

HOUSTON PLANNING COMMISSION

AGENDA

FEBRUARY 16, 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
Zafar Tahir
Meera D. Victor
Shaukat Zakaria

The Honorable Judge Robert Hebert
Fort Bend County
The Honorable Ed Emmett
Harris County
Commissioner James Noack
Montgomery County

ALTERNATE MEMBERS

Richard W. Stolleis, P.E.
Charles O. Dean, P.E.
Fort Bend County
Raymond J. Anderson, P.E.
Harris County
Mark J. Mooney, P.E.
Montgomery County

EX- OFFICIO MEMBERS

Carol Lewis, Ph.D.
Dale A. Rudick, P.E.
Dawn Ullrich
Carrin F. Patman

SECRETARY

Patrick Walsh, P.E.

Meeting Policies and Regulations

Order of Agenda

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

Public Participation

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

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

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

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

Limitations on the Authority of the Planning Commission

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

Contacting the Planning Commission

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

Contacting the Planning Department

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

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

The Departments website is:
www.houstonplanning.com

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

Plat Tracker Home Page:
www.HoustonPlatTracker.org



PLANNING & DEVELOPMENT DEPARTMENT

www.HoustonPlanning.com or (832) 393-6600

SPEAKER GUIDELINES

WELCOME to a meeting of the City's Planning and Development Department. Your input is valued. Commissioners take action according to established standards; see rules or policies for details. Staff is available to help orient you on the meeting's procedures. Personal disponible para ayudarle a orientarse en los procedimientos de la reunión.

- Submit a **SPEAKER FORM** to be recognized as a speaker. Turn in the completed, legible form to the staff at the front desk or near the door, normally before that item is called for consideration. Organized groups may submit forms in a desired speaker sequence to staff. The Chair may follow your preferred sequence. The Chair may take items out of order.
- As your name is called, move to the podium to speak, or announce from your seat if you wish to decline. One recognized speaker at the podium at a time is permitted. Handouts can be provided to staff near the podium, for distribution while you begin speaking. Speaker's times are normally 1, 2 or 3 minutes or as stated. A bell will ring when your speaking time is over.
- At the podium, state your name, whether you are supportive or not of the item, and deliver your comments. There may be questions for you, before you return to your seat. Speaker's time cannot be allocated to another person.
- No audible expressions (applause, laughter, boos, etc.) from the audience are permissible. No speaking after a public hearing or item has closed. Speakers who have general comments can sign up to speak during the public comment section of the agenda. Turn in visitor badges at the building's check-in stations at departure. Thank you.

.....

Commission or Group: _____

SPEAKER (SIGN IN) FORM

DATE: _____

AGENDA ITEM NUMBER: _____

AGENDA ITEM NAME: _____

YOUR NAME (Speaker): _____

How can we contact you? (Optional): _____

Do you have handouts or items to be distributed during your comments? _____ Yes or _____ No

COMMENTS OR YOUR POSITION: (Supportive, Opposed, Undecided, Applicant): _____

Commission or Group:

SPEAKER (SIGN IN) FORM

DATE: _____

AGENDA ITEM NUMBER: _____

AGENDA ITEM NAME: _____

YOUR NAME (Speaker): _____

How can we contact you? (Optional): _____

Do you have handouts or items to be distributed during your comments? _____ Yes or _____ No

COMMENTS OR YOUR POSITION: (Supportive, Opposed, Undecided, Applicant): _____

Staff Use: 020517 N:\PDDCET\CET_Commissions\Commissions_Support

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DEVELOPMENT
DEPARTMENT**

www.HoustonPlanning.com or (832) 393-6600

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Houston Planning Commission

AGENDA

February 16, 2017

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

Call to Order

Director's Report

Approval of the February 2, 2017 Planning Commission Meeting Minutes

- I. Presentation and Consideration of the January 2017 Semi-Annual Report of the Capital Improvements Advisory Committee on Water and Wastewater Impact Fees** (Rudy Moreno)
- II. Presentation and Consideration of the January 2017 Semi-Annual Report of the Capital Improvements Advisory Committee on Drainage Impact Fees** (Rudy Moreno)
- III. Platting Activity (Subdivision and Development plats)**
 - a. Consent Subdivision Plats (Homero Guajardo Alegria)
 - b. Replats (Homero Guajardo Alegria)
 - c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Suvidha Bandi, Geoff Butler, Chad Miller)
 - d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Christa Stoneham, Chad Miller, Geoff Butler)
 - e. Subdivision Plats with Special Exception Requests (Chad Miller)
 - f. Reconsiderations of Requirement
 - g. Extension of Approvals (Travis Martin)
 - h. Name Changes (Travis Martin)
 - i. Certificates of Compliance (Travis Martin)
 - j. Administrative
 - k. Development Plats with Variance Requests (Eric Pietsch, Chad Miller)
- IV. Establish a public hearing date of March 16, 2017**
 - a. Briarcroft partial replat no 2
 - b. Lakes at Avalon Village Sec 2 partial replat no 3
- V. Public Hearing and Consideration of a Special Minimum Lot Size Block application for the 1500 Block of Godwin Street, north and south sides (MLS 634)** (Christopher Andrews)
- VI. Public Hearing and Consideration of a Special Minimum Lot Size application for portions of the NP Turner Subdivision (MLSA 621)** (Christopher Andrews)
- VII. Public Comment**
- VIII. Adjournment**

Minutes of the Houston Planning Commission

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

February 2, 2017

Meeting held in

Council Chambers, Public Level, City Hall Annex

2:30 p.m.

Call to Order

Chair, Martha L. Stein called the meeting to order at 2:38 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza

Susan Alleman

Bill Baldwin

Fernando Brave

Antoine Bryant

Lisa Clark

Algenita Davis

Arrived at 3:31 pm during item #94

Mark A. Kilkenny

Lydia Mares

Paul R. Nelson

Linda Porras-Pirtle

Absent

Shafik Rifaat

Megan R. Sigler

Eileen Subinsky

Absent

Zafar Tahir

Meera D Victor

Shaukat Zakaria

Mark Mooney for

Left at 5:00 pm during item V

The Honorable James Noack

Charles O. Dean for

Arrived at 3:11 pm during item I

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 JANUARY 19, 2017 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 19, 2017 Planning Commission meeting minutes.

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

I. CONSIDERATION OF THE HOUSTON BIKE PLAN

Report was given by Matthew Seubert, Planning and Development Department.

Commission action: Approved the recommendations for the Houston Bike Plan and forwarded to City Council for approval.

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

Speakers: Michael Huffmaster, Jane West and Jim Von Suskil – opposed; Truman Edminster, Mary Blitzler and John Long – supportive, Tomaro Bell – undecided.

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 89)

Items removed for separate consideration: **22, 24 and 41.**

Staff recommendation: Approve staff's recommendation for items **1 – 89** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 89** subject to the CPC 101 form conditions.

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

Commissioner Alleman and Kilkenny recused themselves.

Staff recommendation: Approve staff's recommendation for item(s) 22, 24 and 41 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for item(s) 22, 24 and 41 subject to the CPC 101 form conditions.

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

Commissioner Alleman and Kilkenny returned.

C PUBLIC HEARINGS

90 Atwood Villas 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: **Alleman** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

91 Bridgeland Hidden Creek Sec 22 C3N Approve
replat no

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: **Anderson** Vote: **Unanimous** Abstaining: **None**

- 92 Green Valley Estates Sec 2 amending plat partial replat no 1 C3N Defer**
 Staff recommendation: Defer the application for two weeks per Council Member Green's request.
 Commission action: Deferred the application for two weeks per Council Member's Green's request.
 Motion: **Baldwin** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 93 Riverway Estates Sec 1 partial replat no 4 C3N Defer**
 Staff recommendation: Defer the application for two weeks per the applicant's request.
 Commission action: Deferred the applicant for two weeks per the applicant's request.
 Motion: **Garza** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
- 94 Shops at Spring Forest C3N 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: **Mooney** Vote: **Unanimous** Abstaining: **None**
- 95 Spring Branch Estates Sec 2 partial replat no 9 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: **Sigler** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**
 Speakers: Mary Lou Henry, applicant – supportive; La Donna Mueller – undecided.
- 96 Tanglelane Addition 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: **Bryant** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 97 Wakefield Landing 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: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 98 Washington Terrace partial replat no 3 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: **Davis** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**
 Speaker: Claire Watson, owner/applicant, Theola Petteway, Joyce Owens, representing owner and Dr. Veon McReynolds – supportive; Mike Van Dusen, Joyce Drew, Tristan LaGrande, Erin Baun, Carol J. Pouncy, Anna Jo Cramer and Kim Bowie - opposed

D VARIANCES

- 99 Bogs Road Plant North Site C2R Defer**
 Staff recommendation: Defer the application for two weeks to give the applicant time to coordinate with Harris County.
 Commission action: Deferred the application for two weeks to give the applicant time to coordinate with Harris County.
 Motion: **Kilkenny** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

- 100 Commercial Park at FM Five Hundred Twenty Nine 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: **Garza** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
- 101 Hidden Lake at Gettysburg 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: **Alleman** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**
- 102 Houston Area Community Services at Fannin 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: **Bryant** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**
- 103 Mallard Crossing Emergency Service C2 Defer**
Staff recommendation: Defer the application for two weeks for further study and review.
Commission action: Deferred the application for two weeks for further study and review.
Motion: **D** Second: **B** Vote: **Unanimous** Abstaining: **None**
Speaker: Jennifer Curtis, applicant - undecided.
- 104 Martin Estates 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: **Alleman** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 105 Solid Rock Reserve C2 Approve**
Staff recommendation: Defer the application for two weeks per Harris County's request.
Commission action: Deferred the application for two weeks per Harris County's request.
Motion: **Anderson** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 106 West Bellfort Development C2 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: **Alleman** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

107 Domain at Oakwood C3PR Approve
 Staff recommendation: Grant the requested special exception and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the requested special exception and approved the plat subject to the CPC 101 form conditions.
 Motion: **Alleman** Second: **Baldwin** Vote: **Carries** Opposing: **Anderson, Clark, Garza, Sigler and Zakaria**
 Speakers: Chris Patterson, applicant – supportive; Jeffery Kinaschull - opposed

108 Harmony RPM4M Ventures Commons C3R Approve
replat no 1C3PR
 Staff recommendation: Grant the requested special exception and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the requested special exception and approved the plat subject to the CPC 101 form conditions.
 Motion: **Rifaat** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS
NONE

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

G EXTENSIONS OF APPROVAL

109	Aldine Western Road	EOA	Approve
	Street Dedication Sec 1		
110	Austin at US 59 Townhomes	EOA	Approve
111	Benfer Business Park	EOA	Approve
112	K Town Plaza	EOA	Approve
113	Public Storage Clay Road	EOA	Approve
114	Timbercrest Village Drive	EOA	Approve
	Street Dedication Sec 1	EOA	Approve
115	Tinys Center	EOA	Approve
116	Woodcreek MUD Water Plant	EOA	Approve
117	World Houston H and H Site	EOA	Approve

H	NAME CHANGES	NC	Approve
118	Bagby Commerce Corner	NC	Approve
	(prev. Midtown BBQ)		
119	Strack Country (prev. Strack Acres)	NC	Approve

I CERTIFICATES OF COMPLIANCE

120	20965 Dunn Street	COC	Approve
121	18224 KZ Road	COC	Approve
124	17811 Becker Road	COC	Approve
125	25138 Colette Street	COC	Approve
126	25114 Colette Street	COC	Approve
127	23608 Carla Lane	COC	Approve

Staff recommendation: Approve staff's recommendation for items 109 to 127 except for items 122 and 123 removed for separate consideration.

Commission action: Approved staff's recommendation for items 109 to 127 except for items 122 and 123 removed for separate consideration.

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

Commissioner Victor recused herself.

122	12550 Water Works Way	COC	Approve
123	12121 North Sam Houston Parkway	COC	Approve

Staff recommendation: Approve staff's recommendation for items 122 and 123.

Commission action: Approved staff's recommendation for items 122 and 123.

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

Commissioner Victor returned.

**J ADMINISTRATIVE
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE**

**III. ESTABLISH A PUBLIC HEARING DATE OF MARCH 2, 2017 FOR:
a. Hayden Lakes Sec 11
b. Timbergrove Manor Sec 5 partial replat no 1**

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

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

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

**IV. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR AMERICAS BEST VALUE INN
MOTEL LOCATED AT 8405 HEMPSTEAD HWY**

Staff recommendation: Deny the application.

Commission action: Denied the application.

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

Speaker; Caroline Ordener, applicant – supportive.

**V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA
FOR PORTIONS OF THE NP TURNER SUBDIVISION (MLSA 621)**

Staff recommendation: Defer the application for two weeks.

Commission action: Deferred the application for two weeks.

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

Speakers: Hal Gordon, Bob Richter and Tom Tibodeaux- opposed

**VI. PUBLIC COMMENT
NONE**

VIII. ADJOURNMENT

There being no further business brought before the Commission, Martha L. Stein adjourned the meeting at 5:09 p.m.

Motion: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Martha L. Stein, Chair

Patrick Walsh, Secretary

**January 2017
Semiannual Report of the
Capital Improvements Advisory
Committee
On Water and Wastewater Impact Fees**

**Planning Commission
Acting as the
Capital Improvements Advisory Committee**

Martha L. Stein, Chair

**City of Houston
Public Works and Engineering Department
Planning and Development Services Division**

**JANUARY 2017 SEMIANNUAL REPORT OF THE
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
ON IMPACT FEES**

A. Purpose of this Review

Cities imposing impact fees on new development must comply with Chapter 395 of the Texas Local Government Code. In accordance with Chapter 395, City Council adopted Ordinances 90-675 and 90-676 to establish procedures to administer the City's water and wastewater impact fees programs, respectively. Approval of Motion 90-0614 by the City Council appointed the Planning Commission as the Capital Improvements Advisory Committee. Under State law, the Committee is charged with the following responsibilities:

- Assisting and advising the City in adopting land-use assumptions;
- Reviewing the IFCIP and filing written comments;
- Monitoring and evaluating the implementation of the IFCIP;
- Filing semiannual reports on the progress of the plan;
- Reporting actual or perceived inequities in plan implementation or the application of impact fees; and
- Recommending updates or revisions to the plan or any impact fees

This documentation fulfills the State requirement of the semiannual report on the progress of the plan. Preparation and conveyance of this report complies with City Council Motion 90-0614 to file a report by January and July of each year. This report documents changes that occurred between the period of **May 1, 2016 and October 31, 2016**, of the 2010-2020 Impact Fees Program.

I. FINDINGS AND RECOMMENDATIONS

The Planning Commission, acting in its capacity as the Capital Improvements Advisory Committee, finds the following for this period:

- A total of **237** single-family residence (SFR) building permit application exemptions (from paying impact fees) were granted to single-family residences below the median housing price for the City of Houston between **May 1, 2016 and October 31, 2016**. The unit cost range for considering residences below the median housing price was from **\$209,500.00-215,316.00**. The range is published by the Real Estate Center at Texas A & M University. A total of **24,870** exemptions have been applied for since the ordinance was adopted in 1997.
- A total of **\$10,504,518.02** generated from revenues and interest for water and wastewater impact fees accrued in the impact fees accounts between **May 1, 2016 and October 31, 2016**, the **first half of the sixth year** of the 2010-2020 Impact Fees Program. The program has an all-time total income of **\$372,818,919.59**.

Based on these findings, the CIAC recommends the following actions:

- The total amount of the revenues and interest generated from water and wastewater impact fees during the reporting period in the sum of **\$10,504,518.02** should be authorized for appropriation to debt retirement.

B. Background

The City of Houston established an impact fees program in June 1990, and adopted updates beginning in July of 2010 in compliance with State legislative requirements. The Planning Commission, acting in the capacity of the Capital Improvements Advisory Committee, oversees the program. The program institutes a method to collect fees for new development applications for water and/or sanitary sewer service. The fees offset a portion of costs associated with capital improvements for providing water and wastewater facilities to meet the new demand.

According to State legislation, estimates of new demand and needed facilities must be based on approved land-use assumptions. Maximum chargeable impact fees, the maximum fees the City can charge, are calculated from the estimated cost of the facilities and the capacity of the system. City Council determines the impact fees collection rates, which cannot exceed the maximum chargeable fees. These are the actual rates paid by the developer upon request for service. The City applies collected fees to the cost of the capacity needed by new development for designated water and wastewater capital improvements. These capital improvements are identified in the IFCIP. (Note that the IFCIP is not the City's five year Capital Improvement Plan.)

II. EVALUATION OF IMPACT FEE PROGRAM COMPONENTS

A. Land Use Assumptions

Review of the Land Use Assumptions (LUA) consists of monitoring the following components: population and employment, and water and wastewater service units. Population and employment projections were distributed among census tracts, followed by calculation of water demand and wastewater generation for the projected growth within each census tract.

1. Population and Employment

Population and employment projections provide the foundation to develop forecasts of future land use. The 2010-2020 Impact Fee Program is based on population and employment projections using Traffic Analysis Zone (TAZ) data from the Houston-Galveston Area Council.

2. Service Units

The second method of analysis involves a comparison of service units projected in IFCIP to service units generated by actual development. Service units provide a method for converting demand from different land uses to a common unit of measure. Adopted units of measure are based on the average daily demands for a single-family residence, which are 250 gallons for water and 250 gallons for sewer in the current 2010-2020 Impact Fee Program. Service unit analysis compares prorated ten-year growth projections in service units with service units generated by actual development. The number of projected service units was calculated for each ten-year planning period.

The maximum impact fee for each service unit calculated in the IFCIP is based on the prorated cost of projects divided by the capacity of the system. For both water and wastewater, the maximum rate is not time sensitive since it was calculated as the average cost per gallon for the entire system. Without a change to project costs or capacities in that IFCIP, maximum fees per service unit will not change.

Growth projections anticipate citywide demands will increase to **217,461** service units for water and **108,384** service units for wastewater between 2010 and 2020. Using an interpolation of proportionate service unit consumption, **137,725** service units for water and **68,642** service units for wastewater were projected to be consumed through this period of the updated program (May 1, 2016 and October 31, 2016). Service unit data was compiled from actual permit applications and totaled for the entire service area. Actual service units generated during this 6-month period totaled **5,807** water service units and **5,687** wastewater service units for a cumulative total of **89,247** water service units and **78,167** wastewater service units (See Table 1).

Table 1 shows that historically the percentage of actual growth has been slower than projected through each reporting period. The current consumption of service units for this reporting period is **65%** for water and **114%** for wastewater. This shows slower growth for water and consistent growth for wastewater compared to the linear projection, resulting that sufficient capacity remains in the systems for new development through 2020, the end of the ten-year reporting period. Since the rate of growth for wastewater is slightly higher than the linear projection at this point in the 2010-2020 Impact Fee Program, the wastewater system demand is being evaluated with the Public Utilities Division.

TABLE 1
May 1, 2016 to October 31, 2016
Percent of Actual to Prorated Projected Service Units (s.u.)

Semiannual Report	Duration (months)	Water			Wastewater		
		Prorated s.u.	Actual s.u.	%*	Prorated s.u.	Actual s.u.	%*
January 2011	4	7,255	1,471	20	3,613	1,516	42
July 2011	10	18,122	7,011	39	9,032	5,467	61
January 2012	16	28,995	17,025	59	14,451	10,037	69
July 2012	22	39,868	21,089	53	19,870	14,213	72
January 2013	28	50,741	26,621	52	25,289	20,205	80
July 2013	34	61,614	33,728	55	30,709	25,968	85
January 2014	40	72,487	43,016	59	36,128	34,686	96
July 2014	46	83,360	51,865	62	41,547	43,016	104
January 2015	52	94,233	62,480	66	46,966	53,129	113
July 2015	58	105,106	71,091	68	52,385	61,192	117
January 2016	64	115,979	78,472	68	57,804	67,563	117
July 2016	70	126,852	83,440	66	63,223	72,480	115
January 2017	76	137,725	89,247	65	68,642	78,167	114

3. Impact Fees Capital Improvement Plan (IFCIP)

An update of the Impact Fees Capital Improvement Plan (IFCIP) has been performed in the 2010-2020 Impact Fee Program. The combined Water and Wastewater impact fee of **\$1,825.61** per service unit has been effective since **July 1, 2016** under the program. Examination of data regarding service unit consumption from **May 1, 2016 through October 31, 2016**, indicates significant capacity remains in the water and wastewater systems to support future demand.

4. Maximum Chargeable Impact Fees

The maximum fees are derived by using the formula given in Chapter 395 of the Texas Local Government Code. The City of Houston has evaluated the changes in the 2010-2020 Impact Fee Program and determined that the maximum allowable fees have increased, and that the fees the City has adopted are sufficiently below the maximum as proscribed by Chapter 395.

5. Findings:

- The 2010-2020 Impact Fee Program has been implemented and is acceptable for continued administration through the next reporting period.
- Review of service unit data indicates excess capacity in both the water and wastewater systems sufficient to accommodate new development through the next scheduled report in **July of 2017**.
- Water and wastewater facilities identified in the IFCIP are adequate to meet anticipated demand through **April 30, 2017**, the end of the next reporting period.

III. SUMMARY OF IMPACT FEE ACCOUNTS

A. Impact Fees Rates:

Impact Fee rates are set by City Council in accordance with Chapter 395 of the Texas Local Government Code. A summary of the maximum allowable Impact Fees collectable and the rates adopted for the 2010-2020 Impact Fee Program is provided in Table 2. The Water/Wastewater impact fee for the reporting period has been effective since **July 1, 2016** with the implementation of the 2010-2020 Impact Fee Program. The current Water/Wastewater impact fee of **\$1,825.61** per service unit for water and wastewater is **25.14%** of the maximum fees allowed by current law.

TABLE 2
Maximum and Adopted Impact Fees

2010-2020 Program	<u>Wastewater</u>	<u>Water</u>	<u>Total</u>
Maximum Impact Fee/Residential Equivalent	\$3,427.07	\$3,835.44	\$7,262.51
Adopted Fee	\$1,199.11	\$626.50	\$1,825.61

B. Current Status of Fees:

The City maintains separate accounts for recording revenues received from water and wastewater impact fees. The funds may be expended for design and construction services, and/or retiring debt service. As of **October 31, 2016**, the City has accrued **\$372,818,919.59** since implementing the impact fees ordinances in 1990. A total of **\$362,314,401.57** has been transferred to the revenue bond debt service fund. The amount of **\$10,504,518.02** is available for transfer to the debt service fund from impact fees accounts. Table 3 provides a summary of impact fee revenues and account balances.

TABLE 3
Status of Impact Fees Accounts

	<u>Wastewater</u>	<u>Water</u>	<u>Totals</u>
<i>1990-2000 Program</i>			
<i>Total Income</i>	\$44,115,871.05	\$19,557,816.07	\$63,673,687.12
<i>Transfers to Debt Service:</i>	\$44,115,871.05	\$19,557,816.07	\$63,673,687.12
<i>2000-2010 Program</i>			
<i>Total Income</i>	\$121,439,622.12	\$43,094,284.12	\$164,533,906.24
<i>Transfers to Debt Service</i>	\$121,439,622.12	\$43,094,284.12	\$164,533,906.24
<i>2010-2020 Program</i>			
<i>Collections Income</i>			
<i>(7-1-2010 – 10/31/2016)</i>	\$93,730,669.24	\$50,040,881.82	\$143,771,551.06
<i>Interest Income</i>			
<i>(7-1-2010 – 10/31/2016)</i>	\$525,439.64	\$274,335.53	\$799,775.17
<i>Total Income:</i>	\$94,256,108.88	\$50,315,217.35	\$144,571,326.23
<i>Transfers to Debt Service:</i>	\$87,405,952.00	\$46,660,856.21	\$134,066,808.21
<i>Not Transferred to Debt Service:</i>	\$6,850,156.88	\$ 3,654,361.14	\$10,504,518.02
<i>All-Time Total Income</i>			
<i>(6/1/1990-10/31/2016)</i>	\$259,851,602.05	\$112,967,317.54	\$372,818,919.59
<i>TOTAL AVAILABLE FOR TRANSFER</i>	\$6,850,156.88	\$3,654,361.14	\$ 10,504,518.02*

*Total Available for Transfer reflects dollars to be transferred less payments made with insufficient funds.

C. Finding:

- A total of **\$10,504,518.02** in the impact fee requires authorization for transfer to the revenue bond debt service fund.

IV. REVIEW OF PROGRAM IMPLEMENTATION

A. Analysis of Inequities

- Implementation: The Committee finds no inequitable implementation of the plan during this reporting period.
- Application of Fees: Impact fees for water and wastewater are based on a uniform usage standard calculated in single-family residential equivalents, i.e. 250 gallons per day (gpd) for water and 250 gpd for wastewater. City Council adopted the current single-family residential equivalent unit, and a standard conversion table (Impact Fee Service Unit Equivalent Table) which applies to the types of land uses, with the implementation of the 2010-2020 Impact Fee Program on July 1, 2010.

B. Reporting Period Activity

Provided by Ordinance 97-442, applicants qualify for a single-family residence (SFR) impact fee exemption as approved by the Department of Public Works and Engineering if the purchase price of the house does not exceed the latest available average of median prices for the past twelve months for single-family housing in the city as published by the Real Estate Center at Texas A&M University. The Maximum Exempt Unit Cost for the reporting period ranged from **\$209,500.00-\$215,316.00**.

C. Findings:

- The Impact Fees Program continues to be implemented in an equitable manner.
- For this reporting period, 237 exemptions from impact fees have been applied for, and 24,870 impact fee exemptions for SFR building permits have been applied for since Ordinance 97-442 was enacted in April 1997.

**January 2017
Semiannual Report of the
Capital Improvements Advisory
Committee
On Drainage Impact Fees**

**Planning Commission
Acting as the
Capital Improvements Advisory Committee**

Martha L. Stein, Chair

**City of Houston
Public Works and Engineering Department
Planning and Development Services Division**

**JANUARY 2017 SEMIANNUAL REPORT OF THE
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
ON DRAINAGE IMPACT FEES**

A. Background

In accordance with Chapter 395 Texas Local Government Code, City Council adopted Ordinances to establish procedures to administer the City's impact fee programs. Approval of Motion 90-0614 by City Council appointed the Planning Commission as the Capital Improvements Advisory Committee.

On November 2, 2010, Houston voters approved an amendment to the City Charter known as Proposition 1 on the ballot, commonly referred to as "ReBuild Houston", to "provide for the enhancement, improvement and ongoing renewal of Houston's drainage and streets by creating a Dedicated Pay-As-You-Go Fund for Drainage and Streets".

On February 7, 2012, City Council passed Ordinance No. 2012-0097, which authorized a professional services agreement enabling an engineering consulting firm to perform the *City of Houston Drainage Impact Fee Study* (Study).

Ordinance No. 2013-281 adopted Drainage Impact Fees based on recommendations made in the Study in accordance with Chapter 395 of the Texas Local Government Code. The Ordinance also amended Chapter 47 of the Code of Ordinances of Houston, Texas by adding Article XV entitled *Drainage Impact Fees*, as well as providing any additional findings and provisions that may be related to implementation and collection of Drainage Impact Fees.

B. Drainage Impact Fee Rates By Service Area

The purpose of the Study was to determine the maximum impact fee per unit of new development allowed by state law. Based on the recommendations provided in the Study, City Council adopted the following drainage impact fees per service unit (service unit rates), as shown in Table 4 below.

TABLE 4
Service Unit Rates Per Service Area

<u>Service Area¹</u>	<u>Service Unit² Rates</u>
Addicks Reservoir	\$0.00
Barker Reservoir	\$0.00
Brays Bayou	\$8.63
Buffalo / White Oak	\$16.38
Clear Creek	\$0.39
Greens Bayou	\$13.41
Hunting Bayou	\$10.24
San Jacinto	\$0.00
Ship Channel	\$0.00
Sims / Vince	\$17.72

¹*Service Area: geographic section within the boundary of the City of Houston in which all watersheds drain to a common outfall point.*

²*Service Unit: a measure of use of the Capital Improvement facilities within the Service Area, specifically defined as an additional 1,000 square feet of impervious cover.*

C. Drainage Impact Fees Purchased

The total fees purchased by Service Area are shown in Table 5 below.

TABLE 5
Total Drainage Impact Fees Purchased Per Service Area
May 1, 2016 through October 31, 2016

<u>Service Area¹</u>	<u>Drainage Impact Fees</u>
Addicks Reservoir	\$0.00
Barker Reservoir	\$0.00
Brays Bayou	\$35,440.77
Buffalo / White Oak	\$105,927.01
Clear Creek	\$778.58
Greens Bayou	\$14,445.04
Hunting Bayou	\$4,227.23
San Jacinto	\$0.00
Ship Channel	\$0.00
Sims / Vince	\$75,073.03
TOTAL	\$235,891.66

**Fees to be reallocated to correct service area.*

D. Findings

- A total of **\$235,891.66** in Drainage Impact Fees was purchased between **May 1, 2016 and October 31, 2016**.
- A total of **\$1,166,013.56** was purchased since program inception.

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
A-Consent				
1	Balmoral Park Lakes East Sec 3	C3F		Approve the plat subject to the conditions listed
2	Birnam Woods at Rayford Road Reserve South	C2		Approve the plat subject to the conditions listed
3	Bridgeland High School Drive Street Dedication	SP		Approve the plat subject to the conditions listed
4	Bridgeland Parkland Village Sec 7	C3F		Approve the plat subject to the conditions listed
5	Bridgeland Parkland Village Sec 9	C3F		Approve the plat subject to the conditions listed
6	Bridgeland Parkland Village Sec 10	C3F		Approve the plat subject to the conditions listed
7	Country Colony GP	GP		Approve the plat subject to the conditions listed
8	East Little York Road Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
9	East Park O'Reilly Sec 2	C2		Approve the plat subject to the conditions listed
10	Elyson Falls Drive Street Dedication Sec 2	C3F		Approve the plat subject to the conditions listed
11	Elyson Sec 10	C3F		Approve the plat subject to the conditions listed
12	Evergreen Villas Sec 3	C3F		Defer Applicant request
13	Groves Sec 12	C3F		Approve the plat subject to the conditions listed
14	Harmony Village Sec 5	C3P		Approve the plat subject to the conditions listed
15	Houston Squash	C2		Approve the plat subject to the conditions listed
16	Humble Commerce	C2		Defer Chapter 42 planning standards
17	Industrial TX Corp	C2		Approve the plat subject to the conditions listed
18	Katy Pointe Reserves	C3F		Approve the plat subject to the conditions listed
19	Lakes of Bella Terra West Sec 1	C3P		Approve the plat subject to the conditions listed
20	Lopez Mendoza Place	C2		Approve the plat subject to the conditions listed
21	Medical Development at FM 2920 Sec 3	C2		Defer Additional information reqd
22	Mills Creek Crossing Sec 1	C3F	DEF1	Approve the plat subject to the conditions listed
23	Mills Road Reserves	C3F		Defer Public utilities review
24	Miranda Trucking Reserve	C2		Defer Chapter 42 planning standards
25	Pine Trace Village Drive Street Dedication	C3P		Approve the plat subject to the conditions listed
26	Pine Trace Village Sec 8	C3P		Approve the plat subject to the conditions listed
27	Pinnacle Patio Homes	C2		Approve the plat subject to the conditions listed
28	Rancho Bella Parkway Street Dedication Sec 4	SP		Approve the plat subject to the conditions listed
29	Shama	C2		Defer Public utilities review
30	South Enclave West	C3F		Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: February 16, 2017**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
31	Superior Properties of Texas	C2		Approve the plat subject to the conditions listed
32	Tanglelane Addition partial replat no 1	C3F		Approve the plat subject to the conditions listed
33	Tavola Sec 25	C3P		Defer Chapter 42 planning standards
34	Teague Road Street Dedication	C3P		Approve the plat subject to the conditions listed
35	Tech Center	C2		Approve the plat subject to the conditions listed
36	Texas Precision Machine	C2		Approve the plat subject to the conditions listed
37	Wakefield Landing	C3F		Defer Public utilities review
38	Washington Terrace partial replat no 3	C3F		Approve the plat subject to the conditions listed
39	Westview Landing Sec 3	C3P		Approve the plat subject to the conditions listed
40	Woodlands Creekside Park West Sec 37	C3F		Approve the plat subject to the conditions listed
41	Woodlands Creekside Park West Sec 42	C3F		Approve the plat subject to the conditions listed

B-Replats

42	Aliana Retail Center replat no 1	C2R		Approve the plat subject to the conditions listed
43	Ancorian at Durham	C2R		Defer Additional information reqd
44	Bayou Street Landing	C2R		Approve the plat subject to the conditions listed
45	Bingle Self Storage	C2R		Defer Additional information reqd
46	Camp of God	C2R		Approve the plat subject to the conditions listed
47	Childress Powder Coating Properties	C2R		Approve the plat subject to the conditions listed
48	Cleburne Dowling Eagle Homes	C2R	DEF1	Approve the plat subject to the conditions listed
49	Crocker Enclave	C2R		Approve the plat subject to the conditions listed
50	Deerbrook Crossing Sec 4 partial replat no 2	C2R		Defer for further study and review
51	Dimension 5 Holdings Lockwood	C2R		Defer Public utilities review
52	Feagan Street Grove	C2R		Defer Additional information reqd
53	Garza Mt Houston	C2R		Defer Chapter 42 planning standards
54	Gonzalez Center	C2R		Approve the plat subject to the conditions listed
55	Grisby Commercial Development	C2R		Defer Additional information reqd
56	Houston Gateway Academy	C2R		Approve the plat subject to the conditions listed
57	Iglesia de Dios Pentecostal Reserve on Laverne	C2R		Approve the plat subject to the conditions listed
58	Intervale Village GP	GP		Approve the plat subject to the conditions listed
59	Intervale Village Sec 1	C2R		Approve the plat subject to the conditions listed
60	Ivy Kids Cypress Creek	C2R	DEF2	Approve the plat subject to the conditions listed
61	Jireh	C2R		Approve the plat subject to the conditions listed
62	K2K Investments at South Union	C2R		Defer Applicant request

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
63	Lyons Redev Seventeenth Venture	C2R		Defer Additional information reqd
64	Makenzie Heights	C2R	DEF1	Defer Additional information reqd
65	Old Dominion Freight Line	C2R		Approve the plat subject to the conditions listed
66	Park Street Grove	C2R		Defer for further study and review
67	Pilot Travel Center at Telephone Road	C2R	DEF1	Approve the plat subject to the conditions listed
68	Project Thirtythird at Thirtyfourth	C2R		Approve the plat subject to the conditions listed
69	Turbo Addition at Fry Road	C2R		Approve the plat subject to the conditions listed
70	Village at Houston Heights	C2R		Approve the plat subject to the conditions listed
71	Waterside at Mason	C2R		Defer Additional information reqd Update subdivision name.
72	Westgrove Court partial replat no 1	C2R	DEF1	Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

73	Allendale Townsite Sec A partial replat no 2	C3N		Approve the plat subject to the conditions listed
74	Bauer Landing Sec 2 partial replat no 1	C3N		Approve the plat subject to the conditions listed
75	Benders Landing Estates Sec 6 partial replat no 1	C3N		Deny the requested variance(s) and Disapprove the plat
76	Granlin Grove partial replat no 1	C3N		Defer Applicant request
77	Green Valley Estates Sec 2 amending plat partial replat no 1	C3N	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
78	Lindale Park Sec 5 partial replat no 1	C3N		Defer per neighborhood's request
79	Riverway Estates Sec 1 partial replat no 4	C3N	DEF1	Defer Applicant request
80	Shops at Spring Forest	C3N	DEF2	Withdraw

D-Variances

81	Bogs Road Plant North Site	C2R	DEF2	Withdraw
82	Klein ISD Northcrest Agriscience Facility	C2		Defer Public utilities review
83	Mallard Crossing Emergency Service	C2	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
84	Saint Arnoldville Extension	C2R		Defer Additional information reqd
85	Solid Rock Reserve	C2	DEF1	Defer Applicant request
86	Stellar Long Point	C2R		Defer Additional information reqd
87	Williams on Canal	C2		Defer Additional information reqd
88	Williams on Commerce	C2		Defer Additional information reqd

E-Special Exceptions

89	Summer Lake Ranch Sec 3	C3P		Grant the requested special exception(s) and Approve the plat subject to the conditions listed
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Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
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F-Reconsideration of Requirements

None

G-Extensions of Approval

90	Bayou Oaks at West Orem Sec 5	EOA	Approve
91	Bayou Oaks at West Orem Sec 6	EOA	Approve
92	Bayou Oaks at West Orem Sec 7	EOA	Approve
93	Bridgeland Parkland Village Sec 3	EOA	Approve
94	Bridgeland Parkland Village Sec 4	EOA	Approve
95	Briggs Estates	EOA	Approve
96	Cypress Vet Hospital	EOA	Approve
97	Generation Park West Sec 3	EOA	Approve
98	McKay Intercontinental Trade Center Sec 3	EOA	Approve
99	Old Greenhouse Road Business Park	EOA	Approve
100	Rosehill Reserve Wastewater Treatment Plant	EOA	Approve
101	Rozyland	EOA	Approve
102	West Lake Houston Parkway Street Dedication Sec 6	EOA	Approve

H-Name Changes

103	Country Colony Sec 4 (prev. Royal Brook at Kingwood Sec 11)	NC	Approve
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I-Certification of Compliance

104	22889 Cuttler	COC	Approve
105	26596 Spanish Oaks Drive	COC	Approve
106	26927 Peach Creek Drive	COC	Approve
107	26083 Lantern Lane	COC	Approve
108	10400 Prince Road	COC	Approve
109	1632 Connorvale Road	COC	Approve

J-Administrative

None

K-Development Plats with Variance Requests

110	5419 John Dreaper Drive	DPV	Approve
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Platting Summary**Houston Planning Commission****PC Date: February 16, 2017**

Item No.	Subdivision Plat Name	App		Staff's Recommendation
		Type	Deferral	
111	122 West Gray Street	DPV		Approve
112	3815 Westheimer Road	DPV		Defer



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 02/16/2017
Plat Name: Balmoral Park Lakes East Sec 3
Developer: LGI Homes - Texas, LLC
Applicant: Pape-Dawson Engineers
App No/Type: 2017-0234 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	21.2380	Total Reserve Acreage:	1.5380
Number of Lots:	98	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	N/A
County	Zip	Key Map ©	City / ETJ

Conditions and Requirements for Approval

013. Provide written approval of plat with Recordation Package from the following pipeline company(s). (Explorer Pipeline Co.)
- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown 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.
091. Provide One-foot reserve as indicated on the plat and add applicable One-foot Reserve note to the plat. (193)
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: 1
Action Date: 02/16/2017
Plat Name: Balmoral Park Lakes East Sec 3
Developer: LGI Homes - Texas, LLC
Applicant: Pape-Dawson Engineers
App No/Type: 2017-0234 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approved
Harris County Flood Control District: Call out HCFCD ROW per HCFCD Policy, Criteria, & Procedure Manual Appendix C.
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)
coordinate with HCFCD if any additional drainage easements need to be dedicated
General plan calls out an 16" humble pipeline easement in vicinity of this plat. Label if applicable.
plat name must match application.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 02/16/2017
Plat Name: Birnham Woods at Rayford Road Reserve South
Developer: Discovery Spring Trails II, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-0211 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.6290	Total Reserve Acreage:	6.6290
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77386	293H	ETJ

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 3
Action Date: 02/16/2017
Plat Name: Bridgeland High School Drive Street Dedication
Developer: Bridgeland Development, LP A Maryland Limited Partnership
Applicant: BGE, Inc.
App No/Type: 2017-0164 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.8710	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77019	493K	City/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.

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

147. Provide a copy of the instrument dedicating Bridgeland Creek Parkway Sec 6 and a connection between Bridgeland Creek Parkway and House Hahl Road prior to recordation.

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

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

For Your Information:

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

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)

Bridgeland Creek Parkway will need to be recorded prior to or simultaneously with this plat

Easements outside of plat boundary will need to be recorded prior to or simultaneously with this plat

WB left turn lane will be required on Bridgeland Creek Pkwy at Bridgeland High School Drive.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 02/16/2017
Plat Name: Bridgeland Parkland Village Sec 7
Developer: Bridgeland Development, LP
Applicant: BGE, Inc.
App No/Type: 2017-0230 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	18.7000	Total Reserve Acreage:	1.0000
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:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	366S	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.

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

088.0.1. Add note: All lots must be served by wastewater collection service. (192)

147. Provide a copy of the instrument dedicating Summerpoint Crossing Street Dedication Sec 1 and Bridgeland Mason Road Street Dedication Sec 1 prior to 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 02/16/2017
Plat Name: Bridgeland Parkland Village Sec 7
Developer: Bridgeland Development, LP
Applicant: BGE, Inc.
App No/Type: 2017-0230 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approved
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION, ALSO SOME LOTS MISSING
B.L.'S, AND MAKE SURE WLE AND STM.S.E. DO NOT OVERLAPP.

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 recordatio

road easement will need to be abandoned before plat recordation

UVE should be checked at Copper Lake Drive and Summit Point Crossing" has been repeated on the Plat and
in CRM.

Driveway should be placed 5' from south property line for Lot 27, Block 1

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 02/16/2017
Plat Name: Bridgeland Parkland Village Sec 9
Developer: Bridgeland Development, LP
Applicant: McKim & Creed, Inc.
App No/Type: 2017-0243 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.9930	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

Conditions and Requirements for Approval

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

147. Provide a copy of the instrument dedicating Bridgeland Parkland Village Sec 10, Bridgeland Westgreen Boulevard Street Dedication and Reserve, and Bridgeland Parkland Crossing Street Dedication Sec 1; prior to recordation.

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

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

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

For Your Information:

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

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

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)
Parkland crossing street dedication will need to be recorded prior to or simultaneously with this plat.
UVE at reserve A



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 02/16/2017
Plat Name: Bridgeland Parkland Village Sec 10
Developer: Bridgeland Development, LP
Applicant: McKim & Creed, Inc.
App No/Type: 2017-0244 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	13.0920	Total Reserve Acreage:	2.2810
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

Conditions and Requirements for Approval

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

147. Provide a copy of the instrument dedicating Bridgeland Crossing Street Dedication Sec 1, Bridgeland Westgreen Boulevard Street Dedication and Reserve, and Bridgeland Parkland Village Sec 9 prior to 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 02/16/2017
Plat Name: Bridgeland Parkland Village Sec 10
Developer: Bridgeland Development, LP
Applicant: McKim & Creed, Inc.
App No/Type: 2017-0244 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Addressing: The "Parkway" street type is used to designate a major thoroughfare or streets designed to handle traffic volumes in excess of normal neighborhood traffic or that are divided street with at least two lanes of traffic in each direction separated by a median. "Cypress Plaza Parkway" should therefore have a different street type unless it falls in this criteria.

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 9 will need to be recorded prior to or simultaneously with this plat

UVE should be checked at Prairie Refuge Crossing and Westgreen Blvd, at Parkland Crossing and Westgreen Blvd, at Penn Farm Drive and Pilot Knob Drive, and at Pilot Knob Drive and Parkland Crossing.

NB left turn lane will be required on Westgreen Blvd at Parkland Crossing, and at Prairie Refuge Crossing when it is constructed.

Driveway for Lot 32, Block 1 should be placed 5' from west property line.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 02/16/2017
Plat Name: Country Colony GP
Developer: Friendswood Development Company
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2017-0242 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	59.8000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Montgomery County MUD 24
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	297F	ETJ

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 02/16/2017
Plat Name: East Little York Road Street Dedication Sec 1
Developer: Evergreen Villas LTD
Applicant: Arborleaf Engineering & Surveying, Inc.
App No/Type: 2017-0237 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.4840	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Greenwood Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77044	417W	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.

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

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

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

For Your Information:

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

PWE Utility Analysis: Approved

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

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 02/16/2017
Plat Name: East Park O'Reilly Sec 2
Developer: 3D DEVELOPMENT
Applicant: Century Engineering, Inc
App No/Type: 2017-0180 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.9388	Total Reserve Acreage:	0.9304
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77078	455D	City

Conditions and Requirements for Approval

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

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

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

203. Provide complete Recordation Package when submitting plat for 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: 10
Action Date: 02/16/2017
Plat Name: Elyson Falls Drive Street Dedication Sec 2
Developer: Nash FM 529, LLC a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2017-0175 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	1.7570	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 457
County	Zip	Key Map ©	City / ETJ
Harris	77493	405T	ETJ

Conditions and Requirements for Approval

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

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.

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

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

- future street alignment changes resulting in changes in intersection spacing may require a revised GP

For Your Information:

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

PWE Utility Analysis: Approved.
 Harris County Flood Control District: Flood Control review - No comments.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 02/16/2017
Plat Name: Elyson Sec 10
Developer: Nash FM 529, LLC a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2017-0176 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	32.6700	Total Reserve Acreage:	14.9100
Number of Lots:	64	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 457
County	Zip	Key Map ©	City / ETJ
Harris	77493	405P	ETJ

Conditions and Requirements for Approval

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

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

052. Elyson Falls Drive sec 1 must be recorded prior to or simultaneously with this plat.

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

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

For Your Information:

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

PWE Utility Analysis: Approved.

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

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 02/16/2017
Plat Name: Evergreen Villas Sec 3
Developer: Evergreen Villas LTD
Applicant: Arborleaf Engineering & Surveying, Inc.
App No/Type: 2017-0238 C3F

Staff Recommendation:
Defer Applicant request

Total Acreage:	21.5060	Total Reserve Acreage:	1.8010
Number of Lots:	137	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Greenwood Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77044	417S	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. East Little York (shown on marked copy) and Evergreen Villas Sec 2 must be recorded prior to or simultaneously with this plat.

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

115. Add the following note "All lots shall have adequate wastewater collection service".

159. Provide centerline tie.

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 02/16/2017
Plat Name: Evergreen Villas Sec 3
Developer: Evergreen Villas LTD
Applicant: Arborleaf Engineering & Surveying, Inc.
App No/Type: 2017-0238 C3F

Staff Recommendation:
Defer Applicant request

PWE Utility Analysis: Approved
Harris County Flood Control District: Call out HCFCD ROW per HCFCD Policy, Criteria, & Procedure Manual Appendix C.
Provide Key Map information on Vicinity Map.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Sec 2 will need to be recorded prior to or simultaneously with this plat
Determine if any additional ROW is needed for bridge embankment for East Little York road
UVE should be checked at Little Gem Villa Lane at E. Little York Road.
All-Way Stop warrant analysis will be required for the intersection of City Green Trail and Little Gem Villa Lane.
Off-street parking analysis will be required for development of recreational facility on Reserve B.
Driveway should be placed 5' from north property line for Lot 11, Block 4, 5' from east property line for Lot 1, Block 5, 5' from north property line for Lot 1, Block 6 and 5' from west property line for Lot 15, Block 7.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 02/16/2017
Plat Name: Groves Sec 12
Developer: Crescent LHTX 2012, LLC, a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2017-0170 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	9.4660	Total Reserve Acreage:	0.4231
Number of Lots:	33	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

Conditions and Requirements for Approval

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

041. Easements dedicated by separate instrument shown on the plat and not located adjacent to a common property line must be vacated, abandoned and rededicated prior to recordation.

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

052. Madera Run Parkway Street Dedication Sec 3 and Sec 4 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)

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

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13

Action Date: 02/16/2017

Plat Name: Groves Sec 12

Developer: Crescent LHTX 2012, LLC, a Delaware limited liability company

Applicant: BGE, Inc.

App No/Type: 2017-0170 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)

Madera run parkway sec 4 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: 14
Action Date: 02/16/2017
Plat Name: Harmony Village Sec 5
Developer: Chesmar Homes
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-0245 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	16.0000	Total Reserve Acreage:	6.6700
Number of Lots:	80	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77386	293L	ETJ

Conditions and Requirements for Approval

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

052. Birnham Woods Drive Lift Station and Reserves 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)

115. Add Wastewater Note: All lots shall have adequate wastewater collection services.

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

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 02/16/2017
Plat Name: Harmony Village Sec 5
Developer: Chesmar Homes
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-0245 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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 15
Action Date: 02/16/2017
Plat Name: Houston Squash
Developer: The Houston Squash and Fitness Club
Applicant: R.G. Miller Engineers
App No/Type: 2017-0157 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.2220	Total Reserve Acreage:	1.2220
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	525L	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)

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

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

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

For Your Information:

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

Fort Bend Engineer: 1) Update Precinct 1 Commissioner to Vincent M. Morales, Jr.

2) North Park Drive is a private street. Please correct.

3) Submit to FBC for formal review

4) Submit civil construction plans

PWE Utility Analysis: Approved.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 02/16/2017
Plat Name: Humble Commerce
Developer: Humble Texas Signs, LLC
Applicant: Texas Professional Surveying, LLC
App No/Type: 2017-0102 C2

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	6.0360	Total Reserve Acreage:	6.0360
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77338	336N	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)

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 *****.

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)

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)

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

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

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

1. Provide a separate application in the form of a GP (General Plan), if applicant desires add a variance request to not provide a local street on seen on the marked copy. Otherwise, provide street in the GP and revised Humble Commerce Plat.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 02/16/2017
Plat Name: Humble Commerce
Developer: Humble Texas Signs, LLC
Applicant: Texas Professional Surveying, LLC
App No/Type: 2017-0102 C2

Staff Recommendation:
Defer Chapter 42 planning standards

PWE Utility Analysis: Approved

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

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

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

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

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

Verify with COH if a general plan is needed

Shared access with property to the south is recommended to utilize existing median opening. Otherwise, driveway will be right-in/right-out.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 02/16/2017
Plat Name: Industrial TX Corp
Developer: G.T.H. Family Partnership, Ltd.
Applicant: EHRA
App No/Type: 2017-0220 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.9969	Total Reserve Acreage:	6.9952
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	West Harris County MUD 21
County	Zip	Key Map ©	City / ETJ
Harris	77064	370S	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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

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)

Verify ROW for Windfern Road. Road log calls out 60 feet. HCAD measures 75 feet.

UVE should be checked at Twelve Lakes Blvd and N. Gessner Road, and at Twelve Lakes Blvd and Windfern Road.

Limited scope TIA will be required to determine driveway locations, left turn lane requirements and shared access with property to the south for a median opening and NB left turn lane on Gessner Road.

Street Name Twelve Lakes Blvd should be verified. Google Map and Key Map indicate it is Heron Nest 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.



Agenda Item: 18
Action Date: 02/16/2017
Plat Name: Katy Pointe Reserves
Developer: TELEPHONE INVESTMENTS, INC.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2017-0208 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	10.3970	Total Reserve Acreage:	9.8800
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	445E	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.

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

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

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

For Your Information:

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

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

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

Clay Rd is being widened by Harris County. Coordinate access and ROW with CIP PM Jeremy Haywood.

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

TIA has not been approved.

Plat and plan should be approved by Harris County Clay Road CIP Project Manager, Jeremy Haywood.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 02/16/2017
Plat Name: Lakes of Bella Terra West Sec 1
Developer: LOB West, Inc
Applicant: Benchmark Engineering Corp.
App No/Type: 2017-0223 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	28.6210	Total Reserve Acreage:	7.2410
Number of Lots:	101	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524M	ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

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

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

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) Show 20' G.B.L as indicated on the markup
- 2) Record Rancho Bella Parkway Street Dedication Sec 4 prior to or simultaneously with this plat.
- 3) Shift Zanubia court southward so that the B.L will not be imposed on the HL&P property
- 4) Verify reverse curve meets min standard, as indicated on markup

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 02/16/2017
Plat Name: Lakes of Bella Terra West Sec 1
Developer: LOB West, Inc
Applicant: Benchmark Engineering Corp.
App No/Type: 2017-0223 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Fort Bend Engineer: 1) Update dates to 2017
2) Update Commissioner Precinct 1 to Vincent M. Morales, Jr.
3) Provide additional UEs adjacent to 50' ROWs per 5.5.B.2
4) 41' B-B pavement is required in front of rec centers
5) Provide rear lot UE on Lot 12, Block 3
6) Submit civil construction plans
7) Submit to FBC for formal review

PWE Utility Analysis: Approved

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 02/16/2017
Plat Name: Lopez Mendoza Place
Developer: juan lopez
Applicant: Houston Platting
App No/Type: 2017-0159 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	3.0000	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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77484	283K	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

match all easement shown in title at the time of recordation.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 02/16/2017
Plat Name: Lopez Mendoza Place
Developer: juan lopez
Applicant: Houston Platting
App No/Type: 2017-0159 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

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

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

Adjacent plat to the west calls out a pipeline easement. Show on plat if applicable.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 21
Action Date: 02/16/2017
Plat Name: Medical Development at FM 2920 Sec 3
Developer: 2920 MED DEV Partners, LLC.
Applicant: IDS Engineering Group
App No/Type: 2017-0205 C2

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	2.1500	Total Reserve Acreage:	2.1500
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:	Meadowhill Regional MUD
County	Zip	Key Map ©	City / ETJ
Harris	77388	291V	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)

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

For Your Information:

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

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

PWE Utility Analysis: Deferred until next Planning review.

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

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

Documentation of TxDOT driveway approval should be submitted with site plans

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 02/16/2017
Plat Name: Mills Creek Crossing Sec 1
Developer: K.B. Home Lone Star Inc
Applicant: Pape-Dawson Engineers
App No/Type: 2017-0130 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	16.1400	Total Reserve Acreage:	7.6340
Number of Lots:	64	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	77070	369L	ETJ

Conditions and Requirements for Approval

- 012.2.1 Dead-end utility easements are not permitted.
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.
143. Minimum intersection spacing along a local street shall be 75 feet. (128)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 02/16/2017
Plat Name: Mills Creek Crossing Sec 1
Developer: K.B. Home Lone Star Inc
Applicant: Pape-Dawson Engineers
App No/Type: 2017-0130 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Harris County Flood Control District: No HCFCD 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)

Set aside 20 foot section to be dedicated as a public roadway easement via separate instrument, not by this plat. see markup.

Reserves B and C should also be restricted to landscaping to deny access off of mills road

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

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

Cypress Mills Drive at Perry is a candidate for a future traffic signal: match centerline and width of existing street to east of Perry to avoid overlapping left turn paths

Missing corner cut

Acreage may need to be adjusted due to location of southern plat boundary line

UVE should be checked at Cypress Mills Drive and Perry road.

NB left turn lane will be required on Perry Road at Cypress Mills Drive.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 02/16/2017
Plat Name: Mills Road Reserves
Developer: Anbeta LLC
Applicant: R.G. Miller Engineers
App No/Type: 2017-0246 C3F

Staff Recommendation:
Defer Public utilities review

Total Acreage:	15.8950	Total Reserve Acreage:	15.8950
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	Mills Road MUD
County	Zip	Key Map ©	City / ETJ
Harris	77070	369K	ETJ

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)

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

For Your Information:

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

PWE Utility Analysis: Deferred until next Planning review.

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

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

UVE should be checked at Mist Lane and Jones Road.

Traffic Impact Analysis will be required before the review of site development plan. It should address, but not limited to, driveway locations, left turn lane requirements and impact at the intersection of Jones Road and Mills Road. Traffic should be contacted for scoping meeting.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 02/16/2017
Plat Name: Miranda Trucking Reserve
Developer: miranda trucking
Applicant: Houston Platting
App No/Type: 2017-0155 C2

Staff Recommendation:
 Defer Chapter 42 planning standards

Total Acreage:	1.7860	Total Reserve Acreage:	1.7860
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77013	456U	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)

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

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

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

1) Provide recording ROW information for Wallisville Rd. Provide a new registry drawing that properly locates the site as there is a parcel that was dedicated for ROW purposes by Harris County that abuts the proposed site's southern boundary. Label the recording information that dedicated Wallisville.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 25
Action Date: 02/16/2017
Plat Name: Pine Trace Village Drive Street Dedication
Developer: D.R. Horton-Texas, Ltd.
Applicant: R.G. Miller Engineers
App No/Type: 2017-0172 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.7265	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	77375	289C	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.
051. Tie plat boundary to the nearest intersection of public street rights-of-way.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

For Your Information:

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

PWE Utility Analysis: Approved.

Harris County Flood Control District: Flood Control review - This plat will require a Plat release letter before recordation.

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

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

Sec 8 will need to be recorded simultaneously or after Pine Trace Village Drive

county road log says that Stuebner airline road is 80 feet wide. Confirm ROW

SB left turn lane will be required on Stuebner Airline Road at Pine Trace Village Drive. Uniform pavement width along Stuebner Airline Road will be required between two left turn lane tapers if the distance is less than 500'.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 02/16/2017
Plat Name: Pine Trace Village Sec 8
Developer: D.R. Horton-Texas, Ltd.
Applicant: R.G. Miller Engineers
App No/Type: 2017-0166 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	34.7500	Total Reserve Acreage:	18.6800
Number of Lots:	80	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	77375	289C	ETJ

Conditions and Requirements for Approval

- 012.2.1 Dead-end utility easements are not permitted.
014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Pine Trace Village Drive Street Dedication 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)
- 157.1. Provide street name break(s) as indicated on the marked file copy. Street name breaks must be located at lot lines.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 02/16/2017
Plat Name: Pine Trace Village Sec 8
Developer: D.R. Horton-Texas, Ltd.
Applicant: R.G. Miller Engineers
App No/Type: 2017-0166 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approved
Harris County Flood Control District: Flood Control review - This plat will require a Plat release letter before recordation.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
pine trace village drive will need to be recorded before or simultaneously with this plat
county road log says that Stuebner airline road is 80 feet wide. Confirm ROW
UVE should be checked at Pine Trace Bend Drive and Water Hickory Drive.
SB left turn lane will be required on Stuebner Airline Road at Pine Trace Village Drive. Uniform pavement width along Stuebner Airline Road will be required between two left turn lane tapers if the distance is less than 500'

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 02/16/2017
Plat Name: Pinnacle Patio Homes
Developer: Bowden Survey
Applicant: Bowden Land Services
App No/Type: 2017-0108 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1205	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492H	City

Conditions and Requirements for Approval

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

187. 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) Add note: All lots shall have adequate wastewater collection service.
- 2) The building line should be dashed.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

PWE Traffic: No comment.

Parks and Recreation: Parks and Open Space table need to be revised (see markups)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 02/16/2017
Plat Name: Rancho Bella Parkway Street Dedication Sec 4
Developer: LOB West, Inc
Applicant: Benchmark Engineering Corp.
App No/Type: 2017-0218 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.7860	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 133
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524M	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

1. Add note to 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.



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 02/16/2017
Plat Name: Rancho Bella Parkway Street Dedication Sec 4
Developer: LOB West, Inc
Applicant: Benchmark Engineering Corp.
App No/Type: 2017-0218 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Fort Bend Engineer: 1) Update dates to 2017
2) Update Precinct 1 Commissioner to Vincent M. Morales, Jr.
3) Submit variance letter for centerline radius requirements on Collector roadways
4) Submit civil construction plans
5) Submit to FBC for formal review

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 02/16/2017
Plat Name: Shama
Developer: Foodway
Applicant: ICMC GROUP INC
App No/Type: 2017-0191 C2

Staff Recommendation:
Defer Public utilities review

Total Acreage:	0.5165	Total Reserve Acreage:	0.5165
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	77035	571C	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)
1. Revise recording information for both South Post Oak and Benning Drive.
2. Provide attesting signatory because Starmax Ventures is a corporation.

For Your Information:

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

PWE Utility Analysis: MORE time needed
PWE Traffic: No comment.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 02/16/2017
Plat Name: South Enclave West
Developer: Skymark Development Co. Inc.
Applicant: Texas Engineering And Mapping Company
App No/Type: 2017-0216 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.4206	Total Reserve Acreage:	0.9124
Number of Lots:	43	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Northwest Harris County MUD 16
County	Zip	Key Map ©	City / ETJ
Harris	77084	407U	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

City Engineer: DETENTION IS REQUIRED

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

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

UVE should be checked at Westminster Village Drive and W. Little York Road.

There is existing median in front of the proposed Wilthorne Colony Court. Distance from W. Little York Road is not adequate to have a median opening per Geometric Design Requirements. Right-in/right-out operation will generate U-Turns which are not safe. Either proposed street should be relocated where there are no median or second point of access to W. Little York Road should be provided. Plat should be deferred if further discussion is necessary.

LTL required on WLY at median opening opposite Brevis Lane



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 02/16/2017
Plat Name: Superior Properties of Texas
Developer: Superior Properties of Texas
Applicant: Town and Country Surveyors
App No/Type: 2017-0219 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.1720	Total Reserve Acreage:	2.1720
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	Porter MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	296L	ETJ

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

City Engineer: 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: 32
Action Date: 02/16/2017
Plat Name: Tanglelane Addition partial replat no 1
Developer: 5042 Tangle Associates, LP
Applicant: Probstfeld & Associates, Inc.
App No/Type: 2017-0185 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4814	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77056	491L	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

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

For long form

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

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

City Engineer: DETENTION IS REQUIRED

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 02/16/2017
Plat Name: Tavola Sec 25
Developer: Friendswood Development Company
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2017-0240 C3P

Staff Recommendation:
 Defer Chapter 42 planning standards

Total Acreage:	12.2400	Total Reserve Acreage:	1.0200
Number of Lots:	67	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	East Montgomery County MUD 7
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	257J	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

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

150. Provide a second point of access to a public street when the total number of lots exceeds 150. (190)

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: MAKE SURE THAT THE SUBDIVISION HAS DETENTION



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 02/16/2017
Plat Name: Teague Road Street Dedication
Developer: Meritage Homes of Texas LLC
Applicant: Marsh Darcy Partners, Inc.
App No/Type: 2017-0177 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.6206	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450J	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)

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.

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

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

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

For Your Information:

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

PWE Utility Analysis: Approved
Harris County Flood Control District: Flood Control review - No comments.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 02/16/2017
Plat Name: Tech Center
Developer: 1502 Sawyer LLC
Applicant: Terra Surveying Company, Inc.
App No/Type: 2017-0120 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.3770	Total Reserve Acreage:	1.3770
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493F	City

Conditions and Requirements for Approval

031. Add Dual BL note to the plat.

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

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

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

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

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

For Your Information:

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

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

For long form:

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

City Engineer: DETENTION IS REQUIRED

AND 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: 36
Action Date: 02/16/2017
Plat Name: Texas Precision Machine
Developer: Texas Precision Machine Inc.
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2017-0186 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.5000	Total Reserve Acreage:	2.5000
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	77014	331U	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 02/16/2017
Plat Name: Wakefield Landing
Developer: CMC INTERPRISES
Applicant: PLS
App No/Type: 2017-0200 C3F

Staff Recommendation:
Defer Public utilities review

Total Acreage:	0.9860	Total Reserve Acreage:	0.0184
Number of Lots:	24	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	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)

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

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

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.

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.

PWE Utility Analysis: Deferred until next Planning review.

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.



Agenda Item: 38
Action Date: 02/16/2017
Plat Name: Washington Terrace partial replat no 3
Developer: SLBL,LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2017-0241 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

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.

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

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

Applicant to provide the following amenities:

- * Four 3" caliper street trees
- * 15' sidewalk along Dowling with a 6' wide unobstructed through zone
- * 16' sidewalk along Wheeler with a 6' wide unobstructed through zone
- * a public bench along Dowling

The Planning Commission granted a variance to allow a 0' dual building line along Dowling and an 8' dual building line along Wheeler. The variance approval is contingent on the site plan and supporting drawings submitted upon variance approval. Any modifications to the site plan submitted with this application would make the variance approval invalid and the plat must meet all applicable building lines per the ordinance.

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: 38
Action Date: 02/16/2017
Plat Name: Washington Terrace partial replat no 3
Developer: SLBL,LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2017-0241 C3F

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%

PWE Traffic: No comment.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 02/16/2017
Plat Name: Westview Landing Sec 3
Developer: KB Home
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2017-0232 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	22.5600	Total Reserve Acreage:	6.1200
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:	Combination	Utility District:	Mount Houston Road MUD
County	Zip	Key Map ©	City / ETJ
Harris	77038	411H	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. ____ 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.

City Engineer: DETENTION IS PROVIDED ON THIS SECTION

Harris County Flood Control District: Provide HCFCD Unit numbers and Key Map information on Vicinity Maps.

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 2 will need to be recorded prior to or simultaneously with this plat

UVE should be checked at Upland Willow Avenue and T.C. Jester Blvd.

SB left turn lane will be required on T.C. Jester Blvd at Upland Willow Avenue.

Corner ROW radii C7 & C8 at Upland Willow Ave and T.C. Jester Blvd should be 30'.

construct east half of TC Jester with section



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 02/16/2017
Plat Name: Woodlands Creekside Park West Sec 37
Developer: THE WOODLANDS LAND DEVELOPMENT COMPANY, LP
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2017-0221 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	26.5280	Total Reserve Acreage:	10.0550
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:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	249V	ETJ

Conditions and Requirements for Approval

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

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.

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

052. Woodlands Zulemma Drive Street Dedication must be recorded prior to or simultaneously with this plat.

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

Add: All lots shall have adequate waste water collection services.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 02/16/2017
Plat Name: Woodlands Creekside Park West Sec 37
Developer: THE WOODLANDS LAND DEVELOPMENT COMPANY, LP
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2017-0221 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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)
Required UVE has not been shown correctly on the Plat.
record simultaneously with STD to Hufsmith

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 02/16/2017
Plat Name: Woodlands Creekside Park West Sec 42
Developer: THE WOODLANDS LAND DEVELOPMENT COMPANY, LP
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2017-0169 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	8.5830	Total Reserve Acreage:	0.9950
Number of Lots:	34	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	77375	249Q	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.

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)

Add: All lots shall have adequate waste water 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)
 Exhibit to check UVE at Smooth Stream Drive and Creekside Forest Drive has not been approved

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 02/16/2017
Plat Name: Aliana Retail Center replat no 1
Developer: Target Corp. c/o Terra Surveying
Applicant: Terra Surveying Company, Inc.
App No/Type: 2017-0196 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	31.1930	Total Reserve Acreage:	31.1930
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 134 A
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526Y	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
203. Provide complete Recordation Package when submitting plat for 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) Submit to FBC for formal review
3) Submit civil construction plans
City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

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



Agenda Item: 43
Action Date: 02/16/2017
Plat Name: Ancorian at Durham
Developer: Ancorian
Applicant: The Interfield Group
App No/Type: 2017-0210 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.5640	Total Reserve Acreage:	0.5640
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	452U	City

Conditions and Requirements for Approval

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

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

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

185.3. Appendix A: Remove single family paragraph from the dedicatory language.

Need to revise the legal description on the plat and title report to show that this replat involves lots 1-8 of block 96 of the Houston Heights Subdivision.

For Your Information:

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 02/16/2017
Plat Name: Bayou Street Landing
Developer: Paradigm Design
Applicant: Total Surveyors, Inc.
App No/Type: 2017-0168 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:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494J	City

Conditions and Requirements for Approval

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

134.11. Add to general notes on face of plat: This property(s) is located in Park Sector number 11.

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

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

For Your Information:

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

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

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

For long form:

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

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

PWE Traffic: No comment.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 02/16/2017
Plat Name: Bingle Self Storage
Developer: Cobb, Fendley & Associates
Applicant: AGS CONSULTANTS LLC
App No/Type: 2017-0189 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.9880	Total Reserve Acreage:	0.9880
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	450Z	City

Conditions and Requirements for Approval

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

158. Provide for the dedication of 20' feet of frontage for widening Bingle as indicated on the marked file copy.

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

For Your Information:

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

PWE Utility Analysis: A wastewater capacity reservation letter is required for this project. 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: 46
Action Date: 02/16/2017
Plat Name: Camp of God
Developer: Christ Apostolic Church Revival Center
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2017-0190 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	4.0039	Total Reserve Acreage:	4.0039
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 Utility District 6
County	Zip	Key Map ©	City / ETJ
Harris	77084	408W	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.

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.

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)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 02/16/2017
Plat Name: Childress Powder Coating Properties
Developer: Childress Powder Coating properties L.C.
Applicant: M2L Associates, Inc.
App No/Type: 2017-0239 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.6819	Total Reserve Acreage:	0.6819
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77041	450A	City

Conditions and Requirements for Approval

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.

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

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

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

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

- provide reason for replat - hatch visibility triangle

For Your Information:

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



Agenda Item: 48
Action Date: 02/16/2017
Plat Name: Cleburne Dowling Eagle Homes
Developer: 2302 CLEBURNE STREET PROPERTY, LLC
Applicant: RSG Engineering
App No/Type: 2017-0009 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.8494	Total Reserve Acreage:	0.0343
Number of Lots:	22	Number of Multifamily Units:	22
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

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

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

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)

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

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

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

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

190.3. Add 'Patrick Walsh, PE, Secretary' as Secretary 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)



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 02/16/2017
Plat Name: Cleburne Dowling Eagle Homes
Developer: 2302 CLEBURNE STREET PROPERTY, LLC
Applicant: RSG Engineering
App No/Type: 2017-0009 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

A building line requirement of 25 feet is required along Cleburne, unless a pedestrian realm plan is submitted for site plan review. The pedestrian realm plan shall comply with 42-402, Transit corridor street pedestrian access standards, which may be d from time to time.

For Your Information:

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

Parks and Recreation: 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>

Parks and Recreation: Correct Parks and Open Space Table

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.



Agenda Item: 49
Action Date: 02/16/2017
Plat Name: Crocker Enclave
Developer: Drake Custom Homes, Ltd
Applicant: Owens Management Systems, LLC
App No/Type: 2017-0224 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1260	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77019	493N	City

Conditions and Requirements for Approval

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

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

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

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

- add wastewater note

For Your Information:

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

PWE Utility Analysis: 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%

PWE Traffic: No comment.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 02/16/2017
Plat Name: Deerbrook Crossing Sec 4 partial replat no 2
Developer: TPS
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-0123 C2R

Staff Recommendation:
Defer for further study and
review

Total Acreage:	13.7800	Total Reserve Acreage:	13.7800
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	20	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77338	375B	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.

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)

- Deferral due to comments made by HCFCF

For Your Information:

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

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

For long form:

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

Harris County Flood Control District: -Call out HCFCF ROW per HCFCF Policy, Criteria, & Procedure Manual Appendix C.

-Inconsistent ROW information between Deerbrook Crossing Sec. 4 plat filed 7/10/01 and Deerbrook Crossing Sec 4 Partial Replat No. 2.

City Engineer: DETENTION IS REQUIRED



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 02/16/2017
Plat Name: Dimension 5 Holdings Lockwood
Developer: Dimension 5 Holdings
Applicant: Century Engineering, Inc
App No/Type: 2017-0192 C2R

Staff Recommendation:
Defer Public utilities review

Total Acreage:	0.6619	Total Reserve Acreage:	0.6404
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494C	City

Conditions and Requirements for Approval

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

206. Staff recommendation is disapproval for the following reasons.

PWE Utility Analysis has requested a deferral.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: Deferred until next Planning review.
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: 52
Action Date: 02/16/2017
Plat Name: Feagan Street Grove
Developer: Kyle Smith
Applicant: Total Surveyors, Inc.
App No/Type: 2017-0233 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492M	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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

For long form:

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 02/16/2017
Plat Name: Garza Mt Houston
Developer: Prime Texas
Applicant: Albany Studio LLC
App No/Type: 2017-0106 C2R

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	6.7230	Total Reserve Acreage:	5.8760
Number of Lots:	5	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	77016	415K	City/ETJ

Conditions and Requirements for Approval

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (156)
047. Make minor corrections and additions as indicated on the marked file copy.
055. Revise subdivision name.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 02/16/2017
Plat Name: Garza Mt Houston
Developer: Prime Texas
Applicant: Albany Studio LLC
App No/Type: 2017-0106 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

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

Harris County Flood Control District: Flood Control review - Correct Key Map information on the Vicinity Map it is 415 K.

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

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

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

Label lot and reserve acreages. lot acreages need to be at least 1 acre to get septic permits if on septic and water well

Limited scope TIA to determine EMH driveway locations relative to future median opening

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54

Action Date: 02/16/2017

Plat Name: Gonzalez Center

Developer: Action Surveying

Applicant: Action Surveying

App No/Type: 2017-0181 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	0.4591	Total Reserve Acreage:	0.4591
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493D	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

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

For Long form:

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

City Engineer: DETENTION IS REQUIRED

PWE Traffic: No comment.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 02/16/2017
Plat Name: Grisby Commercial Development
Developer: Grisby Properties, LLC
Applicant: Windrose
App No/Type: 2017-0206 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	1.1328	Total Reserve Acreage:	1.1328
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77079	488A	City

Conditions and Requirements for Approval

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (156)
047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
203. Provide complete Recordation Package when submitting plat for 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: Deferred until next Planning review.
City Engineer: DETENTION IS REQUIRED, AND NEED B.L.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 02/16/2017
Plat Name: Houston Gateway Academy
Developer: Houston Gateway Academy
Applicant: ICMC GROUP INC
App No/Type: 2017-0203 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4706	Total Reserve Acreage:	0.4706
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77012	535A	City

Conditions and Requirements for Approval

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

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

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

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

115. Add the following 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.

134.11. Add to general notes on face of plat: This property(s) is located in Park Sector number 11.

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

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

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

For Your Information:

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

PWE Utility Analysis: Deferred until next Planning review.
City Engineer: DETENTION IS REQUIRED



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 02/16/2017
Plat Name: Iglesia de Dios Pentecostal Reserve on Laverne
Developer: iglesia de dios pentecostal
Applicant: Replat Specialists
App No/Type: 2017-0183 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	1.8640	Total Reserve Acreage:	1.8640
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450U	City

Conditions and Requirements for Approval

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

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 *****.

190.3. Add 'Martha L Stein, Secretary' as Secretary in the Planning Commission certificate.

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

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

add 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 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: 58
Action Date: 02/16/2017
Plat Name: Intervale Village GP
Developer: Taba Investments LLC
Applicant: Benchmark Engineering Corp.
App No/Type: 2017-0229 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.6800	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77075	575M	City

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. 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: 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: 59
Action Date: 02/16/2017
Plat Name: Intervale Village Sec 1
Developer: Taba Investments LLC
Applicant: Benchmark Engineering Corp.
App No/Type: 2017-0231 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3400	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77075	575M	City

Conditions and Requirements for Approval

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

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

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

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

- 1)add wastewater note
- 2)title should reflect "partial replat"
- 3)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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 02/16/2017
Plat Name: Intervale Village Sec 1
Developer: Taba Investments LLC
Applicant: Benchmark Engineering Corp.
App No/Type: 2017-0231 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

- This percentage (100%) shall be applied to the then-current fee in lieu of dedication.

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

- No land is being established as Private Park or dedicated to the public for Park purposes.
- Parks and Open Space Table need to be added on the face of the plat.

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%

PWE Traffic: No comment.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 02/16/2017
Plat Name: Ivy Kids Cypress Creek
Developer: Mission Engineering
Applicant: Gruller Surveying
App No/Type: 2016-2144 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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.

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

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

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



Agenda Item: 61
Action Date: 02/16/2017
Plat Name: Jireh
Developer: Hatteras Home
Applicant: Bates Development Consultants
App No/Type: 2017-0249 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1156	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453J	City

Conditions and Requirements for Approval

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

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

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

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)add wastewater note
- 2) provide reason for replat
- 3) include map record for existing U.E, as indicated on markup.

For Your Information:

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

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

For long form:

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 02/16/2017
Plat Name: K2K Investments at South Union
Developer: K2K Investments
Applicant: i On Construction
App No/Type: 2017-0147 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533P	City

Conditions and Requirements for Approval

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

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

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

181. Subdivision replat is subject to the notification provisions of the Local Government Code, Section 212.015.

182. Replat does not comply with the notification requirements described by the Local Government Code Section 212.015 and/or Chapter 42. (49)

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

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: Approved

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



Agenda Item: 63
Action Date: 02/16/2017
Plat Name: Lyons Redev Seventeenth Venture
Developer: South by Northwest, LP
Applicant: Karen Rose Engineering and Surveying
App No/Type: 2017-0198 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.1335	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	City

Conditions and Requirements for Approval

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

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

add wastewater note.

For Your Information:

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 02/16/2017
Plat Name: Makenzie Heights
Developer: Urban Eco Builders
Applicant: i On Construction
App No/Type: 2017-0142 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.2035	Total Reserve Acreage:	0.0000
Number of Lots:	3	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

Conditions and Requirements for Approval

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

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

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

use the long replat language

For Your Information:

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

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

For long form:

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 02/16/2017
Plat Name: Old Dominion Freight Line
Developer: Dynamic Engineering Consultants, PC
Applicant: Gruller Surveying
App No/Type: 2017-0012 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	35.6042	Total Reserve Acreage:	35.3297
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77047	573X	City/ETJ

Conditions and Requirements for Approval

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

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

203. Provide complete Recordation Package when submitting plat for 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
, ALSO B.L.'S ARE MISSING

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: 66
Action Date: 02/16/2017
Plat Name: Park Street Grove
Developer: On Point Custom Homes
Applicant: Total Surveyors, Inc.
App No/Type: 2017-0214 C2R

Staff Recommendation:
Defer for further study and
review

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

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)
- 207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed 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: Deferred until next Planning review.
City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

PWE Traffic: No comment.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 02/16/2017
Plat Name: Pilot Travel Center at Telephone Road
Developer: Estate of Thomas J Holmes
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-0115 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.8890	Total Reserve Acreage:	1.8890
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	77061	575E	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

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

For long form:

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

City Engineer: DETENTION IS REQUIRED

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 02/16/2017
Plat Name: Project Thirtythird at Thirtyfourth
Developer: Crescere Garden Oaks, LP
Applicant: Windrose
App No/Type: 2017-0207 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	2.5180	Total Reserve Acreage:	2.5180
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452P	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

PWE Utility Analysis: A wastewater capacity reservation letter is required for this project. 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: 69
Action Date: 02/16/2017
Plat Name: Turbo Addition at Fry Road
Developer: Action Surveying
Applicant: Action Surveying
App No/Type: 2017-0086 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.6349	Total Reserve Acreage:	0.6349
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 157
County	Zip	Key Map ©	City / ETJ
Harris	77449	406Q	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

PWE Utility Analysis: Approved.

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

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

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

Shared access with adjoining properties is recommended

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 02/16/2017
Plat Name: Village at Houston Heights
Developer: Lauro Arellano
Applicant: Total Surveyors, Inc.
App No/Type: 2017-0228 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.8176	Total Reserve Acreage:	0.0389
Number of Lots:	16	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452Y	City

Conditions and Requirements for Approval

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.
- 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

PWE Traffic: The provided parking plan for the two on-site parking spaces is acceptable.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 02/16/2017
Plat Name: Waterside at Mason
Developer: Mason Grand, LTD
Applicant: Windrose
App No/Type: 2017-0212 C2R

Staff Recommendation:
Defer Additional
information reqd
Update subdivision name.

Total Acreage:	1.3210	Total Reserve Acreage:	1.3210
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	Fort Bend County MUD 118
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	526W	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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

Fort Bend Engineer: 1) Provide correct plat name: Waterside Development Partial Replat No. 3
2) Show existing 40' B.L. and landscape setback along 99
3) Show existing 5' landscape reserve along edge of property
4) Update adjacent property information, as it was recently platted
5) Rename one reserve as Reserve B
6) Submit to FBC for formal review
7) Submit civil construction plans
City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 02/16/2017
Plat Name: Westgrove Court partial replat no 1
Developer: M. NASAR AND PARTNERS P.C.
Applicant: Melissa's platting service
App No/Type: 2017-0046 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3976	Total Reserve Acreage:	0.3976
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77027	492S	City

Conditions and Requirements for Approval

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

134.14. Add to general notes on face of plat: This property(s) is located in Park Sector number 14.

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 73
Action Date: 02/16/2017
Plat Name: Allendale Townsite Sec A partial replat no 2
Developer: Mark Thomas Associates Inc.
Applicant: Owens Management Systems, LLC
App No/Type: 2016-2164 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.1657	Total Reserve Acreage:	2.1657
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77017	536E	City

Conditions and Requirements for Approval

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

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

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

119. Add Dual BL plat note: Any additional structures or additions must adhere to the building line as shown on this plat. In addition, if the existing structure(s) is ever demolished, then any replacement structure(s) shall adhere to the building line shown on this plat.

134.06. Add to general notes on face of plat: This property(s) is located in Park Sector number 6.

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

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

For Your Information:

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

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

Houston Planning Commission

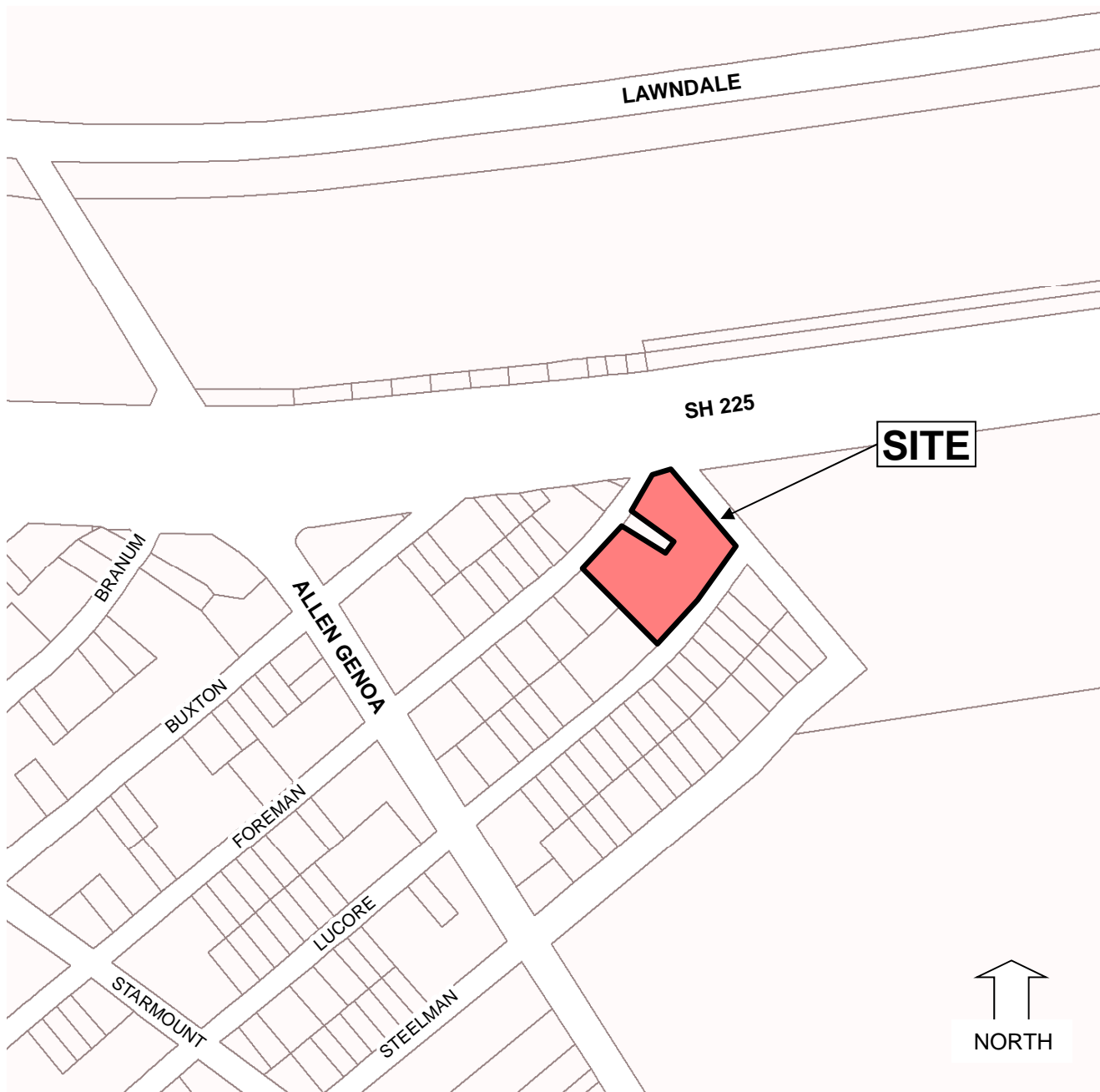
ITEM: 73

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Allendale Townsite Sec A partial replat no 2

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location

Subdivision

Houston Planning Commission

ITEM: 73

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Allendale Townsite Sec A partial replat no 2

Applicant: Owens Management Systems, LLC



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 02/16/2017
Plat Name: Bauer Landing Sec 2 partial replat no 1
Developer: LGI Homes
Applicant: Pape-Dawson Engineers
App No/Type: 2017-0031 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.7860	Total Reserve Acreage:	0.0000
Number of Lots:	7	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	77447	285Q	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

For Your Information:

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

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

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

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

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

Houston Planning Commission

ITEM: 74

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Bauer Landing Sec 2 partial replat no 1

Applicant: Pape-Dawson Engineers



C – Public Hearings

Site Location

Subdivision

Houston Planning Commission

ITEM: 74

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Bauer Landing Sec 2 partial replat no 1

Applicant: Pape-Dawson Engineers



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 02/16/2017
Plat Name: Benders Landing Estates Sec 6 partial replat no 1
Developer: LGI LAND, LLC
Applicant: IDS Engineering Group
App No/Type: 2016-2102 C3N

Staff Recommendation:
Deny the requested
variance(s) and
Disapprove the plat

Total Acreage:	39.1950	Total Reserve Acreage:	12.8280
Number of Lots:	21	Number of Multifamily Units:	0
COH Park Sector:		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
Montgomery	77386	294Q	ETJ

Conditions and Requirements for Approval

206. Staff recommendation is disapproval for the following reasons.

The applicant has not demonstrated a hardship. The property was recorded as an open space reserve. Residents of this community purchased their homes with a land plan and subdivision showing that the property in question will be an open space reserve. There is opposition against this replat and the applicant has not provided any additional information from when the application was submitted in 2012.

For Your Information:

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

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

Houston Planning Commission

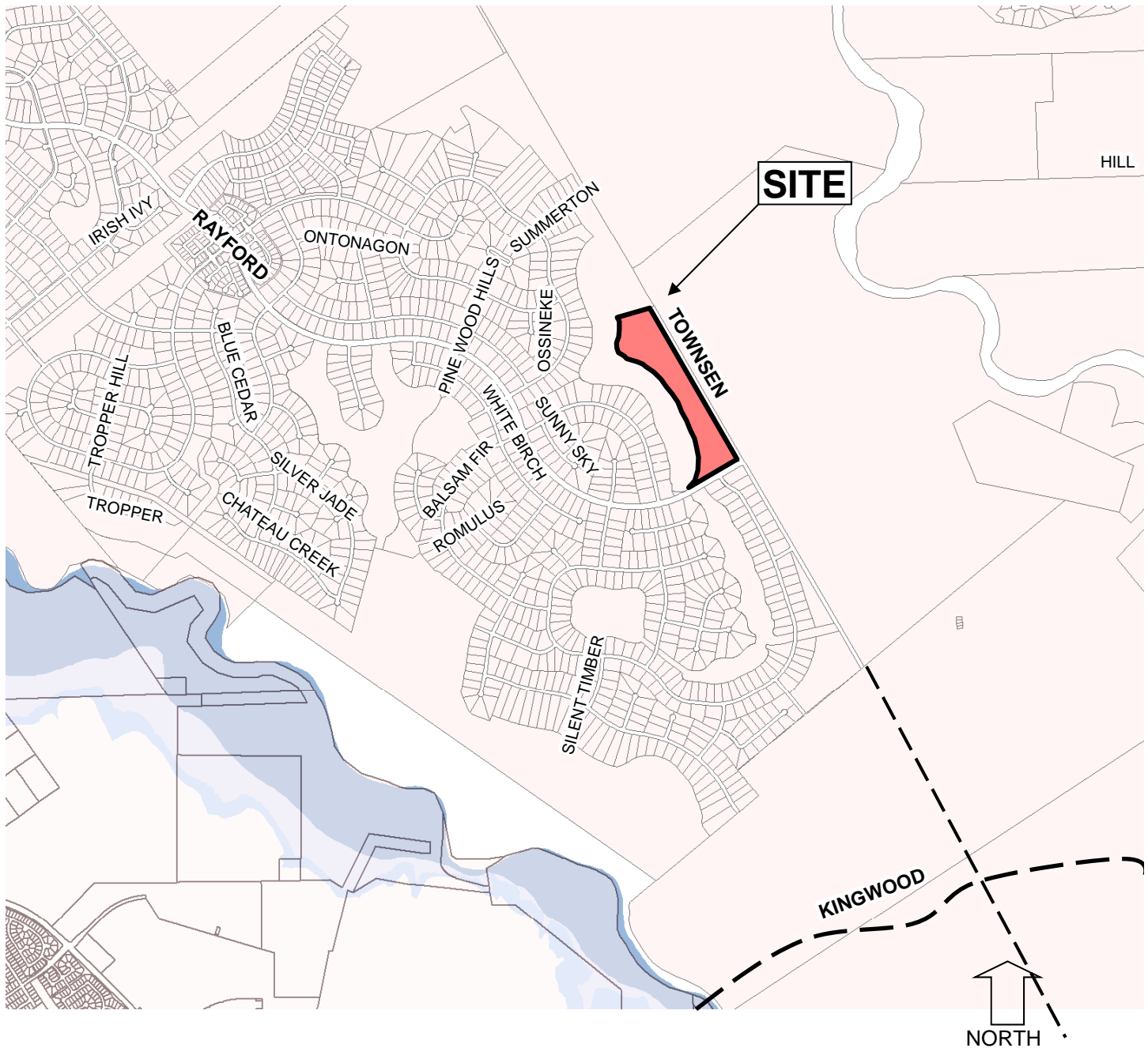
ITEM: 75

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Benders Landing Estates Sec 6 partial replat no 1

Applicant: IDS Engineering Group



C – Public Hearings with Variance Site Location

Houston Planning Commission

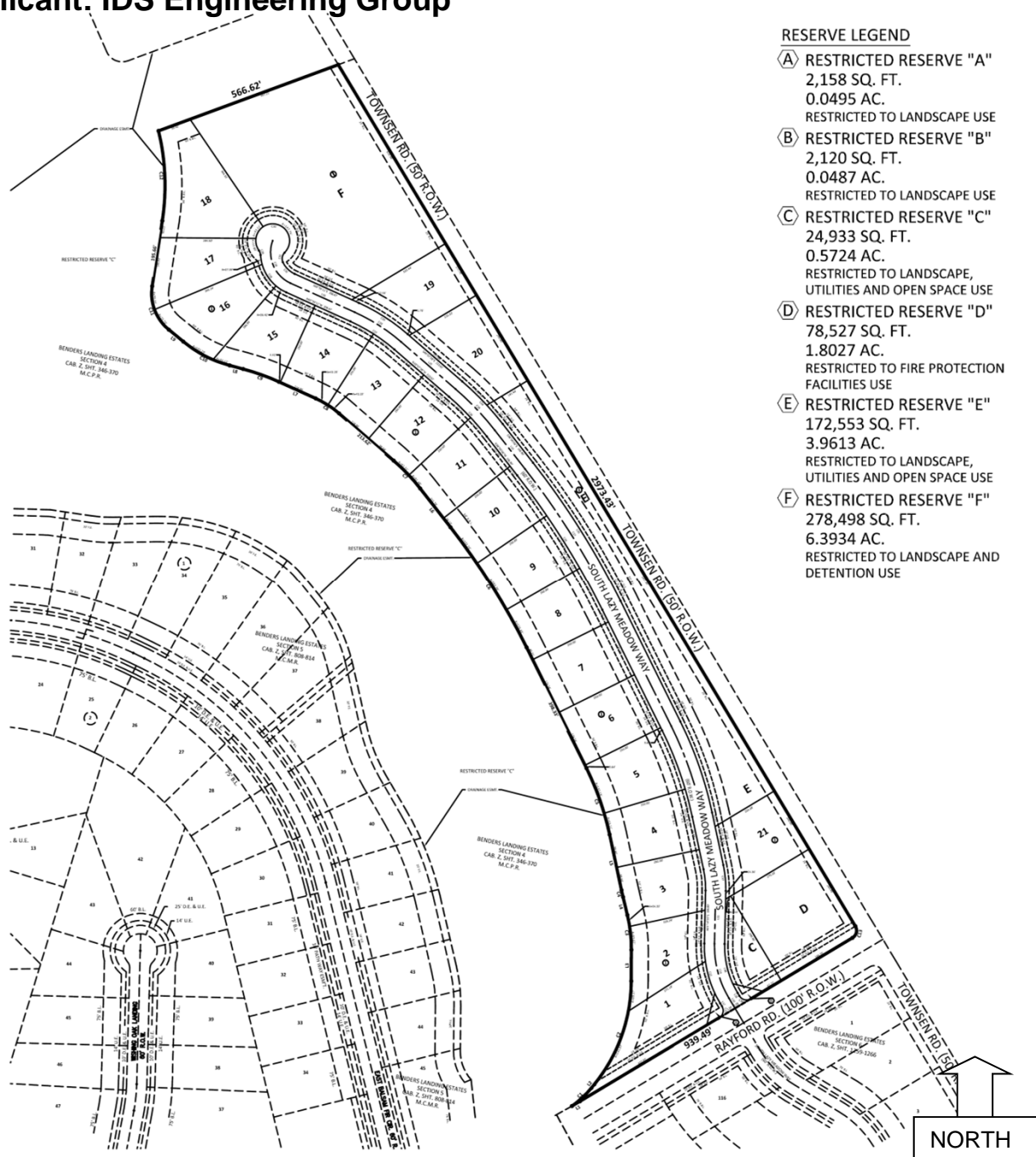
Planning and Development Department

ITEM: 75

Meeting Date: 02/16/2017

Subdivision Name: Benders Landing Estates Sec 6 partial replat no 1

Applicant: IDS Engineering Group



C – Public Hearings with Variance

Subdivision

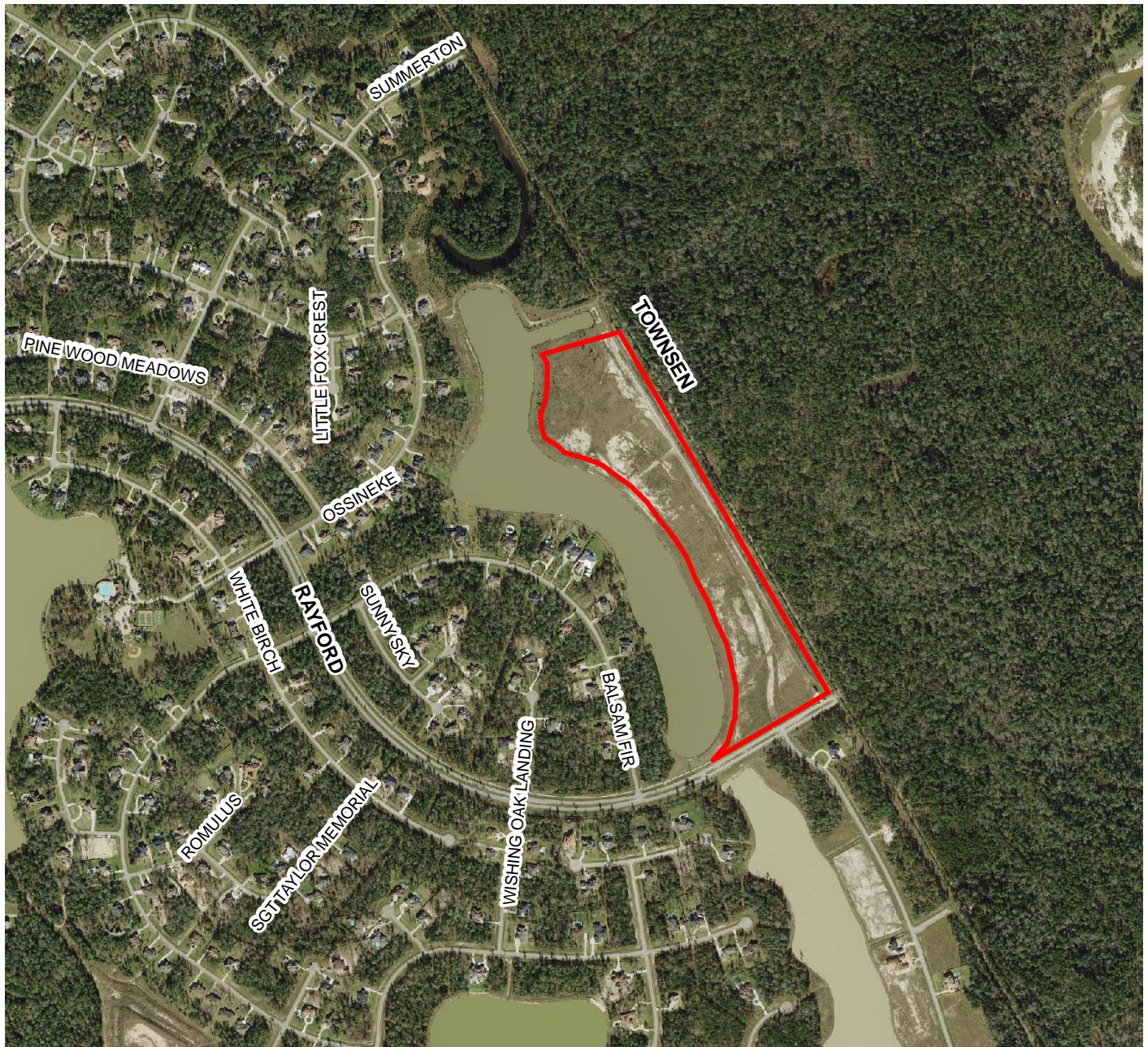
Houston Planning Commission

ITEM: 75

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Benders Landing Estates Sec 6 partial replat no 1



C – Public Hearings with Variance

Aerial



Application Number: 2016-2102

Plat Name: Benders Landing Estates Sec 6 partial replat no 1

Applicant: IDS Engineering Group

Date Submitted: 12/16/2016

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

Specific Variance is being sought and extent of variance:

To Replat Reserve F, Block 8 (restricted to open space) of Benders Landing Estates Sec 6 into Single Family lots and Reserves to provide for Fire Protection Facilities, Open Space, Landscape and Detention

Chapter 42 Section: 193(C)(2)

Chapter 42 Reference:

"42-193(c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: "

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 42-193 (c) states the following: "42-193(c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: "

Response: The subdivision plat contains lots restricted to single-family residential or residential use, therefore, this requirement applies. "(1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses. " Response: We are not proposing to replat any residential or single-family residential lots. See proposed replat for details.

"(2) A plat restriction limiting the use of property specifically to "nonresidential" use:" Response: Per Chapter 42 Definitions, Nonresidential shall mean any use that is not multi-family residential or single family residential. The reserve that is proposed to be replatted is viewed as a nonresidential property, based on the definition provided in Chapter 42.

We find the replat is considered allowable under this subsection of Chapter 42. Further definitions and clarification for reserves are provided in Chapter 42-190. – Tracts for non-single-family use – Reserves, which states the following: "(a) A tract of land that is not restricted to single-family residential use shall not be designated on a subdivision plat as a lot, but shall be designated as a reserve and shall be subject to those provisions of this chapter pertaining to reserves."

Response: The above description further describes a reserve as a nonresidential property, which supports our statement that the proposed replat is considered to be allowable under section 42-193(c)(2). a. "May not be amended to permit multi-family residential use of that property unless the applicant demonstrates that the property was actually improved and used for multi-family residential purposes prior to April 3, 1999;" Response: We are not proposing to replat for multi-family residential use of the property, therefore we are complying with this criterion. b. "May be amended to permit single-family residential use of that property only if: [1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or " Response: The proposed replat is proposing lots that are not less than the typical lot size. "[2] The property abuts a major thoroughfare." Response: The reserve that is in the proposed replat abuts a major thoroughfare. c. "May be amended to any more specific "nonresidential" use of that property." Response: The proposed replat includes 6 reserves restricted to open space, landscape, detention and fire station use. Conclusion: The proposed replat is in compliance with the Chapter 42 requirements, as stated in the responses included above.

(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 original purpose for the reserve was to place excavated spoil material from the lakes built within the development. After evaluating the final grades on the reserve, it was determined that development of the reserve into single-family residential lots was feasible.

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

Replatting this reserve will preserve and maintain this Chapter as written.

(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 as adequate ingress and egress is provided for ample internal circulation of traffic. The proposed reserve dedicated to fire protection facilities will improve public safety for the entire development. The street plan and reserve dedicated for detention will ensure adequate drainage of the development, minimize the likelihood of flooding, preserve the existing drainage of Woodsons Gully and minimize the impact of the existing flood plain along Woodsons Gully.

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

The original purpose for the reserve was to place excavated spoil material from the lakes built within the development. After evaluating the final grades on the reserve, it was determined that development of the reserve into single-family residential lots was feasible.



Application No: 2016-2102

Agenda Item: 75

PC Action Date: 02/16/2017

Plat Name: Benders Landing Estates Sec 6 partial replat no 1

Applicant: IDS Engineering Group

Staff Recommendation: Deny the requested variance(s) and Disapprove the plat

Chapter 42 Sections: 193(C)(2)

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

To Replat Reserve F, Block 8 (restricted to open space) of Benders Landing Estates Sec 6 into Single Family lots and Reserves to provide for Fire Protection Facilities, Open Space, Landscape and Detention;

Basis of Recommendation:

The site is located north of Rayford Road west of Townsend Road in Montgomery County. The reason for replat is to create 21 lots and 6 restricted reserves. The reserves are restricted to fire protection facilities, utilities, open space, landscape and detention. The applicant is seeking a variance to replat an open space reserve into 21 lots and 6 reserves. Review by Legal indicates this plat will not violate restrictions filed separately. Staff is not in support of this variance. The proposed property was platted as open space reserve in 2008 with the Benders Landing Estates Sec 6 subdivision. The property has always been in this configuration and the owner of the property submitted a request in 2012 to replat this property in a similar fashion with 18 lots instead of 21. The applicant did not demonstrate a hardship in 2012 and has not demonstrated a hardship with this proposal. The Planning Commission denied the variance and disapproved the plat. There is opposition for this proposal from the Benders Landing Estates Property Owners Association Board of Directors. The property owners purchased their homes and were shown a land plan and subdivision that displayed this area will remain open space and the applicant has not demonstrated a hardship and staff's recommendation is to Deny the requested variance and disapprove the plat.

Statement of Facts

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

The owner has not demonstrated a hardship and recorded the property as open space. Property owners within the subdivision bought surrounding property in mind that the reserve will remain open space.

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

There are no unusual physical characteristics that affect the property or would create an impractical development 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 applicant has not demonstrated a hardship and the property was platted as open space reserve and residents purchased the property in mind that this area will remain open space.

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

The intent and general purposes of this chapter will not be preserved and maintained with this replat.

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

The applicant has not demonstrated a hardship and the property was platted as open space reserve and residents

purchased the property in mind that this area will remain open space.

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

The applicant has not demonstrated an hardship and the property was platted as open space reserve and residents purchased the property in mind that this area will remain open space.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 02/16/2017
Plat Name: Granlin Grove partial replat no 1
Developer: Frenchys
Applicant: Owens Management Systems, LLC
App No/Type: 2016-1937 C3N

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.6530	Total Reserve Acreage:	0.6530
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	533D	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.

Legal Review indicates this plat violate the applicable restrictions filed separately.
Lots 2 and 4 in Block 7 and Lots 33, 34, and 35 in Block 8 are limited to single family residential use, this proposed replat will violate the applicable 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 IS REQUIRED AND NEED B.L. ON SCOTT ST

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

Houston Planning Commission

ITEM: 76

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Granlin Grove partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location

Houston Planning Commission

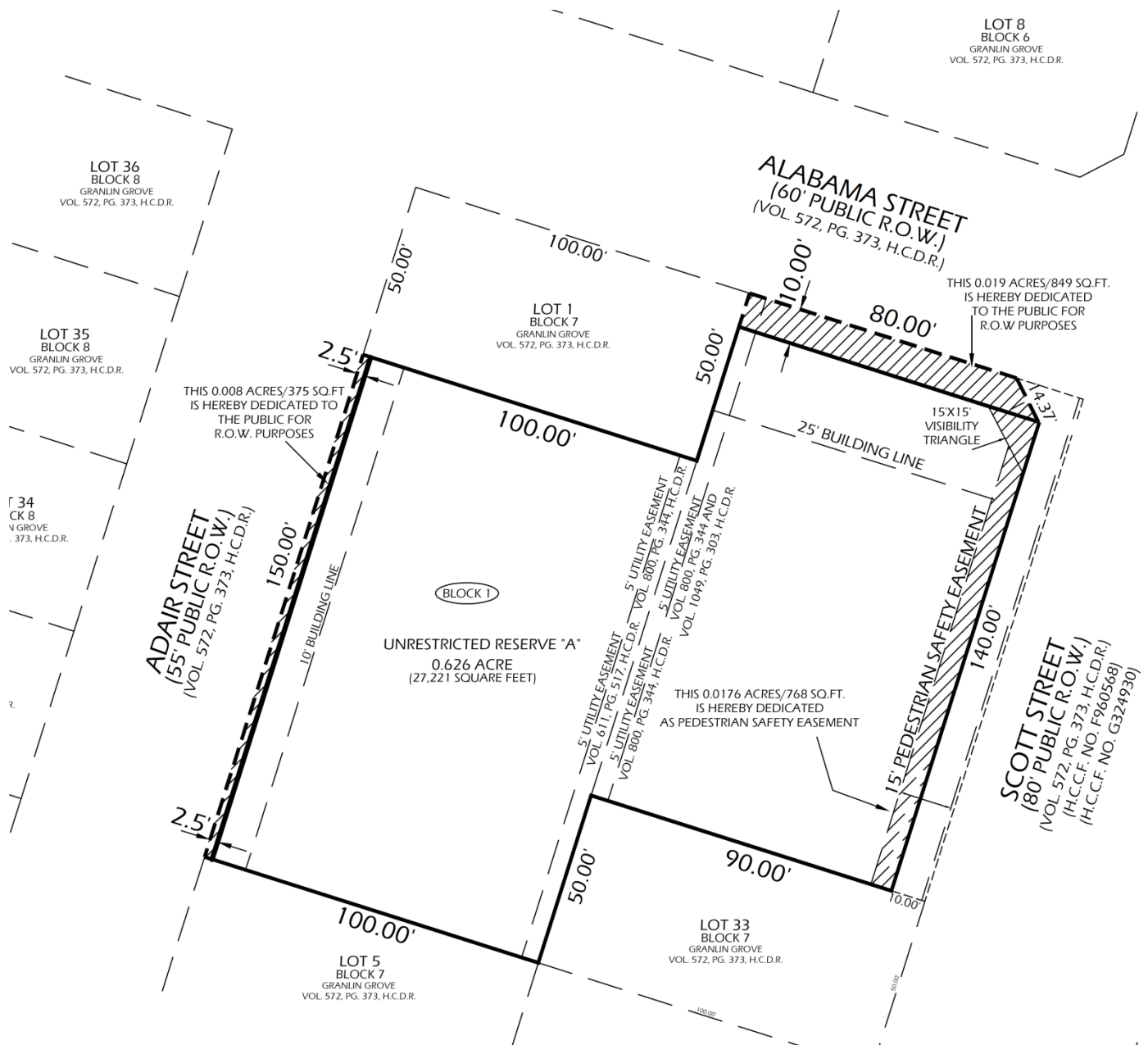
ITEM: 76

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Granlin Grove partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 76

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Granlin Grove partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 02/16/2017
Plat Name: Green Valley Estates Sec 2 amending plat partial replat no 1
Developer: Harose Investments
Applicant: Tetra Surveys
App No/Type: 2016-2043 C3N

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

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

Vehicular access is denied to South Lazy Ridge Road. Add note to the face of the plat that vehicular access is hereby denied to South Lazy Ridge 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.

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

Houston Planning Commission

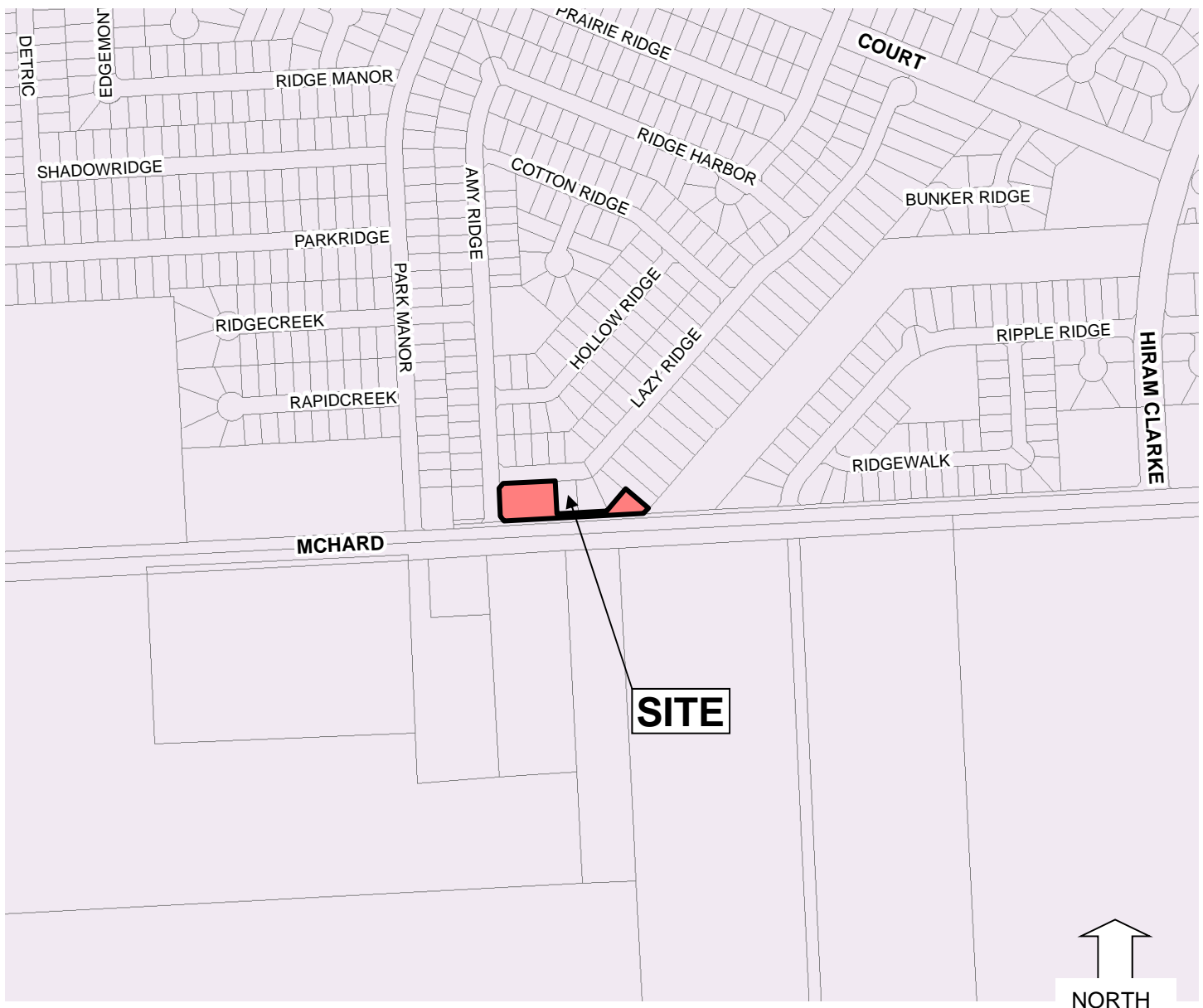
ITEM: 77

Planning and Development Department

Meeting Date: 02/16/2017

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

Applicant: Tetra Surveys



C – Public Hearings with Variance Site Location

Houston Planning Commission

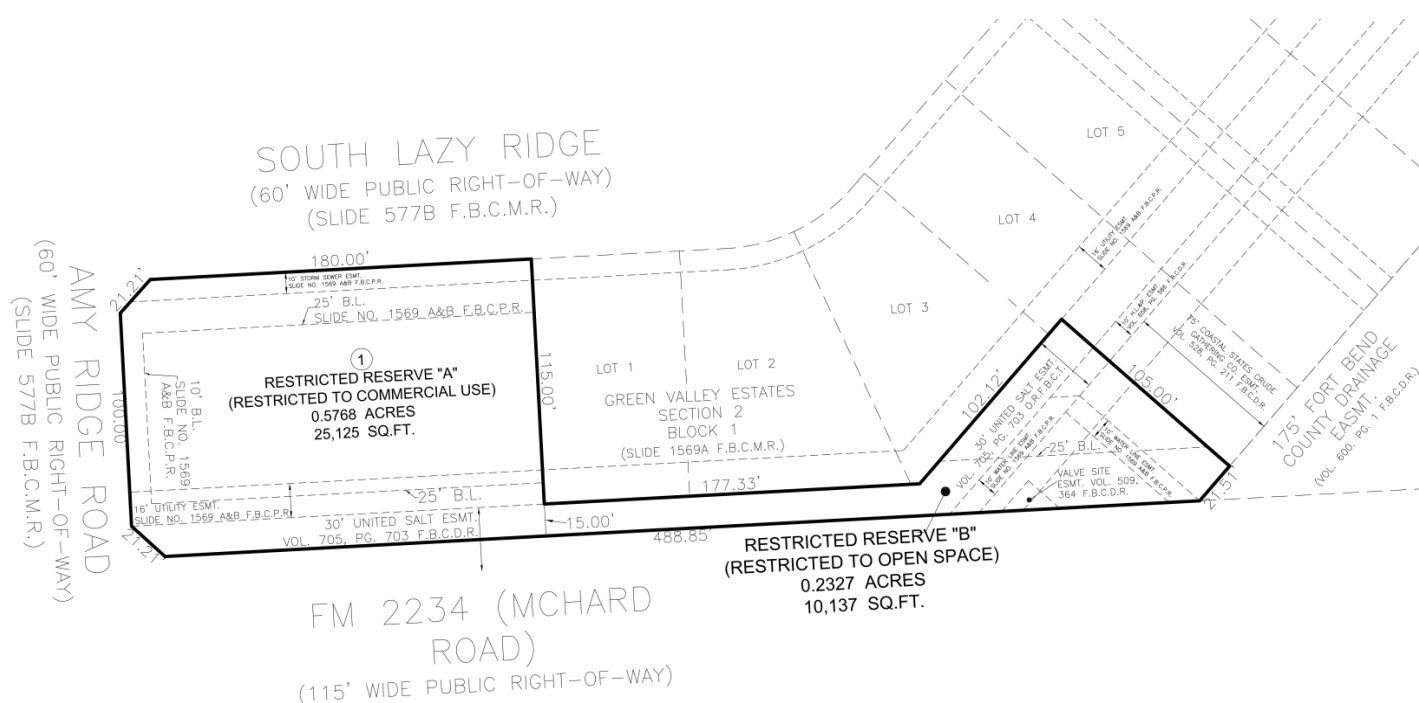
ITEM: 77

Planning and Development Department

Meeting Date: 02/16/2017

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

Applicant: Tetra Surveys



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 77

Planning and Development Department

Meeting Date: 02/16/2017

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

Applicant: Tetra Surveys



C – Public Hearings with Variance

Aerial



Application Number: 2016-2043

Plat Name: Green Valley Estates Sec 2 amending plat partial replat no 1

Applicant: Tetra Surveys

Date Submitted: 12/05/2016

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

Specific Variance is being sought and extent of variance:

Seeking a variance to allow a portion of a Reserve that was previously restricted to "Open Space" to be replatted into a "Commercial Reserve".

Chapter 42 Section: 42-193

Chapter 42 Reference:

Sec. 42-193. - Rules governing partial replats of certain property. (a) The rules in this section govern partial replats of subdivision plats recorded in the real property records and shall apply to each subsequent replat as though it were the first replat of the original subdivision plat. These rules do not apply to a replat of all the property in the original subdivision plat by all of the current owners thereof. For purposes of this section, "original subdivision plat" means the first recorded subdivision plat in which a plat restriction was included, and a "partial replat" means a replat of part of a recorded subdivision plat. (4) A plat restriction limiting the use of property to drainage, water plant, wastewater treatment, lift station or similar public utility use may be amended only to permit: a. Landscape, park, recreation, drainage, open space or similar amenity uses of that property, or b. Single-family residential use of that property only if the typical lot size in the replat is not less than the typical lot size of lots in the preceding plat.

Statement of Facts

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

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

The strict application of this ordinance would make this project contrary to sound public policy by forcing all traffic that flows in and out of the property to traverse through the residential 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 supporting the granting of the variance are not the result of a hardship created or imposed by the applicant as the restrictions were placed on the property by the original subdivision plat.

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

The intent of this chapter would be maintained with the granting of this variance by allowing the ingress and egress of traffic directly onto F.M. 2234.

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

By allowing direct access from F.M. 2234, the traffic to and from the commercial development would not be forced to travel through the residential neighborhood.

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

Public safety and convenience are the sole reasons for this variance request.



Application No: 2016-2043

Agenda Item: 77

PC Action Date: 02/16/2017

Plat Name: Green Valley Estates Sec 2 amending plat partial replat no 1

Applicant: Tetra Surveys

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

Chapter 42 Sections: 42-193

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

Seeking a variance to allow a portion of a Reserve that was previously restricted to "Open Space" to be replatted into a "Commercial Reserve".;

Basis of Recommendation:

The site is located at the northeast intersection of Amy Ridge Road and McHard Road, FM 2234 in the City Limits in Fort Bend County. The reason for replat is to create a commercial reserve and an open space reserve. The applicant is seeking a variance to allow a portion of an open Space reserve to be replatted into a commercial reserve and an open space reserve. Replatting of a portion of the open space reserve will allow the proposed development to have driveway access to McHard Drive, FM 2234. Review by Legal indicates that this plat does not violate restrictions filed separately. Staff is in support of this request.

The proposed replat is a replat of an unrestricted reserve and two open space reserves. Reserve A is a replat of a Reserve D which has always been an unrestricted reserve and an adjacent reserve 15 feet strip of land and triangular portion of land that were restricted to Open Space. The property was initially platted in this configuration with Ridgemont Sec Six plat in 1983 and then replatted in 1994 with the Green Valley Estates Sec 2 amending plat no 1. The applicant is replatting the unrestricted reserve and a portion of the open space reserve into a commercial reserve to have driveway access to McHard Road, FM 2234 and the remainder of the reserve will remain open space. The replat will allow the owner to have traffic circulation through his property and help to alleviate traffic on the residential streets of the subdivision.

The majority of the site has always been an unrestricted reserve and the owner can redevelop the property into any Commercial, Multi-family use he desires and without access to the Major Thoroughfare, the residential streets of this neighborhood would become more congested with additional traffic to the site. The remainder of the property will remain as an open space reserve.

Staff's recommendation is to Grant the requested variance and Approve the plat with the conditions listed included that no vehicular access will take place from South Lazy Ridge Road.

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 replat is a replat of an unrestricted reserve and two open space reserves. Reserve A is a replat of a Reserve D which has always been an unrestricted reserve and an adjacent reserve 15 feet strip of land and triangular portion of land that were restricted to Open Space. The property was initially platted in this configuration with Ridgemont Sec Six plat in 1983 and then replatted in 1994 with the Green Valley Estates Sec 2 amending plat no 1. The applicant is replatting the unrestricted reserve and a portion of the open space reserve into a commercial reserve to have driveway access to McHard Road, FM 2234. The replat will allow the owner to have traffic circulation through his property and help to alleviate traffic on the residential streets of the subdivision. The majority of the site has always been an unrestricted reserve and the owner can redevelop the property into any use he desires and without access to the Major Thoroughfare, the residential streets of this neighborhood would become more congested with additional traffic to 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;

The unusual physical characteristics of the property is that the majority of property was platted as an unrestricted reserve and the owner can develop the property into any use he desires. To allow the applicant to have access to the major thoroughfare McHard Drive, FM 2234 will alleviate additional vehicular traffic that will be generated by the new development.

(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 or imposed by the applicant. The majority of the property has always been unrestricted. The owner will provide a use that is beneficial to the neighborhood and access to McHard Road will alleviate traffic to the residential streets.

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

The intent and general purposes of this chapter will be preserve and maintained.

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

Granting of the variance will not be injurious to the public health, safety or welfare. The majority of the property can be developed into any use. The owner has decided to keep portion of the open space to remain as open space. He is only requesting to replat the portion that abuts the proposed Commercial use for driveway access. Vehicular access to this site will alleviate additional traffic on the residential streets in the neighborhood.

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

Economic hardship is not the sole justification of the variance. The majority of property was platted as an unrestricted reserve and the owner can develop the property into any use he desires however, the owner is replatting the property to have driveway access to McHard Drive which will help alleviate traffic from the residential streets.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 02/16/2017
Plat Name: Lindale Park Sec 5 partial replat no 1
Developer: CAS SURVEY
Applicant: CAS SURVEY
App No/Type: 2016-2035 C3N

Staff Recommendation:
Defer per neighborhood's request

Total Acreage:	1.1771	Total Reserve Acreage:	1.1771
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453U	City

Conditions and Requirements for Approval

001. Provide site plan or existing condition survey.

014. Establish building setback line of 32' per the min. BL ordinance as indicated on the marked file copy.

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

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

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

073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form. It should be Lindale Park Sec 5 partial replat no 1.

Check total acreage after dedications done by previous 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

ITEM: 78

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Lindale Park Sec 5 partial replat no 1

Applicant: CAS SURVEY



C – Public Hearings with Variance Site Location

Houston Planning Commission

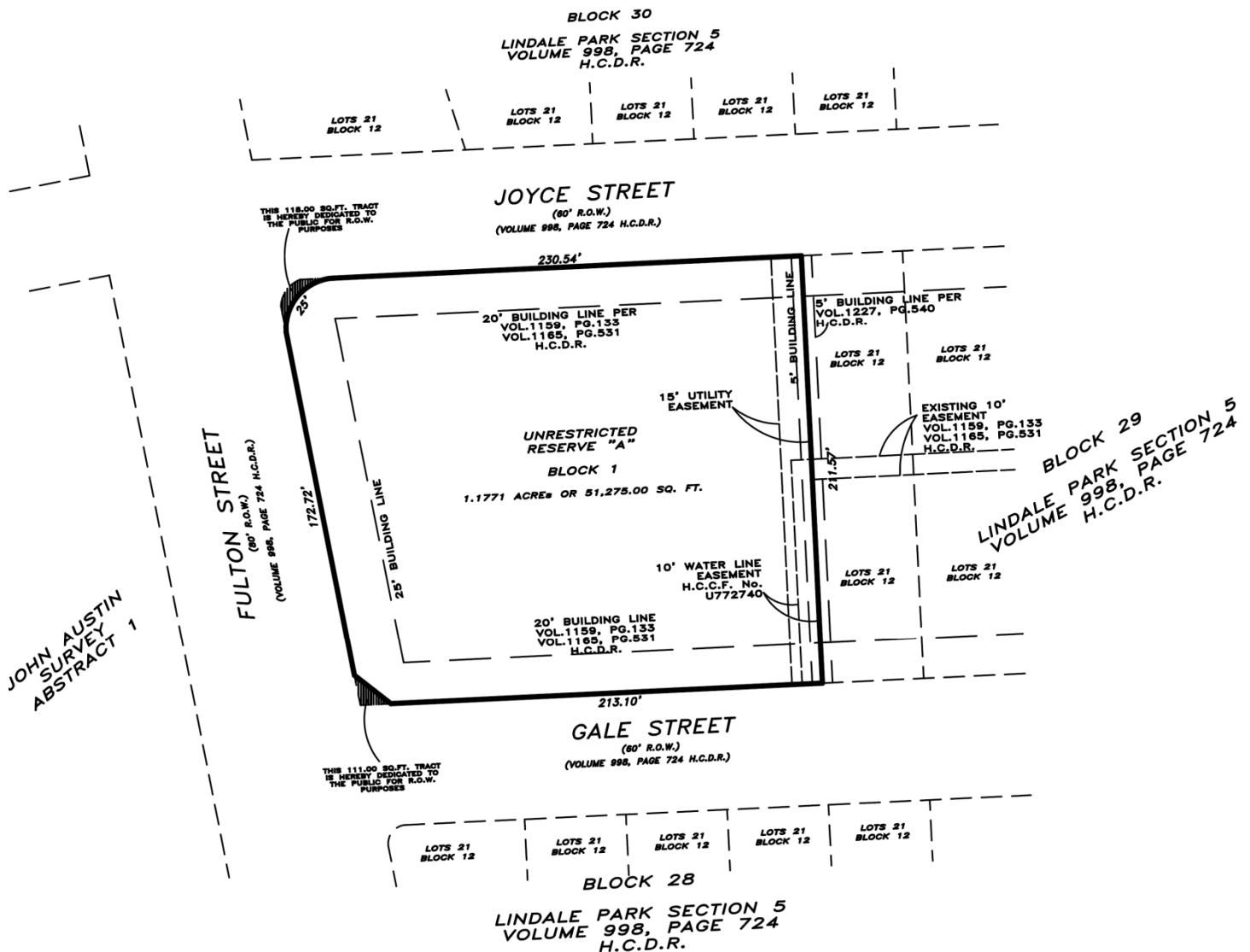
ITEM: 78

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Lindale Park Sec 5 partial replat no 1

Applicant: CAS SURVEY



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

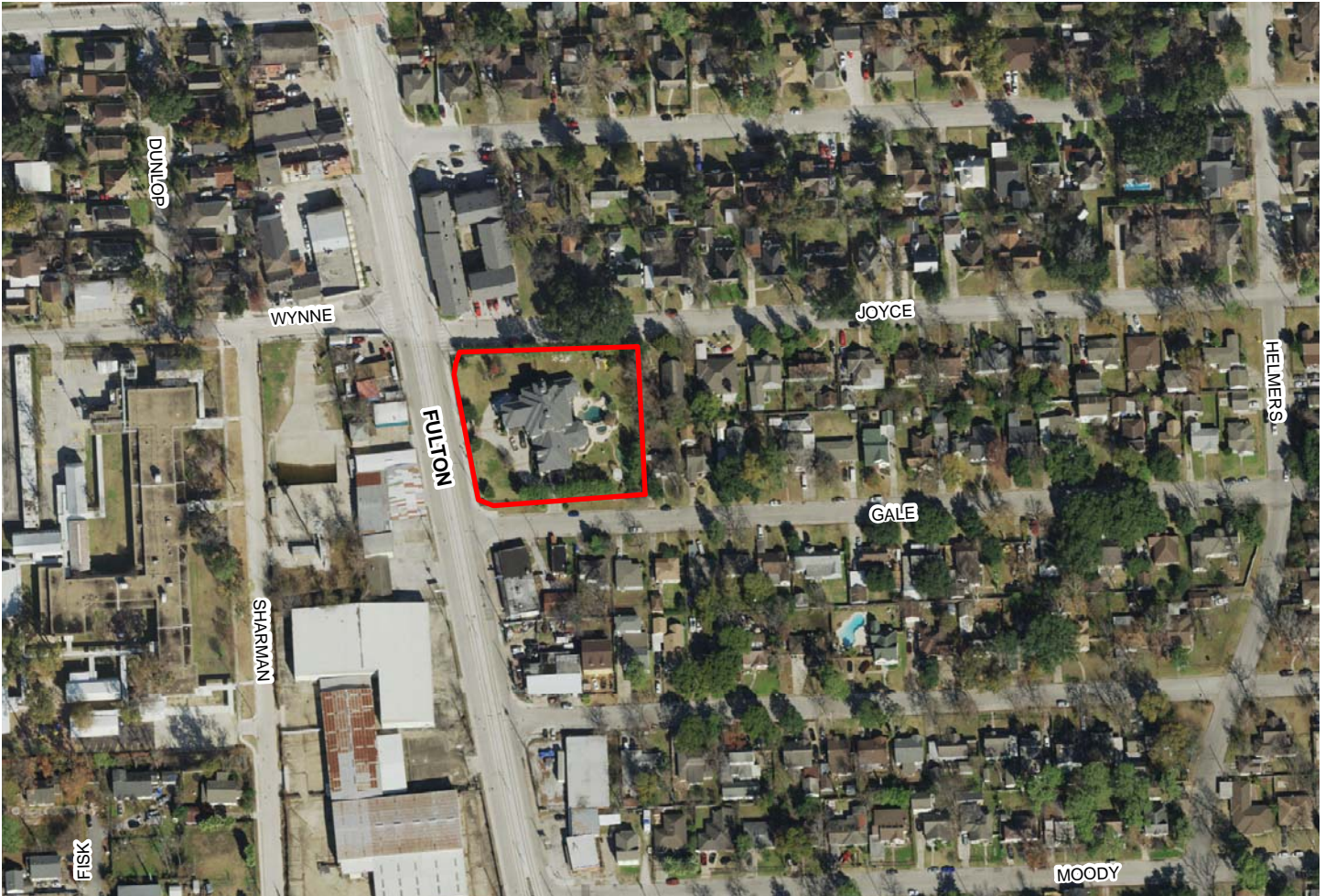
ITEM: 78

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Lindale Park Sec 5 partial replat no 1

Applicant: CAS SURVEY



C – Public Hearings with Variance

Aerial



Application Number: 2016-2035

Plat Name: Lindale Park Sec 5 partial replat no 1

Applicant: CAS SURVEY

Date Submitted: 12/05/2016

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

Specific Variance is being sought and extent of variance:

To allow single family lots to be replatted into an unrestricted reserve

Chapter 42 Section: 42-208 (b)

Chapter 42 Reference:

(c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.

Statement of Facts

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

Cazares Estate Subdivision is being replatted in its entirety, with all property owners thereof in agreement. Until this plat was filed in 2004, those tracts were part of the Lindale Park Subdivision Section 5, and were not single-family restriction from the beginning. Cazares Estates Subdivision comprises the tract of land bounded by Fulton Street. Fulton Street is a commercial area. Moreover, before this land became residential (current owner made a Replat in 2004) the City of Houston had them cataloged as commercial. We propose to remove the current single-family restriction and convert to an unrestricted reserve. If the current terms, rules, conditions, policies and standards of the City were to preclude this from occurring, it would deprive the applicant of the reasonable use of the land, since the surrounding property is used for commercial purposes. The current residential restriction was only imposed in 2004 after many years without single-family restriction use, and all the property owners who currently own the land subject to those 2004 plat are in agreement to the removal of the single-family use restriction.

(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;

All the current owners of the subject property are in agreement to the applicant's proposal. Therefore, the applicant is only requesting to remove the single family restrictions and revert back to the original condition (not single-family restriction) that had been in effect for the previous subdivision.

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

The intent of this chapter is to not prevent the removal of a single-family restriction where all the property owners of the land within the subdivisions (Cazares Estate) which originally imposed the single-family restriction agree to the removal of such restriction, the subject property has historically been not single-family restriction, and the majority of the surrounding property is and has historically been used for commercial purposes.

(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.

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

We are not requesting the variance based on economic hardship, but rather based on the physical configuration of the subject property, the agreement of the landowners of the subject property to remove the single-family use restriction, and consistency with the surrounding commercial land use.



Application No: 2016-2035

Agenda Item: 78

PC Action Date: 02/16/2017

Plat Name: Lindale Park Sec 5 partial replat no 1

Applicant: CAS SURVEY

Staff Recommendation: [Defer per neighborhood's request](#)

Chapter 42 Sections: [42-208 \(b\)](#)

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

[To allow single family lots to be replatted into an unrestricted reserve ;](#)

Basis of Recommendation:

Subject site is located at the intersection of Fulton and Joyce Street. Reason for replat is to create one unrestricted reserve. This site is within a special min. lot size area and therefore the applicant is requesting a variance to allow platted single family lot to be replatted into an unrestricted reserve.

Review by legal department indicates that the plat does not violate any restrictions on the face of the plat or those filed separately.

Staff's recommendation is to defer the plat for two weeks per neighborhood's request.

We have received letters opposing this project concerning the change of use.

Statement of Facts

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

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)



Agenda Item: 79
Action Date: 02/16/2017
Plat Name: Riverway Estates Sec 1 partial replat no 4
Developer: aga rehman
Applicant: Replat Specialists
App No/Type: 2016-1907 C3N

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.1864	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	568B	ETJ

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.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 dates to 2017
2) Update Precinct 1 Commissioner to Vincent M. Morales, Jr.
3) Update Fort Bend County Clerk to Laura Richard
4) Verify with the COH that the compensating open space has already been accounted for in Riverway Estates Sec. 1 (20040220)
5) Verify that the acreage of the lot is correct, as the compensating open space should be a separate SF calculation
6) Submit variance for lot size
7) Submit to FBC for formal review
PWE Utility Analysis: Approved
City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

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

Houston Planning Commission

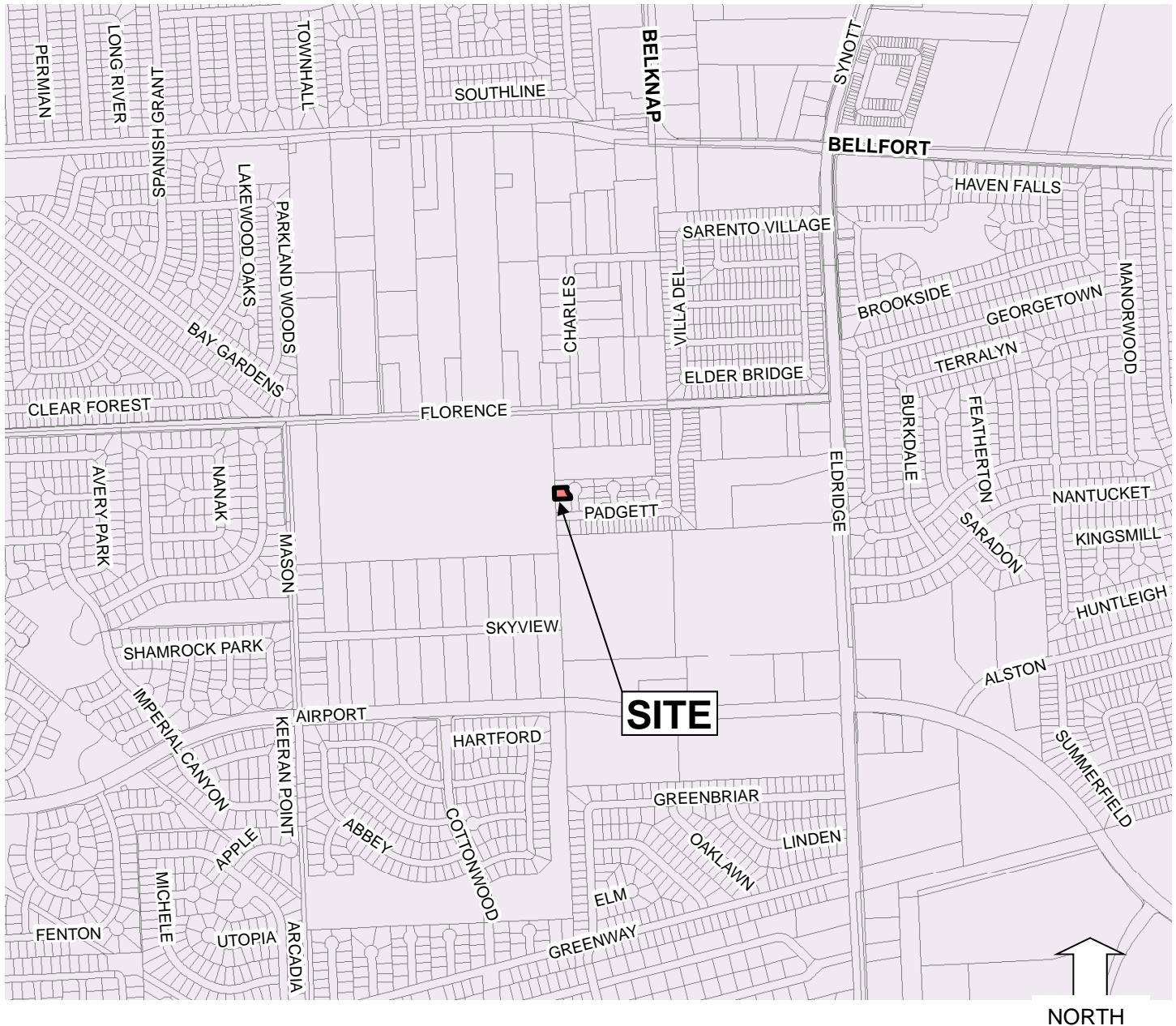
ITEM: 79

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Riverway Estates Sec 1 partial replat no 4 (DEF1)

Applicant: Replat Specialists



C – Public Hearings

Site Location

Houston Planning Commission

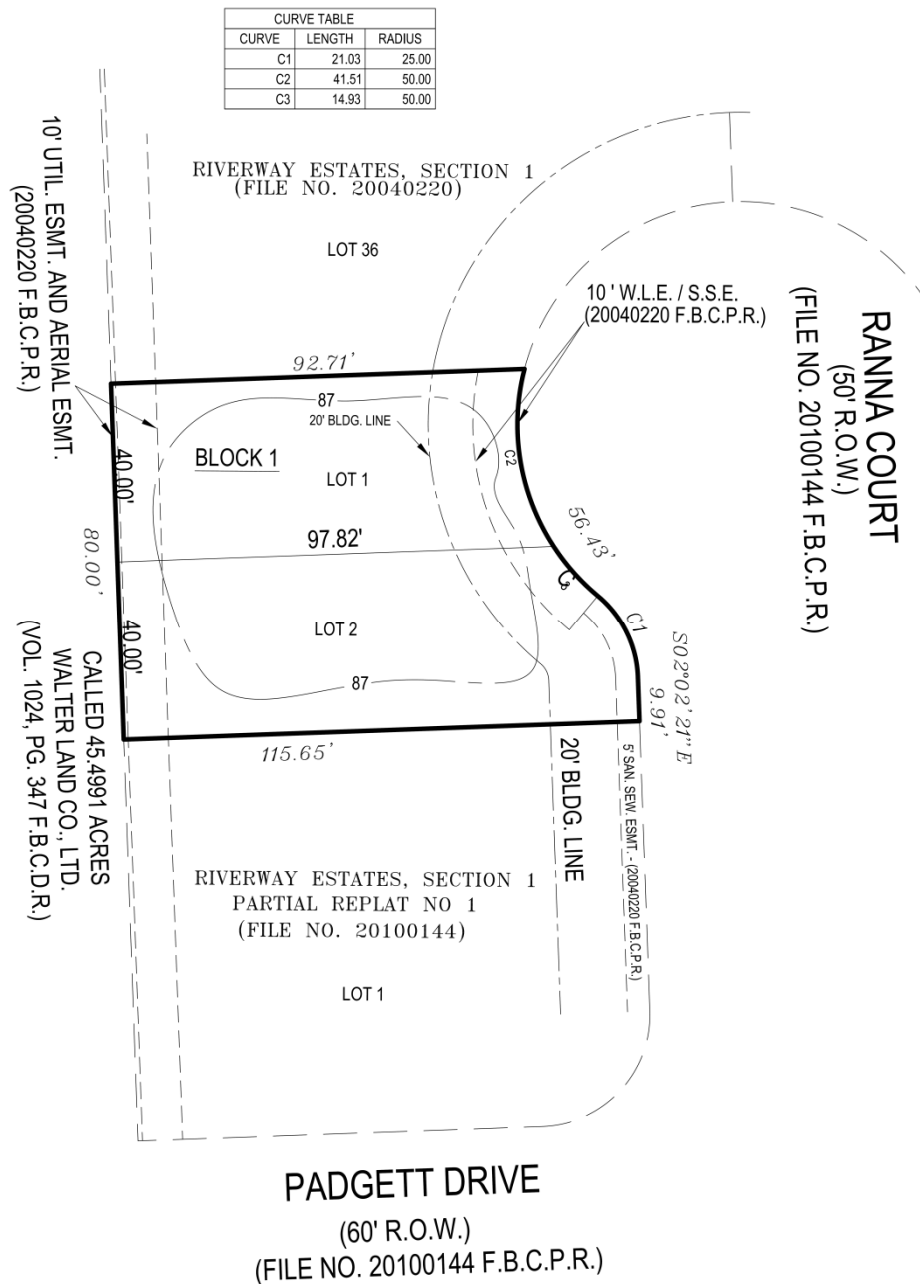
ITEM: 79

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Riverway Estates Sec 1 partial replat no 4 (DEF1)

Applicant: Replat Specialists



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 79

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Riverway Estates Sec 1 partial replat no 4 (DEF1)

Applicant: Replat Specialists



C – Public Hearings

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 02/16/2017
Plat Name: Shops at Spring Forest
Developer: Vince Casimir
Applicant: Lentz Engineering, L.C.
App No/Type: 2016-1992 C3N

Staff Recommendation:
Withdraw

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

Conditions and Requirements for Approval

Applicant has requested that this item be withdrawn at this time.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 80

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Shops at Spring Forest (DEF2)

Applicant: Lentz Engineering, L.C.



C – Public Hearings with Variance

Site Location

Houston Planning Commission

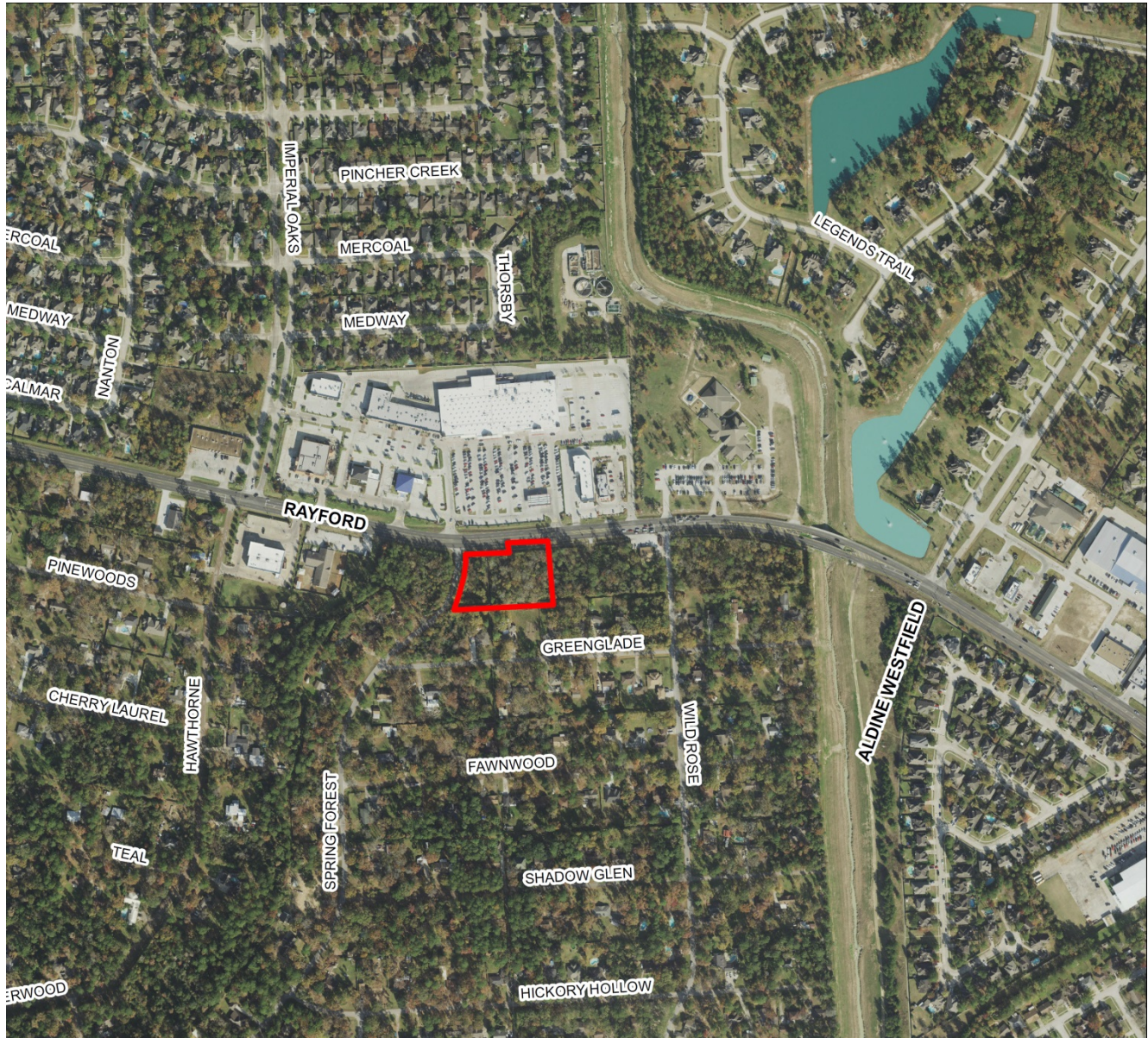
ITEM: 80

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Shops at Spring Forest (DEF2)

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: 80

PC Action Date: 02/16/2017

Plat Name: Shops at Spring Forest

Applicant: Lentz Engineering, L.C.

Staff Recommendation: Withdraw

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.

Applicant has requested that this item be withdrawn at this time.

Statement of Facts

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 02/16/2017
Plat Name: Bogs Road Plant North Site
Developer: Aqua Texas
Applicant: Windrose
App No/Type: 2017-0068 C2R

Staff Recommendation:
 Withdraw

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 . For drainage analysis related questions, please email 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.

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

Houston Planning Commission

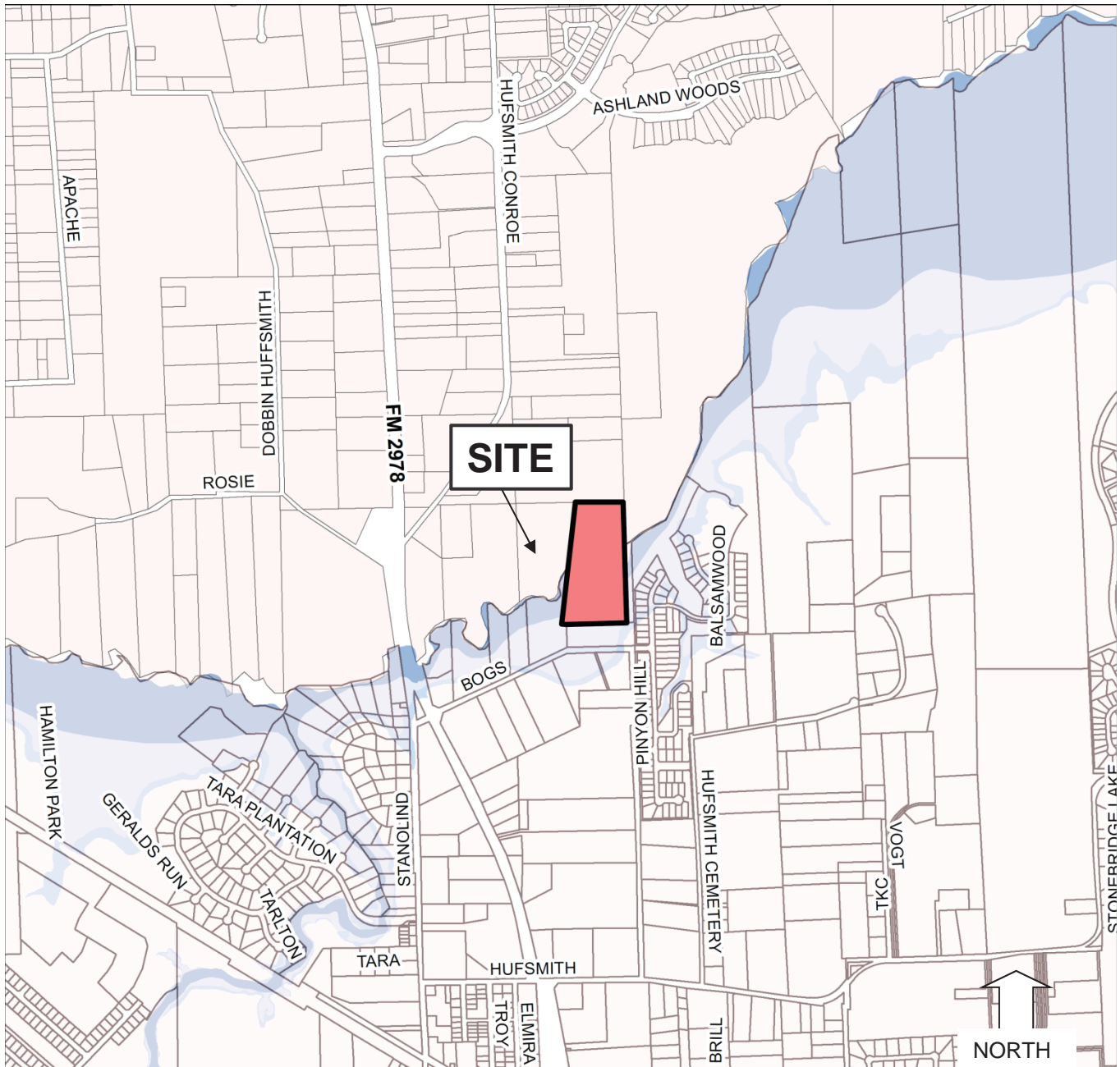
ITEM: 81

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Bogs Road Plant North Site (DEF 2)

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

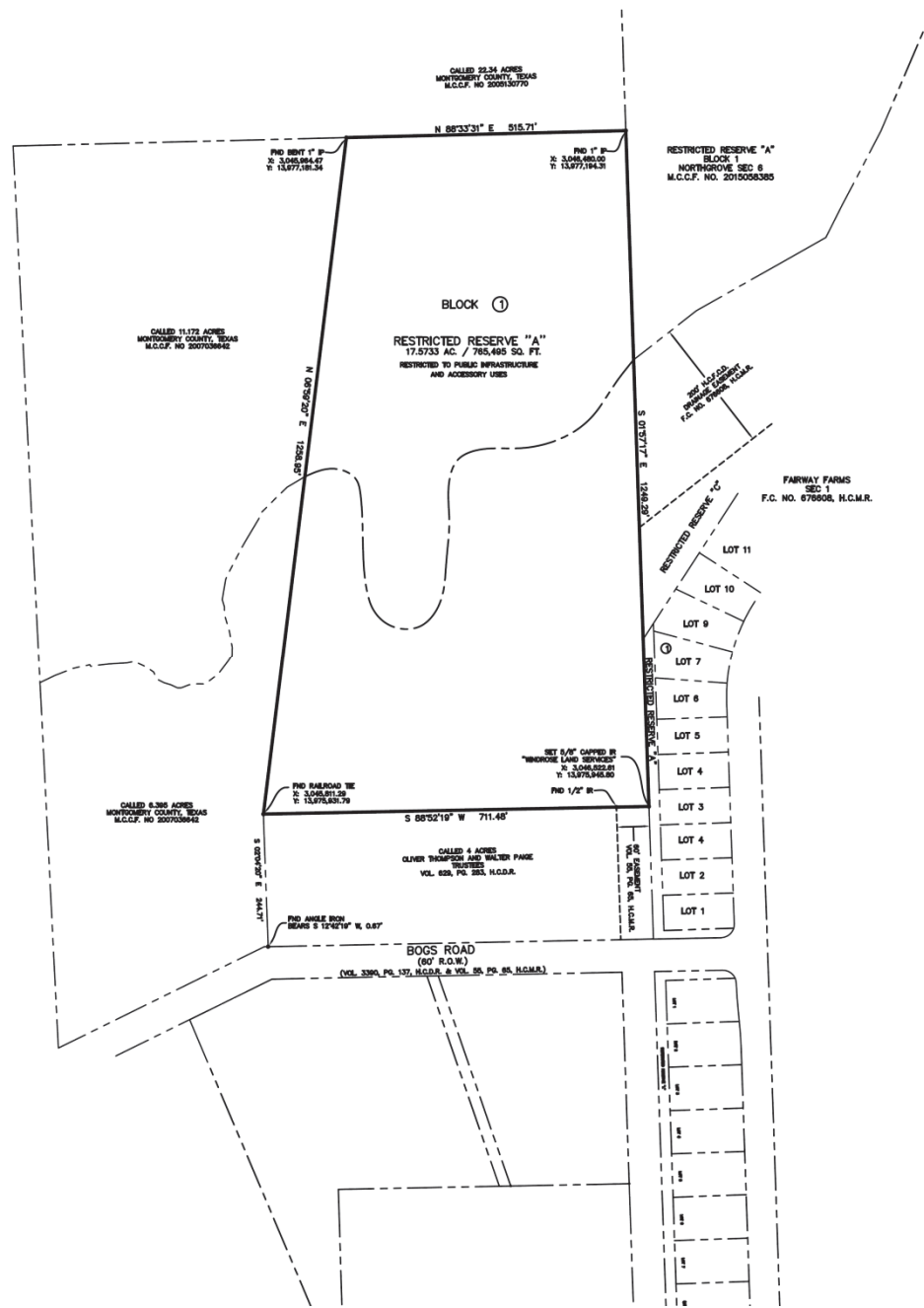
ITEM: 81

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Bogs Road Plant North Site (DEF 2)

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

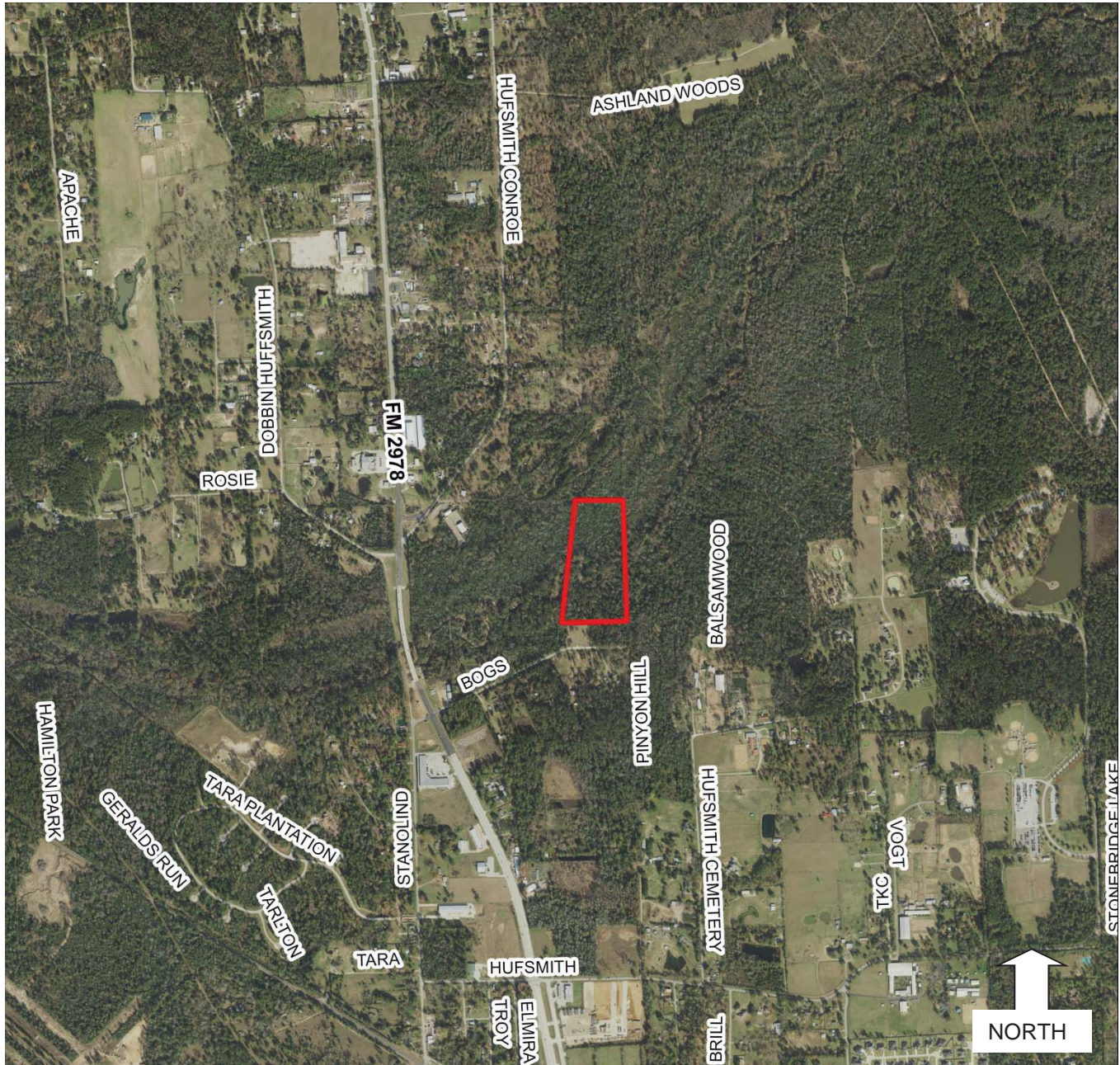
ITEM: 81

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Bogs Road Plant North Site (DEF 2)

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.



Application No: 2017-0068

Agenda Item: 81

PC Action Date: 02/16/2017

Plat Name: Bogs Road Plant North Site

Applicant: Windrose

Staff Recommendation: Withdraw

Chapter 42 Sections: 190

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

To allow a 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 per the applicant's request. The applicant is has requested a withdrawal.

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

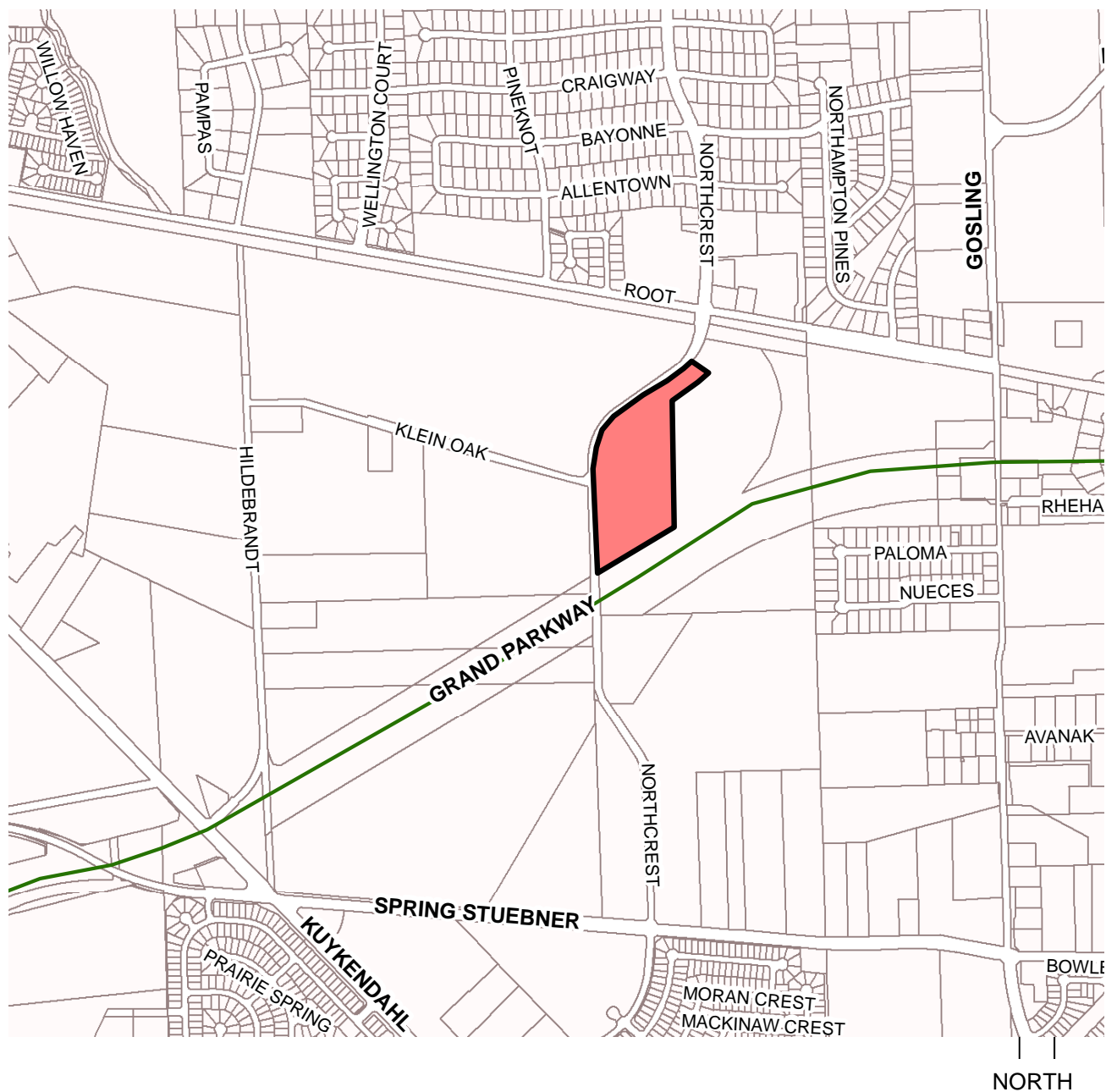
ITEM: 82

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Klein ISD Northcrest Agriscience Facility

Applicant: American-Lupher Land Surveyors, Inc.



D –Variance

Site Location

Subdivision

Houston Planning Commission

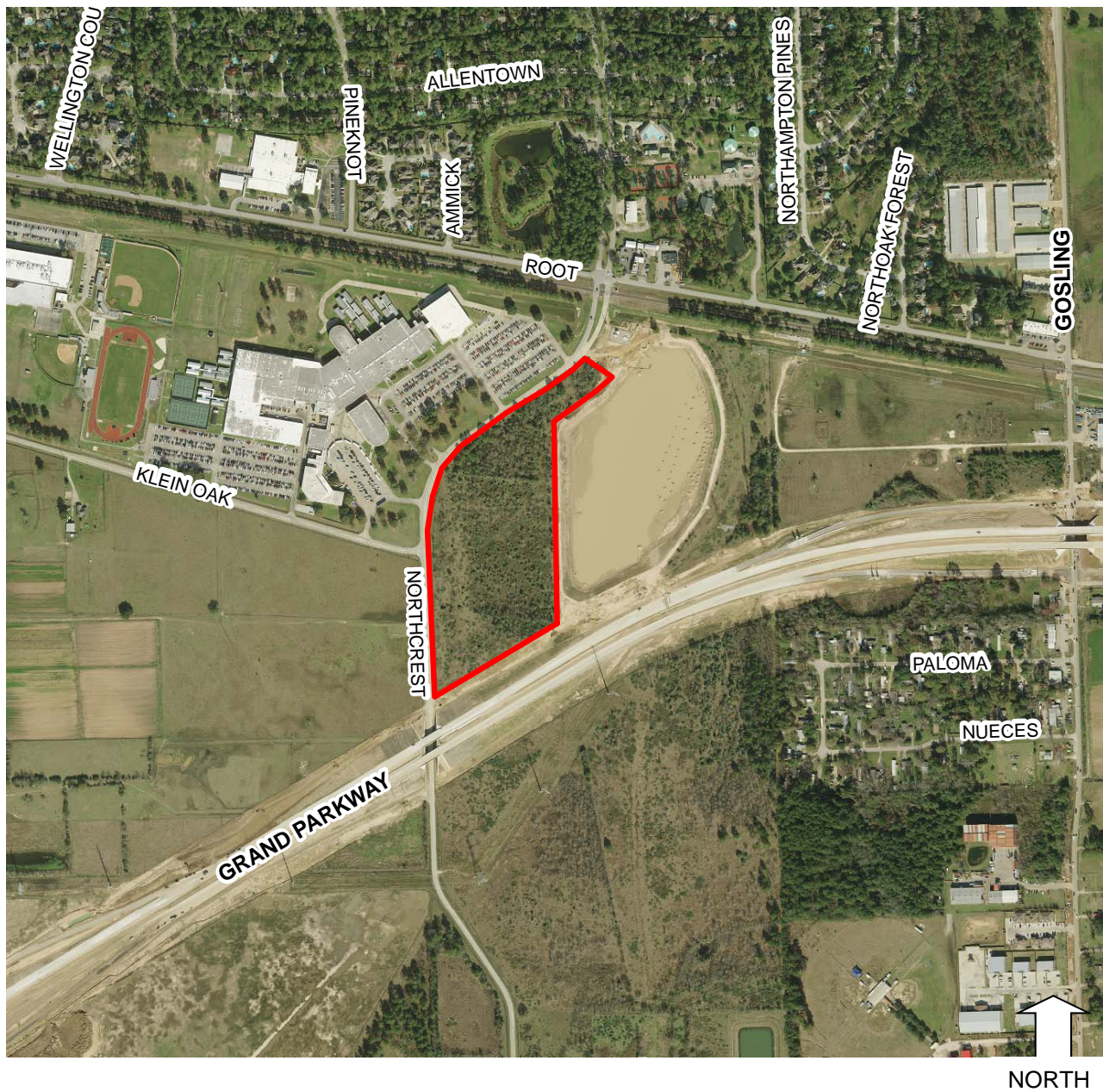
ITEM: 82

Planning and Development Department

Meeting Date: 02/16/2017

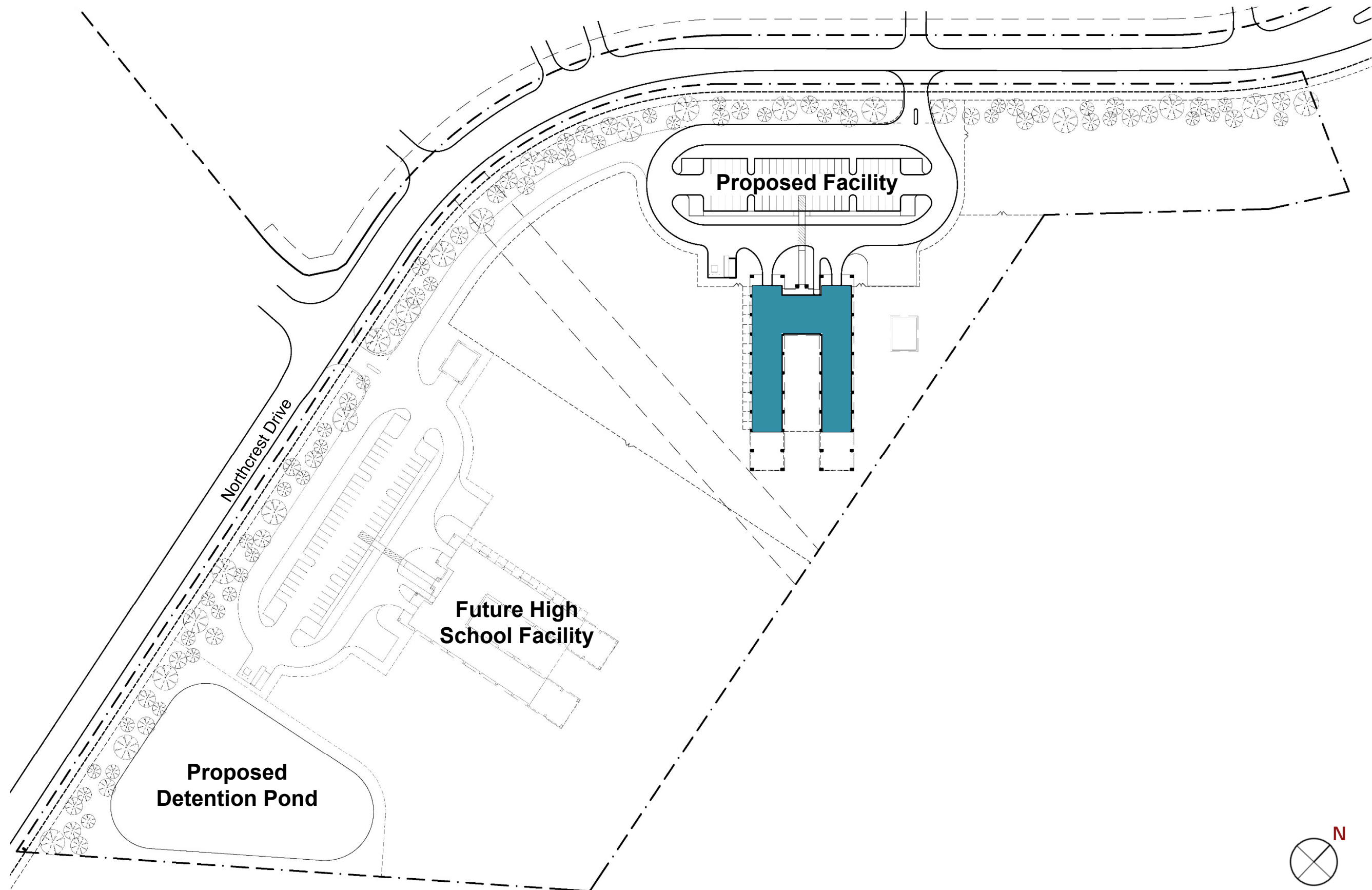
Subdivision Name: Klein ISD Northcrest Agriscience Facility

Applicant: American-Lupher Land Surveyors, Inc.



D –Variance

Aerial





Application Number: 2017-0202

Plat Name: Klein ISD Northcrest Agriscience Facility

Applicant: American-Lupher Land Surveyors, Inc.

Date Submitted: 02/05/2017

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

Specific Variance is being sought and extent of variance:

Not to provide a local street within the subject tract in an east-west direction and to exceed the minimum block length along Northcrest Drive.

Chapter 42 Section: 128

Chapter 42 Reference:

Chapter 42 Section 128:

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 north and east sides of the property are bounded by an existing detention pond owned by TxDot for the Grand Parkway along the south side of the property. This makes an east-west street impractical

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

The applicant did not create the hardship. The detention pond was established as part of the Grand Parkway.

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

The intent and general purposes will be maintained. There will be adequate traffic flow and circulation for the general public and for fire and EMS.

(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. The site is surrounded by existing streets.

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

Economic hardship has no bearing on the variance request. The site is limited in size. The proposed site is planned to utilize the entire site. Because of the existing detention pond, an east west street is not feasible.



Application No: 2017-0202

Agenda Item: 82

PC Action Date: 02/16/2017

Plat Name: Klein ISD Northcrest Agriscience Facility

Applicant: American-Lupher Land Surveyors, Inc.

Staff Recommendation: [Defer Public utilities review](#)

Chapter 42 Sections: 128

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

[Not to provide a local street within the subject tract in an east-west direction and to exceed the minimum block length along Northcrest Drive.;](#)

Basis of Recommendation:

The site is located in the ETJ along Northcrest, east of Gossling Road and north of the Grand Parkway. The applicant requests a variance to exceed the 1400' maximum intersection spacing requirements for local streets by not dedicating an east to west street through the property.

[Staff recommends deferral for further study and review.](#)

Statement of Facts

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

[NA](#)

(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;

[NA](#)

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

[NA](#)

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

[NA](#)

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

[NA](#)

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

[NA](#)



Agenda Item: 83
Action Date: 02/16/2017
Plat Name: Mallard Crossing Emergency Service
Developer: Waller-Harris Emergency Services
Applicant: Hodde & Hodde Land Surveying, Inc.
App No/Type: 2017-0085 C2

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

Total Acreage:	0.5000	Total Reserve Acreage:	0.5000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	Harris County MUD 405
County	Zip	Key Map ©	City / ETJ
Harris	77447	324S	ETJ

Conditions and Requirements for Approval

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 *****.

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

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

185.2. Appendix A: Provide an attesting individual in the dedicatory language.

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

190. Appendix F: Certification for Planning Commission 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)

Additional sections within Mallard Crossing GP will require the dedication of a public ROW along access and utility easement.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 02/16/2017
Plat Name: Mallard Crossing Emergency Service
Developer: Waller-Harris Emergency Services
Applicant: Hodde & Hodde Land Surveying, Inc.
App No/Type: 2017-0085 C2

Staff Recommendation:
Grant the requested
variance(s) and 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)
There are no objections to variance request.

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

Houston Planning Commission

ITEM: 83

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Mallard Crossing Emergency Service (DEF 1)

Applicant: Hodde & Hodde Land Surveying, Inc.



D –Variances

Site Location

Houston Planning Commission

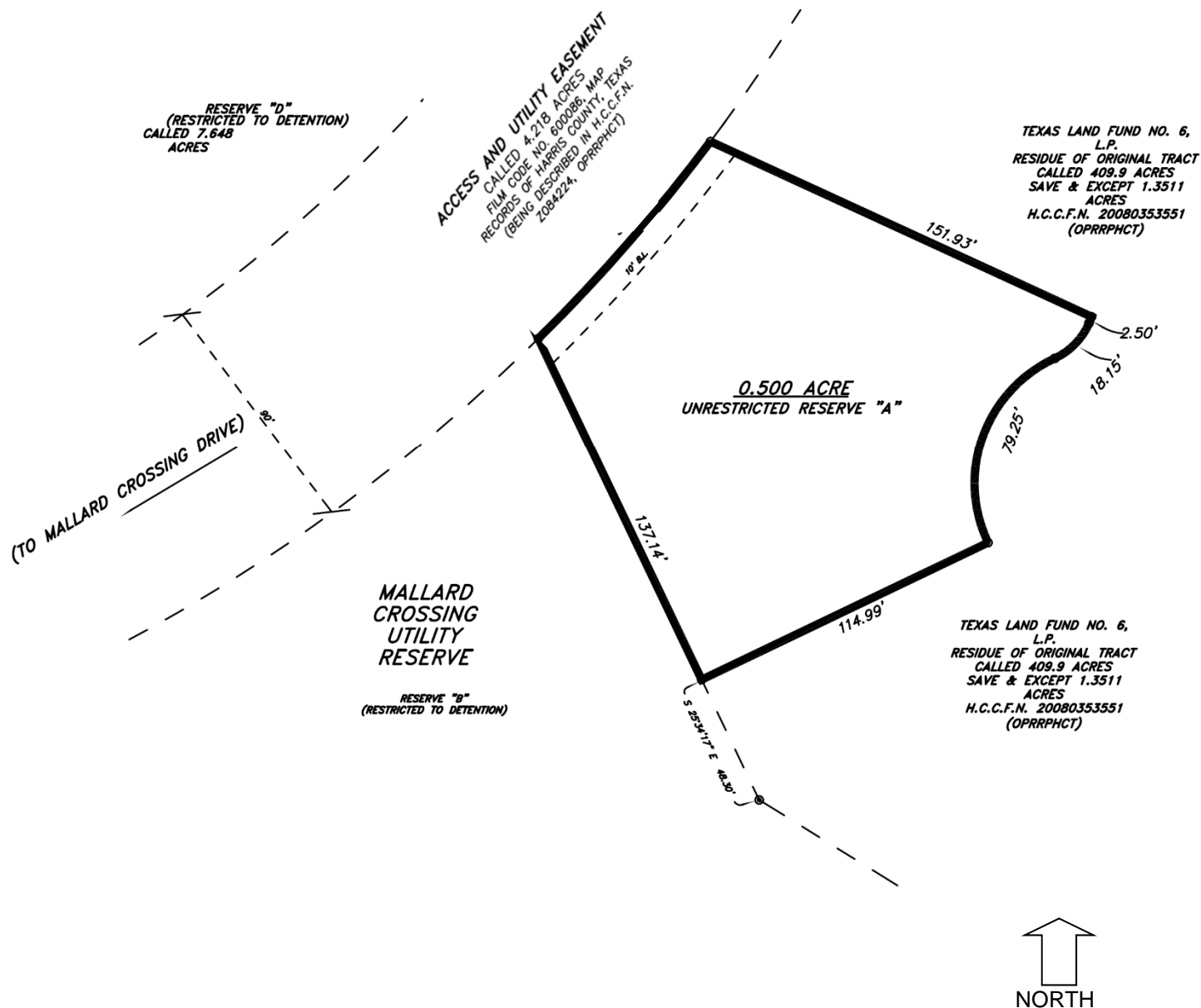
ITEM: 83

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Mallard Crossing Emergency Service (DEF 1)

Applicant: Hodde & Hodde Land Surveying, Inc.



D –Variances

Subdivision

Houston Planning Commission

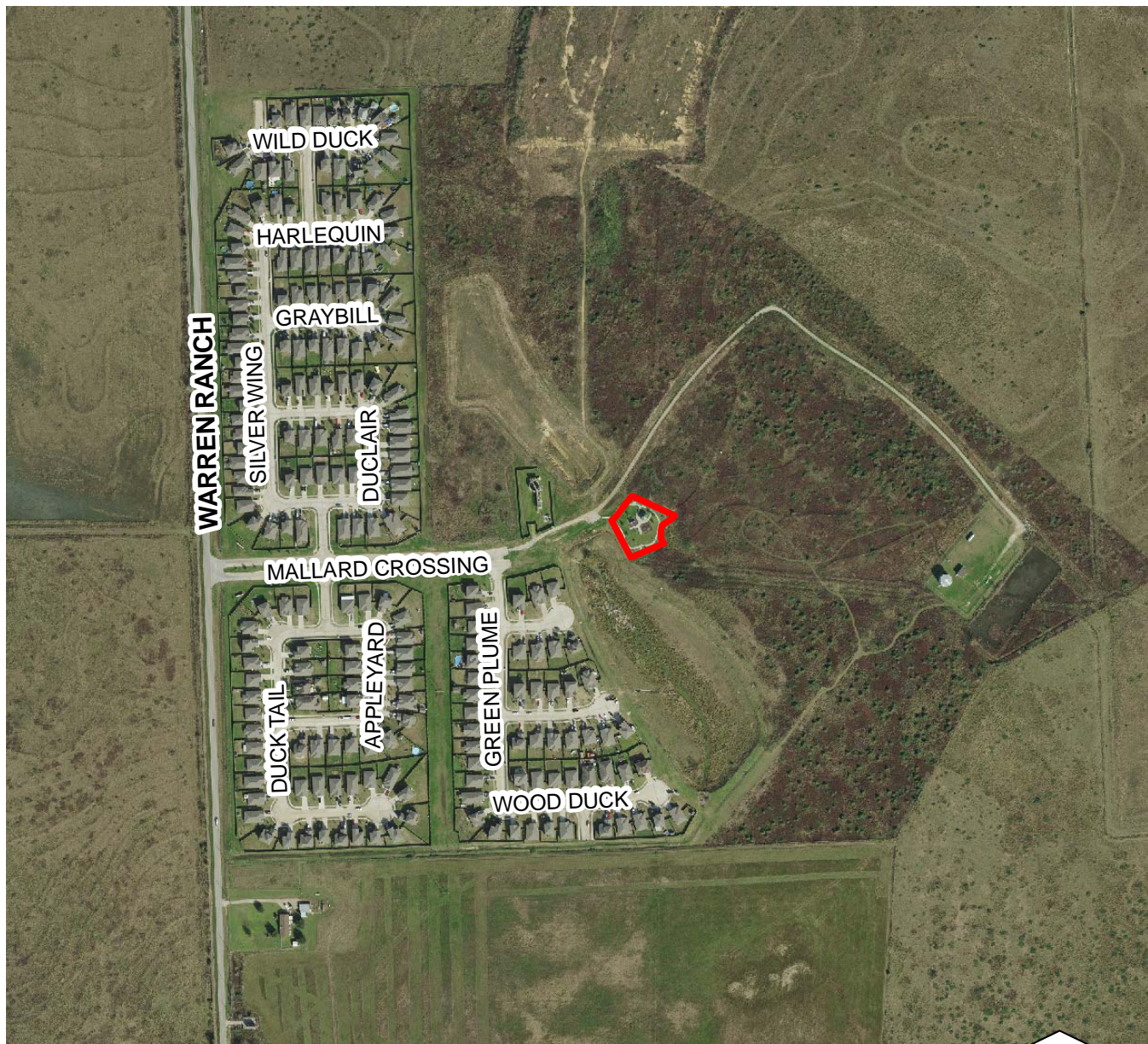
ITEM: 83

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Mallard Crossing Emergency Service (DEF 1)

Applicant: Hodde & Hodde Land Surveying, Inc.



D –Variances

Aerial



Application Number: 2017-0085

Plat Name: Mallard Crossing Emergency Service

Applicant: Hodde & Hodde Land Surveying, Inc.

Date Submitted: 01/20/2017

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

Specific Variance is being sought and extent of variance:

To allow access and frontage from an access easement instead a public ROW.

Chapter 42 Section: 42-190

Chapter 42 Reference:

Unrestricted Reserve must have access from a 60' public right of way .

Statement of Facts

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

According to the City of Houston Subdivision Ordinance, an Unrestricted Reserve is required to have access to a minimum 60' wide street right-of-way when platted. The subject tract to be platted is adjacent to an existing access and utility easement dedicated to the public, which is 90' in width at the location of the subject tract. This easement was then utilized to plat a utility reserve (water plant site). There is no further subdividing of the subject tract - platting is only being required to give the tract a use classification. The intent of this variance is to simply allow the tract to utilize the existing access and utility easement. The current owner was conveyed the property by deed from the developer of the larger parent tract in order to provide emergency service to an already-large and future development subdivision. The property has access and is already a standalone tract with no subdividing/severing required. This variance will allow the owner to proceed with developing this tract as a fire station site for the subdivision.

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

N/A

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

The tract of land that is being developed had been severed out of the original tract and conveyed previously by deed to my client, the current owner. We were told that platting the tract was required only to be able to give the tract a use classification for the development stage. There is already a dedicated access easement that the tract is adjacent to, which was later used to plat a utility reserve, as well as physical access to the easement.

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

This tract already has been surveyed out, so no subdividing of land is required. All requirements of this chapter as they pertain to development of a tract of land will be adhered to. The dedicated access easement is based on an existing condition; therefore, it should be considered compliant.

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

Allowing this tract to use its current existing access and move forward with development would actually be extremely beneficial to the public health, safety, and welfare, given that the development will be a fire station that is much-needed in this already populated neighborhood of over 200 lots, with adjacent residual acreage available for potentially even more development.

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

The variance is needed to continue to use the easement as already dedicated for a means of access to this tract. It is redundant to plat this access since it is already recorded with Harris County and can be utilized for access and utility purposes as needed.



Application No: 2017-0085

Agenda Item: 83

PC Action Date: 02/16/2017

Plat Name: Mallard Crossing Emergency Service

Applicant: Hodde & Hodde Land Surveying, Inc.

Staff Recommendation:

Chapter 42 Sections: 42-190

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

To allow access and frontage from an access easement instead a public ROW.;

Basis of Recommendation:

The site is located south of Hwy 290, west of Katy Hockley Road and north of Mound road. The applicant is requesting a variance to have frontage and take access from an access easement. Staff's recommendation is in support of the request.

In 2004, the Planning Commission granted a variance to allow reserves restricted to detention and wastewater to have frontage and take access from a platted access and utility easement.

The access easement is conveyed unto the public and the applicant is requesting a variance in order to construct a fire station for the homeowners association. The Mallard Crossing General Plan has not submitted any additional sections since 2004. However if the general plan develops in the future, then the access easement will be required to be dedicated as public ROW and constructed to public standards. Therefore, staff's recommendation is to grant the requested variance and the plat subject to the CPC 101 form conditions.

Statement of Facts

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

The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; the applicant is unable to plat the required ROW.

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

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant; the applicant does not own the underlining fee of the access easement.

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

The intent and general purposes of this chapter will be preserved and maintained; the access easement is conveyed unto the public.

(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; if the general plan develops in the future, then the access easement will be required to be dedicated as public ROW and constructed to public standards.

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

Economic hardship is not the sole justification of the variance, the applicant is unable to plat the required ROW.



Agenda Item: 84
Action Date: 02/16/2017
Plat Name: Saint Arnoldville Extension
Developer: Saint Arnold Brewing Company
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-0222 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	3.1000	Total Reserve Acreage:	3.1000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494E	City

Conditions and Requirements for Approval

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

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

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

139. Provide for widening of Mary local street. (122)

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

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

Revise legal description and provide an d title report as indicated on the marked file copy.

For Your Information:

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

PWE Utility Analysis: Approved
City Engineer: DETENTION IS REQUIRED

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

Houston Planning Commission

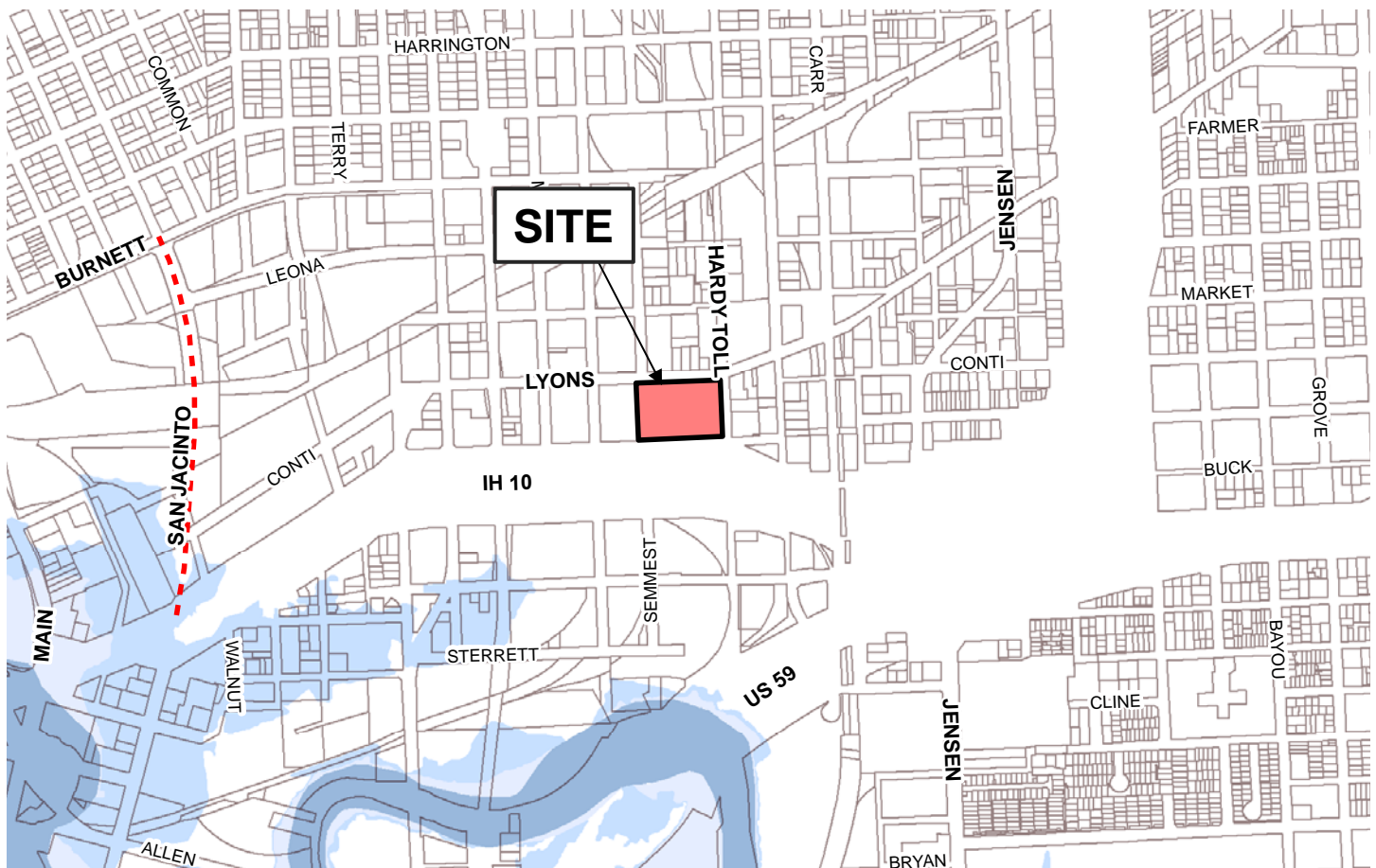
ITEM: 84

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Saint Arnoldville Extension

Applicant: Jones|Carter - Woodlands Office



D – Variances

Site Location

Houston Planning Commission

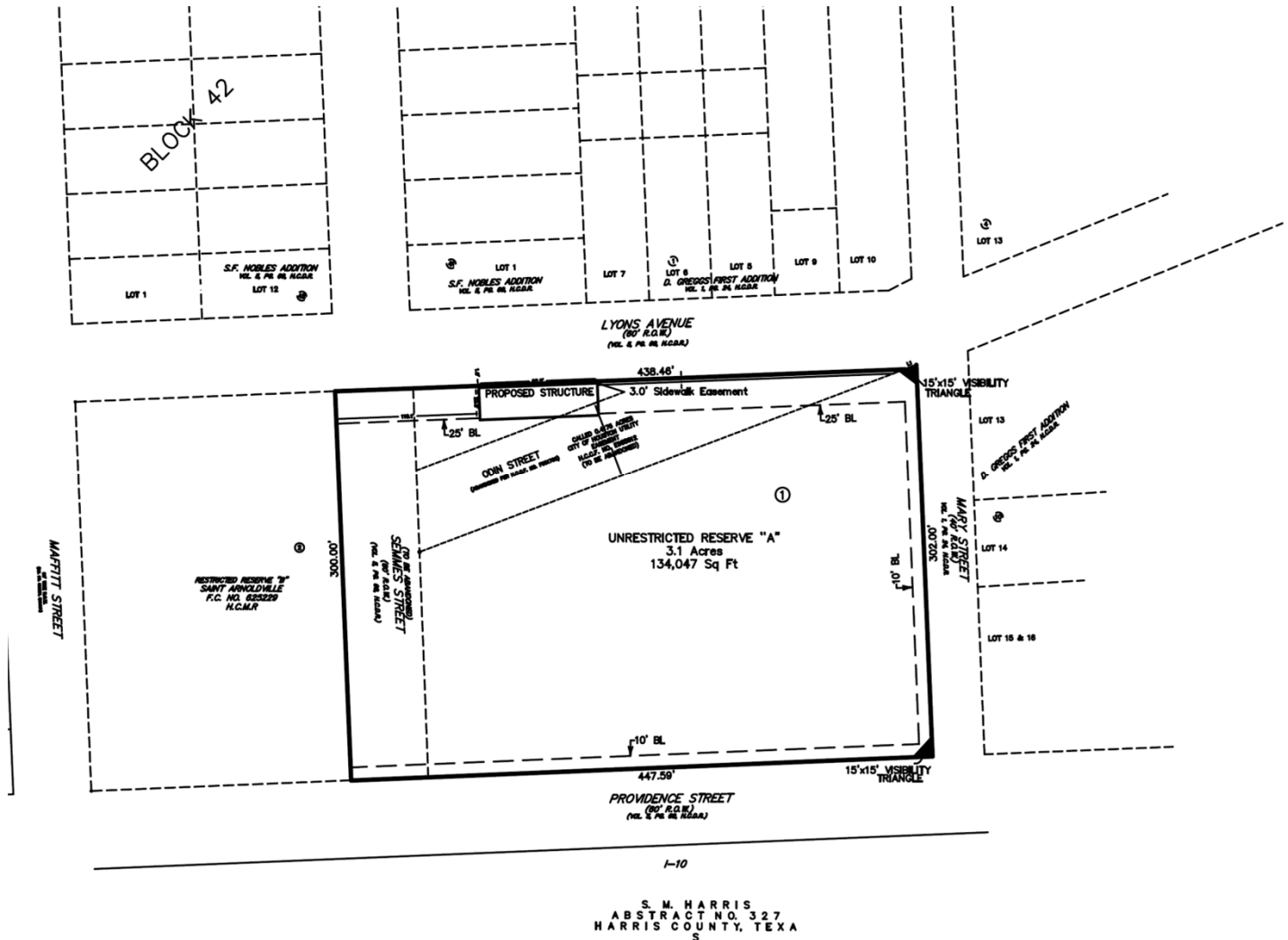
ITEM: 84

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Saint Arnoldville Extension

Applicant: Jones|Carter - Woodlands Office



Houston Planning Commission

ITEM: 84

Planning and Development Department

Meeting Date: 02/16/2017

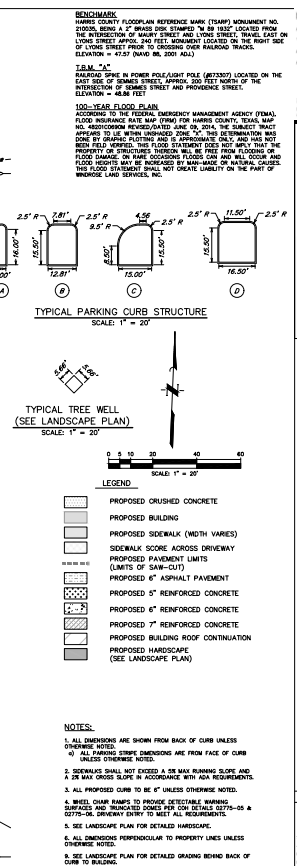
Subdivision Name: Saint Arnoldville Extension

Applicant: Jones|Carter - Woodlands Office



D – Variances

Aerial



JONES CARTER
Texas Board of Professional and Engineering Registration No. 44329
5330 West Loop South, Suite 950 • Dallas, TX 75206 • 214.277.5300

ISSUED: FEBRUARY
2017

SCALE: 1"=4' F.S. NO. _____
JOB NO. 12M3-008-00 DRAWING _____
DWG. BY: SW
DWG. CHK: SW
DWG. NO. _____
DWG. BY: _____

PAVING & DIMENSION
DI AM

C-4



















Application Number: 2017-0222

Plat Name: Saint Arnoldville Extension

Applicant: Jones|Carter - Woodlands Office

Date Submitted: 02/06/2017

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

Specific Variance is being sought and extent of variance:

To allow a 0' BL for a proposed Art Car installation along Lyons Avenue- a designated major thoroughfare

Chapter 42 Section: 42-152(a)

Chapter 42 Reference:

Sec. 42-152. - Building line requirement along major thoroughfares. (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

Statement of Facts

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

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

The site is located within the City limits along Lyons Avenue- a designated major thoroughfare (MTF) of sufficient width at 60' ROW. The property is owned by Saint Arnoldville Brewery Company, Texas' oldest craft brewery and a Houston institution. The subject site is planned to be developed with a restaurant, beer garden and Art Car installation along Lyons Avenue, and will be an expansion of the existing brewery to the west. The 0' building line variance being requested is for the Art Car installation only –the structure will be setback 1ft from the property line, however there will be some trim at the roof line that will project within that 1ft setback. The proposed restaurant and beer garden complies with the ordinance required 25' building line. The property is part of an area created in the 1800s with the plats S.F. Noble Addition and D. Gregg First Addition. These original subdivisions did not establish any building lines and as a result existing structures in the area (including the existing brewery) were built with a 0' building line. The required 25' building line on Lyons Ave. is as a result of that ROW's classification as a major thoroughfare. Lyons Avenue is a major east-west connection between US59 and Elysian Street, a component of METRO # 11 bus route -with stops at Lyons and Maury and Lyons and West, and is identified on Houston's Bike Plan a corridor for dedicated on-street bike lanes. One of the goals for this project is to encourage and engage residents and visitors to the area to eat, play and connect. To this end, planned improvements along Lyons Ave will provide a more comfortable and inviting environment for pedestrians. The installation area will feature a transparent and retractable 'garage door' façade along Lyons Ave., which when combined with planned improvements such as 6' sidewalks and paved pedestrian plaza, additional landscaping (including 3" caliper trees) and shrubbery and a semi opaque wrought iron fence will improve transparency along the ROW and enhance the pedestrian experience. The requested 0' building line will allow a consistent aesthetic between the Art Car installation and existing developments along Lyons Avenue. There will be a delineated pedestrian path and 8' sidewalk from the front door of the brewery to the proposed restaurant. Pedestrian paths will also extend within the parking area. The area between the installation and the restaurant will be a covered, drop off area with special paving and street furniture. Vehicular traffic will be one way through the drop-off area from west to east. The distance from the back of curb to the property line varies from 15' (near Semmes Street intersection) to approximately 11' (at the eastern edge of the proposed installation) to 3' (near Mary Street intersection). With a 0' building line for the installation, there will be between 12' and 16' from the back of curb to the face of the proposed structure. The limited area from the back of curb to property line at the plat's north-eastern corner is as a result of the abandonment of Odin Street and the alignment of Lyons Avenue. As a result, portions of the sidewalk will be within a sidewalk easement as reflected on the proposed plat. The proposed replat includes a portion of Semmes Street, from Lyons Avenue to Providence Street. The developer has submitted a JRC application for the abandonment of this portion of Semmes Street and a 60' utility easement (a remnant from the abandonment of Odin Street) and has received a Council Motion for the same. The proposed Art Car installation, at a 0' setback with its transparent facade and streetscape improvements, will provide a unique opportunity to remain in character with the existing adjacent structures while encouraging and enhancing pedestrian activity.

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

The 0' building line variance being requested is for the Art Car installation only. The installation area will feature a transparent and retractable 'garage door' façade along Lyons Ave., which when combined with planned improvements such as 6' sidewalks, additional landscaping (including 3" caliper trees) and shrubbery and a semi opaque wrought iron fence will improve transparency along the ROW and provide a more comfortable and inviting environment for pedestrians. The requested 0' building line will also allow a consistent aesthetic between the Art Car installation and existing developments along Lyons Avenue.

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

The neighborhood was created in the 1800s and existing developments in the immediate area are built to the 0' building line. Granting of the requested variance for a 0' building line for the Art Car installation only will provide for a consistent aesthetic along Lyons Ave. The distance from the back of curb to the property line varies from 15' (near Semmes Street intersection) to approximately 11' (at the eastern edge of the proposed installation) to 3' (near Mary Street intersection). With a 0' building line for the installation, there will be between 12' and 16' from the back of curb to the face of the structure.

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

Granting of the requested variance for a 0' building line for the Art Car installation only will provide for a consistent aesthetic with existing developments along Lyons Ave. Planned improvements along Lyons will allow for a more comfortable and inviting environment for pedestrians (wider sidewalks, 3" caliper trees, shrubbery, transparent and retractable 'garage door' façade for installation). With a 0' building line for the installation, there will be between 12' and 16' from the back of curb to the face of the structure.

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

Justification for the variance is based on the improved pedestrian environment along Lyons Ave. for the proposed Art Car installation, and providing a consistent aesthetic with adjacent developments. The installation area will feature a transparent and retractable 'garage door' façade along Lyons Ave., which when combined with planned improvements such as 6' sidewalks, additional landscaping (including 3" caliper trees) and shrubbery and a semi opaque wrought iron fence will improve transparency along the ROW and enhance the pedestrian experience.



Application Number: 2017-0222

Plat Name: Saint Arnoldville Extension

Applicant: Jones|Carter - Woodlands Office

Date Submitted: 02/06/2017

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

Specific Variance is being sought and extent of variance:

Not to dedicate 10' ROW for widening of Mary Street (40' ROW)

Chapter 42 Section: 42-122

Chapter 42 Reference:

The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: Local streets (1) 50 feet if adjacent to exclusively single-family residential lots; or (2) 60 feet if adjacent to any other development

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;

Mary Street was platted and recorded in the 1800s with the D. Gregg First Addition and has never been improved. Requiring 10' ROW dedication for Mary Street will be impractical. It is unlikely that Mary Street will be constructed in the future, as adjacent developments take access from Lyons Avenue. The applicant has coordinated with the Hardy Toll Road Authority with respect to the future extension of Hardy Toll Road in this area which will be elevated and aligned along Mary Street. Plans for the elevated one-lane, one-way tollway located all structures (support columns, easements and the roadway) within the existing 40' ROW for Mary Street. The proposed restaurant will be located approximately 240' west of the Mary Street ROW.

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

Granting of this variance is based on existing conditions and street network in the area. Mary Street was platted and recorded in the 1800s with the D. Gregg First Addition and has never been improved. It is unlikely that Mary Street will be constructed in the future, as adjacent developments take access from Lyons Avenue. The applicant has coordinated with the Hardy Toll Road Authority with respect to the future extension of Hardy Toll Road in this area which will be elevated and aligned along Mary Street. Plans for the elevated one-lane, one-way tollway located all structures (support columns, easements and the roadway) within the existing 40' ROW for Mary Street.

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

Mary Street was platted and recorded in the 1800s with the D. Gregg First Addition and is unimproved. It is unlikely that Mary Street will be constructed in the future, as adjacent developments take access from Lyons Avenue, and the future extension of Hardy Toll Road in this area will be elevated. Plans for the elevated one-lane, one-way tollway located all structures (support columns, easements and the roadway) within the existing 40' ROW for Mary Street. The proposed restaurant will be located approximately 240' west of the Mary Street ROW.

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

Granting the variance will not be injurious to public safety and welfare as the ROW has remained unimproved since its creation in the 1800s. Adjacent developments take access from Lyons Avenue, and the future extension of Hardy Toll Road in this area will be elevated. Plans for the elevated one-lane, one-way tollway located all structures (support columns, easements and the roadway) within the existing 40' ROW for Mary Street.

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

Justification for the variance is based on existing conditions and street network in the area. Mary Street has remained unimproved since its creation in the 1800s with D. Gregg First Addition. It is unlikely that Mary Street will be constructed in the future, as adjacent developments take access from Lyons Avenue. The applicant has coordinated with the Hardy Toll Road Authority with respect to the future extension of Hardy Toll Road in this area which will be elevated and aligned along Mary Street. Plans for the elevated one-lane, one-way tollway located all structures (support columns, easements and the roadway) within the existing 40' ROW for Mary Street. The proposed restaurant will be located approximately 240' west of the Mary Street ROW.



Application No: 2017-0222

Agenda Item: 84

PC Action Date: 02/16/2017

Plat Name: Saint Arnoldville Extension

Applicant: Jones|Carter - Woodlands Office

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: [42-152\(a\)](#); [42-122](#)

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

To allow a 0' BL for a proposed Art Car installation along Lyons Avenue- a designated major thoroughfare;
Not to dedicate 10' ROW for widening of Mary Street (40' ROW);

Basis of Recommendation:

The site is located south of Lyons Avenue, east of Elysian Street, north of E IH 10 and west of future Hardy Toll (Mary Street).

The applicant is requesting two variances:

1. To allow a 0' building line for a proposed Art Car Installation along Lyons Avenue – a designated major thoroughfare and
2. To not dedicate 10' right-of-way widening along Mary Street (future Hardy Toll).

Staff's recommendation is to defer the plat to allow the applicant to provide additional information before noon next Wednesday.

Statement of Facts

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 02/16/2017
Plat Name: Solid Rock Reserve
Developer: Solid Rock Ready Mix
Applicant: Surv-Tex surveying Inc.
App No/Type: 2017-0163 C2

Staff Recommendation:
Defer Applicant request

Total Acreage:	6.0003	Total Reserve Acreage:	5.7886
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	285Z	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.
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: DETENTION IS REQUIRED

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

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

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

Limited scope TIA for LTL requirements Plaza 290 at Mueschke, roadway condition sufficiency for intended use

Plat and variance is recommended to be disapproved because of concrete mix trucks potentially traveling through unrecorded residential neighborhood

Houston Planning Commission

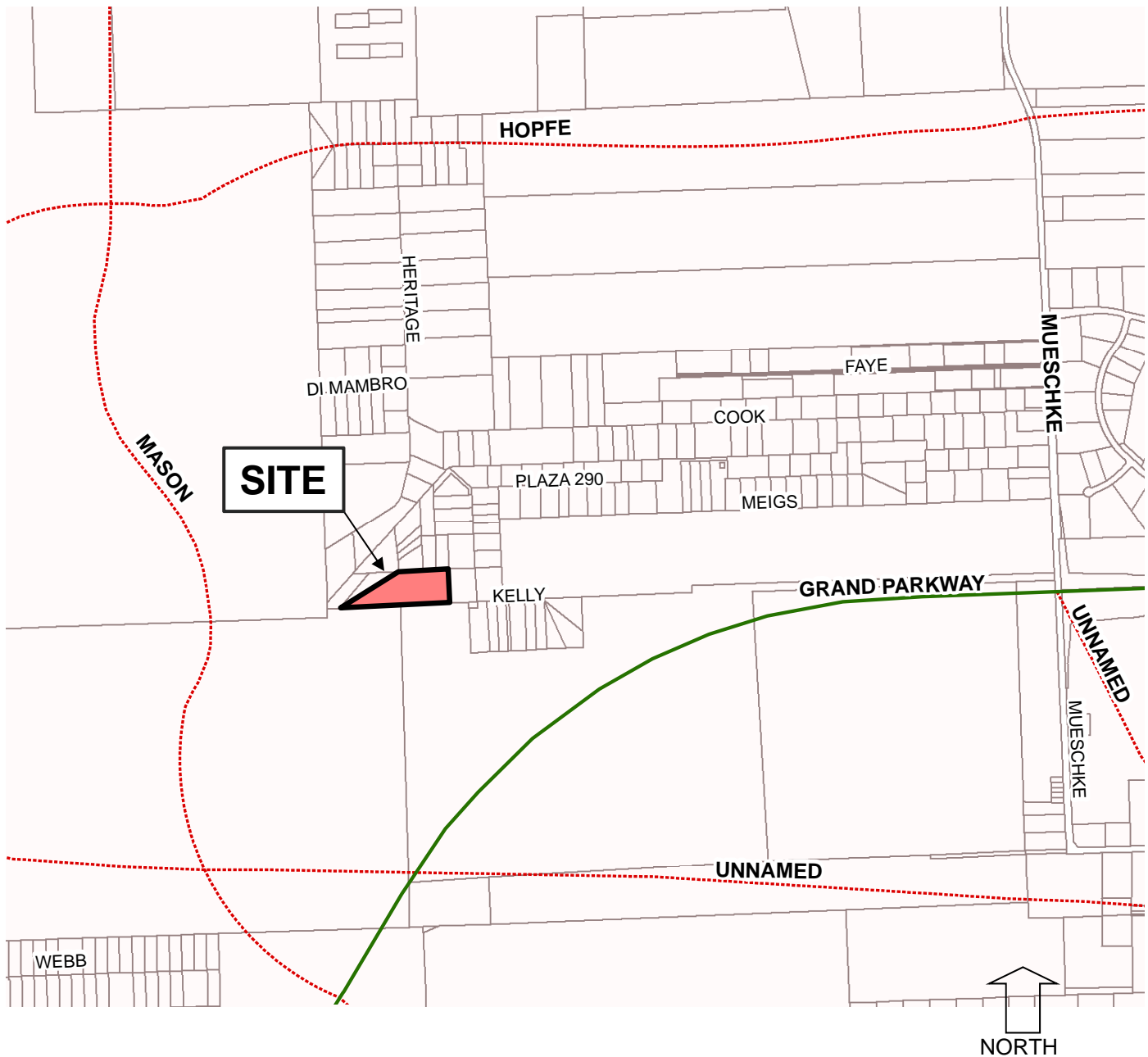
ITEM: 85

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Solid Rock Reserve (DEF 1)

Applicant: Surv-Tex Surveying Inc.



D – Variances

Site Location

Houston Planning Commission

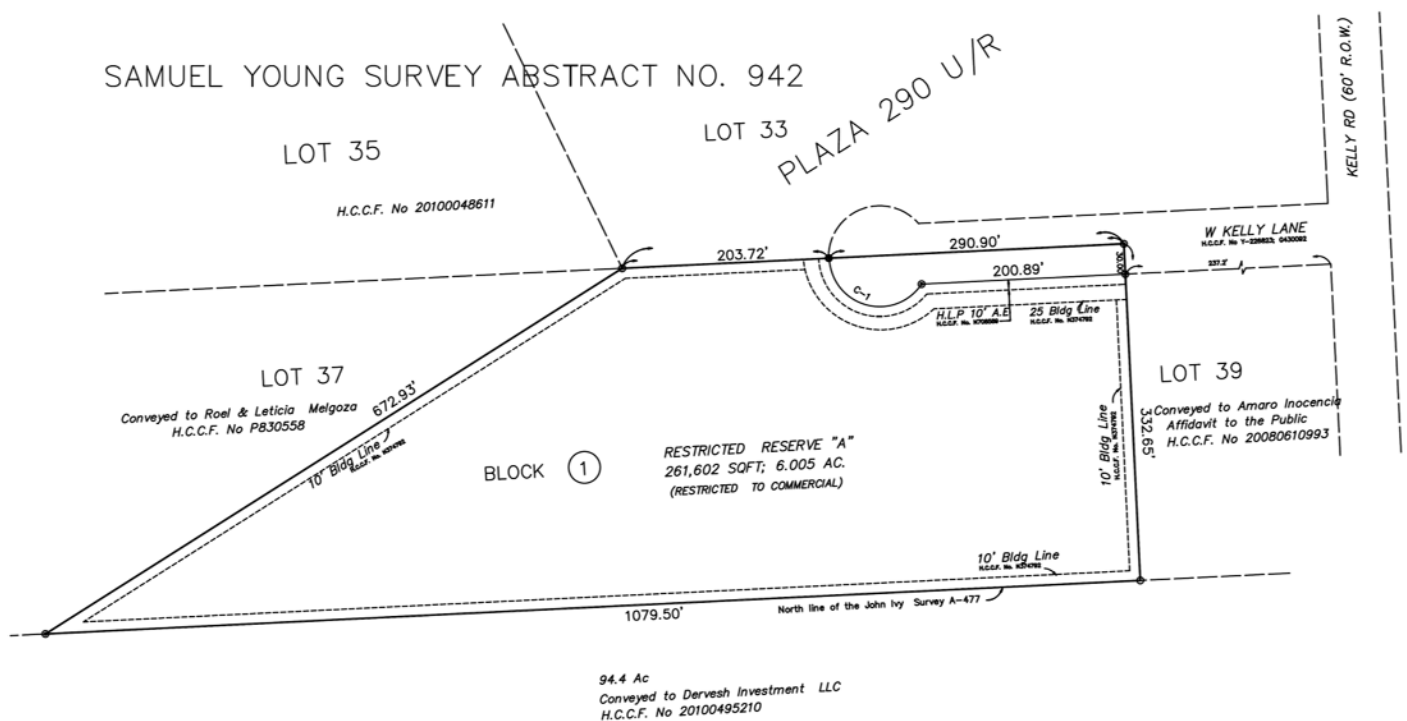
ITEM: 85

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Solid Rock Reserve (DEF 1)

Applicant: Surv-Tex Surveying Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 85

Planning and Development Department

Meeting Date: 02/16/2017

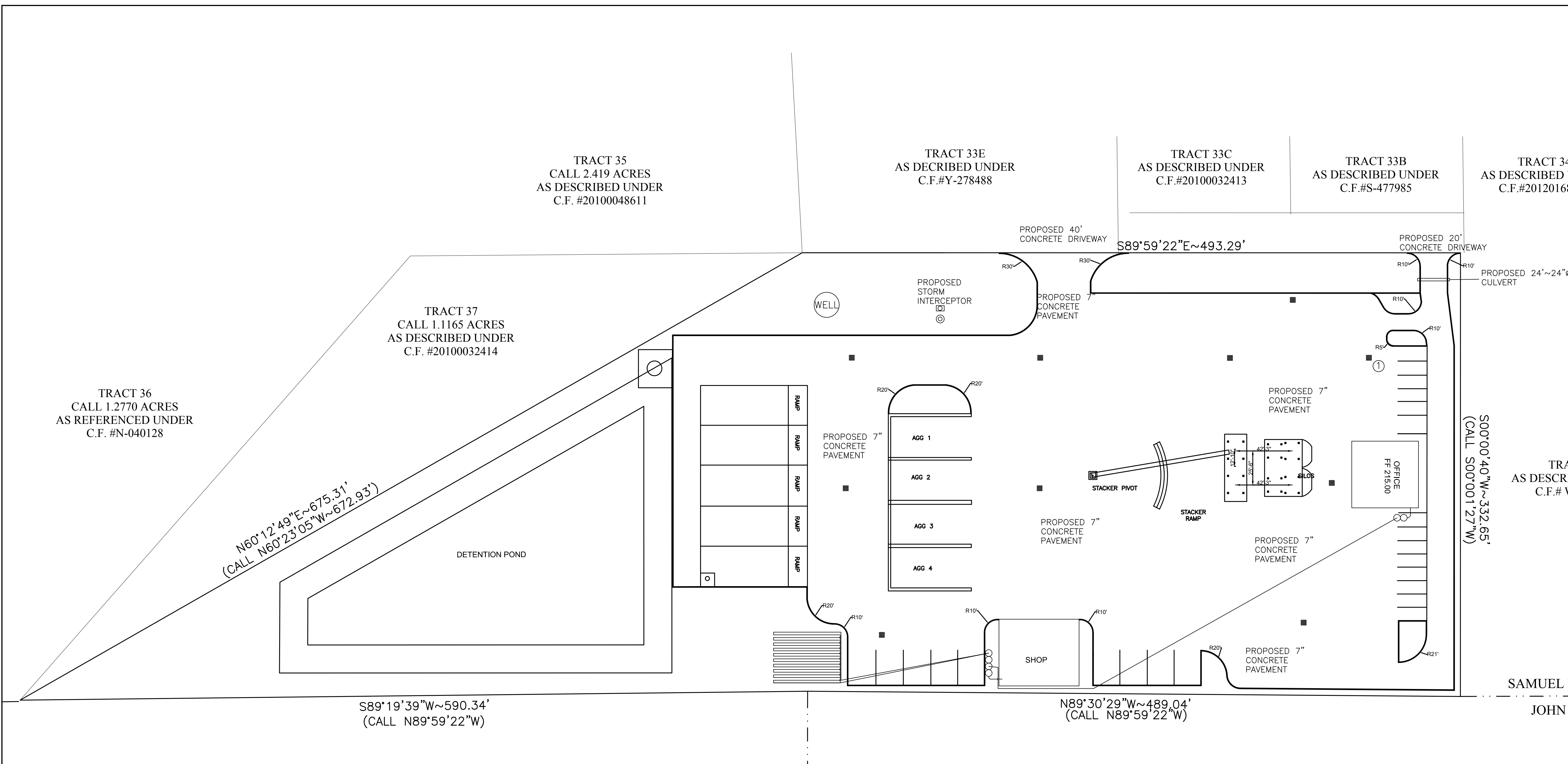
Subdivision Name: Solid Rock Reserve (DEF 1)

Applicant: Surv-Tex Surveying Inc.



D – Variances

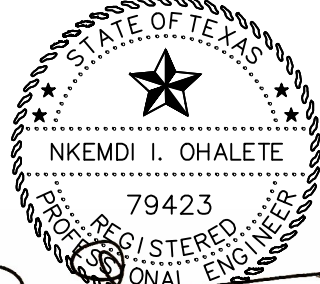
Aerial



NEDU ENGINEERING SERVICES, INC
ENGINEERS, PROJECT MANAGERS, ESTIMATORS, INSPECTORS

6776 SOUTHWEST Fwy., SUITE 320
HOUSTON, TEXAS, 77077-2
PHONE: (713) 268 - 1656
FAX: (713) 268 - 1667

TBPE NO. F-8029



8/2/16

21311 W KELLY LANE

PRINTED			
NO.	DATE	DESCRIPTION / REVISION	
		ISSUE FOR CONSTRUCTION	
		AND PERMIT	

DRAWING NAME:

SITE PLAN

SCALE: 1":40'

PROJECT NO.:

DATE: 08-02-2016
PHASE: -

DRAWING NO.

SHEET 4 OF 11



Application Number: 2017-0163

Plat Name: Solid Rock Reserve

Applicant: Surv-Tex surveying Inc.

Date Submitted: 01/23/2017

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

Specific Variance is being sought and extent of variance:

The developer is requesting a Variance to allow the creation of a Restricted Reserve on a Private Road.

Chapter 42 Section: 42-190

Chapter 42 Reference:

42-190b: Requirement for Restricted Reserve: Minimum Size: 5,000 Sqft; Fronting a PUBLIC Road; Minimum Street Width: 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 imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; The Proposed 6-acre Reserve is fronting a 60 feet wide Private Road (Kelly Lane);

(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: Kelly Lane was created with the Plat of "Plaza 290", but the Subdivision was never recorded; and the street was not accepted as a Public Road by Harris County. Strict application of sec 42-190 would restrict the use of this property as well as the multiple other lots within the subdivision, which also take access from a private road.

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

All of the streets within Plaza 290 are private streets. ; and most of the lots, including the subject property, can be used for residential or commercial purposes. The developer acquired this property with the intent of using it for a commercial use, which would be impossible if 42-190 were strictly applied.

(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. Aside from the property fronting a private street, all other requirements for creating a commercial reserve are met. Kelly Lane is 60' wide and the proposed reserve is 5.7866 acres and has 320' of frontage along Kelly Lane.

(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.

Economic hardship is not the sole justification of the variance.



Application No: 2017-0163

Agenda Item: 85

PC Action Date: 02/16/2017

Plat Name: Solid Rock Reserve

Applicant: Surv-Tex surveying Inc.

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: **42-190**

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

The developer is requesting a Variance to allow the creation of a Restricted Reserve on a Private Road.;

Basis of Recommendation:

The site is located north of State Highway 99 and west of Mueschke Road, in northwest Harris County. The applicant is requesting a variance to allow a commercial reserve to take access via an access easement instead of a public street. Staff recommends deferring the application per the applicant request.

Statement of Facts

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

[n/a](#)

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

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 86

Action Date: 02/16/2017

Plat Name: Stellar Long Point

Developer: Liberty Builders LLC

Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying

App No/Type: 2017-0161 C2R

Staff Recommendation:

Defer Additional
information reqd

Total Acreage:	5.3511	Total Reserve Acreage:	5.3511
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450T	City

Conditions and Requirements for Approval

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

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

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

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 86

Action Date: 02/16/2017

Plat Name: Stellar Long Point

Developer: Liberty Builders LLC

Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying

Staff Recommendation:

Defer Additional
information reqd

App No/Type: 2017-0161 C2R

Verify if existing major thoroughfare - Blalock Road - has sufficient right-of-way per current MTFP. The required width is 100'. If the existing right-of-way is less than 100' wide, provide for widening of Blalock Road. See Major Thoroughfare and Freeway Plan.

Revise variance request form to clearly identify the variance being sought. Requested building line must match throughout plat and required exhibits.

Existing conditions survey must show all existing features including sidewalk, trees, etc.

Site plan (Sheet A-1.0) must show the proposed encroachment with dimensions and all pedestrian improvements.

In cross-section plan, the proposed building line doesn't match to the variance request. Provide cross-section identifying property line, required 25' building line, proposed building line, sidewalk, trees and right-of-way. Provide distances from BOC to the proposed canopy and to the existing building. Show width for sidewalk and trees. Provide height for proposed canopy and existing structure.

Provide a revised elevation plan (Sheet A-3.0) with dimensions.

Provide dimensions for proposed canopy on face of the plat as indicated in the marked file copy.

Revise property legal description on face of the plat and in title report as indicated on the marked file copy.

For Your Information:

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

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

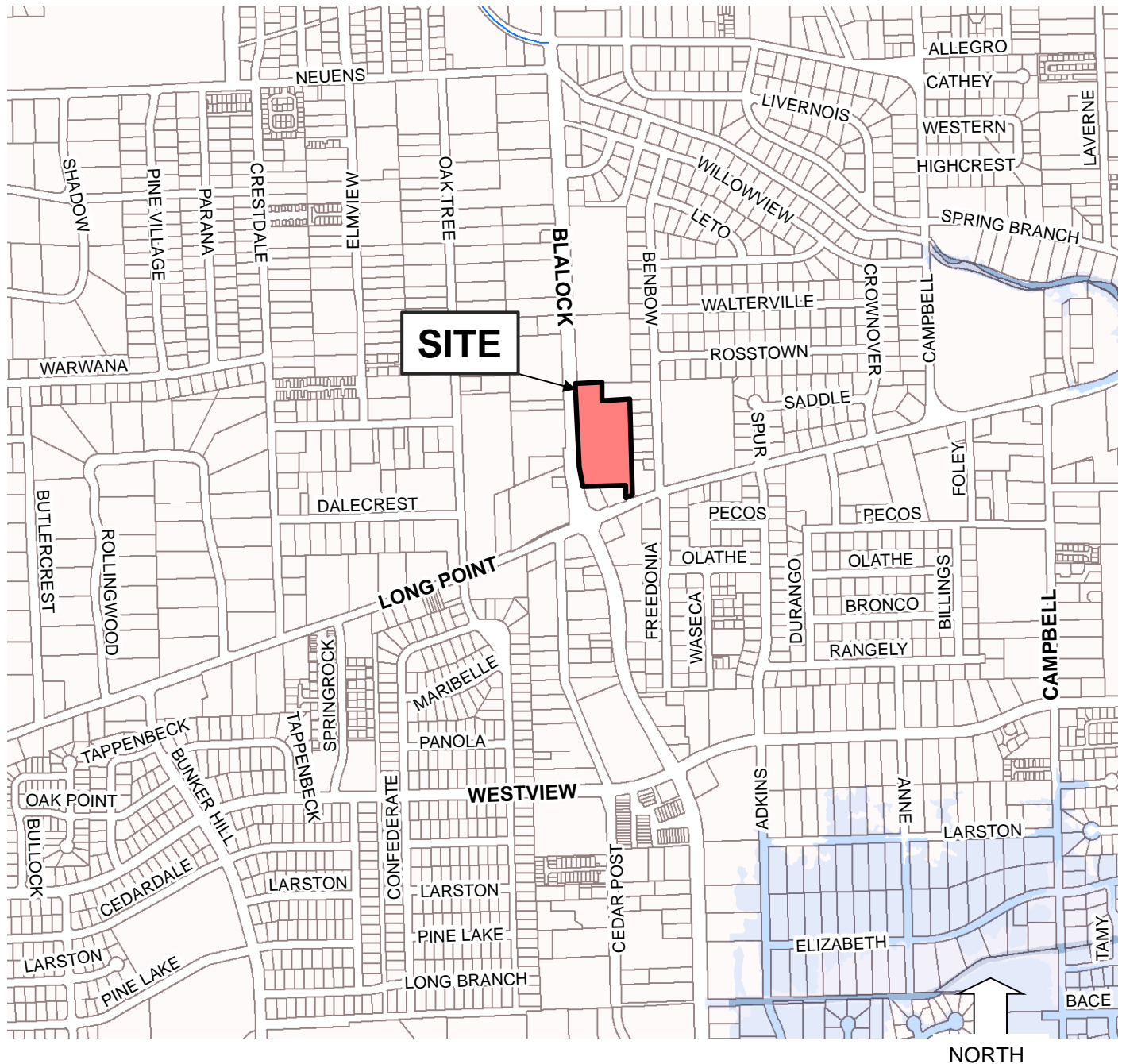
ITEM: 86

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Stellar Long Point

Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying



D – Variances

Site Location

Houston Planning Commission

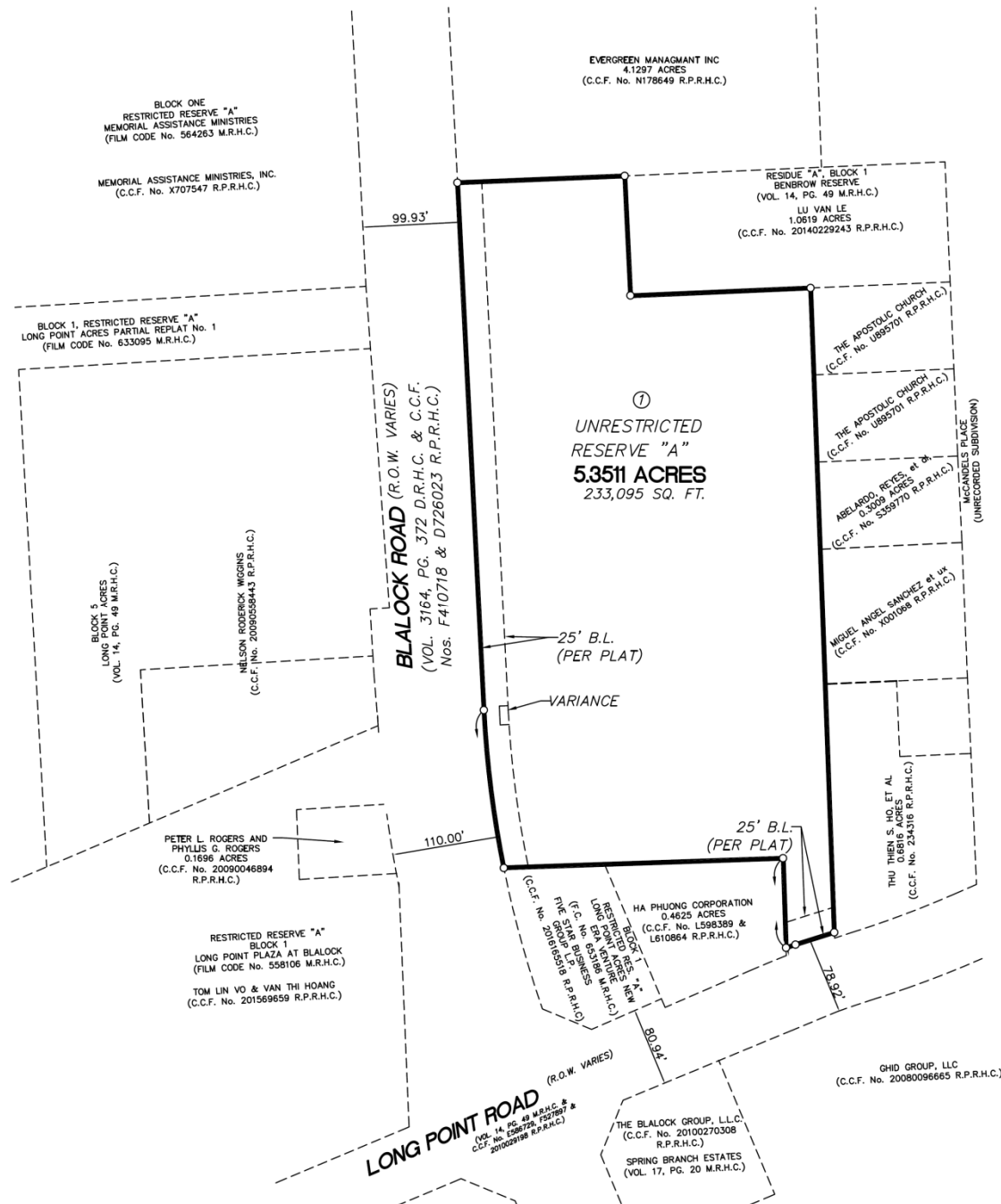
ITEM: 86

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Stellar Long Point

Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying



D – Variances

Subdivision

Houston Planning Commission

ITEM: 86

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Stellar Long Point

Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying



D – Variances

Aerial



Application Number: 2017-0161

Plat Name: Stellar Long Point

Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying

Date Submitted: 01/23/2017

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

Specific Variance is being sought and extent of variance:

We are requesting a Variance to Chapter 42-Sec. 152 which requires that an improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter; which is for property located on a major thoroughfare, 25 feet. We wish to only build a canopy to allow patrons to enter the Leasing Office without being hindered by bad weather that will extend 10 feet beyond the building setback line and for only 20 feet.

Chapter 42 Section: 152

Chapter 42 Reference:

Sec. 42-152.- Building line requirement along major thoroughfares. (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

Statement of Facts

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

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

Applicant desires to build a canopy to allow patrons to enter the Leasing Office without being hindered by bad weather that will extend 10 feet beyond the building setback line, for only 20 feet along one of their Blalock parking lots, that will maintain the style and integrity of the community. Due to the physical location of the property, the current leasing office is in one of the buildings that abuts the current setback line. Of course it is not practical to consider demolishing and rebuilding the entire building, and not feasible anyway because the complexes pool is located directly behind the building. Being allowed to build such a small canopy beyond the setback line 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 current apartment complex was built in 1966 with then current ordinances, and no resolution for the tenants was considered at that time. The City's existing ordinance would prohibit the complexes reasonable use of the land.

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

As no changes will be made to the existing property (building interior) and only columns that uphold the new canopy will attach to the ground beyond the setback line, their will be no physical building built and the intent and general purposes of this chapter will be preserved and maintained. The canopy will be an enhancement for the business and the community.

(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 the canopy would still be 15' from the property line and yet still another 10' from a concrete curb buffer to the Blalock traffic. The concrete curb buffer hinders any direct access to the columns that would uphold the canopy from normal traffic flow.

(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 initial creation of the apartment complex, the intent was to have a quality complex that would add value to the community.



Application No: 2017-0161

Agenda Item: 86

PC Action Date: 02/16/2017

Plat Name: Stellar Long Point

Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying

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)

We are requesting a Variance to Chapter 42-Sec. 152 which requires that an improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter; which is for property located on a major thoroughfare, 25 feet. We wish to only build a canopy to allow patrons to enter the Leasing Office without being hindered by bad weather that will extend 10 feet beyond the building setback line and for only 20 feet. ;

Basis of Recommendation:

The site is located east of Blalock Road and north of Long Point Road.

The applicant is requesting a variance to a proposed canopy to encroach into the required 25' building line along Blalock Road a designated major thoroughfare.

Staff's recommendation is to defer the plat to allow time for the applicant to provide revised information before noon next Wednesday.

Statement of Facts

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)



Agenda Item: 87
Action Date: 02/16/2017
Plat Name: Williams on Canal
Developer: Urban Intownhomes LLC
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2017-0187 C2

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	0.9745	Total Reserve Acreage:	0.0000
Number of Lots:	29	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494N	City

Conditions and Requirements for Approval

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

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

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

1. Provide a revised site plan to include
 - a. existing conditions to remain (i.e. light poles/power poles, fire hydrants, etc.),
 - b. front doors to the street and pedestrian access for lots abutting the street as indicated in 42-157 (C) (3) b.
 - c. 6 foot unobstructed sidewalks
2. Provide 15' from the back of curb to the proposed fence on all abutting streets, provide a pedestrian access easement (on Commerce Street and St Charles Street)
3. Provide all parking for single family as described by the ordinance, we are not in support of the requested variance
 - a. The Palmer and Ranger subdivision plats were abutting type A streets, however the proposed plats for Commerce and Canal are not considered within walking distance to the light rail station.
4. Provide correspondence from Tom McCasland that the 7 proposed workforce units are appropriate for this area
5. Provide 5' pedestrian access easement on St Charles Street

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 87

Action Date: 02/16/2017

Plat Name: Williams on Canal

Developer: Urban Intownhomes LLC

Applicant: Vernon G. Henry & Associates, Inc.

App No/Type: 2017-0187 C2

Staff Recommendation:

Defer Additional
information reqd

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.
B.L. IS MISSING ON N.SAINT CHARLES.

PWE Utility Analysis: Received on 02/09/2017.

PWE Traffic: The on-street parking shown in the parking plan is acceptable at the proposed locations .

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 02/16/2017

Subdivision Name: Williams on Canal

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

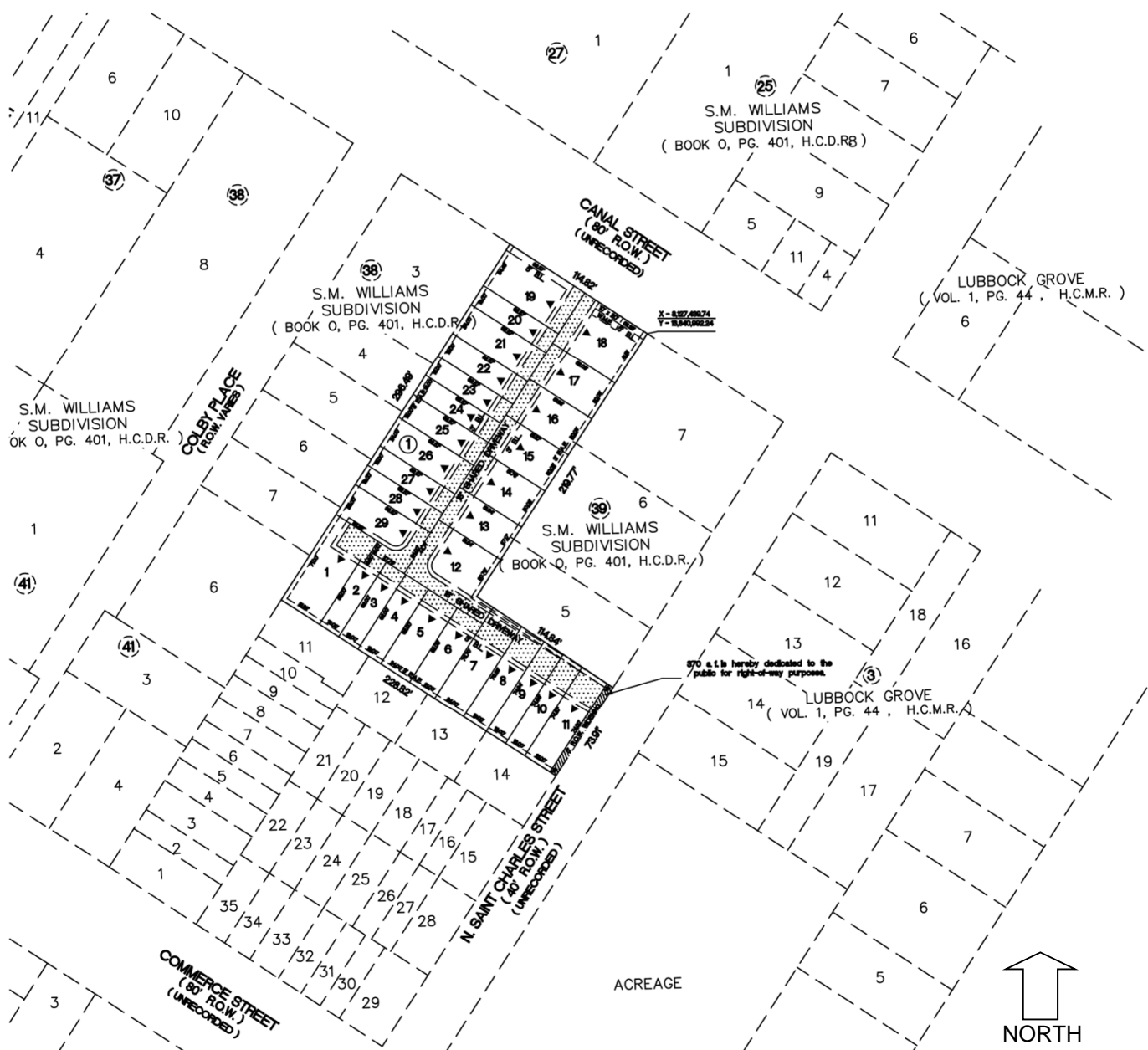
ITEM: 87

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Williams on Canal

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 87

Planning and Development Department

Meeting Date: 02/16/2017

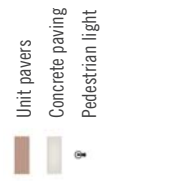
Subdivision Name: Williams on Canal

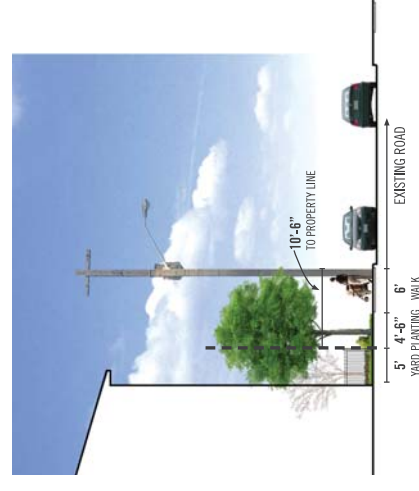
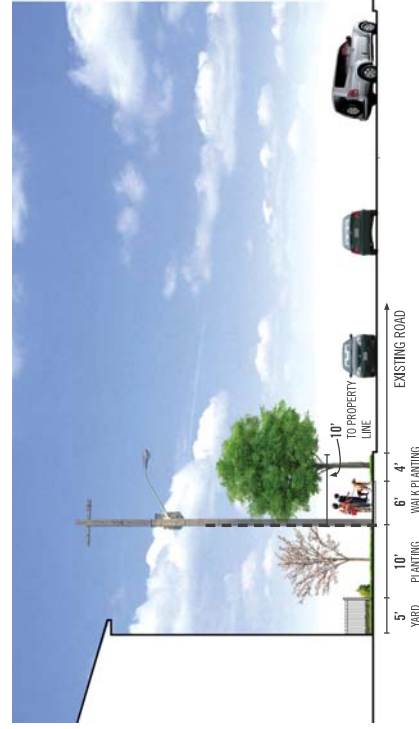
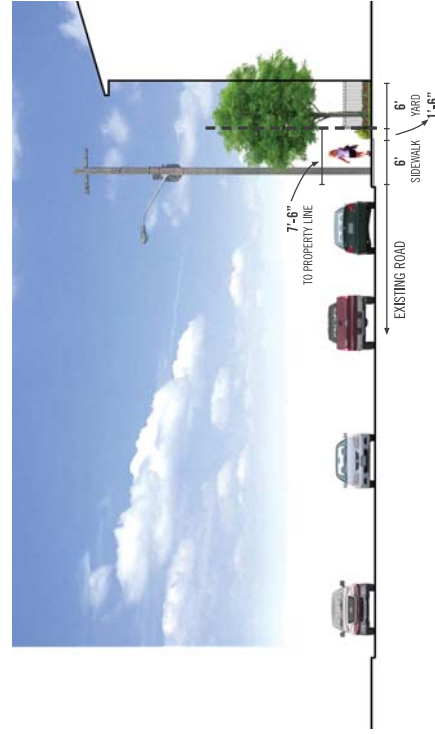
Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial







Application Number: 2017-0187

Plat Name: Williams on Canal

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 02/03/2017

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

Specific Variance is being sought and extent of variance:

To allow lots to be less than 3,500 square feet.; to allow Lots 11, 18, and 19 to have less than 2 parking spaces on site; to allow shared driveways to be connected with a total length of more than 200'. To allow guest parking spaces in front of adjacent plat's street frontage (Williams on Commerce)

Chapter 42 Section: 145,181,186

Chapter 42 Reference:

42-181 (a) (2) The minimum lot size for a single-family residential lot with wastewater collection service shall be 3,500 square feet for a lot within the city. 42-186 (a) Each subdivision plat providing for a single-family residential use shall provide at least two off-street parking spaces per dwelling unit on each lot except that, in those instances where a secondary dwelling unit of not more than 900 gross square feet is provided, only one additional off-street parking space shall be required for the secondary dwelling unit. 42-186(b) Each subdivision plat providing for a single-family residential use on property located within the city that includes a shared driveway or a type 2 permanent access easement with six or more dwelling units shall provide one additional parking space for every six dwelling units. 42-145(a) (2) No part of a shared driveway shall be more than 200 feet from a public street that is not an alley and that contains a roadway. The distance shall be measured along the centerline of the shared driveway starting from the intersection with the public street.

Statement of Facts

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

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;

This property is to be developed with a mix of market rate and workforce housing. The workforce housing units will be identical to the market rate homes in exterior appearance, internal features and amenities; it will simply cost less for individuals and families with income levels within a set range of the median income of the area. The workforce homes will be a part of a special land trust, which will continue to control the price of those homes over an extended period of years. In order to insure that this mix is possible a greater variety in lot sizes is necessary to meet the needs of a variety of family sizes. There will be 3 workforce homes in this section of 29 homes. Lots 11, 18, and 19 will contain the area for two tandem parking spaces within the unit but will have the option of using one of the spaces for a home business if the owner so chooses. If there is a second car in the household, it can be parked on the nearby street as can any visitor cars. The public street row adjacent to the homes will have a 6' wide sidewalk (rather than required 5'). The homes facing the public streets will have decorative open iron fences in the front, and all homes will have street trees with a minimum caliper of 3" (rather than the 1 1/2" required). Allowing the shared driveways to be connected will create a unified development rather than one segmented into small projects, creating a better living environment for residents. Allowing the parking spaces to be on the frontage of the adjacent plat to the south (Williams on Commerce), makes sense from the standpoint of this being a unified development. Many of the homes in this plat use the same courtyard space as the lots in the southern plat. There will be easy ways for a pedestrian to access these spaces.

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

There are very few homes in the inner city with contemporary amenities available to people with low and moderate incomes yet there are many jobs for them available.

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

The intent is to supply homes for a broad spectrum of the population; to minimize the need for key members of the workforce to live great distances from their jobs, and to lessen traffic congestion by shortening home/job commutes.

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

Providing an opportunity for persons with low and moderate incomes to live close to the City center will insure the key personnel, like nurses, teachers and fire fighters, will be able to live close to their place of work and have easy access to urban activities.

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

It is sound public policy to encourage and facilitate housing ownership for the entire market spectrum. This project as proposed will provide housing for a market segment that has no new housing available.



Application No: 2017-0187

Agenda Item: 87

PC Action Date: 02/16/2017

Plat Name: Williams on Canal

Applicant: Vernon G. Henry & Associates, Inc.

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: [145,181,186](#)

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

To allow lots to be less than 3,500 square feet.; to allow Lots 11, 18, and 19 to have less than 2 parking spaces on site; to allow shared driveways to be connected with a total length of more than 200'. To allow guest parking spaces in front of adjacent plat's street frontage (Williams on Commerce);

Basis of Recommendation:

The sites are located east of Navigation Blvd, north of Harrisburg Blvd, and west of Delano Street. The applicant is requesting variance for reduced lot sizes, to allow one parking space for 13 units, and to allow the required guest parking for a shared driveway to be located on Commerce Street. Staff's recommendation is to defer for additional information

Statement of Facts

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

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)



Agenda Item: 88
Action Date: 02/16/2017
Plat Name: Williams on Commerce
Developer: Urban Intownhomes LLC
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2017-0182 C2

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	1.1800	Total Reserve Acreage:	0.0000
Number of Lots:	35	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494N	City

Conditions and Requirements for Approval

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)

1. Provide a revised site plan to include
 - a. existing conditions to remain (i.e. light poles/power poles, fire hydrants, etc.),
 - b. front doors to the street and pedestrian access for lots abutting the street as indicated in 42-157 (C) (3) b.
 - c. 6 foot unobstructed sidewalks
2. Provide 15' from the back of curb to the proposed fence on all abutting streets, provide a pedestrian access easement (on Commerce Street and St Charles Street)
3. Provide all parking for single family as described by the ordinance, we are not in support of the requested variance
 - a. The Palmer and Ranger subdivision plats were abutting type A streets, however the proposed plats for Commerce and Canal are not considered within walking distance to the light rail station.
4. Provide correspondence from Tom McCasland that the 7 proposed workforce units are appropriate for this area
5. Provide 5' pedestrian access easement on St Charles and 7.5' on Commerce Street

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 88

Action Date: 02/16/2017

Plat Name: Williams on Commerce

Developer: Urban Intownhomes LLC

Applicant: Vernon G. Henry & Associates, Inc.

App No/Type: 2017-0182 C2

Staff Recommendation:

Defer Additional
information reqd

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

PWE Traffic: The on-street parking shown in the parking plan is acceptable at the proposed locations .

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

Houston Planning Commission

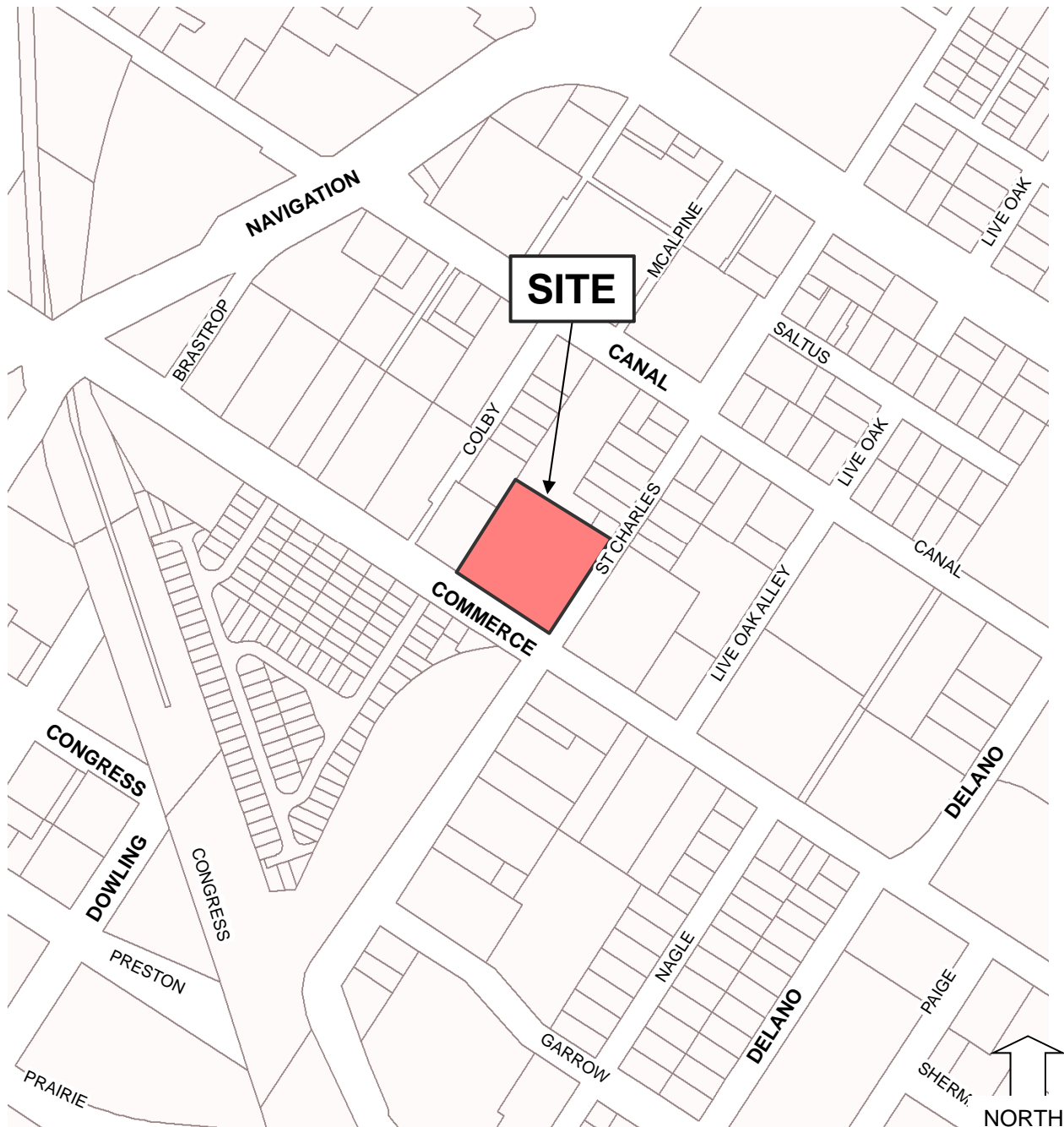
ITEM:88

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Williams on Commerce

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

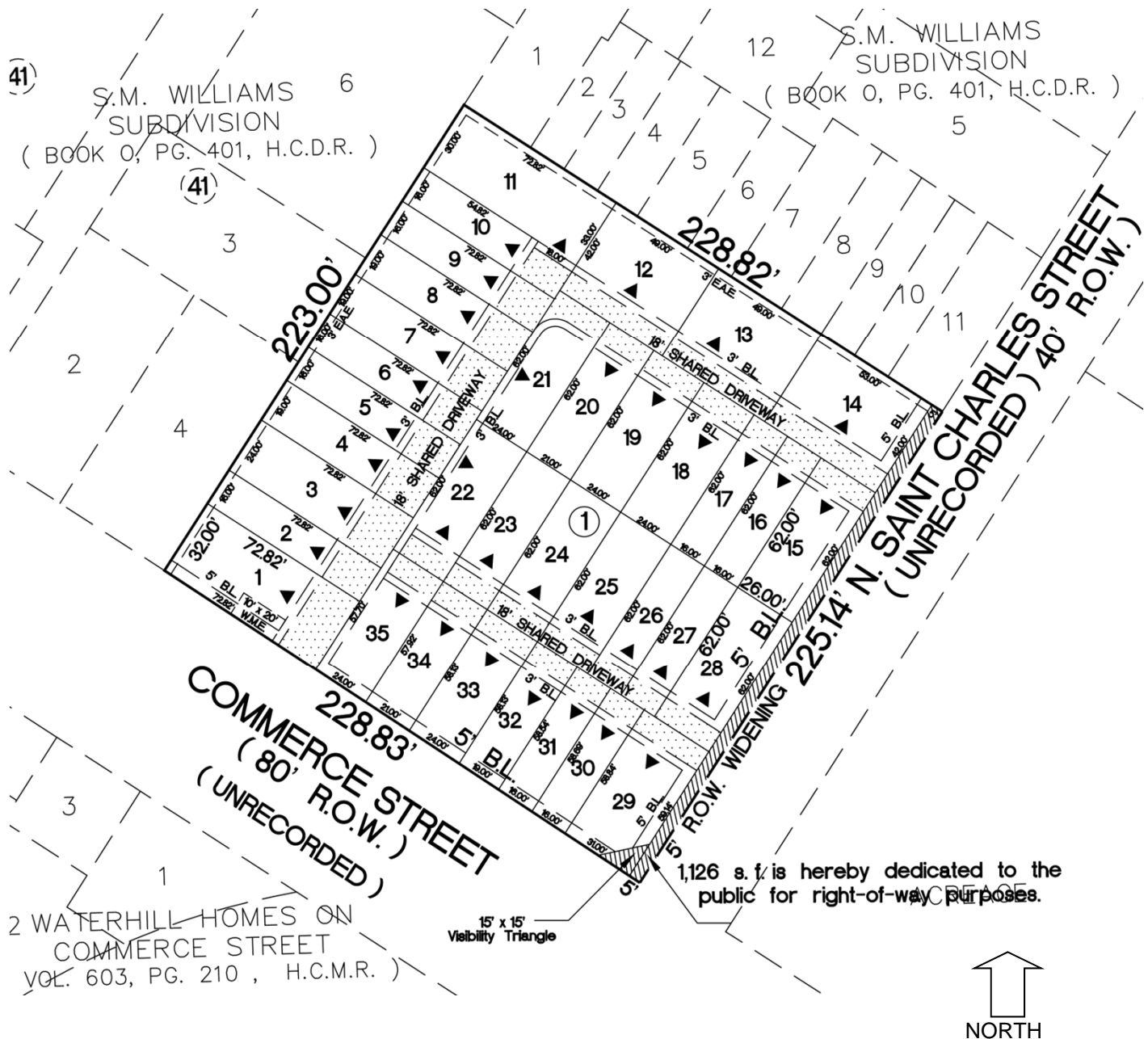
ITEM: 88

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Williams on Commerce

Applicant: Vernon G. Henry & Associates, Inc.



1,126 s.f. is hereby dedicated to the public for right-of-way purposes.

D – Variances

Subdivision

Houston Planning Commission

ITEM: 88

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Williams on Commerce

Applicant: Vernon G. Henry & Associates, Inc.



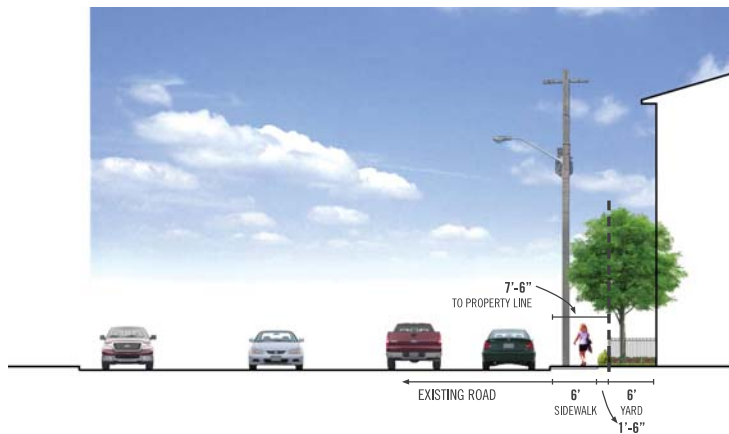
D – Variances

Aerial

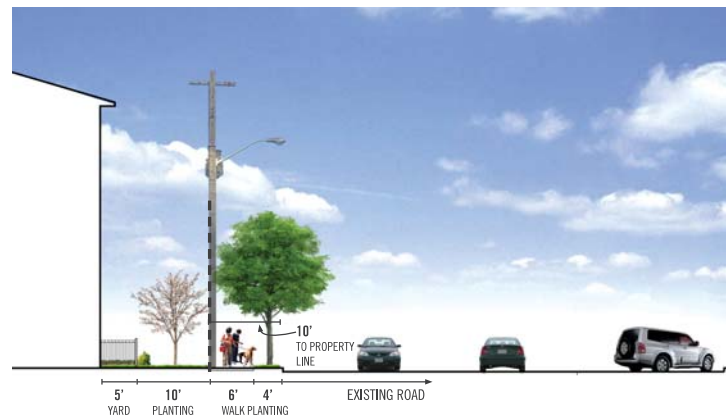


SITE PLAN
0 10 20 40

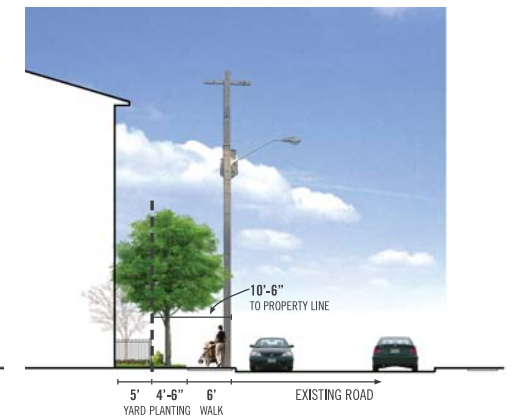
- KEY**
- Existing tree to remain
 - Street tree (3" cal.)
 - Ornamental tree (3" cal.)
 - Iron fence (4' height)
 - St. Augustine grass
 - Unit paves
 - Concrete paving
 - Pedestrian light



A TYPICAL SECTION THROUGH COMMERCE STREET



B CANAL STREET



C ST CHARLES STREET

0 4 8 16



Application Number: 2017-0182

Plat Name: Williams on Commerce

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 02/03/2017

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

Specific Variance is being sought and extent of variance:

To allow lots to be less than 3,500 square feet.; to allow Lots 1, 15, and 28-35 to have less than 2 parking spaces on site;

Chapter 42 Section: 145,181,186

Chapter 42 Reference:

42-181 (a) (2) The minimum lot size for a single-family residential lot with wastewater collection service shall be 3,500 square feet for a lot within the city. 42-186 (a) Each subdivision plat providing for a single-family residential use shall provide at least two off-street parking spaces per dwelling unit on each lot except that, in those instances where a secondary dwelling unit of not more than 900 gross square feet is provided, only one additional off-street parking space shall be required for the secondary dwelling unit.

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;

This property is to be developed with a mix of market rate and workforce housing. The workforce housing units will be identical to the market rate homes in exterior appearance, internal features and amenities; it will simply cost less for individuals and families with income levels within a set range of the median income of the area. The workforce homes will be a part of a special land trust, which will continue to control the price of those homes over an extended period of years. In order to insure that this mix is possible a greater variety in lot sizes is necessary to meet the needs of a variety of family sizes. There will be 4 workforce homes in this section of 35 homes. Lots 1, 15, and 28-35 will contain the area for two tandem parking spaces within the unit but will have the option of using one of the spaces for a home business if the owner so chooses. If there is a second car in the household, it can be parked on the nearby street as can any visitor cars. The public street row adjacent to the homes will have a 6' wide sidewalk (rather than required 5'). The homes facing the public streets will have decorative open iron fences in the front, and all homes will have street trees with a minimum caliper of 3" (rather than the 1 1/2" required). Allowing the shared driveways to be connected will create a unified development yet still provide circulation related to a good distance from a public street for emergency vehicles.

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

There are very few homes in the inner city with contemporary amenities available to people with low and moderate incomes yet there are many jobs for them available.

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

The intent is to supply homes for a broad spectrum of the population; to minimize the need for key members of the workforce to live great distances from their jobs, and to lessen traffic congestion by shortening home/job commutes.

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

Providing an opportunity for persons with low and moderate incomes to live close to the City center will insure the key personnel, like nurses, teachers and fire fighters, will be able to live close to their place of work and have easy access to urban activities.

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

It is sound public policy to encourage and facilitate housing ownership for the entire market spectrum. This project as proposed will provide housing for a market segment that has no new housing available.



Application No: 2017-0182

Agenda Item: 88

PC Action Date: 02/16/2017

Plat Name: Williams on Commerce

Applicant: Vernon G. Henry & Associates, Inc.

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: [145,181,186](#)

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

[To allow lots to be less than 3,500 square feet.; to allow Lots 1, 15, and 28-35 to have less than 2 parking spaces on site;;](#)

Basis of Recommendation:

[The sites are located east of Navigation Blvd, north of Harrisburg Blvd, and west of Delano Street. The applicant is requesting variance for reduced lot sizes, to allow one parking space for 13 units, and to allow the required guest parking for a shared driveway to be located on Commerce Street. Staff's recommendation is to defer for additional information](#)

Statement of Facts

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

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 02/16/2017
Plat Name: Summer Lake Ranch Sec 3
Developer: WEST LAKES HOUSTON INVESTMENTS
Applicant: Benchmark Engineering Corp.
App No/Type: 2017-0117 C3P

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

Total Acreage:	4.6460	Total Reserve Acreage:	1.3200
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Private Well	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77044	377T	ETJ

Conditions and Requirements for Approval

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

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

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

052. Timber Forest Blvd Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat.

Any future sections will require a second point of access

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 89

Action Date: 02/16/2017

Plat Name: Summer Lake Ranch Sec 3

Developer: WEST LAKES HOUSTON INVESTMENTS

Applicant: Benchmark Engineering Corp.

App No/Type: 2017-0117 C3P

Staff Recommendation:

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

City Engineer: 5' WLE & 20' D.E. & U.E. CANNOT OVERLAPP, WHICH IS NOT ALLOWED.
AND MAKE SURE THAT THE SUBDIVISION HAS DETENTION

PWE Utility Analysis: Received on 02/09/2017.

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

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

Per special exception in 2013, Timber Forest blvd will need to be recorded prior to or simultaneously with this plat.

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

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

There are no objections to variance request.

Lot acreages will need to be at least one acre to get septic permits if lots are being served by water well and septic system

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

Houston Planning Commission

ITEM: 89

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Summer Lake Ranch Sec 3

Applicant: Benchmark Engineering Corp.



E – Special Exceptions

Site Location

Houston Planning Commission

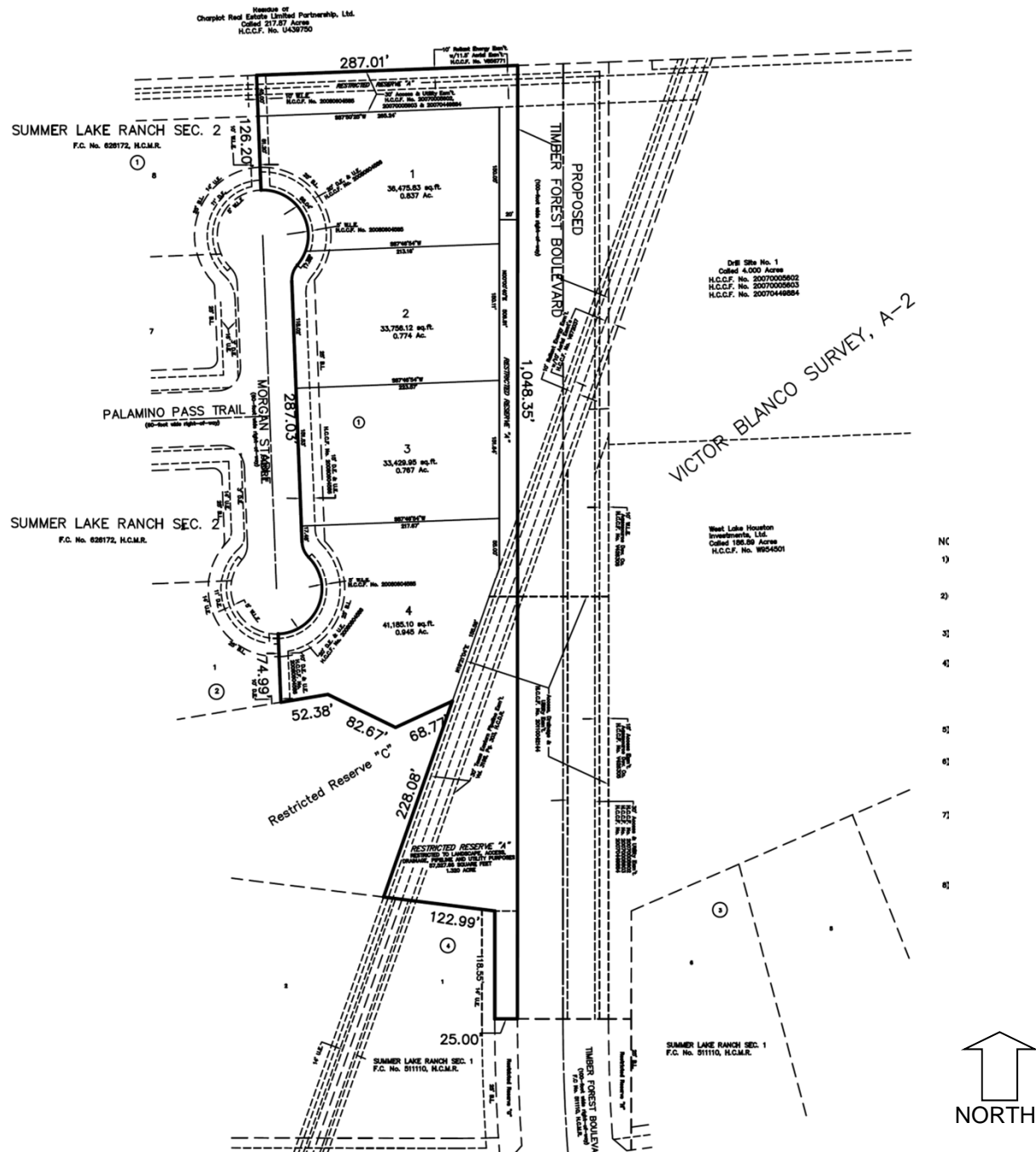
ITEM: 89

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Summer Lake Ranch Sec 3

Applicant: Benchmark Engineering Corp.



E – Special Exceptions

Subdivision

Houston Planning Commission

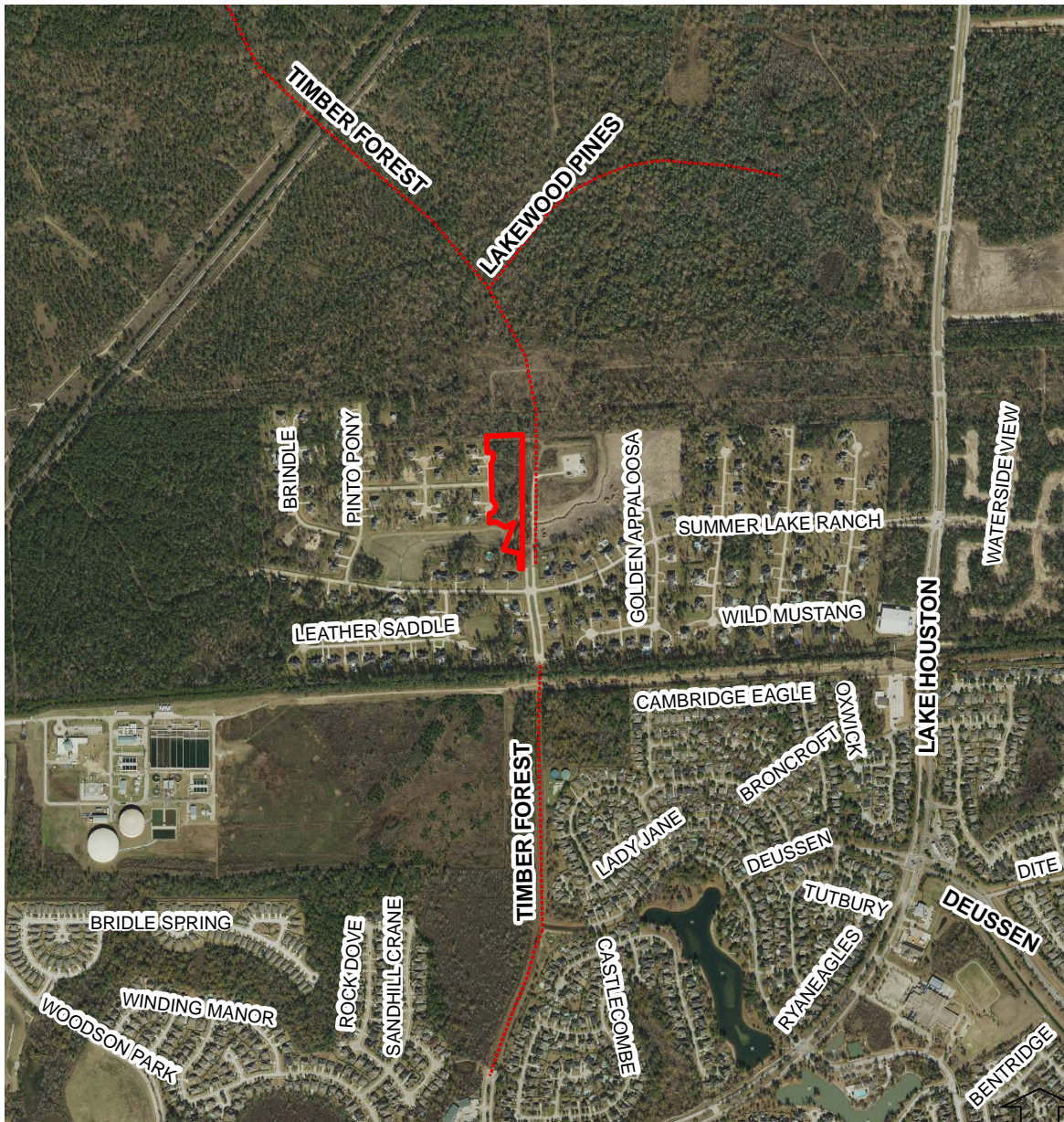
ITEM: 89

Planning and Development Department

Meeting Date: 02/16/2017

Subdivision Name: Summer Lake Ranch Sec 3

Applicant: Benchmark Engineering Corp.



E – Special Exceptions

Aerial



SPECIAL EXCEPTION Request Information Form

Application Number: 2017-0117

Plat Name: Summer Lake Ranch Sec 3

Applicant: Benchmark Engineering Corp.

Date Submitted: 01/23/2017

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

The number of lots on one point of access.

Chapter 42 Section: 42-189

Chapter 42 Reference:

Any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision.

Statement of Facts

(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;

Summer Lake Ranch Subdivision is located west of West Lake Houston Parkway and north of Summerwood Subdivision. The collector road, Summer Lake Ranch Drive through the development provides access to West Lake Houston Parkway and crosses Timber Forest Boulevard. Three additional access points have been constructed to the development to three different properties to the north and south. A General Plan and Summer Lake Ranch Sec 3 were submitted and approved in 2013 by the City of Houston Planning with a Special Exception. With this submittal, we are requesting again the approval of only the remaining 3 un-platted lots that made up the 2013 approval to exceed the 150 platted lots allowed with one point of access until one of the future streets are extended. Summer Lake Ranch Subdivision is a low-density development. The average lots in this subdivision range from 0.5 of an acre to 1 acre in area and typical lot configuration at 150' wide x 230' deep, which lends itself to lessen the chance of stacking of vehicles that is encountered in high density lot subdivision along the collector road, Summer Lake Ranch Drive, to the major thoroughfare West Lake Houston Parkway.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The collector road, Summer Lake Ranch Drive and all other existing streets within this subdivision have been platted to provide access & circulation with a minimum of 60' feet in R.O.W. width.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The modification at the time when the original Sec 3 plat of Summer Lake Ranch was approved in 2013 the modification request was less than 10%.

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

The intent and general purposes are preserved with sufficient access to the collector roads and connection to West Lake Houston Parkway.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The granting of this variance / special exception will not be injurious to the public health, safety or welfare due to the reasons stated above.



Application No: 2017-0117
Agenda Item: 89
PC Action Date: 02/16/2017
Plat Name: Summer Lake Ranch Sec 3
Applicant: Benchmark Engineering Corp.

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

Chapter 42 Sections: 42-189

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

The number of lots on one point of access.;

Basis of Recommendation:

The applicant is requesting a special exception to allow more than 150 lots to take access from one point. Chapter 42 requires minimum two points of access for development containing more than 150 lots. The site is located north east of Beltway 8 and west of Lake Houston along Timber Forest Blvd. In 2013, Planning Commission approved a special exception for Summer Lake Ranch Sec 3, 4, & 5 to have a total of 164 lots with one point of access within the GP (including Sec 1 and 2). Sections 4 and 5 have been recorded but Sec 3 has expired, therefore is requesting the same special exception to have a total of 164 lots with one point of access. Once Timber Forest Blvd is recorded to the north or south, two points of access will be provided for. Staff recommends granting the special exception with the condition Timber Forest Blvd adjacent to Sec 3 is recorded prior to or simultaneously

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 Summer Lake Ranch GP has Timber Forest Blvd stubbing into the northern and southern boundary. Since there is no active development at those locations, the lots within this GP currently only have one access point. Once Timber Forest develops to the north or south, a second point of access will be provided for.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

Once dedication of Timber Forest Blvd have been recorded, a second point will be achievable. This is only temporary.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The deviation is less than 10% and is not considered disproportionate to the requirement.

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

All proposed lots have access to a public street which extends to the Major Thoroughfare, W Lake Houston. This special exception is only temporary and only exceeds to requirement by 14 lots. Any future sections will require a second point.

(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. All lots have public street frontage and access to a major thoroughfare, W Lake Houston.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 90
Action Date: 02/16/2017
Original Action Date: 03/31/2016

Staff Recommendation:
Approve

Plat Name: Bayou Oaks at West Orem Sec 5
Developer: IDS Engineering Group
Applicant: IDS Engineering Group
App No : 2016-0328
App Type: C3P

Total Acreage:	6.3583	Total Reserve Acreage:	0.2620
Number of Lots:	35	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 410

County	Zip	Key Map ©	City / ETJ
Harris	77045	572Q	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 91

Action Date: 02/16/2017

Original Action Date: 03/31/2016

Plat Name: Bayou Oaks at West Orem Sec 6

Developer: IDS Engineering Group

Applicant: IDS Engineering Group

App No : 2016-0335

App Type: C3P

Staff Recommendation:

Approve

Total Acreage:	8.5844	Total Reserve Acreage:	1.4900
Number of Lots:	44	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 410

County	Zip	Key Map ©	City / ETJ
Harris	77045	572Q	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 92
Action Date: 02/16/2017
Original Action Date: 03/31/2016

Staff Recommendation:
Approve

Plat Name: Bayou Oaks at West Orem Sec 7
Developer: IDS Engineering Group
Applicant: IDS Engineering Group
App No : 2016-0339
App Type: C3P

Total Acreage:	2.5552	Total Reserve Acreage:	0.1457
Number of Lots:	15	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 410

County	Zip	Key Map ©	City / ETJ
Harris	77045	572Q	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 93
Action Date: 02/16/2017
Original Action Date: 03/03/2016
Plat Name: Bridgeland Parkland Village Sec 3
Developer: McKim & Creed, Inc.
Applicant: McKim & Creed, Inc.
App No : 2016-0160
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	22.4100	Total Reserve Acreage:	4.1220
Number of Lots:	48	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	366S	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 94
Action Date: 02/16/2017
Original Action Date: 03/03/2016
Plat Name: Bridgeland Parkland Village Sec 4
Developer: McKim & Creed, Inc.
Applicant: McKim & Creed, Inc.
App No : 2016-0163
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	14.3300	Total Reserve Acreage:	2.2720
Number of Lots:	48	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	366S	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 95
Action Date: 02/16/2017
Original Action Date: 03/03/2016
Plat Name: Briggs Estates
Developer: PLS
Applicant: PLS
App No : 2016-0289
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	5.5000	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77532	379E	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 96

Action Date: 02/16/2017

Original Action Date: 02/18/2016

Plat Name: Cypress Vet Hospital

Developer: Halff Associates, Inc.

Applicant: Halff Associates, Inc.

App No : 2016-0187

App Type: C2

Staff Recommendation:

Approve

Total Acreage:	2.6677	Total Reserve Acreage:	2.6489
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	368M	ETJ

Extension of Approval Notes:

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**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 97
Action Date: 02/16/2017
Original Action Date: 03/31/2016

Staff Recommendation:
Approve

Plat Name: Generation Park West Sec 3
Developer: Baseline Corporation
Applicant: Baseline Corporation
App No : 2016-0273
App Type: C2

Total Acreage:	27.5500	Total Reserve Acreage:	27.5500
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 402

County	Zip	Key Map ©	City / ETJ
Harris	77044	416D	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 98
Action Date: 02/16/2017
Original Action Date: 02/18/2016
Plat Name: McKay Intercontinental Trade Center Sec 3
Developer: EHRA
Applicant: EHRA
App No : 2016-0227
App Type: C3R

Staff Recommendation:
Approve

Total Acreage:	2.6300	Total Reserve Acreage:	2.1700
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	20	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77338	335X	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 99
Action Date: 02/16/2017
Original Action Date: 02/18/2016
Plat Name: Old Greenhouse Road Business Park
Developer: Owens Management Systems, LLC
Applicant: Owens Management Systems, LLC
App No : 2016-0249
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	14.8060	Total Reserve Acreage:	13.8060
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77084	447A	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 100
Action Date: 02/16/2017

Staff Recommendation:
Approve

Original Action Date: 02/18/2016

Plat Name: Rosehill Reserve Wastewater Treatment Plant

Developer: Costello, Inc.

Applicant: Costello, Inc.

App No : 2016-0196

App Type: C3F

Total Acreage: 6.6029

Total Reserve Acreage: 3.4115

Number of Lots: 0

Number of Multifamily Units: 0

COH Park Sector:

Street Type (Category): Public

Water Type: Proposed Utility District

Wastewater Type: Proposed Utility District

Drainage Type: Storm Sewer

Utility District:

County

Zip

Key Map ©

City / ETJ

Harris

77377

286V

ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 101
Action Date: 02/16/2017
Original Action Date: 03/03/2016
Plat Name: Rozyland
Developer: ICMC GROUP INC
Applicant: ICMC GROUP INC
App No : 2016-0288
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	2.0330	Total Reserve Acreage:	2.0330
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 WCID 110

County	Zip	Key Map ©	City / ETJ
Harris	77388	292T	ETJ

Extension of Approval Notes:

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 102
Action Date: 02/16/2017
Original Action Date: 03/03/2016
Plat Name: West Lake Houston Parkway Street Dedication Sec 6
Developer: Baseline Corporation
Applicant: Baseline Corporation
App No : 2016-0272
App Type: SP

Staff Recommendation:
Approve

Total Acreage:	6.9230	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 402

County	Zip	Key Map ©	City / ETJ
Harris	77044	416C	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Subdivision Name Change Approval Conditions

Agenda Item: 103
Action Date: 02/16/2017
Plat Name: Country Colony Sec 4
Original Action Date: 10/13/2016
Original Plat Name: Royal Brook at Kingwood Sec 11
Developer: Friendswood Development Company
Applicant: Jones|Carter - Woodlands Office
App No : 2016-1658
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	12.4200	Total Reserve Acreage:	1.3500
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:	Montgomery County MUD 24

County	Zip	Key Map ©	City / ETJ
Montgomery	77365	297K	ETJ

Subdivision Name Change Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 02/16/17

ITEM: 104

Applicant: REID HOLCOMB & ASSOCIATES INC.

Contact Person: JOEL HOLCOMB

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
SOUTH OF: FM 1485 WEST OF: LOOP 494	17-1229	77357	5773	256U	ETJ

ADDRESS: 22889 Cuttler

ACREAGE: 3.823

LEGAL DESCRIPTION:

BEING 3.823 ACRES OF LAND SITUATED IN THE FINLEY MCNAUGHTON SURVEY, ABSTRACT 392, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 02/16/17

ITEM: 105

Applicant: ALICIA PADILLA

Contact Person: CRISTINA MIRANDA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	17-1230	77357	5775	223W	ETJ
NORTH OF: FM 1485 WEST OF: DEER RUN LANE					

ADDRESS: 26569 Spanish Oaks Drive

ACREAGE:

LEGAL DESCRIPTION:

BEING LOT 781 OF PEACH CREEK FOREST SECTION (5), AN UNRECORDED SUBDIVISION OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 02/16/17

ITEM: 106

Applicant: MARIO DIOSDADO

Contact Person: MARIO DIOSDADO

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
NORTH OF: FM 1485 EAST OF: US 59	17-1231	77357	5874	258-J	ETJ

ADDRESS: 26927 Peach Creek Drive

ACREAGE:

LEGAL DESCRIPTION:

BEING LOT 947 OF PEACH CREEK FOREST SECTION (5), AN UNRECORDED SUBDIVISION OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 02/16/17

ITEM: 107

Applicant: JULIO HERNANDEZ

Contact Person: CHRISTINE HARTMAN

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	17-1232	77357	5874	257-M	ETJ
NORTH OF: FM 1485 EAST OF: US 59					

ADDRESS: 26083 Lantern Lane

ACREAGE:

LEGAL DESCRIPTION:

BEING LOTS 420 AND 422 PEACH CREEK FOREST SECTION (3), AN UNRECORDED SUBDIVISION OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 02/16/17

ITEM: 108

Applicant: HEATH ROMERO

Contact Person: JONATHAN GREEN

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	17-1233	77049	6062	419-S	ETJ
NORTH OF: BEAUMONT HIGHWAY EAST OF: SHELTON ROAD					

ADDRESS: 10400 Prince Road

ACREAGE: 3.0170

LEGAL DESCRIPTION:

BEING 3.0170 ACRES OUT OF JOHN JONES SURVEY, ABSTRACT 483, , ABSTRACT 75, HARRIS, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 02/16/17

ITEM: 109

Applicant: ONOFRE REYES

Contact Person: JOSE A. RODRIGUEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	17-1234	77039	5463	413-H	ETJ
SOUTH OF: LAUDER ROAD EAST OF: ALDINE WESTFIELD ROAD					

ADDRESS: 1632 Connorvale Road

ACREAGE: 1.000

LEGAL DESCRIPTION:

BEING THE EAST ONE ACRE OUT OF THE WEST THREE ACRES OUT OF LOT 214 OF MAGNOLIA GARDENS, A SUBDIVISION IN HARRIS COUNTY, TEXAS.

PURPOSE OF REQUEST: Resident

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

CERTIFICATE OF COMPLIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Sina Khaef	Sina Khaef – Owner Kim Schrock – Agent Maggie Webb – Agent	832-434-8494 281-923-6997 713-418-9957	sinakhaef@hotmail.com kim@meridiansvcs.com maggie@meridiansvcs.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5419 John Dreaper Drive	16061451	77056	5156B	491U	G

HCAD ACCOUNT NUMBER(S):	1044160000003
PROPERTY LEGAL DESCRIPTION:	Tract 3 Block 1 Trianon Two
PROPERTY OWNER OF RECORD:	Sina Khaef
ACREAGE (SQUARE FEET):	5,799 square feet
WIDTH OF RIGHTS-OF-WAY:	John Dreaper Drive (50 feet)
EXISTING PAVING SECTION(S):	John Dreaper Drive (18 feet)
OFF-STREET PARKING REQUIREMENT:	Two spaces
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	N/A
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 1-story Single-Family Residence (2,397 Sq. Ft.)

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 2nd Floor Addition (3,290 Sq. Ft.), 3rd Floor Terrace Addition (564 Sq. Ft.)

PURPOSE OF VARIANCE REQUEST: To allow a proposed 2nd floor addition to be built directly above the existing 1st floor, which will result in approximately a zero foot (0') building line.

CHAPTER 42 REFERENCE(S): **Sec. 42-156(b)** Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be:

- 1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street; or
- 2) 10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The owner wishes to increase the square footage of their existing, single-family home by adding a second floor. The second floor is proposed to be directly above the existing footprint. The variance request is to allow this second-story addition to encroach into the front building line requirement.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

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

The imposition of the rules of this chapter do not allow for the owner to add additional square footage to the 2nd floor immediately above the 1st floor creating an undue hardship and depriving the applicant reasonable use of the land.

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

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

It was not made clear to the owner upon purchase of the property that an additional 2nd floor would not be allowed to be built directly above the existing 1st floor, for additional square footage, as there are recorded front building lines for this subdivision. Strict application would create an undue hardship as the lot does not allow for additional square footage to be added at ground level, which would require the owner to build a 2nd floor.

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

We will uphold the intent of this chapter by adhering to the exceptions to the building line to not have any habitable space encroach more than 30 inches (30") on the front elevations.

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

The granting of the variance would not be injurious to the public health, safety or welfare, as the encroachment would be no more than 30 inches (30"), into the building line, at a height of approximately 20 ft. (20').

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

It is not. We want to be permitted to use the land to add additional square footage to the single family residence and to be allowed to encroach the front building line, no more than 30 inches (30") as specified in this chapter's exceptions.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 110

Meeting Date: 02/16/17

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation:

The site is located on John Dreaper Drive, east of Yorktown Street and north of Westheimer Road. The applicant is requesting a variance to allow a proposed 2nd floor addition to be built directly above the existing 1st floor, which will result in approximately a zero foot building line. Staff is in support of the requested variance.

This variance application was originally submitted and presented at the November 10, 2016 Planning Commission Meeting and withdrawn at the December 1st meeting, after it was determined that the application was in violation of the separately-filed deed restrictions. The deed restrictions of the Trianon Two Subdivision require that proposed developments obtain approval by all four property owners of the subdivision. At the time of the hearing, the applicant did not have the approval of the remaining three property owners, and therefore, staff was not able to recommend approval of the variance request. Approval of the Trianon Two neighbors has been submitted with this variance application.

The subject site is a platted single-family lot that was created by the Trianon Two Subdivision in 1971. The subdivision plat contains no building lines and the existing, one-story, single-family home, built in 1982 is approximately 8 ½" from the property line along the street. An existing, attached, two-car garage is set back 3'-2" from the property line and will remain unchanged. The owner is proposing to construct a second story addition on top of the footprint of the existing first floor structure resulting in an encroachment of the ordinance-required 10' building line along John Dreaper Drive. The rear of the property contains a 10' drainage easement and an outdoor pool area which limits structural additions on the back of the lot. Per the building plans, a 3rd level, open terrace on the back of the house has been removed from the building plans and is now relocated to the second floor.

The distance from the back-of-curb to the existing and proposed second story structure along John Dreaper Drive is 15'. The street provides access to a small, quiet, neighborhood enclave and does not provide traffic circulation to other nearby thoroughfares. Due to these existing characteristics, which pre-date current Chapter 42 requirements, as well as the applicant providing documentation showing the other lot owners of the Trianon Two Subdivision have approved the proposed development, staff recommends granting the requested variance to allow a proposed 2nd floor addition to be built directly above the existing 1st floor, which will result in approximately a zero foot building line.

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Gray & Partners LLC	Marc Favre	713-299-2412	marc.favre@gmail.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
122 West Gray Street	15092717	77019	5357	493P	C
HCAD ACCOUNT NUMBER(S):		1358090010001			
PROPERTY LEGAL DESCRIPTION:		Reserve A Block 1 Le Coin de la Rue Gray			
PROPERTY OWNER OF RECORD:		Gray & Partners LLC			
ACREAGE (SQUARE FEET):		5,000 square feet			
WIDTH OF RIGHTS-OF-WAY:		West Gray Street (65 feet); Cushing Street (30 feet)			
EXISTING PAVING SECTION(S):		West Gray Street (44 feet); Cushing Street (20 feet)			
OFF-STREET PARKING REQUIREMENT:		10			
OFF-STREET PARKING PROVIDED:		10			
LANDSCAPING REQUIREMENTS:		5 trees, 50 shrubs, and 1 parking lot tree			
LANDSCAPING PROVIDED:		5 trees, 60 shrubs, landscape buffer as per plan See A1			

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 1-story commercial shell building (1,226 Sq.Ft.)

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 1-story, single-tenant, small restaurant and bakery (1,226 Sq.Ft.)

PURPOSE OF VARIANCE REQUEST: To allow a 12' building line in lieu of the ordinance-required 25' building line for a commercial property along a major thoroughfare, West Gray Street.

CHAPTER 42 REFERENCE(S): 42-152(a)

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):

The original intent of the project at 122 W. Gray Street (on the North-West corner of W. Gray and Cushing Streets) was to have a bakery and a coffee shop in a one story, cozy 1,226 square foot building:

- 1850 Paris "hotel particulier" style with some French reclaim material;
- front stone elevation with rooftop colonnades;
- large inside library with books available for customers;
- rear parking to maintain and improve W. Gray Street architecture and to improve the pedestrian environment, instead of having the parking on the front and the patio on the back side. As a consequence, the building is at 12 feet from W. Gray Street. If the parking should have been on the front of the property, the building would have been sitting at more than 50 feet from W. Gray with no need of variance;
- front yard open patio.

Due to the needed kitchen and preparation area, it cannot be possible to have two independent (meaning separated by a wall) businesses within an "open to public" available remaining area smaller than 900 square feet. Because the land has been platted under Chapter 42-154(b) which means retail commercial center (the land is plated as "Commercial Use") so multi-tenants for a building that sits less than 25 feet from the main street, the owner is requesting a variance to allow a small, single-tenant shell building of 1,226 square feet to sit at the 12 foot setback line instead of the ordinance-required building line along W. Gray Street.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

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

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

The land was platted under 42-154(b) criteria, which allows a zero foot building line for a "retail Commercial Center" with "multi-tenants". As the project progressed and because of the small size of the building (1,226 square feet), the project cannot meet the multi-tenant requirement.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

Not viable to have two tenants in such a small space.

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

Section of West Gray pedestrian oriented, with the patio seating upfront and the parking in rear the project is emphasizing the pedestrian orientation.

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

We are providing 6 feet of sidewalk on W. Gray Street and 5 feet of sidewalk on Cushing Street. Additionally, the existing building is set back approximately 22 feet from the back-of-curb along W. Gray Street.

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

Not feasible to have tenants in such small space facing W. Gray Street. The original intent of the project was to have a bakery and a coffee shop in a one story, cozy 1,226 square foot building. Although the subdivision plat allowed a 0' building line, the structure was constructed at the 12' building line. The coffee shop and bakery utilize one kitchen which ties the facility together under one structure and as one tenant. Therefore, the variance request is to allow for an encroachment of the 25' ordinance-required building line for a structure built at the 12' building line.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Map



DEVELOPMENT PLAT VARIANCE



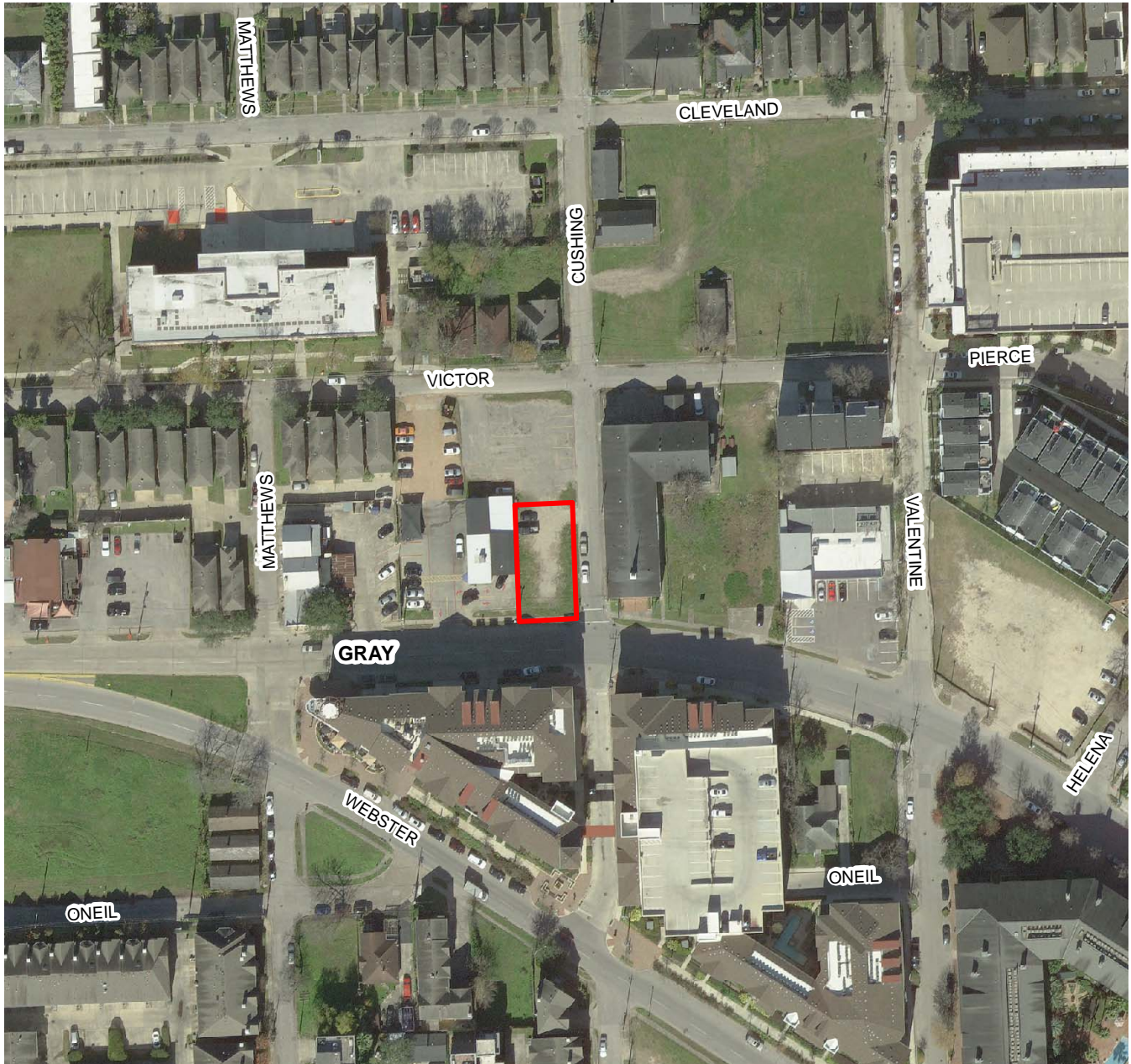
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 111

Meeting Date: 2/16/17

Houston Planning Commission

Aerial Map

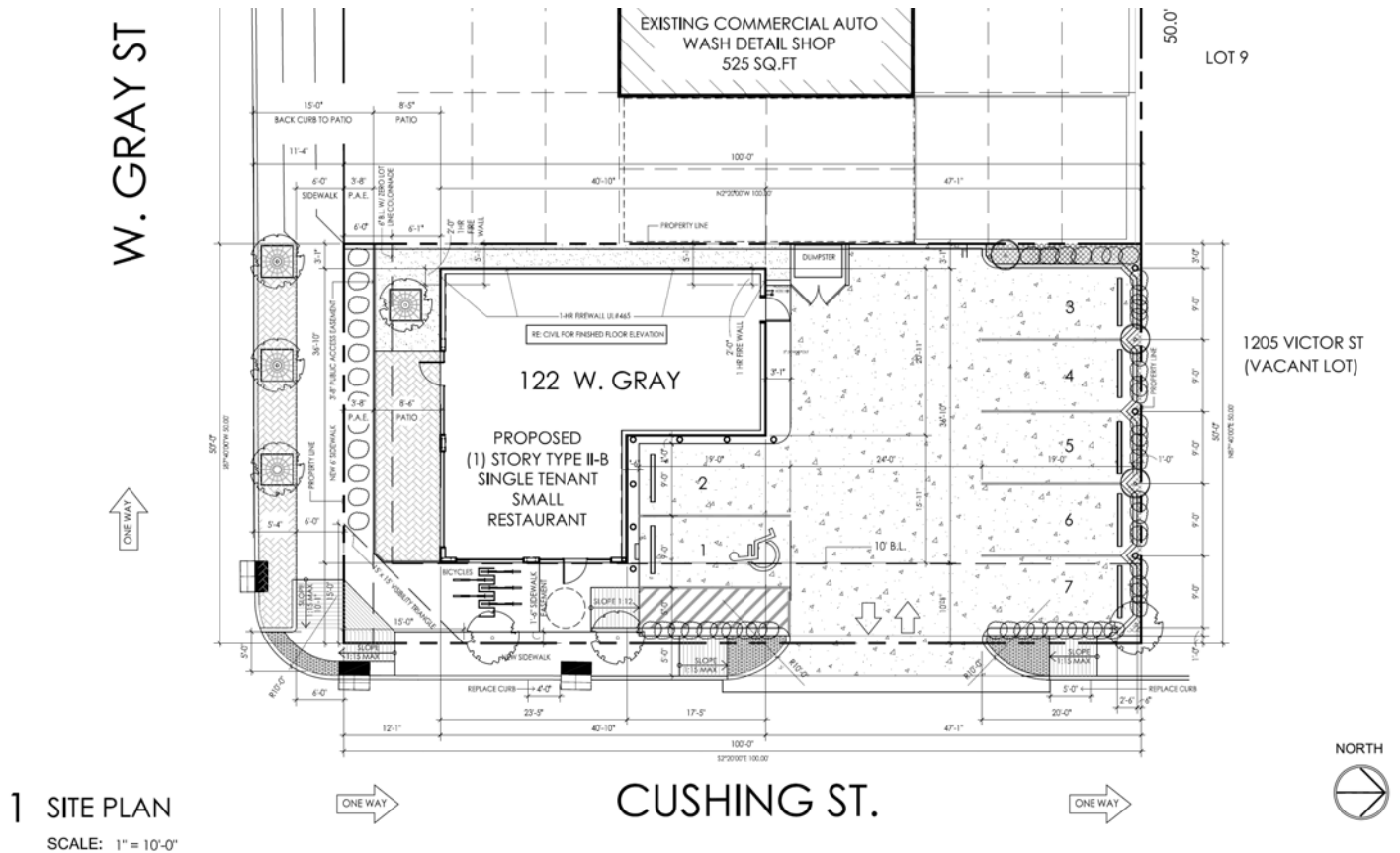


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan

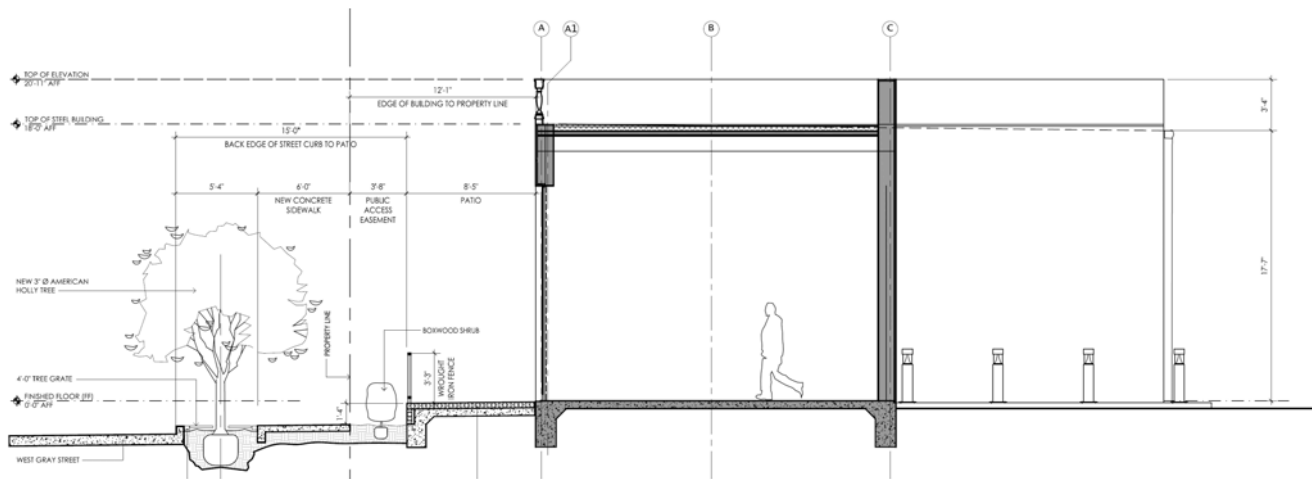


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Cross Section



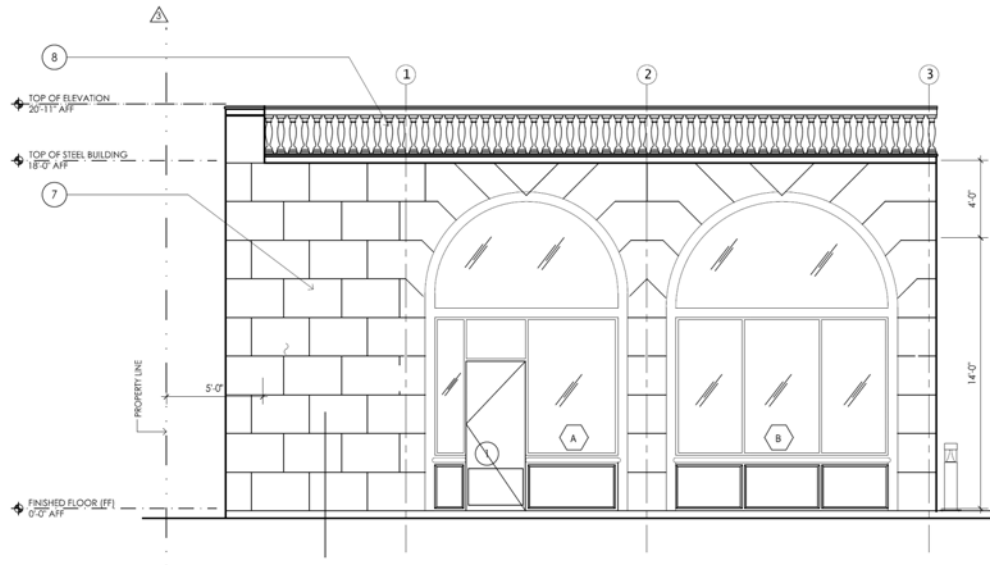
1 BUILDING SECTION LOOKING WEST
SCALE: 1/4" = 1'-0"

DEVELOPMENT PLAT VARIANCE



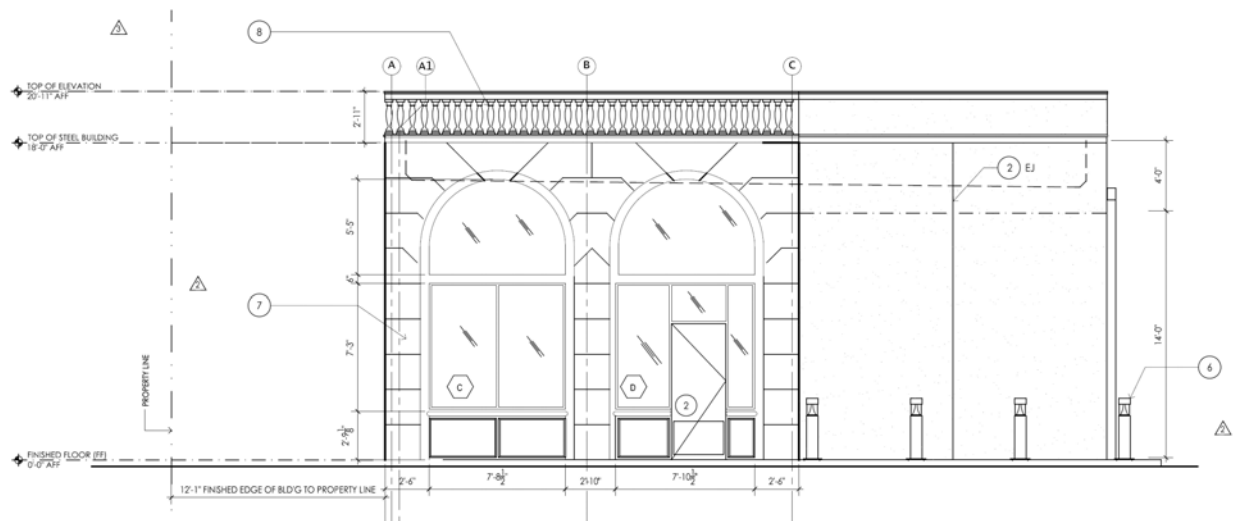
Houston Planning Commission

Elevations



1 W. GRAY ST. ELEVATION (SOUTH)

SCALE: 1/4" = 1'-0"



2 CUSHING ST. ELEVATION (EAST)

SCALE: 1/4" = 1'-0"

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation:

The site is located west of Bagby Street, at the northwest corner of West Gray and Cushing Streets. The applicant is requesting a variance to allow a 12' building line in lieu of the ordinance-required 25' building line for a commercial property along a major thoroughfare, West Gray Street. Staff is in support of the request.

In 2015, the applicant permitted and constructed a shell building on the subject site at the 12' building line along West Gray Street. The subdivision plat allowed for a zero foot building line and the building was constructed at the 12' building line. However, the building plans changed and ultimately, the 1,200 square foot structure was not able to fully comply with the performance standards of Chapter 42-156(b) that allowed for the reduced building line. Therefore, the ordinance-required 25' building line is enforced.

The owner plans to build out the existing shell space as a small, French-style, restaurant with kitchen, and an outdoor, uncovered, patio along West Gray Street. The existing conditions survey confirms the distance from the back-of-curb along West Gray Street is 11'-4" to the property line. In keeping with the walkable character of the neighborhood, the applicant has agreed to dedicate a 3'-8" pedestrian access easement across the front property line adjacent to West Gray Street which will result in an enhanced 15' wide pedestrian realm. The distance from back-of-curb to the face of the building is confirmed to be 22'-6". The off-street parking requirements will be met with a proposed surface parking lot at the rear of the property, to be accessed from Cushing Street, which will also enhance the pedestrian experience along West Gray Street.

Staff's recommendation is to grant the requested variance to allow a 12' building line in lieu of the ordinance-required 25' building line for a commercial property along a major thoroughfare, West Gray Street, and approve the development plat subject to the following conditions:

- 1) providing a minimum 6' wide, unobstructed sidewalk along West Gray Street
- 2) provide 3" caliper street trees instead of the required 1 ½" caliper trees along West Gray Street
- 3) provide a bench and waste receptacle within the pedestrian realm.

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Stantec	Robert Hulbert, PE	713-212-0011	robert.hulbert@stantec.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3815 Westheimer Road Houston, TX 77027	17012301	77027	5256	492S	G

HCAD ACCOUNT NUMBER(S):	0410170020615
PROPERTY LEGAL DESCRIPTION:	TRS 6B 6D 6F 6G 67A & 67B & LOT 6 BLOCK 1 Wesleyan Center Abstract 61 A C REYNOLDS
PROPERTY OWNER OF RECORD:	Wesly Limited
ACREAGE (SQUARE FEET):	8.2363 Acres (358,773 S.F.)
WIDTH OF RIGHTS-OF-WAY:	Westheimer Road - 80 FEET; Wesleyan Road – 70 Feet
EXISTING PAVING SECTION(S):	Westheimer Road 60 feet; Wesleyan 60 Feet
OFF-STREET PARKING REQUIREMENT:	327 Parking Spaces
OFF-STREET PARKING PROVIDED:	530 Parking Spaces
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Supermarket; 65,331 SQ. FT.
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Supermarket; 65,331 + 1,405 = 66,736 SQ. FT.

PURPOSE OF VARIANCE REQUEST: To allow a building line of 3.25' for two parking lot canopies, instead of the required 25' building line along a Major Thoroughfare. (Westheimer Rd.)

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

CHAPTER 42 REFERENCE(S): Ch. 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.

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): As part of their curb-side-to-go concept, HEB Central Market (HEB-CM) proposes to provide eight (8) covered parking spaces for patrons to pick up their orders. HEB-CM proposes to utilize a canopy structure that would be supported by posts set inside the 25-foot building line with a portion extending 22 feet into the building setback. The width of the structure will be approximately 80 feet between 2 canopy structures. A variance is being sought to allow the canopy to extend 22 feet into the 25-foot building line for a width of 100 feet along the Westheimer Road side of the building.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

- (1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**
- (1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

This is an existing HEB Central Market Store in a densely developed area. Strict application of the 25' building line would not allow for the proposed canopy and, without this covered area of parking, the project is infeasible.
- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

There is no hardship created or imposed by the applicant and the 3' building line being proposed meets criteria for a retail commercial center in an urban area.
- (3) The intent and general purposes of this chapter will be preserved and maintained;**

This area of Westheimer Road, inside the 610 loop, has an urban feel that is evidenced by buildings and properties to the west of this site. The proposed encroachment is 3' from the right-of-way line.
- (4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The area of proposed canopy encroachment is separated from pedestrian and vehicular traffic on Westheimer road by trees and shrubs. Additionally, the canopy structure is open and will not impede visibility in the area. Therefore, 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.**

There is no economic hardship associated with the variance request.

DEVELOPMENT PLAT VARIANCE



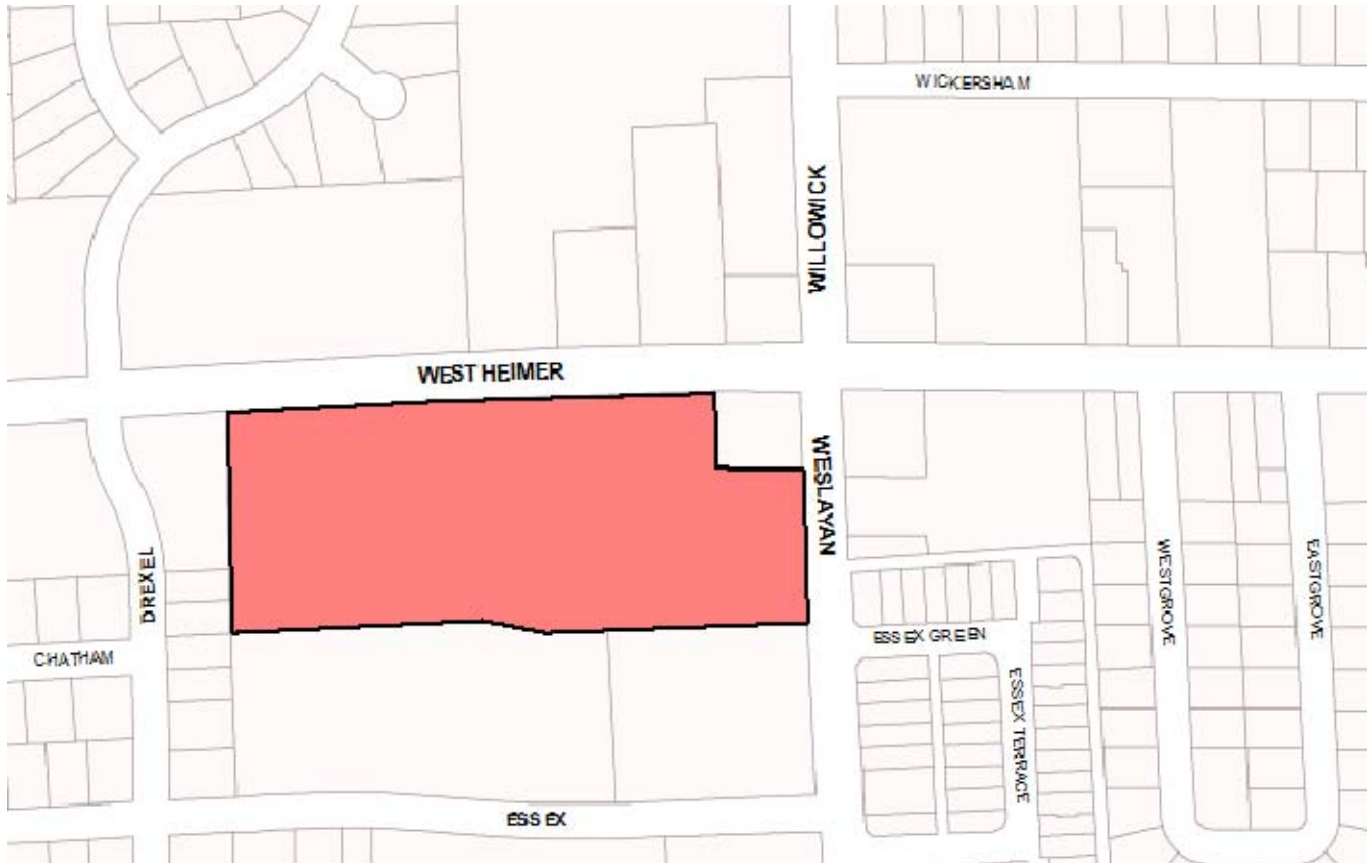
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 112

Meeting Date: 02-16-2016

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



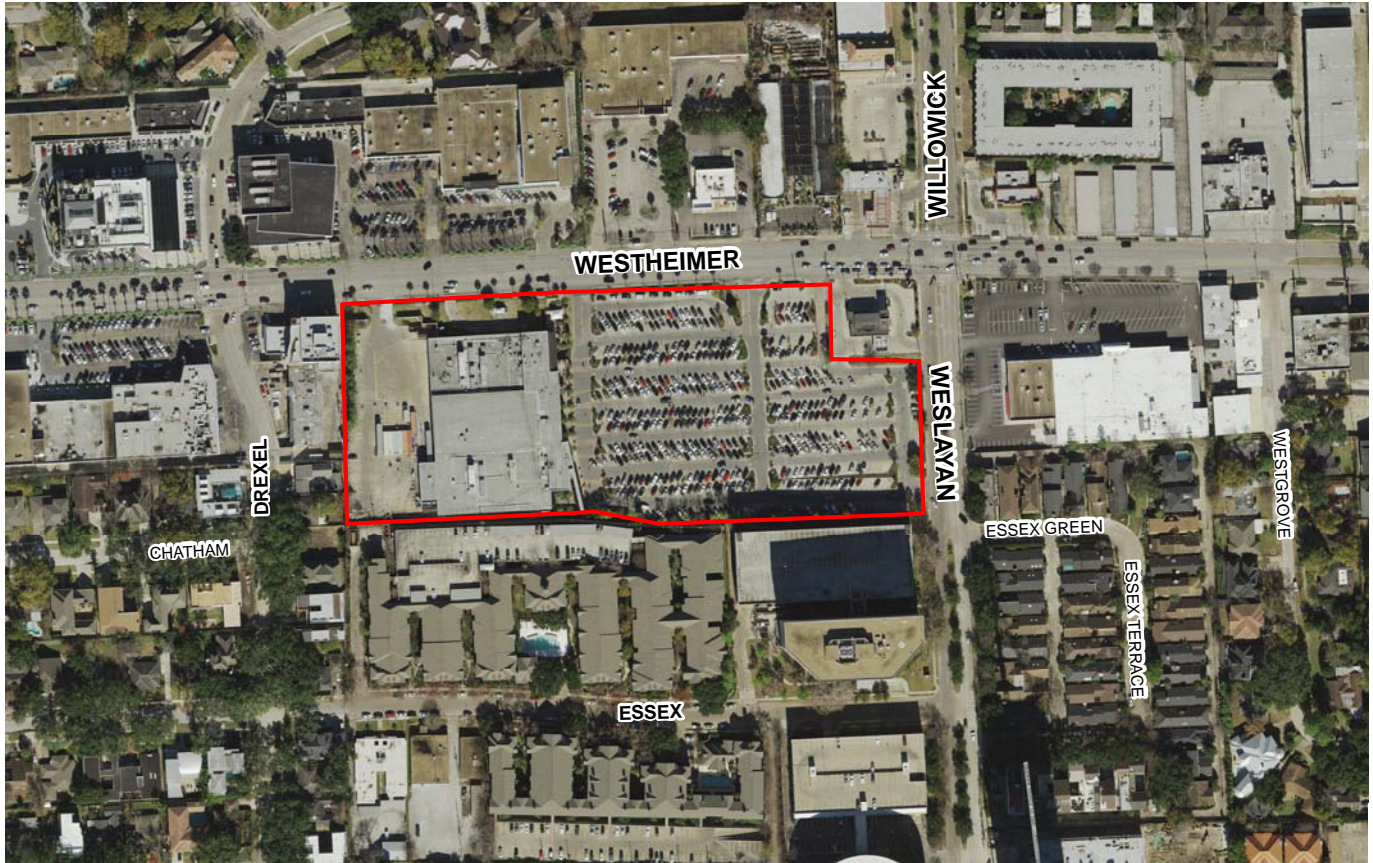
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 112

Meeting Date: 02-16-2016

Houston Planning Commission

Aerial Map

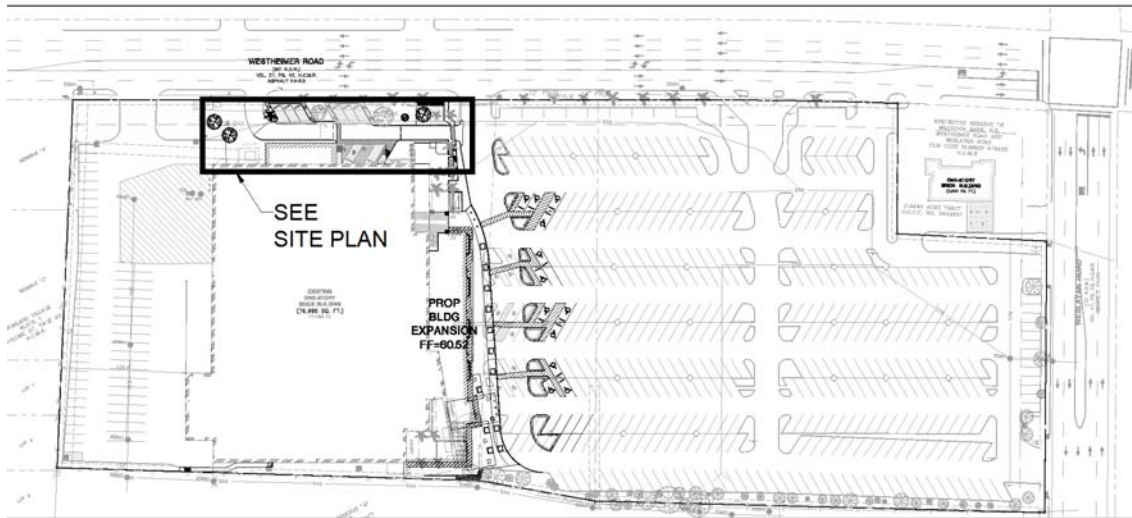


DEVELOPMENT PLAT VARIANCE

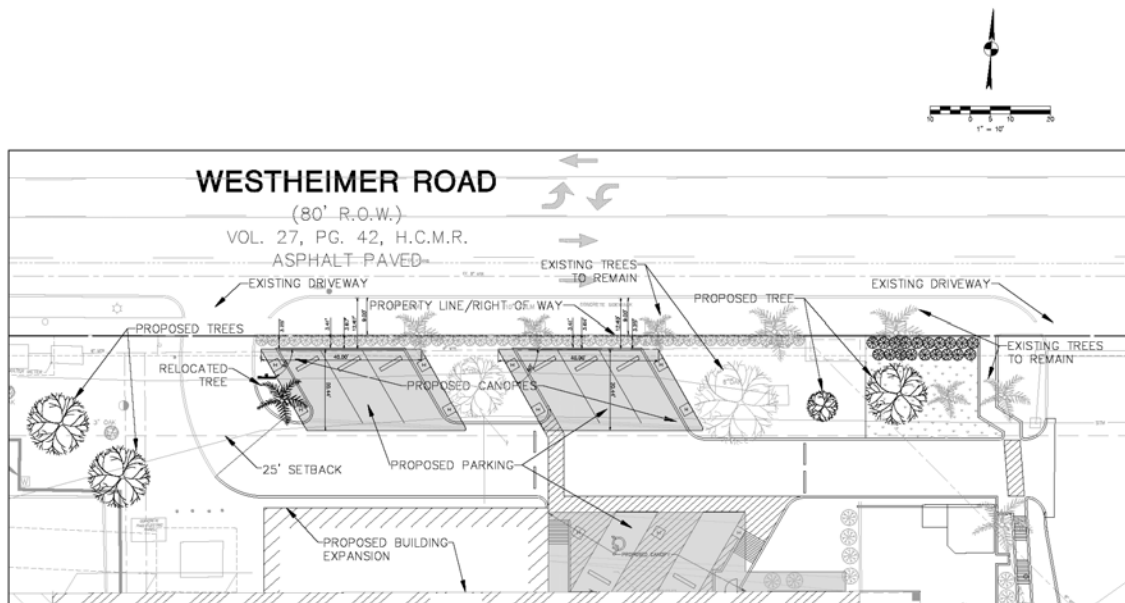


Houston Planning Commission

Overall Site Plan



Detail Site Plan



DEVELOPMENT PLAT VARIANCE



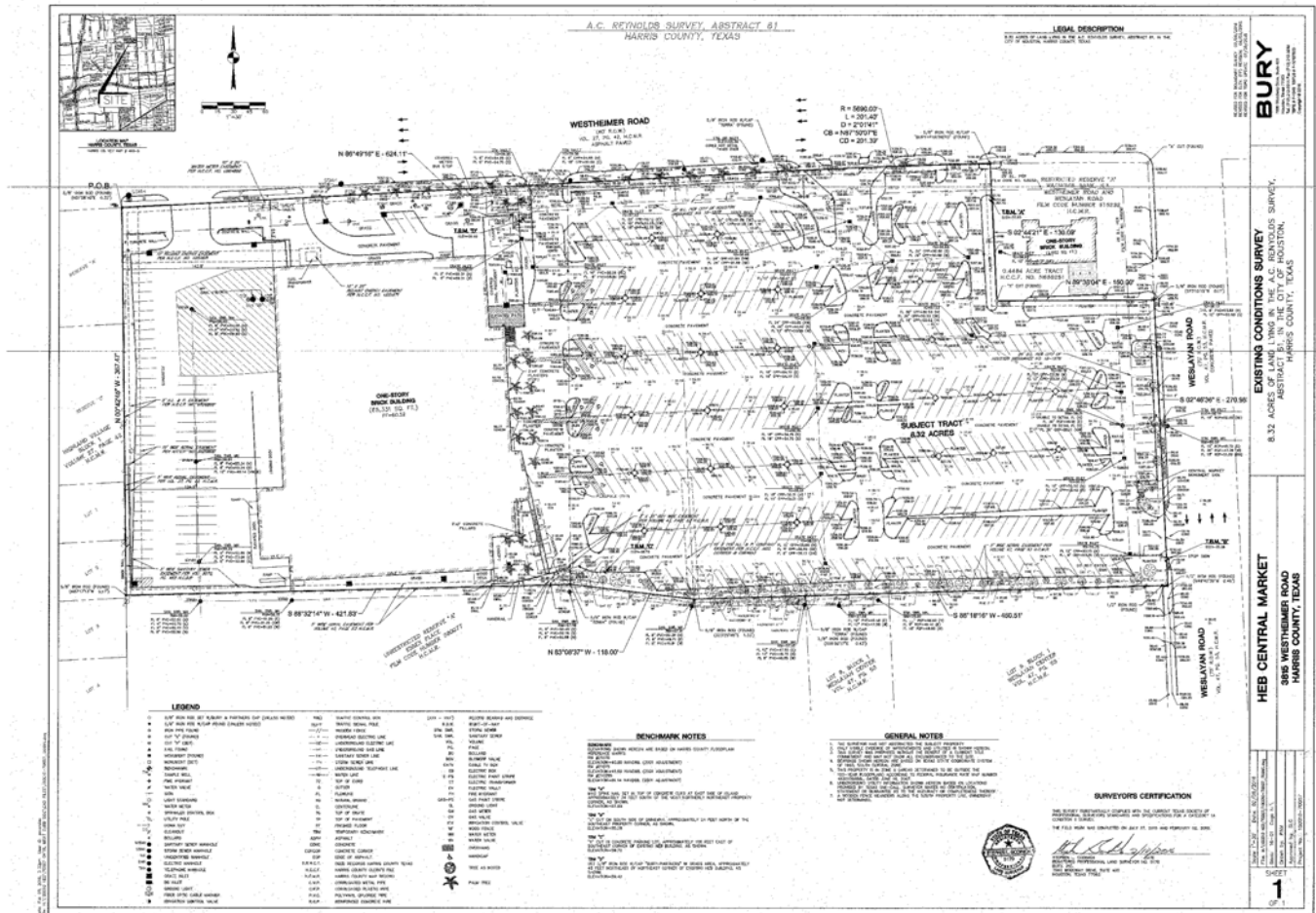
PLANNING &
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DEPARTMENT

Houston Planning Commission

ITEM: 112

Meeting Date: 02-16-2016

Survey



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Building Renderings



Houston CM Curbside
Exterior Design Concept

DATE: 02/16/2016

PROJECT: 02-16-2016

BY: KTB

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Building Renderings Cont.



Houston CM Curbside
Exterior Design Concept



DATE: 02/16/2016
BY: [signature]
APP'D: [signature]
RVS

DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 112

Meeting Date: 02-16-2016

Houston Planning Commission

STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation:

The site is located between Drexel Drive and Wesleyan along the south side of Westheimer. The applicant is requesting a variance to allow a 3' building line for two covered parking structures instead of the required 25' building line along the major Thoroughfare Westheimer. Staff recommends deferring the application for two weeks to allow for further review and time to coordinate with the Parks Department.

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:

DEVELOPMENT PLAT VARIANCE

AGENDA: V

SMLSB Application No. 634: 1500 block of Godwin Street, north and south sides, between Lombardy and Broadmoor Streets

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 1500 block of Godwin Street, north and south sides, between Lombardy and Broadmoor Streets. Analysis shows that a minimum lot size of 6,250 sf exists for the blockfaces. A petition was signed by the owners of 51% of the property within the proposed Special Minimum Lot Size Block. One protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one block face, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for forty years from the effective date of the ordinance.

STAFF ANALYSIS:

The application includes thirty-eight (38) lots along the 1500 block of Godwin Street, north and south sides, between Lombardy and Broadmoor Streets

Analysis of the application resulted in the following findings:

- The boundaries of the proposed SMLSB must include all properties within at least one block face, and no more than two opposing block faces;*
The application comprises two blockfaces, the north and south sides of Godwin Street.
- At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
Land uses of the properties consist of thirty-four (34) of thirty-eight (38) single-family residential properties (representing 89% of the total lots within the boundary area).
- The applicant has demonstrated sufficient support for the SMLSB;*
The applicant obtained nineteen (19) of thirty-eight (38) signatures of support from property owners in the proposed SMLSB (owning 51% of the total area). There was one protest.
- Establishment of the SMLSB will further the goal of preserving the area lot size character;*
A minimum lot size of 6,250 sf exists on thirty-six (36) lots in the blockfaces.
- The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
The subdivision was platted in 1923. The houses originate from the late 1920s to the early 1930's. The establishment of a 6,250 sf minimum lot size will preserve the lot size character of the area.
- The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
thirty-six (36) out of thirty-eight (38) lots (representing 95% of the application area) are at least 6,250 square feet in size.

Public notice of the public hearing was transmitted to all property owners on the block face.

ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Additional Map(s)
4. Protest Letter(s)
5. Application
6. Boundary Map

SPECIAL MINIMUM LOT SIZE BLOCK			
Application	634		
Date Received:	11/23/2016	Date Complete:	11/30/2016
Street(s) Name:	Godwin Drive	Lot(s)	1500 block of Godwin Drive
Cross Streets:	Broadmoor Drive	and	Lombardy Drive
Side of street:	north and south		
MINIMUM LOT SIZE:			

Address	Land Use	Signed in Support	Lot size (in Sq Feet)
1501 (Lot 20)	SFR		6,250
1502 (Lot 1)	SFR	Y	6,250
1505 (Lot 21)	SFR	Y	6,250
1506 (Lot 2)	SFR	Y	6,250
1509 (Lot 22)	SFR	Y	6,250
1512 (Lot 3)	SFR		6,250
1513 (Lot 23)	SFR	Y	6,250
1514 (Lot 4)	SFR	Y	6,250
1517 (Lot 24)	SFR	Y	6,250
1518 (Lot 5)	SFR		6,250
1521 (Lot 25)	SFR	Y	6,250
1524 (Lot 6)	VAC		6,250
1525 (Lot 26)	SFR		6,250
1526 (Lot 7)	SFR		6,250
1529 (Lot 27)	SFR		6,250
1530 (Lot 8)	SFR	Y	6,250
1532 (Lot 9)	SFR	Y	6,250
1533 (Lot 28)	SFR	Y	6,250
1535 (Lot 29)	SFR		6,250
1538 (Lot 10)	SFR	Y	6,250
1541 (Lot 30)	SFR		6,250
1544 (Lot 11)	SFR		5,968
1545 (Lot 31)	SFR		6,250
1546 (Lot 12)	SFR	Y	6,468
1549 (Lot 32)	VAC	Y	6,250
1550 (Lot 13)	SFR		6,250
1554 (Lot 14)	SFR		6,250
1556 (Lot 15)	MF		6,250
1557 (Lot 34)	SFR	Y	6,250
1561 (Lot 35)	SFR	Y	6,250
1562 (Lot 16)	SFR		6,250
1564 (Lot 17)	SFR		6,250
1565 (Lot 36)	SFR		6,250
1566 (Lot 18)	SFR	Y	6,250
1569 (Lot 37)	SFR		6,250
1573 (Lot 38)	SFR	Y	7,020
1574 (Lot 19)	SFR		4,937
1549 (Lot 33)	VAC	Y	6,250

Evidence of Support (must be 51% or more by area for Director administrative approval):

Evidence of Support (must be 51% or more by area for Director administrative approval):

Of **236,893** Square Feet in the Proposed Application Area **119,738** Square Feet are Owned by Property Owners Signing in Support of the Petition = **51%**

Single Family Calculation:

Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 60%):

34	# developed or restricted to no more than two SFR Units	Of		Total number of SFR lots in the Proposed Application Area	Total number of lots in the Proposed Application Area	89%
			34			
1	# of Multifamily lots					
0	# of Commercial lots					
3	# of Vacant Lots					
38	Total			38		

Special Minimum Lot Size Block

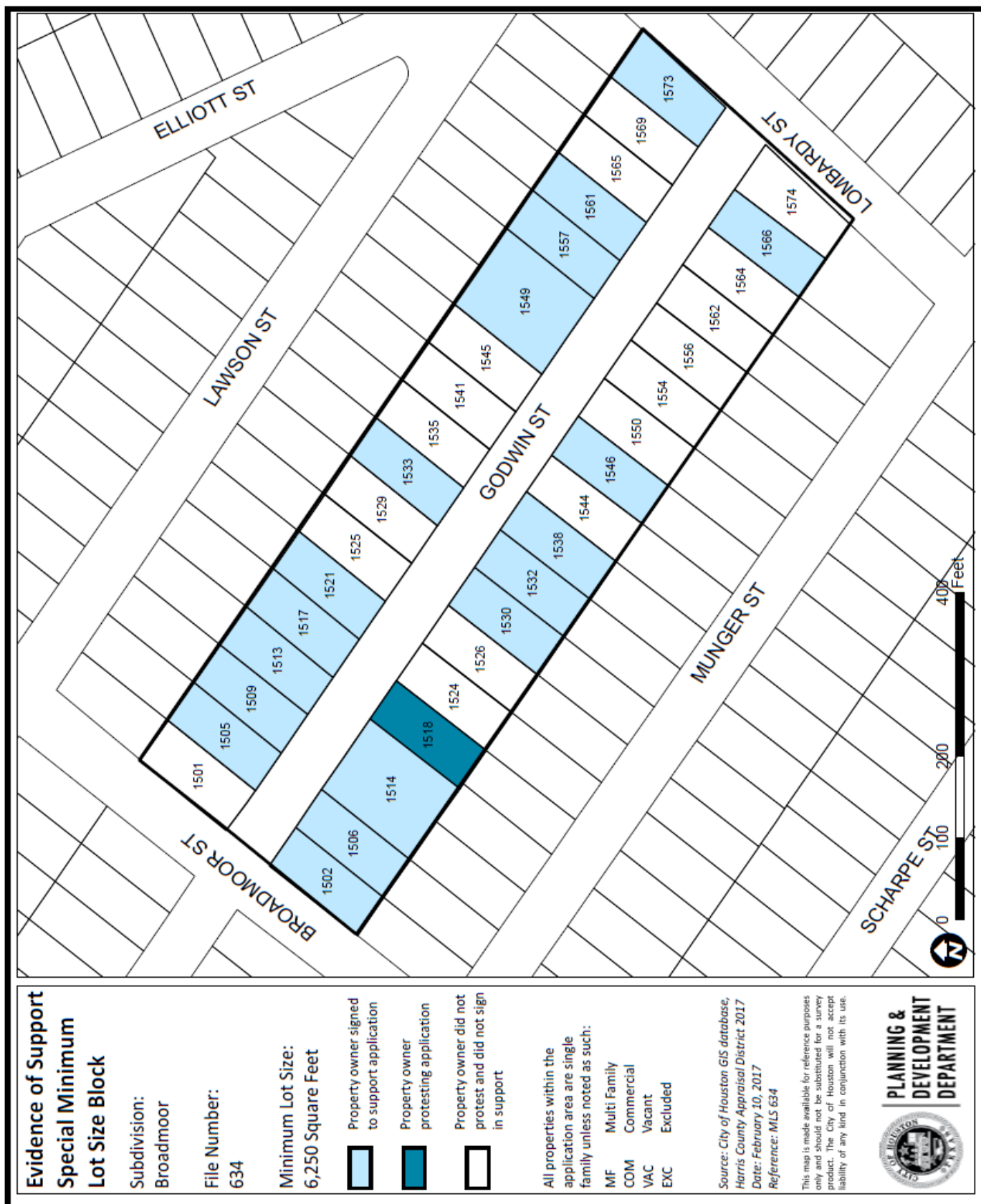
Planning and Development Department

Minimum Lot Size Calculations:

Total # of lots	38	Total sq. ft. =	236,893	/ # of lots =	6,234	average sq. ft.
					6,250	median sq. ft.

Lots ranked by size	70	%	Cumulative % by Area
	Size	% by Area	
1	7,020	3.0%	3.0%
2	6,468	2.7%	5.7%
3	6,250	2.6%	8.3%
4	6,250	2.6%	11.0%
5	6,250	2.6%	13.6%
6	6,250	2.6%	16.2%
7	6,250	2.6%	18.9%
8	6,250	2.6%	21.5%
9	6,250	2.6%	24.2%
10	6,250	2.6%	26.8%
11	6,250	2.6%	29.4%
12	6,250	2.6%	32.1%
13	6,250	2.6%	34.7%
14	6,250	2.6%	37.4%
15	6,250	2.6%	40.0%
16	6,250	2.6%	42.6%
17	6,250	2.6%	45.3%
18	6,250	2.6%	47.9%
19	6,250	2.6%	50.5%
20	6,250	2.6%	53.2%
21	6,250	2.6%	55.8%
22	6,250	2.6%	58.5%
23	6,250	2.6%	61.1%
24	6,250	2.6%	63.7%
25	6,250	2.6%	66.4%
26	6,250	2.6%	69.0%
27	6,250	2.6%	71.7%
28	6,250	2.6%	74.3%
29	6,250	2.6%	76.9%
30	6,250	2.6%	79.6%
31	6,250	2.6%	82.2%
32	6,250	2.6%	84.8%
33	6,250	2.6%	87.5%
34	6,250	2.6%	90.1%
35	6,250	2.6%	92.8%
36	6,250	2.6%	95.4%
37	5,968	2.5%	97.9%
38	4,937	2.1%	100.0%
Total	236,893	100.0%	

This application qualifies for a **6,250** Square Feet Special Minimum Lot Size



City of Houston

Special Minimum Lot Size Block

Planning Commission Staff Report
Planning and Development Department





From:

Sent: Monday, January 9, 2017 9:30 AM

To: Misty.Staunton@houstontx.gov

Subject: Re: Special minimum lot size block application

I am the property owner at 1518 Godwin St and I would like to protest the application for special minimum lot size block application for 1500 block of Godwin street, north and south sides, between Lombardy Street & Broadmoor Street.

Thank you,
Bertha

1500 Godwin

Special Minimum Lot Size Block Application

According to
Section 42-197 of Chapter 42 of the Code of Ordinances



PLANNING &
DEVELOPMENT
DEPARTMENT

Received 11/23/16

Please complete entire application form.

1. Location:

General Location: North and South Sides of Godwin Between Lombardy and Broadmoor Streets

Example: North side of Golden Retriever Drive between Boxer and Schnauzer Streets

Specific Legal Description Block 11, Lots 1-19 and Block 8, Lots 20-38 in Broadmoor Subdivision

Example: Blocks 15, Lots 1-5, in Cocker Spaniel Subdivision

2. Contacts:

Primary Applicant Karina Montano-Bowers

Phone # 832.216.3916

Address 1509 Godwin

E-mail [Redacted]

City Houston

State TX Zip 77023

Alternate Applicant Noel Bowers

Phone # 832.265.1030

Address 1509 Godwin

E-mail [Redacted]

City Houston

State TX Zip 77023

Steve Parker, Superneighborhood 64 & 88, superneighborhood64_88@mindspring.com

3. Project Information (Staff Use Only-Do Not Fill In):

File # 634

Key Map #

TIRZ

Lambert #

Super N'hood

Census Tract

City Council District I

4. Submittal Requirements:

Please Check

Completed application form (this page)

✓

Petition signed by the applicant (page 4)

✓

Evidence of support from the property owners within the boundary (page 5)

✓

Signed deed restriction statement (page 6)

✓

Copy of deed restrictions, if applicable

—

Sample of Notification Sign (page 8)

□

Map or sketch showing the address, land use and size of all lots within boundary area

✓

Data showing the actual size of each lot

✓

on map



AGENDA: VI

SMLSA Application No. 621: NP Turner Subdivision

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Area (SMLSA) for the NP Turner Subdivision. Analysis shows that a minimum lot size of 6,250 square feet exists for the boundary area. A petition was signed by the owners of 12.9% of lots 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 108 lots in the NP Turner Subdivision

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSA must contain not less than five (5) blockfaces composed of five (5) lots or more on each blockface;*

The application contains 9 blockfaces with at least 5 lots.

- *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 91 single-family residential lots representing 84.26% of the total lots. (69.85% of the area is single-family based on square footage).

- *The applicant has demonstrated sufficient support for the SMLSA;*
The applicant obtained 63.37% 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 6,250 square feet exists on 47 of 108 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 NP Turner Addition subdivision was platted in 1894 as streets and blocks. Many existing lots and tracts were divided by deed. Most of the homes built on lots greater than 6,250 square feet were constructed in the 1920s and 1930s. Townhomes within the application area were built in the 1970s, as well as the 1990s and 2000s.

- *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.*
46 out of 108 lots representing 70% of the application area are at least 6,250 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
8. Protest Letter from Property Owner (Addressed to Planning Commission)

SPECIAL MINIMUM LOT SIZE AREA – MLSA 621 NP TURNER SUBDIVISION

Address	Legal Description	Lot Size (Sq Ft)	% by Area	Cumulative % of Area	Response	Petition Signed	Land Use
1101 MILFORD ST	LTS 1 2 & 3 & TRS 4 11 & 12A BLK 24	21875	3.98%	3.98%	Y		COM
1215 BARKDULL ST	LTS 9 & 10 & TRS 8 8A & 11A BLK 21	17187	3.13%	7.11%	N		COM
1116 BANKS ST # 24	LT 7 & TRS 6 8A 11B & 12A BLK 34	15000	2.73%	9.84%	N		MFR
1105 MILFORD ST	LTS 9 & 10 & TRS 8 & 11A BLK 24	14375	2.62%	12.46%	Y		SFR
1103 BANKS ST	RES A BLK 1	13001	2.37%	14.83%	N		COM
1117 BANKS ST	TRS 8C 9 9A & 10 BLK 29	9996	1.82%	16.65%	Y	Y	SFR
1110 MILFORD ST	TRS 3 4 5 6A 7 8A & 12 BLK 29	9960	1.81%	18.46%	Y		SFR
1112 MILFORD ST	TRS 6 7A & 8B BLK 29	9960	1.81%	20.27%	Y	Y	SFR
1100 MILFORD ST	TRS 3B 4A & 5A BLK 29	9960	1.81%	22.09%	Y	Y	COM
1202 MILFORD ST	TRS 3C 4A & 5A BLK 31	9000	1.64%	23.73%	Y		SFR
1215 BANKS ST # 16	TRS 8B 9A 10A & 11A BLK 31	8625	1.57%	25.30%	Y		MFR
1117 MILFORD ST	TRS 8B 9A & 10A BLK 23	8375	1.52%	26.82%	Y	Y	SFR
1111 AUTREY ST # 5	LT 1 & TRS 2A & 11B BLK 33	8172	1.49%	28.31%	N		MFR
1118 BARKDULL ST	TRS 6 7 & 8A BLK 23	8125	1.48%	29.79%	Y		SFR
1125 AUTREY ST	TRS 8 9 & 10 BLK 33	8125	1.48%	31.27%			COM
1117 BARKDULL ST	TRS 8B 9 & 10A BLK 20	7813	1.42%	32.69%	Y		MFR
1113 BARKDULL ST	TRS 1A 2A 3B & 11A BLK 20	7812	1.42%	34.11%	Y		SFR
1114 BARKDULL ST	TRS 3 4 5 & 12 BLK 23	7812	1.42%	35.54%	Y	Y	SFR
1116 BARKDULL ST	TRS 6A 7A 8C & 12A BLK 23	7775	1.42%	36.95%	Y		SFR
1115 BARKDULL ST	TRS 8 9A 10 & 11 BLK 20	7750	1.41%	38.36%	Y		COM
1214 BARKDULL ST # 3	TRS 6 7 8 & 12A BLK 22	7750	1.41%	39.77%	N		MFR
1113 MILFORD ST	TRS 8 9 10 & 11 BLK 23	7750	1.41%	41.18%	Y		SFR
4814 YOAKUM BLVD	TRS 3 4 & 5 BLK 30	7750	1.41%	42.60%	Y	Y	SFR
1122 MILFORD ST	TRS 6 7 & 8 BLK 30	7750	1.41%	44.01%	Y		SFR
1116 MILFORD ST	TRS 3A 4A 5A & 12 BLK 30	7750	1.41%	45.42%			SFR
1118 MILFORD ST	TRS 6A 7A 8A & 12A BLK 30	7750	1.41%	46.83%	Y		SFR
1214 MILFORD ST	TRS 6A 7 8A & 12A BLK 31	7750	1.41%	48.24%			SFR
1130 BANKS ST	TRS 6A 7A & 8B BLK 33	7574	1.38%	49.62%	Y		SFR
1109 MILFORD ST	TRS 1A 2A 3A & 11A BLK 23	7500	1.37%	50.98%	Y		SFR
4949 YOAKUM BLVD	TRS 7B 8A 11B & 12B BLK 24	7500	1.37%	52.35%	Y		SFR

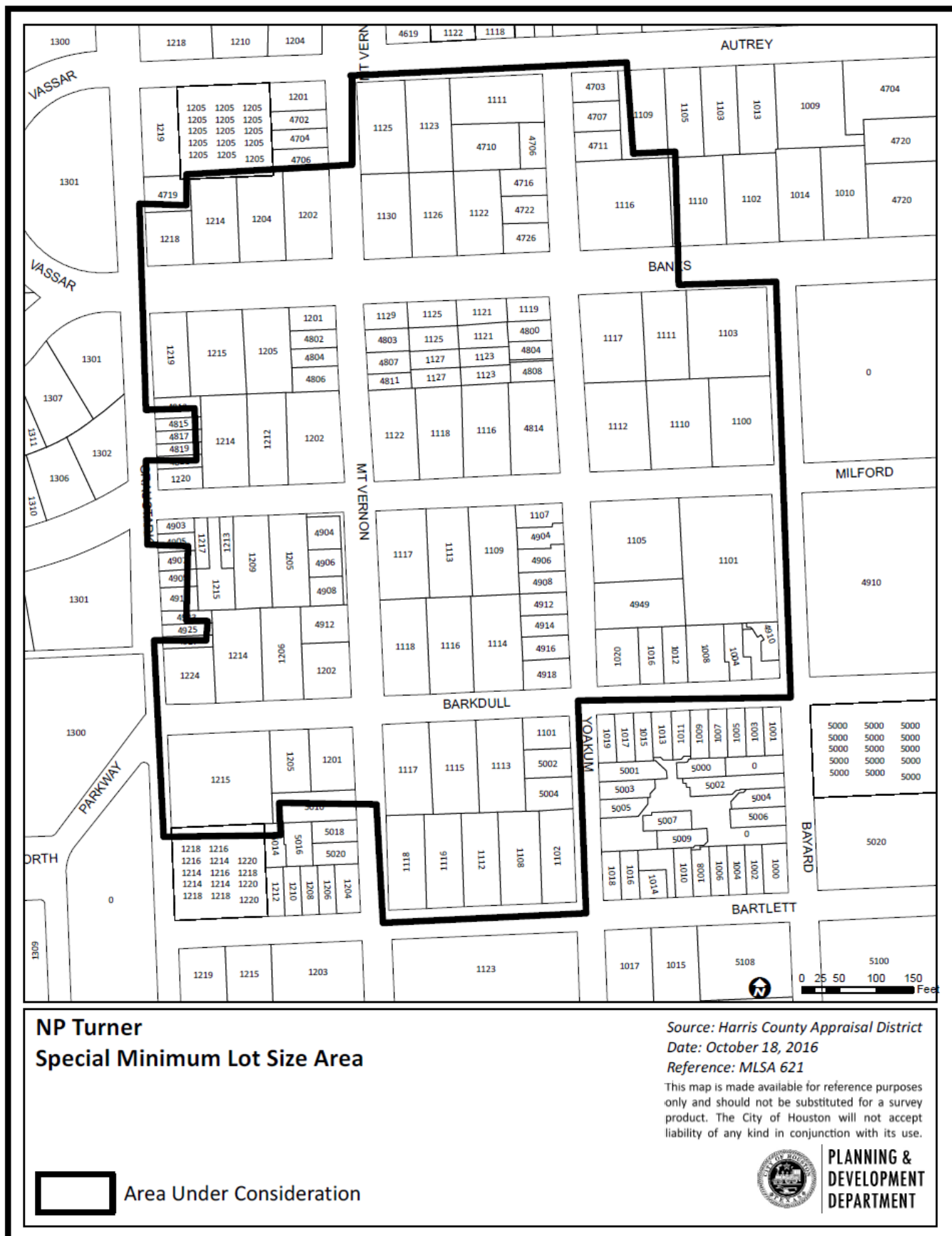
Address	Legal Description	Lot Size (Sq Ft)	% by Area	Cumulative % of Area	Response	Petition Signed	Land Use
1123 AUTREY ST	TRS 8C 9A 10A & 11A BLK 33	7500	1.37%	53.72%	N		SFR
1204 BANKS ST	TRS 3 4 5 & 12 BLK 32	7440	1.35%	55.07%			VAC
1214 BANKS ST # 4	TRS 6 7 8A & 12A BLK 32	7440	1.35%	56.42%	Y		MFR
1202 BANKS ST	TRS 3B 4A & 5A BLK 32	7440	1.35%	57.78%	N		SFR
1205 BANKS ST	TRS 1A 2A 3B & 11 BLK 31	7130	1.30%	59.08%	Y		SFR
1122 BANKS ST	TRS 3B 4B 5 & 12A BLK 33	7130	1.30%	60.38%	Y		SFR
1111 BANKS ST # 6	TRS 8D 9B 10A 11 & 12A BLK 29	6960	1.27%	61.64%	N		MFR
1126 BANKS ST	TRS 6 7 8A & 12 BLK 33	6900	1.26%	62.90%	Y	Y	SFR
1206 BARKDULL ST	TRS 3C 4A 5A & 12 BLK 22	6875	1.25%	64.15%	N		SFR
1212 MILFORD ST	TRS 3 4 5 & 12 BLK 31	6500	1.18%	65.33%			MFR
1102 BARTLETT ST	TRS 3 4 & 5 BLK 20	6250	1.14%	66.47%	Y		SFR
1116 BARTLETT ST	TRS 6 7 & 8A BLK 20	6250	1.14%	67.61%	N		SFR
1112 BARTLETT ST	LT 12 BLK 20	6250	1.14%	68.75%	N		MFR
1108 BARTLETT ST	TRS 3C 4A & 5A BLK 20	6250	1.14%	69.89%	Y		SFR
1118 BARTLETT ST	TRS 6A 7A & 8C BLK 20	6250	1.14%	71.02%	N		SFR
1205 MILFORD ST	TRS 1 2 & 3A BLK 22	6250	1.14%	72.16%	Y		SFR
1209 MILFORD ST	LT 11 BLK 22	6250	1.14%	73.30%			SFR
1219 BANKS ST # 7	TRS 8 9 & 10 BLK 31	5750	1.05%	74.35%			MFR
4710 YOAKUM BLVD	TRS 2 3 & 11 BLK 33	5485	1.00%	75.35%	Y		SFR
1224 BARKDULL ST	TRS 6A 6B & 7C BLK 22	5065	0.92%	76.27%	N		SFR
1201 BARKDULL ST	LT 1 BLK 1	5024	0.91%	77.18%	Y		SFR
1202 BARKDULL ST	TRS 4 & 5 BLK 22	4661	0.85%	78.03%			SFR
1020 BARKDULL ST	TRS 6 & 7A BLK 24	4650	0.85%	78.88%	N		SFR
1218 BANKS ST	TRS 6A & 7A	4500	0.82%	79.70%	Y		SFR
1205 BARKDULL ST	LT 2 BLK 1	4446	0.81%	80.51%	Y		SFR
1008 BARKDULL ST	TRS 4C 4D 5B 5C & 12C BLK 24	4100	0.75%	81.25%	Y		SFR
1215 MILFORD ST	TRS 8B-1 9B 9E & 10 BLK 22	3700	0.67%	81.93%	N		SFR
4912 MOUNT VERNON ST	TRS 3 & 4B BLK 22	3136	0.57%	82.50%			SFR
5004 YOAKUM BLVD	TRS 2B & 3A BLK 20	2728	0.50%	82.99%	Y		SFR
1101 BARKDULL ST	TR 1B BLK 20	2694	0.49%	83.48%	Y		SFR
4722 YOAKUM BLVD	TR 4A BLK 33	2480	0.45%	83.94%	Y	Y	SFR
4726 YOAKUM BLVD	TR 5A BLK 33	2480	0.45%	84.39%	Y		SFR
4707 YOAKUM BLVD	TRS 9A & 10 BLK 34	2480	0.45%	84.84%	Y	Y	SFR
4711 YOAKUM BLVD	TRS 8 & 9 BLK 34	2480	0.45%	85.29%	Y	Y	SFR
4703 YOAKUM BLVD	TR 10A BLK 34	2480	0.45%	85.74%	Y	Y	SFR
5002 YOAKUM	TRS 1 & 2 BLK 20	2391	0.44%	86.18%	Y		SFR

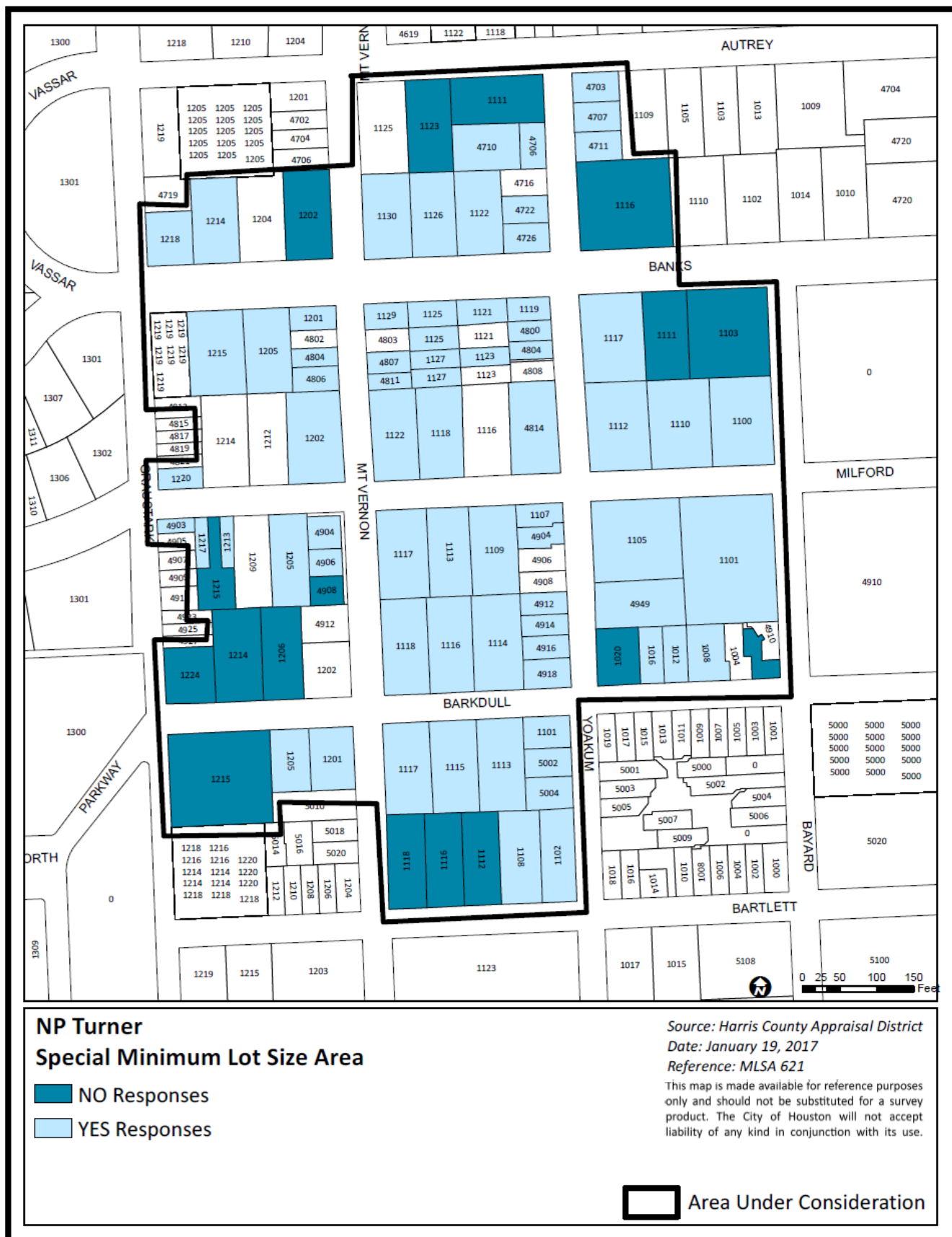
Address	Legal Description	Lot Size (Sq Ft)	% by Area	Cumulative % of Area	Response	Petition Signed	Land Use
BLVD							
1016 BARKDULL ST	TRS 6A & 7 BLK 24	2362	0.43%	86.61%	Y		SFR
1012 BARKDULL ST	TRS 6B 7C & 12 BLK 24	2325	0.42%	87.03%	Y		SFR
4918 YOAKUM BLVD	TR 5A BLK 23	2189	0.40%	87.43%	Y		SFR
4716 YOAKUM BLVD	TRS 3A & 4 BLK 33	2170	0.40%	87.82%			SFR
1125 BANKS ST # A	TRS 10 & 11A BLK 30	2128	0.39%	88.21%	Y		SFR
1121 BANKS ST # A	TRS 1 & 11C BLK 30	2128	0.39%	88.60%	Y		SFR
1004 BARKDULL ST	TRS 4A-1 & 5D BLK 24	2090	0.38%	88.98%			SFR
4806 MOUNT VERNON ST	TRS 2B & 3A BLK 31	2066	0.38%	89.36%	Y		SFR
1201 BANKS ST	TR 1B BLK 31 (N 31.94 FT OF THE E 62.5 FT LT 1)	1996	0.36%	89.72%	Y		SFR
1107 MILFORD ST	TR 1 BLK 23	1980	0.36%	90.08%	Y		SFR
4706 YOAKUM BLVD	TRS 2B & 3B BLK 33	1964	0.36%	90.44%	Y	Y	SFR
1002 BARKDULL ST	TRS 4A-3, 4A & 5 BLK 24	1941	0.35%	90.79%	N		SFR
1121 BANKS ST # B	TRS 2 & 11D BLK 30 (AKA*UNIT 5B)	1929	0.35%	91.14%			SFR
1125 BANKS ST # B	TRS 9C & 11B BLK 30	1928	0.35%	91.49%	Y		SFR
4904 YOAKUM BLVD	TRS 1B & 2C BLK 23	1920	0.35%	91.84%	Y		SFR
1129 BANKS ST	TR 10A BLK 30	1872	0.34%	92.18%	Y		SFR
4906 YOAKUM BLVD	TR 2 BLK 23	1853	0.34%	92.52%			SFR
1119 BANKS ST	TR 1A BLK 30	1840	0.34%	92.86%	Y		SFR
4904 MT VERNON ST	LT 1 BLK 1	1837	0.33%	93.19%	Y	Y	SFR
1127 BANKS ST # B	TRS 8B & 11G BLK 30	1829	0.33%	93.52%	Y		SFR
1123 BANKS ST # B	TRS 3B & 11E BLK 30	1828	0.33%	93.86%			SFR
4908 YOAKUM BLVD	TRS 2B & 3B BLK 23	1800	0.33%	94.18%			SFR
4906 MT VERNON ST	LT 2 BLK 1	1784	0.32%	94.51%	Y		SFR
1220 MILFORD ST	TR 6 BLK 31	1781	0.32%	94.83%	Y	Y	SFR
4908 MT VERNON ST	LT 3 BLK 1	1779	0.32%	95.16%	N		SFR
4808 YOAKUM BLVD	TR 2B-1 & TR 3B-1 BLK 30	1770	0.32%	95.48%			SFR
1127 BANKS ST # A	TRS 9 & 11 BLK 30	1762	0.32%	95.80%	Y		SFR
1123 BANKS ST # A	TRS 2C & 11F BLK 30	1762	0.32%	96.12%	Y		SFR
4916 YOAKUM BLVD	TRS 4A & 5B BLK 23	1725	0.31%	96.44%	Y		SFR
4914 YOAKUM BLVD	TR 4B BLK 23	1725	0.31%	96.75%	Y		SFR
4912 YOAKUM	TRS 3C & 4C BLK 23	1725	0.31%	97.06%	Y		SFR

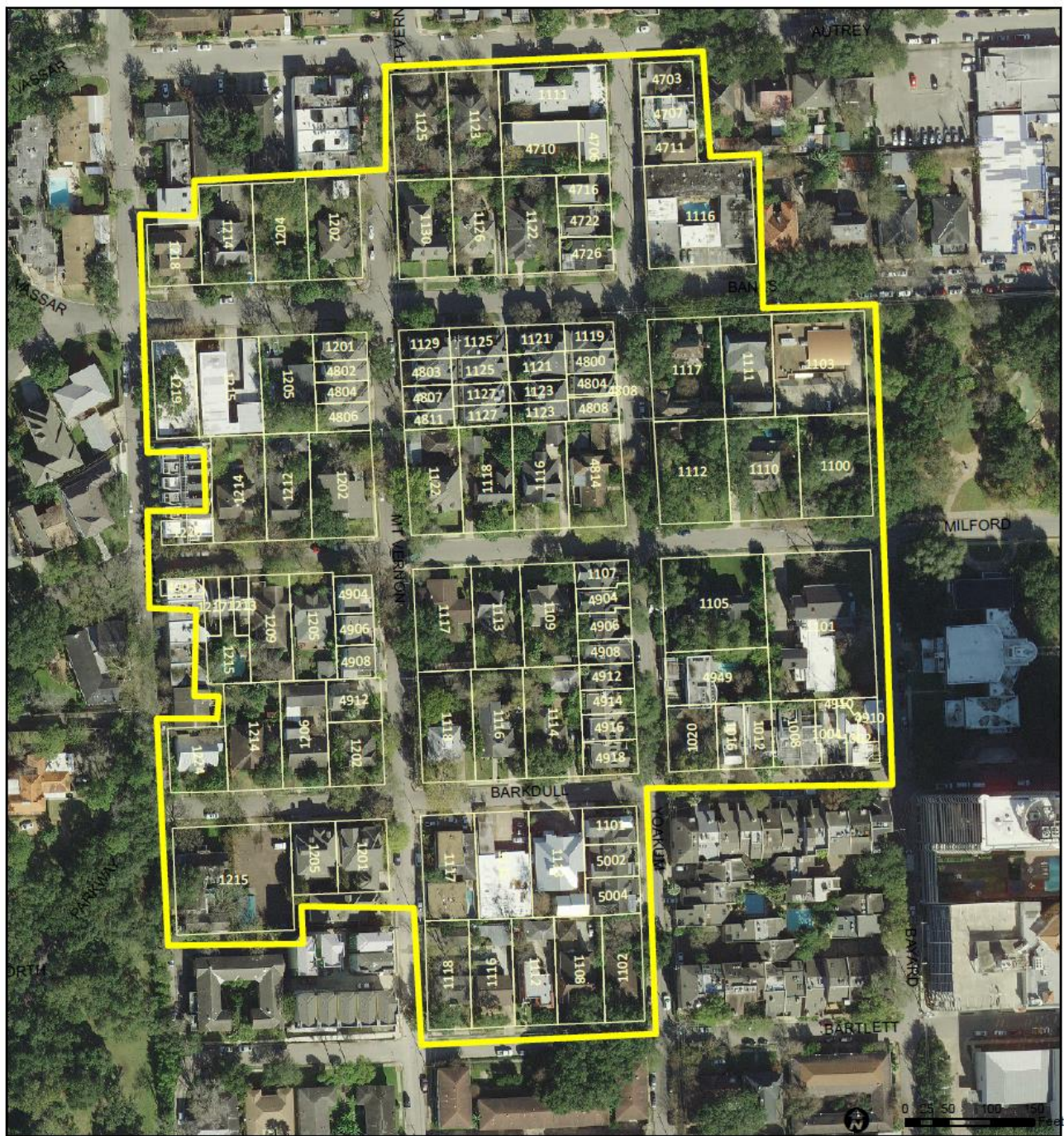
Address	Legal Description	Lot Size (Sq Ft)	% by Area	Cumulative % of Area	Response	Petition Signed	Land Use
BLVD							
4803 MOUNT VERNON ST	TR 9A BLK 30	1696	0.31%	97.37%			SFR
4800 YOAKUM BLVD	TRS 1B & 2A BLK 30	1638	0.30%	97.67%	Y		SFR
4811 MOUNT VERNON ST	TR 8B-2 BLK 30	1609	0.29%	97.96%	Y		SFR
4804 MOUNT VERNON ST	TR 2C BLK 31 (N 25 FT OF THE S 33.06 FT OF THE E 62.50 FT OF LT 2)	1563	0.28%	98.25%	Y		SFR
4802 MOUNT VERNON ST	TRS 1C & 2D BLK 31	1563	0.28%	98.53%			SFR
4807 MOUNT VERNON ST	TRS 8B-1 & 9B BLK 30	1550	0.28%	98.81%	Y		SFR
4804 YOAKUM BLVD	TR 2B BLK 30	1442	0.26%	99.08%	Y		SFR
4910 BAYARD LN	TRS 4A & 5 BLK 24	1311	0.24%	99.32%			SFR
1217 MILFORD ST	TRS 9 & 10C BLK 22	1275	0.23%	99.55%	Y		SFR
1213 MILFORD ST	TRS 9D & 10D BLK 22	1275	0.23%	99.78%	Y		SFR
4903 GRAUSTARK ST	TR 10A BLK 22	1208	0.22%	100.00%	Y		SFR

This application qualifies for a Special Minimum Lot Size of:	6,250 sq ft
Response forms received in support of the SMLSA:	72
Response forms received in opposition of the SMLSA:	17
Percentage of property owners in support of the SMLSA boundary: (must be at least 55%)	63.38%
Percentage of property owners signed the petition for the SMLSA application: (must be at least 10%)	12.9%

# of developed or restricted to no more than two SFR Units	91
# of Multifamily lots	10
# of Commercial lots	3
# of Vacant Lots	1
# of Excluded Lots	0
TOTAL NUMBER OF LOTS	108
Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 80%):	84.26%





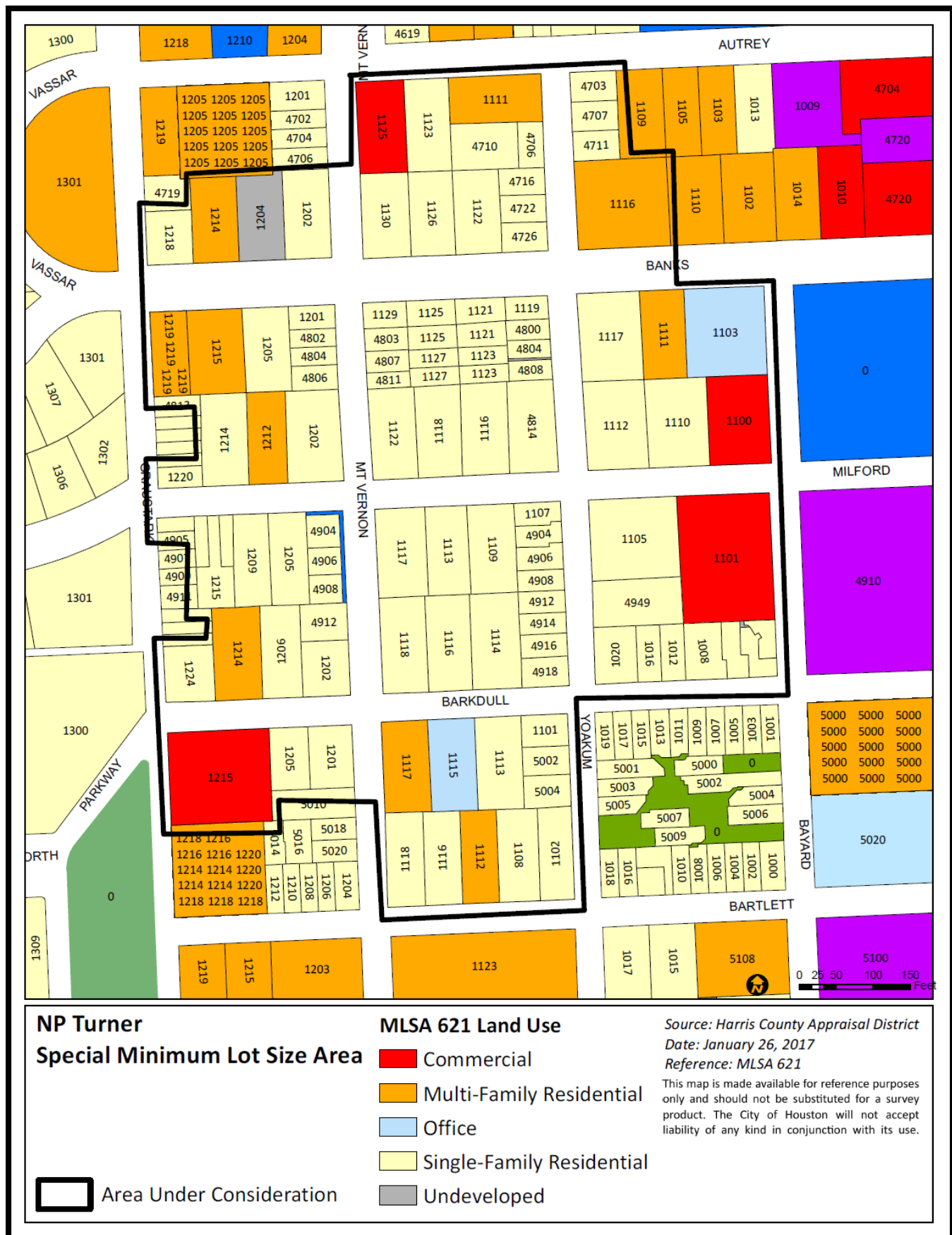


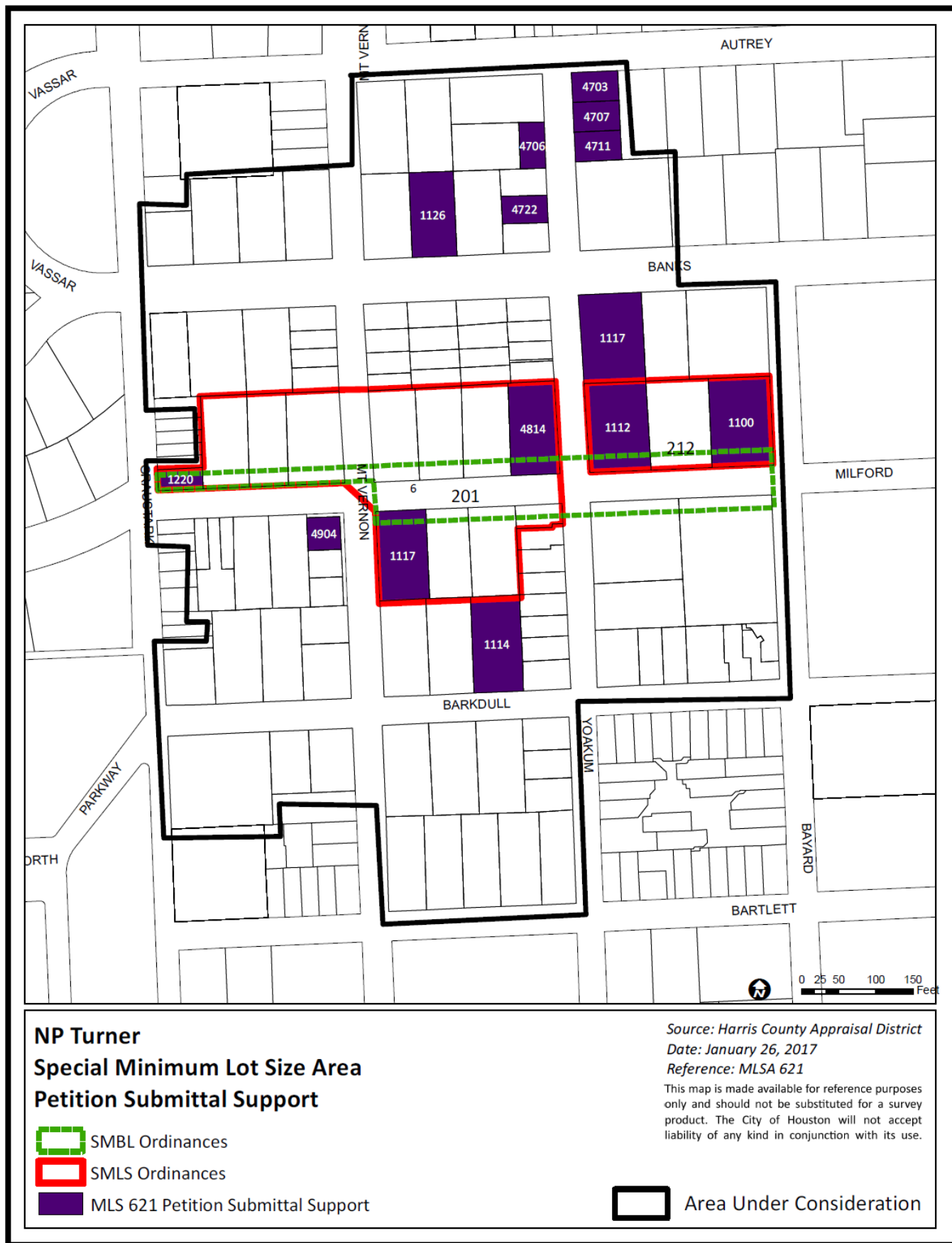
NP Turner Special Minimum Lot Size Area

 Area Under Consideration

Source: Harris County Appraisal District
Date: January 26, 2017
Reference: MLSA 621

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.





Special Minimum Lot Size Area Application

According to
Section 42-197 of Chapter 42 of the Code of Ordinances



PLANNING &
DEVELOPMENT
DEPARTMENT

RECEIVED

AUG 25 2016

cbt

Please complete entire application form.

1. Location:

See Exhibit A

PLANNING SERVICES

Example: Blocks 15 - 19, Lots 1-37, in Cocker Spaniel Subdivision

2. Contacts:

Primary

Applicant

Doug Lawing

Phone #

281 382 9436

Address

1112 Milford St

E-mail

City

Houston

State

TX

Zip

77006 com

Alternate

Applicant

Kathryn McNiel

Phone #

832 651 0044

Address

4711 Yoakum Blvd

E-mail

City

Houston

State

TX

Zip

77006

3. Project Information (Staff Use Only-Do Not Fill In):

File #

MSA 621

Key Map #

TIRZ

Lambert #

Super N'hood

Census Tract

City Council District

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)



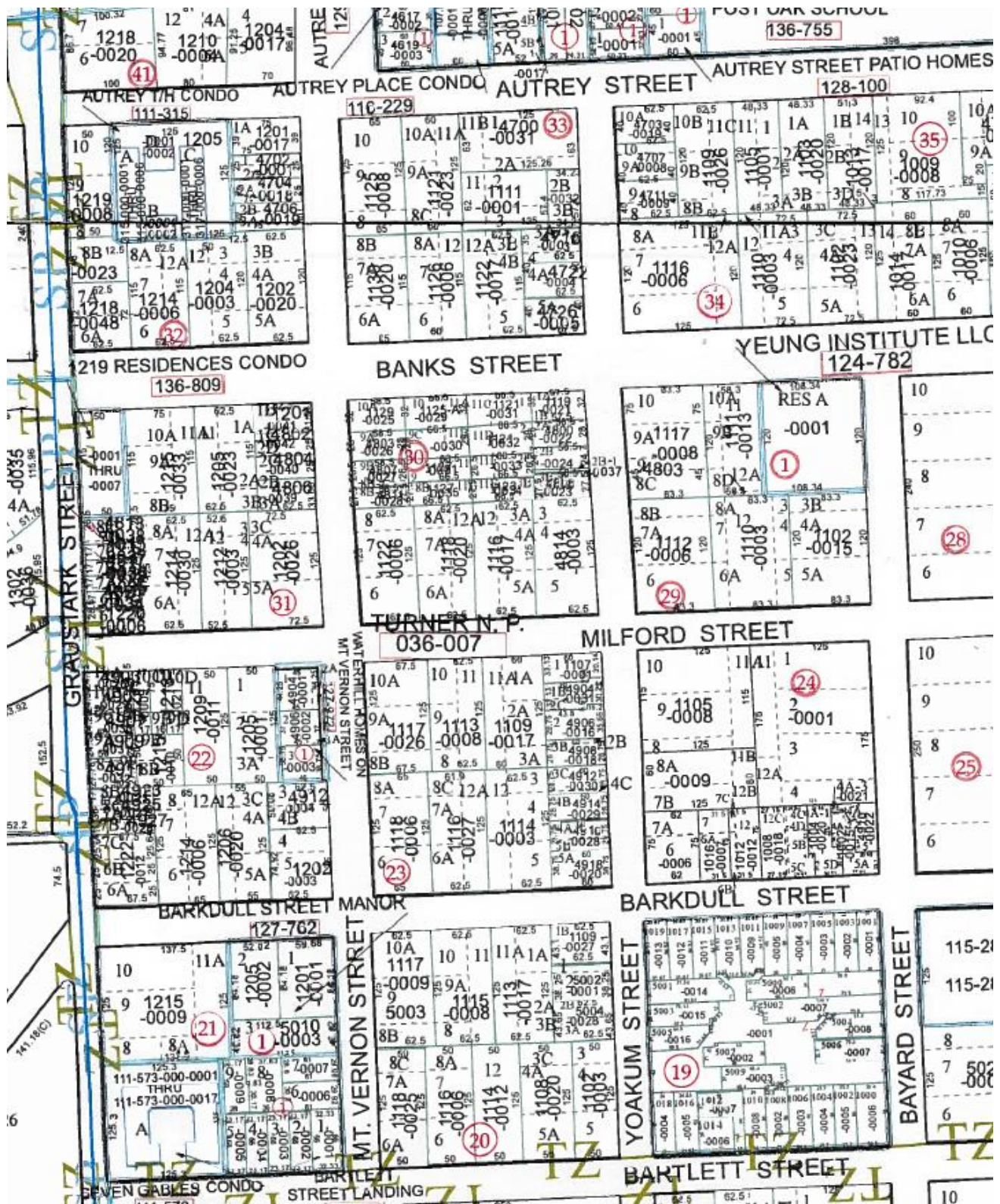
Three (3) recommended locations for a community meeting (page 7)

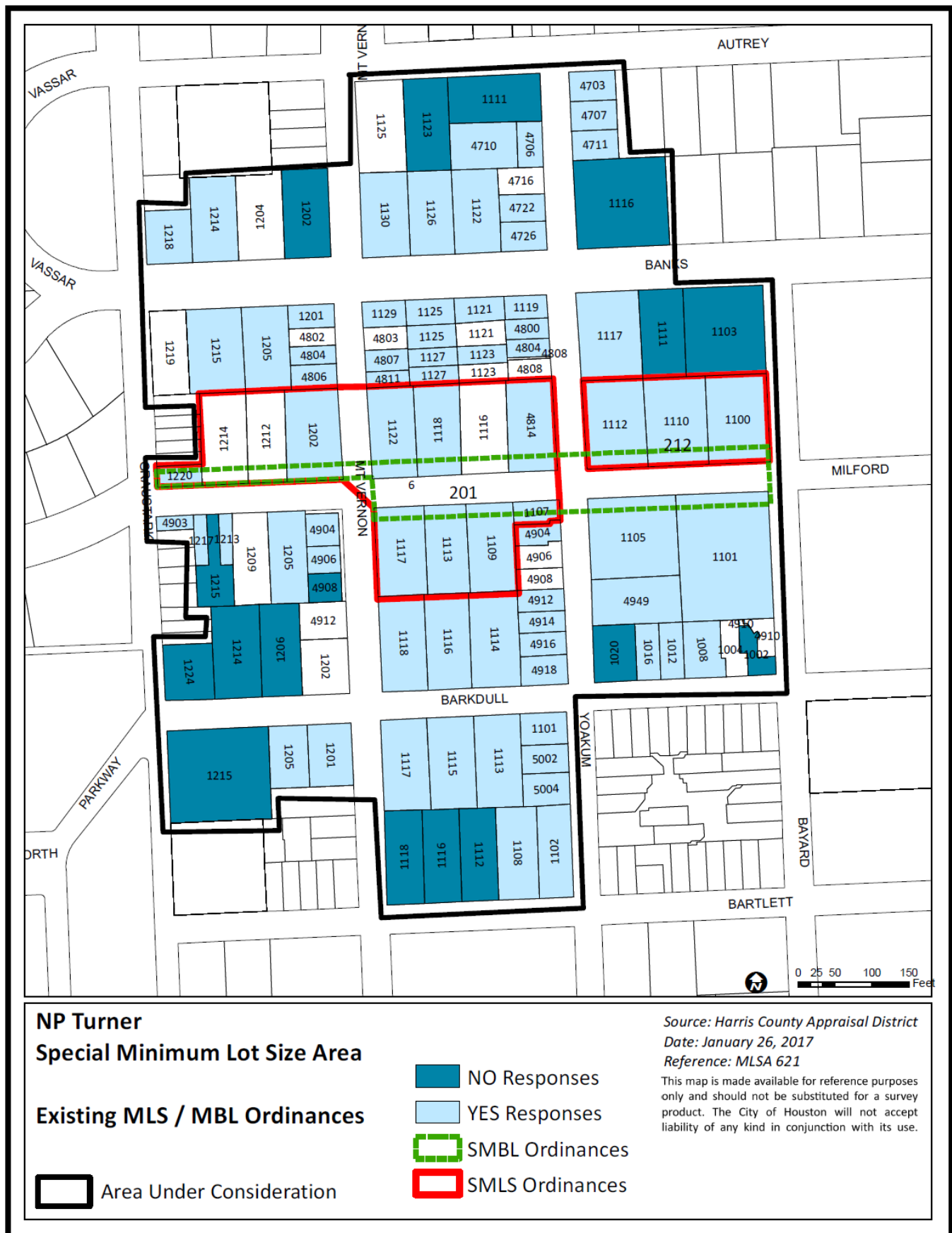
Sample of Notification Sign (page 9)

Copy of deed restrictions, if applicable

Map or sketch showing the address, land use and the size of all lots within boundary area







Date: December 16, 2016

To: Members of the Planning Commission

Re: Minimum Lot Size Application N. P. Turner Addition

Thank you for the opportunity to present our objections to the proposed ordinance for the Turner Addition.

OPPOSED; OBJECTIONS

1. THE GREATER GOOD FOR THOUSANDS OF HOUSTON CITIZENS: THE N. P. TURNER ADDITION IS THE CLOSEST AND LAST REMAINING UNRESTRICTED AREA ADJACENT TO THE MOST IMPORTANT CONCENTRATION OF PUBLIC CULTURE: EIGHTH LARGEST U.S. MUSEUM, 19 OTHER MUSEUMS, NEW GLASSELL SCHOOL, SCULPTURE GARDEN, HERMANN PARK RENOVATION, MILLER OUTDOOR THEATER, ZOO, RICE UNIVERSITY, LARGEST MEDICAL CENTER IN THE WORLD. OTHERS ALSO WANT TO LIVE AND WORK HERE.
2. MISAPPLICATION OF THE ORDINANCE: N. P. TURNER ADDITION HAS BEEN UNRESTRICTED FOR 140 YEARS. GREAT CULTURAL INSTITUTIONS ATTRACT AND NEED MIXED SATELLITE AREAS. TO FREEZE A PROVINCIAL PART OF ITS CLOSEST AREA IN PLACE FOR THE NEXT FORTY YEARS CANNOT IMAGINABLY BE FOR THE GREATER GOOD.
3. UNNATURAL AND CONTRIVED BOUNDARIES: THE APPLICATION AREA DOES NOT REFLECT A HISTORICAL OR NATURAL BOUNDARY. IT IS MANUFACTURED AND PUZZLED TOGETHER TO BARRICADE CERTAIN PROPERTY OWNERS WITHIN, AT THE EXPOSURE OF MANY AROUND THE EDGES.
4. ALREADY TAKEN: MORE THAN FIFTY PERCENT (50%) OF THE PROPERTIES WITHIN THE APPLICATION AREA ARE TOWN HOMES. THEY HAVE FOR THEMSELVES WHAT THEY WOULD DENY OTHERS.
5. OTHERS EXEMPT: ANOTHER TEN PERCENT (10%) ARE MULTI-FAMILY OR COMMERCIAL THAT ARE EXEMPT FROM WHAT THEY WOULD IMPOSE ON OTHERS.
6. INEQUITABLE: FOR A MAJORITY TO RESTRICT THE PROPERTY RIGHTS OF THEIR NEXT DOOR NEIGHBORS FROM WHAT THE MAJORITY KEEPS FOR ITSELF CANNOT BE A COMMON SENSE READING OF THE ORDINANCE.
7. INDIVIDUAL HARM: WE ARE PROPERTY OWNERS WHO WOULD EXPERIENCE INEQUITABLE HARM BY APPROVAL OF THE APPLICATION. WE ARE ISOLATED FRONT, BACK, DIAGONALLY, AND SIDEWAYS BY APARTMENTS AND TOWNHOUSES. WE BUILT OUR PROPERTY TO BE AN ART GALLERY AS CLOSE AS POSSIBLE TO THE CONTEMPORARY ART MUSEUM. DURING A LONG TROUBLED MARKET OUR INTENDED COMMERCIAL SITE HAS BEEN OCCUPIED AND CLASSIFIED AS A SINGLE-FAMILY RESIDENCE FOR INSURANCE PURPOSES. APPROVAL WILL FREEZE OUR "COMMERCIALLY MISIMPROVED" SITE AS AN ISLAND SURROUNDED BY UNRESTRICTED APARTMENTS, UNRESTRICTED TOWNHOUSES, FLUID MULTI-FAMILY HOUSING, AND FLUID COMMERCIAL PROPERTY.

PLEA FOR REMEDY

1. DENY THE APPLICATION.
2. ALTERNATIVELY, CHANGE THE CLASSIFICATION OF 1118 BARTLETT FROM "SINGLE FAMILY" TO "COMMERCIAL," FOR WHICH IT WAS DESIGNED, OR TO "FLUID."
3. ALTERNATIVELY, REMOVE 1118 BARTLETT FROM THE APPLICATION AREA.

Thank you,


Yoko Saito
1118 Bartlett


Richard Newlin
1118 Bartlett