant:** Windrose

**Date Submitted:** 01/09/2017

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

**Specific Variance is being sought and extent of variance:**

To allow a reduced building line of 8'-8" feet on Fannin Street and a 5'-10" building line along Anita Avenue.

**Chapter 42 Section:** 152 & 155

**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. Sec. 42-155. - Collector and local streets—Uses other than single-family residential. (a) The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

### **Statement of Facts**

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

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

The subject property is 0.5452 acre located at the northwest intersection of Anita Avenue and Fannin Street. The applicant, Houston Area Community Services, is proposing to develop a medical facility that will eventually encompass a large portion of the block north along Fannin Street and west to Anita Street. The applicant's is dedicated to maintaining the Montrose District's mission with an emphasis on the betterment of the economic well-being within the community. The project will target the health and wellness needs for the residents and will be a critical component for the economic development within the area. The applicant is requesting a 8.7-foot setback on Fannin Street, and a building encroachment along Anita Avenue which is very common in the Montrose District. Reducing the setback makes the proposed facility more compatible with and complimentary to surrounding uses and it enables the applicant to install a larger building space to accommodate more patients within the facility, which is critical to the success of 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 circumstances supporting the variance are to enable the developer of the property to have a reduced building setback along Fannin Street and an encroachment area along Anita Avenue. The design of this project meets will provide greater pedestrian access and encourage mixed-use redevelopment with an emphasis on employment. The granting the variance would allow the developer to construct a feasible mixed-use site and create viable pedestrian realms along Anita and Fannin that will enhance pedestrian mobility and safety. Additionally, the master planned medical campus will need as much of the property as possible to deliver the ultimate level of service expected by the community. Without the variance, the applicant would not be able to develop the proposed medical facility.

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

The applicant's goal for this project is to provide a facility that is compatible with and complimentary to the community. The building setback and building line encroachment variance will allow the facility to provide an increased amount of medical service to residents by enabling the building to have the necessary space needed to accommodate a high volume of patients with a preeminence on decreased waiting times and avoidance of overcrowding, as well as enable the facility to logically accommodate parking. The applicant believes this to be an extremely important project that will transform a dilapidated, vacant site into a development that would address critical health needs of this underserved area.

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

The applicant has designed a facility that will be enticing, safe, and that will have a low-impact on the environment. The granting of the variance will not be injurious to the public health, safety of welfare as adequate vehicular and pedestrian circulation will be provided for within the development and along all adjacent rights-of-way. When the facility is completely built-out, they will have all the requisite parking spaces available on-site. Having all parking available on site enables the developer to eliminate the need for on-street parking. This will alleviate congestion through right-of-ways for vehicular. This development will also provide high-quality medical care to the area while furthering the developmental intent of the Montrose District. The reduction of the building setback will not impede the City's ability to maintain Fannin Street, Anita Avenue, or any utilities within the right-of-way. Because the developer is a non-profit organization that services traditionally negatively susceptible populations (i.e. disadvantaged youth, disabled veterans, homeless, and seniors), it is their priority to provide a safe and accessible medical facility. Not granting the variance would possibly withhold care and treatment from residents. Denying the acceptance of the variance could cause the elimination of necessary viable square footage that could provide further benefit to the community. The development will be a positive, enhanced addition to the Montrose area.

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

The justifications for the requested variance are the development conditions that affect the property. The applicant is intending to utilize as much of the subject site as possible to provide a facility that can best serve the community. Without the variances, the site will likely continue to sit vacant and detract from an area that has been making great strides in recent years to revitalize the Montrose District. By supporting the variance, the City will recognize the logistical demands of such a community based project while participating in promoting a resident focused concept that will stimulate the growing concern for the health and betterment of the residents within Montrose. The developer wants nothing more than to transition this site in to a vibrant and productive campus that will provide necessary education, training, and support for diverse and low-income populations in the Houston-area.



## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Staff Report

**Application No:** 2017-0051

**Agenda Item:** 94

**PC Action Date:** 01/19/2017

**Plat Name:** Houston Area Community Services at Fannin

**Applicant:** Windrose

**Staff Recommendation:** [Defer Additional information reqd](#)

**Chapter 42 Sections:** 152 & 155

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

To allow a reduced building line of 8'-8" feet on Fannin Street and a 5'-10" building line along Anita Avenue. ;

**Basis of Recommendation:**

The site is located north of Elgin Street, west of Fannin Street and south of McGowen Street. The applicant is requesting a variance to allow a reduced building line along Fannin Street and Anita Street. Staff's recommendation is to defer allow the applicant time to provide revised information by noon of next Wednesday.

### Statement of Facts

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

[n/a](#)

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

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)



**Agenda Item:** 95  
**Action Date:** 01/19/2017  
**Plat Name:** McGowen Project  
**Developer:** Allied Orion Group  
**Applicant:** Knudson, LP  
**App No/Type:** 2016-2101 C2R

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

Total Acreage:	0.5739	Total Reserve Acreage:	0.5739
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493U	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 minimum 11' wide unobstructed sidewalk along McGowen Street, minimum 6' wide unobstructed sidewalk along Austin Street and La Branch Street. To protect the existing live oak trees, portion of the 6' unobstructed sidewalk along La Branch could be surface other than concrete. Please coordinate with Dale Temple regarding the tree protection plan when finalizing the sidewalk construction plan.

Provide 3" caliper street trees along Austin Street pursuant to Chapter 33 species and space requirements.

Coordinate with Dale Temple regarding the tree protection plan for the existing mature trees along McGowen and Labranch and provide the approved tree protection plan at permitting stage.

The Planning Commission granted a variance to allow: 1)a reduced building line varying from 1' to 5' for the 1st and 2nd floor and 1' building line for the 3rd floor and above 2)to allow 0' building line along La Branch St 3)to allow an 8' building line for the 1st and 2nd floor and 0' building line for the 3rd floor and above along Austin St 4)to provide visibility triangles at the corner of McGowen and Labranch, as well as the corner of McGowen and Austin subject to specific conditions on 01/19/2017. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable building lines per the ordinance.

***For Your Information:***





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 95

**Action Date:** 01/19/2017

**Plat Name:** McGowen Project

**Developer:** Allied Orion Group

**Applicant:** Knudson, LP

**App No/Type:** 2016-2101 C2R

**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.

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

For Long Form:

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

City Engineer: DETENTION IS REQUIRED

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

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

# Houston Planning Commission

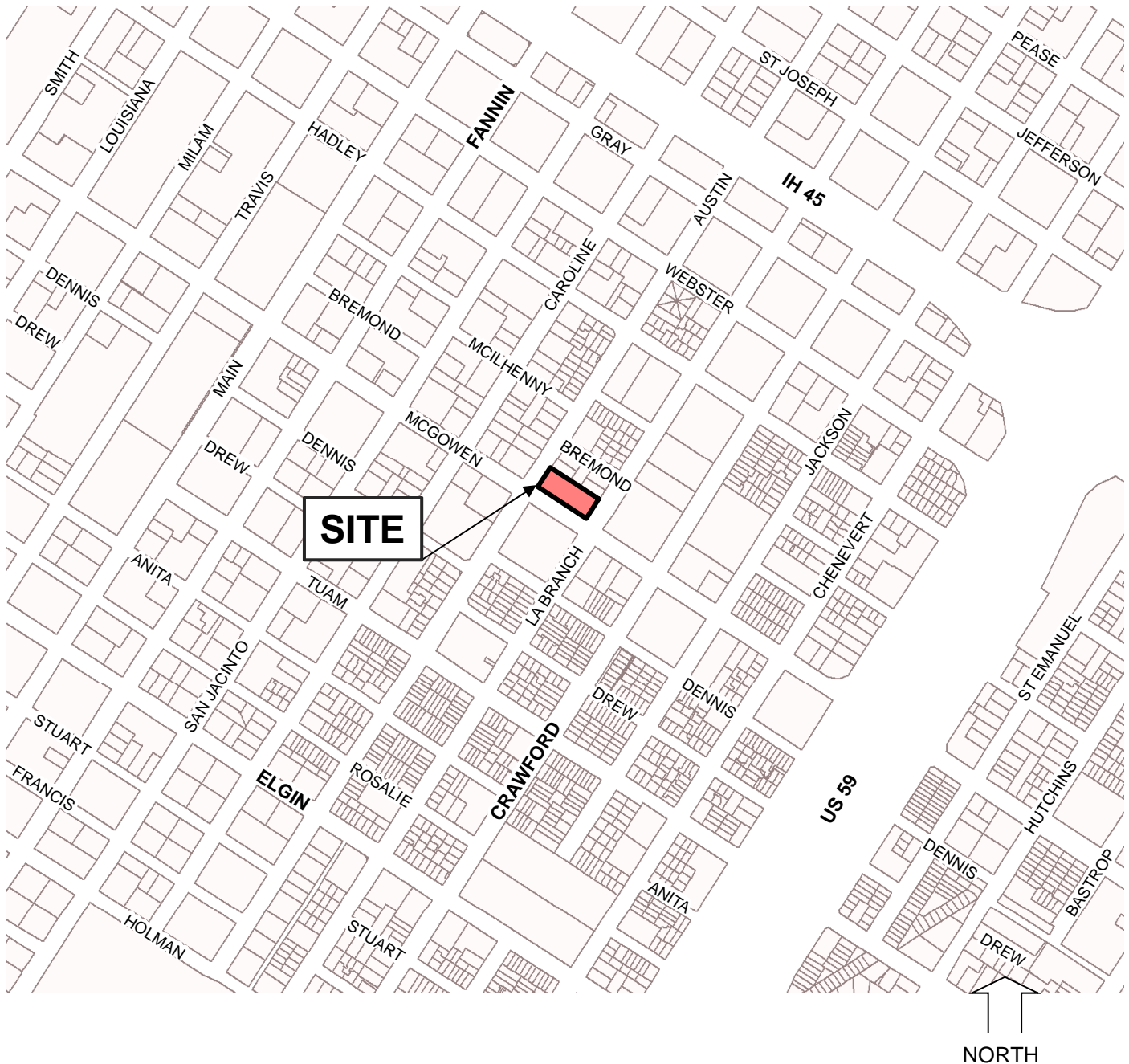
**ITEM: 95**

Planning and Development Department

Meeting Date: 01/19/2017

**Subdivision Name: McGowen Project (DEF 1)**

**Applicant: Knudson, LP**



**D – Variances**

**Site Location**

# Houston Planning Commission

## ITEM: 95

Planning and Development Department

Meeting Date: 01/19/2017

Subdivision Name: McGowen Project (DEF 1)

Applicant: Knudson, LP



D – Variances

Subdivision



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# Houston Planning Commission

## ITEM: 95

Planning and Development Department

Meeting Date: 01/19/2017

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Subdivision Name: McGowen Project (DEF 1)

Applicant: Knudson, LP



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### D – Variances

### Aerial

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AUSTIN STREET  
(80' PUBLIC RIGHT-OF-WAY)  
VOL. 56, PG. 31, H.C.D.R.



MCGOWEN STREET  
(80' PUBLIC RIGHT-OF-WAY)  
VOL. 56, PG. 31, H.C.D.R.

LABRANCH STREET  
(80' PUBLIC RIGHT-OF-WAY)  
VOL. 56, PG. 31, H.C.D.R.









**Application Number:** 2016-2101

**Plat Name:** McGowen Project

**Applicant:** Knudson, LP

**Date Submitted:** 12/16/2016

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

**Specific Variance is being sought and extent of variance:**

1. To have a 5 foot building line for the 1st and 2nd floor for 110 feet, a 1 foot building line for 140 feet, and a 1 foot building line for the 3rd floor to the top floor versus a 10 foot building line on McGowen Street. 2. To have an 8 foot building line for the 1st and 2nd floor of the garage line and a 0 foot building line for the 3rd floor to the top floor versus a 10 foot building line on Austin Street 3. To have a 0 foot building line versus a 10 foot building line on LaBranch Street 4. No visibility triangle on the corner of McGowen Street and LaBranch Street 5. No visibility triangle on the corner of McGowen Street and Austin Street

**Chapter 42 Section: 150**

**Chapter 42 Reference:**

Sec. 42-150. Building line requirement Local Streets: In general = 10 feet Collection Streets: In general = 10 feet Sec. 42-161. - Visibility triangles. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to 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.

### **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 owner and its legal council did the typical due diligence prior to purchasing the property. They pulled the title report which stated the property had 0 foot building lines on all public street block faces and referenced the recorded subdivision plat La Plaza de Midtown, Volume 628, Page 262 of the Harris County Map Records. The subdivision plat was pulled with a "Variance Note: a variance was granted to allow 0 foot building lines along Austin Street, McGowen Avenue, and LaBranch Street and also not required to provide visibility triangles at the intersections." The owner proceeded with the purchase of the property and began design on the project based on the recorded public information from the previously approved variance providing for a 0 foot setback and no visibility triangles. When the permits were ready to be pulled, it was discovered by the civil engineer that per the CPC101 Form for La Plaza de Midtown Subdivision Plat, the variances were granted for the specific site plan previously submitted by a different applicant; however, there were no indications of this condition on the recorded subdivision plat itself nor in the title policy. The subject property is 100 feet by 250 feet in the Midtown District. The development is proposed to be privately owned condominium project with 3 levels of parking and 5 levels of residential. The entrance to the parking structure is on Austin Street, a 100-foot frontage. Parking structures are unique transportation facilities for vehicle travel, vehicle storage and pedestrian travel, particularly since the personal interchange between vehicles and pedestrians occurs in the relatively confined environment of a structured facility. The proposed parking structure is a single-helix with two-way traffic. Typical grades in continuous ramp facilities on the parking floors generally do not exceed 6% but should not exceed 12%. In Texas, typical parking dimensions consist of 3 foot overhang, a 19 foot vehicle projection and a 25 foot aisle width to accommodate larger vehicles such as trucks and SUVs. This equates to approximately 70 feet with the remaining 30 feet of the site dedicated to the parking structure ramp, structural features such as the columns and ventilation systems, and the setback for the fire department to fight fires from behind the project. Functional design involves the development of vehicle and pedestrian flow in a parking structure as well as the parking space layout. Operating and security functions are also considered in functional design. The street traffic configuration, the pattern of adjacent two-way and/or one-way streets of McGowen Street, Austin Street, and LaBranch Street, can have a major

impact on how a parking structure is used. While the size of drive aisles and parking spaces are not regulated by the City of Houston, they are regulated by lenders and buyers take this in consideration when purchasing a home.

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

Because Houston has no zoning, the owner purchased the property relying on the title report and the recorded subdivision plat, neither mentioning the fact that the 0 foot building lines and no visibility triangles were tied to a specific site plan. The owner did not purchase the property depending on a variance from the City of Houston; the title policy and the subdivision plat both indicated there was a 0 foot building line and no visibility triangles previously.

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

The intent and general purposes of Chapter 42 will be preserved and maintained. McGowen Street – 27 feet 11 inches between the back of curb to the building along the five 5 foot setback, 23 feet 11 inches for 63 feet at the location of the lobby and elevator shaft, and 22 feet 11 inches from the back of curb to the property line with an 11 foot 6 inch sidewalk. No parking is allowed on McGowen Street. Austin Street – 18 feet between the back of curb and building along the 8 foot building line. Parking is allow on both sides of Austin Street to shield pedestrians from through traffic. With the use of tree grates, the owner can provide 10 foot of sidewalk where possible. LaBranch Street – 28 feet 1 inch between the back of curb and property line with parking on the north side. There is an 11 foot METRO bus stop, 7 feet of greenspace between the METRO bus stop and the 5 foot sidewalk, and 5 feet 1 inch between the sidewalk and the property line. Due to the root exposure of the Live Oak Trees, it would be detrimental to the livelihood of the existing trees to provide additional sidewalk between the existing sidewalk and the back of curb. Both intersections are signalized and due to the one-way traffic on Austin Street and LaBranch Street and provide ample space for visibility due to the distance between the back of curb and the property line intent of the ordinance is met and visibility triangles are not necessary to provide adequate visibility for cross traffic.

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

The intersections of LaBranch Street and McGowen Street and Austin Street and McGowen Street are signalized intersections. LaBranch is a one-way street traveling southwest. Austin Street is a one-way street traveling northeast. Both intersection provide ample space for visibility due to the distance between the back of curb and the property line therefore granting the exemption of visibility triangles will not be injurious to the public health, safety or welfare. LaBranch Street is an 80 foot right-of-way with approximately 33 foot paving section. There are 2 drive lanes southbound and parking on the north side. There is almost 26 feet between the property line and the back of curb for LaBranch Street therefore granting the 0 foot building line variance on LaBranch Street will not be injurious to the public health, safety or welfare. McGowen Street is an 80 foot right-of-way with approximately 35 foot paving section. There are 2 drive lanes southbound and one drive lane northbound. Parking is not allowed on either side of McGowen Street. There is a little over 23 feet between the property line and the back of curb for McGowen Street with an existing 11 foot 6 inch sidewalk therefore granting a 1 foot building line for 140 feet and a 5 foot building line for 110 feet on McGowen Street will not be injurious to the public health, safety or welfare. Austin Street is an 80 foot right-of-way with approximately 50 foot of paving section. South of McGowen Street, Austin Street is a two-lane northbound street. North of McGowen Street, Austin Street converts to a 5 lane northbound street with unrestricted parking on the outside lanes therefore leaving 3 lanes of continuous traffic. There are a little over 10 feet between the property line and the back of curb for Austin Street therefore granting the an 8 foot building line variance on Austin Street will not be injurious to the public health, safety or welfare.

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

Requesting the variance is not due to economic hardship. The variance request is due to the following reason: Houston has no zoning; the owner purchased the property relying on the title report and the recorded subdivision plat, neither mentioning that the 0 foot building lines and no visibility triangles were tied to a specific site plan. The owner would not have purchased if the recorded public information has included the conditions of the CPC 101. Granting the variance will allow higher density residential on the southeast side of Midtown and meets the goals and vision of the Midtown Management District.



**Application No:** 2016-2101

**Agenda Item:** 95

**PC Action Date:** 01/19/2017

**Plat Name:** McGowen Project

**Applicant:** Knudson, LP

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

**Chapter 42 Sections: 150**

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

1. To have a 5 foot building line for the 1st and 2nd floor for 110 feet, a 1 foot building line for 140 feet, and a 1 foot building line for the 3rd floor to the top floor versus a 10 foot building line on McGowen Street. 2. To have an 8 foot building line for the 1st and 2nd floor of the garage line and a 0 foot building line for the 3rd floor to the top floor versus a 10 foot building line on Austin Street 3. To have a 0 foot building line versus a 10 foot building line on LaBranch Street 4. No visibility triangle on the corner of McGowen Street and LaBranch Street 5. No visibility triangle on the corner of McGowen Street and Austin Street ;

**Basis of Recommendation:**

The site is located north of McGowen Street, east of Austin Street and west of La Branch Street. The applicant requests four variances: 1. to allow a reduced building line along McGowen Street for the 1st and 2nd floor, varying from 1 foot to 5 feet, and 1 foot building line for the 3rd floor and above; (2) to allow an 8 foot building line for the 1st and 2nd floor and a 0 foot building line for the 3rd floor and above along Austin Street. (3) to allow a 0 foot building line on LaBranch Street. (4) to not provide visibility triangles on the corner of McGowen Street and LaBranch Street as well as the corner of McGowen Street and Austin Street. Staff supports all the requested variances.

The site is located in Midtown. In 2009, the Planning Commission granted variances to allow a mixed use development to have zero building line along all the adjacent streets and not provide visibility triangles at the corner of McGowen Street and LaBranch Street as well as the corner of McGowen Street and Austin Street. Since the proposed development plan on the subject site has been changed, the previous granted variances are no longer effective. Currently, the developer proposes to construct an 8-story privately owned condominium building on the site, with 3 levels of parking on the bottom and 5 levels of residential on the top. In addition, the applicant also proposes ground floor office use at the corner of McGowen Street and La Branch Street. The proposed garage would take access from Austin Street. Staff supports the requested variances for the following reasons:

1. Midtown has been redeveloped as an urban area with more and more high density mixed use development. The proposed development is consistent with the development trend in Midtown. With the proposed building lines, the distance between the back of curb and the proposed building is about 26' along La Branch Street, 18' along Austin Street, and 24' to 28' along McGowen Street. To provide a pedestrian friendly development, the developer offers providing a B-cycle station in front of the building along McGowen Street at the developer's cost. The developer will also provide minimum 11' wide unobstructed sidewalk along McGowen Street and 6' wide unobstructed sidewalk along Austin Street and La Branch Street. The proposed active ground floor use along McGowen and La Branch Street would help to promote a vibrant walkable area in the neighborhood.

2. Both Austin Street and La Branch Street are one-way streets. Austin Street travels northeast and La Branch Street travels southwest. With the distance between the back of curb and the proposed building, granting the requested variance to not provide visibility triangles at the corner of McGowen Street and LaBranch Street as well as McGowen Street and Austin Street would not create public safety concerns.

The main justification for granting the requested variance is based on the proposed pedestrian friendly improvement provided by the applicant and the fact that the proposed development is consistent with the development characteristics in the adjacent neighborhood. Midtown Management District supports the requested variances as well. Therefore, staff recommends granting the requested variances and approving the plat subject to CPC 101 Form conditions.

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## Statement of Facts

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

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

The proposed development is consistent with the development characteristics in the adjacent neighborhood.

**(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 proposed pedestrian friendly improvement provided by the applicant and the fact that the proposed development is consistent with the development characteristics in the adjacent neighborhood.

**(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 proposed pedestrian friendly improvement provided by the applicant and the fact that the proposed development is consistent with the development characteristics in the adjacent neighborhood.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 96

**Action Date:** 01/19/2017

**Plat Name:** Shanti

**Developer:** Patel Tex Inc.

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

**App No/Type:** 2016-2117 C2

**Staff Recommendation:**

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

Total Acreage:	2.4621	Total Reserve Acreage:	2.4621
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	77065	369T	ETJ

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

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

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

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

203. Provide complete Recordation Package when submitting plat for 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:** 96

**Action Date:** 01/19/2017

**Plat Name:** Shanti

**Developer:** Patel Tex Inc.

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

**App No/Type:** 2016-2117 C2

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

**Staff Recommendation:**

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

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

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

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

label as a lot or restricted reserve for a specific purpose

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 block 1

show existing sanitary control easements. Verify if owner has signed off on this

Contact HC Traffic prior to submitting plans to discuss driveway access to Jones Road confirm any proposed driveways will meet spacing requirements to existing driveways

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: 96**

Planning and Development Department

Meeting Date: 01/19/2017

**Subdivision Name: Shanti (DEF 1)**

**Applicant: John G. Thomas and Associates, Inc.**



**D – Variances**

**Site Location**

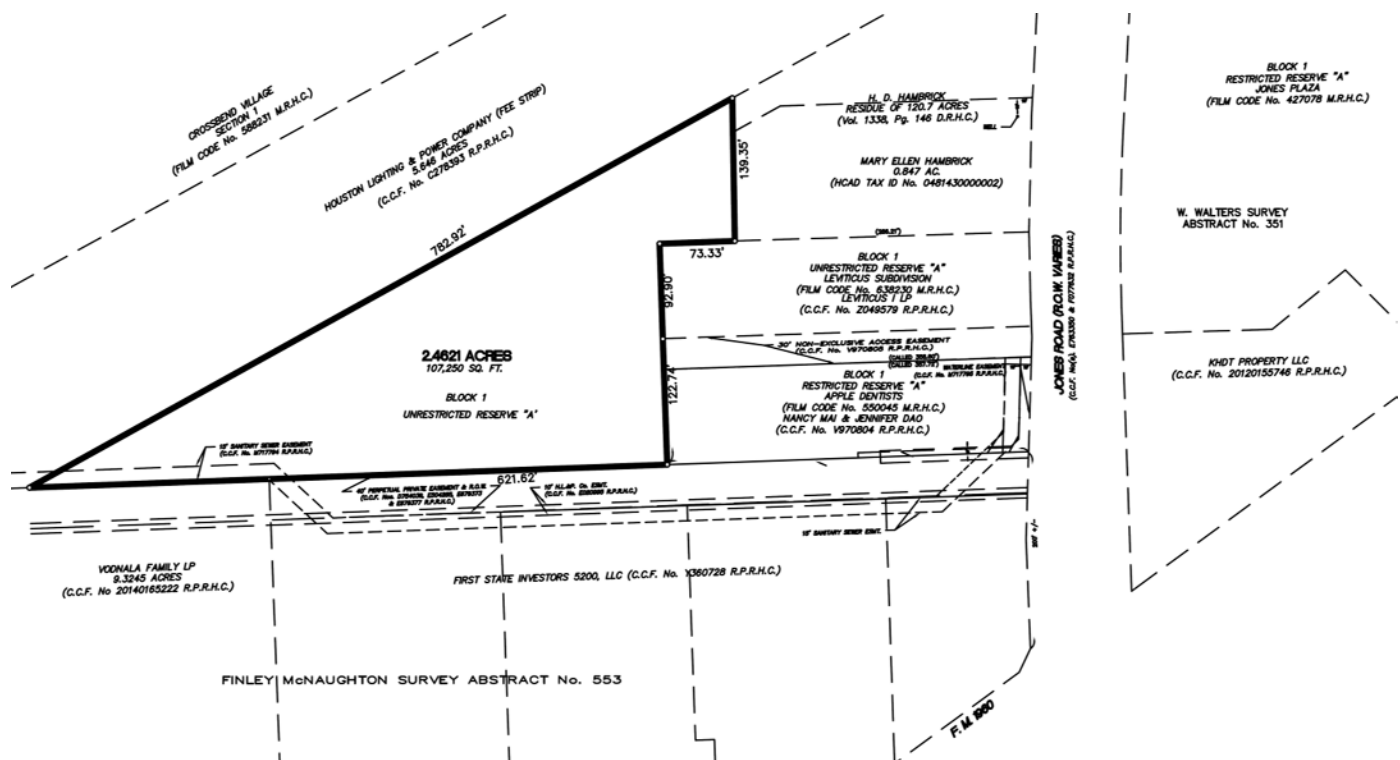
## Planning and Development Department

**ITEM: 96**

**Meeting Date: 01/19/2017**

**Subdivision Name: Shanti (DEF 1)**

**Applicant: John G. Thomas and Associates, Inc.**



## D – Variances

## Subdivision

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# Houston Planning Commission

## ITEM: 96

Planning and Development Department

Meeting Date: 01/19/2017

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Subdivision Name: Shanti (DEF 1)

Applicant: John G. Thomas and Associates, Inc.



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### D – Variances

### Aerial

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**Application Number:** 2016-2117

**Plat Name:** Shanti

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

**Date Submitted:** 12/17/2016

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

**Specific Variance is being sought and extent of variance:**

We are requesting a Variance to Chapter 42- DIV 4 Sec. 42-190 which requires that proposed plat must have 60' of frontage on an existing ROW. We will build a hotel on the property that is located on the rear portion of commercial land that has numerous other existing businesses whose properties are adjacent to the ROWs, except for the 30' easement that leads back to our property. Since it is impossible for us to have any frontage on the ROW, the existing easement provides access not only for us, but for other existing properties as well. There have been numerous hotels built within the City that have this similar easement access for they are located behind existing commercial retail businesses.

**Chapter 42 Section: 42-190**

**Chapter 42 Reference:**

DIV 4 Sec. 42-190. - Tracts for non-single-family use—Reserves (Table)

### **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;**

Applicant desires to build a hotel comparable to existing structures along Jones Road and FM1960 that will maintain the integrity of the community. Due to the physical location of the property, there is no other possible access to the property. Along with the use of the access easement granted upon purchase of the property, a variance will accomplish feasibility of this project.

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

The applicant had no idea and was not informed upon purchase of the land that there were issues with the City's existing ordinance that would prohibit his reasonable use of the land. They were told that with the current access easement, there would be no issue with any desired use of the property within the City's permitting regulations.

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

As the property was originally a portion of the existing properties adjacent to the ROW and creation of the higher end hotel would just complete the build out of remaining land that has more than sufficient access to Jones Road via the existing 30' concrete paved access easement. The property will be an enhancement for the many businesses that require use of a nicer hotel in the area for use by their guest and associates throughout the year.

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

As there is more than sufficient access to the property via the 30' access easement as well as another access easement to the south of the property for use by the other businesses within the complex in case of emergency. Also, there is an HL&P easement (on over 175' wide of unimproved land) adjacent and running parallel to the rear of the property, if for any reason, evacuation of the premises was necessary.

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

The applicant is attempting to maintain the integrity of the neighborhood by the improvements proposed. From the purchase of the property, the intent was to build a quality hotel that would add value to the community. They initially intended to place a Holiday Inn Express on the property, but the rights to that franchise were already sold in the immediate area. Nevertheless, they still went with another quality franchise, Baymont Inn and Suites, that is nationally recognized.





**Application No:** 2016-2117

**Agenda Item:** 96

**PC Action Date:** 01/19/2017

**Plat Name:** Shanti

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

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

**Chapter 42 Sections: 42-190**

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

We are requesting a Variance to Chapter 42- DIV 4 Sec. 42-190 which requires that proposed plat must have 60' of frontage on an existing ROW. We will build a hotel on the property that is located on the rear portion of commercial land that has numerous other existing businesses whose properties are adjacent to the ROWs, except for the 30' easement that leads back to our property. Since it is impossible for us to have any frontage on the ROW, the existing easement provides access not only for us, but for other existing properties as well. There have been numerous hotels built within the City that have this similar easement access for they are located behind existing commercial retail businesses.;

**Basis of Recommendation:**

The site is located north of FM 1960 and west of Jones Road in Harris County. The applicant is requesting a variance for a reserve to take access via an access easement rather than a public street. Staff is in support of the request. This property has been in its current configuration with no street frontage since 2001 and a recorded access easement, which stubs into the subject property from Jones Road was recorded in 2002.

**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 has been in its current configuration since at least 2001 and in 2002, all three property owners (the two tracts directly east of the site where the easement is located) created an access easement for the subject site to utilize. Granting of the variance is the only feasible way to allow this site to develop.

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

The property was already subdivided for many years before the current property bought this property. After the property was subdivided, an access easement was recorded in order for the subject tract to take access from Jones Road.

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

Many hotel properties do not have street frontage and take access through similar easements through adjacent sites. The proposed hotel will be taking access through a 30' paved access easement from a MTF and will not create incompatible land uses with the adjacent properties.

**(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. In 2002, the property owners recorded an access easement for this site to utilize. The proposed hotel will not generated sufficient traffic throughout the easement that will create a negative impact on the adjacent properties. The proposed use will be a hotel and will not be incompatible with the existing surrounding development.

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

Economic hardship is not the sole justification of the variance. This property is a current situation and granting of the variance is the only way to development this site since it does not have public street frontage.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 97  
**Action Date:** 01/19/2017  
**Plat Name:** Silver Springs GP  
**Developer:** Silver Springs Interests LTD  
**Applicant:** Arborleaf Engineering & Surveying, Inc.  
**App No/Type:** 2016-2181 GP

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

Total Acreage:	80.0000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Northwest Harris County MUD 23
County	Zip	Key Map ©	City / ETJ
Harris	77014	371F	ETJ

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

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

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 - 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)

CIP: Coordinate access on Richey Road with CIP project manager Mike Chang.

If the "Variance(s)" meet with the City's approval, Harris County interposes no objection. (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.

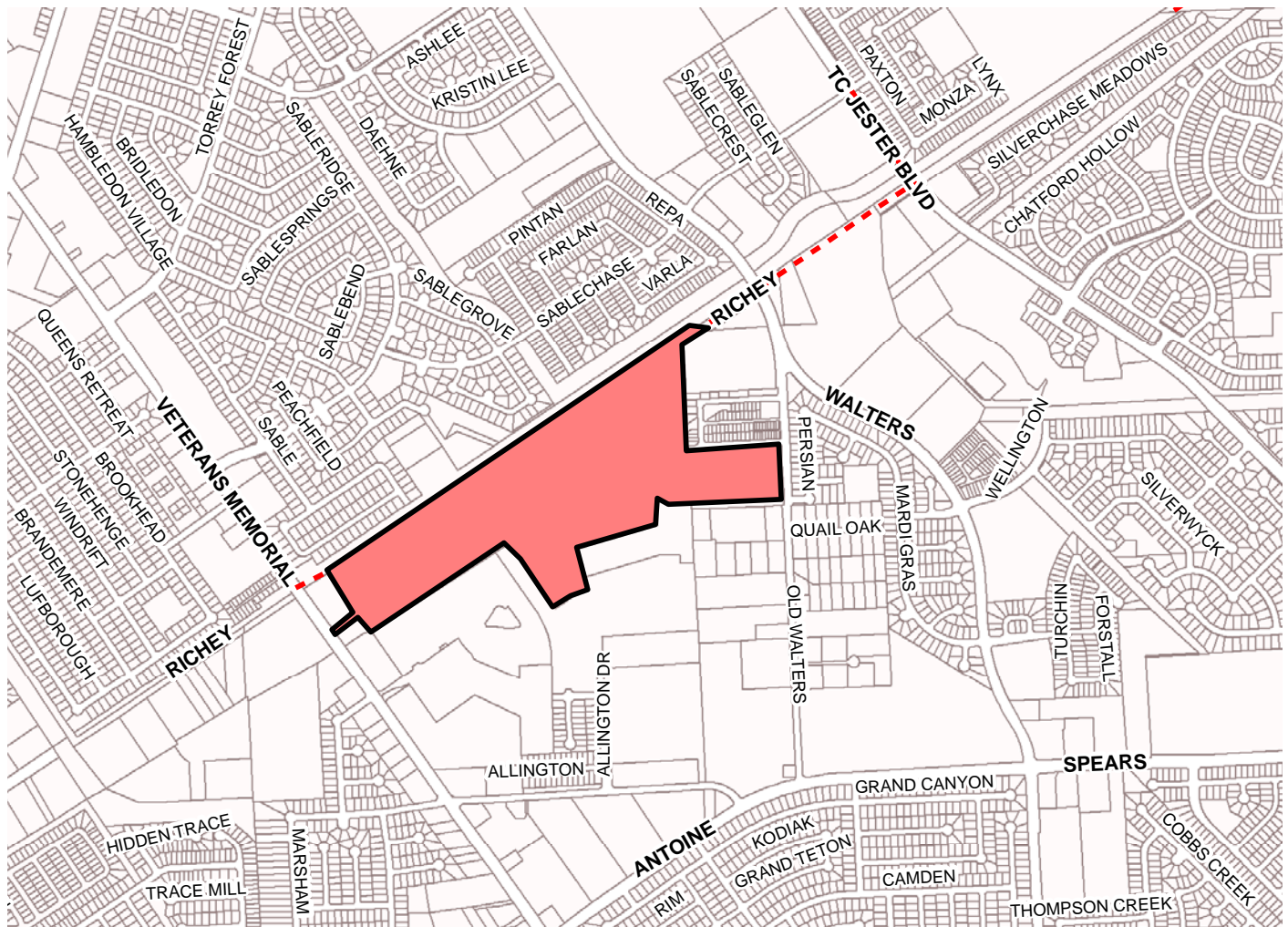
## Planning and Development Department

**ITEM:97**

**Meeting Date: 01/19/17**

**Subdivision Name: Silver Springs GP (DEF 1)**

**Applicant: Arborleaf Engineering & Surveying, Inc.**



## D – Variances

## Site Location

## Planning and Development Department

**Meeting Date: 01/19/17**

**Applicant: Arborleaf Engineering & Surveying, Inc.**



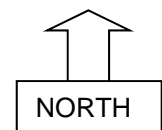
## Subdivision



## Planning and Development Department

**Meeting Date: 01/19/17**

**Applicant: Arborleaf Engineering & Surveying, Inc.**



# Aerial



# Houston Planning Commission

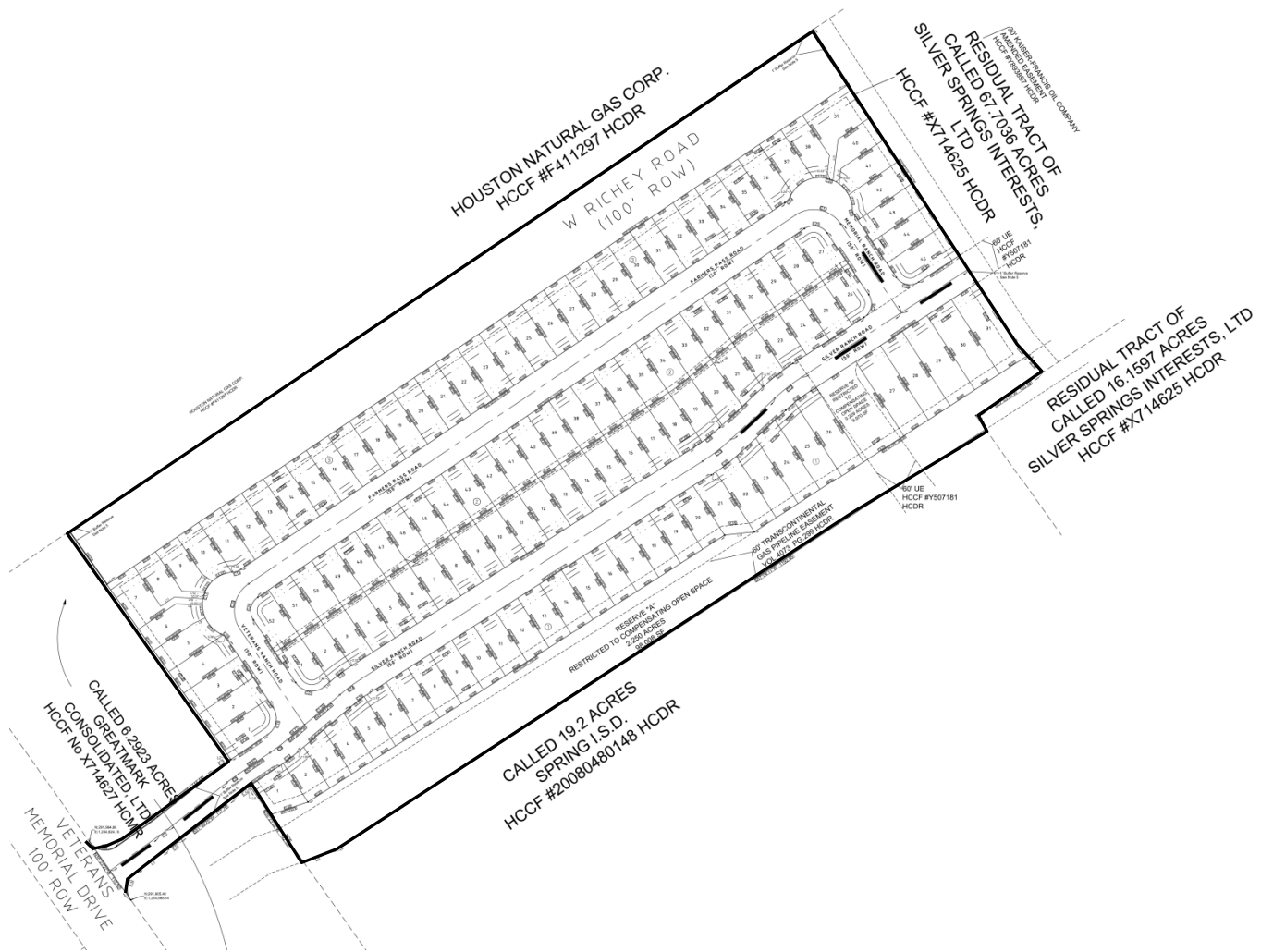
Planning and Development Department

ITEM: 98

Meeting Date: 01/19/17

Subdivision Name: Silver Springs Sec 2 (DEF 1)

Applicant: Arborleaf Engineering & Surveying, Inc.



D – Variances

Subdivision



**Application Number:** 2016-2181

**Plat Name:** Silver Springs GP

**Applicant:** Arborleaf Engineering & Surveying, Inc.

**Date Submitted:** 12/19/2016

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

**Specific Variance is being sought and extent of variance:**

It is the intention of the applicant to request that the Planning Commission grant the owner to plat the property as shown for the south property line while not requiring the 2000 feet block length provision for a single existing pipeline crossing and the 1400' max block length. Furthermore, the applicant requests that the Planning Commission grant the owner to plat the west property line with a variance on the 600' minimum for intersections along a major thoroughfare and the 400' minimum intersection of two major thoroughfares.

**Chapter 42 Section: 127 & 130**

**Chapter 42 Reference:**

Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or Sec. 42-130. - Intersection exceptions. (a) Nothing in the intersection standards established by sections 42-127 through 42-129 of this Code shall require: (1) The crossing of a single existing pipeline by a street more than every 2,000 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 plat is surrounded by pipelines. The south line has an existing pipeline easement. The adjacent properties are owned by Spring Independent School District and the rest is an existing detention pond. A street crossing is not needed due to the existing pipeline, and the existing detention pond. There will be a pedestrian access crossing the pipeline on the western portion of the tract to facilitate the school and there will be a proposed street stub access toward the school property on the eastern portion of the tract. At the west property line the need to be 400' minimum from another major thoroughfare and 600' minimum from local streets is not possible due to the existing 1,020' length between the two streets (Richey Road and Northcliffe Manor Drive). We are requesting a variance to create this road. The road, Silver Ranch Road, will improve traffic flow through the area and giving the subdivision five access points.

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

The hardship for the variance on 2,000' pipeline crossing and the 1400' max block length are created by the existence of multiple pipelines, pipeline easements and the existing detention pond. The pipelines have been installed in the area since around the 1960's. The hardship for the variance request on Veterans Memorial is the existing 1,020' length between the streets (Richey Road and Northcliffe Manor Drive). Due to the proximity of the existing streets, it is not possible to meet the existing standards. The proposed street has been located as equidistant as possible between the two existing streets and still remain on the subject property. Conversations with Harris County indicate that, in the future when Veterans Memorial Drive is improved, that dedicated left turn lanes would be geometrically possible for all intersections, including the proposed intersection.

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

The intent and general purpose of Chapter 42 is to provide reasonable connections to the adjacent properties in order to ensure adequate traffic circulation within the general area. The owner is dedicating property for the extension of Richey Road. Their intent is to ensure adequate traffic circulation in the surrounded area. These variances will not obstruct the

traffic circulation. The 1st phase (Section 2) is providing one access point to Veteran Memorial Drive and one more to the future development section, which is more than needed for a subdivision this size (129 lots). The 2nd phase (Section 3) is providing 4 access points for only (120 lots ±). The 3th phase (Section 4) is providing 5 access points for only (115 lots ±). Which all are under the threshold of 150 lots requesting to have two access points.

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

The public health, safety or welfare will not be effected due to the approval of this variances. The Silver Springs subdivisions will have five different entrance / exit access points making an adequate traffic flow in the subdivision and surrounded area. At the west side of the property there will be an ingress and egress pedestrian access to the school. At the east side of the property there will be a street stub to access the school.

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

Economic hardship is not the sole justification of this variance. The previously mentioned existence the pipeline and the detention pond limits the functionality of the site. The existing length of 1,020' feet along the west property line on Veterans Memorial between Richey Road and Northcliffe Manor Drive currently prevent access to the site and restricts circulation.



**Application No:** 2016-2181

**Agenda Item:** 97

**PC Action Date:** 01/19/2017

**Plat Name:** Silver Springs GP

**Applicant:** Arborleaf Engineering & Surveying, Inc.

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

**Chapter 42 Sections: 127 & 130**

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

It is the intention of the applicant to request that the Planning Commission grant the owner to plat the property as shown for the south property line while not requiring the 2000 feet block length provision for a single existing pipeline crossing and the 1400' max block length. Furthermore, the applicant requests that the Planning Commission grant the owner to plat the west property line with a variance on the 600' minimum for intersections along a major thoroughfare and the 400' minimum intersection of two major thoroughfares.;

**Basis of Recommendation:**

The site is located west of I45, north of Sam Houston Parkway at the south east intersection of Richey Road and Veterans Memorial Drive. The applicant is requesting two variances 1.)to exceed intersection spacing along the southern boundary and 2.)to go below the minimum intersection spacing offsets along a major thoroughfare. Staff is in support of both request. The GP consists of 80 acres and has multiple pipelines and detention along the southern boundary. Per Ch. 42, two stubs to the south are required but staff feels that 1 stub to the south is sufficient for future circulation. In addition, by providing a second stub on the southern boundary would put a hardship of the future development to the south to cross two pipelines. The GP has a total of 6 access points and seven when the property to the south develops. The distance between Richey Road and Northcliff Manor Driver along Veterans Memorial is approximately 1,000', giving the ability to provide a stub street limited but enough for safety concerns.

**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;**

1.)Along the southern boundary there is a single pipeline, a MUD detention pond and 2 smaller pipelines south of the GP towards Old Walter Road. Requiring two stubs to the south would put a burden on the applicant as well as the pipeline company since they would want less crossings than more. In addition, the applicant is already crossing the pipelines internally. 2.)Between Richey Road and Northcliff Manor along Veterans Memorial is approximately 1,000', which is a small window to provide a stub and meet the requirements of Ch. 42. For the GP to have access to Veterans Memorial, a variance is required for the offset but will provide positive circulation for the neighborhood.

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

1.) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. 1.)The site is an existing condition in regards to the multiple pipelines and detention facility along the southern boundary. The applicant is crossing the pipelines internally but would like to limit the number of crossings. 2.) Existing Richey Road and Northcliff Manor are on the ground and limited the area of which the applicant provide an access point to Veterans Memorial.

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

1.) The intent and general purposes of this chapter will be preserved and maintained. There will be sufficient circulation by not providing two stubs to the south. There are points of access from Veterans Memorial, Richey Road and Old Walters Road. 2.) The proposed distance between the proposed stub to Richey Road along Veterans Memorial is approximately 360', which is comparable to the required distance of 400'. The distance from the proposed stub to Northcliff Manor along Veterans Memorial is approximately 540', which is also comparable to the required 600' distance. These distances will not create a negative impact on traffic.

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

1.) The granting of the variance will not be injurious to the public health, safety or welfare. The GP will have multiple points of access to Major Thoroughfares and Collector Streets. By providing one stub to the south, this will give the GP another point of access and increase traffic circulation. 2.) The proposed minimum intersection spacing offsets will not be injurious to the public and will not create a negative impact on traffic.

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

1.) The pipelines and detention facility are existing and the applicant is already crossing the pipelines internally. 2.) Economic hardship is not the justification for the minimum intersection spacing offset variance. To provide a stub to Veterans Memorial, a variance would be required due to the distance between existing streets intersecting with Veterans Memorial.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 99  
**Action Date:** 01/19/2017  
**Plat Name:** West Bellfort Development  
**Developer:** Ahmad Nassar  
**Applicant:** Noma Engineering  
**App No/Type:** 2016-1922 C2

**Staff Recommendation:**  
 Defer Additional  
 information reqd

Total Acreage:	0.3458	Total Reserve Acreage:	0.3458
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County FWSD 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	527Z	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.

185. Appendix A: 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)

203. Provide complete Recordation Package when submitting plat for 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) Update Precinct 1 Commissioner to Vincent M. Morales, Jr.  
 2) Update to approved FBC layout (county signatures on the right)  
 3) Update all dates to 2017  
 4) Provide requested documentation from FBC fire marshal for B.L. variance  
 5) Remove heavy dashed line along 10' road and UE inside property boundary  
 6) Provide heavy dashed line adjacent to western edge of W. Bellfort ROW dedication  
 7) Note 1 is incorrect. It lies within the Houston ETJ and Fort Bend County.  
 8) ID light dashed line above BLOCK 1 label, south of 10' roadway easement  
 9) Ensure radius at 2nd Street/West Bellfort is 30' with new property boundary/ROW dedication  
 City Engineer: DETENTION IS REQUIRED



## Site Location



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# Houston Planning Commission

## ITEM: 99

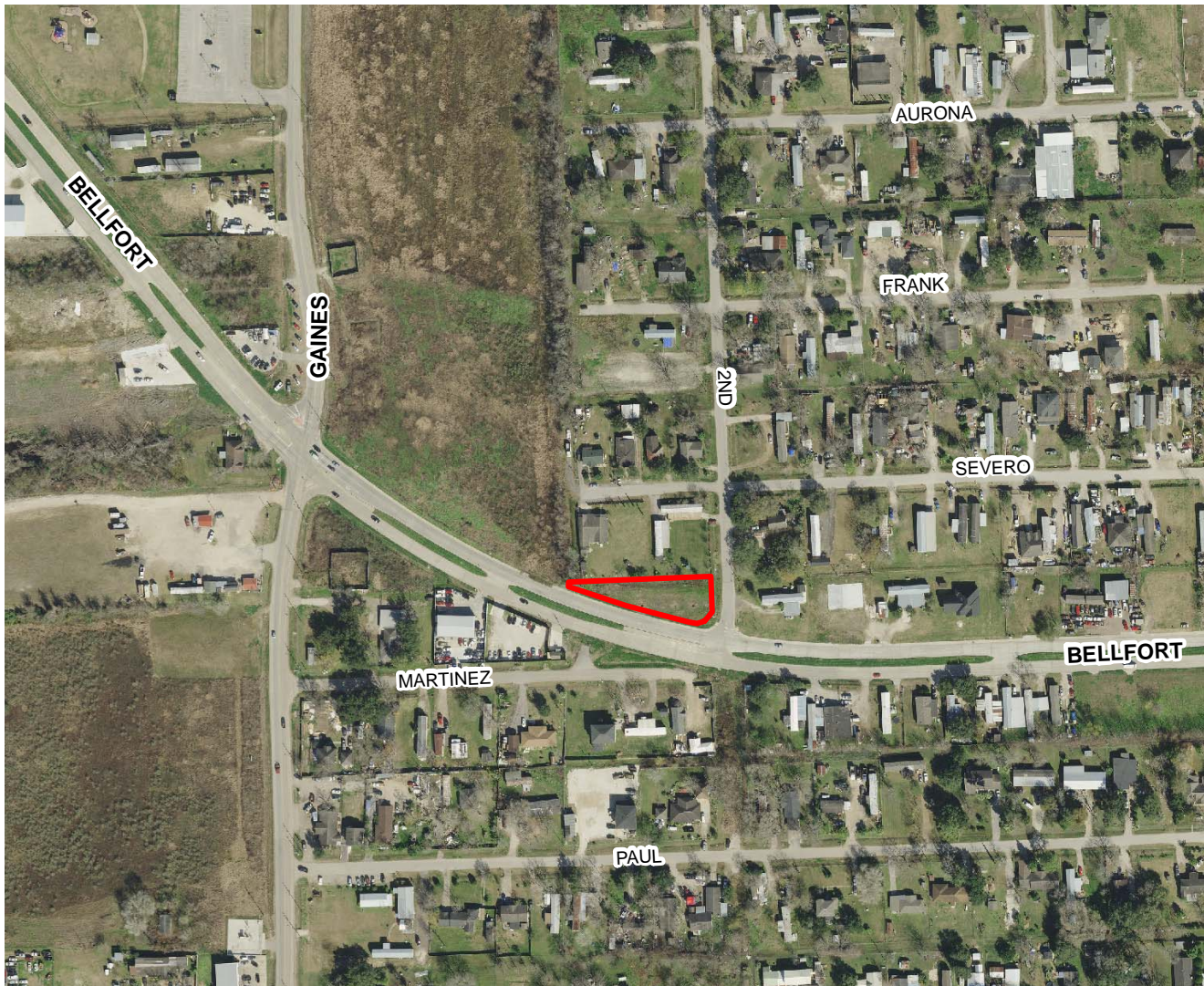
Planning and Development Department

Meeting Date: 01/19/2017

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Subdivision Name: West Belfort Development (DEF 1)

Applicant: Noma Engineering



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### D – Variances

### Aerial

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**Application Number:** 2016-1922  
**Plat Name:** West Bellfort Development  
**Applicant:** Noma Engineering  
**Date Submitted:** 11/12/2016

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

**Specific Variance is being sought and extent of variance:**

Asking for a reduced building line of 15' instead of the required 25' building line along W Bellfort.

**Chapter 42 Section:** 152

**Chapter 42 Reference:**

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**

Chapter 42-150. Major Thoroughfares building setback line from 25' to 15'. We would like to change the setback line from 25' to 15' as a balance in giving the city 10' for ROW expansion. The property is extremely tight and has many easements on the property boundaries restricting the building layout, location, and size. Giving an additional 10' to the city for ROW expansion would greatly hinder the property potential. We would like to give the city the 10' for ROW expansion, but request to reduce the 25' building line on W. Bellfort to 15'. We are also giving the city an extra 5' on 2nd street moving the building line an extra 5 feet to the west further restricting the site.

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

We have 10 foot U.E. easement on the north, 10 foot building line easement on the east, and the W. Bellfort 25' building line would make it impossible to have any considerable size commercial building on the property. Changing the 25' Building Line to a 15' building line would make the property flow much better especially for firefighting.

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

No, the hardship is a result of the property being triangular and containing various setbacks and easements on all property lines restricting the size and location of the building and fire lanes. We are also giving the city an extra 5' on 2nd street further restricting the property. Another 10' from W. Bellfort will destroy any potential for development.

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

Yes. We will give the city of Houston 10' for ROW expansion on W. Bellfort in exchange for a 15' building line instead of a 25' building line. The integrity and general purpose of this chapter will be preserved as there is at least 10' from the back of curb to the existing property line. Moving the property line another 10' into our property will give 20' and the building will be at least 15' from the new building line.

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

The granting of this variance will not be injurious to the public health, safety, or welfare. We will keep the integrity of the property, designs, and boundaries in accordance with city code and design criteria.

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

Economic and safety to the premises and customer properties are the justification for this variance. The ability to develop the property and place a usable space large enough to house storage areas is the purpose of this build. Moving the building line will destroy any possibility of any sizable building or areas to be used.



**Application No:** 2016-1922

**Agenda Item:** 99

**PC Action Date:** 01/19/2017

**Plat Name:** West Bellfort Development

**Applicant:** Noma Engineering

**Staff Recommendation:** [Defer Additional information reqd](#)

**Chapter 42 Sections:** 152

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

[Asking for a reduced building line of 15' instead of the required 25' building line along W Bellfort. ;](#)

**Basis of Recommendation:**

The site is located west of State Highway 6 at the north west intersection of West Bellfort and 2nd Street in Fort Bend County. The applicant is requesting a variance to allow a reduced building line of 15' instead of the required 25' along West Bellfort. Fort Bend County has requested that this item be deferred for two weeks to allow the applicant time to provide additional information.

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## Statement of Facts

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

[n/a](#)

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

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 100  
**Action Date:** 01/19/2017  
**Plat Name:** Grand Vista Lakes GP  
**Developer:** DR Horton  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No/Type:** 2016-2069 GP

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

Total Acreage:	378.7000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 190
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526H	ETJ

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

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

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

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

143. Minimum intersection spacing along a local street shall be 75 feet. (128)

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

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

163. The minimum spacing of intersections along a major thoroughfare is 600 feet. (127)

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

The below comments were made by other agencies during this review period. These comments 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) Block length variances will likely be required for boundaries longer than 1400', as platted.

2) Consider roundabout at Bellaire/Grand Landing and Grand Landing/Rec Center site. Other intersections may be considered as the project develops.

PWE Utility Analysis: Approved



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 100

**Action Date:** 01/19/2017

**Plat Name:** Grand Vista Lakes GP

**Developer:** DR Horton

**Applicant:** BGE|Kerry R. Gilbert Associates

**App No/Type:** 2016-2069 GP

**Staff Recommendation:**

Grant the requested  
special exception(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

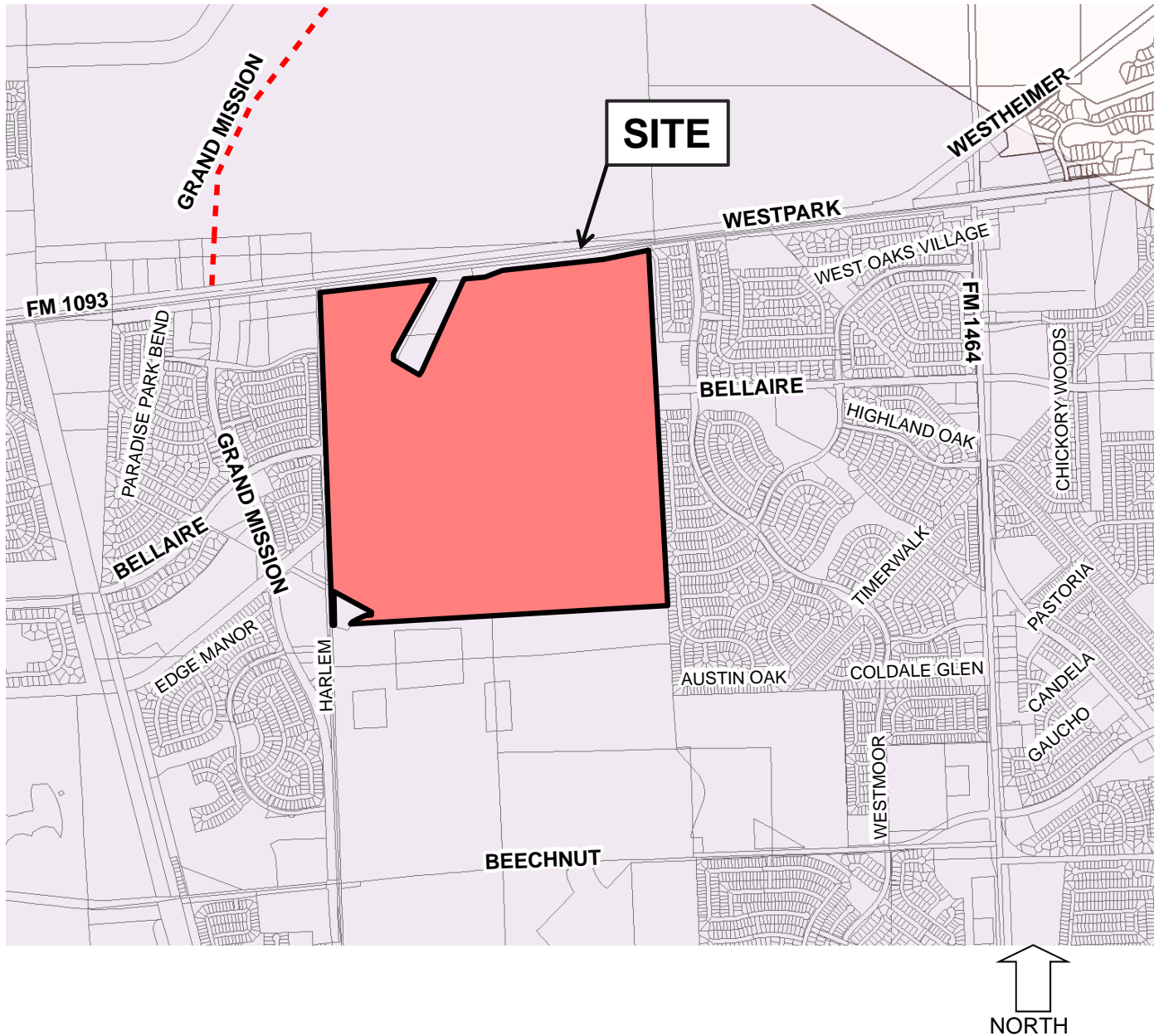
**ITEM: 100**

Planning and Development Department

Meeting Date: 01/19/2017

Subdivision Name: Grand Vista Lakes GP

Applicant: BGE|Kerry R. Gilbert Associates



**E – Special Exceptions**

**Site Location**

# Aerial



# Houston Planning Commission

ITEM: 100

Planning and Development Department

Meeting Date: 01/19/2017

Subdivision Name: Grand Vista Lakes GP

Applicant: BGE|Kerry R. Gilbert Associates



E – Special Exceptions

Subdivision





## SPECIAL EXCEPTION Request Information Form

**Application Number:** 2016-2069

**Plat Name:** Grand Vista Lakes GP

**Applicant:** BGE|Kerry R. Gilbert Associates

**Date Submitted:** 12/05/2016

**(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 a 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 region and the centerline of the slough forms the northwest purchase boundary for the development, which will create a large, roughly-triangular remainder tract at the corner of Westpark Tollway and Bellaire Blvd. This triangular tract has frontage on Westpark Tollway, Harlem Rd, and Bellaire Blvd, with possibilities for street intersections and internal circulation off of all three streets. The remainder 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 has adequate access to the surrounding streets, such that an east-west through street into the adjacent single-family residential community would not be critical to local street circulation. 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: 2016-2069  
Agenda Item: 100  
PC Action Date: 01/19/2017  
Plat Name: Grand Vista Lakes GP  
Applicant: BGE|Kerry R. Gilbert Associates

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

**Chapter 42 Sections: 130**

**Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)**

To allow an intersection offset of  $\pm 2620'$  between Westpark Tollway and future Bellaire Blvd along Long Point Slough.;

**Basis of Recommendation:**

The site is located in Fort Bend County, south of Westpark Tollway and east of Grand Mission Boulevard.

The applicant is requesting a special exception to allow an intersection spacing of approximately 2,620' along Long Point Slough between Westpark Tollway and future Bellaire Boulevard.

Staff is in support of the request.

Grand Vista Lakes GP proposes a single-family residential development immediately south of Westpark Tollway. Further south of Westpark Tollway, a future major thoroughfare Bellaire Boulevard will bisect the GP in an east-west direction from Harlem Road to Westmoor Drive. Between Westpark Tollway and future Bellaire Boulevard, there is an existing 160' wide drainage easement (aka Long Point Slough). The distance between Westpark Tollway and Bellaire Boulevard is about 2,620' and one east-west public street is required per the ordinance. West of Long Point Slough, there is an out tract that is currently used as a detention pond owned by Fort Bend County. Due to the existing location and size of Long Point Slough and the out tract, it will be impractical to provide the required east-west street.

The special exception is 31% deviation to the standards and the required east-west street along Long Point Slough will not significantly improve the internal traffic circulation.

The overall GP has access to multiple major thoroughfares and will provide adequate traffic circulation with the adjacent street pattern of the area.

Staff's recommendation is to approve the special exception and approve the GP subject to the CPC 101 form conditions.

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**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;**

Between Westpark Tollway and future Bellaire Boulevard, there is an existing 160' wide drainage easement and an out tract used as a detention pond owned by Fort Bend County. Due to these physical characteristics, it is impractical to provide one east-west public street.

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

The required east-west street along Long Point Slough will not significantly improve the internal traffic circulation. The overall GP has access to multiple major thoroughfares and will provide adequate traffic circulation with the adjacent street pattern of the area.

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

The distance along Long Point Slough is about 2,620' with a 31% deviation to the standards.

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

Traffic circulation will be addressed with adjacent street pattern of the overall area.

**(5) The granting of the special exception will not be injurious to the public health, safety or welfare.**

The granting of the special exception will not be injurious to the public health, safety or welfare. The required east-west street will not significantly improve internal traffic circulation as the GP proposes multiple access to different major thoroughfares.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 101  
**Action Date:** 01/19/2017  
**Plat Name:** Grand Vista Lakes Sec 1  
**Developer:** DR Horton  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No/Type:** 2017-0055 C3P

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

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Total Acreage:	25.6000	Total Reserve Acreage:	23.5800
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 190
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526H	ETJ

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

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

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

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

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)

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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 101  
**Action Date:** 01/19/2017  
**Plat Name:** Grand Vista Lakes Sec 1  
**Developer:** DR Horton  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No/Type:** 2017-0055 C3P

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

---

Fort Bend Engineer: 1) Block length variance will be required for boundary lengths over 1400'  
2) 41' B-B pavement will be required in front of the rec center site  
3) Consider a roundabout at Anderwood Forest and Grand Landing Blvd  
4) The 14' UE going through reserve H extends into the future development section. Will this UE in the future section not be platted with it?  
5) Show access to Reserve H  
6) The proposed location of Grand Landing Blvd is acceptable but will impact the proposed future driveway west of the proposed street. The Policies and Procedures Relating to Access along the Fort Bend Westpark Tollway/FM 1093 required 720' spacing between roadways and driveways. The proposed driveway west of the street is expected to require a right turn lane as well. This right turn lane will require widening over Long Point Slough at the developers expense. The developer could also adjust the alignment of Grand Landing Blvd to the east to avoid these costs.  
7) Provide ROW dedication for right turn lane on FM 1093  
8) Submit to FBC for formal review  
9) Submit construction plans  
PWE Utility Analysis: Approved  
City Engineer: DETENTION IS PROVIDED

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

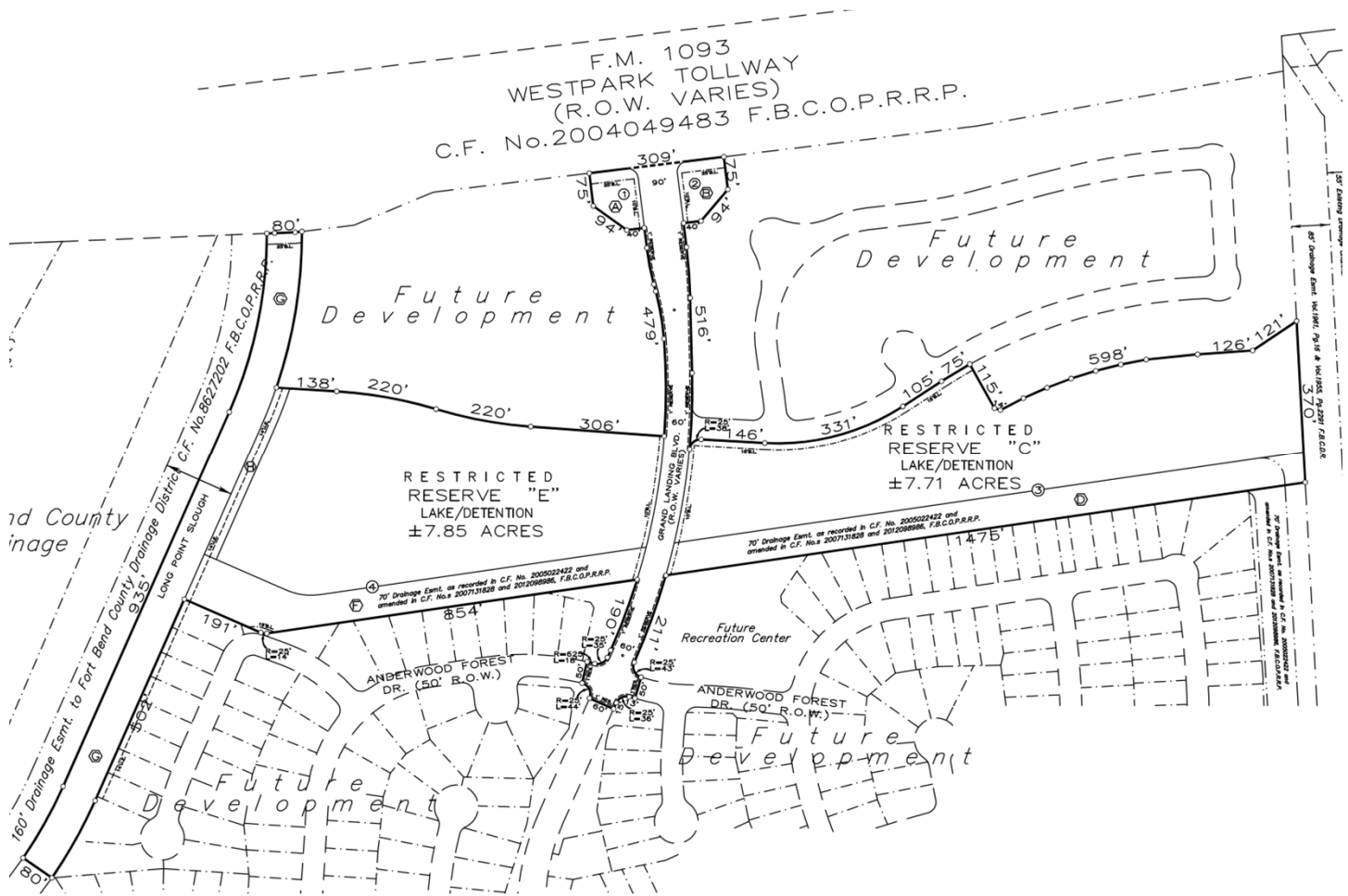
# Houston Planning Commission ITEM: 101

Planning and Development Department

Meeting Date: 01/19/2017

Subdivision Name: Grand Vista Lakes Sec 1

Applicant: BGE|Kerry R. Gilbert Associates



- |  |  |
|--|--|
| (A) RESTRICTED RESERVE "A"<br>LANDSCAPE/OPEN SPACE<br>±0.30 ACRE | (E) RESTRICTED RESERVE "E"<br>LAKE/DETENTION<br>±7.85 ACRE       |
| (B) RESTRICTED RESERVE "B"<br>LANDSCAPE/OPEN SPACE<br>±0.30 ACRE | (F) RESTRICTED RESERVE "F"<br>DRAINAGE ESMT.<br>±1.90 ACRES      |
| (C) RESTRICTED RESERVE "C"<br>LAKE/DETENTION<br>±7.71 ACRES      | (G) RESTRICTED RESERVE "G"<br>DRAINAGE ESMT.<br>±2.88 ACRES      |
| (D) RESTRICTED RESERVE "D"<br>DRAINAGE ESMT.<br>±2.35 ACRES      | (H) RESTRICTED RESERVE "H"<br>LANDSCAPE/OPEN SPACE<br>±0.29 ACRE |



E – Special Exceptions

Aerial





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 102  
**Action Date:** 01/19/2017  
**Plat Name:** Grand Vista Lakes Sec 2  
**Developer:** DR Horton  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No/Type:** 2017-0056 C3P

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

Total Acreage:	20.9000	Total Reserve Acreage:	1.0900
Number of Lots:	79	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 190
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526H	ETJ

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

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Grand Vista Lakes Sec 1 must be recorded prior to or simultaneously with this plat.

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

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

Fort Bend Engineer: 1) A temporary turnaround will be required at the end of Orono Ridge Trail  
 2) Additional UEs will be required adjacent to 50' ROWs per 5.5.B.2  
 3) Winthrop Garden Circle homes can be addressed off Anderwood Forest Drive  
 4) Ensure the 50' radius at Montclair/Orono is measured from the centerline and not offset to the inside of the curve  
 5) Consider a roundabout at Anderwood and Grand Landing  
 6) Submit to FBC for formal review  
 7) Submit construction plans  
 PWE Utility Analysis: Approved.  
 City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

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

# Houston Planning Commission

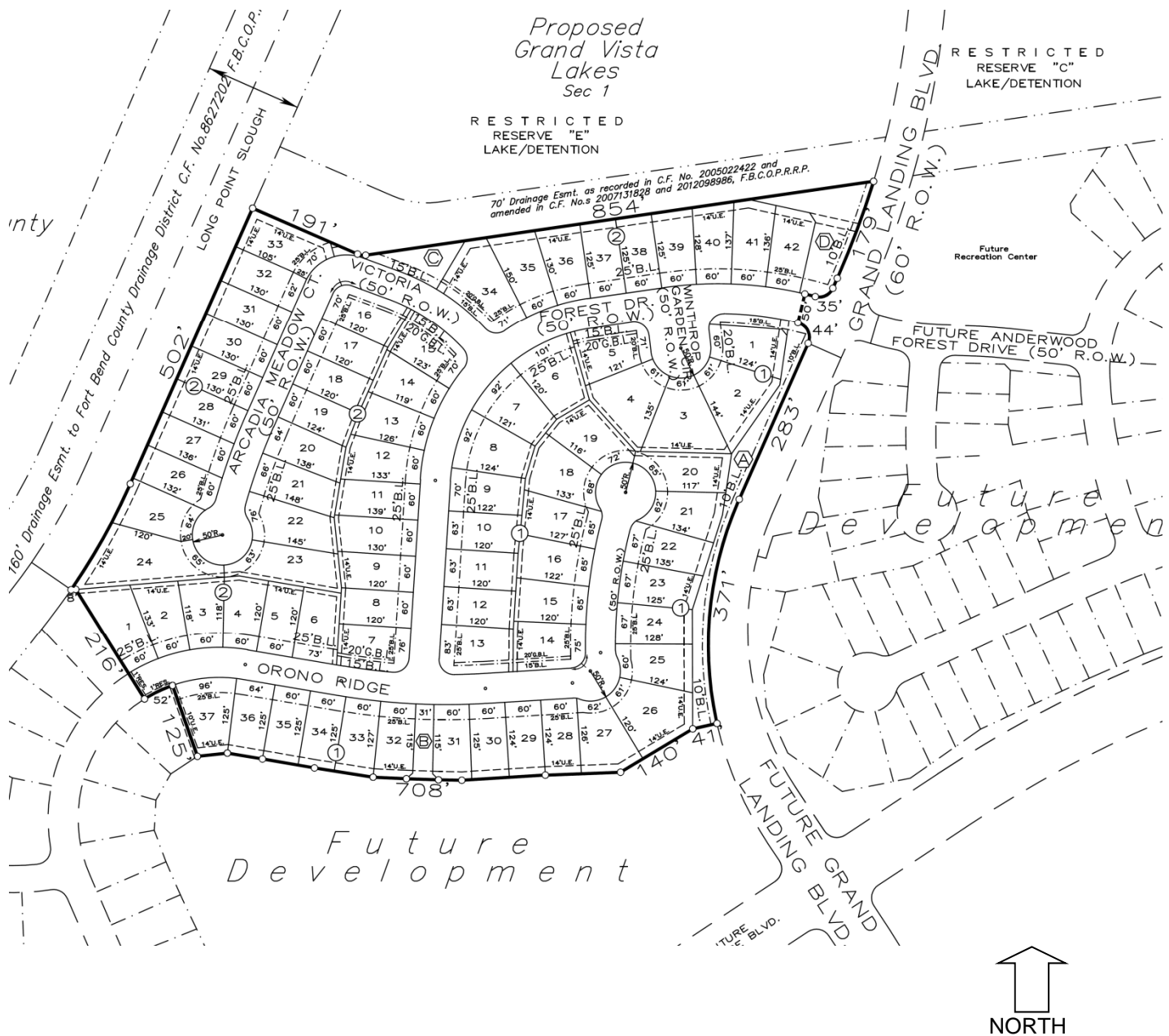
## ITEM: 102

Planning and Development Department

Meeting Date: 01/19/2017

Subdivision Name: Grand Vista Lakes Sec 2

Applicant: BGE|Kerry R. Gilbert Associates



E – Special Exceptions

Aerial



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 103  
**Action Date:** 01/19/2017  
**Plat Name:** Grand Vista Lakes Sec 3  
**Developer:** DR Horton  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No/Type:** 2017-0057 C3P

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

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Total Acreage:	33.8000	Total Reserve Acreage:	6.5100
Number of Lots:	131	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***

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

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

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

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

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

159. Provide centerline tie.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 103

**Action Date:** 01/19/2017

**Plat Name:** Grand Vista Lakes Sec 3

**Developer:** DR Horton

**Applicant:** BGE|Kerry R. Gilbert Associates

**App No/Type:** 2017-0057 C3P

**Staff Recommendation:**

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

- 
- Fort Bend Engineer: 1) 41' B-B pavement will be required in front of rec center site  
2) Provide 25' B.L. for Reserve A along Grand Landing Blvd  
3) Kingsford Gable Court is similar to a street name proposed in Sendero Section 3  
4) Restricted Reserve D is labeled as Reserve C in its description and the remainder reserves are mislabeled  
5) Revise Bellaire and Grand Landing Blvd radius to 30'  
6) Consider a roundabout at Anderwood and Grand Landing Blvd  
7) Ensure the 50' radius at Lot 18, Block 1 is measured from the centerline of the road and is not offset to the inside  
8) Additional UEs are required adjacent to 50' ROWs per 5.5.B.2.  
9) Block length variance for northern edge of property will be required (maximum length 1400' allowed per 5.5.A.2)  
10) Submit to FBC for formal review  
11) Submit construction plans

PWE Utility Analysis: Approved

City Engineer: DETENTION IS PROVIDED ON THIS SECTION

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

# Houston Planning Commission

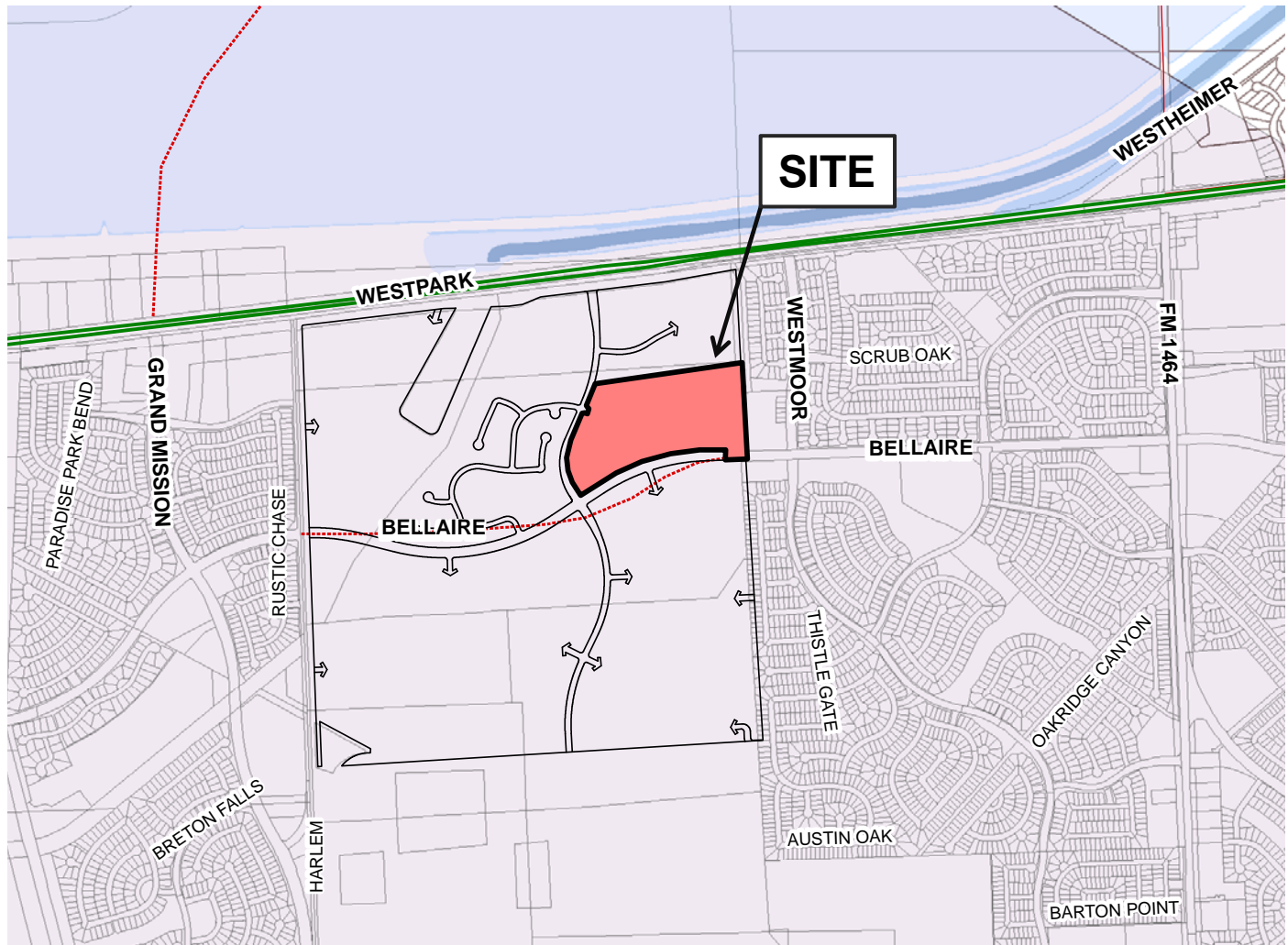
ITEM: 103

Planning and Development Department

Meeting Date: 01/19/2017

Subdivision Name: Grand Vista Lakes Sec 3

Applicant: BGE|Kerry R. Gilbert Associates



E – Special Exceptions

Site Location

# Houston Planning Commission

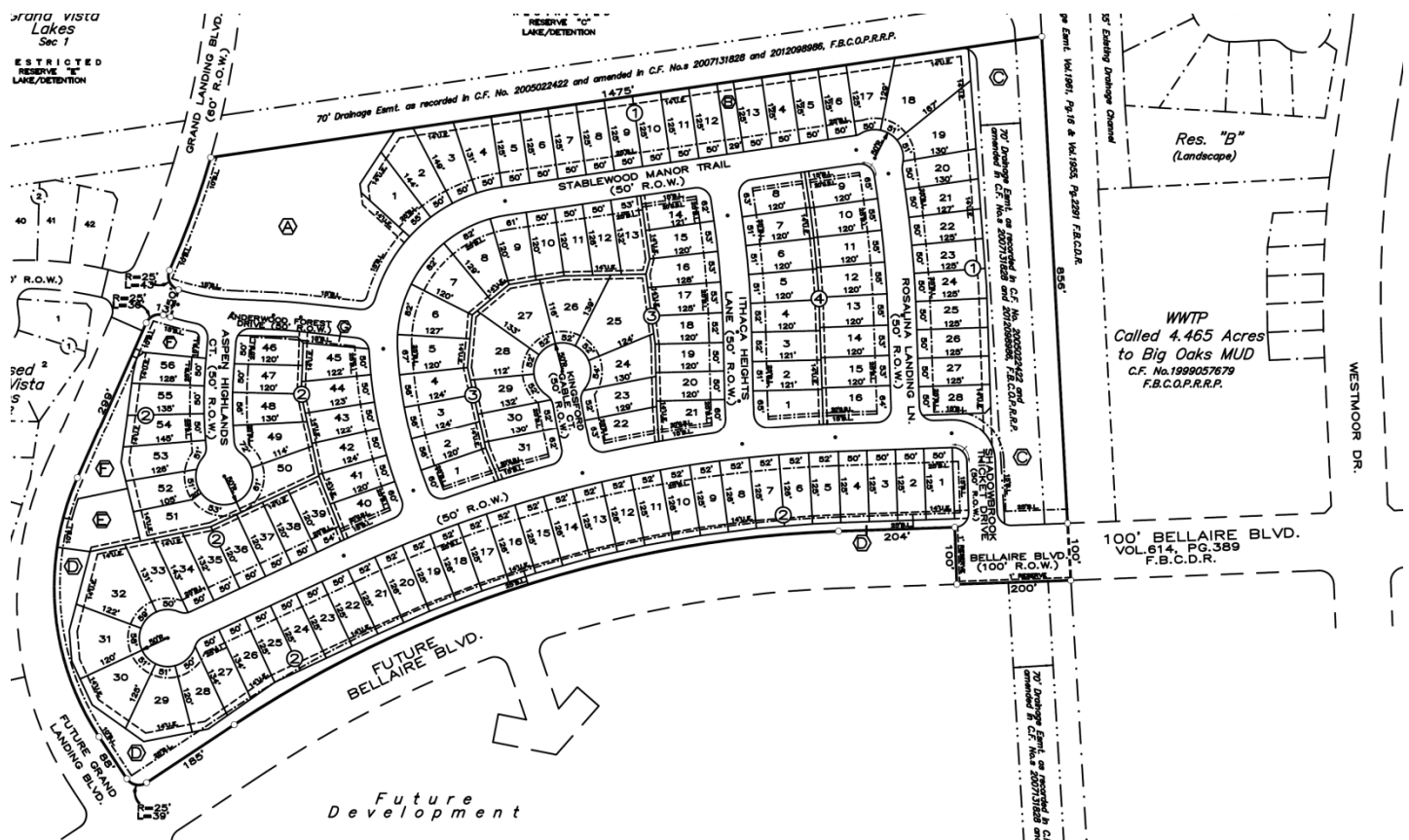
## ITEM: 103

Planning and Development Department

Meeting Date: 01/19/2017

Subdivision Name: Grand Vista Lakes Sec 3

Applicant: BGE|Kerry R. Gilbert Associates



E – Special Exceptions

Subdivision



# Houston Planning Commission

ITEM: 103

Planning and Development Department

Meeting Date: 01/19/2017

Subdivision Name: Grand Vista Lakes Sec 3

Applicant: BGE|Kerry R. Gilbert Associates



E – Special Exceptions

Aerial



**Application Number:** 2017-0057

**Plat Name:** Grand Vista Lakes Sec 3

**Applicant:** BGE|Kerry R. Gilbert Associates

**Date Submitted:** 01/09/2017

**(Sec. 42-48 and Sec. 42-82)**

**Specific requirement for which the special exception is being sought:**

To allow an intersection offset of  $\pm 586'$  along major thoroughfare Bellaire Blvd.

**Chapter 42 Section:** 127

**Chapter 42 Reference:**

Sec. 42-127. Intersections of major thoroughfares. ... (b) Intersections along a major thoroughfare shall be spaced a minimum of 600' feet apart.

### Statement of Facts

**(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;**

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 single-family 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. The subject site, Grand Vista Lakes Section 3, is bounded on the south by future Bellaire Blvd. Immediately east of the project boundary, Bellaire intersects with Westmoor Drive, which was downgraded to a collector street during the 2016 Major Thoroughfare and Freeway Plan amendment cycle. Therefore the intersection offset from the newly-designated collector is now 600' instead of 400'. The subject plat proposes a small backdoor entry street on Bellaire Blvd, approximately 586' away. This offset is a 4% deviation from the standard.

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

The special exception will allow for a 4% deviation from the standard, in a location that would have met the rules prior to the recent amendment of the thoroughfare plan.

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

The modification is a 4% deviation from the standard and is not disproportionate to the requirements of this chapter.

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

The proposed configuration of the new street is a safe offset distance, and the new street will not carry significant traffic, and will therefore preserve and maintain the intent and general purposes of this chapter.

**(5) The granting of the special exception will not be injurious to the public health, safety or welfare.**

The granting of the special exception will not create an unsafe intersection spacing not constitute a traffic hazard, and is therefore not injurious to the public health, safety, or welfare.





Application No: 2017-0057  
Agenda Item: 103  
PC Action Date: 01/19/2017  
Plat Name: Grand Vista Lakes Sec 3  
Applicant: BGE|Kerry R. Gilbert Associates

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

**Chapter 42 Sections: 127**

**Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)**

To allow an intersection offset of  $\pm 586'$  along major thoroughfare Bellaire Blvd.;

**Basis of Recommendation:**

The site is located in Fort Bend County, south of Westpark Tollway, east of Grand Mission Boulevard and north of future Bellaire Boulevard. The applicant is requesting a special exception to allow an intersection spacing of approximately 586' along Bellaire Boulevard between proposed Shadowbrook Thicket Drive and Westmoor Drive. Staff is in support of the request.

Grand Vista Lakes Sec 3 is part of Grand Vista Lakes GP and proposes a single-family residential development with access to future Bellaire Boulevard and future Grand Landing Boulevard.

The distance between proposed Shadowbrook Thicket Drive and Westmoor Drive is approximately about 586' and the required minimum intersection spacing along a major thoroughfare is 600'.

In 2015, Westmoor Drive was a major thoroughfare and was downgraded to a major collector with the 2016 MTFP amendments. If Westmoor Drive was a major thoroughfare, the required minimum intersection spacing would have been 400'. Therefore, the proposed intersection spacing of 586' would have met the requirements at that time.

Overall, the distance between proposed Shadowbrook Thicket Drive and Westmoor Drive is approximately about 586' with a 2.5% deviation to the standards.

Therefore, staff's recommendation is to grant the special exception and approve the plat subject to the CPC 101 form conditions.

---

**Staff Evaluation**

**(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;**

The distance between Shadowbrook Thicket Drive and Westmoor Drive is about 586'. Per the ordinance, a minimum 600' intersection spacing is required. Westmoor Drive was a major thoroughfare in 2015 and was downgraded to a collector street in 2016. If Westmoor Drive was a major thoroughfare, the required minimum intersection spacing would have been 400'. Therefore, the proposed intersection spacing of 586' would have met the requirements at that time.

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

The special exception is 2.5% deviation to the standards.

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

The distance between Shadowbrook Ticket Drive and Westmoor Drive is about 586' with a 2.5% deviation of the standards.

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

Westmoor Drive was a major thoroughfare in 2015 and was downgraded to a collector street in 2016. The ordinance would have allowed a minimum 400' intersection spacing and the proposed intersection spacing of 586' would have met the requirements.

**(5) The granting of the special exception will not be injurious to the public health, safety or welfare.**

The special exception is 2.5% deviation to the standards.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 104  
**Action Date:** 01/19/2017  
**Plat Name:** Bridgeland Parkland Village GP  
**Developer:** Bridgeland Development L.P.  
**Applicant:** LJA Engineering, Inc - (Woodlands Office)  
**App No/Type:** 2017-0069 GP

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

Total Acreage:	1795.0000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 489
County	Zip	Key Map ©	City / ETJ
Harris	77433	366S	ETJ

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

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

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

046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

143. Minimum intersection spacing along a local street shall be 75 feet. (128)

143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (128)

162. Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (127)

163. The minimum spacing of intersections along a major thoroughfare is 600 feet. (127)

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 104  
**Action Date:** 01/19/2017  
**Plat Name:** Bridgeland Parkland Village GP  
**Developer:** Bridgeland Development L.P.  
**Applicant:** LJA Engineering, Inc - (Woodlands Office)  
**App No/Type:** 2017-0069 GP

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

---

PWE Utility Analysis: Approved.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to 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.



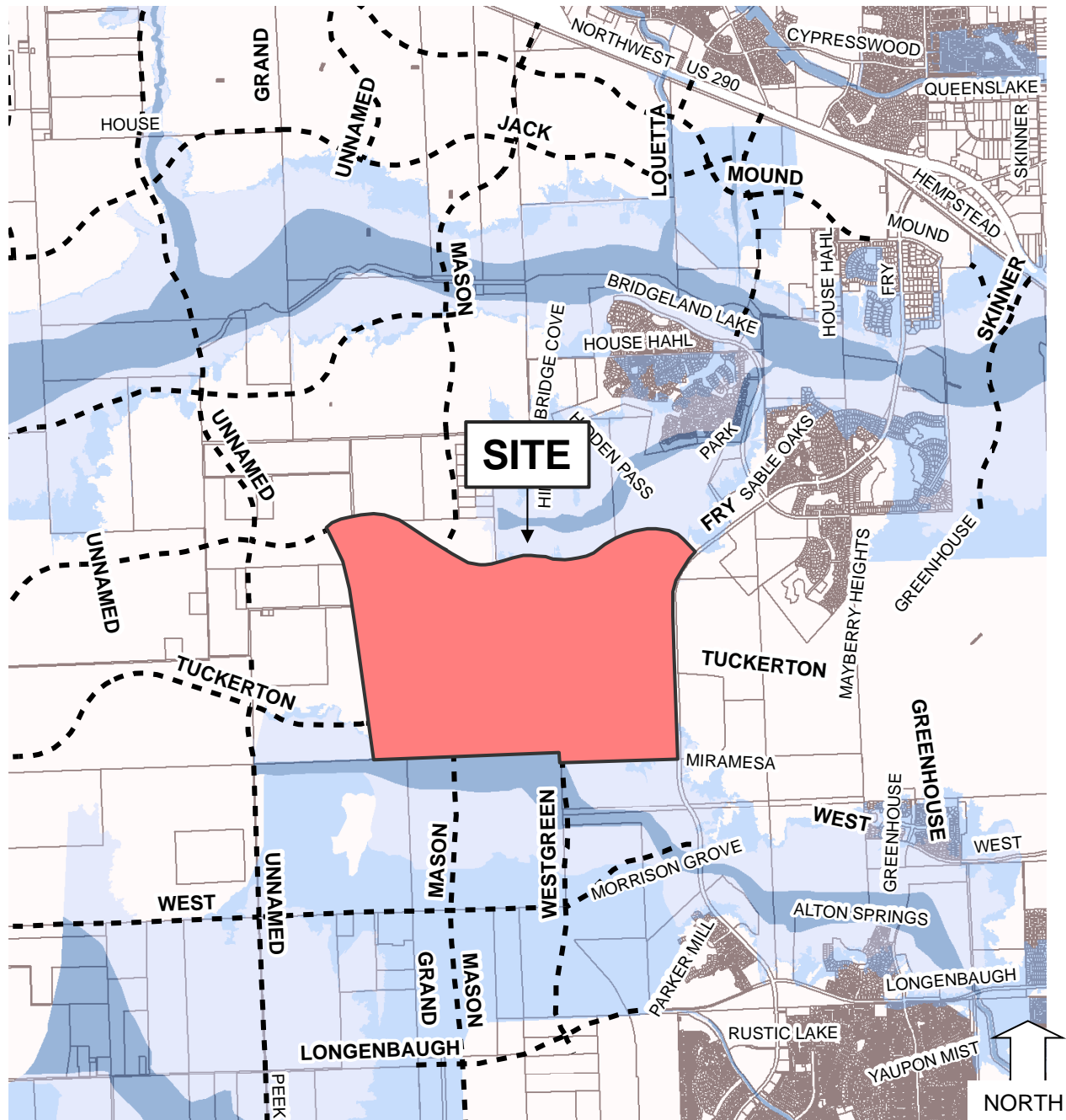
# Houston Planning Commission ITEM: 104

Planning and Development Department

Meeting Date: 01/19/2017

Subdivision Name: Bridgeland Parkland Village GP

Applicant: LJA Engineering, Inc



**F – Reconsideration of Requirements Site Location**

# Houston Planning Commission

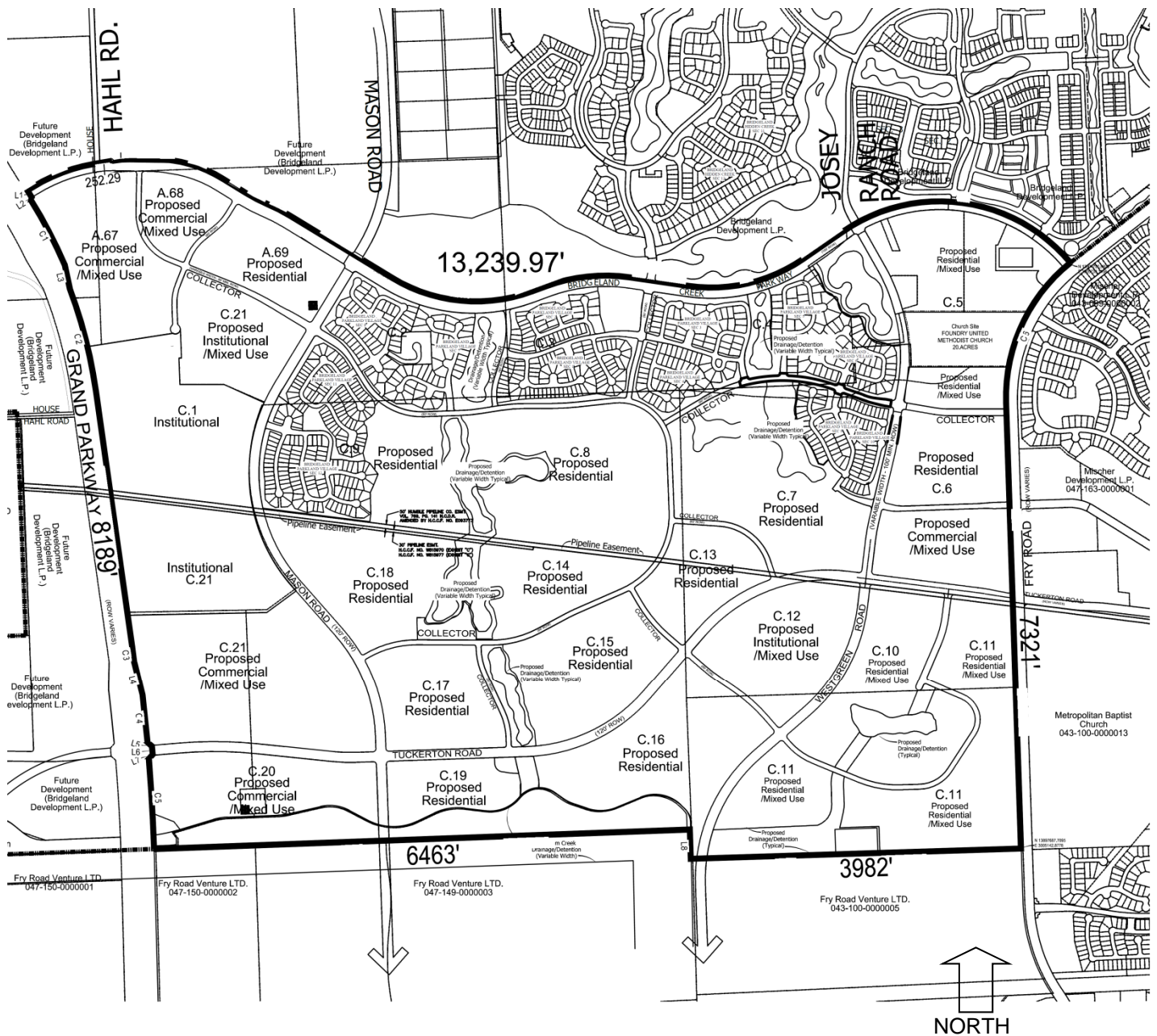
ITEM: 104

Planning and Development Department

Meeting Date: 01/19/2017

Subdivision Name: Bridgeland Parkland Village GP

Applicant: LJA Engineering, Inc



F – Reconsideration of Requirements Subdivision



# Houston Planning Commission ITEM: 104

Planning and Development Department

Meeting Date: 01/19/2017

Subdivision Name: Bridgeland Parkland Village GP

Applicant: LJA Engineering, Inc



F – Reconsideration of Requirements

Aerial



## RECONSIDERATION OF REQUIREMENT Request Information Form

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**Application No:** 2017-0069  
**Plat Name:** Bridgeland Parkland Village GP  
**Applicant:** LJA Engineering, Inc - (Woodlands Office)  
**Date Submitted:** 01/09/2017

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(Sec. 42-47 and Sec. 42-81)

**Specific requirement or condition being sought:**

The minimum intersection spacing between House-Hahl Road and Summit Point Drive.

**Chapter 42 Section:** 127

**Chapter 42 Reference:**

42-127 (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 apart.

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:**

House Hahl Road pre-existed the planning that has been done for the development of Bridgeland. As plans have developed modifications have been made to House Hahl, in some cases it has been abandoned, others plan for relocation to improve connections to the Major Thoroughfares. Parkland Village utilizes a hierarchical system of streets with neighborhood streets connecting to collector streets, and collectors connecting to Major Thoroughfares at controlled intersections. Summit Point Drive is a central collector within Parkland Village. It is planned to connect to the future Town Center north of Bridgeland Creek Parkway, and as that develops, House Hahl Road will be modified to align with the intersection of Summit Point Drive and Bridgeland Creek Parkway.



**Application Number:** 2017-0069

**Plat Name:** Bridgeland Parkland Village GP

**Applicant:** LJA Engineering, Inc - (Woodlands Office)

**Date Submitted:** 01/09/2017

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

Block length, Intersections of major thoroughfares 2,600' spacing and 600' Minimum Spacing 1. Block length in less than 600' along Bridgeland Creek Parkway between House-Hahl Road and Summit Point Drive

**Chapter 42 Section:** 42-127

**Chapter 42 Reference:**

42-127 (a) and (b) Intersections of major thoroughfares;

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(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;**

Parkland Village utilizes a hierarchical system of streets with neighborhood streets connecting to collector streets, and collectors connecting to Major Thoroughfares at controlled intersections. Summit Point Drive is a central collector within Parkland Village. It is planned to connect to the future Town Center north of Bridgeland Creek Parkway, and as that develops, House Hahl Road will be modified to align with the intersection of Summit Point Drive and Bridgeland Creek Parkway.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

House Hahl Road pre-existed the planning that has been done for the development of Bridgeland. As plans have developed modifications have been made to House Hahl, in some cases it has been abandoned, others plan for relocation to improve connections to the Major Thoroughfares. Within Bridgeland, the hierarchical road system with its associated control of access points, land uses and densities, especially along major thoroughfares, major collectors and collectors, typically results in a larger spacing of roadways than would be required in areas not having these controls.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of Section 42 ordinance are preserved. The hierarchical road system within Bridgeland minimizes road connections to Major Thoroughfares (Bridgeland Creek Parkway) allowing only Collector roads (Summit Point Drive) to intersect Major Thoroughfares. The General Plan for Parkland is consistent with this goal.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The distance from the existing location of House Hahl to the proposed Summit Point Drive is approximately 515', and until development begins to occur in Town Center traffic will be relatively low. As development begins in Town Center House Hahl will be relocated to align with Summit Point Drive. The variance will not be injurious to public health, safety or welfare.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification for the variance, a phased approach to the large scale development of Bridgeland will address the cause of the variance as Town Center is developed.





**Application No:** 2017-0069

**Agenda Item:** 104

**PC Action Date:** 01/19/2017

**Plat Name:** Bridgeland Parkland Village GP

**Applicant:** LJA Engineering, Inc - (Woodlands Office)

**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)**

Block length, Intersections of major thoroughfares 2,600' spacing and 600' Minimum Spacing 1. Block length in less than 600' along Bridgeland Creek Parkway between House-Hahl Road and Summit Point Drive ;

**Basis of Recommendation:**

The site is located in Harris County, east of W Grand Parkway S and south of future Bridgeland Parkland Village.

The applicant is requesting a variance to allow an intersection spacing of approximately 225' between House Hahl Road and future Summit Point Drive.

Staff is in support of the request.

To minimize access to major thoroughfares, the applicant proposes a central collector Summit Point Drive to intersect with major throughfare Bridgeland Creek Parkway. This street connection will create an intersection spacing of 225' between House Hahl Road and Summit Point Drive along Bridgeland Creek Parkway. Per the ordinance, the minimum intersection spacing shall be 600'.

House Hahl Road is a 70' wide right-of-way that predates the planning of Bridgeland Parkland Village GP. In order to improve internal traffic circulation, House Hahl Road, north of Bridgeland Creek Parkway, will be either abandoned or re-located by the time Summit Point Drive is constructed. At this time, the applicant is requesting a variance to allow the intersection spacing to be less than the required 600' in order to submit construction plans and start developing Bridgeland Creek Parkway.

After House Hahl Road is abandoned or re-aligned, the distance between Grand Parkway and Summit Point Drive will be about 1150'. At that time, it will meet the intersection spacing requirements.

Overall, the proposed collector street will improve internal traffic circulation within the area.

Harris County Engineer Department does not have any objections to the variance. Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

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**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

To minimize access to major thoroughfares, the applicant proposes a central collector Summit Point Drive to intersect with major throughfare Bridgeland Creek Parkway. This street connection will create an intersection spacing of 225' between House Hahl Road and Summit Point Drive along Bridgeland Creek Parkway. Per the ordinance, the minimum



intersection spacing shall be 600'. House Hahl Road is a 70' wide right-of-way that predates the planning of Bridgeland Parkland Village GP. In order to improve internal traffic circulation, House Hahl Road, north of Bridgeland Creek Parkway, will be either abandoned or re-located by the time Summit Point Drive is constructed. After House Hahl Road is abandoned or re-aligned, the distance between Grand Parkway and Summit Point Drive will be about 1150'. At that time, it will meet the intersection spacing requirements.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The variance request is temporary. Summit Point Drive will not be constructed until House Hahl Road is either abandoned or re-located.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The distance between Grand Parkway and Summit Point Drive will be about 1150'.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Summit Point Drive will not be constructed until House Hahl Road is abandoned or re-aligned. After House Hahl Rd is abandoned or re-located, the distance between Grand Parkway and Summit Point Drive will be about 1150'.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. The applicant is requesting a variance to allow a minimum intersection to be less than the required 600' in order to submit construction plans and to develop Bridgeland Creek Parkway. Summit Point Drive will not be constructed until House Hahl Road is abandoned or re-located.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 105  
**Action Date:** 01/19/2017  
**Plat Name:** Bridgeland Creek Parkway Street Dedication Sec 6  
**Developer:** Bridgeland Development, LP A Maryland Limited Partnership  
**Applicant:** BGE, Inc.  
**App No/Type:** 2016-1995 SP

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	12.3900	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	77433	365R	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.

052. Bridgeland Creek Pkwy sec 5 shall be recorded prior to and or simultaneously with this plat

059.1. Acreage in title and on plat must match at recordation.

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

1. House-Hahl Road to be abandoned prior to the recordation of this plat.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: Approved.

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.

Sec 5 will need to be recorded prior to or simultaneously with this plat.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Meeting CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 105

**Action Date:** 01/19/2017

**Plat Name:** Bridgeland Creek Parkway Street Dedication Sec 6

**Developer:** Bridgeland Development, LP A Maryland Limited Partnership

**Applicant:** BGE, Inc.

**App No/Type:** 2016-1995 SP

**Staff Recommendation:**

Approve the plat subject to  
the conditions listed

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Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

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# Houston Planning Commission    ITEM: 105

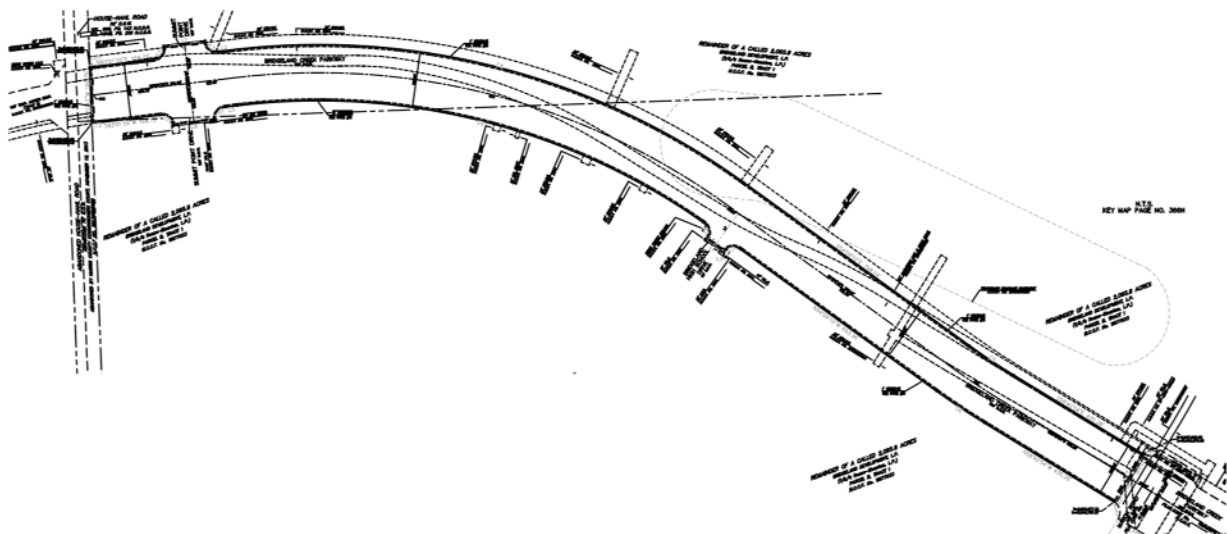
Planning and Development Department

Meeting Date: 01/19/2017

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**Subdivision Name: Bridgeland Creek Parkway Street Dedication Sec 6**

**Applicant: BGE, Inc.**



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## F – Reconsideration of Requirements    Subdivision

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 106

**Action Date:** 01/19/2017

**Original Action Date:** 03/03/2016

**Plat Name:** Anserra Sec 4

**Developer:** Jones|Carter - Woodlands Office

**Applicant:** Jones|Carter - Woodlands Office

**App No :** 2016-0311

**App Type:** C3F

**Staff Recommendation:**

Approve

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Total Acreage:	20.0920	Total Reserve Acreage:	6.5220
Number of Lots:	57	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:	Willow Point MUD

County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	483G	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.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 107  
**Action Date:** 01/19/2017  
**Original Action Date:** 02/04/2016

**Staff Recommendation:**  
Approve

**Plat Name:** Eigel View Estates  
**Developer:** The Interfield Group  
**Applicant:** The Interfield Group  
**App No :** 2016-0129  
**App Type:** C2R

---

Total Acreage:	0.1230	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77007	492G	City

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 108  
**Action Date:** 01/19/2017  
**Original Action Date:** 01/21/2016  
**Plat Name:** Haven at Washington Avenue Apartments  
**Developer:** The Pinnell Group, LLC  
**Applicant:** The Pinnell Group, LLC  
**App No :** 2016-0012  
**App Type:** C2

**Staff Recommendation:**  
Approve

---

Total Acreage:	3.6174	Total Reserve Acreage:	3.6174
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77007	492A	City

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 109  
**Action Date:** 01/19/2017

**Staff Recommendation:**  
Approve

**Original Action Date:** 02/04/2016

**Plat Name:** Mooney Center

**Developer:** Century Engineering, Inc

**Applicant:** Century Engineering, Inc

**App No :** 2016-0112

**App Type:** C2R

---

Total Acreage:	4.1309	Total Reserve Acreage:	4.1309
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:	Aldine PID

County	Zip	Key Map ©	City / ETJ
Harris	77093	414P	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.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 110  
**Action Date:** 01/19/2017  
**Original Action Date:** 02/04/2016

**Staff Recommendation:**  
Approve

**Plat Name:** Mount Houston Road MUD Wastewater Treatment Plant  
**Developer:** Pape-Dawson Engineers  
**Applicant:** Pape-Dawson Engineers  
**App No :** 2016-0155  
**App Type:** C2R

---

Total Acreage:	13.6500	Total Reserve Acreage:	13.6500
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:	Mount Houston Road MUD

County	Zip	Key Map ©	City / ETJ
Harris	77038	412A	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.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 111  
**Action Date:** 01/19/2017  
**Original Action Date:** 01/21/2016  
**Plat Name:** Raintree Place Sec 3 replat no 1  
**Developer:** Vernon G. Henry & Associates, Inc.  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No :** 2016-0056  
**App Type:** C3F

**Staff Recommendation:**  
Approve

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Total Acreage:	0.8276	Total Reserve Acreage:	0.0200
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	14	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	77027	491R	City

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 112  
**Action Date:** 01/19/2017  
**Original Action Date:** 02/18/2016

**Staff Recommendation:**  
Approve

**Plat Name:** Terraces On West 28th Street replat no 1  
**Developer:** The Interfield Group  
**Applicant:** The Interfield Group  
**App No :** 2016-0246  
**App Type:** C3F

---

Total Acreage:	0.3440	Total Reserve Acreage:	0.0048
Number of Lots:	9	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77008	452V	City

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 113  
**Action Date:** 01/19/2017  
**Original Action Date:** 01/21/2016  
**Plat Name:** Tran Residence  
**Developer:** HRS and Associates, LLC  
**Applicant:** HRS and Associates, LLC  
**App No :** 2016-0037  
**App Type:** C2R

**Staff Recommendation:**  
Approve

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Total Acreage:	3.2730	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	Barker Cypress MUD

County	Zip	Key Map ©	City / ETJ
Harris	77084	407Y	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.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Subdivision Name Change Approval Conditions

**Agenda Item:** 114  
**Action Date:** 01/19/2017  
**Plat Name:** Washington Vineyard  
**Original Action Date:** 01/21/2016  
**Original Plat Name:** Haven at Washington Avenue Apartments  
**Developer:** Motorcars/BPI  
**Applicant:** The Pinnell Group, LLC  
**App No :** 2016-0012  
**App Type:** C2

**Staff Recommendation:**  
Approve

---

Total Acreage:	3.6174	Total Reserve Acreage:	3.6174
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77007	492A	City

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**Subdivision Name Change Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 01/19/17

**ITEM: 115**

**Applicant:** IRIS CORTES

**Contact Person:** IRIS CORTES

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	17-1217	77357	5974	258-J	ETJ
NORTH OF: FM 1485 EAST OF: DEER RUN LN					

**ADDRESS:** 26258 Burning Tree

**ACREAGE:** 0.5510

**LEGAL DESCRIPTION:**

LOTS 1535 AND 1537 OF PEACH CREEK FOREST, SECTION SIX (6), AN UNRECORDED SUBDIVISION OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT NO. 75, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Mobile home

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 01/19/17

**ITEM: 116**

**Applicant:** DAVID FISCHER

**Contact Person:** DAVID FISCHER

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
<b>SOUTH OF:</b> FM 1314 <b>EAST OF:</b> LOOP 494	<b>17-1218</b>	77365	5771	296-K	ETJ

**ADDRESS:** 23431 McSpadon Road

**ACREAGE:** 3.58

**LEGAL DESCRIPTION:**

BEING A 3.58 TRACT OF LAND SITUATED IN THE MARY OWENS SURVEY, ABSTRACT No. 405, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Residential

## 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: 01/19/17

**ITEM: 117**

**Applicant:** RAMON RUIZ

**Contact Person:** MATTHEW JOHNSON

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	17-1219	77357	5971	258-J	ETJ
<b>NORTH OF:</b> NORTH PARK DRIVE <b>EAST OF:</b> SORTERS ROAD					

**ADDRESS:** 20055 Ravenwood Drive

**ACREAGE:** 0.3691

**LEGAL DESCRIPTION:**

BEING A 0.3691 ACRE LOT OUT OF A 165.242 ACRE TRACT IN THE ROBERT T. HOWELL SURVEY, ABSTRACT 254, SAID 165.242 ACRE TRACT BEING A PORTION OF 1026.4 ACRE TRACT CONVEYED TO CHAMPION PAPER AND FIBER COMPANY BY DEED, RECORDED IN VOLUME 277, PAGE 291, 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 :**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 01/19/17

**ITEM: 118**

**Applicant:** ERNESTO BOSQUES

**Contact Person:** ALVARO J. FLORES

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
<b>SOUTH OF: FM 1314 EAST OF: SORTERS ROAD</b>	<b>17-1220</b>	77365	5672	258-J	ETJ

**ADDRESS:** 23242 FM 1314

**ACREAGE:** 2.2464

**LEGAL DESCRIPTION:**

BEING 2.2464 ACRES OUT OF LOT TWENTY-FOUR (24) OF C. H. ROUSE FIRST ADDITION MAP OF WHICH IS RECORDED IN VOLUME 5, PAGE 21 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS, OUT OF THE ELLA B. WALLER SURVEY, A-702 AND THE FM NOBLE SURVEY, A-660.

**PURPOSE OF REQUEST:** Business

## 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: 01/19/17

**ITEM: 119**

**Applicant:** MERCEDES ESTRADA PORTILLO

**Contact Person:** MERCEDES ESTRADA PORTILLO

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
<b>SOUTH OF:</b> FM 1314 <b>EAST OF:</b> SORTERS ROAD	<b>17-1221</b>	77357	5974	258-J	ETJ

**ADDRESS:** 26700 Coach Light Lane

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOT SEVEN HUNDRED TWENTY-NINE (729) 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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## 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		
Vallarta Construction	Joe Vallarta	281-636-7466	Jvallarta1@yahoo.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
9402 Derrik Drive	16104802	77080	5060	450L	A

HCAD ACCOUNT NUMBER(S):	0811030000014
PROPERTY LEGAL DESCRIPTION:	Lot 13 Block 2 Lazy Springs Acres
PROPERTY OWNER OF RECORD:	Vallarta Joe L & Beatrice
ACREAGE (SQUARE FEET):	9,100 square feet
WIDTH OF RIGHTS-OF-WAY:	Blalock Road (100 feet); Derrik Drive (60 feet)
EXISTING PAVING SECTION(S):	Blalock Road (48 feet); Derrik Drive (24 feet)
OFF-STREET PARKING REQUIREMENT:	Four Spaces
OFF-STREET PARKING PROVIDED:	Four Spaces
LANDSCAPING REQUIREMENTS:	Two Trees
LANDSCAPING PROVIDED:	Two Trees

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Single-family; vacant
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Single-family Duplex (2,239 Sq.Ft.)

**PURPOSE OF VARIANCE REQUEST:** To allow a 15' side building line in lieu of the ordinance-required 25' building line for a property along a major thoroughfare, Blalock Road.

**CHAPTER 42 REFERENCE(S):** Sec. 42-152(a): Building line requirement along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):** We are proposing a viable living space in the vacant lot, LT13 BLK 2 Lazy Springs Acres, due to the current building line restrictions imposed by city of Houston, and the 25' drainage easement to the back of the property the lot is limited in size, therefore making it almost unusable. We are requesting this variance to obtain an extra 10' along the side of the property, where our current proposal will be able to be built. The original plat from 1953 has only a 10' building line on the Blalock Road side. If we were to follow the city ordinance building line of 25' the site will be very limited to any proposal.

*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**

**(1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Requirements of this chapter make this project infeasible due to an offsetting side build line narrowing the lot. The 25' BL along Blalock Road, in conjunction to the 25' build line on Derrik Drive makes the construction infeasible. I am trying to build a viable living space. The current restrictions imposed a very limited building in width. The lot is 65 feet wide. Given that I have to clear 10 feet from the western edge of this plot with the neighboring plot, and you are imposing 25 feet from the eastern edge of the plot, that limits me to just 29 feet for a building width. My current plans are for 37 foot wide building, which allows for better living space. Also, this would be smaller than the buildings in the neighborhood.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances are not a result of a hardship created by the applicant. The build lines have been changed by the City of Houston since the original platting of this subdivision. The lot being on the corner combined with the changes in the City of Houston's build lines in the area narrow the lot hindering construction and has created the need for this variance application.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Yes, the intent and general purposes of this chapter will be maintained. The variance request is for the 25' building line along Blalock Road to be reduced to 15', similar to other properties in the neighborhood.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**  
This Variance will not be injurious to the public health, safety or welfare. The variance will only affect the property owned by the applicant for the construction of a new Single Family Residence.
- (5) **Economic hardship is not the sole justification of the variance.**  
Economic hardship is not the sole justification of this variance request. The variance is requested to provide continuity in the neighborhood and maintain property values. We are trying to build a viable living space and economics are not part of the decision.

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# DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 120**

Meeting Date: 01-19-2017

## Houston Planning Commission

### Location Map



## DEVELOPMENT PLAT VARIANCE





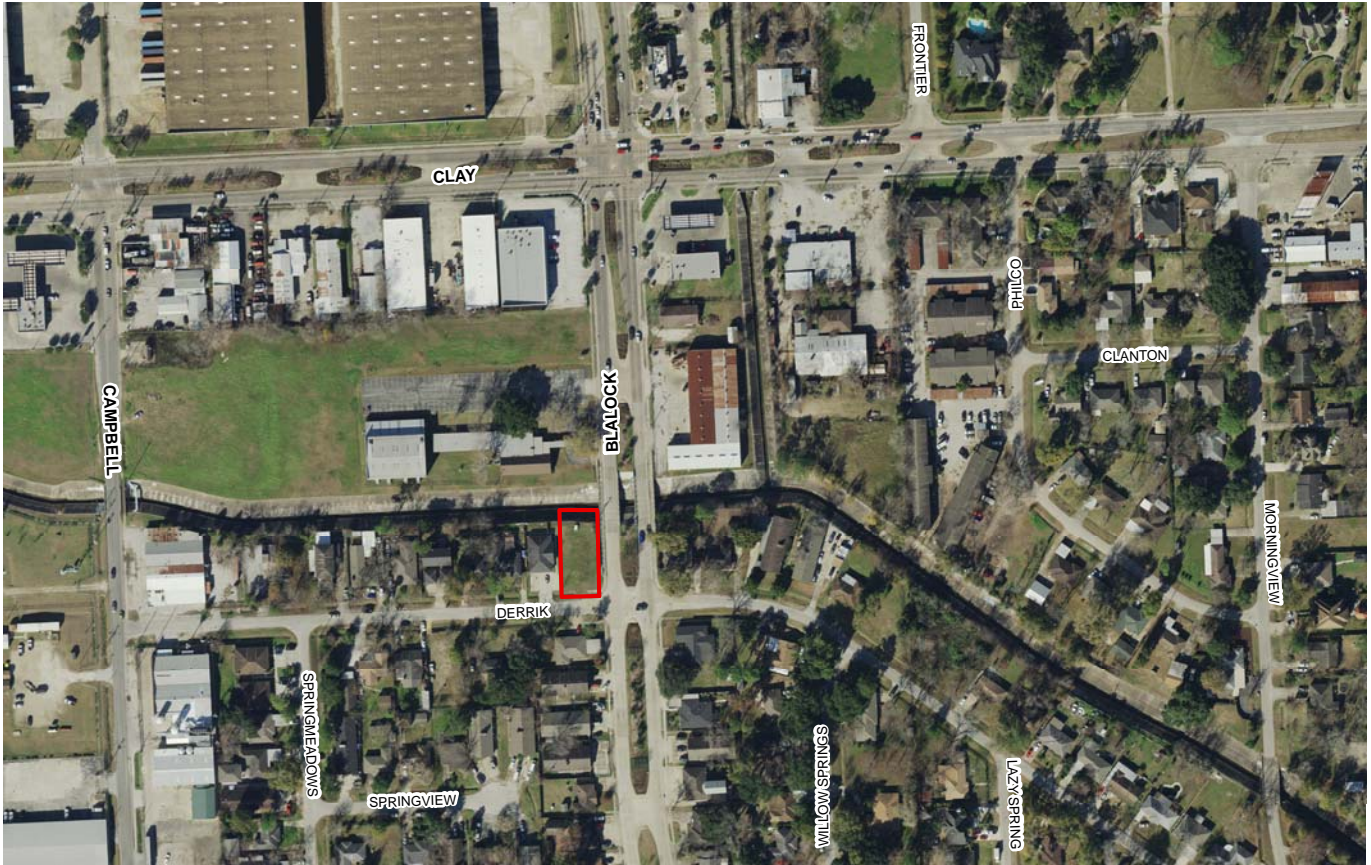
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 120**

Meeting Date: 01-19-2017

## Houston Planning Commission

Aerial map



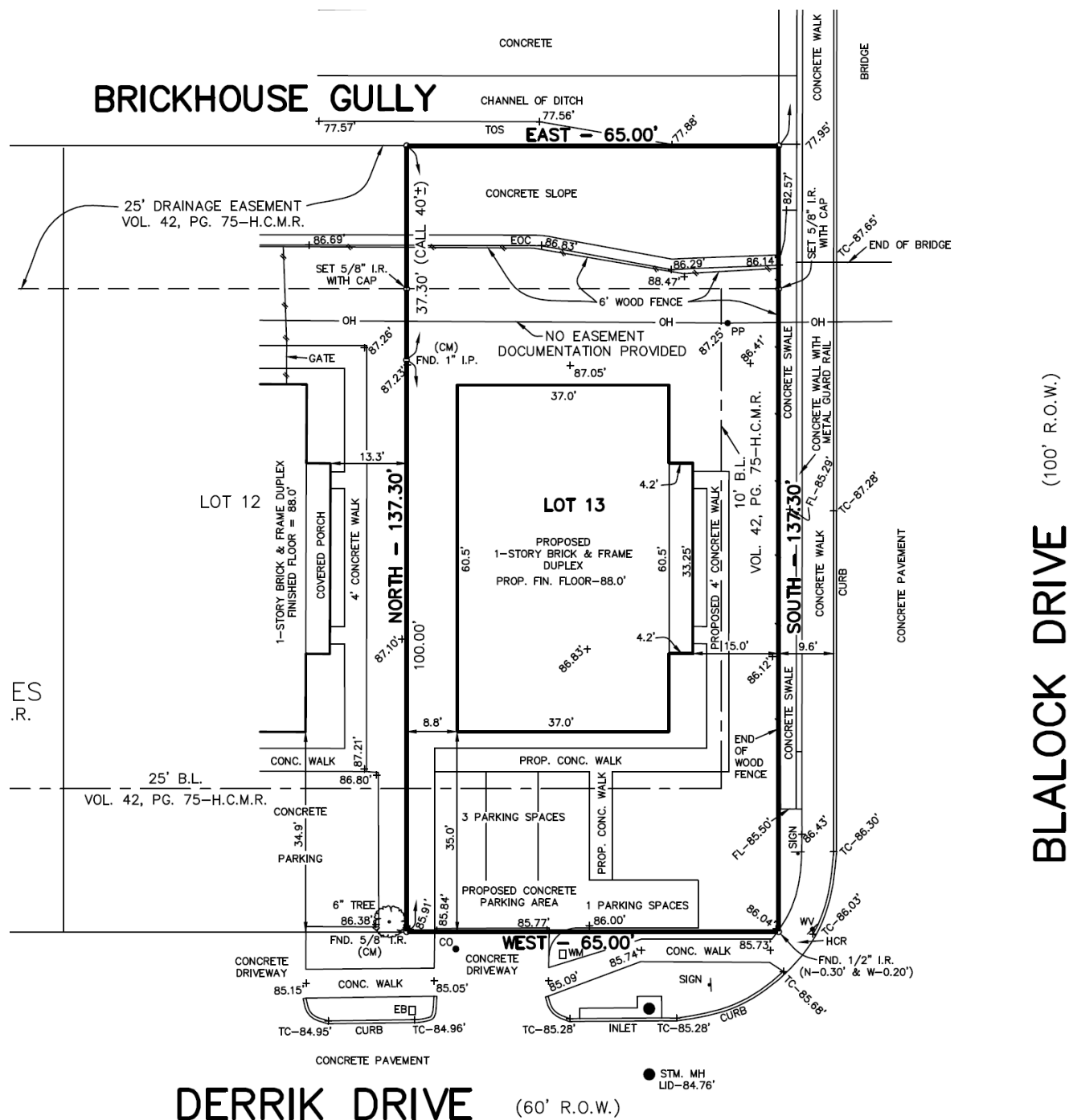
# DEVELOPMENT PLAT VARIANCE



## Meeting Date: 01-19-2017

# Houston Planning Commission

## Site Plan



## DEVELOPMENT PLAT VARIANCE





ITEM: 120  
Meeting Date: 01-19-2017

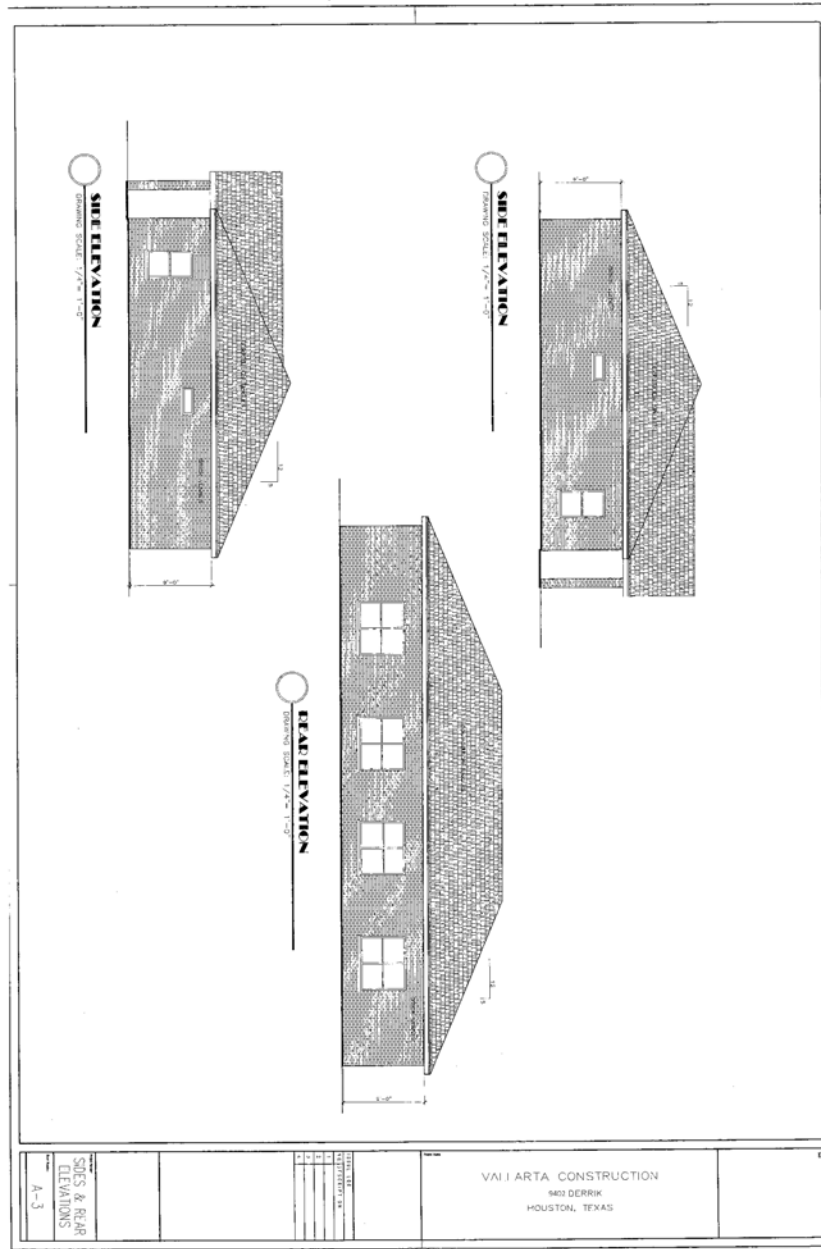
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

Elevations Cont.



# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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### STAFF REPORT

**Staff Recommendation:** Approve

**Basis of Staff Recommendation:**

The site is located along the west side of Blalock Road, south of Clay Road, and east of Campbell Road. The applicant is requesting a variance to allow a 15' side building line in lieu of the ordinance-required 25' building line for a property along a major thoroughfare, Blalock Road. Staff is in support of the request.

The applicant is proposing to construct a new, 1-story, single-family duplex. The subject site is a corner lot created by the Lazy Spring Acres Subdivision in 1953 with a 25' front building line and a 10' side building line along Blalock Road. Additionally, the rear of the lot contains a 25' drainage easement that further restricts the buildable area of the lot. The distance from the back-of-curb along Blalock Road and the proposed structure is 24'-6" and vehicular access to the lot will be taken from Derrik Drive.

Staff's recommendation is to grant the requested variance to allow a 15' side building line in lieu of the ordinance-required 25' building line along Blalock Road and approve the development plat subject to the condition of providing sidewalks along Derrik Drive and Blalock Road, and to obtain approval of the curb cut and off-street parking layout with Public Works and Engineering prior to Planning Department site plan approval for permitting.

**Planning Commission Action:**

**Basis of Planning Commission Action:** *(see above staff evaluation)*

**Additional Findings by Planning Commission:**

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## 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@houston.tx.gov](mailto:planning.variances@houston.tx.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).

<b>APPLICANT COMPANY</b>	<b>CONTACT PERSON</b>	<b>PHONE NUMBER</b>	<b>EMAIL ADDRESS</b>		
Knudson, LP	Angela M Martinez	713.932.4008	amartinez@knudsonlp.com		
<b>PROPERTY ADDRESS</b>	<b>FILE NUMBER</b>	<b>ZIP CODE</b>	<b>LAMBERT</b>	<b>KEY MAP</b>	<b>DISTRICT</b>
1403 McGowen Street	16067585	77004	5356	493U	D
<b>HCAD ACCOUNT NUMBER(S):</b>		1315900010001			
<b>PROPERTY LEGAL DESCRIPTION:</b>		Res A, Blk 1, La Plaza de Midtown			
<b>PROPERTY OWNER OF RECORD:</b>		ATMA at McGowen, LLC			
<b>ACREAGE (SQUARE FEET):</b>		0.5739 acres (25,000 square feet)			
<b>WIDTH OF RIGHTS-OF-WAY:</b>		Austin Street – 80 feet McGowen Street – 80 feet LaBranch Street – 80 feet			
<b>EXISTING PAVING SECTION(S):</b>		Austin Street – 50 feet McGowen Street – 35 feet LaBranch Street – 35 feet			
<b>OFF-STREET PARKING REQUIREMENT:</b>		110 spaces			
<b>OFF-STREET PARKING PROVIDED:</b>		110 spaces			
<b>LANDSCAPING REQUIREMENTS:</b>		yes			
<b>EXISTING STRUCTURE(S) [SQ. FT.]:</b>		0 square feet			
<b>PROPOSED STRUCTURE(S) [SQ. FT.]:</b>		81,773 square feet			
<b>PURPOSE OF VARIANCE REQUEST:</b>		Not to provide a loading dock			

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### CHAPTER 26 REFERENCE(S):

Sec. 26-522. - Requirements for certain loading facilities categories.

The construction or alteration of a building for any of the following loading facilities categories shall provide the number of on-site loading berths shown below for that loading facilities category. The individual use classifications or classes of use classifications in the following chart shall correspond to the individual use classifications or classes of use classifications in [section 26-492](#) of this Code:

Category 2. Apartment With More Than 50 Total Dwelling Units:		
a.	Up to and including 30 dwelling units per acre	None
b.	More than 30 dwelling units per acre	1.0 (minimum size of 10'× 40')

## APPLICANT STATEMENT OF FACTS

### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The applicant is requesting a variance not to provide a loading dock for the 71 unit individually owned condominium project.

### 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@houstontx.gov](mailto:planning.variances@houstontx.gov).*

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;**

The owner and its legal council did the entire typical due diligence prior to purchasing the property. They pulled the title report which stated the property had 0 foot building lines and pulled the subdivision plat that had 0 foot building lines and no visibility triangles. There were no notes on the subdivision plat that stated the variances were tied to a specific site plan so the owner proceeded with the purchase of the property and began design. When the building permits were ready to be pulled, it was discovered by the reviewing planner that per the CPC101 Form for the previous plat that the variance was only for the specific site plan previously submitted.

## 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 and that in granting the variance the general purposes of this article are being observed and maintained;**

Midtown consists of 250 foot by 250 foot blocks. Our site is 250 feet by 100 feet which requires precise planning of the parking structure for the project in order to meet and exceed the Chapter 26 parking requirements for the City of Houston Code of Ordinance. The design of a parking structure requires precise size of parking spaces, driveways, and ramp configuration. The alignment of the parking structure occupies approximately 95 feet of the 100 feet of the width of the site.

Because the site is surrounded by existing trees and is only 100 feet wide, there are limited areas available for the location of the loading dock and the parking structure entrance. The parking structure entrance is located on Austin Street in the only location in which no trees are required to be removed. Due to the requirements of the distance of driveways from intersections and the METRO bus stop the only other location for the loading dock is on LaBranch Street in which there is an existing 48 inch caliper live oak as shown on the sheet titled "Tree Analysis & Credit".

- (3) **The intent of this article is preserved;**

Since the project will be sold as individual condominium units, the amount of turnover is far less than a typical apartment complex. Both Austin Street and LaBranch Street allow for on-street parking on both sides of the street which can also be used for moving trucks to load and unload furniture when there is a change in ownership. Moving companies have become very efficient and will not

- (4) **The parking provided will be sufficient to serve the use for which it is intended;**

There are no concerns with parking. Per Chapter 26, we are required to provide 110 parking spaces and we are providing an additional 32 spaces for a total of 142 parking spaces.

- (5) **The granting of such a variance will not be injurious to the public health, safety or welfare; and**

Granting the variance will continue to create a shaded area along LaBranch Street and allow the 48 inch caliper tree to remain. Since this will be an owner occupied condominiums and not rental apartments, very little turnover is expected therefore limiting the number of moving trucks that would typically use the loading dock required for multifamily complexes over 30 units.

- (6) **For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.**

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# OFF-STREET PARKING VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: V**

Meeting Date: 01-19-2017

## Houston Planning Commission

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If required to provide a loading dock, the owner will be required to cut down the existing 48 inch caliper live oak trees. Due to the size of the canopy of the existing trees, there are 2 trees that will not be planted; 1 on Austin Street due to the parking structure entrance and 1 on LaBranch due to the METRO bus stop. The owner will pay in to the City's tree fund for those 2 trees.

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# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

## OFF-STREET PARKING VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: V**

Meeting Date: 01-19-2017

## Houston Planning Commission

LOCATION MAP



# OFF-STREET PARKING VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: V**

Meeting Date: 01-19-2017

## Houston Planning Commission

AERIAL MAP



## OFF-STREET PARKING VARIANCE

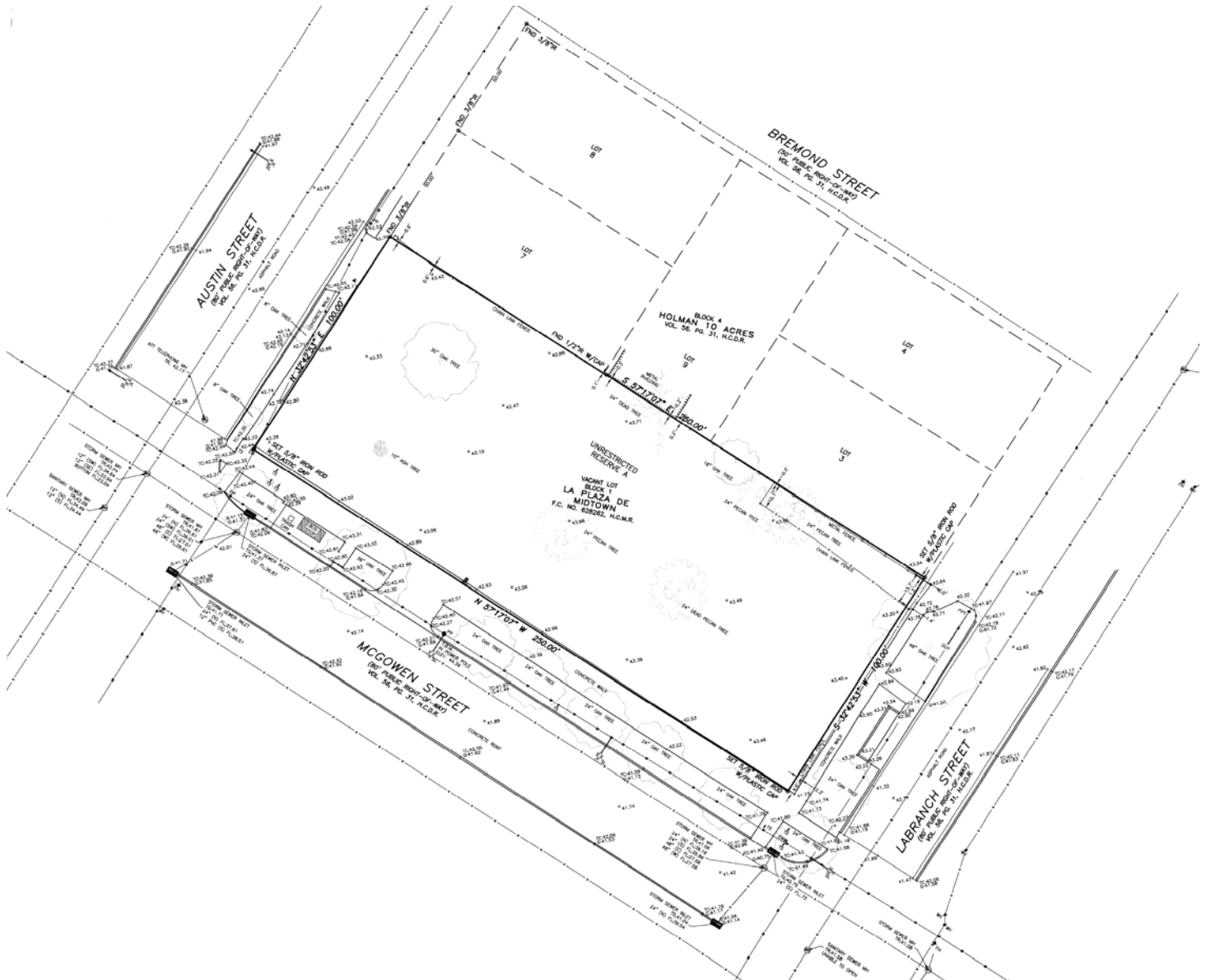


## Houston Planning Commission

**ITEM: V**

Meeting Date: 01-19-2017

### EXISTING SURVEY



# OFF-STREET PARKING VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

**ITEM: V**

Meeting Date: 01-19-2017

### ELEVATION PLAN

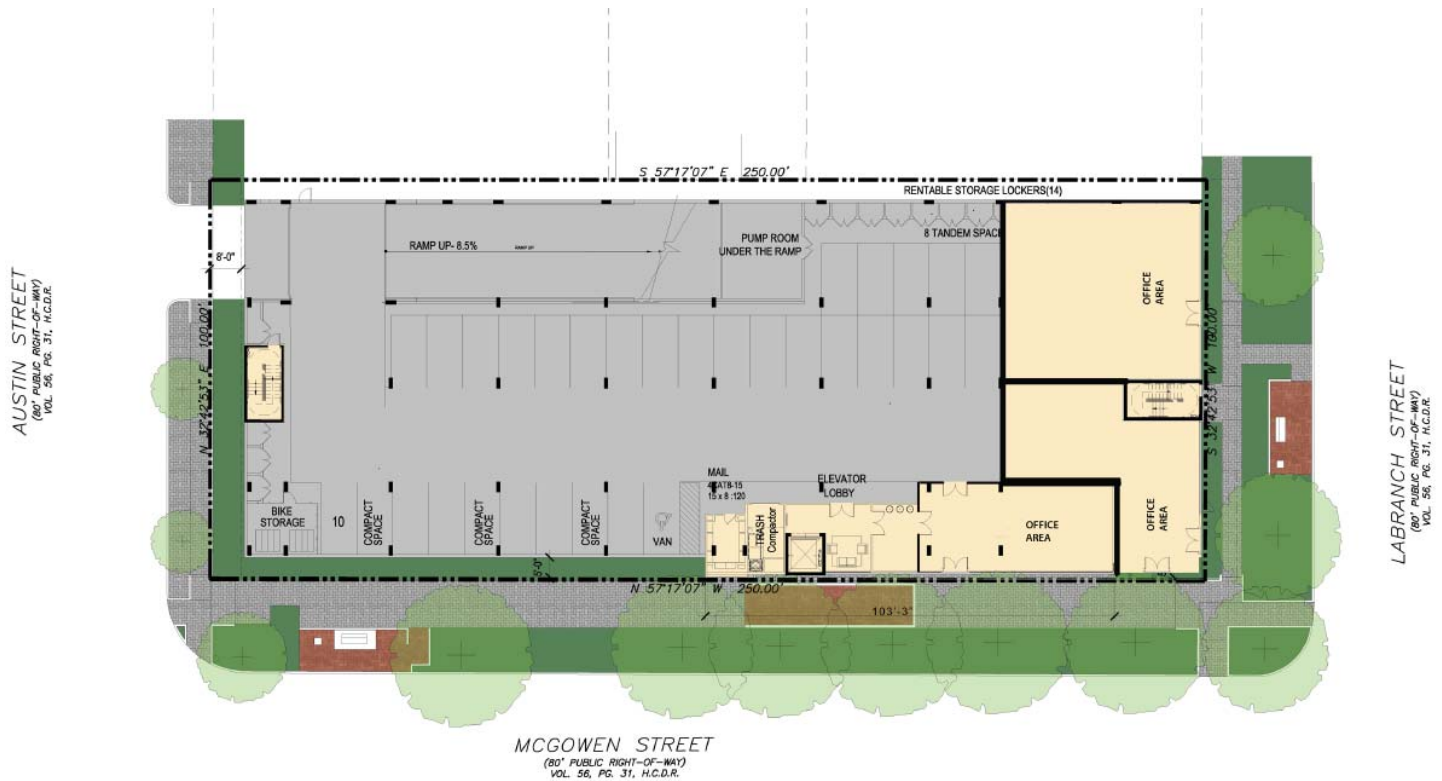


## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### SITE PLAN



# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### STAFF REPORT

**Staff Recommendation: Approve**

**Basis of Staff Recommendation:**

The site is located north of McGowen Street, east of Fannin Street and west of Crawford Street. The applicant requests a parking variance to not provide a loading berth for the proposed multifamily project. Staff supports the requested variance.

The site is located in Midtown. The developer proposes to construct an 8-story privately owned condominium building on the site, with 3 levels of parking on the bottom and 5 levels of residential on the top. The proposed garage would take access from Austin Street. The site is only 250' wide and 100' deep. With the site restriction and the existing mature live oak trees along McGowen and La Branch Street, the applicant is not able to provide a loading berth for the proposed multifamily project.

Sec 26-522 requires one loading berth for multifamily development with more than 50 units and a density higher than 30 units per acre. Considering this is a privately owned condominium building, the demand for moving trucks is less than other multifamily rental properties. In addition, both Austin Street and La Branch Street are 80' wide one-way streets. Austin Street and La Branch Street would have enough room to provide parking for trucks if needed.

Therefore, staff recommends granting 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:VI

MEETING DATE: 01-19-2017

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LOCATION	FILE NO.	ZIP	LAMB. NO.	KEY MAP	CITY/ ETJ
		77008	5528	482A	City
<b>NORTH OF:</b> Interstate 10	<b>EAST OF:</b> Southern Pacific Railroad				
<b>SOUTH OF:</b> 11th Street	<b>WEST OF:</b> TC Jester				

**APPLICANT:** Blue Moon Development Consultants

**ADDRESS:** 8405 Hempstead Hwy

**EXISTING USE:** HOTEL-MOTEL

**PROPOSED USE:** HOTEL – MOTEL

**HOTEL / MOTEL APPLICATION DATE:** 12-02-2016

**DIRECTOR DECISION:**  
Deny

**BASIS OF DECISION:**  
FAILED TO COMPLY WITH SECTION 28-202(A)(3)&(5)

**LAND USE CALCULATIONS:** 92%-RESIDENTIAL:

**PRIMARY ENTRANCE LOCATION:** Hempstead Highway

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#### PURPOSE OF REQUEST:

28-202 – Locational Requirements:

(3) 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.

(5) The property line of the tract on which a hotel with 50 or fewer separately rentable units is situated may not abut at any point any other tract that is in whole or in part residential in character. To the extent that any property line of the tract on which a hotel with 51 or more separately rentable units is situated abuts at any point any other tract that is in whole or in part residential in character, then the owner of the hotel shall provide a buffer along the entire length of that property line of the hotel. The buffer shall include the provision and maintenance of each of the following:

#### BASIS OF REQUEST:

The adjacent residential plat is just now under construction. The hotel owner and the architect were unaware of the planned adjacent residential development when they designed the hotel. The landscaping itself has been adapted to comply with the planting requirement of the hotel/motel ordinance. The required wall just seems too much. The adjacent residences will be built virtually on the property line with back walls

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### PLANNING COMMISSION ACTION

**DECISION:** ☐ VARIANCE GRANTED ☐ VARIANCE DENIED **DATE:** JANUARY 19<sup>TH</sup>, 2017

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# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

### AGENDA ITEM:VI

MEETING DATE: 01-19-2017

and little else looking on the hotel site. We believe the adjacent residences plan a wall along the common property line. Such a design would not need the buffer wall.

**STAFF RECOMMENDATION:** Deny

#### **BASIS OF RECOMMENDATION:**

The proposed hotel will be located in a high residential area of 92% and would be out of character for the surrounding neighborhood.

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### PLANNING COMMISSION ACTION

**DECISION:** \_\_\_\_ VARIANCE GRANTED \_\_\_\_ VARIANCE DENIED

**DATE:** JANUARY 19<sup>TH</sup>, 2017

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PLANNING &  
DEVELOPMENT  
DEPARTMENT

## AGENDA ITEM:VI

**MEETING DATE: 01-19-2017**

## 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: Paradise Motel
2. HOTEL / MOTEL ADDRESS: 8405 Hempstead Hwy
3. PROJECT INFO.: File no.: 5258 Survey:                      Abstract no.:
- Lambert: 5258 Census Tract: 510900 School Dist.: HISD
- Key Map: 492 A Zip Code: 77008 City Council Dist.: C
- County: Harris Super Neighborhood: 22

4. GEOGRAPHIC:
- |           |                      |          |                                  |
|-----------|----------------------|----------|----------------------------------|
| North of: | <u>Old Katy Road</u> | East of: | <u>Southern Pacific Railroad</u> |
| South of: | <u>W. 11th</u>       | West of: | <u>Hempstead Hwy</u>             |
- YY

5. PROJECT DATA:
- |                |           |                      |    |
|----------------|-----------|----------------------|----|
| Total acreage: | 1.2397 ac | Total no. of rooms:  | 63 |
|                |           | Total no. of suites: |    |

## 7. CONTACTS:

Owner: <u>c/o Wadhwa &amp; Assoc</u>			
Address: _____	Phone: <u>713-465-0009</u>	Fax: _____	
City: <u>Houston</u>	State: <u>Tx</u>		
Applicant: <u>Blue Moon Development Consultants.</u>			
Address: <u>603 Lovett</u>	Phone: <u>281-796-9996</u>	Fax: _____	
City: <u>Cleveland</u>	State: <u>Tx</u>	Zip: <u>77327</u>	
orderer@att.net			

## 8. SUBMITTAL REQUIREMENTS

HM

- |   |                          |
|---|--------------------------|
| Completed Application form  | <input type="checkbox"/> |
| One copy complete building permit drawings (including survey or plat) | <input type="checkbox"/> |
| Title information   | <input type="checkbox"/> |
| Land use parcel map   | <input type="checkbox"/> |
| Copy of the application for building permit with project number       | <input type="checkbox"/> |
| Filing fee (\$200.00 payable to "City of Houston")                    | <input type="checkbox"/> |



# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

### AGENDA ITEM: VI

MEETING DATE: 01-19-2017

#### CITY OF HOUSTON DEPARTMENT OF PLANNING AND DEVELOPMENT

### HOTEL/MOTEL VARIANCE FORM

Building Permit Number \_\_\_\_\_

Applicant: Blue Moon Development Consultants  
Phone: 281-796-9996

Address: 603 Lovett, Cleveland, Texas Zip Code: 77327

Site Address: 8405 Hempstead Hwy \_\_\_\_\_ Date Disapproved: \_\_\_\_\_

Statement of the specific provision of the article from which the variance is requested:

#### **Sec. 28-202. - Locational requirements.**

(3) The property line of the tract on which a hotel with 50 or fewer separately rentable units is situated may not abut at any point any other tract that is in whole or in part residential in character. To the extent that any property line of the tract on which a hotel with 51 or more separately rentable units is situated abuts at any point any other tract that is in whole or in part residential in character, then the owner of the hotel shall provide a buffer along the entire length of that property line of the hotel. The buffer shall include the provision and maintenance of each of the following:

- a. Hotel building(s) set back at least ten feet from the property line;
- b. Canopy trees at least one per 100 lineal feet of property line;
- c. Ornamental trees at least two per 100 lineal feet of property line;
- d. Shrubs at least 16 per 100 lineal feet of property line; and
- e. Solid wood or masonry fence at least eight feet in height.

#### **Sec. 28-202. - Locational requirements.**

(5) A hotel, with or without service facilities that has 75 or fewer separately rentable units may not be situated in a residential area

**State of the extent of the variance sought and the specific facts and reasons that the applicant believes warrant the granting of the variance:**

Please see attached

\_\_\_\_\_  
Signature of Applicant Date

FOR DEPARTMENT USE ONLY

One copy of Hotel Motel Variance Form

### PLANNING COMMISSION ACTION

DECISION: \_\_\_\_\_ VARIANCE GRANTED \_\_\_\_\_ VARIANCE DENIED DATE: JANUARY 19<sup>TH</sup>, 2017

# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

### AGENDA ITEM: VI

MEETING DATE: 01-19-2017

Non-refundable fee of \$200.00

Date

Signature of Planning Department Representative

**More Basic Information:** The adjacent residential plat is just now under construction. The hotel owner and the architect were unaware of the planned adjacent residential development when they designed the hotel. The landscaping itself has been adapted to comply with the planting requirement of the hotel/motel ordinance. The required wall just seems too much. The adjacent residences will be built virtually on the property line with back walls and little else looking on the hotel site. We believe the adjacent residences plan a wall along the common property line. Such a design would not need the buffer wall.

The motel is to be located on the site of an old motel that was built in 1963 and demolished in the summer of 2016. The motel owner did not fully grasp that he might be unable to rebuild when he demolished the old motel. The old building had structural problems that were not economically feasible to repair compared with the marketability of a new structure. The area around the hotel used to be almost completely commercial. The nature of the area has, in the past decade, changed from almost 100% commercial or industrial to become 92% residential. Half of the residential properties in the residential test area are west of the railroad right-of-way. There is not direct street connection between the motel and those properties (Estates at Memorial Park and Somerset Green).

#### Variance Request (1):

We, respectfully, request a variance from Houston Planning Commission to allow the proposed motel to be constructed in a residential area for the reasons set out below:

- 1) *The imposition of the terms, rules, conditions, policies, and standards of this article would create an undue hardship by depriving the applicant or owner of the property of reasonable use of the land; and***

The owner, faced with the need to undertake heavy remodeling and repair of his motel built in 1963 or demolition and reconstruction of the same, opted for demolition and reconstruction. The adjacent residential property was platted with the old hotel in place and, of course, no landscape buffer. If the developer planned to build his own landscape buffer and wall, surely a second wall on the hotel site will do nothing more than be a maintenance nightmare for the two projects..

- 2) *The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant; and***

The developer of the adjacent property chose to locate his new residential development adjacent to an old, dilapidated hotel that did not provide a buffer. A new hotel on the site should be an improvement over what he had planned to abut even without the wall required for the hotel landscape buffer.

- 3) *The intent and general purposes of this article will be preserved and maintained; and***

The intent and general purpose of the ordinance will not be threatened by allowing the applicant to replace his worn out motel with a newer, more attractive one or to do so without providing a complete landscape buffer along the residential development that was happy to be located adjacent to the old hotel without a buffer.

- 4) *The granting of the variance will not be injurious to the public health, safety or welfare.***

Granting the variance and allowing the motel to be reconstructed does not seem to be injurious to the public health, safety and welfare. In July, 2016, a motel stood on this site. In July 2016, the adjacent property was being platted as a residential development. With the variance, in a year or so, a better, cleaner, more attractive motel will be on this site. The lack of a complete buffer did not disturb the

### PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: JANUARY 19<sup>TH</sup>, 2017

# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

### AGENDA ITEM: VI

MEETING DATE: 01-19-2017

developer when he platted his residential development. A newer, more attractive hotel next door should be an improvement even without a complete buffer.

#### Variance Request (2):

We, respectfully, request a variance from Houston Planning Commission to allow the proposed motel to be constructed in a residential area for the reasons set out below:

- 1) *The imposition of the terms, rules, conditions, policies, and standards of this article would create an undue hardship by depriving the applicant or owner of the property of reasonable use of the land; and***

The owner, faced with the need to undertake heavy remodeling and repair of his motel built in 1963 or demolition and reconstruction of the same, opted for demolition and reconstruction without fully appreciating the necessity to obtain approval under the Hotel/Motel Ordinance or the implications to that of the extensive change in the neighborhood from industrial to residential. The old building really needed serious work. Reconstruction will not change the land use of the site and will present a better neighbor to the area.

- 2) *The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant; and***

We suppose one could say that the situation is self-imposed in that the applicant chose to rebuild. As we are all well aware, the years are not kind to buildings. Even with the best of up-keep, many younger buildings in Houston are torn down and replaced regularly. We would rather think that wear and tear of 56 years imposes the hardship.

- 3) *The intent and general purposes of this article will be preserved and maintained; and***

The intent and general purpose of the ordinance will not be threatened by allowing the applicant to replace his worn out motel with a newer, more attractive one.

- 4) *The granting of the variance will not be injurious to the public health, safety or welfare.***

Granting the variance and allowing the motel to be reconstructed does not seem to be injurious to the public health, safety and welfare. In July, 2016, a motel stood on this site. With the variance, in a year or so, a better, cleaner, more attractive motel will be on this site.

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### PLANNING COMMISSION ACTION

DECISION: \_\_\_\_ VARIANCE GRANTED \_\_\_\_ VARIANCE DENIED

DATE: JANUARY 19<sup>TH</sup>, 2017

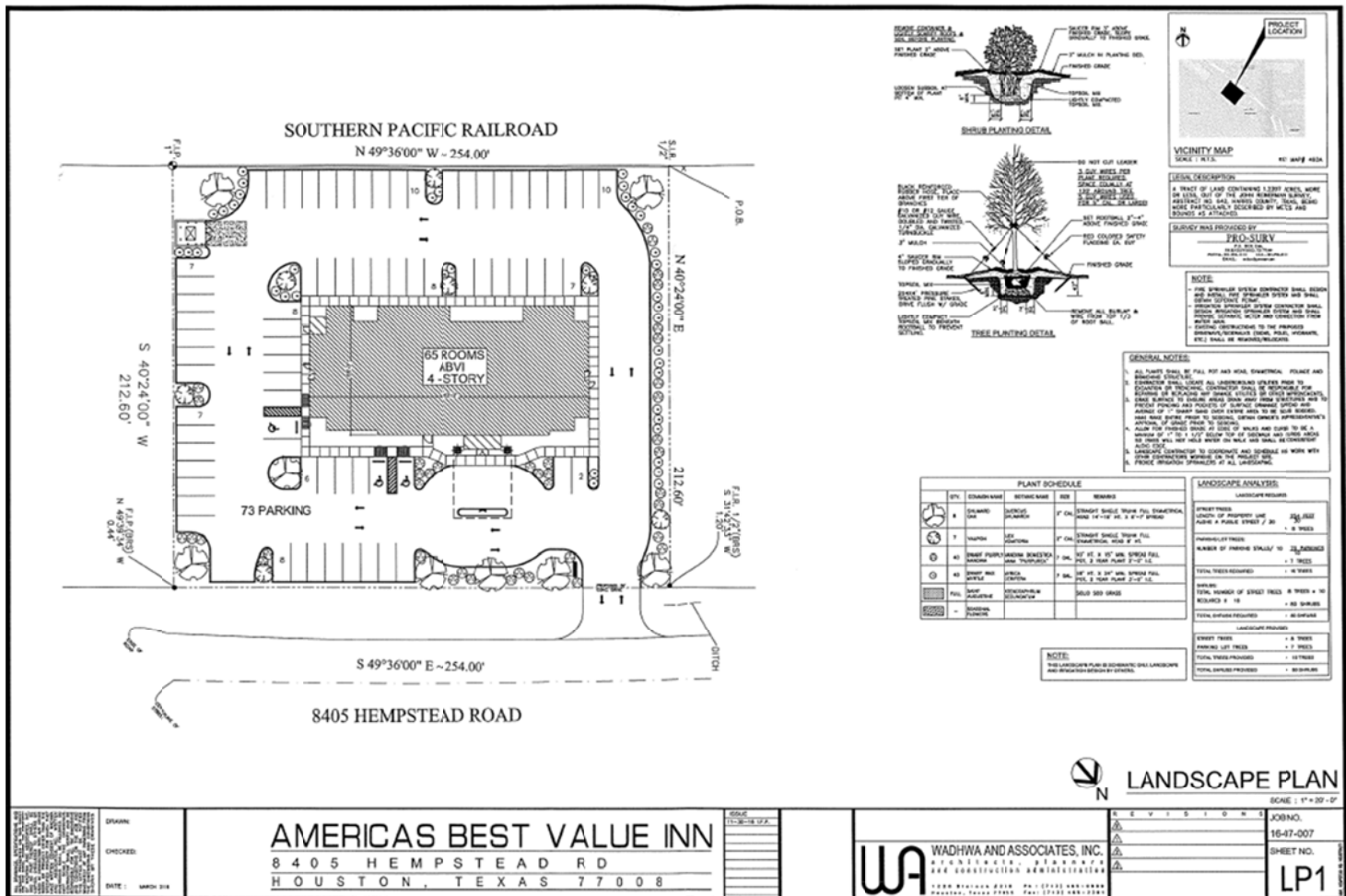
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PLANNING &  
DEVELOPMENT  
DEPARTMENT

## AGENDA ITEM: VI

**MEETING DATE: 01-19-2017**



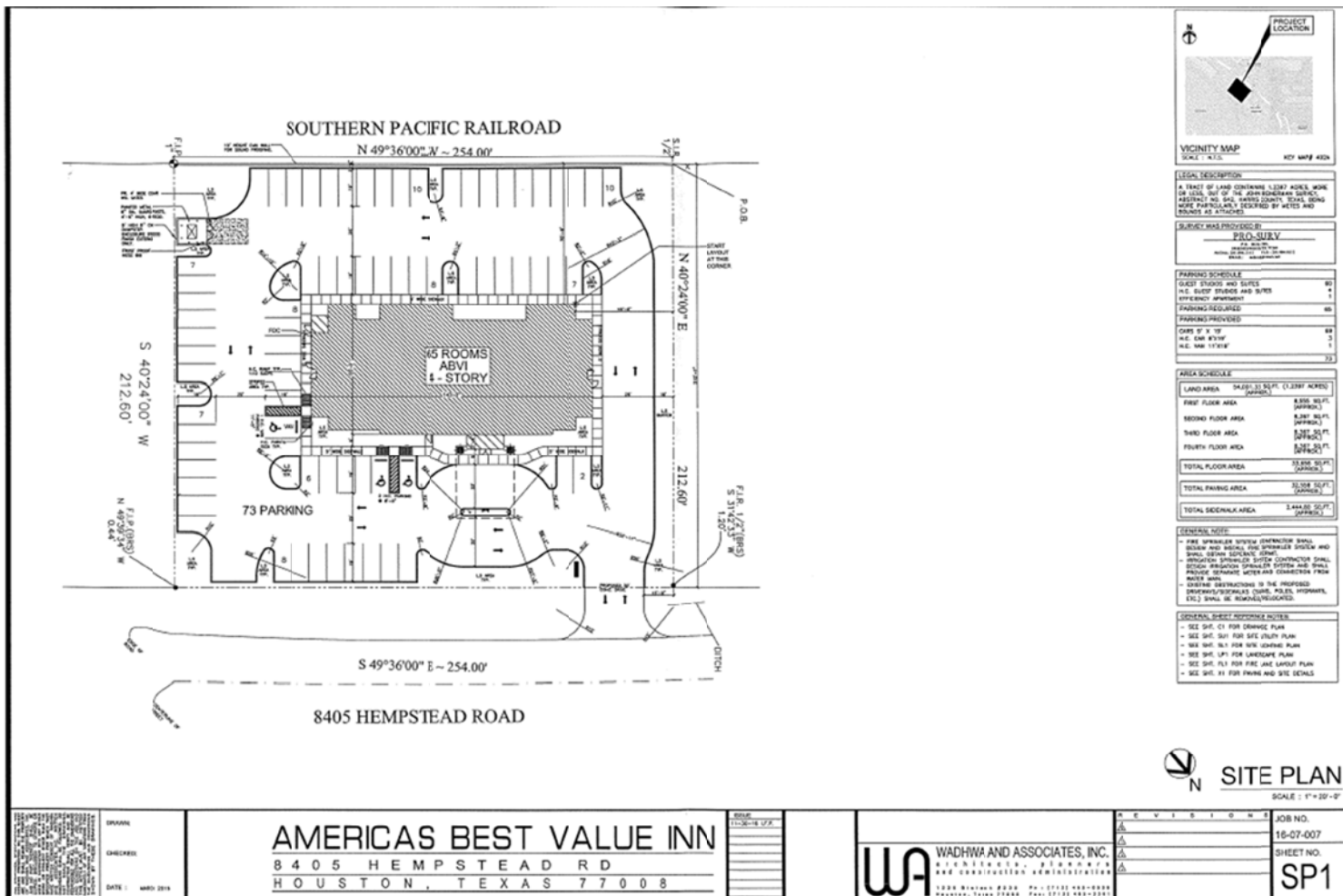
## PLANNING COMMISSION ACTION

**DECISION:**        VARIANCE GRANTED        VARIANCE DENIED

**DATE: JANUARY 19<sup>TH</sup>, 2017**

PLANNING &  
DEVELOPMENT  
DEPARTMENT

**MEETING DATE: 01-19-2017**



**DECISION:**        VARIANCE GRANTED        VARIANCE DENIED

**DATE: JANUARY 19<sup>TH</sup>, 2017**



**HOUSTON PLANNING COMMISSION**  
**HOTEL VARIANCE REQUEST - STAFF REPORT**

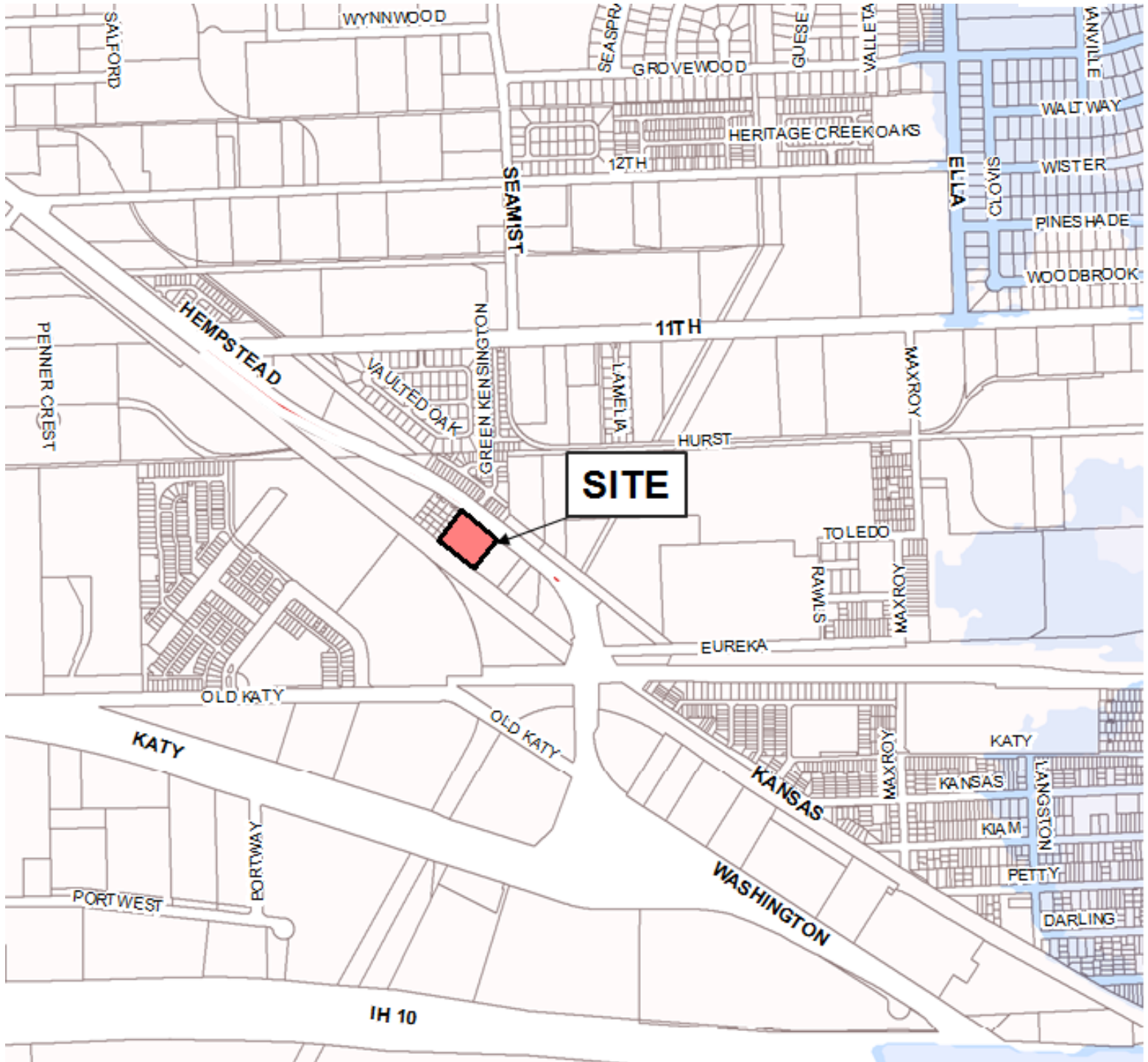


**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**AGENDA ITEM:VI**

**MEETING DATE: 01-19-2017**

**VI**



**DECISION:        VARIANCE GRANTED        VARIANCE DENIED**

**DATE: JANUARY 19<sup>TH</sup>, 2017**

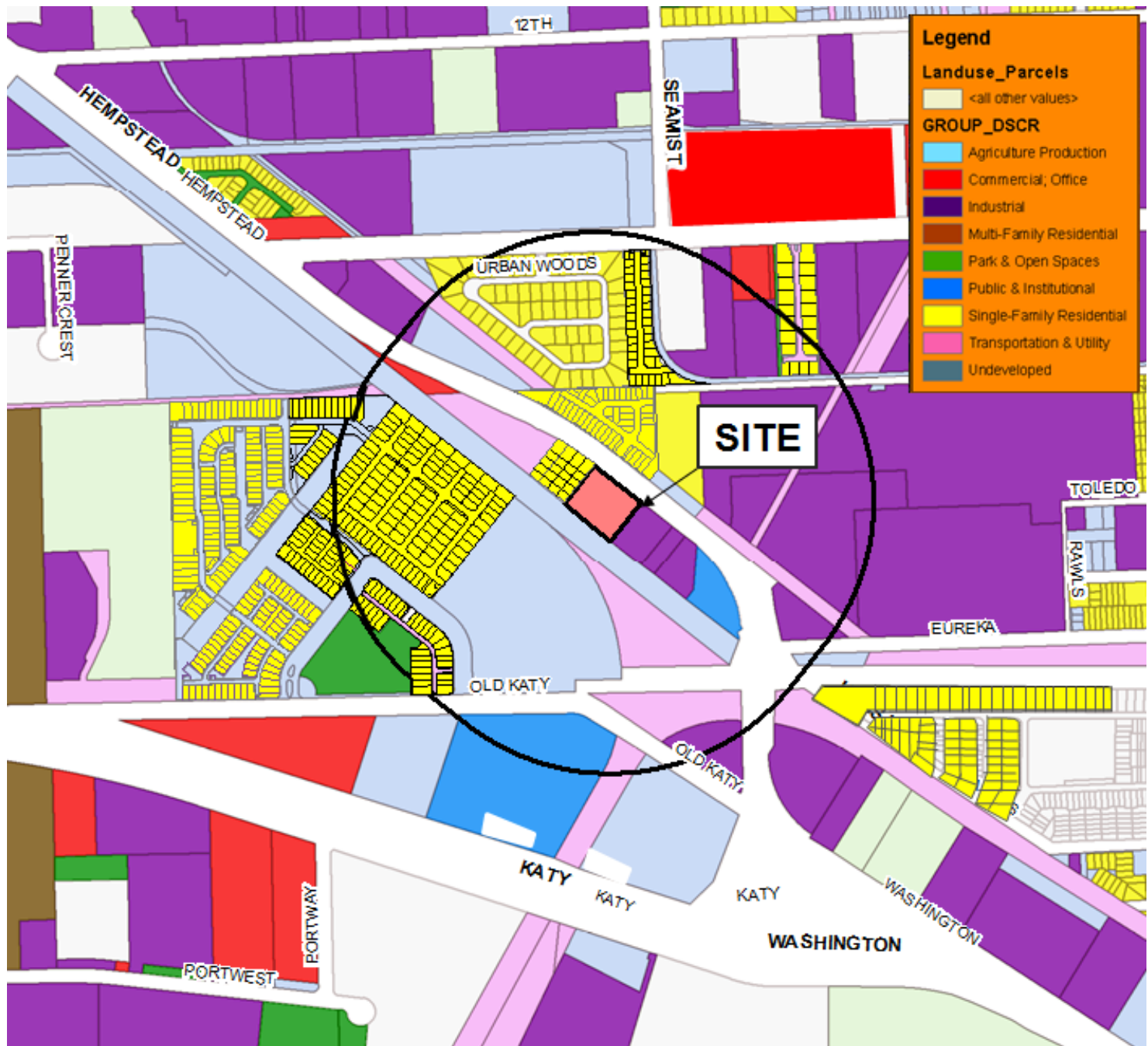


# Houston Planning Commission

ITEM:VI

Planning and Development Department

Meeting Date: 01/19/2017



1000' residential test area

NORTH

D – Variances

Aerial



# Houston Planning Commission

Planning and Development Department

ITEM:VI

Meeting Date: 01/19/2017



D – Variances

Aerial

## **AGENDA: VII**

**SMLSA Application No. 622:** Force Street Reserve, Block 1; Houston Harbor, Blocks 7, 8, 11, 12, 15, 16, 19, 20, 21, Block 23, Lots 1-18, Block 24, Lots 1-17, Tracts 6A, 6B, 8A, 8B, 10A, 10B, 12A, 12B; World Paradise Properties, Block 1

### **BACKGROUND:**

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Area (SMLSA) for Houston Harbor. Analysis shows that a minimum lot size of 2,500 sq ft exists for the area. A petition was signed by the owners of 21% of the property within the proposed SMLSA. An application was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-204. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

### **PROCEDURES:**

Following acceptance of an initially complete application, the Planning Director notifies all owners of property within the proposed SMLSA. Any property owner who wishes to vote for or against the creation of the minimum lot size area may return the response form within thirty days. The Director shall forward a complete application to Planning Commission for public hearing and consideration upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 55% of the property within the proposed SMLSA

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSA shall contain no less than five block faces, composed of 5 lots or more on each blockface;
- at least 80% of the lots to be included within the proposed SMLSA, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- the proposed SMLSA does not include a significant area developed as or restricted to a use that is not single family residential and;
- does not include a significant area that does not share a lot size character with the rest of the proposed area
- that the applicant has demonstrated sufficient support of 55% for the establishment of the proposed SMLSA;
- that the establishment of the SMLSA will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSA has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSA is enforceable for forty (40) years from the effective date of the ordinance.

### STAFF ANALYSIS:

This application includes two hundred eighty-nine (289) properties in Houston Harbor.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSA must contain not less than five (5) blockfaces composed of five (5) lots or more on each blockface;*  
The application contains eighteen (18) blockfaces with at least 5 lots on 5 blockfaces.
- *At least 80% of the lots to be included within the proposed SMLSA, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*  
Land use of the properties consists of two hundred twenty-two (222) single-family residential properties representing 80% of the total lots, forty-one (41) commercial properties, fourteen (14) vacant properties, and twelve (12) excluded properties.
- *The applicant has demonstrated sufficient support for the SMLSA;*  
The applicant obtained 61% support from property owners in the proposed SMLSA.
- *Establishment of the SMLSA will further the goal of preserving the area lot size character;*  
A minimum lot size of 2,500 sq ft exists on two hundred eighty-seven (287) of two hundred eighty-nine (289) lots in the area.
- *The proposed SMLSA has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*  
The subdivisions were platted in 1911, 2004, and 2015. Some of the houses were constructed in the 1930s. The establishment of a 2,500 sq ft minimum lot size will preserve the lot size character of the area.
- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*  
One hundred ninety-five (195) out of two hundred eighty-nine (289) lots representing 70% of the application area are at least 2,500 square feet in size.

Public notice of the public hearing was transmitted to all property owners in the area.

### ATTACHMENTS:

1. Staff Analysis Summary Page
2. Map of Support
3. Map of Lots that meet SMLSA
4. Land Use Map
5. Aerial Map
6. Application
7. HCAD Map



### SPECIAL MINIMUM LOT SIZE AREA HOUSTON HARBOR

ADDRESS	Lot size (in sq ft)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
7528 ALDERSON ST	18,997	2.4%	2.4%			COM
7528 FORCE ST	10,000	1.3%	3.7%	Y		COM
7410 GAINESVILLE ST	5,000	0.6%	4.3%			SFR
207 HARBOR ST	5,000	0.6%	5.0%	Y		SFR
7515 FORCE ST	4,500	0.6%	5.5%			SFR
7519 FORCE ST	4,500	0.6%	6.1%	Y		SFR
7523 FORCE ST	4,500	0.6%	6.7%			SFR
7506 GAINESVILLE ST	4,500	0.6%	7.2%	Y		SFR
7510 GAINESVILLE ST	4,500	0.6%	7.8%			SFR
7514 GAINESVILLE ST	4,500	0.6%	8.4%	Y		SFR
7518 GAINESVILLE ST	4,500	0.6%	9.0%	Y		COM
7522 GAINESVILLE ST	4,500	0.6%	9.5%	Y		SFR
7524 GAINESVILLE ST	4,500	0.6%	10.1%	N		SFR
7509 LONGVIEW ST	4,500	0.6%	10.7%			SFR
7513 LONGVIEW ST	4,500	0.6%	11.2%			SFR
7517 LONGVIEW ST	4,500	0.6%	11.8%			SFR
7521 LONGVIEW ST	4,500	0.6%	12.4%			SFR
7508 TEXARKANA ST	4,500	0.6%	13.0%	Y		SFR
7512 TEXARKANA ST	4,500	0.6%	13.5%	Y		SFR
7516 TEXARKANA ST	4,500	0.6%	14.1%			SFR
7520 TEXARKANA ST	4,500	0.6%	14.7%	Y	Y	SFR
7524 TEXARKANA ST	4,500	0.6%	15.2%			SFR
7502 GAINESVILLE ST (LT 2 & TR 3A)	3,000	0.4%	15.6%			SFR
0 ALDERSON ST (LT 1)	2,500	0.3%	15.9%			EXC
0 ALDERSON ST (LT 2)	2,500	0.3%	16.3%			EXC
0 ALDERSON ST (LT 3)	2,500	0.3%	16.6%			EXC
0 ALDERSON ST (LT 4)	2,500	0.3%	16.9%			EXC
7406 ALDERSON ST (LT 5)	2,500	0.3%	17.2%	Y	Y	SFR
7406 ALDERSON ST (LT 6)	2,500	0.3%	17.5%	Y	Y	SFR
7414 ALDERSON ST (LT 9)	2,500	0.3%	17.8%	Y		SFR
7414 ALDERSON ST (LT 10)	2,500	0.3%	18.2%	Y		SFR
7418 ALDERSON ST (LT 11)	2,500	0.3%	18.5%	Y	Y	SFR
7418 ALDERSON ST (LT 12)	2,500	0.3%	18.8%	Y	Y	SFR
7418 ALDERSON ST (LT 13)	2,500	0.3%	19.1%	Y	Y	SFR
7430 ALDERSON ST (LT 14)	2,500	0.3%	19.4%	Y		SFR
7430 ALDERSON ST (LT 15)	2,500	0.3%	19.7%	Y		SFR
7430 ALDERSON ST (LT 16)	2,500	0.3%	20.1%	Y		SFR

ADDRESS	Lot size (in sq ft)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
7434 ALDERSON ST (LT 17)	2,500	0.3%	20.4%	Y	Y	SFR
7434 ALDERSON ST (LT 18)	2,500	0.3%	20.7%	Y	Y	SFR
7409 FORCE ST (LT 19)	2,500	0.3%	21.0%	N		SFR
7409 FORCE ST (LT 20)	2,500	0.3%	21.3%	N		SFR
7409 FORCE ST (LT 21)	2,500	0.3%	21.7%	N		SFR
7409 FORCE ST (LT 22)	2,500	0.3%	22.0%	N		SFR
7409 FORCE ST (LT 23)	2,500	0.3%	22.3%	N		SFR
7409 FORCE ST (LT 24)	2,500	0.3%	22.6%	N		SFR
7409 FORCE ST (LT 25)	2,500	0.3%	22.9%	N		SFR
7409 FORCE ST (LT 26)	2,500	0.3%	23.2%	N		SFR
7427 FORCE ST (LT 27)	2,500	0.3%	23.6%	N		SFR
7427 FORCE ST (LT 28)	2,500	0.3%	23.9%	N		SFR
7427 FORCE ST (LT 29)	2,500	0.3%	24.2%	N		SFR
7427 FORCE ST (LT 30)	2,500	0.3%	24.5%	N		SFR
7427 FORCE ST (LT 31)	2,500	0.3%	24.8%	N		SFR
7427 FORCE ST (LT 32)	2,500	0.3%	25.1%	N		SFR
7433 FORCE ST (LT 33)	2,500	0.3%	25.5%			SFR
7433 FORCE ST (LT 34)	2,500	0.3%	25.8%			SFR
7437 FORCE ST (LT 35)	2,500	0.3%	26.1%	Y		SFR
7437 FORCE ST (LT 36)	2,500	0.3%	26.4%	Y		SFR
7410 ALDERSON ST (LT 7)	2,500	0.3%	26.7%			SFR
7410 ALDERSON ST (LT 8)	2,500	0.3%	27.0%			SFR
7502 ALDERSON ST (LT 1)	2,500	0.3%	27.4%	Y	Y	SFR
7502 ALDERSON ST (LT 2)	2,500	0.3%	27.7%	Y	Y	SFR
7506 ALDERSON ST (LT 3)	2,500	0.3%	28.0%	Y	Y	SFR
7506 ALDERSON ST (LT 4)	2,500	0.3%	28.3%	Y	Y	SFR
7510 ALDERSON ST (LT 5)	2,500	0.3%	28.6%			SFR
7510 ALDERSON ST (LT 6)	2,500	0.3%	29.0%			SFR
7512 ALDERSON ST (LT 7)	2,500	0.3%	29.3%	Y	Y	SFR
7512 ALDERSON ST (LT 8)	2,500	0.3%	29.6%	Y	Y	SFR
7512 ALDERSON ST (LT 9)	2,500	0.3%	29.9%	Y	Y	SFR
7522 ALDERSON ST (LT 12)	2,500	0.3%	30.2%	Y	Y	SFR
7522 ALDERSON ST (LT 13)	2,500	0.3%	30.5%	Y	Y	SFR
7503 FORCE ST (LT 18)	2,500	0.3%	30.9%	Y		VAC
7503 FORCE ST (LT 19)	2,500	0.3%	31.2%	Y		VAC
7503 FORCE ST (LT 20)	2,500	0.3%	31.5%	Y		VAC
7503 FORCE ST (LT 21)	2,500	0.3%	31.8%	Y		VAC
7511 FORCE (LT 22)	2,500	0.3%	32.1%	Y	Y	SFR
7511 FORCE (LT 23)	2,500	0.3%	32.4%	Y	Y	SFR
7511 FORCE ST (LT 24)	2,500	0.3%	32.8%	Y	Y	SFR



## Special Minimum Lot Size Area

Planning and Development Department

ADDRESS	Lot size (in sq ft)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
7511 FORCE ST (LT 25)	2,500	0.3%	33.1%	Y	Y	SFR
7516 ALDERSON ST (LT 10)	2,500	0.3%	33.4%		Y	SFR
7516 ALDERSON ST (LT 11)	2,500	0.3%	33.7%		Y	SFR
125 HARBOR ST (LT 1)	2,500	0.3%	34.0%			COM
125 HARBOR ST (LT 2)	2,500	0.3%	34.3%			COM
7406 FORCE ST (LT 3)	2,500	0.3%	34.7%	Y	Y	SFR
7406 FORCE ST (LT 4)	2,500	0.3%	35.0%	Y	Y	SFR
7410 FORCE ST (LT 5)	2,500	0.3%	35.3%	Y	Y	SFR
7410 FORCE ST (LT 6)	2,500	0.3%	35.6%	Y	Y	SFR
7414 FORCE ST (LT 7)	2,500	0.3%	35.9%	Y		SFR
7414 FORCE ST (LT 8)	2,500	0.3%	36.3%	Y		SFR
7414 FORCE ST (LT 9)	2,500	0.3%	36.6%	Y		SFR
7414 FORCE ST (LT 10)	2,500	0.3%	36.9%	Y		SFR
7422 FORCE ST (LT 11)	2,500	0.3%	37.2%	Y		SFR
7422 FORCE ST (LT 12)	2,500	0.3%	37.5%	Y		SFR
7426 FORCE ST (LT 13)	2,500	0.3%	37.8%			SFR
7426 FORCE ST (LT 14)	2,500	0.3%	38.2%			SFR
7432 FORCE ST (LT 15)	2,500	0.3%	38.5%	Y	Y	SFR
7432 FORCE ST (LT 16)	2,500	0.3%	38.8%	Y	Y	SFR
7434 FORCE ST (LT 17)	2,500	0.3%	39.1%	Y	Y	SFR
7434 FORCE ST (LT 18)	2,500	0.3%	39.4%	Y	Y	SFR
7407 GAINESVILLE ST (LT 19)	2,500	0.3%	39.7%	N		SFR
7407 GAINESVILLE ST (LT 20)	2,500	0.3%	40.1%	N		SFR
7407 GAINESVILLE ST (LT 21)	2,500	0.3%	40.4%	N		SFR
7407 GAINESVILLE ST (LT 22)	2,500	0.3%	40.7%	N		SFR
7411 GAINESVILLE ST (LT 23)	2,500	0.3%	41.0%	Y	Y	SFR
7411 GAINESVILLE ST (LT 24)	2,500	0.3%	41.3%	Y	Y	SFR
7415 GAINESVILLE ST (LT 25)	2,500	0.3%	41.7%	Y	Y	SFR
7415 GAINESVILLE ST (LT 26)	2,500	0.3%	42.0%	Y	Y	SFR
7419 GAINESVILLE ST (LT 27)	2,500	0.3%	42.3%			SFR
7419 GAINESVILLE ST (LT 28)	2,500	0.3%	42.6%			SFR
7423 GAINESVILLE ST (LT 29)	2,500	0.3%	42.9%			SFR
7423 GAINESVILLE ST (LT 30)	2,500	0.3%	43.2%			SFR
7427 GAINESVILLE ST (LT 31)	2,500	0.3%	43.6%	Y	Y	SFR
7427 GAINESVILLE ST (LT 32)	2,500	0.3%	43.9%	Y	Y	SFR
7431 GAINESVILLE ST (LT 33)	2,500	0.3%	44.2%	Y		SFR
7431 GAINESVILLE ST (LT 34)	2,500	0.3%	44.5%	Y		SFR
0 GAINESVILLE (LT 35)	2,500	0.3%	44.8%	Y	Y	VAC
0 GAINESVILLE (LT 36)	2,500	0.3%	45.1%	Y	Y	VAC
0 FORCE ST (LT 3)	2,500	0.3%	45.5%	Y		VAC

## Special Minimum Lot Size Area

Planning and Development Department

ADDRESS	Lot size (in sq ft)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
0 FORCE ST (LT 4)	2,500	0.3%	45.8%	Y		VAC
7512 FORCE ST (LT 5)	2,500	0.3%	46.1%	Y	Y	SFR
7512 FORCE ST (LT 6)	2,500	0.3%	46.4%	Y	Y	SFR
0 FORCE ST (LT 26)	2,500	0.3%	46.7%	Y		SFR
7518 FORCE ST (LT 9)	2,500	0.3%	47.0%	Y		SFR
7518 FORCE ST (LT 10)	2,500	0.3%	47.4%	Y		SFR
7518 FORCE ST (LT 11)	2,500	0.3%	47.7%	Y		SFR
7520 FORCE ST (LT 12)	2,500	0.3%	48.0%	Y		SFR
7520 FORCE ST (LT 13)	2,500	0.3%	48.3%	Y		SFR
7501 GAINESVILLE ST (LT 18)	2,500	0.3%	48.6%			SFR
7501 GAINESVILLE ST (LT 19)	2,500	0.3%	49.0%			SFR
7505 GAINESVILLE ST (LT 20)	2,500	0.3%	49.3%			SFR
7505 GAINESVILLE ST (LT 21)	2,500	0.3%	49.6%			SFR
7505 GAINESVILLE ST (LT 22)	2,500	0.3%	49.9%			SFR
7509 GAINESVILLE ST (LT 23)	2,500	0.3%	50.2%	Y		SFR
7509 GAINESVILLE ST (LT 24)	2,500	0.3%	50.5%	Y		SFR
7509 GAINESVILLE ST (LT 25)	2,500	0.3%	50.9%	Y		SFR
7523 GAINESVILLE ST (LT 27)	2,500	0.3%	51.2%			SFR
7523 GAINESVILLE ST (LT 28)	2,500	0.3%	51.5%			SFR
7523 GAINESVILLE ST (LT 29)	2,500	0.3%	51.8%			SFR
7523 GAINESVILLE ST (LT 30)	2,500	0.3%	52.1%			SFR
0 FORCE ST (LT 7)	2,500	0.3%	52.4%	Y		VAC
0 FORCE ST (LT 8)	2,500	0.3%	52.8%	Y		VAC
2301 N WAYSIDE ST (LT 31)	2,500	0.3%	53.1%	Y		COM
2301 N WAYSIDE ST (LT 32)	2,500	0.3%	53.4%	Y		COM
2301 N WAYSIDE ST (LT 33)	2,500	0.3%	53.7%	Y		COM
2301 N WAYSIDE ST (LT 34)	2,500	0.3%	54.0%	Y		COM
7504 FORCE ST (LT 1)	2,500	0.3%	54.3%	Y	Y	SFR
7504 FORCE ST (LT 2)	2,500	0.3%	54.7%	Y	Y	SFR
7412 GAINESVILLE ST (LT 5)	2,500	0.3%	55.0%	Y	Y	SFR
7412 GAINESVILLE ST (LT 6)	2,500	0.3%	55.3%	Y	Y	SFR
7414 GAINESVILLE ST (LT 7)	2,500	0.3%	55.6%			SFR
7414 GAINESVILLE ST (LT 8)	2,500	0.3%	55.9%			SFR
7418 GAINESVILLE ST (LT 9)	2,500	0.3%	56.3%			SFR
7418 GAINESVILLE ST (LT 10)	2,500	0.3%	56.6%			SFR
7422 GAINESVILLE ST (LT 11)	2,500	0.3%	56.9%			SFR
7422 GAINESVILLE ST (LT 12)	2,500	0.3%	57.2%			SFR
7426 GAINESVILLE ST (LT 13)	2,500	0.3%	57.5%	Y	Y	SFR
7426 GAINESVILLE ST (LT 14)	2,500	0.3%	57.8%	Y	Y	SFR
7436 GAINESVILLE ST (LT 15)	2,500	0.3%	58.2%	Y		SFR

## Special Minimum Lot Size Area

Planning and Development Department

ADDRESS	Lot size (in sq ft)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
7436 GAINESVILLE ST (LT 16)	2,500	0.3%	58.5%	Y		SFR
7436 GAINESVILLE ST (LT 17)	2,500	0.3%	58.8%	Y		SFR
7436 GAINESVILLE ST (LT 18)	2,500	0.3%	59.1%	Y		SFR
0 HARBOR (LT 19)	2,500	0.3%	59.4%	Y		SFR
0 HARBOR (LT 20)	2,500	0.3%	59.7%	Y		SFR
0 HARBOR (LT 21)	2,500	0.3%	60.1%	Y		SFR
0 HARBOR (LT 22)	2,500	0.3%	60.4%	Y		SFR
7409 LONGVIEW ST (LT 23)	2,500	0.3%	60.7%	Y		SFR
7409 LONGVIEW ST (LT 24)	2,500	0.3%	61.0%	Y		SFR
7415 LONGVIEW ST (LT 25)	2,500	0.3%	61.3%	Y		SFR
7415 LONGVIEW ST (LT 26)	2,500	0.3%	61.7%	Y		SFR
7415 LONGVIEW ST (LT 27)	2,500	0.3%	62.0%	Y		SFR
7415 LONGVIEW ST (LT 28)	2,500	0.3%	62.3%	Y		SFR
7427 LONGVIEW ST (LT 29)	2,500	0.3%	62.6%	Y	Y	SFR
7427 LONGVIEW ST (LT 30)	2,500	0.3%	62.9%	Y	Y	SFR
7427 LONGVIEW ST (LT 31)	2,500	0.3%	63.2%	Y	Y	SFR
7427 LONGVIEW ST (LT 32)	2,500	0.3%	63.6%	Y	Y	SFR
7429 LONGVIEW ST (LT 33)	2,500	0.3%	63.9%			EXC
7429 LONGVIEW ST (LT 34)	2,500	0.3%	64.2%			EXC
7429 LONGVIEW ST (LT 35)	2,500	0.3%	64.5%			EXC
7429 LONGVIEW ST (LT 36)	2,500	0.3%	64.8%			EXC
7502 GAINESVILLE ST (LT 1)	2,500	0.3%	65.1%			SFR
7509 GAINESVILLE (LT 16)	2,500	0.3%	65.5%	Y		COM
7509 GAINESVILLE (LT 17)	2,500	0.3%	65.8%	Y		COM
209 CROWN ST (LT 18)	2,500	0.3%	66.1%	Y	Y	SFR
209 CROWN ST (LT 19)	2,500	0.3%	66.4%	Y	Y	SFR
209 CROWN ST (LT 20)	2,500	0.3%	66.7%	Y	Y	SFR
209 CROWN ST (LT 21)	2,500	0.3%	67.0%	Y	Y	SFR
7527 LONGVIEW ST (LT 29)	2,500	0.3%	67.4%	Y		COM
7527 LONGVIEW ST (LT 30)	2,500	0.3%	67.7%	Y		COM
7527 LONGVIEW ST (LT 31)	2,500	0.3%	68.0%	Y		COM
7527 LONGVIEW ST (LT 32)	2,500	0.3%	68.3%	Y		COM
7527 LONGVIEW ST (LT 33)	2,500	0.3%	68.6%	Y		COM
7527 LONGVIEW ST (LT 34)	2,500	0.3%	69.0%	Y		COM
223 HARBOR ST (LT 1)	2,500	0.3%	69.3%	Y		COM
223 HARBOR ST (LT 2)	2,500	0.3%	69.6%	Y		COM
223 HARBOR ST (LT 3)	2,500	0.3%	69.9%	Y		COM
223 HARBOR ST (LT 4)	2,500	0.3%	70.2%	Y		COM
7410 LONGVIEW ST (LT 5)	2,500	0.3%	70.5%	Y		SFR
7410 LONGVIEW ST (LT 6)	2,500	0.3%	70.9%	Y		SFR

## Special Minimum Lot Size Area

Planning and Development Department

ADDRESS	Lot size (in sq ft)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
7412 LONGVIEW ST (LT 7)	2,500	0.3%	71.2%			SFR
7412 LONGVIEW ST (LT 8)	2,500	0.3%	71.5%			SFR
7418 LONGVIEW ST (LT 9)	2,500	0.3%	71.8%	Y	Y	SFR
7418 LONGVIEW ST (LT 10)	2,500	0.3%	72.1%	Y	Y	SFR
7422 LONGVIEW ST (LT 11)	2,500	0.3%	72.4%			SFR
7422 LONGVIEW ST (LT 12)	2,500	0.3%	72.8%			SFR
7424 LONGVIEW ST (LT 13)	2,500	0.3%	73.1%	Y		SFR
7424 LONGVIEW ST (LT 14)	2,500	0.3%	73.4%	Y		SFR
222 CROWN ST (LT 15)	2,500	0.3%	73.7%	Y		EXC
222 CROWN ST (LT 16)	2,500	0.3%	74.0%	Y		EXC
222 CROWN ST (LT 17)	2,500	0.3%	74.3%	Y		EXC
222 CROWN ST (LT 18)	2,500	0.3%	74.7%	Y		EXC
7415 TEXARKANA ST (LT 19)	2,500	0.3%	75.0%	Y		SFR
7415 TEXARKANA ST (LT 20)	2,500	0.3%	75.3%	Y		SFR
7415 TEXARKANA ST (LT 21)	2,500	0.3%	75.6%	Y		SFR
7415 TEXARKANA ST (LT 22)	2,500	0.3%	75.9%	Y		SFR
0 TEXARKANA (LT 23)	2,500	0.3%	76.3%			VAC
0 TEXARKANA (LT 24)	2,500	0.3%	76.6%			VAC
0 TEXARKANA (LT 25)	2,500	0.3%	76.9%			VAC
0 TEXARKANA (LT 26)	2,500	0.3%	77.2%			VAC
7419 TEXARKANA ST (LT 27)	2,500	0.3%	77.5%	Y		SFR
7419 TEXARKANA ST (LT 28)	2,500	0.3%	77.8%	Y		SFR
7423 TEXARKANA ST (LT 29)	2,500	0.3%	78.2%			SFR
7423 TEXARKANA ST (LT 30)	2,500	0.3%	78.5%			SFR
7427 TEXARKANA ST (LT 31)	2,500	0.3%	78.8%			SFR
7427 TEXARKANA ST (LT 32)	2,500	0.3%	79.1%			SFR
7431 TEXARKANA ST (LT 33)	2,500	0.3%	79.4%			SFR
7431 TEXARKANA ST (LT 34)	2,500	0.3%	79.7%			SFR
230 CROWN ST (LT 35)	2,500	0.3%	80.1%	Y		SFR
230 CROWN ST (LT 36)	2,500	0.3%	80.4%	Y		SFR
0 LONGVIEW (LT 1)	2,500	0.3%	80.7%			SFR
0 LONGVIEW (LT 2)	2,500	0.3%	81.0%			SFR
7506 LONGVIEW ST (LT 3)	2,500	0.3%	81.3%			SFR
7506 LONGVIEW ST (LT 4)	2,500	0.3%	81.7%			SFR
7514 LONGVIEW ST (LT 7)	2,500	0.3%	82.0%			SFR
7514 LONGVIEW ST (LT 8)	2,500	0.3%	82.3%			SFR
7510 LONGVIEW ST (LT 5)	2,500	0.3%	82.6%			SFR
7510 LONGVIEW ST (LT 6)	2,500	0.3%	82.9%			SFR
7518 LONGVIEW ST (LT 9)	2,500	0.3%	83.2%	Y	Y	SFR
7518 LONGVIEW ST (LT 10)	2,500	0.3%	83.6%	Y	Y	SFR

## Special Minimum Lot Size Area

ADDRESS	Lot size (in sq ft)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
7540 LONGVIEW ST (LT 11)	2,500	0.3%	83.9%			COM
7540 LONGVIEW ST (LT 12)	2,500	0.3%	84.2%			COM
7540 LONGVIEW ST (LT 13)	2,500	0.3%	84.5%			COM
7540 LONGVIEW ST (LT 14)	2,500	0.3%	84.8%			COM
7540 LONGVIEW ST (LT 15)	2,500	0.3%	85.1%			COM
7540 LONGVIEW ST (LT 16)	2,500	0.3%	85.5%			COM
7540 LONGVIEW ST (LT 17)	2,500	0.3%	85.8%			COM
7503 TEXARKANA ST (LT 18)	2,500	0.3%	86.1%			SFR
7503 TEXARKANA ST (LT 19)	2,500	0.3%	86.4%			SFR
7507 TEXARKANA ST (LT 20)	2,500	0.3%	86.7%			SFR
7507 TEXARKANA ST (LT 21)	2,500	0.3%	87.0%			SFR
7511 TEXARKANA ST (LT 22)	2,500	0.3%	87.4%	Y	Y	SFR
7511 TEXARKANA ST (LT 23)	2,500	0.3%	87.7%	Y	Y	SFR
7515 TEXARKANA ST (LT 24)	2,500	0.3%	88.0%	Y		SFR
7515 TEXARKANA ST (LT 25)	2,500	0.3%	88.3%	Y		SFR
7519 TEXARKANA ST (LT 26)	2,500	0.3%	88.6%	Y		SFR
7519 TEXARKANA ST (LT 27)	2,500	0.3%	89.0%	Y		SFR
2111 N WAYSIDE DR (LT 28)	2,500	0.3%	89.3%	Y		COM
2111 N WAYSIDE DR (LT 29)	2,500	0.3%	89.6%	Y		COM
2111 N WAYSIDE DR (LT 30)	2,500	0.3%	89.9%	Y		COM
2111 N WAYSIDE DR (LT 31)	2,500	0.3%	90.2%	Y		COM
2111 N WAYSIDE DR (LT 32)	2,500	0.3%	90.5%	Y		COM
2111 N WAYSIDE DR (LT 33)	2,500	0.3%	90.9%	Y		COM
2111 N WAYSIDE DR (LT 34)	2,500	0.3%	91.2%	Y		COM
307 HARBOR ST (LT 1)	2,500	0.3%	91.5%	Y		SFR
307 HARBOR ST (LT 2)	2,500	0.3%	91.8%	Y		SFR
307 HARBOR ST (LT 3)	2,500	0.3%	92.1%	Y		SFR
307 HARBOR ST (LT 4)	2,500	0.3%	92.4%	Y		SFR
7406 TEXARKANA ST (LT 5)	2,500	0.3%	92.8%	Y		SFR
7406 TEXARKANA ST (LT 6)	2,500	0.3%	93.1%	Y		SFR
7408 TEXARKANA ST (LT 7)	2,500	0.3%	93.4%	Y		SFR
7408 TEXARKANA ST (LT 8)	2,500	0.3%	93.7%	Y		SFR
7418 TEXARKANA ST (LT 9)	2,500	0.3%	94.0%	Y		SFR
7418 TEXARKANA ST (LT 10)	2,500	0.3%	94.3%	Y		SFR
7422 TEXARKANA ST (LT 11)	2,500	0.3%	94.7%	Y		SFR
7422 TEXARKANA ST (LT 12)	2,500	0.3%	95.0%	Y		SFR
7426 TEXARKANA ST (LT 13)	2,500	0.3%	95.3%	Y		SFR
7426 TEXARKANA ST (LT 14)	2,500	0.3%	95.6%	Y		SFR
7428 TEXARKANA ST (LT 15)	2,500	0.3%	95.9%	Y		SFR
7428 TEXARKANA ST (LT 16)	2,500	0.3%	96.3%	Y		SFR

## Special Minimum Lot Size Area

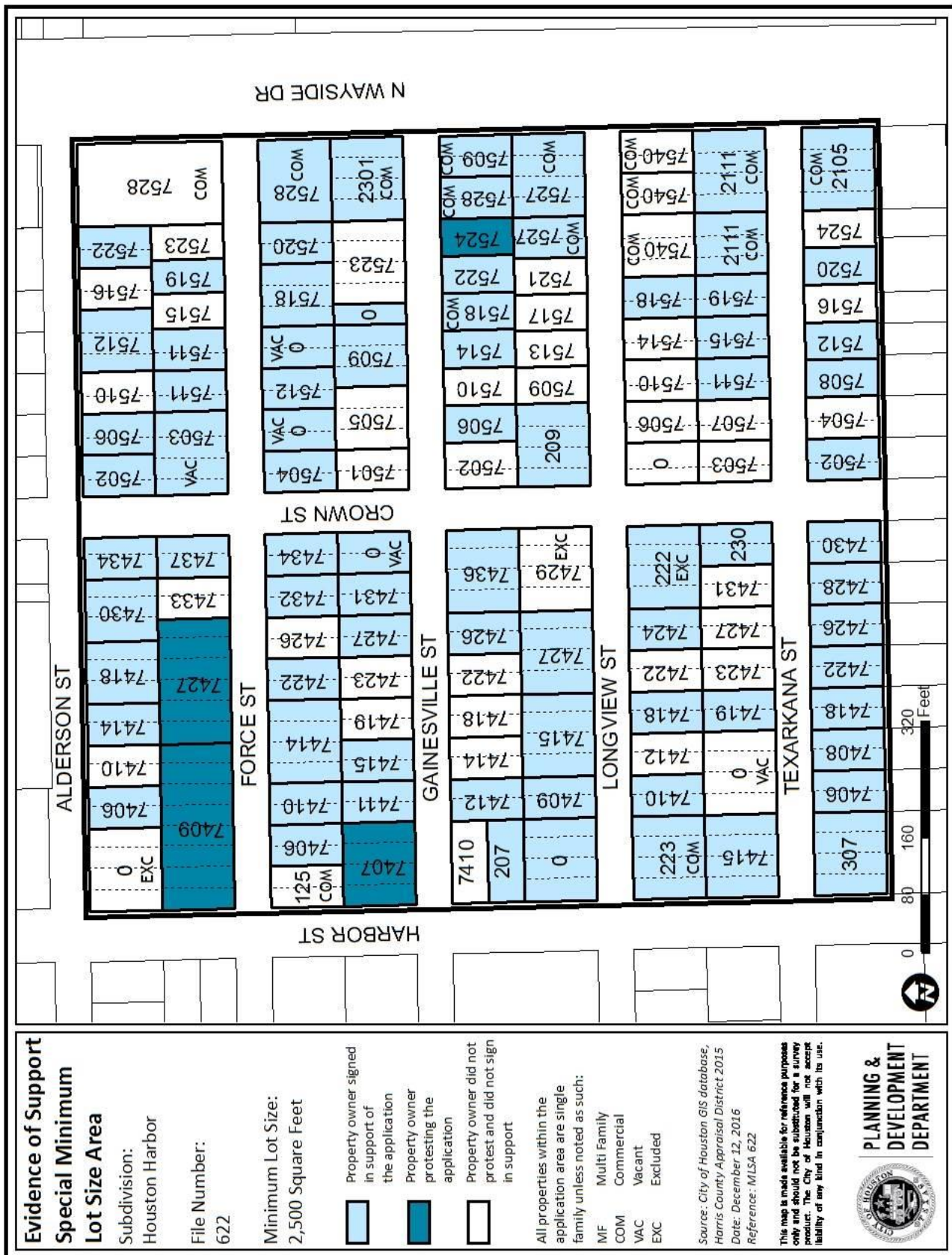
Planning and Development Department

ADDRESS	Lot size (in sq ft)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
7430 TEXARKANA ST (LT 17)	2,500	0.3%	96.6%	Y		SFR
7430 TEXARKANA ST (LT 18)	2,500	0.3%	96.9%	Y		SFR
7502 TEXARKANA ST (LT 1)	2,500	0.3%	97.2%	Y		SFR
7502 TEXARKANA ST (LT 2)	2,500	0.3%	97.5%	Y		SFR
7504 TEXARKANA (LT 3)	2,500	0.3%	97.8%			SFR
7504 TEXARKANA (LT 4)	2,500	0.3%	98.2%			SFR
2105 N WAYSIDE DR (LT 14)	2,500	0.3%	98.5%	Y		COM
2105 N WAYSIDE DR (LT 15)	2,500	0.3%	98.8%	Y		COM
2105 N WAYSIDE DR (LT 16)	2,500	0.3%	99.1%	Y		COM
2105 N WAYSIDE DR (LT 17)	2,500	0.3%	99.4%	Y		COM
7528 GAINESVILLE ST (LT 14)	2,250	0.3%	99.7%	Y		COM
7528 GAINESVILLE ST (LT 15)	2,250	0.3%	100.0%	Y		COM

<b>This application qualifies for a Special Minimum Lot Size of:</b>	<b>2,500 sq ft</b>
<b>Response forms received in support of the SMLSA:</b>	<b>222</b>
<b>Response forms received in opposition of the SMLSA:</b>	<b>19</b>
<b>Percentage of property owners in support of the SMLSA boundary: (must be at least 55%)</b>	<b>61%</b>
<b>Percentage of property owners signed the petition for the SMLSA application: (must be at least 10%)</b>	<b>21%</b>

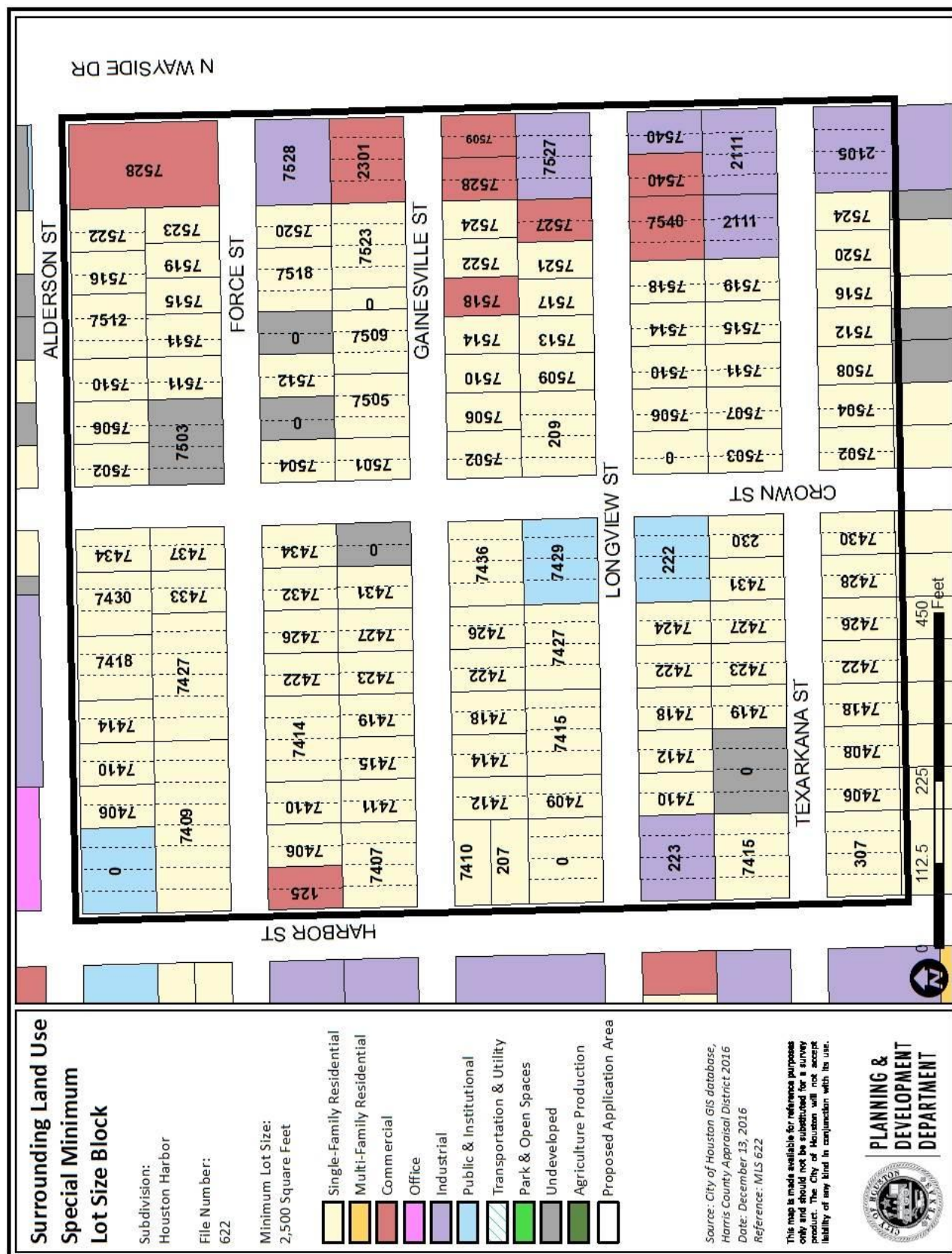
<b># of developed or restricted to no more than two SFR Units</b>	<b>222</b>
<b># of Multifamily lots</b>	<b>0</b>
<b># of Commercial lots</b>	<b>41</b>
<b># of Vacant Lots</b>	<b>14</b>
<b># of Excluded Lots</b>	<b>12</b>
<b>TOTAL NUMBER OF LOTS</b>	<b>289</b>
<b>Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 80%):</b>	<b>80%</b>



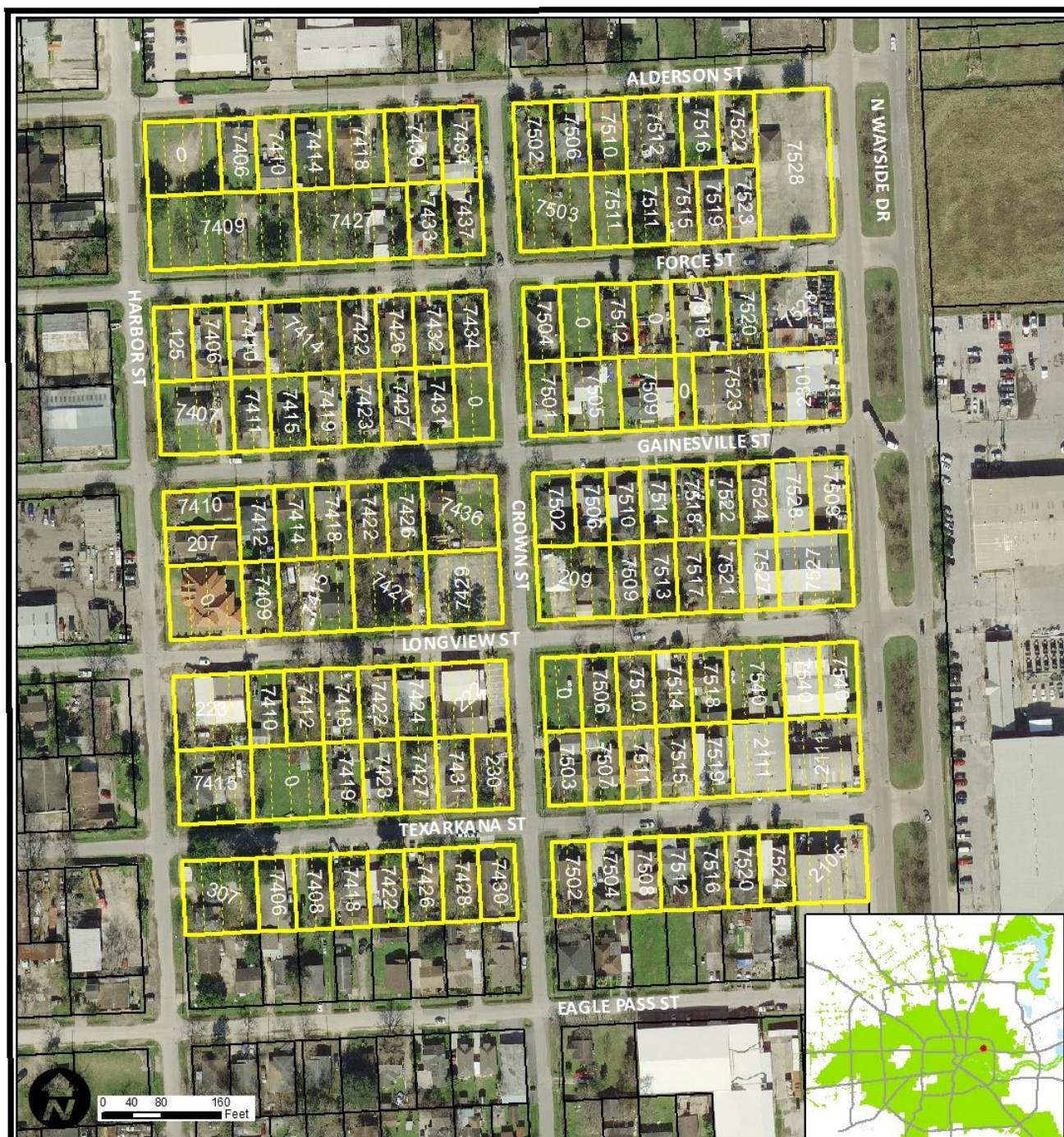












**Houston Harbor**  
**2,500 square feet**

 MLSA 622

Source: Harris County Appraisal District  
Date: December 14, 2016  
Reference: MLSA 622

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**



### Special Minimum Lot Size Area Application

According to

Section 42-197 of Chapter 42 of the Code of Ordinances



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

Please complete entire application form.

1. Location: Denver Harbor  
7400-7500 Alderson, Force, Acinsville, Longview, Texarkana  
Blk 7 Lts 5+6 Houston Harbor Blk 1 Res A Houston Harbor  
Blk 11 Lts 3+4 Houston Harbor Blk 1 Res Force Street + Reserve  
Blk 11 Lts 19, 20, 21, 22 Houston Harbor Blk Lts 14+15 Houston Harbor  
Blk 15 Lts 23, 24 Houston Harbor Blk 20 Lts 14+15 Houston Harbor  
Blk 23 Lts 5+6 Houston Harbor Blk 24 Lts 13 + Tr. 12-B  
 Example: Blocks 15 - 19, Lots 1-37, in Cocker Spaniel Subdivision Houston Harbor

#### 2. Contacts:

Primary Applicant: Teresa Padilla (Teresa) Phone # \_\_\_\_\_  
 Address: 7418 Alderson E-mail \_\_\_\_\_  
 City: Houston, TX State: TX Zip: 77020 Com \_\_\_\_\_  
 Alternate Applicant: Candym Lopez Phone # \_\_\_\_\_  
 Address: 118 House City: Houston State: TX Zip: 77020 Com \_\_\_\_\_

#### 3. Project Information (Staff Use Only-Do Not Fill In):

File # 622 Key Map # \_\_\_\_\_ TIRZ \_\_\_\_\_  
 Lambert # \_\_\_\_\_ Super N'hood \_\_\_\_\_ Census Tract \_\_\_\_\_  
 City Council District H

#### 4. Submittal Requirements:

Please Check

Completed application form (this page) ☐  
 Signed petition signed by the applicant (page 5) ☐  
 Signed petition of support signed by 10% of lot owners within the boundary area (page 6) ☐  
 Signed deed restriction statement (page 6) ☐  
 Three (3) recommended locations for a community meeting (page 7) ☐  
 Sample of Notification Sign (page 9) ☐  
 Copy of deed restrictions, if applicable ☐  
 Map or sketch showing the address, land use and the size of all lots within boundary area ☐

## Planning and Development Department

