

HOUSTON PLANNING COMMISSION

AGENDA

MARCH 2, 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

March 2, 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 16, 2017 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

- a. Consent Subdivision Plats (Homero Alegria)
- b. Replats (Homero 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 (Muxian Fang, Chad Miller)

II. Establish a public hearing date of March 30, 2017

- a. Breckenridge Park Sec 2
- b. Craig Woods partial replat no 19
- c. Dissen Heights partial replat no 1
- d. Dissen Heights partial replat no 2
- e. Knoll Park Sec 2
- f. Neuen Manor partial replat no 5
- g. North Norhill partial replat no 2
- h. Allendale Townsite Sec A partial replat no 3
- i. Spring Oaks replat no 1 partial replat no 3

III. Consideration of an Off-Street Parking Variance for a property located at 611 Hyde Park Boulevard (Muxian Fang)

IV. Public Hearing and Consideration of a Special Minimum Lot Size Area application for portions of the NP Turner Subdivision (MLSA 621) (Christopher Andrews)

V. Excuse the absence of Commissioner Subinsky

VI. Public Comment

VII. Adjournment

Minutes of the Houston Planning Commission

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

February 16, 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 2:31 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza

Absent

Susan Alleman

Bill Baldwin

Fernando Brave

Absent

Antoine Bryant

Lisa Clark

Algenita Davis

Arrived at 3:31 pm during the Director's Report

Mark A. Kilkenny

Lydia Mares

Paul R. Nelson

Linda Porras-Pirtle

Arrived at 3:32 pm during the Director's Report

Shafik Rifaat

Megan R. Sigler

Eileen Subinsky

Absent

Zafar Tahir

Meera D Victor

Shaukat Zakaria

Mark Mooney for

Left at 3:53 pm during item #87 & #88

The Honorable James Noack

Charles O. Dean for

The Honorable Robert E. Herbert

Raymond Anderson for

The Honorable Ed Emmet

EXOFFICIO MEMBERS

Carol A. Lewis

Dale A. Rudick, P.E.

DIRECTOR'S REPORT

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

APPROVAL OF THE FEBRUARY 2, 2017 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the February 2, 2017 Planning Commission meeting minutes.

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

I. PRESENTATION AND CONSIDERATION OF THE JANUARY 2017 SEMI-ANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON WATER AND WASTEWATER IMPACT FEES

Report was given by Rudy Moreno, Public Works and Engineering

Commission action: Approved the recommendations of the January 2017 Semi-Annual Report of the Capital Improvements Advisory Committee on water and wastewater impact fees, and forwarded to City Council for approval.

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

II. PRESENTATION AND CONSIDERATION OF THE JANUARY 2017 SEMI-ANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON DRAINAGE IMPACT FEES

Report was given by Rudy Moreno, Public Works and Engineering

Commission action: Approved the recommendations of the January 2017 Semi-Annual Report of the Capital Improvements Advisory Committee on drainage impact fees, and forwarded to City Council for approval.

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

III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 72)

Items removed for separate consideration: **19, 28 and 60.**

Staff recommendation: Approve staff's recommendation for items **1 – 72** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 72** subject to the CPC 101 form conditions.

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

Commissioner Clark and Kilkenny recused themselves.

Staff recommendation: Approve staff's recommendation for item(s) 19, 28 and 60 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for item(s) 19, 28 and 60 subject to the CPC 101 form conditions.

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

Commissioner Clark and Kilkenny returned.

C PUBLIC HEARINGS

- 73 Allendale Townsite Sec A C3N Approve**
partial replat no 2
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**
- 74 Bauer Landing Sec 2 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: **Kilkenny** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 75 Benders Landing Estates Sec 6 C3N Deny**
partial replat no 1 C3N
Staff recommendation: Deny the requested variance and disapprove the plat.
Commission action: Denied the requested variance and disapproved the plat.
Motion: **Mooney** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
Speakers: Chris Wren, applicant and James Kelly – supportive; Karen Young, John Parkinson, Matt Grab, Preston Goodwin, Cheryl Robinson, Tom Robinson, David Claypool and Mark Koeppen – opposed.
- 76 Granlin Grove partial replat no 1 C3N Defer**
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Davis** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**
- 77 Green Valley Estates Sec 2 C3N Approve**
amending plat partial replat no 1
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approve the plat subject to the CPC 101 form conditions.
Motion: **Davis** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
Speakers: David White, representing applicant, Jeanette and Josiah Osei, owner – supportive; Samir Karoalia, Brenda Whitfield and Marie Davis – opposed.
- 78 Lindale Park Sec 5 partial replat no 1 C3N Defer**
Staff recommendation: Defer the application for two weeks per the neighborhood's request.
Commission action: Deferred the application for two weeks per the neighborhood's request.
Motion: **Kilkenny** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
- 79 Riverway Estates Sec 1 C3N Defer**
partial replat no 4
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: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 80 Shops at Spring Forest C3N Withdrawn**

D VARIANCES

Withdrawn

Defer

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

Approve

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

Defer

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

Defer

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

Defer

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

Defer

Defer

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

E SPECIAL EXCEPTIONS

89 Summer Lake Ranch Sec 3 C3P Approve
Staff recommendation: Grant the requested special exception and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception and approved the plat subject to the CPC 101 form conditions.
Motion: **Mares** Second: **Victor** Vote: **Unanimous** Opposing: **None**

**F RECONSIDERATION OF REQUIREMENTS
NONE**

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

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 CERTIFICATES 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

Staff recommendation: Approve staff's recommendation for items 90 - 109
Commission action: Approved staff's recommendation for items 90 to 109.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

110 5419 John Dreaper Drive**DPV****Approve**

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

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

Motion: **Baldwin**Second: **Clark**Vote: **Unanimous**Abstaining: **None****111 122 West Gray Street****DPV****Approve**

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

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

Motion: **Davis**Second: **Alleman**Vote: **Unanimous**Abstaining: **None****112 3815 Westheimer Road****DPV****Defer**

Staff recommendation: Defer the application for two weeks to allow time to coordinate with the Parks Department.

Commission action: Deferred the application for two weeks to allow time to coordinate with the Parks Department.

Motion: **Baldwin**Second: **Bryant**Vote: **Unanimous**Abstaining: **None****IV. ESTABLISH A PUBLIC HEARING DATE OF MARCH 16, 2017 FOR:****a. Briarcroft partial replat no 2****b. Lakes at Avalon Village Sec 2 partial replat no 3**

Staff recommendation: Establish a public hearing date of March 16, 2017 for items **IV a-b**.

Commission action: Established a public hearing date of March 16, 2017 for items **IV a-b**.

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

Staff recommendation: Grant the consideration of a Special Minimum Lot Size Block Application MLSB 634 for the 1500 block of Godwin Street, north and south sides, and forward to City Council.

Commission action: Granted the consideration of a Special Minimum Lot Size Block Application MLSB 634 for the 1500 block of Godwin Street, north and south sides, and forwarded to City Council.

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

Speakers: Karina Pal Montano-Bowers, applicant, Marco Matranga, Juan Maldonado and Debbie Posey – supportive.

VI. 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 per the applicant's request.

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

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

Speaker: Elizabeth Rogers - opposed

**VII. PUBLIC COMMENT
NONE**

VIII. ADJOURNMENT

There being no further business brought before the Commission, Martha L. Stein adjourned the meeting at 4:16 p.m.

Motion: **Clark**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

Martha L. Stein, Chair

Patrick Walsh, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
A-Consent				
1	Alani West Bellfort Office Park	C2		Approve the plat subject to the conditions listed
2	Alden Woods Sec 2	C3F		Approve the plat subject to the conditions listed
3	Aliana Trace Drive and Reserves	C3P		Approve the plat subject to the conditions listed
4	Aliana Trace Water Treatment Plant	C3F		Approve the plat subject to the conditions listed
5	Atwood Villas partial replat no 1	C3F		Approve the plat subject to the conditions listed
6	Badminton Dream Land	C2		Approve the plat subject to the conditions listed
7	Balmoral Park Lakes East Sec 4	C3F		Approve the plat subject to the conditions listed
8	Barkat	C2		Approve the plat subject to the conditions listed
9	Bauer Landing Sec 2 partial replat no 1	C3F		Approve the plat subject to the conditions listed
10	Bridgeland Hidden Creek Sec 22 replat no 1	C3F		Approve the plat subject to the conditions listed
11	Bridgeland Hidden Creek Sec 29	C3F		Approve the plat subject to the conditions listed
12	Burns Reserve	C2		Approve the plat subject to the conditions listed
13	Cambridge Falls Sec 10	C3F		Approve the plat subject to the conditions listed
14	Central Park West Sec 4	C2		Approve the plat subject to the conditions listed
15	City Park South Sec 4	C3F		Approve the plat subject to the conditions listed
16	Country Lake Estates Sec 3 partial replat no 1	C3F		Approve the plat subject to the conditions listed
17	Deep Cypress Gardens	C3P		Approve the plat subject to the conditions listed
18	Development at FM 2920	C2		Approve the plat subject to the conditions listed
19	Elyson Sec 14	C3F		Approve the plat subject to the conditions listed
20	Evergreen Villas Sec 3	C3F	DEF1	Approve the plat subject to the conditions listed
21	Grand Vista Lakes Sec 1	C3F		Approve the plat subject to the conditions listed
22	Grand Vista Lakes Sec 2	C3F		Approve the plat subject to the conditions listed
23	Grand Vista Lakes Sec 3	C3F		Approve the plat subject to the conditions listed
24	Harmony RPM4M Ventures Commons replat no 1	C3F		Approve the plat subject to the conditions listed
25	Humble Commerce	C2	DEF1	Defer Chapter 42 planning standards
26	Katy Lakes Sec 1	C3P		Approve the plat subject to the conditions listed
27	King Crossing Sec 11	C3F		Approve the plat subject to the conditions listed
28	Kingsland Boulevard Street Dedication Sec 2	C3F		Approve the plat subject to the conditions listed
29	Kuykendahl Center Sec 1	C3F		Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: March 02, 2017**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
30	Lazy Acres	C1		Defer Chapter 42 planning standards
31	Medical Development at FM 2920 Sec 3	C2	DEF1	Approve the plat subject to the conditions listed
32	Mills Road Reserves	C3F	DEF1	Approve the plat subject to the conditions listed
33	Mina Reserve	C2		Approve the plat subject to the conditions listed
34	Miranda Trucking Reserve	C2	DEF1	Defer for further study and review
35	Northwest Park Colony Sec 3	C3P		Approve the plat subject to the conditions listed
36	Ojeman Grove	C2		Approve the plat subject to the conditions listed
37	Pinecrest Sec 1	C3P		Approve the plat subject to the conditions listed
38	Pinecrest Sec 2	C3P		Approve the plat subject to the conditions listed
39	Retreat at Champions Landing Sec 1	C3F		Approve the plat subject to the conditions listed
40	Rise Reserve on Franklin	C2		Approve the plat subject to the conditions listed
41	Sawyer Heights Grove	C2		Approve the plat subject to the conditions listed
42	Shama	C2	DEF1	Approve the plat subject to the conditions listed
43	Stafford Plaza West	C2		Approve the plat subject to the conditions listed
44	Tavola Sec 17	C3F		Approve the plat subject to the conditions listed
45	Tavola Sec 18	C3F		Approve the plat subject to the conditions listed
46	Tavola Sec 19	C3F		Approve the plat subject to the conditions listed
47	Tavola Sec 25	C3P	DEF1	Approve the plat subject to the conditions listed
48	Terminal Expansion GP	GP		Defer for further study and review
49	Wakefield Landing	C3F	DEF1	Approve the plat subject to the conditions listed
50	Waterstone Satya Reserve	C2		Approve the plat subject to the conditions listed
51	Woodland Pines Sec 10	C3P		Defer Applicant request
52	Woodlands Creekside Park Village Center Sec 7	C3F		Approve the plat subject to the conditions listed

B-Replats

53	Ancorian at Durham	C2R	DEF1	Approve the plat subject to the conditions listed
54	Andras Duplex	C2R		Approve the plat subject to the conditions listed
55	Avenue Homes	C2R		Approve the plat subject to the conditions listed
56	Barker Cypress Business Park	C2R		Approve the plat subject to the conditions listed
57	Bingle Self Storage	C2R	DEF1	Defer for further study and review
58	Broadway Plaza	C2R		Withdraw
59	Castle Court Grove	C2R		Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: March 02, 2017**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
60	Colina Homes on West 25th Street	C2R		Approve the plat subject to the conditions listed
61	Cossio Addition	C2R		Approve the plat subject to the conditions listed
62	Das Place	C2R		Approve the plat subject to the conditions listed
63	Deerbrook Crossing Sec 4 partial replat no 2	C2R	DEF1	Approve the plat subject to the conditions listed
64	Dimension 5 Holdings Lockwood	C2R	DEF1	Approve the plat subject to the conditions listed
65	Fargo Avenue Grove	C2R		Approve the plat subject to the conditions listed
66	Feagan Street Grove	C2R	DEF1	Approve the plat subject to the conditions listed
67	Flores Refuge	C2R		Defer Additional information reqd
68	Francis at Midtown	C2R		Approve the plat subject to the conditions listed
69	Garden Oaks Central Development	C2R		Defer Additional information reqd
70	Garza Mount Houston	C2R	DEF1	Defer Additional information reqd
71	Grisby Commercial Development	C2R	DEF1	Approve the plat subject to the conditions listed
72	K2K Investments at South Union	C2R	DEF1	Withdraw
73	Kirby Grove Office replat no 1 and extension	C2R		Approve the plat subject to the conditions listed
74	Koehler Street Manors	C2R		Approve the plat subject to the conditions listed
75	Lyons Redev Seventeenth Venture	C2R	DEF1	Approve the plat subject to the conditions listed
76	Lyons Redev Thirtyseventh Venture	C2R		Approve the plat subject to the conditions listed
77	Lyons Redev Twentieth Venture	C2R		Approve the plat subject to the conditions listed
78	Lyons Redev Twentysixth Venture	C2R		Approve the plat subject to the conditions listed
79	Makai	C2R		Approve the plat subject to the conditions listed
80	Makenzie Heights	C2R	DEF2	Approve the plat subject to the conditions listed
81	Maruti Development	C2R		Approve the plat subject to the conditions listed
82	Park Pointe Commons partial replat no 1	C2R		Approve the plat subject to the conditions listed
83	Park Street Grove	C2R	DEF1	Approve the plat subject to the conditions listed
84	Perez Place on Brookfield	C2R		Approve the plat subject to the conditions listed
85	Rayford Road Crossing partial replat no 2	C2R		Approve the plat subject to the conditions listed
86	Rayford Road Crossing partial replat no 3	C2R		Approve the plat subject to the conditions listed
87	Rayford Road Crossing partial replat no 4	C2R		Approve the plat subject to the conditions listed
88	Schuler Grove	C2R		Approve the plat subject to the conditions listed
89	Sheridan Park	C2R		Approve the plat subject to the conditions listed
90	Terminal Expansion Sec 1	C2R		Defer for further study and review
91	Thomas Complex	C2R		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
92	Timberline Fitness Midtwon	C2R		Approve the plat subject to the conditions listed
93	Waterside Development partial replat no 3	C2R	DEF1	Approve the plat subject to the conditions listed
94	West 22nd Garden Homes	C2R		Approve the plat subject to the conditions listed
95	West 25th Street Casitas	C2R		Defer Applicant request

C-Public Hearings Requiring Notification

96	Granlin Grove partial replat no 1	C3N	DEF1	Defer Applicant request
97	Hayden Lakes Sec 11	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed
98	Lindale Park Sec 5 partial replat no 1	C3N	DEF1	Defer Applicant request
99	Riverway Estates Sec 1 partial replat no 4	C3N	DEF2	Approve the plat subject to the conditions listed
100	Timbergrove Manor Sec 5 partial replat no 1	C3N		Approve the plat subject to the conditions listed

D-Variances

101	Adelaide GP	GP		Grant the requested special exception(s) and Deny the requested variance and Approve the plat subject to the conditions listed
102	Aldine ISD 1617 Lauder Road Complex	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
103	Garrow Sampson	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
104	Garrow York	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
105	General Warehouse Systems	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
106	Klein ISD Northcrest Agriscience Facility	C2	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
107	Mills Creek Crossing Sec 1	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
108	Oakview Farms GP	GP		Defer Additional information reqd
109	Oakview Farms Sec 1	C3P		Defer Additional information reqd
110	Saint Arnoldville Extension	C2R	DEF1	Defer Additional information reqd
111	Solid Rock Reserve	C2	DEF2	Withdraw
112	Stellar Long Point	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
113	Valley Ranch GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
114	Valley Ranch Town Center North	C3P		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
115	Westfield Properties	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
116	Williams on Canal	C2	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
117	Williams on Commerce	C2	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
118	Wilshire Complex replat no 1	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed

E-Special Exceptions

None

F-Reconsideration of Requirements

119	Clear Lake Commercial Site	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
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G-Extensions of Approval

120	Allied Kickapoo	EOA		Approve
121	Bellfort Plaza	EOA		Approve
122	Bhagyashree Farms	EOA		Approve
123	Enclave at Northpointe Detention Basin no 2	EOA		Approve
124	Fort Bend County MUD No 50 Regional Detention	EOA		Approve
125	Furay Park View	EOA		Approve
126	Global New Millennium at Telephone Road Sec 1	EOA		Approve
127	Hidden Meadow Sec 15 partial replat no 1	EOA		Approve
128	HISD Jack Yates High School	EOA		Approve
129	KTR Hou North LLC	EOA		Approve
130	Narsi Management	EOA		Approve
131	Parvizian Metouri Estate	EOA		Approve
132	Pathway Church	EOA		Approve
133	Strack Country	EOA		Approve
134	Wildwood at Oakcrest North Sec 20	EOA		Approve

H-Name Changes

135	Bechara Express (prev. Bachara Express)	NC		Approve
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I-Certification of Compliance

136	11810 James Road	COC		Approve
137	21361 Fitz Lane	COC		Approve
138	19652 Hickory Lane	COC		Approve

Platting Summary**Houston Planning Commission****PC Date: March 02, 2017**

Item		App		Staff's
No.	Subdivision Plat Name	Type	Deferral	Recommendation
139	25041 Billie Lee	COC	Approve	

J-Administrative

None

K-Development Plats with Variance Requests

140	611 Hyde Park Boulevard	DPV	Defer
141	3815 Westheimer	DPV	Deny

III Off-Street Parking Variance

611 Hyde Park Boulevard	PV	Defer
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 03/02/2017
Plat Name: Alani West Bellfort Office Park
Developer: Commander Enterprises Inc
Applicant: RP & Associates
App No/Type: 2017-0213 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.1685	Total Reserve Acreage:	2.1600
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 FWSD 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	527Y	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)

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

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

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

For Your Information:

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

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

2) Add 10' landscape easement adjacent to West Bellfort

3) Provide space adjacent to county clerks signature block for recordation sticker

4) Submit to FBC for formal review

5) Submit civil construction plans

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 03/02/2017
Plat Name: Alden Woods Sec 2
Developer: Huffmeister 73 Partners, Ltd.
Applicant: GBI Partners, LP
App No/Type: 2017-0315 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	36.8870	Total Reserve Acreage:	15.1290
Number of Lots:	69	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	368F	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.

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)
 Ensure that public water is not out falling into private detention facility

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 03/02/2017
Plat Name: Aliana Trace Drive and Reserves
Developer: Aliana Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2017-0253 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	24.8470	Total Reserve Acreage:	23.0410
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 134 B
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526Z	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

For Your Information:

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

Fort Bend Engineer: 1) Submit to FBC for formal review
2) Submit civil construction plans

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 03/02/2017
Plat Name: Aliana Trace Water Treatment Plant
Developer: Aliana Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2017-0254 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.9540	Total Reserve Acreage:	1.9540
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 134 B
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526Z	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

For Your Information:

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

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

2) Submit civil construction plans

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 03/02/2017
Plat Name: Atwood Villas partial replat no 1
Developer: Cisneros Design Studio
Applicant: M2L Associates, Inc.
App No/Type: 2017-0334 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	1.0699	Total Reserve Acreage:	1.0699
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	491Z	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

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

For long form:

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

City Engineer: DETENTION IS REQUIRED

PWE Traffic: No comment.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 6
Action Date: 03/02/2017
Plat Name: Badminton Dream Land
Developer: CHIANG
Applicant: Advance Surveying, Inc.
App No/Type: 2017-0195 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.6214	Total Reserve Acreage:	0.6214
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77047	572Z	ETJ

Conditions and Requirements for Approval

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

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

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.

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 03/02/2017
Plat Name: Balmoral Park Lakes East Sec 4
Developer: LGI Homes - Texas, LLC
Applicant: Pape-Dawson Engineers
App No/Type: 2017-0323 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	44.0350	Total Reserve Acreage:	4.7950
Number of Lots:	209	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 400
County	Zip	Key Map ©	City / ETJ
Harris	77396	376U	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 03/02/2017
Plat Name: Balmoral Park Lakes East Sec 4
Developer: LGI Homes - Texas, LLC
Applicant: Pape-Dawson Engineers
App No/Type: 2017-0323 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

Harris County Flood Control District: Flood Control review - Correct Key Map information on the Vicinity Map it is 376 U (not 691 H).

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)

Easement outside of plat boundary will need to be recorded prior to or simultaneously with this plat
Sec 3 will need to be recorded prior to or simultaneously with this plat

Change street name to Autumn Daisy Lane

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

Driveway should be placed at 5' from south property line for Lot 14, Block 4, at 5' from south property line for Lot 13, Block 4, and at 5' from north property line for Lot 30, Block 4.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 03/02/2017
Plat Name: Barkat
Developer: Kolu Business Inc.
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2017-0184 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.0000	Total Reserve Acreage:	1.9767
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	444R	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 03/02/2017
Plat Name: Barkat
Developer: Kolu Business Inc.
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2017-0184 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Harris County Flood Control District: 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 .

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 03/02/2017
Plat Name: Bauer Landing Sec 2 partial replat no 1
Developer: LGI Homes
Applicant: Pape-Dawson Engineers
App No/Type: 2017-0289 C3F

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.

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: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 03/02/2017
Plat Name: Bridgeland Hidden Creek Sec 22 replat no 1
Developer: Bridgeland Development, LP
Applicant: Costello, Inc.
App No/Type: 2017-0308 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.4326	Total Reserve Acreage:	1.4813
Number of Lots:	28	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 419
County	Zip	Key Map ©	City / ETJ
Harris	77433	366N	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 03/02/2017
Plat Name: Bridgeland Hidden Creek Sec 29
Developer: Bridgeland Development, LP A Maryland Limited Partnership
Applicant: BGE, Inc.
App No/Type: 2017-0264 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	9.2900	Total Reserve Acreage:	0.3389
Number of Lots:	15	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	366N	ETJ

Conditions and Requirements for Approval

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

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

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

052. Creekside Bend and Bridgeland Creek Pkwy Sec 4 to Fry Rd must be recorded prior to or simultaneously with this plat.

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

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 11
Action Date: 03/02/2017
Plat Name: Bridgeland Hidden Creek Sec 29
Developer: Bridgeland Development, LP A Maryland Limited Partnership
Applicant: BGE, Inc.
App No/Type: 2017-0264 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approved.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION
AND MISSING 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)

Easements dedicated by separate instrument 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 .

Required UVE has been shown on the Plat and it should also be shown on applicable sheets of construction
plan.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 03/02/2017
Plat Name: Burns Reserve
Developer: WEST END
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2017-0250 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.5860	Total Reserve Acreage:	11.5860
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	Harris County FWSD 61
County	Zip	Key Map ©	City / ETJ
Harris	77095	408C	ETJ

Conditions and Requirements for Approval

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

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

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

203. Provide complete Recordation Package when submitting plat for 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: 03/02/2017
Plat Name: Burns Reserve
Developer: WEST END
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2017-0250 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 03/02/2017
Plat Name: Cambridge Falls Sec 10
Developer: Fresno Lakes, Ltd.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2017-0278 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	18.7970	Total Reserve Acreage:	0.3390
Number of Lots:	111	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 23
County	Zip	Key Map ©	City / ETJ
Fort Bend	77545	611S	ETJ

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

For Your Information:

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

Fort Bend Engineer: 1) Provide additional UEs adjacent to 50' ROWs per FBC Subdivision Regulations 5.5.B.2
2) Submit variance letter for 20 B.L. per 5.12.C.1
3) Update Precinct 1 Commissioner to Vincent M. Morales, Jr.
4) Add X,Y coordinates
5) Submit civil construction plans
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: 14
Action Date: 03/02/2017
Plat Name: Central Park West Sec 4
Developer: Central Park West, LP
Applicant: Jones | Carter
App No/Type: 2017-0311 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	15.3520	Total Reserve Acreage:	15.2350
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	19	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77079	488B	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.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

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

For long form:

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

City Engineer: DETENTION IS REQUIRED

PWE Traffic: No comment.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 03/02/2017
Plat Name: City Park South Sec 4
Developer: D.R. Horton - Texas, LTD
Applicant: AECOM
App No/Type: 2017-0290 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	17.2370	Total Reserve Acreage:	0.6250
Number of Lots:	90	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77047	573N	City

Conditions and Requirements for Approval

001. City Park Central Lane must be recorded prior to and or simultaneously with this plat.
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.
052. MUD property to the east of this plat must be recorded prior to or simultaneously with the final plat submittal from this GP.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 03/02/2017
Plat Name: City Park South Sec 4
Developer: D.R. Horton - Texas, LTD
Applicant: AECOM
App No/Type: 2017-0290 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: 5' WLE & 15' STM.S.E CANNOT OVERLAPP, WHICH IS NOT ALLOWED.
MAKE SURE THAT THE SUBDIVISION HAS DETENTION"

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

For long form:

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 03/02/2017
Plat Name: Country Lake Estates Sec 3 partial replat no 1
Developer: Waffle House
Applicant: Tetra Surveys
App No/Type: 2017-0258 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.5990	Total Reserve Acreage:	0.5990
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:	Bilma PUD
County	Zip	Key Map ©	City / ETJ
Harris	77388	331B	ETJ

Conditions and Requirements for Approval

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

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

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

203. Provide complete Recordation Package when submitting plat for 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)

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 17
Action Date: 03/02/2017
Plat Name: Deep Cypress Gardens
Developer: Quance Development, LLC
Applicant: Miller Survey Group
App No/Type: 2017-0256 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	7.4170	Total Reserve Acreage:	7.4170
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	77429	328U	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 18
Action Date: 03/02/2017
Plat Name: Development at FM 2920
Developer: Codine Properties, LLC
Applicant: Windrose
App No/Type: 2017-0301 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.4400	Total Reserve Acreage:	4.4400
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286P	ETJ

Conditions and Requirements for Approval

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

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

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: 18
Action Date: 03/02/2017
Plat Name: Development at FM 2920
Developer: Codine Properties, LLC
Applicant: Windrose
App No/Type: 2017-0301 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

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: 19
Action Date: 03/02/2017
Plat Name: Elyson Sec 14
Developer: Nash FM 529, LLC a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2017-0268 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	14.5100	Total Reserve Acreage:	1.4801
Number of Lots:	62	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 457
County	Zip	Key Map ©	City / ETJ
Harris	77493	405T	ETJ

Conditions and Requirements for Approval

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

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

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

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

record Elyson Falls Drive Street Dedication Sec 2 prior to or simultaneously with this plat

For Your Information:

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

City Engineer: 5' WLE & 5' S.S.E CANNOT OVERLAPP, WHICH IS NOT ALLOWED.
MAKE SURE THAT THE SUBDIVISION HAS DETENTION

PWE Utility Analysis: Approved.

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

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

Easements dedicated by separate instrument will need to be recorded prior to or simultaneously with this plat
Elyson Falls drive will need to be recorded prior to or simultaneously with this plat.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 03/02/2017
Plat Name: Evergreen Villas Sec 3
Developer: Evergreen Villas LTD
Applicant: Arborleaf Engineering & Surveying, Inc.
App No/Type: 2017-0238 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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. Evergreen Villas Sec 2 and East Little York Road Street Dedication Sec 1 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)

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: 20
Action Date: 03/02/2017
Plat Name: Evergreen Villas Sec 3
Developer: Evergreen Villas LTD
Applicant: Arborleaf Engineering & Surveying, Inc.
App No/Type: 2017-0238 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.
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 and 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 C.
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: 21
Action Date: 03/02/2017
Plat Name: Grand Vista Lakes Sec 1
Developer: DR Horton
Applicant: Jones | Carter
App No/Type: 2017-0329 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	24.8500	Total Reserve Acreage:	20.1149
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 190
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526H	ETJ

Conditions and Requirements for Approval

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

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

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

coordinate row transition with F.B county, as indicated.

For Your Information:

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

Fort Bend Engineer: 1) Block length variance will be required for boundaries greater than 1,400' in length
2) Verify the ROW width of Grand Landing Blvd and Anderwood Forest. At the intersection of Anderwood Forest, there are callouts for two 30' ROW measurements
3) Provide access to Reserve H
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: 22
Action Date: 03/02/2017
Plat Name: Grand Vista Lakes Sec 2
Developer: DR Horton
Applicant: Jones | Carter
App No/Type: 2017-0324 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	20.8700	Total Reserve Acreage:	1.5434
Number of Lots:	79	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 190
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526H	ETJ

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)

- 1) record Grand Vista Lakes Sec 1 prior to or simultaneously with this plat
- 2) 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.

Fort Bend Engineer: 1) Provide recordation information for easements proposed outside the plat boundary
PWE Utility Analysis: Approved
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 03/02/2017
Plat Name: Grand Vista Lakes Sec 3
Developer: DR Horton
Applicant: Jones | Carter
App No/Type: 2017-0335 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	34.0000	Total Reserve Acreage:	6.5593
Number of Lots:	130	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 190
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526H	ETJ

Conditions and Requirements for Approval

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

203. Provide complete Recordation Package when submitting plat for 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)record Grand Vista Lakes sec 1 prior to or simultaneously with this plat

For Your Information:

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

Fort Bend Engineer: 1) Add 25' B.L. to Reserve A along Grand Landing Blvd
2) A block length variance will be required for boundaries greater than 1,400' in length
3) Add drainage use to Reserve C
4) Provide access to Reserve E
5) Revise C2, C24, and C25 to 30'
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: 24
Action Date: 03/02/2017
Plat Name: Harmony RPM4M Ventures Commons replat no 1
Developer: RPM4M VENTURES, L.P.
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-0302 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	18.8500	Total Reserve Acreage:	17.0900
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Montgomery County MUD 119
County	Zip	Key Map ©	City / ETJ
Montgomery	77386	293F	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.

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

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

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

For Your Information:

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

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: 25
Action Date: 03/02/2017
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

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

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

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

203. Provide complete Recordation Package when submitting plat for 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.

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 03/02/2017
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: 26
Action Date: 03/02/2017
Plat Name: Katy Lakes Sec 1
Developer: Mini-B, Inc.
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-0340 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	64.6000	Total Reserve Acreage:	13.7400
Number of Lots:	176	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	405S	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)
088. Minimum recreation reserve size shall be 5000 square feet having 50' frontage along at least one public street with a right-of-way not less than 50 feet. (192)
091. Provide One-foot reserve as indicated on the plat and add applicable One-foot Reserve note to the plat. (193)
- 1)add wastewater note
2)show 20' garage building line as indicated on the mark-up

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 03/02/2017
Plat Name: Katy Lakes Sec 1
Developer: Mini-B, Inc.
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-0340 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

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

UVE should be checked at Katy Lakes Blvd and FM 529.

Documentation of TxDOT approval of tie-in of Katy Lakes Blvd at FM 529 should be submitted with construction plan.

Traffic should be contacted for driveway locations at Reserves.

Off-street parking analysis will required for development of recreation facilities on Reserve C.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 03/02/2017
Plat Name: King Crossing Sec 11
Developer: Pulte Homes of Texas, L.P.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2017-0252 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	24.1270	Total Reserve Acreage:	5.2470
Number of Lots:	103	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 495
County	Zip	Key Map ©	City / ETJ
Harris	77493	445A	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.

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)

Required five UVEs have been shown on the Plat and should also be shown on applicable sheets of construction plan.

NB left turn lane will be required on Porter Road at Silver Sunset Lane.

EB left turn lane will be required on Stockdick School Road and Royal Amber Lane.

Traffic Signal Warrant Analysis will be required for the intersection of Porter Road and Stockdick School Road.



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 03/02/2017
Plat Name: Kingsland Boulevard Street Dedication Sec 2
Developer: Ventana Development Katy, Ltd.
Applicant: Jones | Carter
App No/Type: 2017-0226 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.6200	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:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	483H	ETJ

Conditions and Requirements for Approval

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 *****.

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

202. . 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) Remove the 1' reserve at L1 as Cane Island Parkway will likely be obtained by metes-and-bounds and not platted

2) Update Precinct 1 Commissioner to Vincent M. Morales, Jr.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 03/02/2017
Plat Name: Kuykendahl Center Sec 1
Developer: Terra Associates, Inc
Applicant: Terra Surveying Company, Inc.
App No/Type: 2017-0257 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	18.5400	Total Reserve Acreage:	16.9100
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77389	290K	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 03/02/2017
Plat Name: Kuykendahl Center Sec 1
Developer: Terra Associates, Inc
Applicant: Terra Surveying Company, Inc.
App No/Type: 2017-0257 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Harris Engineer: his 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.

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 .

Detention basin will need to be relocated before plat is recorded

separate instruments will need to be recorded prior to plat recordation

UVE has been shown on the Plat at NE corner of Home Depot Way and Kuykendahl Road, but no Exhibit has been reviewed. UVE Exhibit should be submitted.

UVE shown at SE corner of Home Depot Way and Kuykendahl Road is outside Plat boundary.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 30
Action Date: 03/02/2017
Plat Name: Lazy Acres
Developer: Eric Gainer
Applicant: Stewart Engineering
App No/Type: 2017-0263 C1

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	20.2140	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77049	419S	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)

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)

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)

159. Provide centerline tie.

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

185.1. Provide the following note "All lots shall have adequate wastewater collection service" (42-180).

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

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

194. Appendix J: County Clerk Filing Acknowledgement Statement 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)

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



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 03/02/2017
Plat Name: Lazy Acres
Developer: Eric Gainer
Applicant: Stewart Engineering
App No/Type: 2017-0263 C1

Staff Recommendation:
Defer Chapter 42 planning
standards

For Your Information:

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

PWE Utility Analysis: Approved

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

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 .

Documentation of TxDOT driveway approval should be submitted with site plans

Plat is requested to be deferred for meeting with applicant about road geometry

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 03/02/2017
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:
Approve the plat subject to
the conditions listed

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)

203. Provide complete Recordation Package when submitting plat for 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)

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: 32
Action Date: 03/02/2017
Plat Name: Mills Road Reserves
Developer: Anbeta LLC
Applicant: R.G. Miller Engineers
App No/Type: 2017-0246 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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.

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

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

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

UVE should be checked 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33

Action Date: 03/02/2017

Plat Name: Mina Reserve

Developer: mina enterprises

Applicant: Houston Platting

App No/Type: 2017-0188 C2

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	2.4980	Total Reserve Acreage:	2.4980
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77095	408C	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33

Action Date: 03/02/2017

Plat Name: Mina Reserve

Developer: mina enterprises

Applicant: Houston Platting

App No/Type: 2017-0188 C2

Staff Recommendation:

Approve the plat subject to the conditions listed

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

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

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

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

UVE should be checked at Cicero Road and Jackrabbit Road.

There is striped median on Jackrabbit Road in front of the property. Driveway will be right-in/right-out. There should be at least one driveway off Cicero Road for safe traffic operation.

20'x20' ROW cutback is required at corner of Cicero Road and Jackrabbit Road

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 03/02/2017
Plat Name: Miranda Trucking Reserve
Developer: miranda trucking
Applicant: Houston Platting
App No/Type: 2017-0155 C2

Staff Recommendation:
Defer for further study and
review

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

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

Harris County has to confirm the width of the acquired ROW though the plat is within the City limits.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 35
Action Date: 03/02/2017
Plat Name: Northwest Park Colony Sec 3
Developer: McGuyer Homebuilders, Inc.
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2017-0304 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	7.0000	Total Reserve Acreage:	0.2900
Number of Lots:	41	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 Park MUD
County	Zip	Key Map ©	City / ETJ
Harris	77086	411A	ETJ

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 03/02/2017
Plat Name: Northwest Park Colony Sec 3
Developer: McGuyer Homebuilders, Inc.
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2017-0304 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Label high banks, centerline and flood control unit number. Coordinate with HCFCD if additional drainage easements are required.
Two lanes of West Road along with drainage may need to be built with a boulevard connection to North Houston Rosslyn as part of development.
UVE should be checked at Northwest Park Colony Lane and West Road.
EB left turn lane will be required on West Road at Northwest Park Colony Lane.
41' B-B pavement width is required for Northwest Park Colony Lane at intersection with West Road.
Corner ROW radius at Northwest Park Colony Lane and West Road should be 30'.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 03/02/2017
Plat Name: Ojeman Grove
Developer: Ojeman Partners, LLC
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2017-0265 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.4100	Total Reserve Acreage:	1.4100
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	450R	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)

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

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

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

For Your Information:

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

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

For long form:

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

City Engineer: DETENTION 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: 37
Action Date: 03/02/2017
Plat Name: Pinecrest Sec 1
Developer: Meritage Homes of Texas LLC
Applicant: Marsh Darcy Partners, Inc.
App No/Type: 2017-0178 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.6889	Total Reserve Acreage:	0.3100
Number of Lots:	16	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450J	City

Conditions and Requirements for Approval

008.4. The applicant is required to provide proof of an approved Drainage Plan from PWE, Floodplain Management and Engineering Services offices prior to submittal of a final plat. This is consistent w/ Chapter 19-13. Submit drainage plan to First Floor, 611 Walker.

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

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)

098. Requirements for a private street entry with dual paving sections is two paving sections of not less than 20 feet separated by a curb section of not less than 5 feet and not more than 20 feet for a distance of not more than 100 feet from the public ROW. (230)

111. Provide drawing file layer illustrating fire protection plan calculations. Plan should include fire hydrant locations with distance measurements, and hose lay coverage calculations measured as laid on the ground, around buildings, fences and other obstacles. (233)

112. Fire protection hose lay shall be measured beginning from edge of 28 foot paved private street.

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

- provide parking reserves for all parking to be required
- remove curb section from the drawing
- Use correct lot numbering

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 03/02/2017
Plat Name: Pinecrest Sec 1
Developer: Meritage Homes of Texas LLC
Applicant: Marsh Darcy Partners, Inc.
App No/Type: 2017-0178 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: A wastewater capacity reservation letter is required for this project. When applying please attach a copy of the 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: IF THE F.H. ARE PRIVATE, IT NEED 15'X25' W.M.E. FOR PRIVATE FIRE LINE USE. IF THE F.H. AND FIRE LINE ARE PUBLIC, IT NEED 10'X10' F.H.E. AND 20' W.L.E., ALSO DETENTION IS REQUIRED AND NEED W.M.E.
ALSO NEED DRAINAGE PLAN

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 03/02/2017
Plat Name: Pinecrest Sec 2
Developer: Meritage Homes of Texas LLC
Applicant: Marsh Darcy Partners, Inc.
App No/Type: 2017-0179 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.4376	Total Reserve Acreage:	1.5700
Number of Lots:	121	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450J	City

Conditions and Requirements for Approval

008.4. The applicant is required to provide proof of an approved Drainage Plan from PWE, Floodplain Management and Engineering Services offices prior to submittal of a final plat. This is consistent w/ Chapter 19-13. Submit drainage plan to First Floor, 611 Walker.

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.

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)

098. Requirements for a private street entry with dual paving sections is two paving sections of not less than 20 feet separated by a curb section of not less than 5 feet and not more than 20 feet for a distance of not more than 100 feet from the public ROW. (230)

111. Provide drawing file layer illustrating fire protection plan calculations. Plan should include fire hydrant locations with distance measurements, and hose lay coverage calculations measured as laid on the ground, around buildings, fences and other obstacles. (233)

112. Fire protection hose lay shall be measured beginning from edge of 28 foot paved private street.

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

- provide parking reserves for all parking to be required
- remove curb section from the drawing
- Use correct lot numbering

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 03/02/2017
Plat Name: Pinecrest Sec 2
Developer: Meritage Homes of Texas LLC
Applicant: Marsh Darcy Partners, Inc.
App No/Type: 2017-0179 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: A wastewater capacity reservation letter is required for this project. When applying please attach a copy of the 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>

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

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

Addressing: Please put "Meridian Ridge Drive" into Plat Tracker.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 03/02/2017
Plat Name: Retreat at Champions Landing Sec 1
Developer: Pulte Homes of Texas, LP
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-0305 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	19.9000	Total Reserve Acreage:	2.6000
Number of Lots:	118	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77069	330V	ETJ

Conditions and Requirements for Approval

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.

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)

- Abandon 60' ROW on western plat boundary prior to or simultaneously to recordation

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 03/02/2017
Plat Name: Retreat at Champions Landing Sec 1
Developer: Pulte Homes of Texas, LP
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-0305 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

Need additional ROW on south side of Mittlesteadt road to have an intersection at Stuebner Airline with smooth traffic operations

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

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

TIA will be required before the review of construction plan including impact at Mittlesteadt Lane and Stuebner Airline Rd, possible right turn lane and additional ROW with cutback. Widening will require modifications to drainage structures.

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

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



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 03/02/2017
Plat Name: Rise Reserve on Franklin
Developer: amilcar moreno
Applicant: Replat Specialists
App No/Type: 2017-0105 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2748	Total Reserve Acreage:	0.2748
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77002	493R	City

Conditions and Requirements for Approval

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

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

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. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. (162)

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 03/02/2017
Plat Name: Sawyer Heights Grove
Developer: Zenith Urban Homes, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2017-0309 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	5	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

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

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

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

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

For Your Information:

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

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 03/02/2017
Plat Name: Shama
Developer: Foodway
Applicant: ICMC GROUP INC
App No/Type: 2017-0191 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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.

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.

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: 43
Action Date: 03/02/2017
Plat Name: Stafford Plaza West
Developer: Helfman Enterprises, Inc.
Applicant: Lentz Engineering, L.C.
App No/Type: 2017-0209 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.0460	Total Reserve Acreage:	2.0460
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77031	569C	City

Conditions and Requirements for Approval

004.3. Applicant must directly contact City of Stafford for requirements pertaining to their ETJ.

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

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

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

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

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

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.

203. Provide complete Recordation Package when submitting plat for 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 03/02/2017
Plat Name: Stafford Plaza West
Developer: Helfman Enterprises, Inc.
Applicant: Lentz Engineering, L.C.
App No/Type: 2017-0209 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Parks and Recreation: To be added to general notes on face of plat:

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 03/02/2017
Plat Name: Tavola Sec 17
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2017-0274 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	12.9730	Total Reserve Acreage:	1.1020
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:	East Montgomery County MUD 7
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	257E	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.

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

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

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

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

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

2. Add note: All lots shall have adequate wastewater collection service.

For Your Information:

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



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 03/02/2017
Plat Name: Tavola Sec 17
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2017-0274 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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: 45
Action Date: 03/02/2017
Plat Name: Tavola Sec 18
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2017-0275 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.3670	Total Reserve Acreage:	0.4080
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:	East Montgomery County MUD 6
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	257F	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.
052. Tavola Sec 14 must be recorded prior to or simultaneously with this plat.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 190.2. Add 'Martha L. Stein, Chair' as Chair in the Planning Commission certificate.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
1. Add note: All lots shall have adequate wastewater collection service.

For Your Information:

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 03/02/2017
Plat Name: Tavola Sec 19
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2017-0276 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	13.7200	Total Reserve Acreage:	0.7970
Number of Lots:	55	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	East Montgomery County MUD 6
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	257F	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.
052. Tavola Sec 18 must be recorded prior to or simultaneously with this plat.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 190.2. Add 'Martha L. Stein, Chair' as Chair in the Planning Commission certificate.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
1. Add note: All lots shall have adequate wastewater collection service.

For Your Information:

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 03/02/2017
Plat Name: Tavola Sec 25
Developer: Friendswood Development Company
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2017-0240 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	7.0400	Total Reserve Acreage:	0.4700
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:	Combination	Utility District:	East Montgomery County MUD 7
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	256M	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. Tavola Sec 20 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)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 48
Action Date: 03/02/2017
Plat Name: Terminal Expansion GP
Developer: Lloyd Engineering
Applicant: Town and Country Surveyors
App No/Type: 2017-0326 GP

Staff Recommendation:
Defer for further study and
review

Total Acreage:	43.9543	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77011	495S	City

Conditions and Requirements for Approval

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: 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>

Joint Referral Committee action required for abandonment of city right-of-ways.

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

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: 49
Action Date: 03/02/2017
Plat Name: Wakefield Landing
Developer: CMC INTERPRISES
Applicant: PLS
App No/Type: 2017-0200 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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)

For Your Information:

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

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

For long form:

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

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

City Engineer: DETENTION 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: 50
Action Date: 03/02/2017
Plat Name: Waterstone Satya Reserve
Developer: Peek Project, Ltd, a Texas limited partnership
Applicant: BGE, Inc.
App No/Type: 2017-0260 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	30.8300	Total Reserve Acreage:	30.8300
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 287
County	Zip	Key Map ©	City / ETJ
Harris	77449	445L	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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

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

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

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

TIA will be required before the review of site development plan. Joint scoping meeting with TxDOT is recommended.

Provide documentation of TxDOT driveway approval with site plan.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51

Action Date: 03/02/2017

Plat Name: Woodland Pines Sec 10

Developer: Woodland Pines, LP. A Limited Partnership

Applicant: EHRA

App No/Type: 2017-0321 C3P

Staff Recommendation:

Defer Applicant request

Total Acreage:	19.2000	Total Reserve Acreage:	0.0000
Number of Lots:	106	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 278
County	Zip	Key Map ©	City / ETJ
Harris	77396	376E	ETJ

Conditions and Requirements for Approval

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

050. Revise plat boundary to include the adjacent pipeline and drainage area as indicated on the marked file copy.

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51

Action Date: 03/02/2017

Plat Name: Woodland Pines Sec 10

Developer: Woodland Pines, LP. A Limited Partnership

Applicant: EHRA

App No/Type: 2017-0321 C3P

Staff Recommendation:

Defer Applicant request

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)

Pipeline easement is not included in sec 3 plat or this plat. This need to be platted.

UVE should be checked at Selene Park Lane and Cold River Drive.

Existing ROW of Cold River Drive should be 60' next to ISD property, not 50' as shown.

Construction plan of this section should include School Zone memorandum recommending crosswalks, All-Way Stop control and school zone sign changes. Any new or relocated signs or markings will be at developer's expense.

Driveway should be placed at 5' from south property line for Lot 1, Block 4.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 03/02/2017
Plat Name: Woodlands Creekside Park Village Center Sec 7
Developer: Woodlands Land Development Company, LP
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-0303 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	14.4000	Total Reserve Acreage:	13.8300
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77389	250N	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 03/02/2017
Plat Name: Woodlands Creekside Park Village Center Sec 7
Developer: Woodlands Land Development Company, LP
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-0303 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)

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

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 03/02/2017
Plat Name: Ancorian at Durham
Developer: Ancorian
Applicant: The Interfield Group
App No/Type: 2017-0210 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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.

203. Provide complete Recordation Package when submitting plat for 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: 53
Action Date: 03/02/2017
Plat Name: Ancorian at Durham
Developer: Ancorian
Applicant: The Interfield Group
App No/Type: 2017-0210 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 03/02/2017
Plat Name: Andras Duplex
Developer: All Day Concrete inc
Applicant: Tetra Surveys
App No/Type: 2017-0270 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4813	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77047	572V	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: approved

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 03/02/2017
Plat Name: Avenue Homes
Developer: IDB Collaborative
Applicant: IDB Collaborative
App No/Type: 2017-0247 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3000	Total Reserve Acreage:	0.0000
Number of Lots:	4	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	77011	494U	City

Conditions and Requirements for Approval

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

For Your Information:

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

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

For long form:

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

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%
AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION.
AND MISSING B.L. ON LENOX AVE

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 03/02/2017
Plat Name: Barker Cypress Business Park
Developer: J.A. GREENE HOLDINGS LLC
Applicant: Advance Surveying, Inc.
App No/Type: 2017-0194 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	9.6387	Total Reserve Acreage:	9.6387
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	367Q	ETJ

Conditions and Requirements for Approval

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

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

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

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

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: 56
Action Date: 03/02/2017
Plat Name: Barker Cypress Business Park
Developer: J.A. GREENE HOLDINGS LLC
Applicant: Advance Surveying, Inc.
App No/Type: 2017-0194 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

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

Provide inset for dedication area

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

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 03/02/2017
Plat Name: Bingle Self Storage
Developer: Cobb, Fendley & Associates
Applicant: AGS CONSULTANTS LLC
App No/Type: 2017-0189 C2R

Staff Recommendation:
Defer for further study and
review

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.
203. Provide complete Recordation Package when submitting plat for 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: 58
Action Date: 03/02/2017
Plat Name: Broadway Plaza
Developer: INDIVIDUAL
Applicant: Advance Surveying, Inc.
App No/Type: 2017-0193 C2R

Staff Recommendation:
Withdraw

Total Acreage:	0.6238	Total Reserve Acreage:	0.6238
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	535P	City

Conditions and Requirements for Approval

For Your Information:

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

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

For Long form:

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

City Engineer: DETENTION IS REQUIRED AND MISSING B.L. ON ITHACA 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 03/02/2017
Plat Name: Castle Court Grove
Developer: Cityside Homes, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2017-0307 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1909	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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77006	493W	City

Conditions and Requirements for Approval

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

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

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

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

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

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

For Your Information:

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

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

For long form:

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 03/02/2017
Plat Name: Colina Homes on West 25th Street
Developer: COLINA HOMES
Applicant: ICMC GROUP INC
App No/Type: 2017-0266 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2500	Total Reserve Acreage:	0.0045
Number of Lots:	6	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	452T	City

Conditions and Requirements for Approval

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

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

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

134.6. The then-current fee in lieu of dedication shall be applied to this number (6 units) of dwelling units.

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 03/02/2017
Plat Name: Colina Homes on West 25th Street
Developer: COLINA HOMES
Applicant: ICMC GROUP INC
App No/Type: 2017-0266 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

For long form:

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

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

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

Parks and Recreation: To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (6 units) of dwelling units.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 03/02/2017
Plat Name: Cossio Addition
Developer: jesue cossio
Applicant: Replat Specialists
App No/Type: 2017-0134 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.8953	Total Reserve Acreage:	0.8953
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453M	City

Conditions and Requirements for Approval

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

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

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

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

134.02. Add to general notes on face of plat: This property(s) is located in Park Sector number 2.

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: 62
Action Date: 03/02/2017
Plat Name: Das Place
Developer: Adarsh Lodging LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2017-0288 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.2621	Total Reserve Acreage:	1.2621
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	5	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77015	496M	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 134.05. Add to general notes on face of plat: This property(s) is located in Park Sector number 5.
203. Provide complete Recordation Package when submitting plat for 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: 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: 63
Action Date: 03/02/2017
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:
Approve the plat subject to
the conditions listed

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)

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 03/02/2017
Plat Name: Dimension 5 Holdings Lockwood
Developer: Dimension 5 Holdings
Applicant: Century Engineering, Inc
App No/Type: 2017-0192 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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.

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

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

- show reason for replat
- increase map scale

For Your Information:

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

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

For long form:

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

City Engineer: DETENTION IS REQUIRED

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 03/02/2017
Plat Name: Fargo Avenue Grove
Developer: On Point Custom Homes
Applicant: Total Surveyors, Inc.
App No/Type: 2017-0261 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1109	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77006	493N	City

Conditions and Requirements for Approval

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

For Your Information:

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

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

For long form:

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 03/02/2017
Plat Name: Feagan Street Grove
Developer: Kyle Smith
Applicant: Total Surveyors, Inc.
App No/Type: 2017-0233 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

024. Single-family residential lots in the suburban area shall have no front building line along the local street when utilizing an alley for access. Add BL 158 A illustration and notes to the plat. (158)

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

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

203. Provide complete Recordation Package when submitting plat for 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%



Agenda Item: 67
Action Date: 03/02/2017
Plat Name: Flores Refuge
Developer: East End Development
Applicant: East End Development LLC
App No/Type: 2017-0167 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493H	City

Conditions and Requirements for Approval

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

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

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

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

add wastewater note
provide revised registry drawing showing two lots

For Your Information:

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

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

For Long form:

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

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

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

To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 17.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 03/02/2017
Plat Name: Francis at Midtown
Developer: JARED MEADORS
Applicant: MOMENTUM ENGINEERING
App No/Type: 2017-0312 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1140	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Type 1 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493U	City

Conditions and Requirements for Approval

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

For Your Information:

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

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

For long form:

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

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

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

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



Agenda Item: 69
Action Date: 03/02/2017
Plat Name: Garden Oaks Central Development
Developer: Revive Development
Applicant: CobbFendley
App No/Type: 2017-0337 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	3.2084	Total Reserve Acreage:	3.2084
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452Q	City

Conditions and Requirements for Approval

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

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

158. Provide for the dedication of widening for Gardendale Drive 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.

add reason for replat
add centerpoint note

For Your Information:

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

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

For long form:

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

City Engineer: DETENTION IS REQUIRED

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 03/02/2017
Plat Name: Garza Mount Houston
Developer: Prime Texas
Applicant: Albany Studio LLC
App No/Type: 2017-0106 C2R

Staff Recommendation:
Defer Additional
information reqd

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

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 03/02/2017
Plat Name: Garza Mount Houston
Developer: Prime Texas
Applicant: Albany Studio LLC
App No/Type: 2017-0106 C2R

Staff Recommendation:
Defer Additional
information reqd

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 .

Lots will need to have public utilities to be permitted

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

Revise BL setback on residential lots

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 03/02/2017
Plat Name: Grisby Commercial Development
Developer: Grisby Properties, LLC
Applicant: Windrose
App No/Type: 2017-0206 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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, 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: 72
Action Date: 03/02/2017
Plat Name: K2K Investments at South Union
Developer: K2K Investments
Applicant: i On Construction
App No/Type: 2017-0147 C2R

Staff Recommendation:
Withdraw

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

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%

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 73
Action Date: 03/02/2017
Plat Name: Kirby Grove Office replat no 1 and extension
Developer: Upper Kirby Redevelopment Authority
Applicant: Windrose
App No/Type: 2017-0295 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	1.5600	Total Reserve Acreage:	1.5600
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77098	492X	City

Conditions and Requirements for Approval

001. Add Transit Corridor note: For any proposed development or improvement on a transit corridor street or type A street the property owner may build up to the property line abutting the transit corridor street or the type A street, but no closer than 15 feet from the back of curb, if the owner provides a pedestrian realm in accordance with 42-402, Transit corridor street and type A street pedestrian access standards.

002. Add Transit Corridor note: A building line requirement of 25' (BL required if not opting in) feet is required along Richmond Avenue, unless a pedestrian realm plan is submitted for site plan review. The pedestrian realm plan shall comply with 42-402, Transit corridor street and pedestrian access standards, which may be updated from time to time.

002.1. 002. Add Transit Corridor note: A building line requirement of 10' (BL required if not opting in) feet is required along Wakeforest Drive, unless a pedestrian realm plan is submitted for site plan review. The pedestrian realm plan shall comply with 42-402, Type A street and pedestrian access standards, which may be updated from time to time.

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)

115. 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.

116. 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.

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

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

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



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 03/02/2017
Plat Name: Kirby Grove Office replat no 1 and extension
Developer: Upper Kirby Redevelopment Authority
Applicant: Windrose
App No/Type: 2017-0295 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 74
Action Date: 03/02/2017
Plat Name: Koehler Street Manors
Developer: Houston Quality Builders, Inc.
Applicant: Total Surveyors, Inc.
App No/Type: 2017-0306 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1234	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492H	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 03/02/2017
Plat Name: Koehler Street Manors
Developer: Houston Quality Builders, Inc.
Applicant: Total Surveyors, Inc.
App No/Type: 2017-0306 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Parks and Recreation: • To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 14.

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

For long form:

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 03/02/2017
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:
Approve the plat subject to
the conditions listed

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)

203. Provide complete Recordation Package when submitting plat for 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.

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: 76
Action Date: 03/02/2017
Plat Name: Lyons Redev Thirtyseventh Venture
Developer: South by Northwest, LP
Applicant: Karen Rose Engineering and Surveying
App No/Type: 2017-0285 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	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.
059. Provide the total acreage within the subdivision and the number of lots, blocks and reserves being platted. (41)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

PWE Utility Analysis: Approved
City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

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



Agenda Item: 77
Action Date: 03/02/2017
Plat Name: Lyons Redev Twentieth Venture
Developer: South by Northwest, LP
Applicant: Karen Rose Engineering and Surveying
App No/Type: 2017-0283 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1354	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494C	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)

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

For Your Information:

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

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

For long form:

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 03/02/2017
Plat Name: Lyons Redev Twentysixth Venture
Developer: South by Northwest, LP
Applicant: Karen Rose Engineering and Surveying
App No/Type: 2017-0284 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494G	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)

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%

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: 79
Action Date: 03/02/2017
Plat Name: Makai
Developer: MAKAI PROPERTIES
Applicant: TRI-TECH SURVEYING CO., L.P./BEC-LIN ENGINEERING,
L.P./GLOBAL SURVEYORS, INC.
App No/Type: 2017-0277 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	8.0880	Total Reserve Acreage:	8.0880
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	21	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77598	577X	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)

134.21. Add to general notes on face of plat: This property(s) is located in Park Sector number 21.

203. Provide complete Recordation Package when submitting plat for 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

Parks and Recreation: To be added to general notes on face of plat: This property(s) is located in Park Sector number 21.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 03/02/2017
Plat Name: Makenzie Heights
Developer: Urban Eco Builders
Applicant: i On Construction
App No/Type: 2017-0142 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2273	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.

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)

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: 81
Action Date: 03/02/2017
Plat Name: Maruti Development
Developer: JAY MARUTI, LLC
Applicant: Catalyst Technical Group, Inc.
App No/Type: 2017-0341 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.1740	Total Reserve Acreage:	6.1740
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	77038	412G	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)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
051. Tie plat boundary to the nearest intersection of public street rights-of-way.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 03/02/2017
Plat Name: Maruti Development
Developer: JAY MARUTI, LLC
Applicant: Catalyst Technical Group, Inc.
App No/Type: 2017-0341 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please 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, MISSING B.L.'S

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.

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.



Agenda Item: 82
Action Date: 03/02/2017
Plat Name: Park Pointe Commons partial replat no 1
Developer: GGC Survey
Applicant: GGC SURVEY
App No/Type: 2017-0281 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	1.3590	Total Reserve Acreage:	1.3590
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	Fort Bend County MUD 25
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	567H	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.

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)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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) Address all comments from FBC formal review
 City Engineer: 10' WLE & 10' SAN.S.E CANNOT OVERLAPP, WHICH IS NOT ALLOWED.
 CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

PWE Utility Analysis: Approved



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 03/02/2017
Plat Name: Park Street Grove
Developer: On Point Custom Homes
Applicant: Total Surveyors, Inc.
App No/Type: 2017-0214 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	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.
203. Provide complete Recordation Package when submitting plat for 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: A wastewater capacity reservation letter is required for this project. When applying please attach a copy of the propose re-plat to the WCR (Long or short form) application.

For long form:

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

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

PWE Traffic: No comment.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 03/02/2017
Plat Name: Perez Place on Brookfield
Developer: juan perez
Applicant: Replat Specialists
App No/Type: 2017-0140 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.8896	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77085	571T	City

Conditions and Requirements for Approval

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

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

203. Provide complete Recordation Package when submitting plat for 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

Parks and Recreation: To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 8.

To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (3 units) of dwelling units.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 03/02/2017
Plat Name: Rayford Road Crossing partial replat no 2
Developer: Willmann Companies
Applicant: Terra Surveying Company, Inc.
App No/Type: 2017-0267 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.8670	Total Reserve Acreage:	0.8370
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Spring Creek Utility District
County	Zip	Key Map ©	City / ETJ
Montgomery	77386	293B	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.

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: 86
Action Date: 03/02/2017
Plat Name: Rayford Road Crossing partial replat no 3
Developer: Willmann Companies
Applicant: Terra Surveying Company, Inc.
App No/Type: 2017-0269 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.3780	Total Reserve Acreage:	1.3780
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:	Spring Creek Utility District
County	Zip	Key Map ©	City / ETJ
Montgomery	77386	293B	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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 87
Action Date: 03/02/2017
Plat Name: Rayford Road Crossing partial replat no 4
Developer: Willmann Companies
Applicant: Terra Surveying Company, Inc.
App No/Type: 2017-0272 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.7270	Total Reserve Acreage:	1.7270
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:	Spring Creek Utility District
County	Zip	Key Map ©	City / ETJ
Montgomery	77386	293B	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.

PWE Utility Analysis: Approved.

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 03/02/2017
Plat Name: Schuler Grove
Developer: INVUM TWO, LLC
Applicant: MOMENTUM ENGINEERING
App No/Type: 2017-0262 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.0763	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492H	City

Conditions and Requirements for Approval

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

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.

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

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

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

For Your Information:

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

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

For Long form:

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 03/02/2017
Plat Name: Sheridan Park
Developer: Hudjack Homes, LLC
Applicant: Richard Grothues Designs
App No/Type: 2017-0292 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1422	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77030	532G	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.

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

073.1. Replat Legal Descriptions shall follow guidelines and/or examples.

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

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

134.6. The then-current fee in lieu of dedication shall be applied to this number (1 units) of dwelling units.

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

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

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

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

For Your Information:



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 03/02/2017
Plat Name: Sheridan Park
Developer: Hudjack Homes, LLC
Applicant: Richard Grothues Designs
App No/Type: 2017-0292 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

For long form:

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

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

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

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



Agenda Item: 90
Action Date: 03/02/2017
Plat Name: Terminal Expansion Sec 1
Developer: Lloyd Engineering
Applicant: Town and Country Surveyors
App No/Type: 2017-0327 C2R

Staff Recommendation:
 Defer for further study and
 review

Total Acreage:	8.9219	Total Reserve Acreage:	8.9219
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77011	495S	City

Conditions and Requirements for Approval

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

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

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.

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

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

For Your Information:

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

Joint Referral Committee action required for abandonment of city right-of-ways.

City Engineer: DETENTION IS REQUIRED



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 03/02/2017
Plat Name: Thomas Complex
Developer: Mt. Olive MBC
Applicant: Owens Management Systems, LLC
App No/Type: 2017-0225 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.4291	Total Reserve Acreage:	0.4291
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	494F	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

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

Harris County Flood Control District: Flood Control review - Correct name of streets: Market St. is twice and Stonewall is omitted.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 92
Action Date: 03/02/2017
Plat Name: Timberline Fitness Midtown
Developer: Grisby Properties, LLC
Applicant: Windrose
App No/Type: 2017-0314 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2181	Total Reserve Acreage:	0.2181
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77006	493W	City

Conditions and Requirements for Approval

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

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

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

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

This plat is within the Street Width Exception Area.

For Your Information:

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

Parks and Recreation: To be added to general notes on face of plat: This property(s) is located in Park Sector number 14.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 03/02/2017
Plat Name: Waterside Development partial replat no 3
Developer: Mason Grand, LTD
Applicant: Windrose
App No/Type: 2017-0212 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

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

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

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

For Your Information:

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

Fort Bend Engineer: 1) Show existing 40' B.L. and landscape setback along 99

2) Show existing 5' landscape reserve along edge of property

3) Update adjacent property information, as it was recently platted

4) Submit to FBC for formal review

5) 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 &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 03/02/2017
Plat Name: West 22nd Garden Homes
Developer: Sandcastle Homes, Inc.
Applicant: The Interfield Group
App No/Type: 2017-0338 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1660	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	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.
203. Provide complete Recordation Package when submitting plat for 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>

Joint Referral Committee action required for the abandonment of the sanitary sewer on-site.

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 03/02/2017
Plat Name: West 25th Street Casitas
Developer: EHT of Texas, LP
Applicant: Tetra Surveys
App No/Type: 2017-0310 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.2479	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452U	City

Conditions and Requirements for Approval

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

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

1. Provide approved parking plan from PWE

For Your Information:

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

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

For long form:

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

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

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

PWE Traffic: Width requirement met. Effective width 26' or greater.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 96
Action Date: 03/02/2017
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.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 96

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Granlin Grove partial replat no 1 (DEF1)

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 96

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Granlin Grove partial replat no 1 (DEF1)

Applicant: Owens Management Systems, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 96

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Granlin Grove partial replat no 1 (DEF1)

Applicant: Owens Management Systems, LLC



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 03/02/2017
Plat Name: Hayden Lakes Sec 11
Developer: Beazer Homes Texas, L.P., A Delaware Limited Partnership
Applicant: 7gen Planning
App No/Type: 2017-0058 C3N

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

Total Acreage:	15.7200	Total Reserve Acreage:	4.7905
Number of Lots:	59	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	328A	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.
053. Change street name(s) Levy Lane as indicated on the file copy to avoid duplication.

For Your Information:

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Verify if reserve C should also be restricted to drainage.
ALL-WAY Stop warrant analysis at intersection of Shaw Road/Shaw Road and entrance to the subdivision should be provided. Comment has been added to the Plat and CRM.
County has no objection to variance.

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

Houston Planning Commission

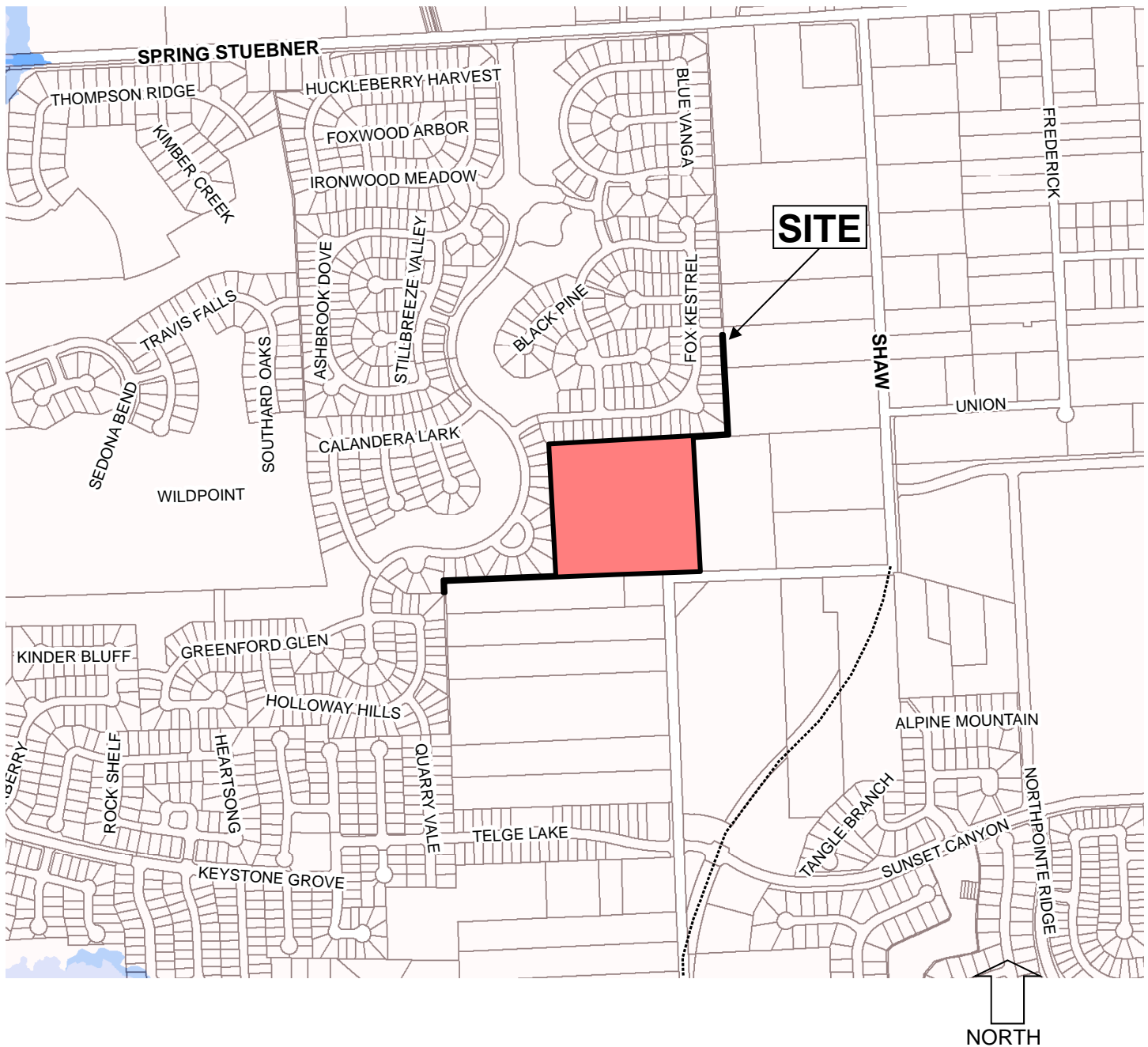
ITEM: 97

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Hayden Lakes Sec 11

Applicant: 7gen Planning



C – Public Hearings with Variance Site Location

Houston Planning Commission

ITEM: 97

Planning and Development Department Meeting Date: 03/02/2017

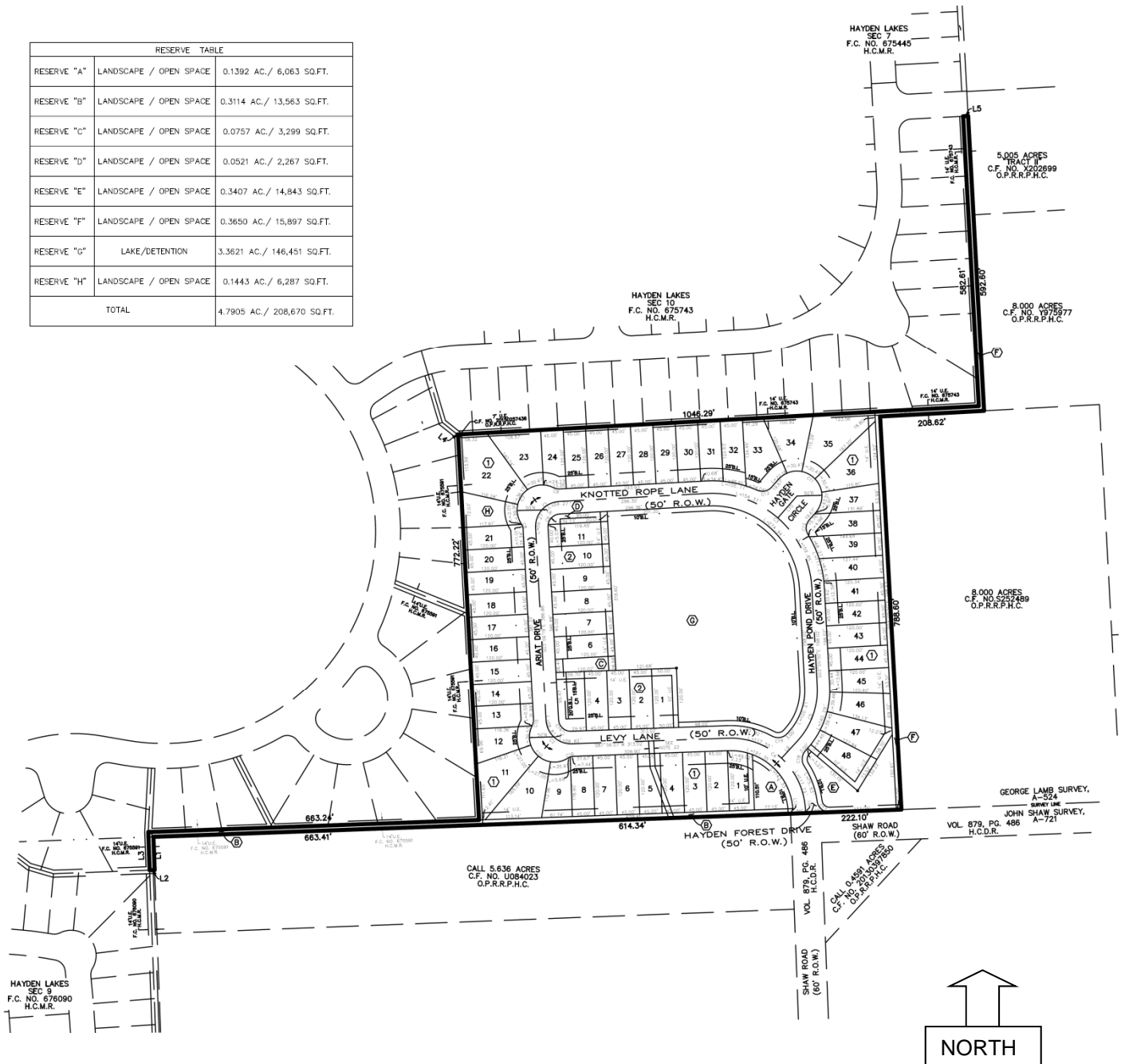
Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Hayden Lakes Sec 11

Applicant: 7gen Planning

RESERVE TABLE		
RESERVE "A"	LANDSCAPE / OPEN SPACE	0.1392 AC./ 6,063 SQ.FT.
RESERVE "B"	LANDSCAPE / OPEN SPACE	0.3114 AC./ 13,563 SQ.FT.
RESERVE "C"	LANDSCAPE / OPEN SPACE	0.0757 AC./ 3,299 SQ.FT.
RESERVE "D"	LANDSCAPE / OPEN SPACE	0.0521 AC./ 2,267 SQ.FT.
RESERVE "E"	LANDSCAPE / OPEN SPACE	0.3407 AC./ 14,843 SQ.FT.
RESERVE "F"	LANDSCAPE / OPEN SPACE	0.3650 AC./ 15,897 SQ.FT.
RESERVE "G"	LAKE/DETENTION	3.3621 AC./ 146,451 SQ.FT.
RESERVE "H"	LANDSCAPE / OPEN SPACE	0.1443 AC./ 6,287 SQ.FT.
TOTAL		4.7905 AC./ 208,670 SQ.FT.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

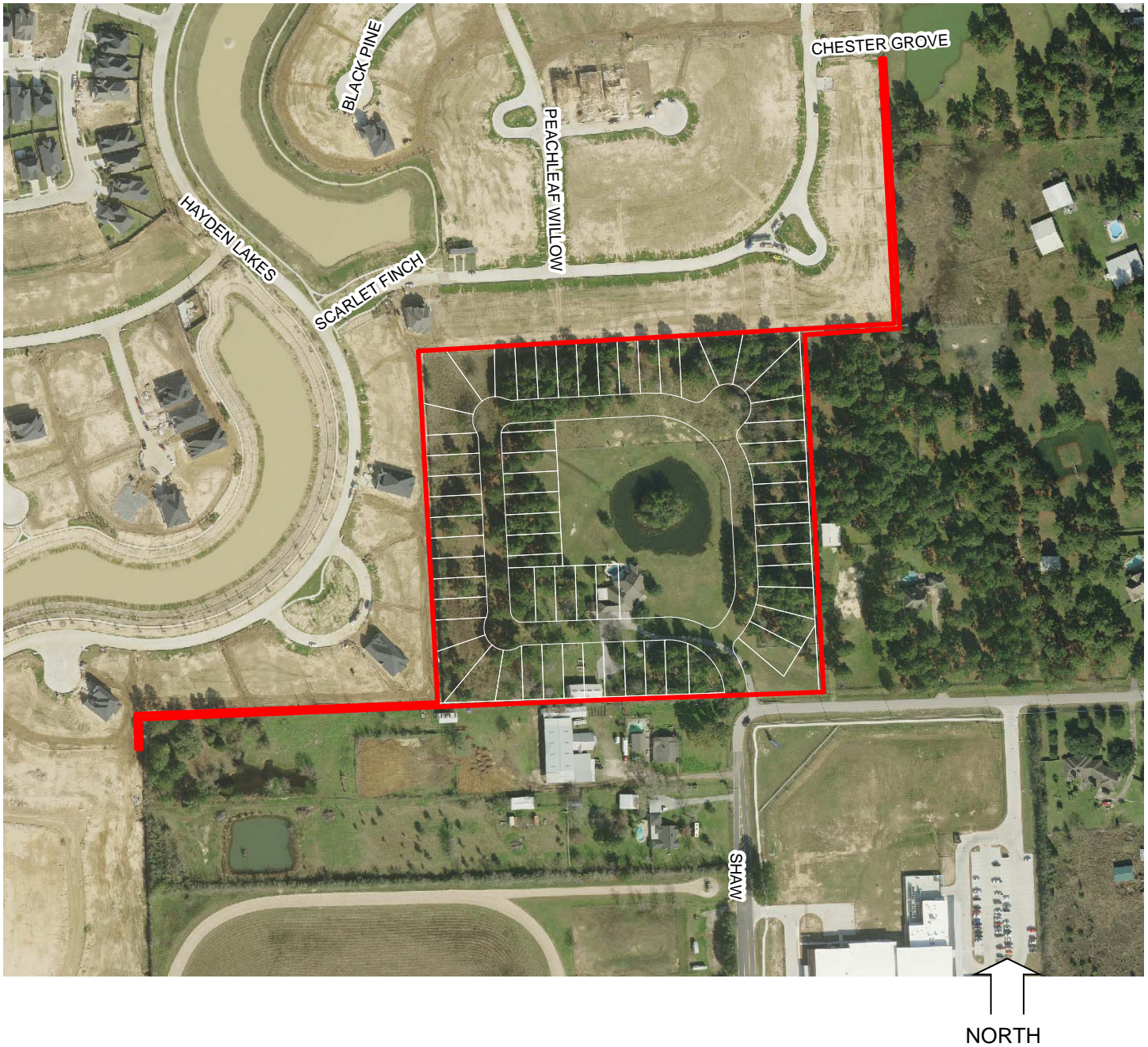
ITEM: 97

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Hayden Lakes Sec 11

Applicant: 7gen Planning



C – Public Hearings with Variance

Aerial



Application Number: 2017-0058

Plat Name: Hayden Lakes Sec 11

Applicant: 7gen Planning

Date Submitted: 01/09/2017

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

Specific Variance is being sought and extent of variance:

Variance to allow a partial replat to use a unique subdivision name.

Chapter 42 Section: 41(b)

Chapter 42 Reference:

Sec. 42-41. - Additional requirements—All subdivision plats. Each preliminary or final subdivision plat, regardless of class, shall: (1) State the proposed name of the subdivision, which shall conform to the following requirements: 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

Hayden Lakes Section 11 plat includes a portion from the previously platted Hayden Lakes Section 8 and Section 10. The portions of these previous plats included within Section 11 were previously landscape/open space reserves that are now being partially used for single-family lots. This variance is to name this plat a single name for the new plat and re-platted areas as "Hayden Lakes Section 11" versus creating a name which is too long that would include the nomenclature indicated in the ordinance for Sections 8 and 10. The current ordinance requiring the nomenclature for re-platting sections of an existing plat creates a unique situation where the creation of a new plat which includes portions of two existing plats would generate a non-unique plat name. This portion of the ordinance does not specifically provide for the ability to name a subdivision replat when the replat encompasses two previously platted sections. The problem lies with the inability to name this replat using the subdivision name "Hayden Lakes Sec. 8 Partial Replat No.1 and Hayden Lakes Sec. 10 Partial Replat 1" which is a correct description, but the word "and" is not specifically referenced in Chapter 42-41 and thus such a naming convention is not allowed.

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

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

The land contained within Hayden Lakes Section 11 plat was not an original portion of the Hayden Lakes overall development but is being added now. The applicant has revised previously recorded deed restrictions allowing single-family lots to be a use within the reserves of Sections 8 & 10. Therefore, the Applicant has not created this hardship. This portion of Chapter 42 was amended in 2013 with the intent of preventing applicants from using subdivision names on replats which differ from the original subdivision name. It was thought that using a name other than the original subdivision would be confusing to land owners being notified of replats.

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

Our understanding of the intent and purpose of this ordinance is to be able to track revisions to existing plats and to have unique naming of new plats. By granting this variance the tracking of the plat will still be traceable and a unique name for the new plat will be unique. In addition, Hayden Lakes Section 11 has been added to the Hayden Lakes General Plan

and the naming of the replat "Hayden Lakes Sec. 11" retains the original subdivision name and uses the next sequential section number.

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

As the previous plats for Sections 8 & 10 were for landscape/open space within a single-family development and the new plat of Section 11 is also for single-family development use this will not be injurious to the public health, safety or welfare.

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

The hardship for this application is that the boundaries of the replat scan two previously platted sections. Naming the replat with an appropriate description referencing both plats is not allowed as an unintended result of the 2013 rewrite of Chapter 42-41.



Application No: 2017-0058

Agenda Item: 97

PC Action Date: 03/02/2017

Plat Name: Hayden Lakes Sec 11

Applicant: 7gen Planning

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

Chapter 42 Sections: 41(b)

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

Variance to allow a partial replat to use a unique subdivision name.;

Basis of Recommendation:

The site is located north and west of Shaw Road in Harris County. The applicant is replatting two reserves restricted to landscape and open space from two different subdivisions into 59 single family lots and 8 restricted reserves and requesting a variance to use a unique subdivision name. Review by Legal indicates that the plat does not violate restrictions on the face of the plat or those filed separately. Staff is in support of this request. The applicant is replatting two landscape and open space reserves from two different subdivisions, Hayden Lakes Sec 8 and Hayden Lakes Sec 10 both recorded in 2015. Sec 42-41(b) requires that when a partial replat of a 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. Since there is no provision for the naming convention for two plats of this type, it would be appropriate to use a unique subdivision name and this name will follow the chronological order after the last recorded subdivision of Hayden Lake Sec 10. In addition, the applicant has provided several landscape and open space reserves throughout the new plat and two landscape and open space reserves that will connect to the subdivisions north and south of this plat in the general plan that will provide a good connection for pedestrian travel. Staff's recommendation is to grant the requested variance and approve the plat subject to the conditions listed.

Statement of Facts

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

There is no provision for the naming convention for two plats of this type, it would be appropriate to use a unique subdivision name and this name will follow the chronological order after the last recorded subdivision of Hayden Lake Sec 10.

(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 is no provision for the naming convention for two plats of this type. It would be appropriate to use a unique subdivision name. The name of this plat will follow the chronological order after the last recorded subdivision of Hayden Lake Sec 10.

(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 chosen a name that will follow the chronological order and maintain the name of the General Plan. Supporting the granting of the variance is not the result of a hardship created or imposed by the applicant.

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

The applicant has chosen a name that follow the chronological order and maintain the name of the General Plan; therefore, the intent and general purposes of this chapter will be maintained.

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

The applicant has chosen a name that is maintaining the chronological order and name of the general plan and providing additional landscape and open areas that will connect to other subdivisions in the General Plan. Granting the variance will not be injurious to the public health, safety or welfare.

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

Since there is no provision for the naming convention for two plats of this type, it would be appropriate to use a unique subdivision name and this name will follow the chronological order after the last recorded subdivision of Hayden Lake Sec 10. In addition, the applicant has provided several landscape and open space reserves throughout the new plat and two landscape and open space reserves that will connect to the subdivisions north and south of this plat in the general plan that will provide a good connection for pedestrian travel. Economic hardship is not the sole justification of the variance.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 98
Action Date: 03/02/2017
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 Applicant 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

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

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

Establish building setback line of 32' per the min. BL ordinance as indicated on the marked file copy.

Provide site plan or existing condition survey.

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.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 98

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Lindale Park Sec 5 partial replat no 1 (Def 1)

Applicant: CAS SURVEY



C – Public Hearings with Variance Site Location

Houston Planning Commission

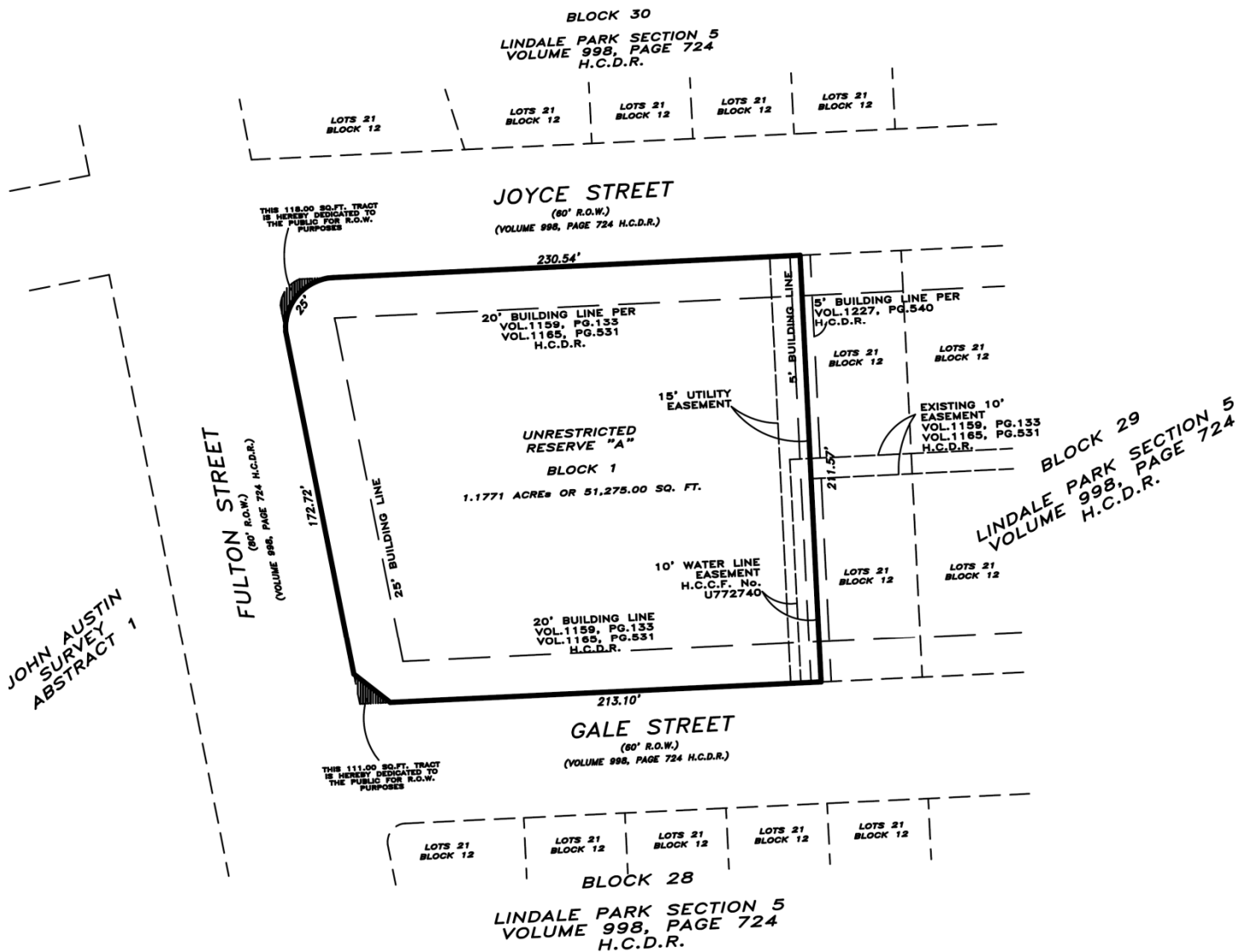
ITEM: 98

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Lindale Park Sec 5 partial replat no 1 (Def 1)

Applicant: CAS SURVEY



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 98

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Lindale Park Sec 5 partial replat no 1 (Def 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: 98

PC Action Date: 03/02/2017

Plat Name: Lindale Park Sec 5 partial replat no 1

Applicant: CAS SURVEY

Staff Recommendation: [Defer Applicant 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. The applicant is proposing to replat one single family lot into an unrestricted reserve. This site is within a special min. lot size area and therefore the applicant is requesting a variance to allow a platted single family lot to be replatted into an unrestricted reserve.

[Review by legal department indicates that the plat does not violate any restrictions that are filed separately.](#)

[Staff's recommendation is to defer the plat per applicant's request.](#)

[We have received letters opposing this project concerning the change of use.](#)

[If it pleases the Commission, Madam Chair, you may open the public hearing for this item 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

(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: 99
Action Date: 03/02/2017
Plat Name: Riverway Estates Sec 1 partial replat no 4
Developer: aga rehman
Applicant: Replat Specialists
App No/Type: 2016-1907 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

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.

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

Coordinate with Fort Bend County Engineering Office and submit to FBC for formal review.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 03/02/2017
Plat Name: Riverway Estates Sec 1 partial replat no 4
Developer: aga rehman
Applicant: Replat Specialists
App No/Type: 2016-1907 C3N

Staff Recommendation:
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) Update Fort Bend County Clerk to Laura Richard
4) Submit variance for lot size
5) Verify with the COH that the compensating open space has already been accounted for in Riverway Estates Sec. 1 (20040220)
6) Verify that the acreage of the lot is correct, as the compensating open space should be a separate SF calculation
7) Submit to FBC for formal review
PWE Utility Analysis: Approved
City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

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) Submit variance for lot size
5) Submit to FBC for formal review
PWE Utility Analysis: Approved
City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%
10' WLE & 10' S.S.E CANNOT OVERLAPP, WHICH IS NOT ALLOWED.

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

Houston Planning Commission

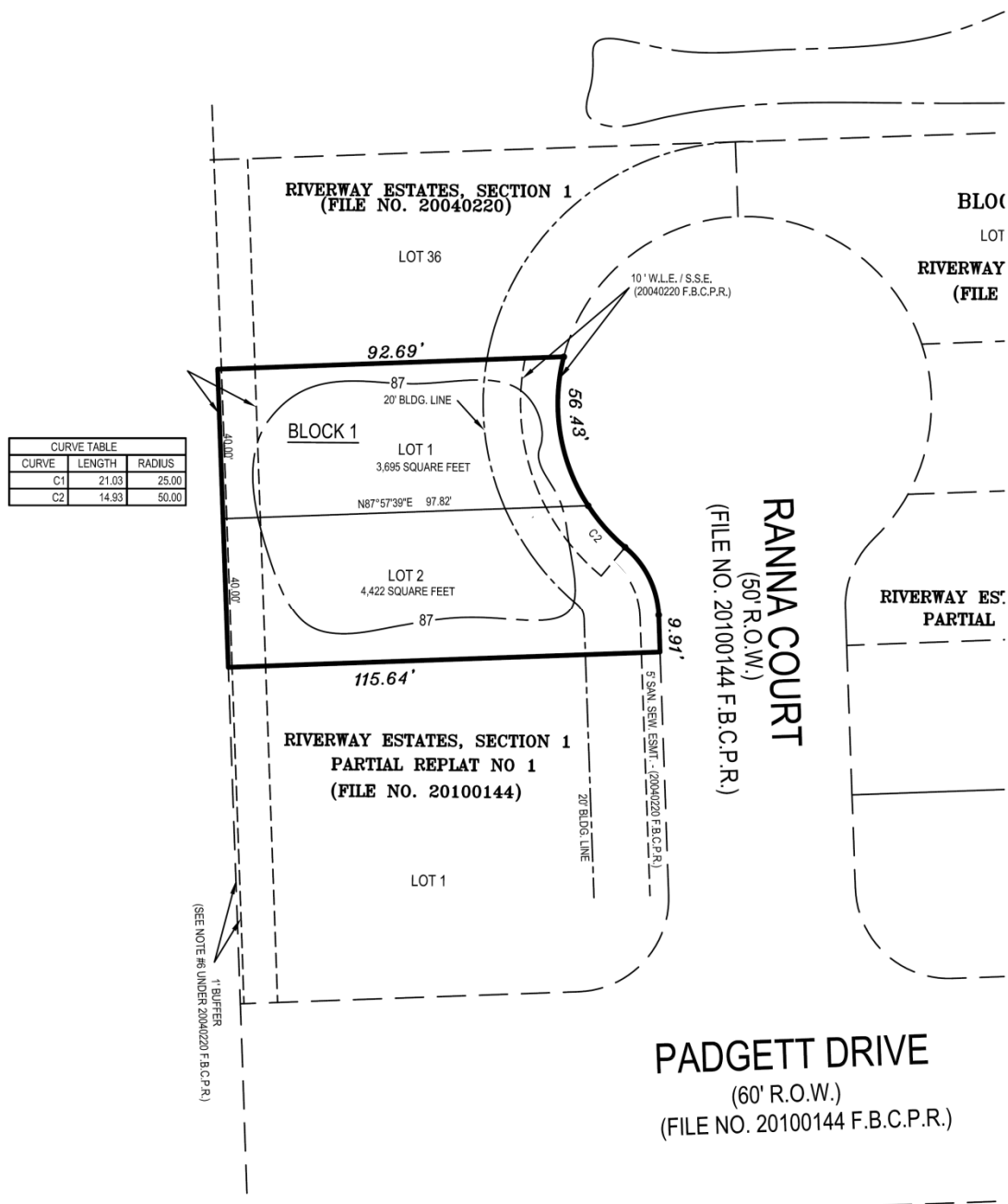
ITEM: 99

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Riverway Estates Sec 1 partial replat no 4 (DEF2)

Applicant: Replat Specialists



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 99

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Riverway Estates Sec 1 partial replat no 4 (DEF2)

Applicant: Replat Specialists



C – Public Hearings

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 03/02/2017
Plat Name: Timbergrove Manor Sec 5 partial replat no 1
Developer: Taylor Rose Consulting, LLC
Applicant: The Interfield Group
App No/Type: 2017-0138 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4652	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	492C	City

Conditions and Requirements for Approval

008.4. The applicant is required to provide proof of an approved Drainage Plan from PWE, Floodplain Management and Engineering Services offices prior to submittal of a final plat. This is consistent w/ Chapter 19-13. Submit drainage plan to First Floor, 611 Walker.

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

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

For Your Information:

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

PWE Utility Analysis: A wastewater capacity reservation letter is required for this project. When applying please attach a copy of the 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, DRAINAGE PLAN APPROVED

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 03/02/2017
Plat Name: Timbergrove Manor Sec 5 partial replat no 1
Developer: Taylor Rose Consulting, LLC
Applicant: The Interfield Group
App No/Type: 2017-0138 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Houston Planning Commission

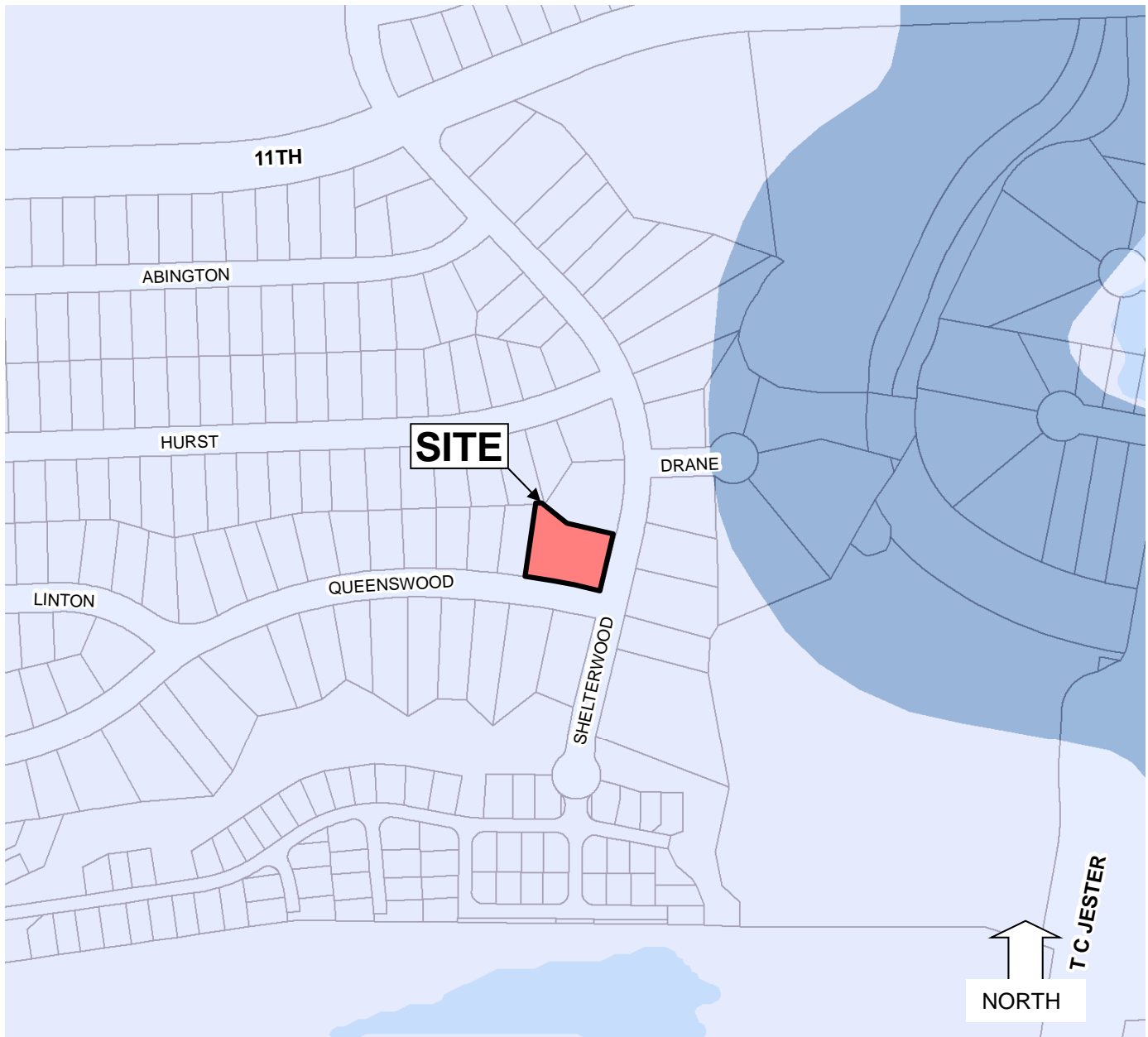
ITEM: 100

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Timbergrove Manor Sec 5 partial replat no 1

Applicant: The Interfield Group



C – Public Hearings

Site Location

Houston Planning Commission

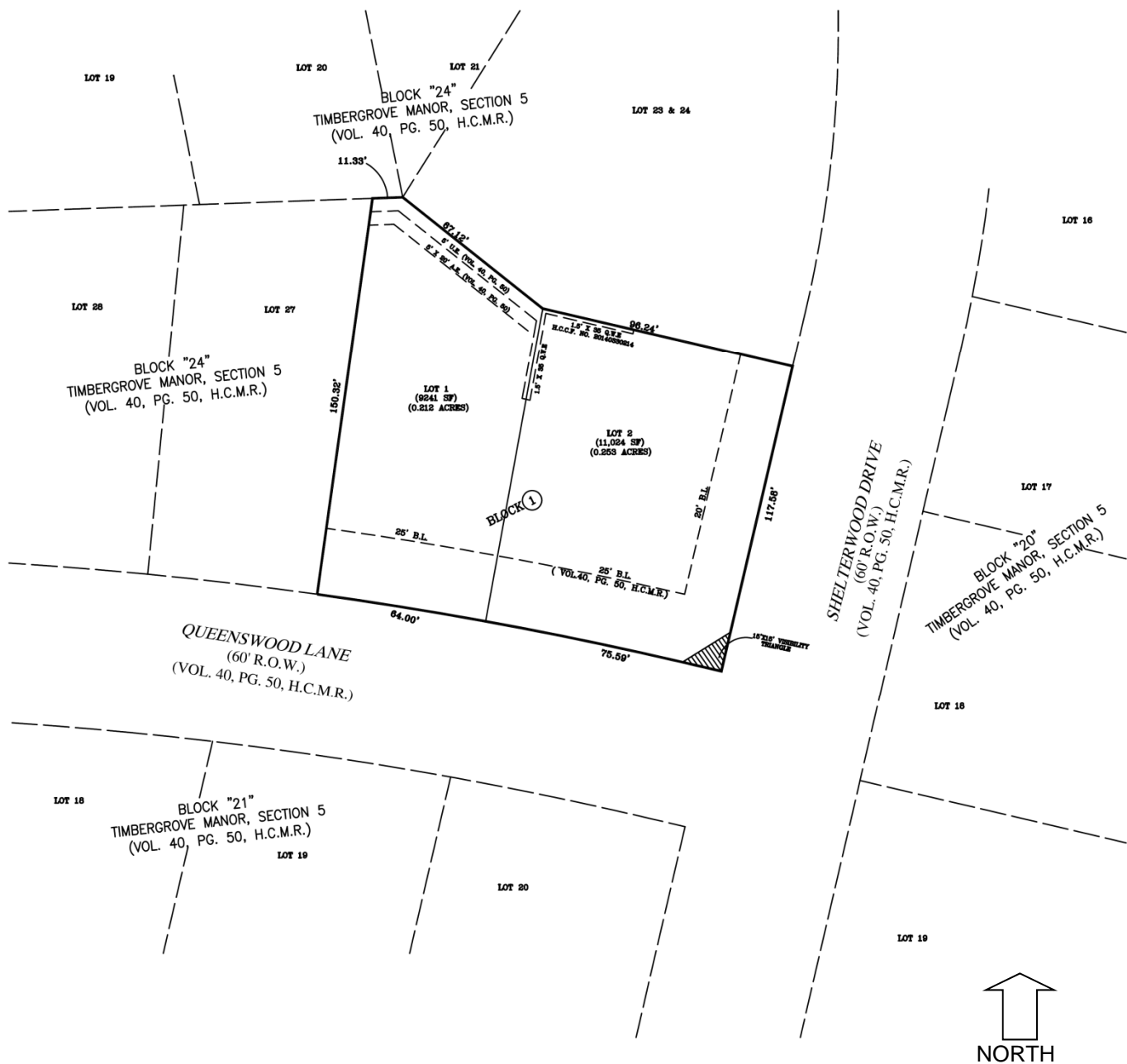
ITEM: 100

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Timbergrove Manor Sec 5 partial replat no 1

Applicant: The Interfield Group



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 100

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Timbergrove Manor Sec 5 partial replat no 1

Applicant: The Interfield Group



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 03/02/2017
Plat Name: Adelaide GP
Developer: Academy Development, Inc.
Applicant: EHRA
App No/Type: 2017-0318 GP

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

Total Acreage:	132.4800	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:	
County	Zip	Key Map ©	City / ETJ
Harris	77449	447A	ETJ

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 101

Action Date: 03/02/2017

Plat Name: Adelaide GP

Developer: Academy Development, Inc.

Applicant: EHRA

App No/Type: 2017-0318 GP

Staff Recommendation:

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

Harris County Flood Control District: Additional drainage ROW for Bear Creek will be needed to be conveyed in fee to HCFCFCD

PWE Utility Analysis: Approved

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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 all entrances and at Old Greenhouse Curve.

TIA will be required to document impacts and roadway requirements at three proposed entrances with Old Greenhouse Road, scope of Keith Harrow Blvd improvements, all-way stop warrant at intersection adjacent to major entrances.

ROW of entrances at Old Greenhouse Road and Keith Harrow Blvd should be increased to 60' for 41' B-B pavement.

It should be confirmed that centerline of proposed Keith Harrow Blvd aligns with ultimate centerline east of Old Greenhouse Road

coordinate with county about oversizing detention pond to account for detention for future Kieth Harrow Blvd. project between Old Greenhouse road and Barker Cypress Road

County has no objections for variance along west property line

County will support city in revised location of stub street to satisfy chapter 42 block spacing requirement along eastern plat boundary.

Discussion is needed if developer is responsible for dedicating Keith Harrow Blvd to the west by separate instrument.

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

Houston Planning Commission

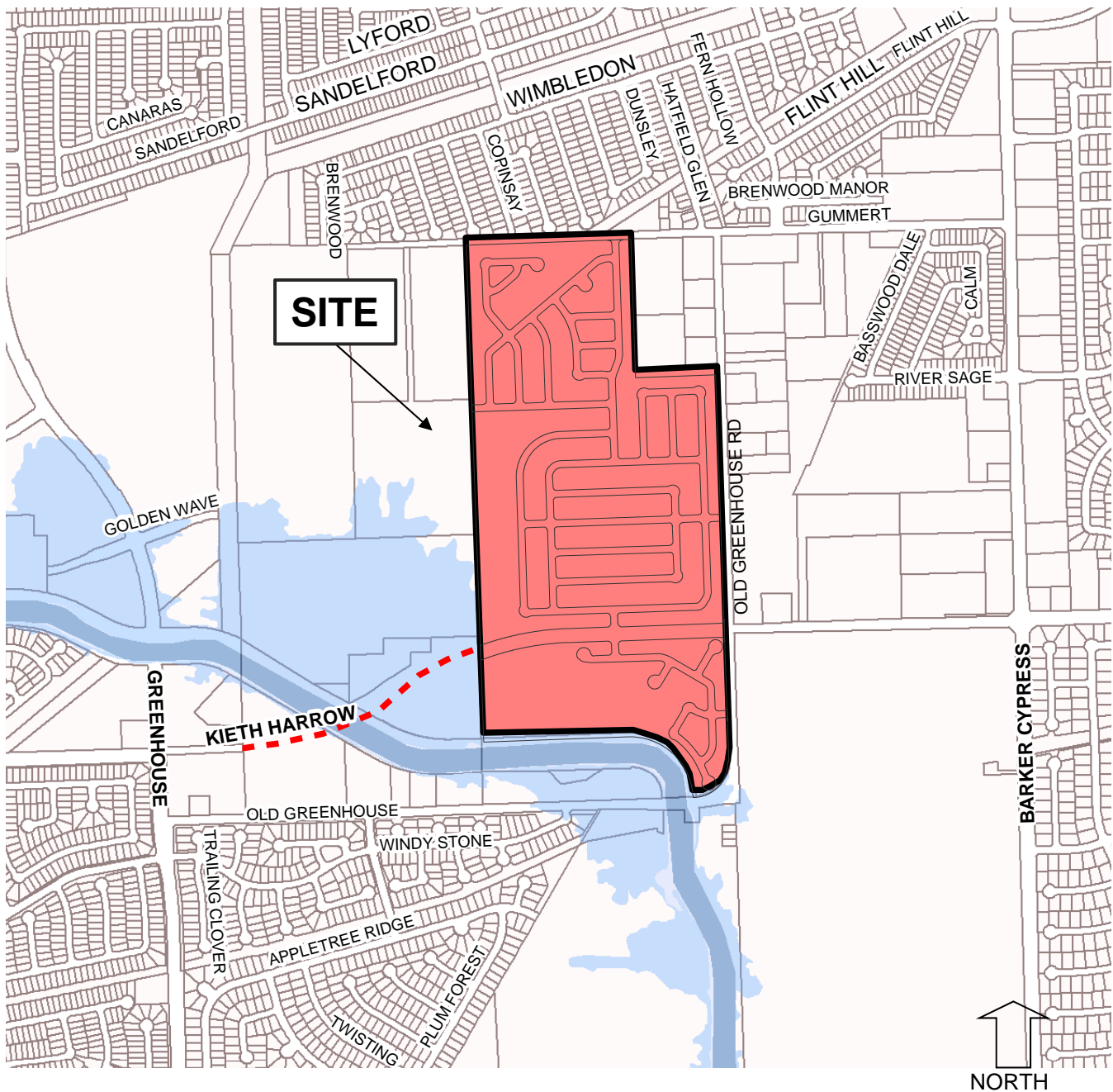
ITEM: 101

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Adelaide GP

Applicant: EHRA



D – Variances

Site Location

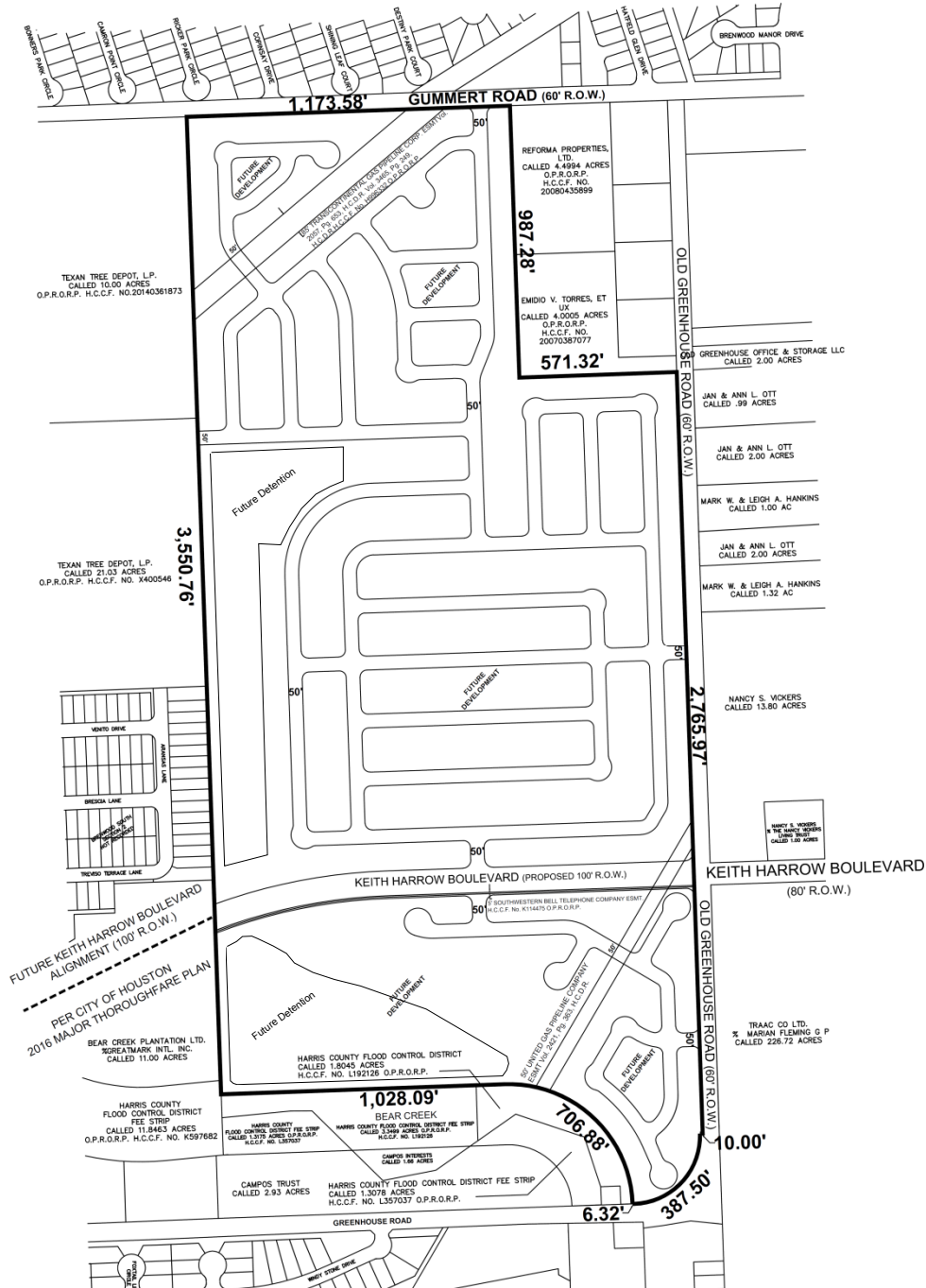
Houston Planning Commission

ITEM: 101

Planning and Development Department Meeting Date: 03/02/2017

Subdivision Name: Adelaide GP

Applicant: EHRA



D – Variances

Subdivision

Houston Planning Commission

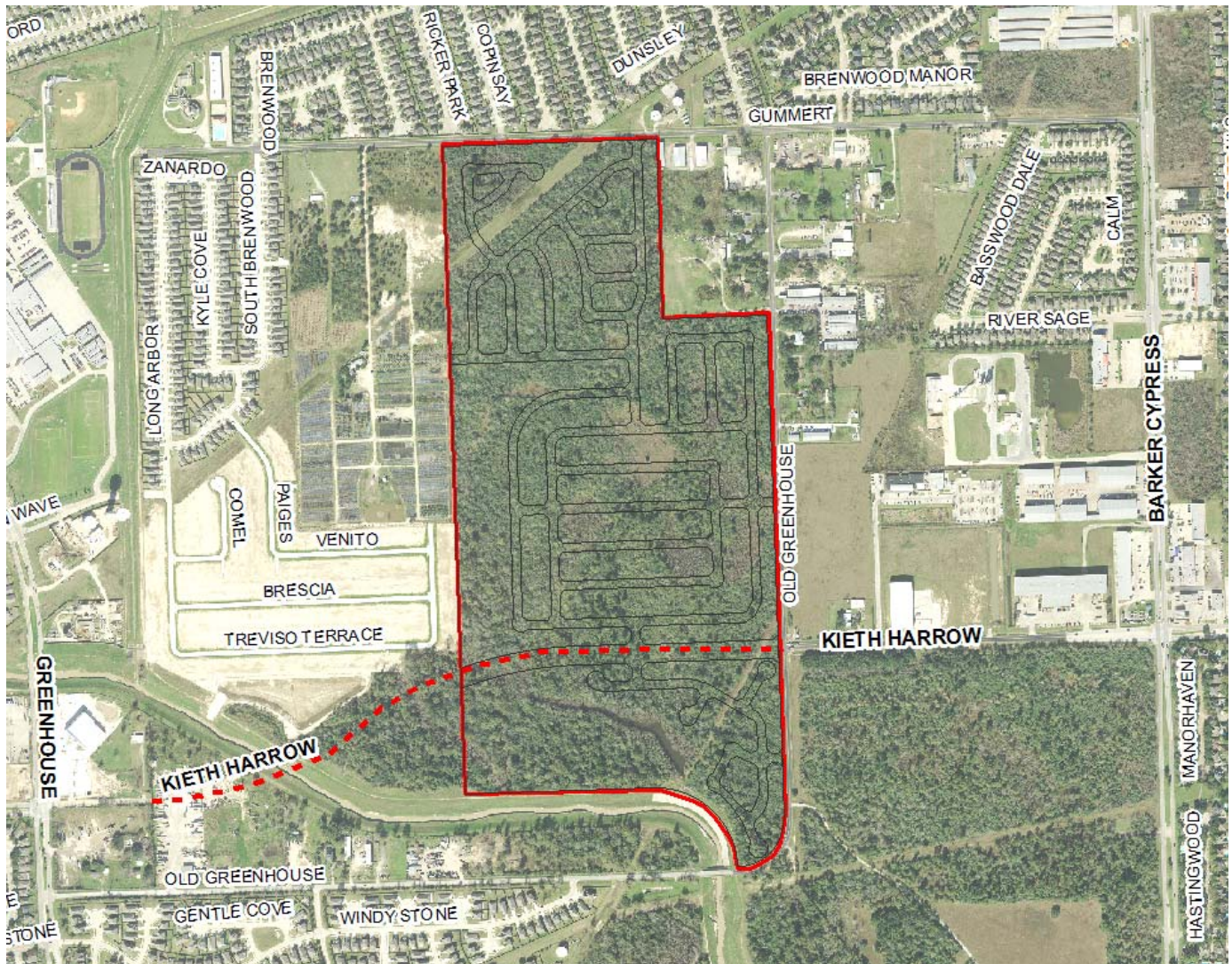
ITEM: 101

Planning and Development Department

Meeting Date: 03/02/2017

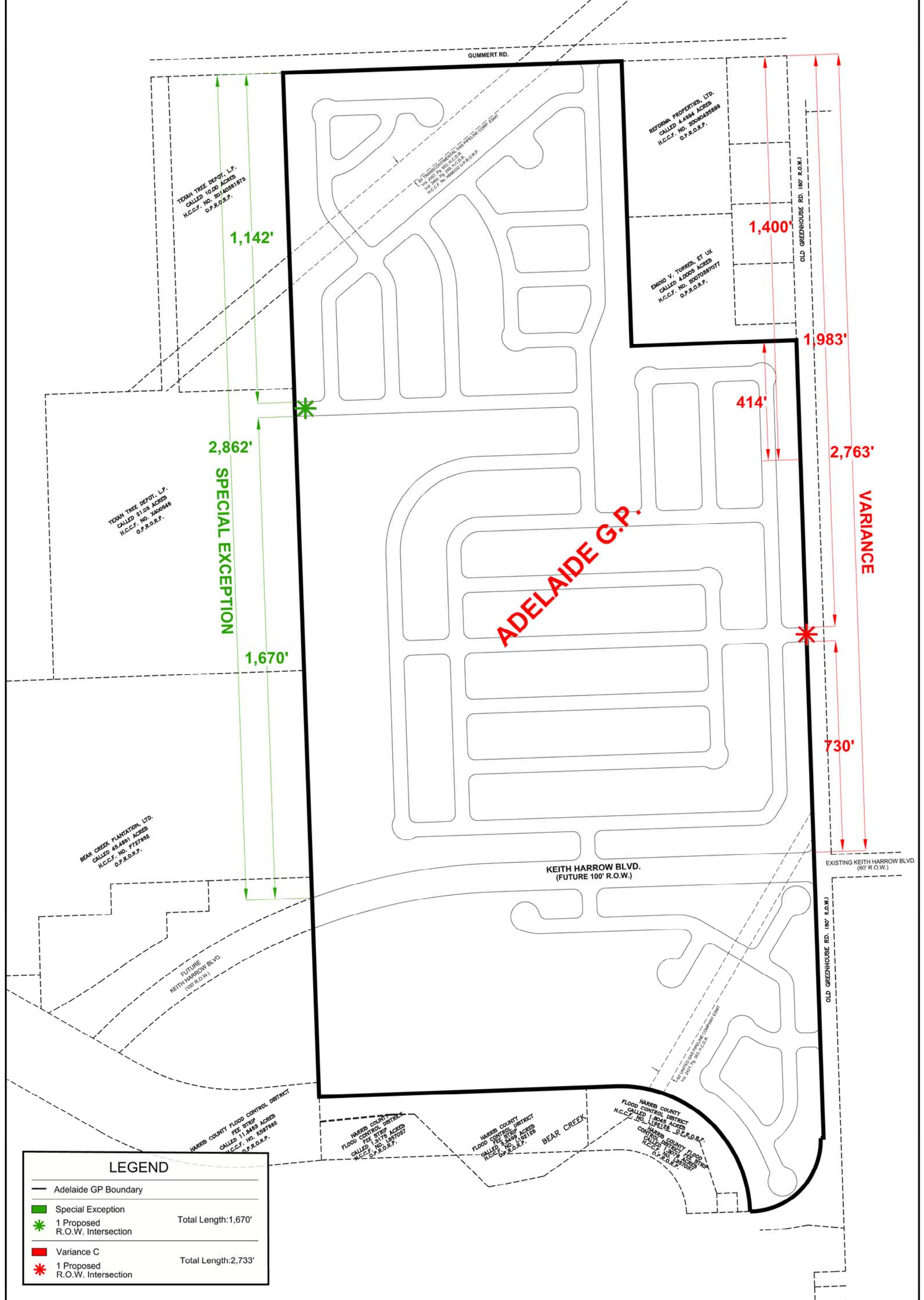
Subdivision Name: Adelaide GP

Applicant: EHRA



D – Variances

Aerial



Adelaide Variance Request Exhibit

February 20, 2017





Application Number: 2017-0318

Plat Name: Adelaide GP

Applicant: EHRA

Date Submitted: 02/20/2017

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

Specific Variance is being sought and extent of variance:

To exceed the maximum 1,400' intersection spacing along the eastern Adelaide GP boundary line.

Chapter 42 Section: 42-128(a)(1)

Chapter 42 Reference:

Each local street shall intersect with a street that meets the requirement of subsection (b) at least every 1,400 feet.

Statement of Facts

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

(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;

Please refer to the Variance area on the "Adelaide Variance Request Exhibit" submitted with this application. Adelaide is a master planned community with a proposed network of internal local streets with several connections to the surrounding existing streets (two collector streets and one major thoroughfare). This request seeks to allow the required local street connection to Old Greenhouse Road along the eastern-most boundary of the Adelaide GP to be located at a distance of 1,983' south of Gummert Road instead of the required 1,400'. By providing a connection in this location, the tract and its single-family lots are better served with a more centralized access to better assist the traffic flow within the local community.

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

Access to Old Greenhouse Road from the Adelaide GP is not possible for the first 986' south of the intersection of Gummert Road and Old Greenhouse Road due to existing development. In order to meet the 1,400' standard, an east/west street connection would need to be located only 414' south of the corner of the property along Old Greenhouse Road. A street in this location would not serve to distribute traffic within the Adelaide GP equitably. As this is the widest portion of the tract, more residents would be required to travel south to future Keith Harrow Boulevard than would use Old Greenhouse Road. This uneven traffic distribution is not desired.

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

The 1,400' block length requirement is meant to provide good local circulation within communities and to connect neighborhoods with adjacent developments. In this case, the required east/west street connection to existing Old Greenhouse Road is being provided, however its location needs to be adjusted slightly due to existing development to the north and future development needs within the Adelaide subdivision.

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

Public health, safety and welfare are not negatively impacted by granting this variance since the required street connectivity to Old Greenhouse Road is being provided at a minimal increase in the development standard distance.

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

Justification for the variance is the desire to provide an equitable traffic circulation pattern within the Adelaide GP using multiple connections to local streets including Old Greenhouse Road, Gummert Road, and Keith Harrow Boulevard.

Allowing a 1,983' intersection spacing along Old Greenhouse Road is only a 9% increase over what is allowed by a special exception and will place the internal access at a midpoint in the Adelaide development.



Application No: 2017-0318

Agenda Item: 101

PC Action Date: 03/02/2017

Plat Name: Adelaide GP

Applicant: EHRA

Staff Recommendation:

Chapter 42 Sections: 42-128(a)(1)

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

To exceed the maximum 1,400' intersection spacing along the eastern Adelaide GP boundary line.;

Basis of Recommendation:

The site is located east of Greenhouse Road, west of Barker Cypress and is bisected by Future Kieth Harrow Boulevard. The applicant is requesting a special exception to exceed intersection spacing along the western GP boundary and a variance to exceed intersection spacing along the eastern GP boundary. Staff is in support of the special exception but recommends denying the variance request along the western boundary.

VAR # 1: The applicant is requesting a variance to exceed intersection spacing along Old Greenhouse Road. While the applicant is providing the required 3 stubs to Old Greenhouse Road, the proposed streets are exceeding the maximum 1400' distance. The distance from Gummert Road and the proposed stub is approximately 1983'. The applicant has not articulated a hardship and 1400' intersection spacing can be met by shifting the stub a couple hundred feet north of the proposed location. Adequate traffic circulation can still be achieved due to the multiple access points to the 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;

Var # 1: The proposed street offset is 1983' along Old Greenhouse Road. The proposed stub could be shifted north to meet the 1400' intersection spacing by still providing all three connections to Old Greenhouse Road. By shifting the stub north, Kieth Harrow falls approximately 1400' south, and would meet the rule of Ch. 42.

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

Var # 2: The ability to meet 1400' intersection spacing is possible, as not meeting the requirements is based on the design on the subdivision.

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

VAR # 1: The correct number of stubs are being provided along Old Greenhouse Road but the 1400' intersection spacing is not being met. Adequate traffic circulation can still be achieved due to the three stubs to Old Greenhouse, one to Gummert and one to Kieth Harrow.

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

VAR # 1: Public Health, Safety and welfare may not necessarily be impacted but the 1400' spacing can be met by shifting the design of the stub north.

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

VAR # 1: Economic hardship is not the justification.



SPECIAL EXCEPTION Request Information Form

Application Number: 2017-0318

Plat Name: Adelaide GP

Applicant: EHRA

Date Submitted: 02/20/2017

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

Special Exception to exceed the maximum 1,400' intersection spacing along the western Adelaide GP boundary line by 270'.

Chapter 42 Section: 42-128(a)(1)

Chapter 42 Reference:

Each local street shall intersect with a street that meets the requirement of subsection (b) at least every 1,400 feet.

Statement of Facts

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

Please refer to the Special Exception on the "Adelaide Variance Request Exhibit" submitted with this application. Adelaide is a master planned community with a proposed network of internal local streets with several connections to the surrounding existing streets (two collector streets and one major thoroughfare). This request seeks to allow the required local street connection to the adjacent property along the western-most boundary of the Adelaide GP to be located at a distance of 1,670' north of Keith Harrow instead of the required 1,400'. The Brenwood South, section 2 subdivision is located along this western property boundary and does not include any stub streets, thus making a street connection impossible for the first 800' north of future Keith Harrow Boulevard. The future drainage and detention for Adelaide GP will be located along the western boundary due to existing topography which slopes the entire tract from the northeast to southwest corners. The location of this future detention area is shown on the schematic master plan exhibit included in this submittal. The location of the future east/west local street is therefore determined by the location of the existing Brenwood South subdivision and the Adelaide GP drainage requirements.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The required east/west street connection which is required for all developments exceeding 1,400' in distance is being provided rather than deleted. The minor increase in intersection spacing requested in this Special Exception does not appreciably affect neighborhood or local circulation.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The 1,670' future intersection spacing is only 270' over the 1,400' standard. This represents a 19.3% increase over the requirement in Chapter 42.

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

The 1,400' block length requirement is meant to provide good local circulation within communities and to connect neighborhoods with adjacent developments. In this case, the required east/west street connection is being provided, however its location needs to be adjusted slightly due to existing development and future detention needs.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

Public health, safety and welfare are not negatively impacted by granting this variance since the provided street connection is only a minor increase in distance over the standard.



Application No: 2017-0318
Agenda Item: 101
PC Action Date: 03/02/2017
Plat Name: Adelaide GP
Applicant: EHRA

Staff Recommendation:

Chapter 42 Sections: 42-128(a)(1)

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

Special Exception to exceed the maximum 1,400' intersection spacing along the western Adelaide GP boundary line by 270';

Basis of Recommendation:

SE # 1: GP is a 132 acre single family development in west Harris County. The applicant is providing the required two stub streets along the eastern boundary but is exceeding the maximum 1400' foot distance between the proposed Major Thoroughfare Kieth Harrow and the proposed local street to the north. Brenwood South Sec 2 to the west was recently recorded without an east west stub north of Kieth Harrow Boulevard. In addition, the proposed drainage for this development is along the western boundary. Given the location of the proposed stub, this will still allow for a future connection to the Brenwood South subdivision.

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;

SE # 1: The special exception being requested is 270' over the required distance. Brenwood South Sec 2 was recently recorded with no east/west connection. Therefore, the first 800' north of Kieth Harrow is not feasible. In addition, the proposed detention is located along the western boundary due to physical characteristics.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

SE # 1: The correct number of connections are being made to the east however, the distance is not being met. This will not affect future traffic circulation to the west.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

SE # 1: This is a 19.3% deviation.

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

SE # 1: Since the correct number of stubs is being provided for and traffic circulation is not being impacted, the chapter is being maintained.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

SE # 1: Since traffic safety and circulation are not being impacted and the correct number of stubs are being provided, this will not be injurious to the public.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 03/02/2017
Plat Name: Aldine ISD 1617 Lauder Road Complex
Developer: Aldine ISD
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-0300 C2R

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

Total Acreage:	18.4904	Total Reserve Acreage:	18.4878
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	77039	413D	ETJ

Conditions and Requirements for Approval

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

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

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

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

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)

Bold plat boundary.

Provide dimensions to locate existing easements 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 03/02/2017
Plat Name: Aldine ISD 1617 Lauder Road Complex
Developer: Aldine ISD
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-0300 C2R

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)

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 .

Site is already developed from east to west. No objections to variance

ROW hypotenuse at corner of Chrisman Road and Lauder Road should be 28.28' for 20'x20' cutback

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

Houston Planning Commission

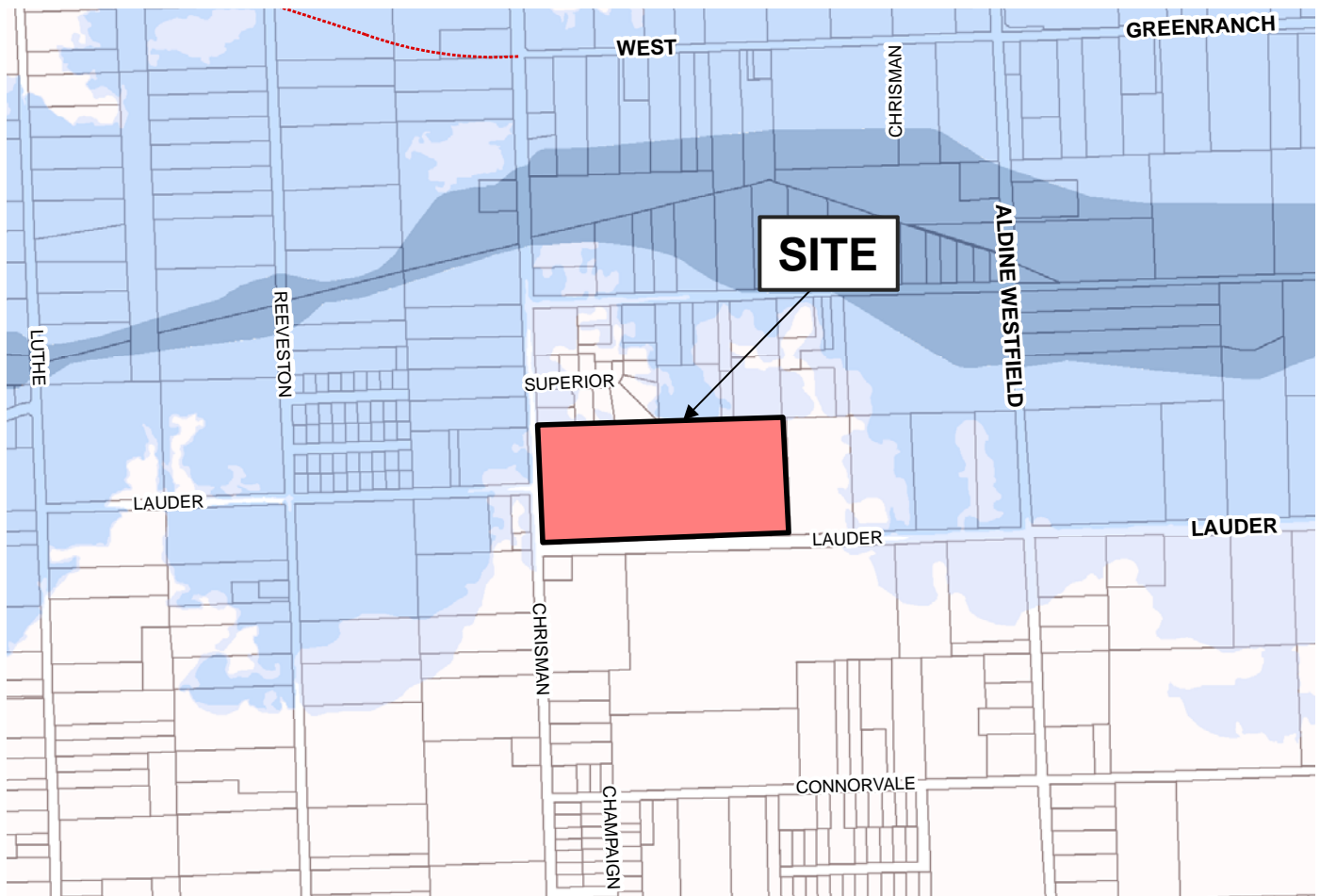
ITEM: 102

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Aldine ISD 1617 Lauder Road Complex

Applicant: Jones|Carter - Woodlands Office



D – Variances

Site Location

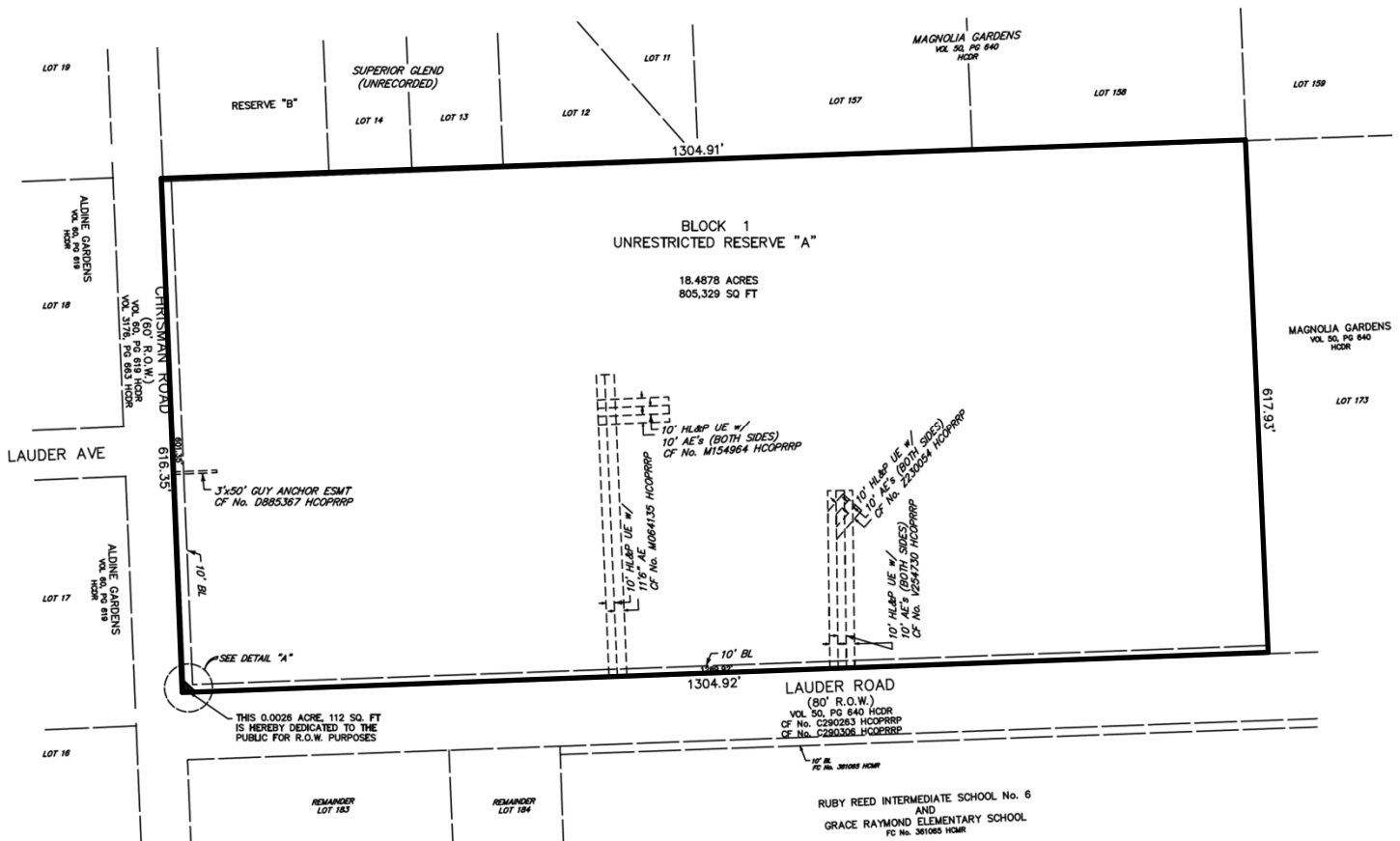
ITEM: 102

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Aldine ISD 1617 Lauder Road Complex

Applicant: Jones|Carter - Woodlands Office



D – Variances

Subdivision

Houston Planning Commission

ITEM: 102

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Aldine ISD 1617 Lauder Road Complex

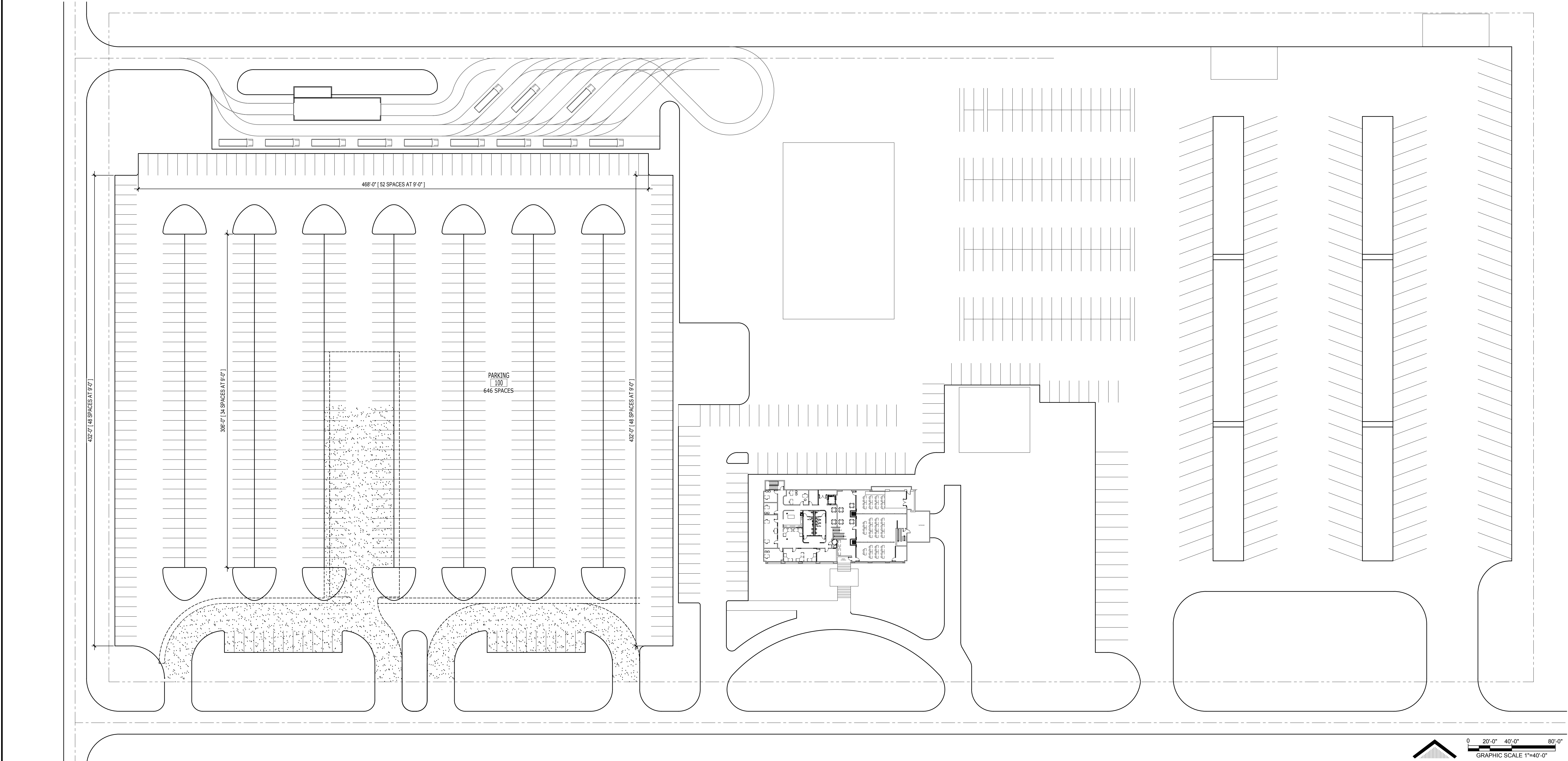
Applicant: Jones|Carter - Woodlands Office



D – Variances

Aerial

F:\Drawings\15-16 ALDINE ISD LAUDER TRANSPORTATION CENTER\04-Sheet\ARCHITECTURE\A01-02 SITE PLAN SCHEME (2.dwg Jan 25, 2017 - 5:59pm



OVERALL SITE PLAN
1"=40'-0" XREF

REVISIONS
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LAUDER TRANSPORTATION CENTER

ALDINE I.S.D.
1617 LAUDER RD
HOUSTON, TX 77039-3025

SEAL
NOE ALMAGUER
TX REG. NO. 22851
DATE: 13 Jan 2017
FOR
INTERIM REVIEW
AND NOT INTENDED
FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

MOLINA WALKER ALMAGUER

ARCHITECTS
AND PLANNING
CONSULTANTS
6161 SAVOY SUITE 1212
HOUSTON, TEXAS 77036

PROJ. NO.: 16-10
DATE: 13 JAN 2017
INTERIM REVIEW

SITE PLAN SCHEME 02

A01-02



Application Number: 2017-0300

Plat Name: Aldine ISD 1617 Lauder Road Complex

Applicant: Jones|Carter - Woodlands Office

Date Submitted: 02/20/2017

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

Specific Variance is being sought and extent of variance:

To exceed 1,400' intersection spacing by not providing a north-south public street through the site

Chapter 42 Section: 42.128a 1

Chapter 42 Reference:

(a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

Statement of Facts

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

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

The subject site comprises of multiple tracts from the original 1890 Magnolia Gardens subdivision and is developed and used by Aldine ISD as a transportation center. Planned improvements to the site by the District has necessitated this proposed replat to create an unrestricted reserve. The existing intersection spacing along Lauder Road from Chrisman Road to Aldine Westfield Road is approximately 2,543'. Requiring a north-south public street through the property would not improve traffic circulation in the overall area. Adjacent properties have adequate access to the surrounding streets, and the existing single family developments immediately north would prohibit any north-south street extending to Strawn Road.

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

The existing street layout was created by the original 1890 plat- Magnolia Gardens. Redevelopment in the area is low and all adjacent properties have adequate access to the surrounding streets - Lauder Road, Chrisman Road, Strawn Road and Aldine Westfield Road. existing single family developments immediately north of the subject site prohibit any right-of-way connecting Lauder Road to Strawn Road.

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

Requiring a public street through the site will not improve traffic circulation in the area which is addressed by the existing street network. In addition, existing single family developments immediately north of the subject site prohibit any right-of-way connecting Lauder Road to Strawn Road.

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

Adjacent properties have adequate public street access and frontage on surrounding streets. Traffic circulation and distribution in the area is addressed by the existing street network comprising Lauder Road, Chrisman Road, Strawn Road and Aldine Westfield Road address.

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

Justification for the variance is based on existing single family developments and street network in the area.



Application No: 2017-0300

Agenda Item: 102

PC Action Date: 03/02/2017

Plat Name: Aldine ISD 1617 Lauder Road Complex

Applicant: Jones|Carter - Woodlands Office

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

Chapter 42 Sections: 42.128a 1

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

To exceed 1,400' intersection spacing by not providing a north-south public street through the site;

Basis of Recommendation:

The site is located in Harris County, south of West Road, west of Aldine Westfield Road, east of Hardy Toll Road and north of Aldine Mail Road.

The applicant is requesting a variance to exceed 1400' intersection spacing by not providing a north-south public street through the subject site.

Staff is in support of the request.

The distance along Lauder Road between Chrisman Road and Aldine Westfield Road is approximately 2,500'.

The applicant is proposing to create 1 unrestricted reserve and will continue to use the site as the Aldine ISD Transportation Center. The site is fully developed and there are existing structures on the site.

The subject site is required to provide one north-south public street to meet the 1400' intersection spacing requirements. Due to existing physical conditions, the likelihood to extend the required street further north and south is very low. The street cannot be extended further north as the surrounding area is already platted with Magnolia Gardens subdivision. The street cannot be extended further south due to the existing school. Planning Commission also granted a variance to the existing school to allow an excessive intersection along Lauder Road by not providing a north-south public street.

The required north-street public street will not significantly improve traffic circulation and traffic circulation will be addressed with the established street grid comprised of Chrisman Road, Lauder Road, Aldine Westfield Road and Strawn Road.

Harris County Engineer Office interposes no objections to the variance.

Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

(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;

Due to existing conditions, the likelihood to extend the required north-south street to the north and south is very low. The street cannot be extended further north as the surrounding area is already platted with Magnolia Gardens subdivision. The street cannot be extended further south due to the existing school.

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

Traffic circulation will be addressed with the existing street grid. The required north-south public street will not improve traffic circulation. .

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

Requiring a north-south street will not improve traffic circulation within the area. Traffic circulation will be addressed with the established street grid comprised of Chrisman Road, Lauder Road, Aldine Westfield Road and Strawn Road.

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

The distance along Lauder Road between Chrisman Road and Aldine Westfield Road is approximately 2,500'. The street pattern has already been established in this area.

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

Justification for the variance is based on existing conditions and street pattern.



Agenda Item: 103

Action Date: 03/02/2017

Plat Name: Garrow Sampson

Developer: Dulles Cartwright, LTD

Applicant: Vernon G. Henry & Associates, Inc.

App No/Type: 2017-0271 C2R

Staff Recommendation:

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

Total Acreage:	0.6070	Total Reserve Acreage:	0.0000
Number of Lots:	21	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494N	City

Conditions and Requirements for Approval

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

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

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

185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Recd.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) Minimum lot size – 900 SF as shown on the spreadsheet
- 2) Requiring an average of 200 SF for green space or permeable area for each subdivision plat as shown on the spreadsheet.
- 3) Maximum 72% lot coverage for any lot as per the spreadsheet
- 5) Providing min 6' unobstructed sidewalk, 3" caliper street trees, any fence shall be wrought iron semi-transparent ornamental fence max 4' in height along all public streets.
- 6) Provide agreement between the developer and the Dept of Housing and Community Development at recordation

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 103

Action Date: 03/02/2017

Plat Name: Garrow Sampson

Developer: Dulles Cartwright, LTD

Applicant: Vernon G. Henry & Associates, Inc.

App No/Type: 2017-0271 C2R

Staff Recommendation:

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

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

For long form:

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

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

City Engineer: DETENTION IS REQUIRED

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

Parks and Recreation: To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (21 units) of dwelling units

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

Houston Planning Commission

ITEM: 103

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Garrow Sampson

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

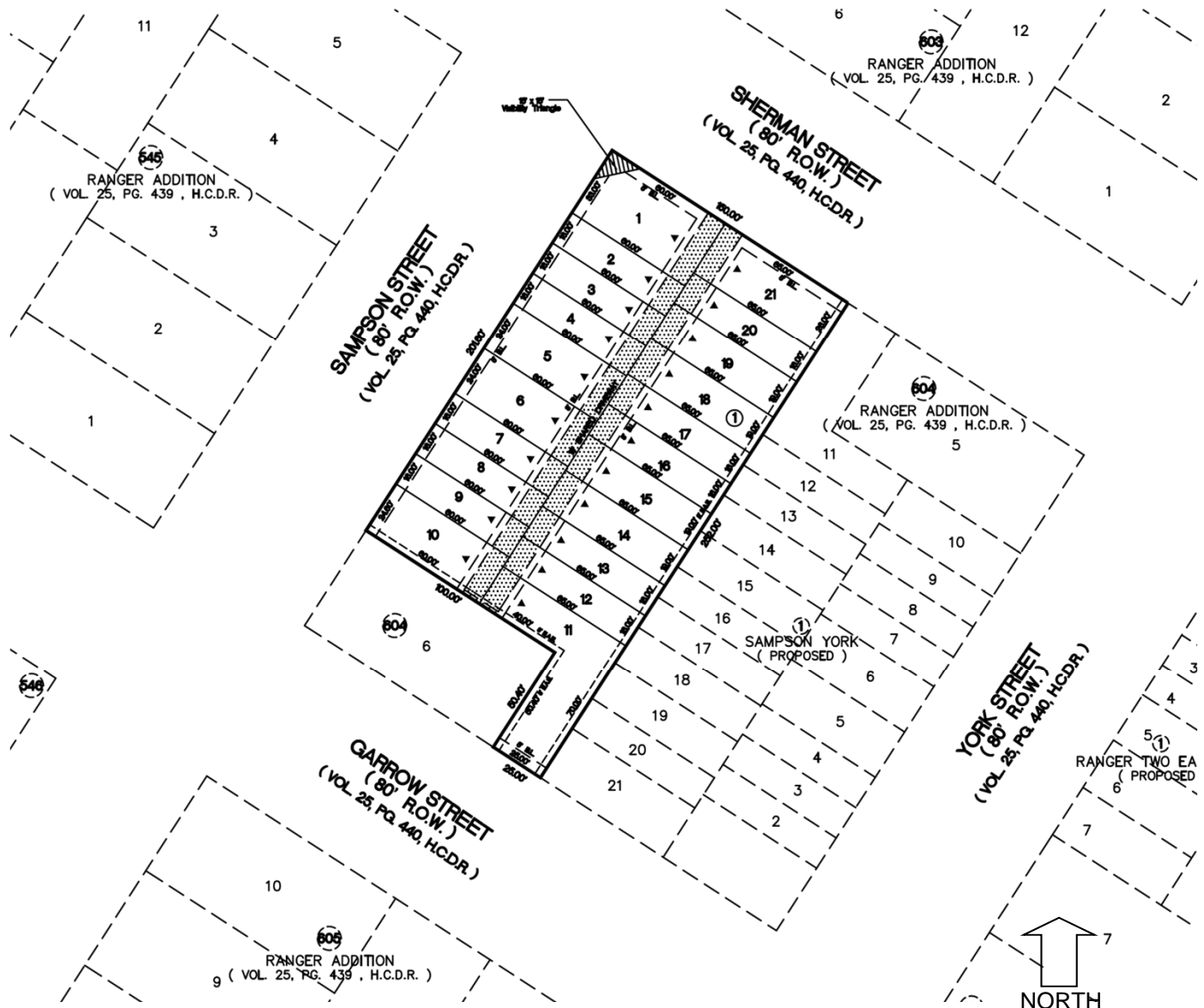
ITEM: 103

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Garrow Sampson

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 103

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Garrow Sampson

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial



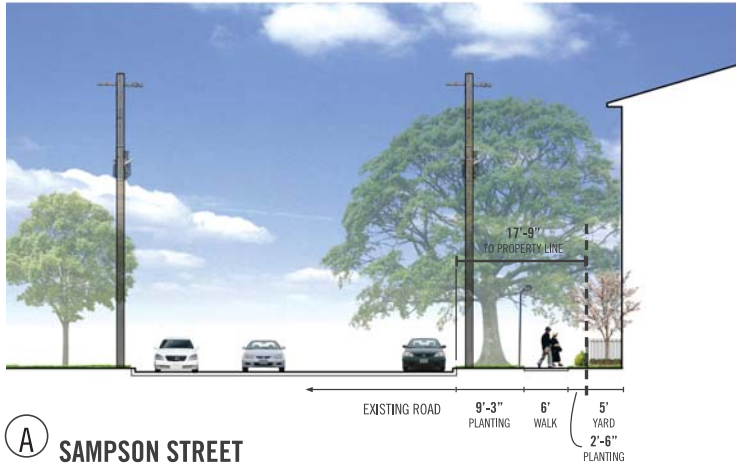
SITE PLAN

0 10 20 40

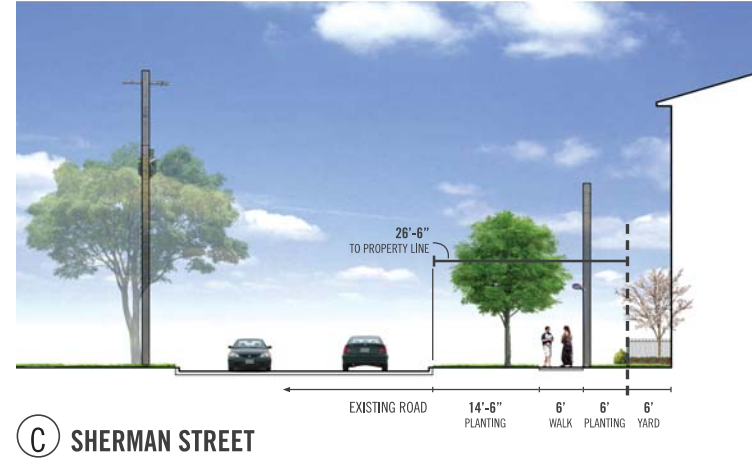


KEY

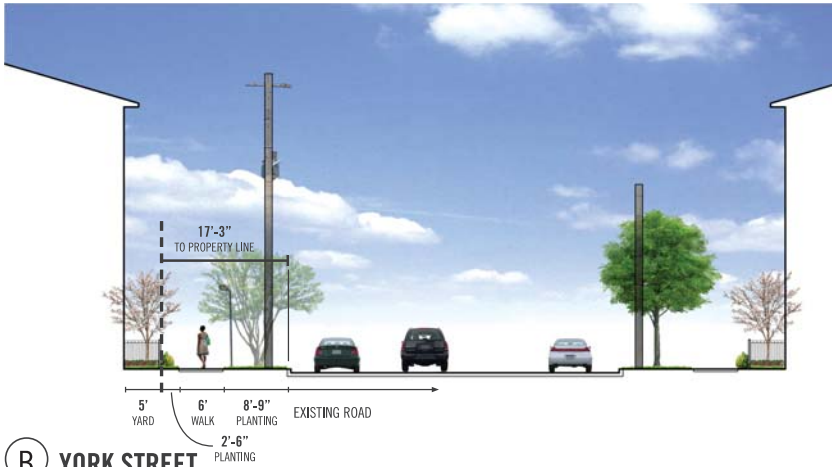
- Existing tree to remain
- Street tree (3" cal.)
- Ornamental tree (3" cal.)
- Iron fence (4' height)
- St. Augustine grass
- Unit pavers
- Concrete paving
- Pedestrian light
- Existing power pole



A SAMPSON STREET



C SHERMAN STREET



B YORK STREET



D GARROW STREET

TYPICAL SECTIONS

0 4 8 16



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2017-0271

Plat Name: Garrow Sampson

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 02/17/2017

(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.

Chapter 42 Section: 150, 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.

Statement of Facts

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

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

This property is 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 ensure that this mix is possible a greater variety in lot sizes is necessary to meet the needs of a variety of family sizes. 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 ½" required). There are to be 5 workforce homes in this subdivision.

(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: 2017-0271

Agenda Item: 103

PC Action Date: 03/02/2017

Plat Name: Garrow Sampson

Applicant: Vernon G. Henry & Associates, Inc.

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

Chapter 42 Sections: 150, 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.;

Basis of Recommendation:

The site is located south of Navigation Blvd, north of Harrisburg Blvd and west of York Street. The applicant is requesting a variance is to allow lot sizes less than 3500 sqft. . Staff is in support of the request.

The proposed project is a single family subdivision that will provide workforce housing for families with area median income between 80- 120%. The lot density is approximately 34 dwelling units per acre which exceeds the requirement of 27 dwelling units per acre; however the 5 units that exceed the density permissible by the ordinance will be reserved for workforce housing. The subdivision will provide a mixed income and lot size development which is consistent with the action step of Plan Houston and Mayor Turner's initiative of complete communities.

Staff has collaboratively reviewed the proposed subdivision plat with the Department of Housing and Community Development, The Department of Public Works and Engineering and the Office of Economic Development. There has been no opposition to the variance requests and the applicant will be required to provide a signed agreement between the Department of Housing and Community Development and the developer at recordation in reference to proposal for workforce housing. Therefore, staff's recommendation is to grant the requested variances and the plat subject to the CPC 101 form conditions.

Statement of Facts

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

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

Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy; the applicant is exceeding the density to provide workforce housing.

(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 application is consistent with Plan Houston and Complete Communities.

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

The intent and general purposes of this chapter will be preserved and maintained; there will be a min 15' pedestrian realm on all streets.

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

The granting of the variance will not be injurious to the public health, safety or welfare; the applicant is providing ample pedestrian enhancements such as min 6' unobstructed sidewalks, benches, lighting and min 3 inch caliper trees

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

Economic hardship is not the sole justification of the variance, the applicant will provide a mix of housing incomes.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 03/02/2017
Plat Name: Garrow York
Developer: Vernon G Henry and Associates
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2017-0280 C2R

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

Total Acreage:	0.6070	Total Reserve Acreage:	0.0000
Number of Lots:	21	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

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.

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

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

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

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

- 1) Minimum lot size – 900 SF as shown on the spreadsheet
- 2) Requiring an average of 200 SF for green space or permeable area for each subdivision plat as shown on the spreadsheet.
- 3) Maximum 72% lot coverage for any lot as per the spreadsheet
- 4) Providing min 6' unobstructed sidewalk, 3" caliper street trees, any fence shall be wrought iron semi-transparent ornamental fence max 4' in height along all public streets.
5. Provide agreement between the developer and the Dept of Housing and Community Development at recordation

For Your Information:

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



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 03/02/2017
Plat Name: Garrow York
Developer: Vernon G Henry and Associates
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2017-0280 C2R

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

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

ITEM: 104

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Garrow York

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Subdivision

Houston Planning Commission

ITEM: 104

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Garrow York

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial












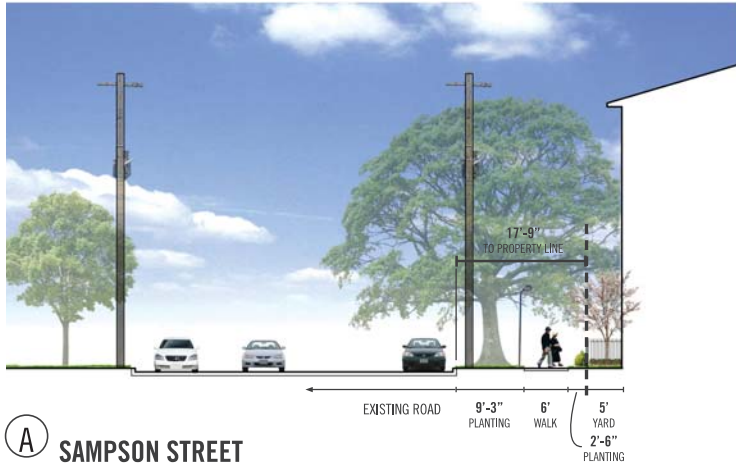
SITE PLAN

0 10 20 40

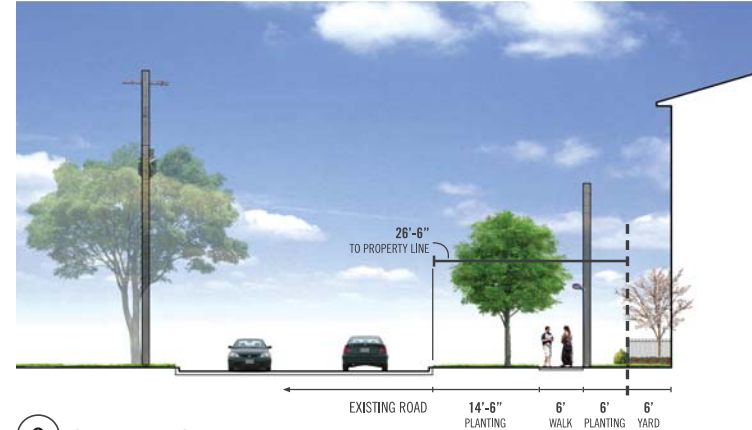


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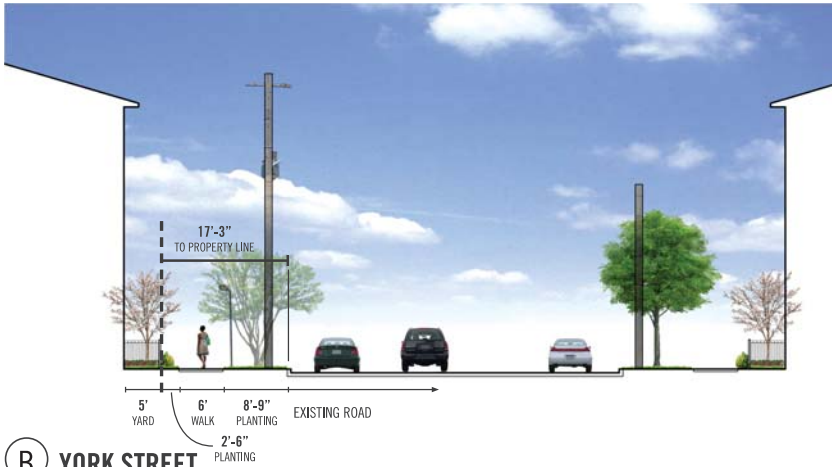
-  Existing tree to remain
-  Street tree (3" cal.)
-  Ornamental tree (3" cal.)
-  Iron fence (4' height)
-  St. Augustine grass
-  Unit pavers
-  Concrete paving
-  Pedestrian light
-  Existing power pole



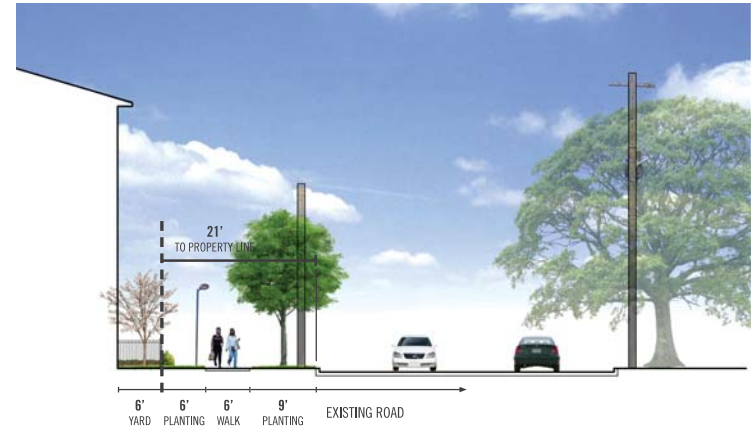
A SAMPSON STREET



C SHERMAN STREET



B YORK STREET



D GARROW STREET

TYPICAL SECTIONS

0 4 8 16



Application Number: 2017-0280

Plat Name: Garrow York

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 02/17/2017

(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 facing York, a designated Major Thoroughfare,; to have a 5' setback rather than 25';to allow 1 guest parking space to be located Garrow Street.

Chapter 42 Section: 47, 81

Chapter 42 Reference:

42-150; 42-181 ;42-186 (b) (2)a.

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 workfare 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 ensure 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 5 workforce homes in this section of 21 homes 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" require There are to be 5 workforce homes in this subdivision.

(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: 2017-0280

Agenda Item: 104

PC Action Date: 03/02/2017

Plat Name: Garrow York

Applicant: Vernon G. Henry & Associates, Inc.

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

Chapter 42 Sections: 47, 81

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 facing York, a designated Major Thoroughfare,; to have a 5' setback rather than 25'; to allow 1 guest parking space to be located Garrow Street.;

Basis of Recommendation:

The site is located south of Navigation Blvd, north of Harrisburg Blvd and west of York Street. The applicant is requesting three variances. Staff is in support of the requests.

The first variance is to allow lot sizes less than 3500 sqft. The proposed project is a single family subdivisions that will provide workforce housing for families with area median income between 80- 120%. The lot density is approximately 34 dwelling units per acre which exceeds the requirement of 27 dwelling units per acre; however the 5 units that exceed the density permissible by the ordinance will be reserved for workforce housing. The subdivision will provide a mixed income and lot size development which is consistent with the action step of Plan Houston and Mayor Turner's initiative of complete communities.

The second variance request is to allow a 5 foot building line along York Street. The major thoroughfare has an average daily traffic count of 2,300 cars per day and allowing a reduced setback will the character of the neighborhood. The distance from the back of curb to the structure will be 22 feet and the applicant will provide enhancements that include minimum 6 foot unobstructed sidewalks, 3 inch caliber trees, benches, and pedestrian lighting.

The third variance is to allow the required guest parking for a shared driveway to be located along Sampson Street for the subdivision plat Garrow York. The ordinance requires additional on-street parking to be located on a street abutting the plat boundary; however Sherman/Garrow Street does not have ample space to meet the requirements of Public Works and Engineering. Additionally, there is existing parking along York Street however; Chapter 42 prohibits proposing on-street parking along a Major Thoroughfare.

Staff has collaboratively reviewed the proposed subdivision plat with the Department of Housing and Community Development, The Department of Public Works and Engineering and the Office of Economic Development. There has been no opposition to the variance requests and the applicant will be required to provide a signed agreement between the Department of Housing and Community Development and the developer at recordation in reference to proposal for workforce housing. Therefore, staff's recommendation is to grant the requested variances and the plat subject to the CPC 101 form conditions.

Statement of Facts

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

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

Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy; the applicant is exceeding the density to provide workforce housing.

(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 application is consistent with Plan Houston and Complete Communities.

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

The intent and general purposes of this chapter will be preserved and maintained; there will be a min 15' pedestrian realm on all streets.

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

The granting of the variance will not be injurious to the public health, safety or welfare; the applicant is providing ample pedestrian enhancements such as min 6' unobstructed sidewalks, benches, lighting and min 3 inch caliper trees

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

Economic hardship is not the sole justification of the variance, the applicant will provide a mix of housing incomes.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 03/02/2017
Plat Name: General Warehouse Systems
Developer: General Warehouse Systems, LLC
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2017-0282 C3P

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

Total Acreage:	40.6770	Total Reserve Acreage:	34.9770
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	77447	325X	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)

091. Provide One-foot Reserve note to the plat. (193)

191.1. Provide new Harris County Engineer certificate. Reference recordation dedicatory acknowledgement and certifications for requirements.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 03/02/2017
Plat Name: General Warehouse Systems
Developer: General Warehouse Systems, LLC
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2017-0282 C3P

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

PWE Utility Analysis: Approved.

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

City Engineer: MISSING B.L. ON GENERAL WAREHOUSE DRIVE.

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.

There are no objections to variance request.

TIA will be required before the review of site development plan

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

Houston Planning Commission

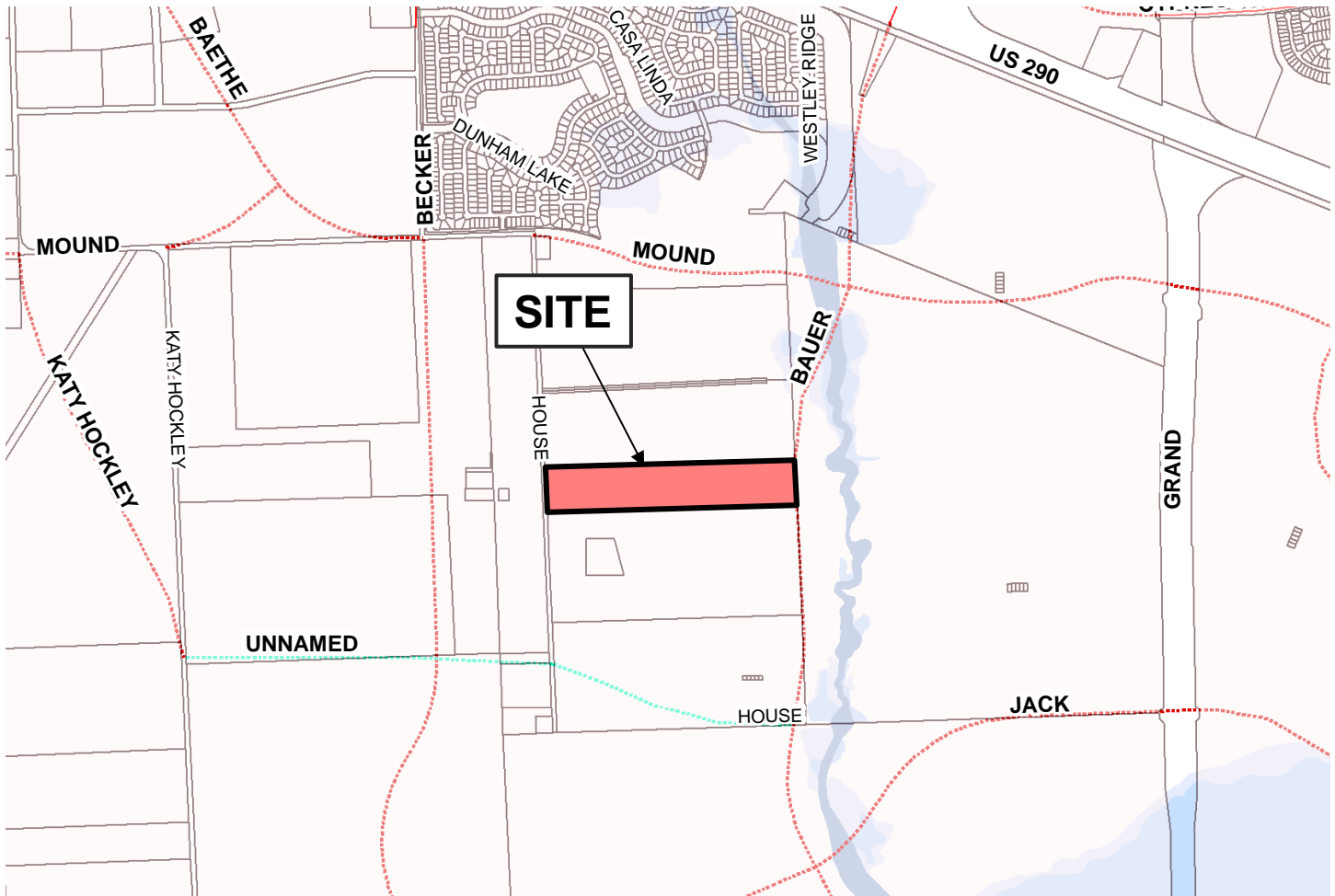
ITEM: 105

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: General Warehouse Systems

Applicant: South Texas Surveying Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

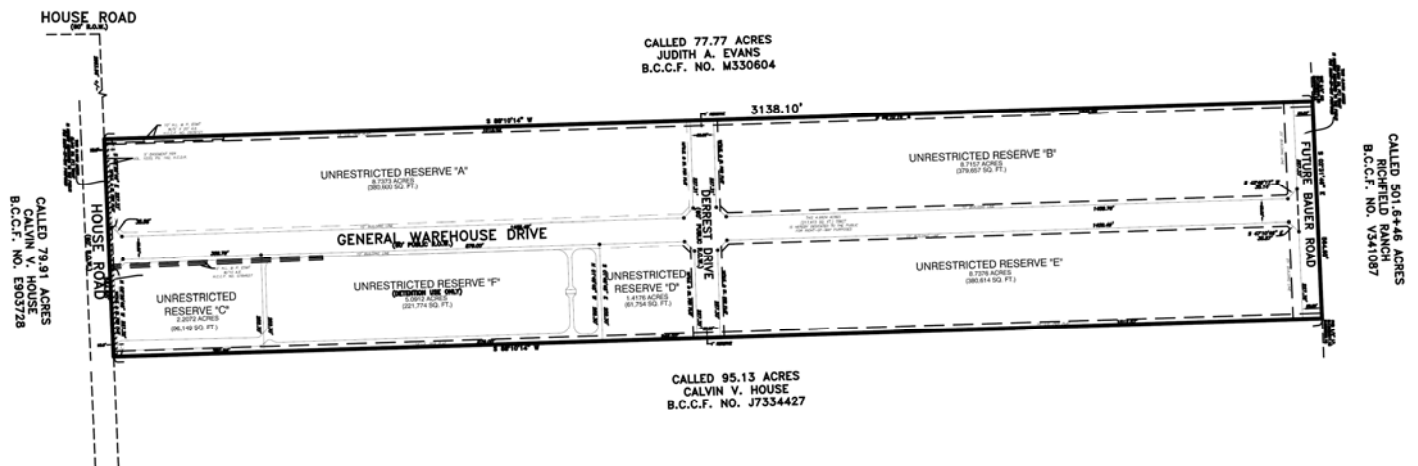
ITEM: 105

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: General Warehouse Systems

Applicant: South Texas Surveying Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

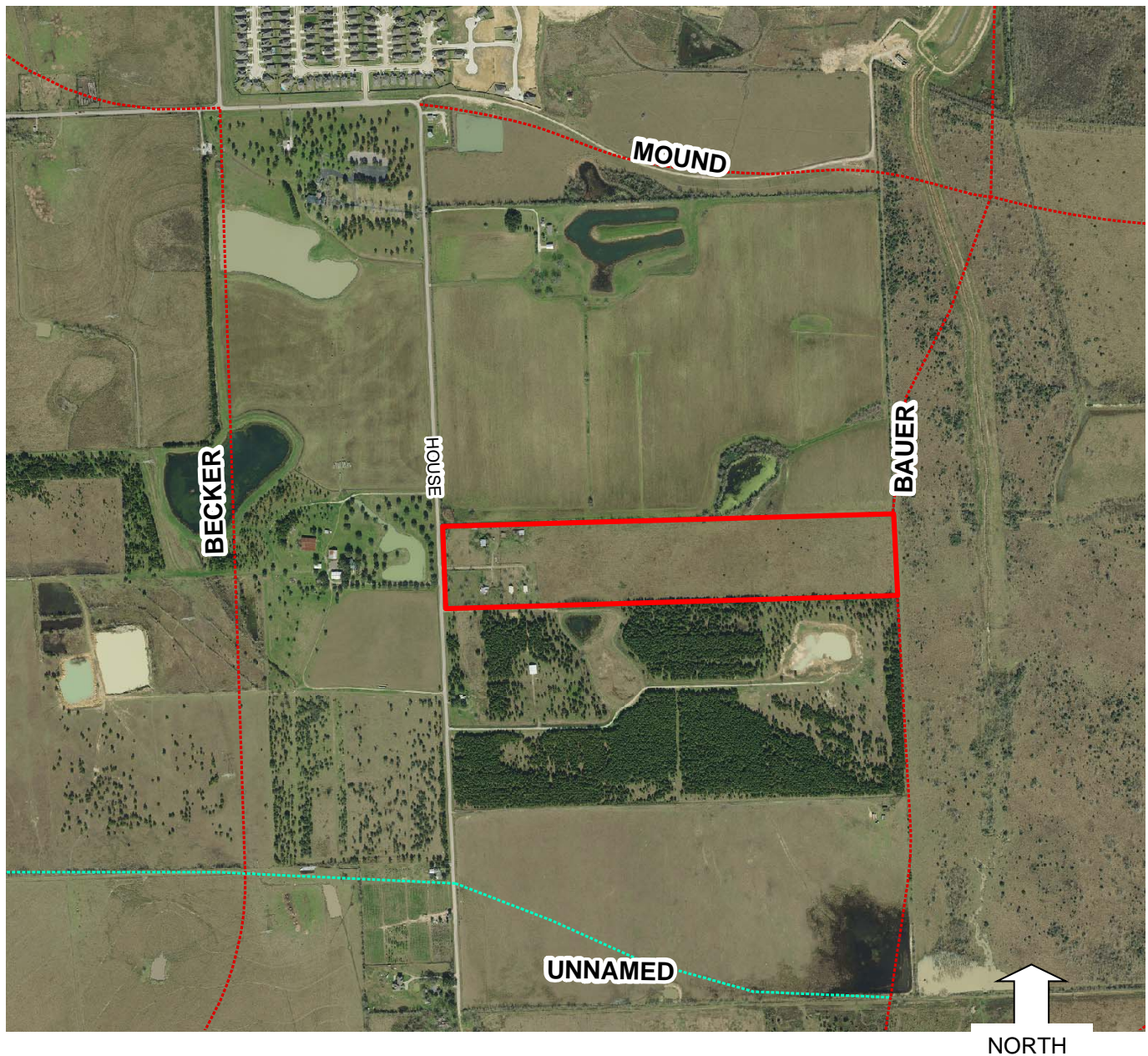
ITEM: 105

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: General Warehouse Systems

Applicant: South Texas Surveying Associates, Inc.



D – Variances

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**VARIANCE
Request Information Form**

Application Number: 2017-0282

Plat Name: General Warehouse Systems

Applicant: South Texas Surveying Associates, Inc.

Date Submitted: 02/17/2017

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

Specific Variance is being sought and extent of variance:

To exceed 1400' block length requirement on the subject property. Basis of

Chapter 42 Section: 127

Chapter 42 Reference:

Chapter 42-128 intersections of local streets (a) each class III plat and each general plan that shows local streets shall provide internal circulation by meeting either of the following requirements: (1) each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector street within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

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;

The applicant is requesting a variance to dedicate only one north/south 60' right of way within the boundary of the proposed subdivision plat. There are no planned developments on the adjoining north and south tracts for placement of any roads. Placement of two north/south roads is not possible. Our tract will have a detention pond on the south side near House Road as shown on the proposed plat. The tract to the south of us has two ponds one near House Road and one near Future Baur Road (as shown on the aerial view). The tract to the north of us has a pond near Future Baur Road. Aligning a second north/south street on the east side of this property is not possible due to the neighboring tracts having existing ponds that are offset. Therefore we propose to dedicate one north/south road in the middle of the tract as the best case scenario. Future developments can connect to this road. We are also dedicating an east/west road across the entire tract.

(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 created or imposed a hardship. The hardship is the result of Chapter 42 requiring the dedication of two right of ways on the property based on block spacing.

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

The intent and general purpose will be preserved and maintained by granting this variance because we are dedicating one north/south right of way and one east/west right of way.

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

Granting this variance will not be injurious to the public health, safety or welfare of the community. The properties surrounding this tract are not being developed at this time. However to ensure that this area and the surrounding area has adequate access we are dedicating a north/south street and an east/west street for traffic to flow smoothly in and around our site.

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

The hardship of dedicating the public right of way is not based on an economic basis. Randomly selecting two north/south right of ways would not serve the purpose intended by the ordinance. It would cause problems for the neighboring properties once development began due to their existing ponds. We are providing one east/west right of way from House Road to future Baur Road and one North/South right of way for future development.



Application No: 2017-0282

Agenda Item: 105

PC Action Date: 03/02/2017

Plat Name: General Warehouse Systems

Applicant: South Texas Surveying Associates, Inc.

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

Chapter 42 Sections: 127

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

To exceed 1400' block length requirement on the subject property. Basis of;

Basis of Recommendation:

The site is located in northwest Harris County along House Road, south of Highway 290 and west of the Grand Parkway.

The purpose of the plat is to create four reserves. In order to do this, the applicant is requesting a variance to exceed intersection spacing by dedicating one north-south street through the tract instead of the required two.

Staff is in support of this request.

The site is located in a suburban of the Harris County ETJ where adequate traffic circulation is provided by existing roads. The site is bound by several acres of open space on the north, south, and east. The tracts to the north and south include multiple detention ponds. The proposed development will consist of a self-storage complex that will also feature a detention pond.

Requiring a second north-south street through the tract would not be feasible because it would not be able to extend through the adjacent detention ponds, as well as the pond proposed within the site.

In addition, the applicant is providing ROW dedication to accommodate future growth by dedicating north-south and east-west streets through their property, as well as dedicating the eastern 50' of the property to proposed Major Thoroughfare Bauer Road and providing 10' of widening of House Road. The proposed configuration would feature north-south street intersections approximately 1500' apart instead of the required 1400'.

Statement of Facts

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

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

The subject tract is bound by properties with detention ponds to the north and to the south. In addition, the applicant needs to create a reserve at the southwestern portion of the tract for required on-site detention. These pond limit options for additional north-south streets to extend beyond the plat boundary.

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

The detention ponds outside the plat boundary are not created or imposed by the applicant.

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

The applicant's proposal is consistent with the general purpose and intent of this chapter; as they are creating a north-south and east west street through the property and are dedicating 10' of widening to House Road and 50' to the proposed Bauer Road Major Thoroughfare corridor. The existing and proposed north-south streets will result in the three intersections being spaced approximately 1500' apart instead of the required 1400'.

(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 health, safety, or welfare as the subject tract is located in a rural area surrounded by open space. The applicant has dedicated rights of way to adequately handle any traffic circulation brought by future development.

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

The variance is justified by the applicant providing rights of way and widening to accommodate existing and future traffic, as well as the barriers imposed by detention ponds on and off site.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 03/02/2017
Plat Name: Klein ISD Northcrest Agriscience Facility
Developer: Klein ISD
Applicant: American-Lupher Land Surveyors, Inc.
App No/Type: 2017-0202 C2

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

Total Acreage:	17.6278	Total Reserve Acreage:	17.6278
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77389	290H	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)

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 03/02/2017
Plat Name: Klein ISD Northcrest Agriscience Facility
Developer: Klein ISD
Applicant: American-Lupher Land Surveyors, Inc.
App No/Type: 2017-0202 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
AND NEED B.L. ON GRAND PARKWAY

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 .

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

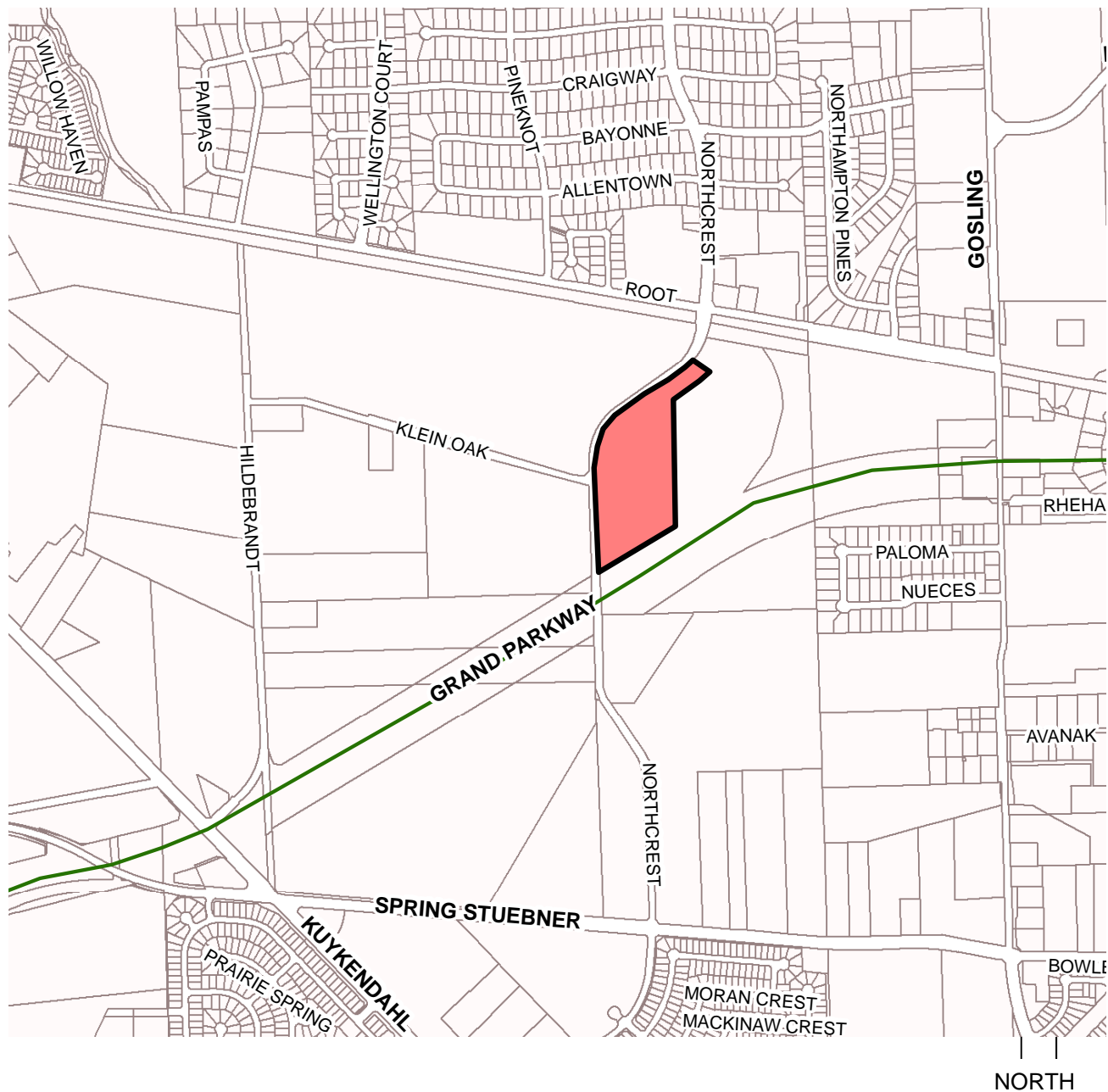
ITEM: 106

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Klein ISD Northcrest Agriscience Facility (DEF 1)

Applicant: American-Lupher Land Surveyors, Inc.



D –Variance

Site Location



Houston Planning Commission

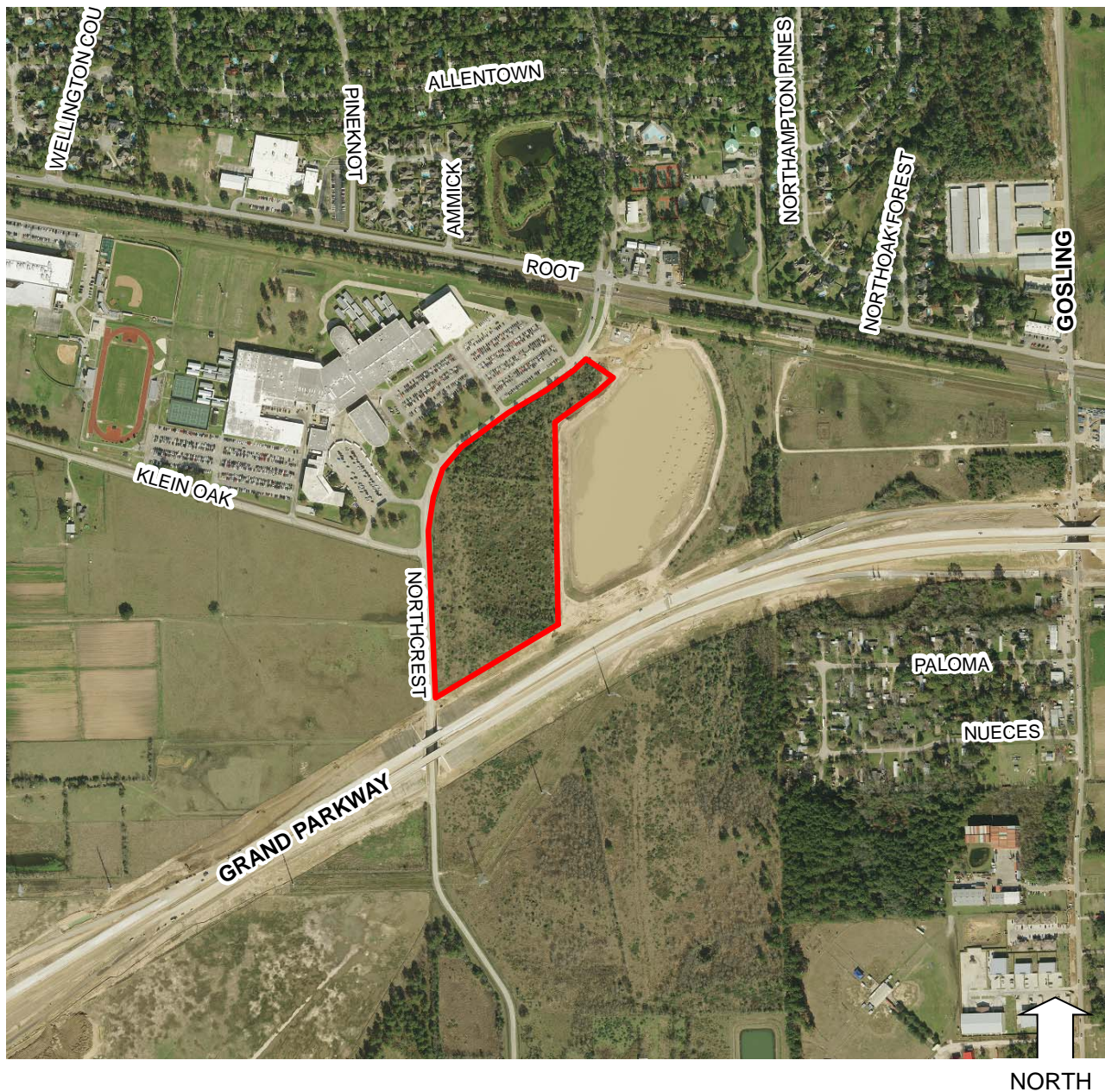
ITEM: 106

Planning and Development Department

Meeting Date: 03/02/2017

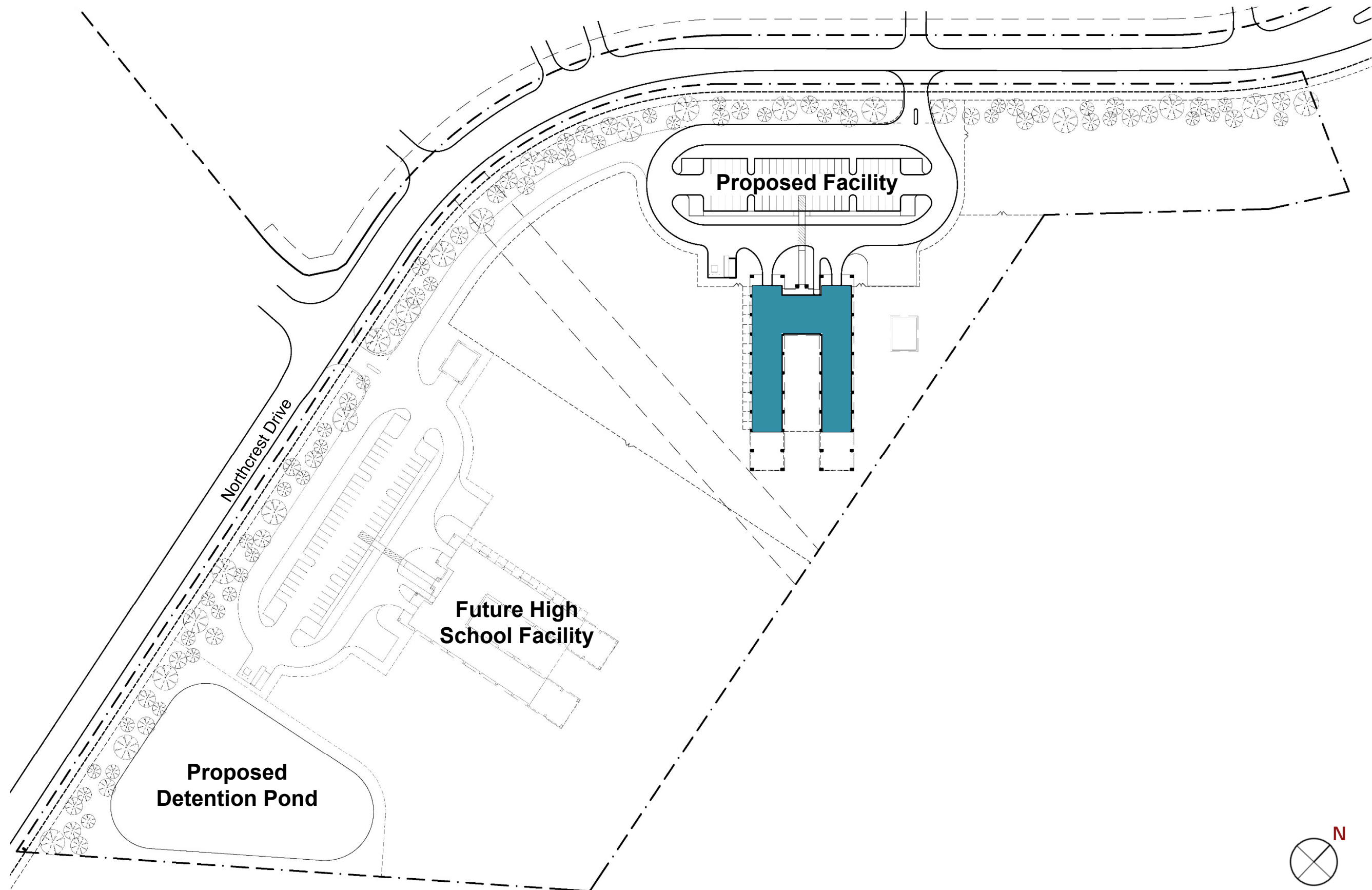
Subdivision Name: Klein ISD Northcrest Agriscience Facility (DEF 1)

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: 106

PC Action Date: 03/02/2017

Plat Name: Klein ISD Northcrest Agriscience Facility

Applicant: American-Lupher Land Surveyors, Inc.

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

Chapter 42 Sections: 128

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

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 purpose of the plat is to create a reserve restricted to school and related uses.

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 is in support of this request.

The site is located in a suburban section of the Harris County ETJ. The site is bound by two TxDOT properties: the Grand Parkway to the south and east and an adjoining 800' wide detention pond to the east. The subject tract is proposed to become an agriscience facility for Klein Oak High School, located across the street.

Requiring the applicant to create an east to west street would not improve traffic circulation, because the street would not be able to be extended beyond the Grand Parkway and its detention pond.

In addition, there is sufficient traffic circulation around the subject property, provided by Root Road, Gossling Road, Northcrest Drive and the Grand Parkway.

Furthermore, the request is in keeping with the intent of Chapter 42's intersection spacing exemptions, as the subject tract would be precluded from dedicating an east west street if the detention basin was part of a recorded drainage easement.

Staff recommends granting the variance and approving 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

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;

The site is bound on the south and east by the Grand Parkway and an associated detention facility, both of which would obstruct a proposed east-west street. Strict application of this section of the ordinance would result in creating a public street through the tract that would dead end at the plat boundary.

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

The TxDOT properties obstructing an east-west street were not created by or imposed by the applicant.

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

Existing roads Northcrest Drive and Root Road provide adequate traffic circulation throughout the vicinity.

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

Granting the applicant permission to not create an east-west street through their property will not be injurious to public health, safety, or welfare. Adequate traffic circulation is provided by existing streets. An east-west street through the subject property would not improve traffic circulation as it would not be able to be extended beyond the adjacent TxDOT properties.

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

Granting the variance is justified by the existing street system and the barriers to extending an east-west ROW by the Grand Parkway and adjoining detention pond.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 03/02/2017
Plat Name: Mills Creek Crossing Sec 1
Developer: K.B. Home Lone Star Inc
Applicant: Pape-Dawson Engineers
App No/Type: 2017-0342 C3P

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

Total Acreage:	16.1590	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

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

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

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

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

1. Revise numbers in COS table.
2. Coordinate with Harris County on Mills Road street dedication.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 03/02/2017
Plat Name: Mills Creek Crossing Sec 1
Developer: K.B. Home Lone Star Inc
Applicant: Pape-Dawson Engineers
App No/Type: 2017-0342 C3P

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

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

Harris 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)

Reserves B, C and D 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 .

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.

additional ROW may need to be obtained by separate instrument or plat in the future along Mills road alongside dedicated 20 feet

add 20' WLE for regional water line located 20 feet from plat boundary line

HCAD correction form may need to be submitted and stamped before recordation due to possible acreage discrepancy. confirm with HCAD about acreage change due to corrected mills Road ROW width

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

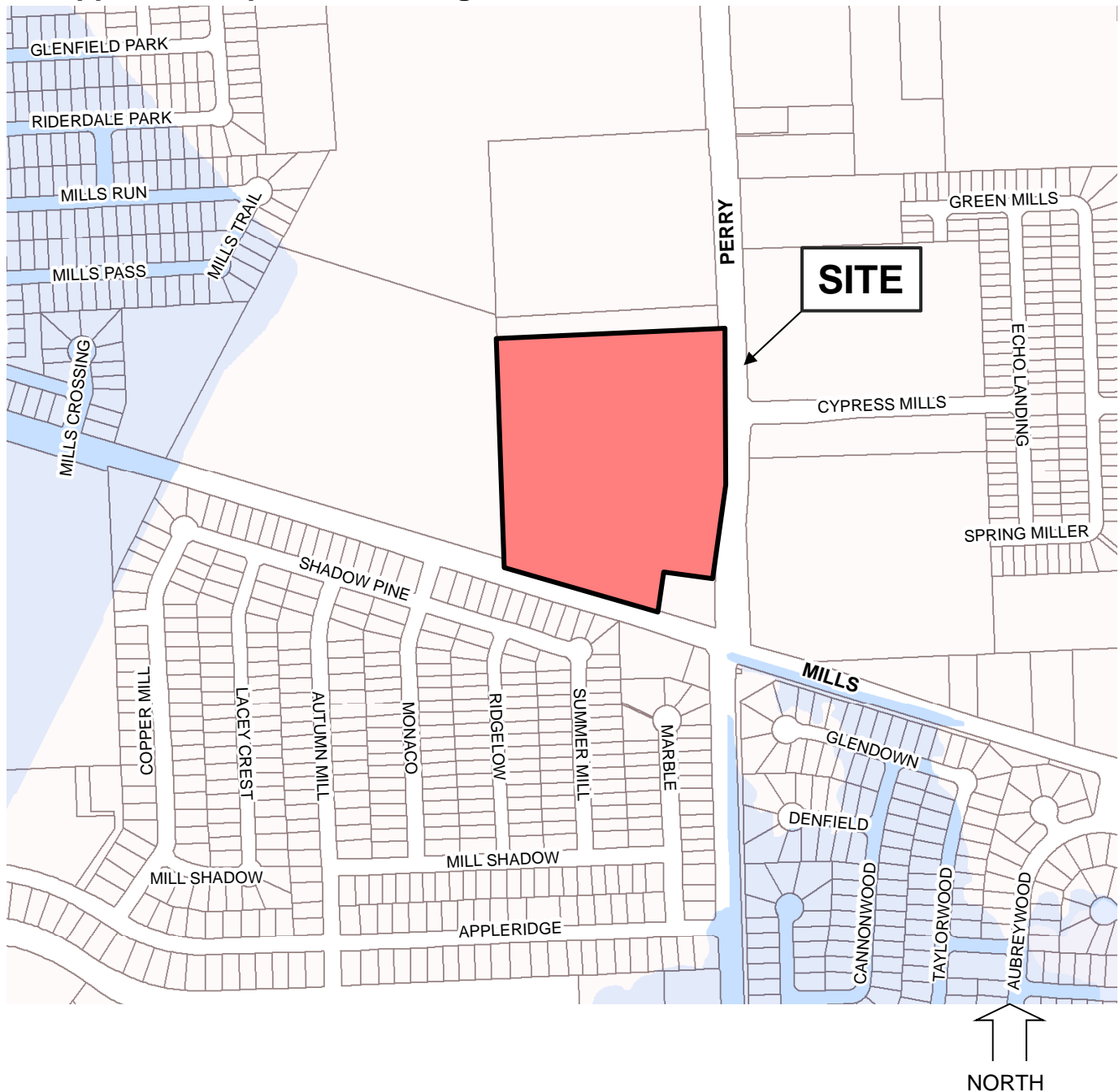
ITEM: 107

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Mills Creek Crossing Sec 1

Applicant: Pape-Dawson Engineers



D – Variances

Site Location

Houston Planning Commission

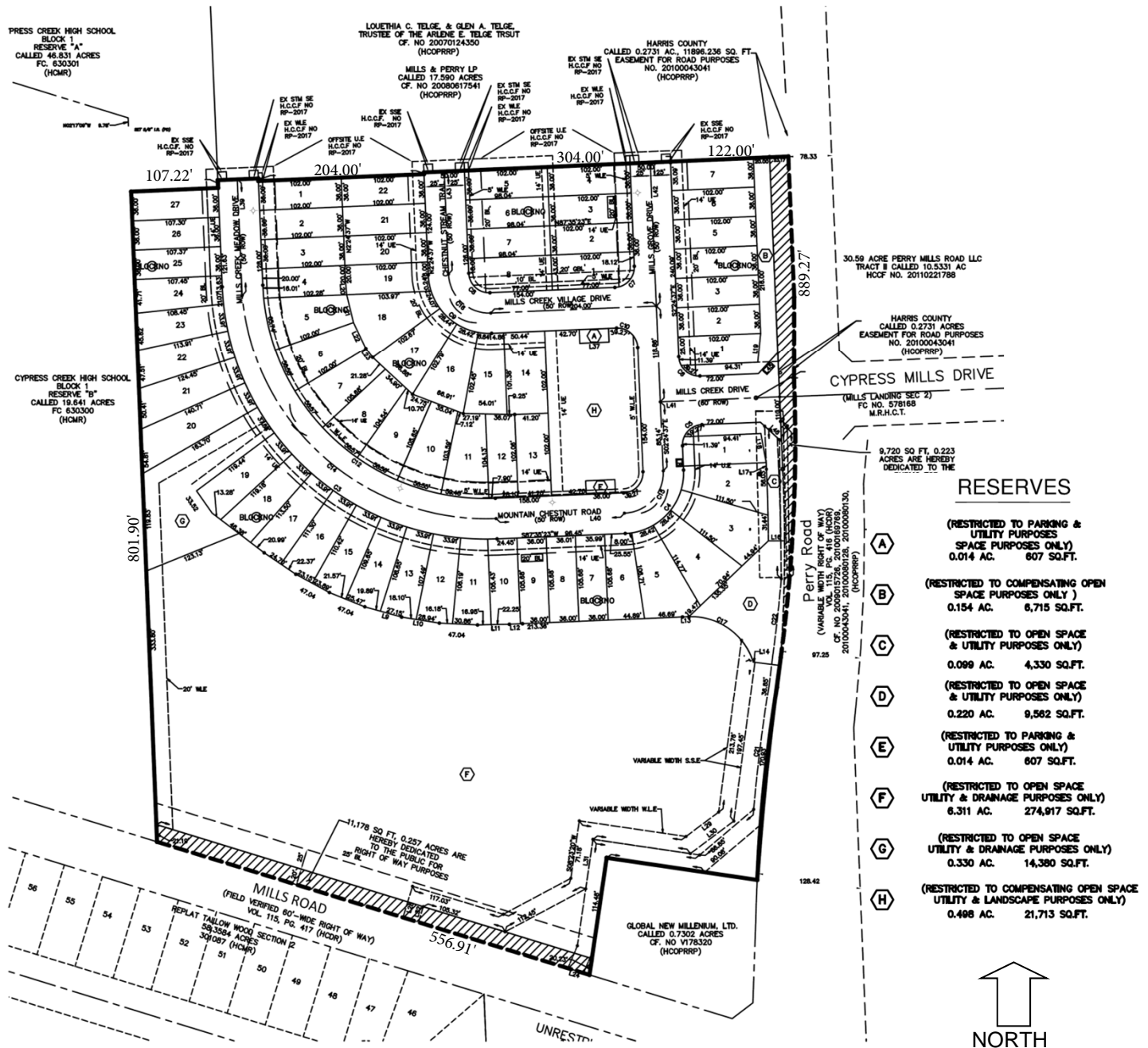
ITEM: 107

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Mills Creek Crossing Sec 1

Applicant: Pape-Dawson Engineers



D – Variances

Subdivision

Houston Planning Commission

ITEM: 107

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Mills Creek Crossing Sec 1

Applicant: Pape-Dawson Engineers



D – Variances

Aerial



Application Number: 2017-0342
Plat Name: Mills Creek Crossing Sec 1
Applicant: Pape-Dawson Engineers
Date Submitted: 02/20/2017

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

Specific Variance is being sought and extent of variance:

To allow a reduced intersection spacing of 64.09' between Proposed Mills Creek Village Drive and Mills Creek Drive in place of the 75' requirement noted in Sec 42-128(c)

Chapter 42 Section: 128(C)

Chapter 42 Reference:

Intersections along local streets shall be spaced a minimum of 75 feet apart.

Statement of Facts

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

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

Based on Harris County's comment that was provided at the time of final plat; it is not feasible that the developer can provide a wider ROW (60') for Mills Creek Drive as well as maintain a 75' spacing between Mills Creek Drive and Mills Creek Village Drive.

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

Harris County's request for the additional ROW prevents the development from meeting the City's intersection spacing for local streets.

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

The local streets are still far enough apart that traffic will not be able to zigzag from one street to the next in an unsafe manor.

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

Traffic will not have time to speed up between making a right turn from Mills Creek Drive onto Mills Grove Drive and then making a left onto Mills Creek Village Drive providing safe turning movements for the residents of Mills Creek.

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

In this case, Harris County's request of the additional right of way is preventing this development from being able to meet the intersection spacing requirement in Chapter 42.



Application No: 2017-0342

Agenda Item: 107

PC Action Date: 03/02/2017

Plat Name: Mills Creek Crossing Sec 1

Applicant: Pape-Dawson Engineers

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

Chapter 42 Sections: 128(C)

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

To allow a reduced intersection spacing of 64.09' between Proposed Mills Creek Village Drive and Mills Creek Drive in place of the 75' requirement noted in Sec 42-128(c);

Basis of Recommendation:

The site is located at the North West intersection of Mills Road and Perry Road in Northwest Harris County. The applicant is requesting a variance to allow minimum intersection spacing of approximately 64' instead of the required 75' for a public street. Staff is in support of the request variance. Mills Creek Crossing Sec 1 is located at the southern boundary of Mills Creek Crossing GP, that was approved in 2016. The applicant is proposing to centerline tie with the existing Cypress Mills Drive right of way along the east side of Perry Road. The applicant has been coordinating with Harris County on the proposed right of way width and has agreed to a 60' right of way to meet Harris County's concerns. With the proposed right of way, the minimum intersection offset is 64' and is not meeting the required 75' per Ch. 42. The proposed offset will not negatively impact traffic circulation or safety concerns.

Statement of Facts

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

By trying to meet Harris County requirements and match the existing right of way east of Perry Road and to keep the proposed layout of the subdivision, minimum intersection spacing cannot be met. Redesigning the subdivision after multiple submittals would create a hardship on the applicant.

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

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

With Harris County needing a larger right of way width for the entry street Mills Creek Drive, the intersection spacing falls below the required 75'. Trying to match the existing 80' right of way would put a burden on the applicant, therefore 60' was agreed upon.

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

The proposed 64' offset will not negatively impact traffic or safety concerns. The offset is just 11' difference from the requirement and will still allow the geometrics to work.

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

The proposed 64' offset will not negatively impact traffic or safety concerns. This is a smaller development which will create less traffic and trips.

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

Economic hardship is not the sole justification. The applicant is trying to meet Harris County's requirement and still abide by Ch. 42.



Agenda Item: 108
Action Date: 03/02/2017
Plat Name: Oakview Farms GP
Developer: OAKVIEW FARMS LLC
Applicant: Provident
App No/Type: 2017-0313 GP

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	20.4697	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	290J	ETJ

Conditions and Requirements for Approval

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

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

1. Remove all street names/lot numbers/block numbers
2. Can remove interior dimensions and curve/line table
3. Revise boundary dimensions
4. Drawing must be to scale.
5. Bold GP boundary.

For Your Information:

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

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

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats.
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
 Coordinate with HC Traffic prior to recordation of future sections. (HC)
 The adjacent segment of Boudreaux Rd has been changed to Spring Stuebner Road. (Traffic)
 county has no objections to variance.

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

Houston Planning Commission

ITEM: 108

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Oakview Farms GP

Applicant: Provident



D –Variance

Site Location

Site Location

Houston Planning Commission

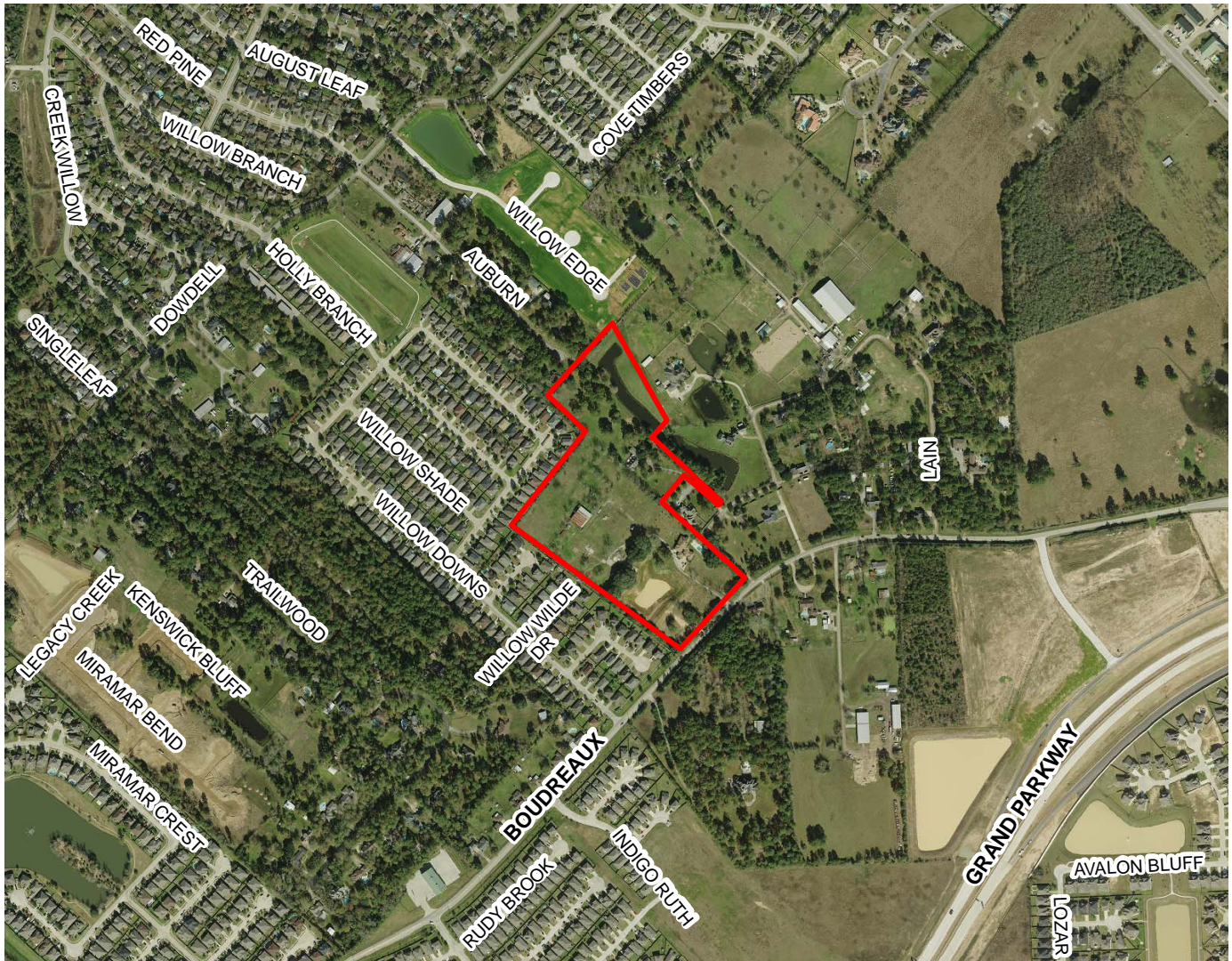
ITEM: 108

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Oakview Farms GP

Applicant: Provident



D –Variance

Aerial



Application Number: 2017-0313

Plat Name: Oakview Farms GP

Applicant: Provident

Date Submitted: 02/20/2017

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

Specific Variance is being sought and extent of variance:

Specific variance is being sought and extent of variance: 42-128(a) (1) To allow maximum intersection spacing to exceed 1400'. 42-134 To not require the extension of a street and to allow a Cul-de-sac turn-around.

Chapter 42 Section: 128 & 134

Chapter 42 Reference:

42-128 (a) 1. Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; 42-134 A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted

Statement of Facts

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

Oakview Farms is a subdivision of 37 lots and three drainage reserves and one unrestricted reserve in Northern Harris County north of Boudreaux Road and south of Dowdell Road near Kuykendahl. The proposed subdivision abuts Willow Dell Sec 1 and Sec 3 on the western boundary. Willow Wilde Drive stubs into the proposed Oakview Farms Sec 2. This Section proposes a standard 50' rad. Cul-de-sac with 42' pavement. The area will be fenced off with a 6' high property fence. Boudreaux Road and Dowdell Road are the two east/west arterials that provide vehicle circulation for the area. The imposition of the terms and conditions to require Willow Wilde Drive (dedicated in Willow Dell Sec 3) would create an undue hardship because the property needs the 4.46 acres of land for detention and open space to allow for good drainage. The resulting open fields could provide an amenity for neighbors who like the green spaces that would be developed. The variance to allow a Cul-de-sac turn around would also require that a variance be granted to exceed the 1400' maximum intersection spacing or block length.

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

Strict application of the rules requiring that the street stub be extended and that the 1400' block length be met would make this project infeasible because it would require Willow Wild Drive to be extended through a proposed drainage reserve which is needed for detention within the area. Additional ROW would lessen the amount of open space being provided and would not be practical. There are two single-family homes of Lain Road that would make a future connection to an east/west street unlikely.

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

Willow Dell Sec 1 and 3 abut the proposed plat to the west and there are some acreage tracts to the east that have single family homes that were created without the benefit of subdivision platting. The distance between Boudreaux and Dowdell to the north and south is approximately 2900' in length. This is a small development that is only yielding 37 lots due to drainage requirements and the location of the property. Each lot will be about 12,000 square feet and will be a nice addition of larger single-family lots to the overall area. The circumstances supporting the granting of the variance is due to existing conditions of the area. Lain Road curves northward from Boudreaux and heads east and becomes a north/south street eventually. Lain Road curves at a 90 degree angle where it abuts the east end of our proposed plat (it is labeled as a 60' County Road). The existing nature of Lain Road (curvature) would make a street connection difficult.

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

The intent and general purposes of this chapter will be preserved and maintained because this developer is actually solving one current problem that is facing the residents of Willow Dell Sec 3 (home owners on Willow Wild Drive). On Willow Wilde Drive the street stubs into the proposed plat without a turn-around. The street currently has a fence or barricade and therefore visitors must either u-turn on the street or back into someone's driveway to turn around and head out of the subdivision. The property owner of Oakview Farms Sec 2 is proposing a standard 50' rad. Cul-de-sac with 42' pavement (that will not be accessible to the residents of Oakview Farms Sec 1) for the residents that live on Willow Wild Drive. The intent and general purposes of this chapter will be preserved and maintained if the Planning Commission grants the variance to exceed 1400' block length along the west and eastern boundaries of the proposed plats because it allows for a small development to utilize the property for its best use which is single-family and detention. Additionally, an east/west street would be difficult because there are two single-family homes along Lain Road.

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

The granting of the variance will not be injurious to the public health and safety to the area. While the proposed plat would exceed the 1400' in block length allowed the proposed standard 50' rad. Cul-de-sac turnaround gives the residents of Willow Wilde Drive a way to turn around which they previously did not have. The granting of the variance to not extend the street will not be injurious to public health and welfare because both subdivisions have adequate vehicle circulation. Both variances will allow for this proposed development to offer good drainage and open space options for the residents.

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

Economic hardship is not the justification for the variances. The existing conditions of the area make the variance a necessity. There are two single-family homes that would block an east/west extension of Willow Wilde Drive to Lain Street. The unusual path and curvature of Lain Street makes it unlikely that the road could have a connection. The variance would allow for a nice development that would have good drainage and open space for residents.



Application No: 2017-0313

Agenda Item: 108

PC Action Date: 03/02/2017

Plat Name: Oakview Farms GP

Applicant: Provident

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: 128 & 134

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

Specific variance is being sought and extent of variance: 42-128(a) (1) To allow maximum intersection spacing to exceed 1400'. 42-134 To not require the extension of a street and to allow a Cul-de-sac turn-around. ;

Basis of Recommendation:

The site is located north of State Highway 99 and south of Kuykendahl Road, in northwest Harris county. The applicant is requesting a variance to exceed 1400 foot intersection spacing by not extending Willow Wilde Drive. Staff recommends deferring the application for two weeks to allow the applicant time to provide revised information by noon next Wednesday.

Statement of Facts

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

[N/A](#)

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

(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: 109
Action Date: 03/02/2017
Plat Name: Oakview Farms Sec 1
Developer: OAKVIEW FARMS LLC
Applicant: Provident
App No/Type: 2017-0320 C3P

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	10.0517	Total Reserve Acreage:	2.2665
Number of Lots:	19	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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	290J	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.

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

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

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

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

1. Re number lots and blocks
2. Dimension ROW along Major Thoroughfare
3. Label future Sec 2 w/ cul-de-sac
4. Verify all dimensions, including all within curve and line table.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 109

Action Date: 03/02/2017

Plat Name: Oakview Farms Sec 1

Developer: OAKVIEW FARMS LLC

Applicant: Provident

App No/Type: 2017-0320 C3P

Staff Recommendation:

Defer Additional
information reqd

PWE Utility Analysis: Approved

City Engineer: MAKE SURE THE B.L.'S ARE IN THE RIGHT AREA WITHIN THE PLAT, DETENTION IS PROVIDED

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

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

County supports east-west street variance

verify blocks and numbering of lots

"court" is not an appropriate suffix for private streets within 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

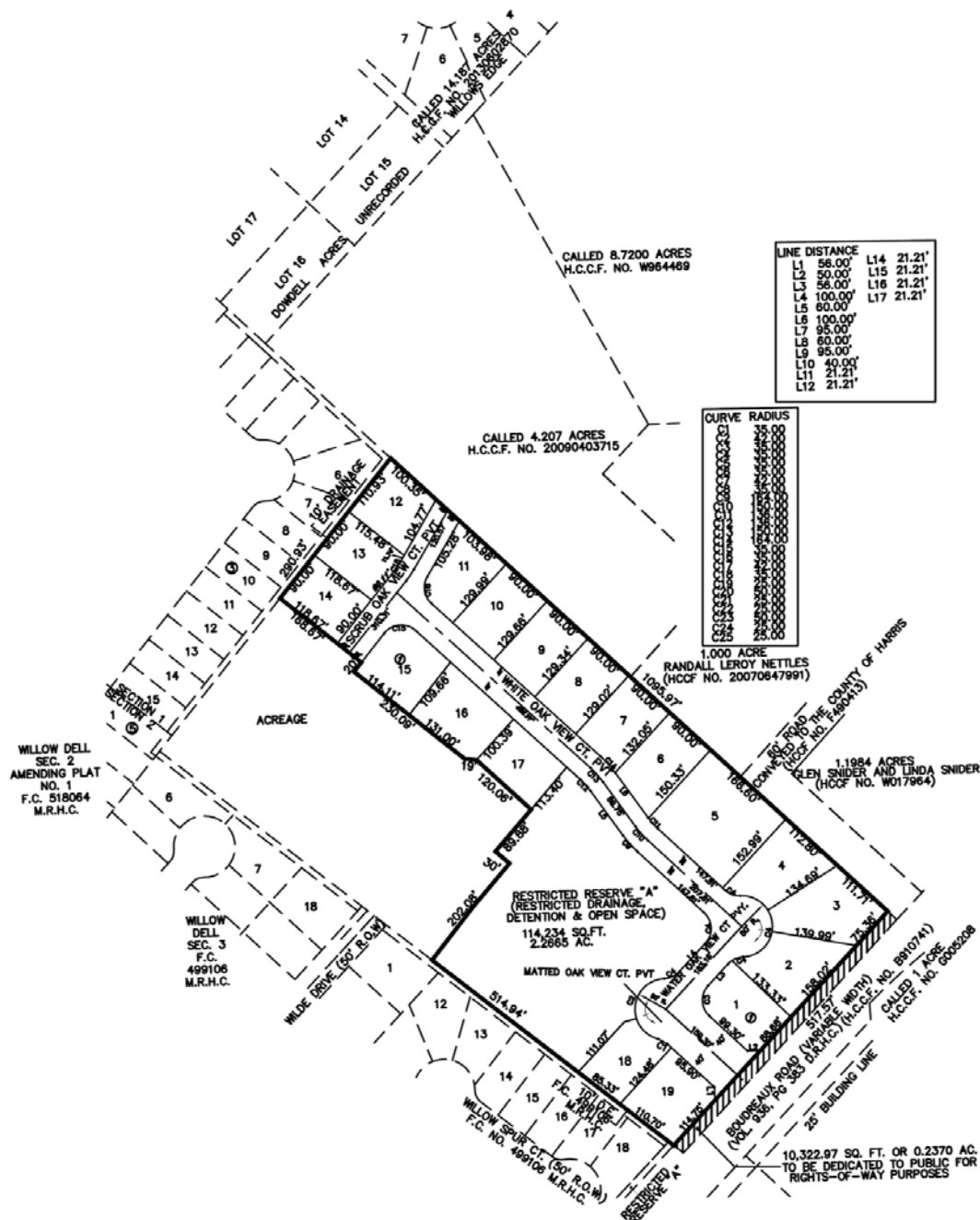
ITEM: 109

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Oakview Farms Sec 1

Applicant: Provident



D –Variance

Subdivision



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 03/02/2017
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 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

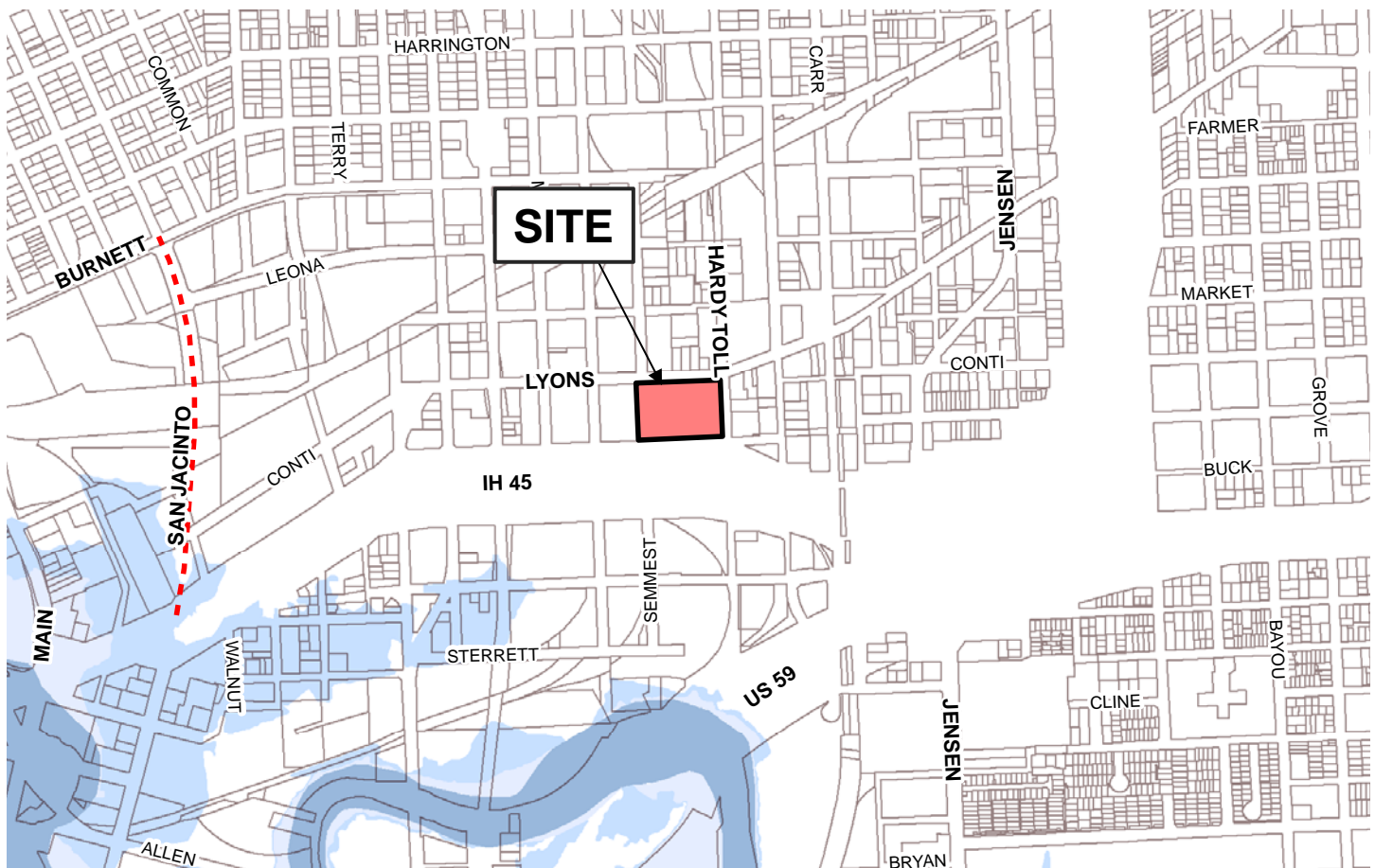
ITEM: 110

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Saint Arnoldville Extension (DEF1)

Applicant: Jones|Carter - Woodlands Office



D – Variances

Site Location

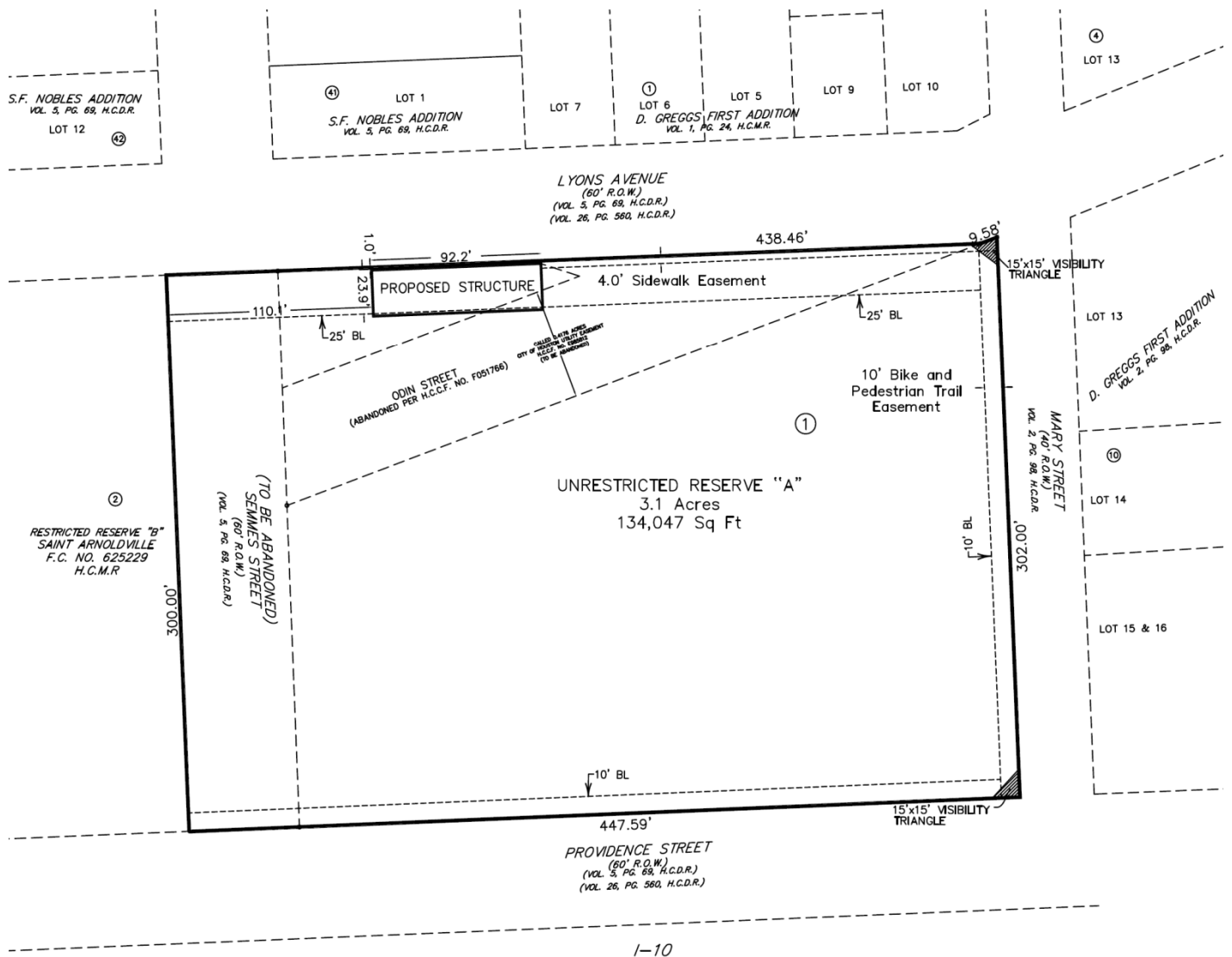
Houston Planning Commission ITEM: 110

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Saint Arnoldville Extension (DEF1)

Applicant: Jones|Carter - Woodlands Office



D – Variances

Subdivision

Houston Planning Commission

ITEM: 110

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Saint Arnoldville Extension (DEF1)

Applicant: Jones|Carter - Woodlands Office



D – Variances

Aerial



















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: 110

PC Action Date: 03/02/2017

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](#)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 111

Action Date: 03/02/2017

Plat Name: Solid Rock Reserve

Developer: Solid Rock Ready Mix

Applicant: Surv-Tex surveying Inc.

App No/Type: 2017-0163 C2

Staff Recommendation:

Withdraw

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

For Your Information:

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

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

Houston Planning Commission

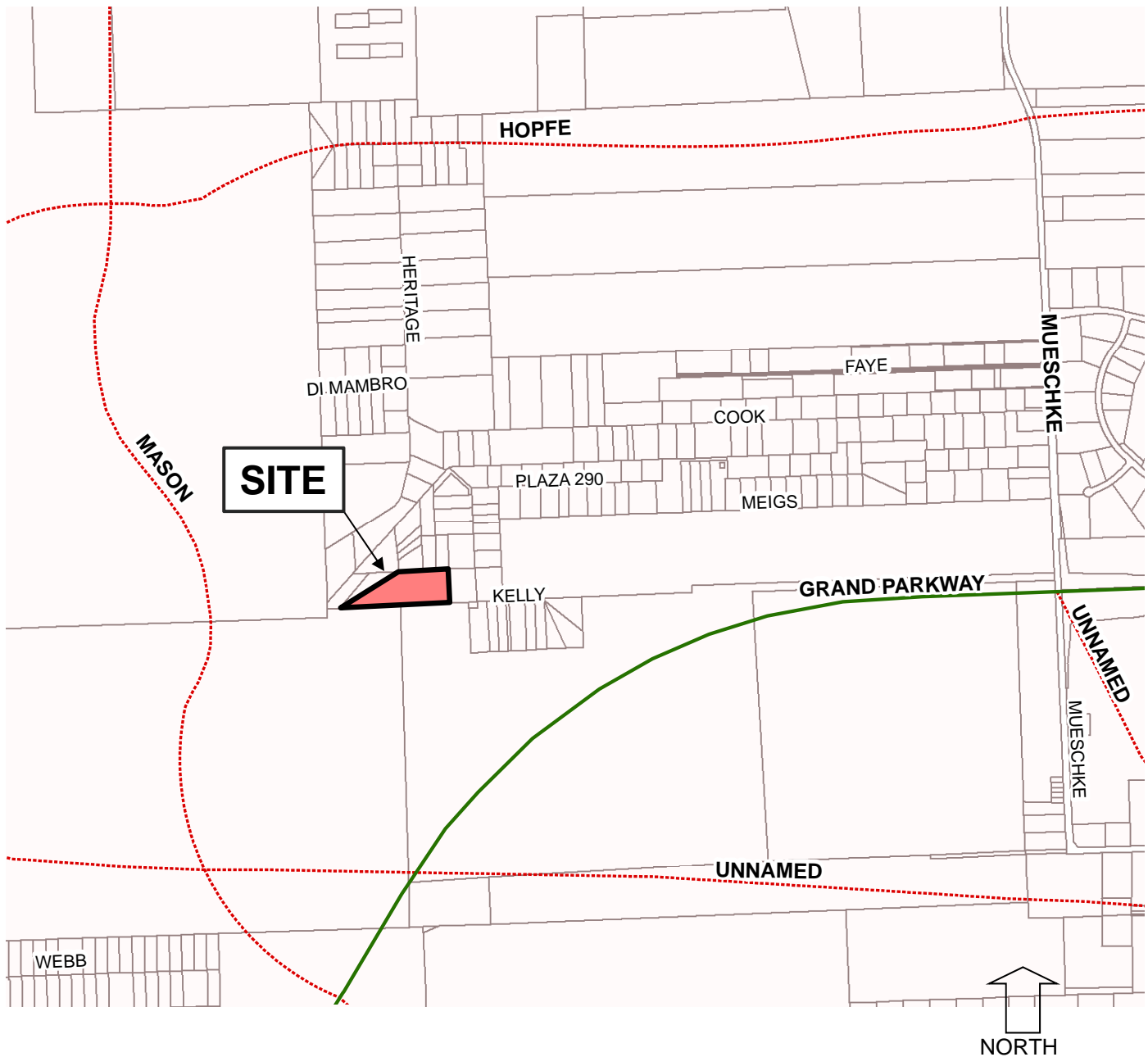
ITEM: 111

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Solid Rock Reserve (DEF 2)

Applicant: Surv-Tex Surveying Inc.



D – Variances

Site Location

Houston Planning Commission

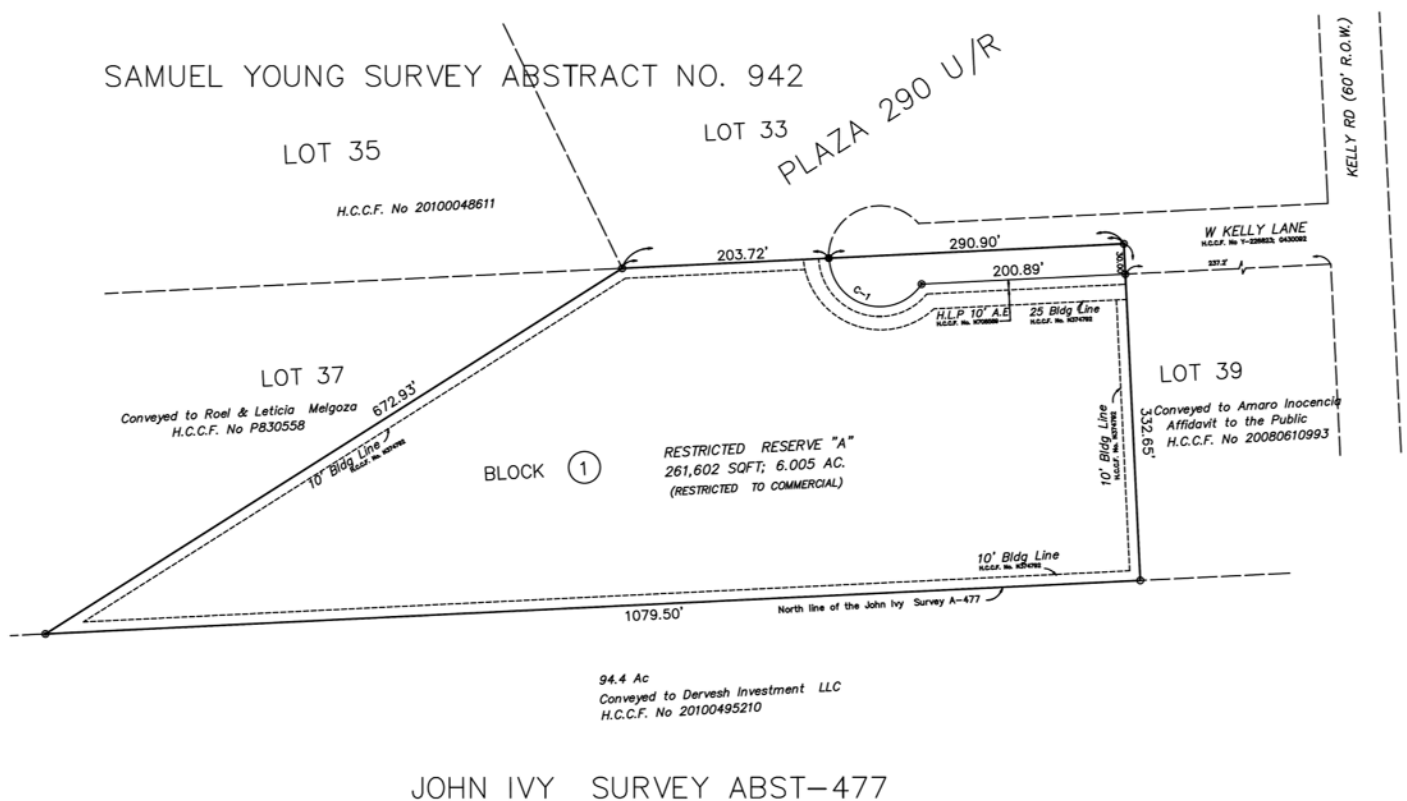
ITEM: 111

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Solid Rock Reserve (DEF 2)

Applicant: Surv-Tex Surveying Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 111

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Solid Rock Reserve (DEF 2)

Applicant: Surv-Tex Surveying Inc.



D – Variances

Aerial

TRACT 36
CALL 1.2770 ACRES
AS REFERENCED UNDER
C.F. #N-040128

TRACT 37
CALL 1.1165 ACRES
AS DESCRIBED UNDER
C.F. #20100032414

TRACT 35
CALL 2.419 ACRES
AS DESCRIBED UNDER
C.F. #20100048611

TRACT 33E
AS DESCRIBED UNDER
C.F.#Y-278488

TRACT 33C
AS DESCRIBED UNDER
C.F.#20100032413

TRACT 33B
AS DESCRIBED UNDER
C.F.#S-477985

TRACT 34
AS DESCRIBED
C.F.#20120106

N60°12'49"E~675.31'
(CALL N60°23'05"W~672.93')

DETENTION POND

S89°19'39"W~590.34'
(CALL N89°59'22"W)

WELL

PROPOSED
STORM
INTERCEPTOR

PROPOSED 40'
CONCRETE DRIVEWAY

PROPOSED 7"
CONCRETE
PAVEMENT

S89°59'22"E~493.29'

PROPOSED 20'
CONCRETE DRIVEWAY

PROPOSED 24"~24"
CULVERT

PROPOSED 7"
CONCRETE
PAVEMENT

AGG 1

AGG 2

AGG 3

AGG 4

STACKER PIVOT

STACKER RAMP

PROPOSED 7"
CONCRETE
PAVEMENT

PROPOSED 7"
CONCRETE
PAVEMENT

PROPOSED 7"
CONCRETE
PAVEMENT

OFFICE
FF 215.00

S00°00'40"W~332.65'
(CALL S00°00'127"W)

PROPOSED 7"
CONCRETE
PAVEMENT

N89°30'29"W~489.04'
(CALL N89°59'22"W)

SHOP

SAMUEL
JOHN

NEDU ENGINEERING SERVICES, INC.
10776-B, Highway 270, Suite 300
Houston, Texas 77055
Phone: (281) 331-8888
Fax: (281) 331-8889
TBP# NO. F-8029



21311 W KELLY LANE

NO.	DATE	DESCRIPTION / REVISION

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: 111

PC Action Date: 03/02/2017

Plat Name: Solid Rock Reserve

Applicant: Surv-Tex surveying Inc.

Staff Recommendation: Withdraw

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. Applicant has requested that this item be withdrawn.

Statement of Facts

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

n/a

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

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

n/a

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

n/a

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

n/a

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

n/a



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item:	112	Staff Recommendation:	Grant the requested variance(s) and Approve the plat subject to the conditions listed
Action Date:	03/02/2017		
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		

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.

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.

203. Provide complete Recordation Package when submitting plat for 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

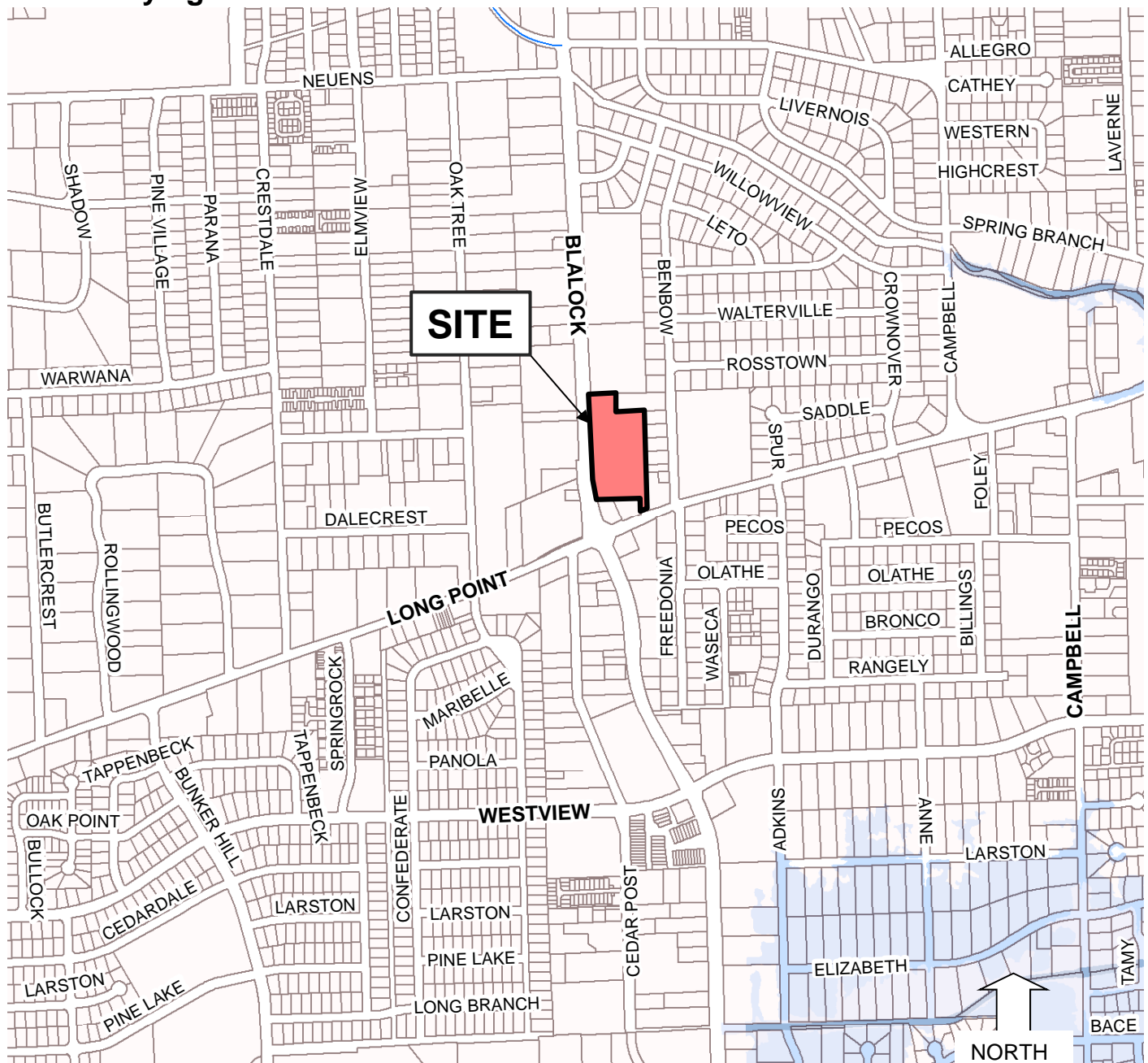
ITEM: 112

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Stellar Long Point (DEF1)

Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying

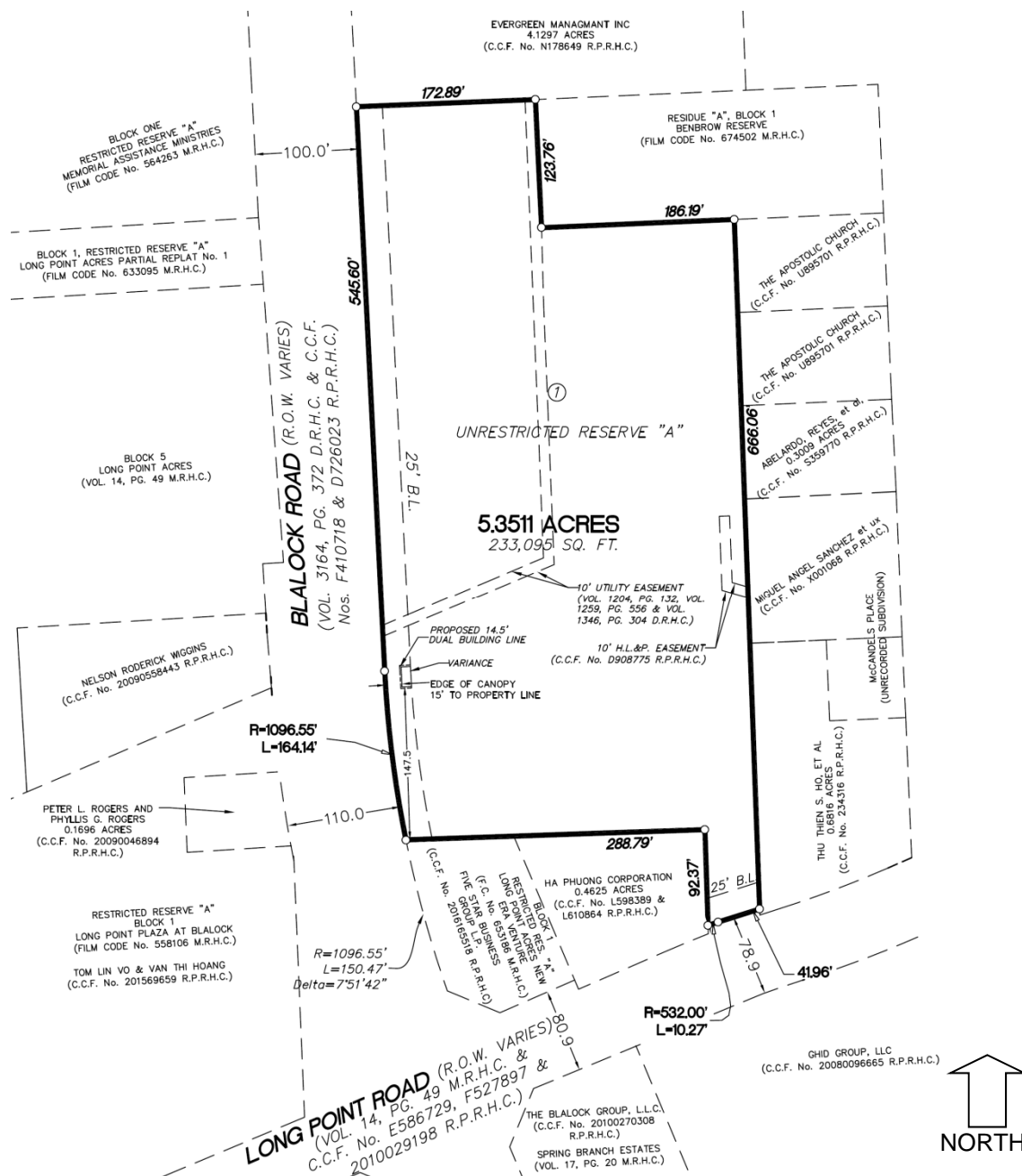


D – Variances

Site Location

Meeting Date: 03/02/2017

Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying



Subdivision

Houston Planning Commission

ITEM: 112

Planning and Development Department

Meeting Date: 03/02/2017

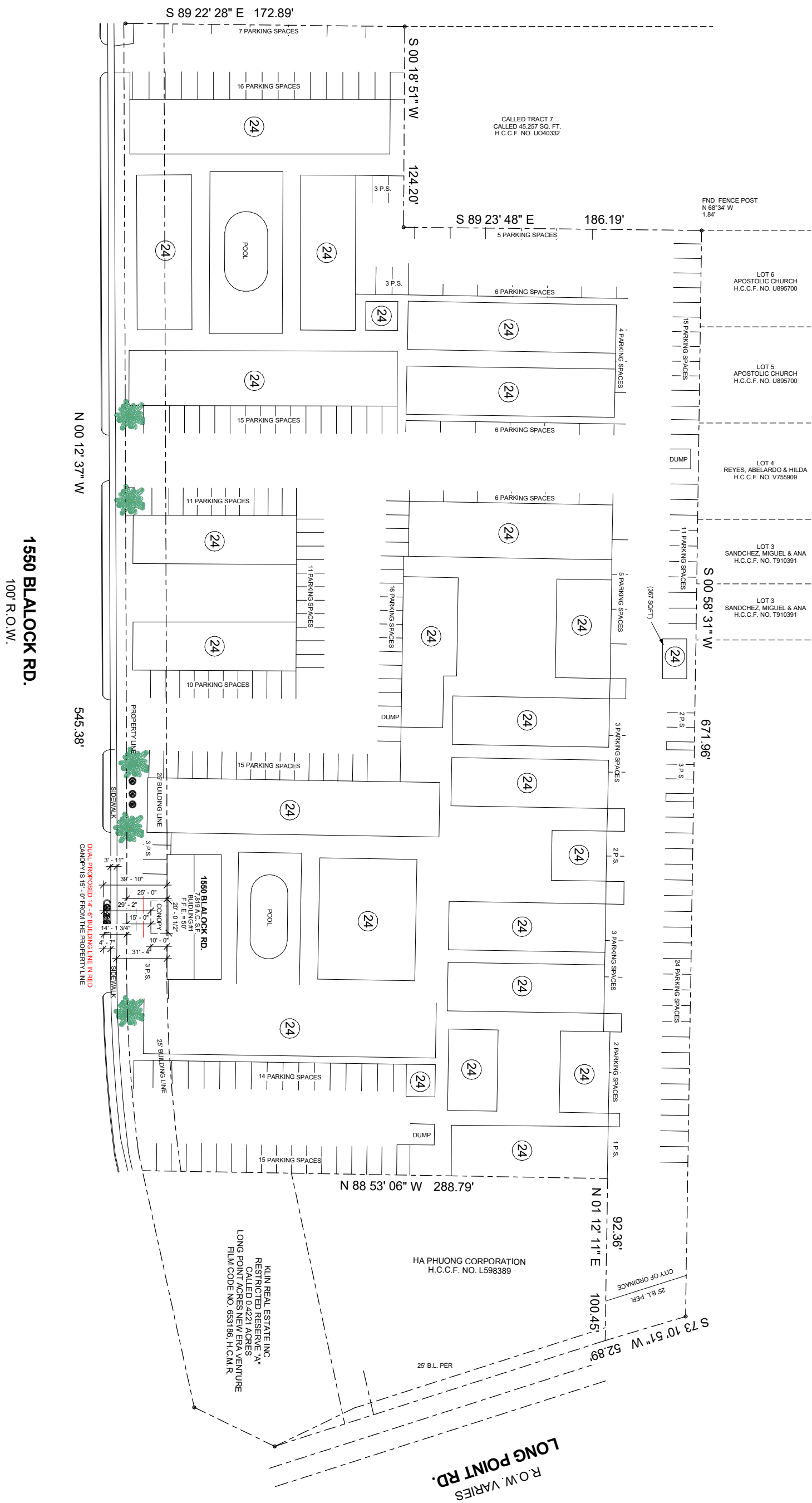
Subdivision Name: Stellar Long Point (DEF1)

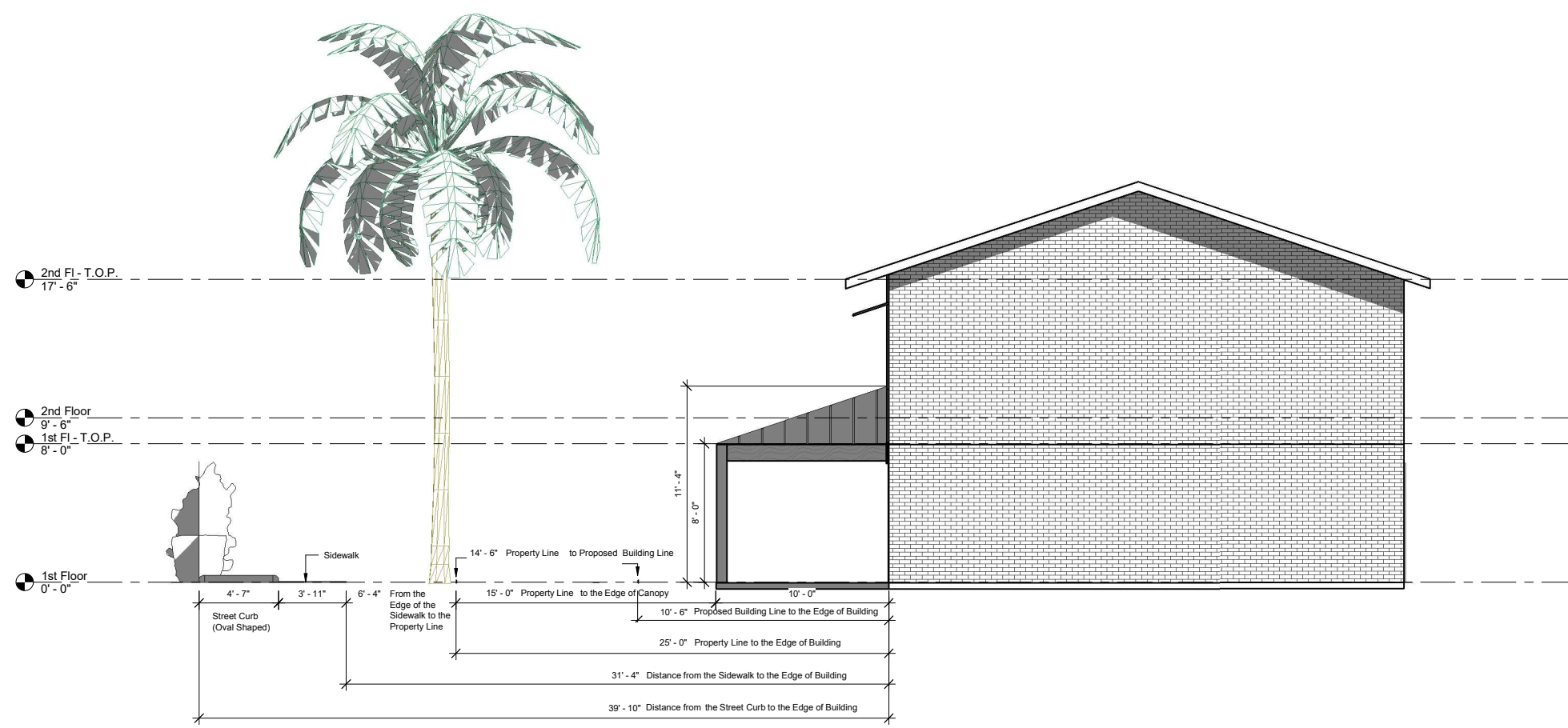
Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying



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- DIV 4 Sec. 42-150 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 in width. This request is then for a Dual Building Line, maintaining the regular 25' building line along the majority of the property, except for a reduction to 15' along the area where the canopy shall extend from the building, and for only 20 feet in width.

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. This request is then for a Dual Building Line, maintaining the regular 25' building line along the majority of the property, except for a reduction to 14.5' along the area where the canopy shall extend from the building, for only 20 feet. 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: 112

PC Action Date: 03/02/2017

Plat Name: Stellar Long Point

Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying

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

Chapter 42 Sections: 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- DIV 4 Sec. 42-150 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 in width. This request is then for a Dual Building Line, maintaining the regular 25' building line along the majority of the property, except for a reduction to 15' along the area where the canopy shall extend from the building, and for only 20 feet in width. ;

Basis of Recommendation:

The site is located east of Blalock Road and north of Long Point Road.

The applicant is proposing to create 1 unrestricted reserve. The applicant is requesting a 15' dual building line for a proposed canopy along Blalock Road – a designated major thoroughfare.

Staff is in support of the request.

The subject site has been used as a multi-family site and has been in existence since 1966. This multi-family development is an existing condition that predates Chapter 42. At this time, the applicant would like to add a small (10' x 20') canopy to an existing structure. The site is located along Blalock Road, a 100' wide major thoroughfare, and a 25' building line is required for all new structures. The existing building is already setback 25' from the property line and cannot be relocated to meet the building line requirements. Therefore, the applicant is requesting a 15' dual building line for the proposed canopy only and for the life of the structure. The distance from back-of-the-curb to the proposed canopy will be about 29' and the height varies from 8' to 11'. The proposed canopy will not be an enclosed structure and will not block vehicular sight along Blalock Road. Additionally, the proposed canopy will be consistent with the character of the existing structures along the street.

Therefore, staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

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

The existing multi-family development has been in existence since 1966 and predates the ordinance. At this time, the applicant would like to add a small canopy to an existing structure. This existing structure is setback 25' from the property line and cannot be re-located due to existing physical conditions. The proposed canopy will be consistent with the character of the existing structures along the street.

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

The existing structure predates the ordinance.

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

The variance is only for the life of the canopy. Any modification or new addition must adhere to the building line requirements.

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

The distance from back of the curb to the proposed canopy is about 29' and the distance from property line to the proposed canopy is 15'.

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

Justification for granting the variance is based on existing conditions.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 113

Action Date: 03/02/2017

Plat Name: Valley Ranch GP

Developer: Signorelli Company

Applicant: BGE|Kerry R. Gilbert Associates

App No/Type: 2017-0316 GP

Staff Recommendation:

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

Total Acreage:	987.9000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Valley Ranch MUD 1
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	256W	ETJ

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

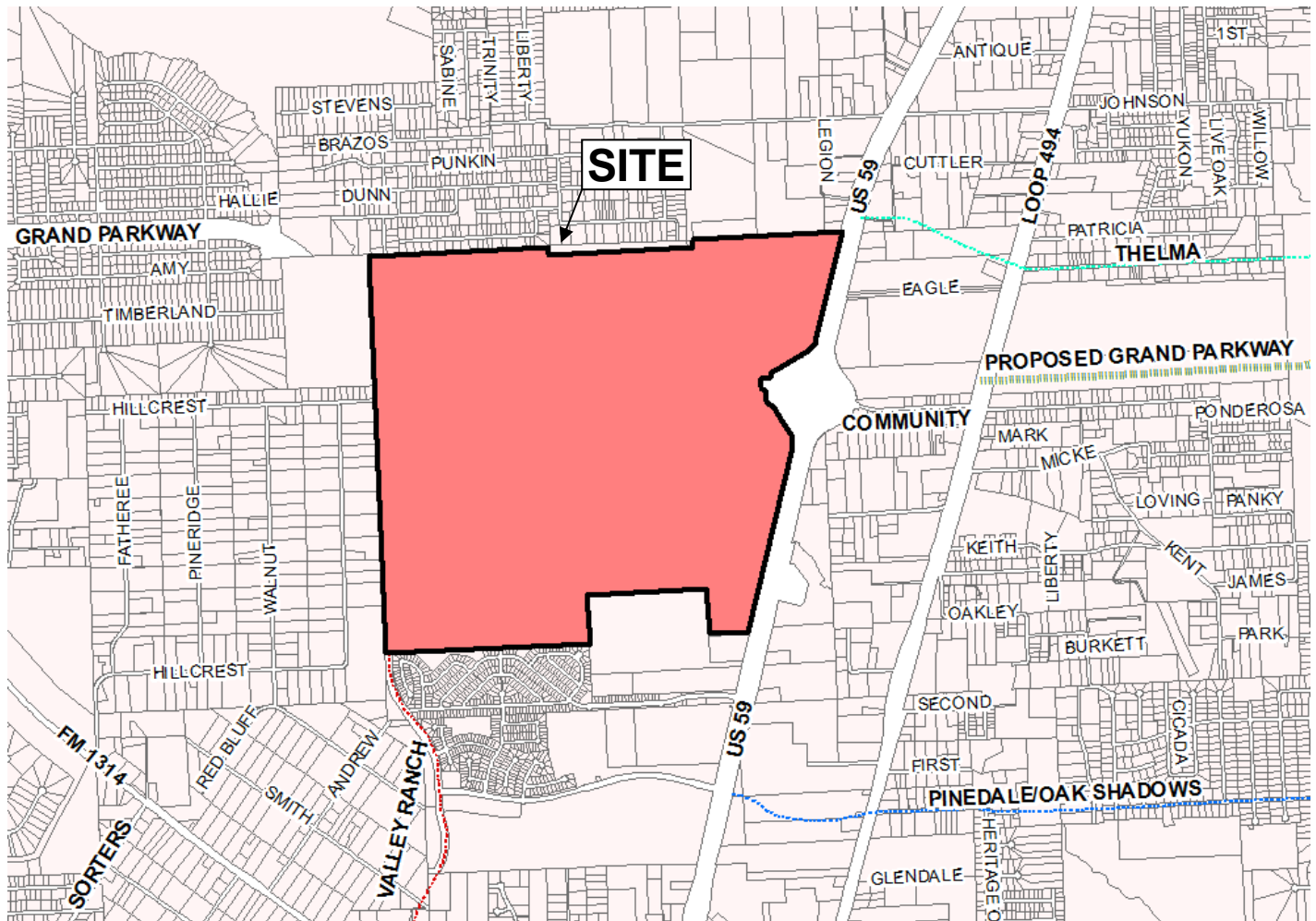
ITEM:113

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Valley Ranch GP

Applicant: BGE|Kerry R. Gilbert Associates



D –Variance

Site Location

Houston Planning Commission

ITEM: 113

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Valley Ranch GP

Applicant: BGE|Kerry R. Gilbert Associates



D - Variance

Subdivision

Houston Planning Commission

ITEM: 113

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Valley Ranch GP

Applicant: BGE|Kerry R. Gilbert Associates



D –Variance

Aerial



Application Number: 2017-0316

Plat Name: Valley Ranch GP

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 02/20/2017

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

Specific Variance is being sought and extent of variance:

To exceed the maximum intersection spacing along the northern project boundary by not creating any stub streets into the existing residential neighborhoods west of Town Park Lane. (Distance to edge of project boundary is $\pm 5400'$.)

Chapter 42 Section: 128

Chapter 42 Reference:

Sec 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or...

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;

Valley Ranch is a ± 988 -acre master planned community located far northeast of central Houston in Montgomery County, east of Hwy 59 (IH-69) along both sides of the Grand Parkway (TX-99). The area south of the Grand Parkway is being developed as a single-family residential community. The area north of the Grand Parkway is being developed as a Town Center / Entertainment District destination; the existing New Caney ISD stadium and sports complex will be accompanied by major retailers, as well as a movie theater and a pedestrian-friendly office/retail/amphitheater complex. (See attached Town Center Exhibit.) The Town Center will provide ample internal circulation for the use of the development, however no public streets are being proposed to cross through the middle of the Town Center to stub into the northern boundary. The first challenge to local street circulation is the lack of available stub streets to the north. North of the Valley Ranch Town Center are several existing, unplatted residential subdivisions, including the E.N. Oakley Subdivision, the McClesky Subdivision, Payton Place, and Silver Trails. These subdivisions provided only two stub streets to the south, those being $\pm 4800'$ apart and one of them being substandard in width. On the eastern end of the existing residential area, Leonard Street turns south and narrows to a sub-standard street of approximately 30' in width to provide access for a handful of lots along the property boundary. However, this tail-end street is less than 250' away from Town Park Lane, a public stub street out of Valley Ranch, which already has a physical connection to the primary Leonard Street, with access controlled by the operation of the sports complex. The extension of Leonard Street to the south is therefore superfluous, and the only viable stub street is Stewart Lane, at the far northwestern corner of Valley Ranch. The second challenge to local street circulation is that Valley Ranch does not actually share a common boundary with the adjacent communities. There is an unclaimed strip of land which divides all of Valley Ranch from the neighborhoods to the north. This strip of land runs the full length of the northern boundary of Valley Ranch and is the result of a surveying error when the adjacent communities were subdivided by separate instrument. The unclaimed strip varies in width from about 5' to over 30'; at the stub of Stewart Lane the strip is approximately 11' wide. Montgomery County would have to acquire a crossing of this land in order to make a physical street connection between the two developments. Additionally, there is an existing drainage channel which divides most of Valley Ranch from the adjacent communities, including the tail end of Leonard Street. This drainage channel is owned in fee by Montgomery County and is needed for County drainage purposes, and the extension of a street across the drainage channel would be solely at the behest of Montgomery County. Development to the west of Valley Ranch is unlikely, due to both White Oak Creek and the construction of the Grand Parkway without frontage roads. Therefore, the extension of a local through-street would affect only the users of the Valley Ranch Town Center and the residents of the neighborhoods immediately to the north. Those neighborhoods have existed in their current configuration since the 1970s and '80s, and their circulation patterns are well established. In the unlikely event that one or more public streets were to be extended through the mid-

point of the Town Center tract, such a street would create unsafe cut-through traffic that would be dangerous and disruptive to both the neighborhood and the walkable commercial development. Any benefit to local circulation patterns would be outweighed by the danger of the resulting cut-through traffic.

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

The lack of existing opportunities for through-street connections and the intervening strip of unclaimed land are not hardships created or imposed by the applicant.

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

The overall circulation of the region is upheld by the major thoroughfare system and the immediately adjacent freeways, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The granting of the variance have no impact on the circulation pattern of the neighborhood to the north, which has existed for decades, and will not negatively impact the proposed commercial development, which has sufficient internal circulation as well as access to the adjacent freeways. By comparison, a through street would invite unsafe cut-through traffic that would be dangerous to both residents and shoppers. Therefore, the granting of the variance will directly preserve the public health, safety, and welfare.

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

The existing property configuration north of the project boundary is the supporting circumstance for this request.



Application No: 2017-0316

Agenda Item: 113

PC Action Date: 03/02/2017

Plat Name: Valley Ranch GP

Applicant: BGE|Kerry R. Gilbert Associates

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

Chapter 42 Sections: 128

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

To exceed the maximum intersection spacing along the northern project boundary by not creating any stub streets into the existing residential neighborhoods west of Town Park Lane. (Distance to edge of project boundary is $\pm 5400'$.);

Basis of Recommendation:

This site is located in Montgomery County east of US Highway 59 and north of the Grand Parkway. The applicant proposes to update their general plan and create 5 reserves in a section called Valley Ranch Town Center North (2017-0317). The applicant is requesting a variance to exceed 1400 intersection spacing intervals along the northwest GP boundary by not creating a north-south street stubbing into the adjacent residential subdivisions.

Staff is in support of this request.

The subject site is located at the intersection of the Highway 59 and the Grand Parkway just south of an un-recorded residential development. The site is proposed to be part of a larger commercial, multi-family, and entertainment center situated between the existing residential community to the north and the developing Valley Ranch residential community to the south.

Requiring the applicant to create north-south stub streets into the community to the north would be infeasible because the sites are divided by a strip of unclaimed land, varying in width from 5 to 35', and a 120' wide drainage channel. The unclaimed land is a result of a surveying error that occurred when the residential community was initially subdivided. In addition, the presence of White Oak Creek and the absence of frontage roads along the Grand Parkway would limit the distance of any streets to be extended southward. Furthermore, adequate traffic circulation is provided by the existing residential streets within the subdivision to the north as well as the network of roads being developed within Valley Ranch GP

Staff recommends granting the variance and approving the plats subject to both CPC 101 form conditions.

Statement of Facts

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

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

In order to comply with Chapter 42's intersection spacing requirements, the applicant would need to create 4 north-south streets stubbing into the existing unrecorded residential community to the north. This is impractical due to the existence of a 5' by 35' wide strip of unclaimed land that separates the GP from the residential community. This unclaimed land is the result of a surveying error when the residential area was subdivided and prevents a shared boundary between it and the subject tract. This would prevent any north-south stub streets from connecting the two tracts of land. In addition, a 2300' long drainage channel owned by Montgomery county serves as an additional barrier between the GP and the community to the north. Furthermore, the lack of frontage roads along the GP and White Oak Creek would prevent any north-south stub streets from extending to the south.

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

The strip of unclaimed land, the drainage channel, the Grand Parkway, and White Oak Creek serve as barriers to creating north south streets. None of these barriers were created by the applicant.

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

The intent and general purpose of requiring local streets to be dedicated every 1400 feet is to ensure adequate traffic circulation is provided with development. The existing street systems within the GP and the residential community to the north already provide adequate traffic circulation.

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

Granting the variance will not disrupt nearby traffic circulation or be in any other way injurious to public health safety and welfare.

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

The barriers to north-south street creation along the northwest GP boundary are the justification for this variance.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 114
Action Date: 03/02/2017
Plat Name: Valley Ranch Town Center North
Developer: Signorelli Company
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2017-0317 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	57.4000	Total Reserve Acreage:	56.3900
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	New Caney MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	256T	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)
- Include drainage area to the west within the plat boundaries of subsequent sections.

For Your Information:

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

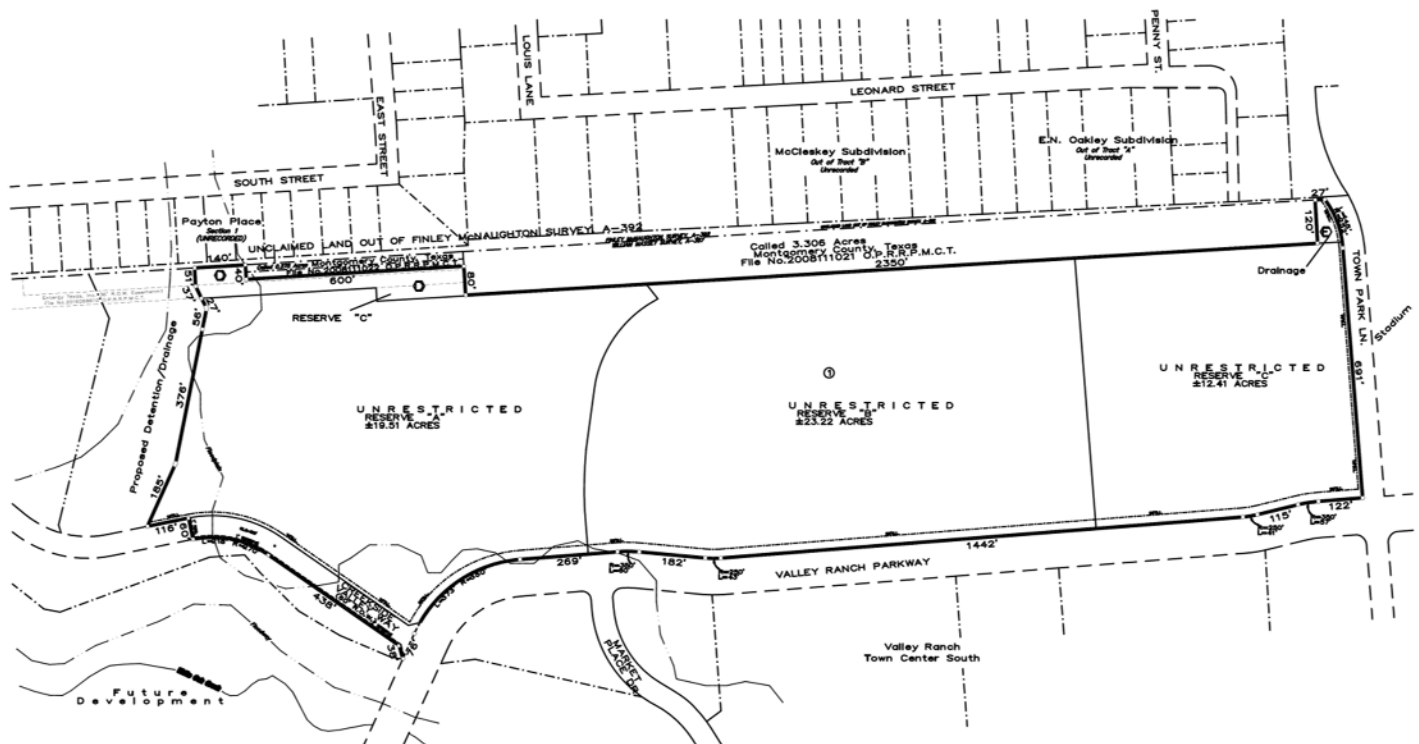
ITEM: 114

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Valley Ranch Town Center North

Applicant: BGE|Kerry R. Gilbert Associates



D - Variance

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 115
Action Date: 03/02/2017
Plat Name: Westfield Properties
Developer: Westfield Properties, LTD
Applicant: Bretco LLC
App No/Type: 2017-0294 C2

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

Total Acreage:	8.8000	Total Reserve Acreage:	8.8000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77073	333J	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)

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 115

Action Date: 03/02/2017

Plat Name: Westfield Properties

Developer: Westfield Properties, LTD

Applicant: Bretco LLC

App No/Type: 2017-0294 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)

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.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 115

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Westfield Properties

Applicant Name: Bretco LLC



D – Variances

Site Location

Houston Planning Commission

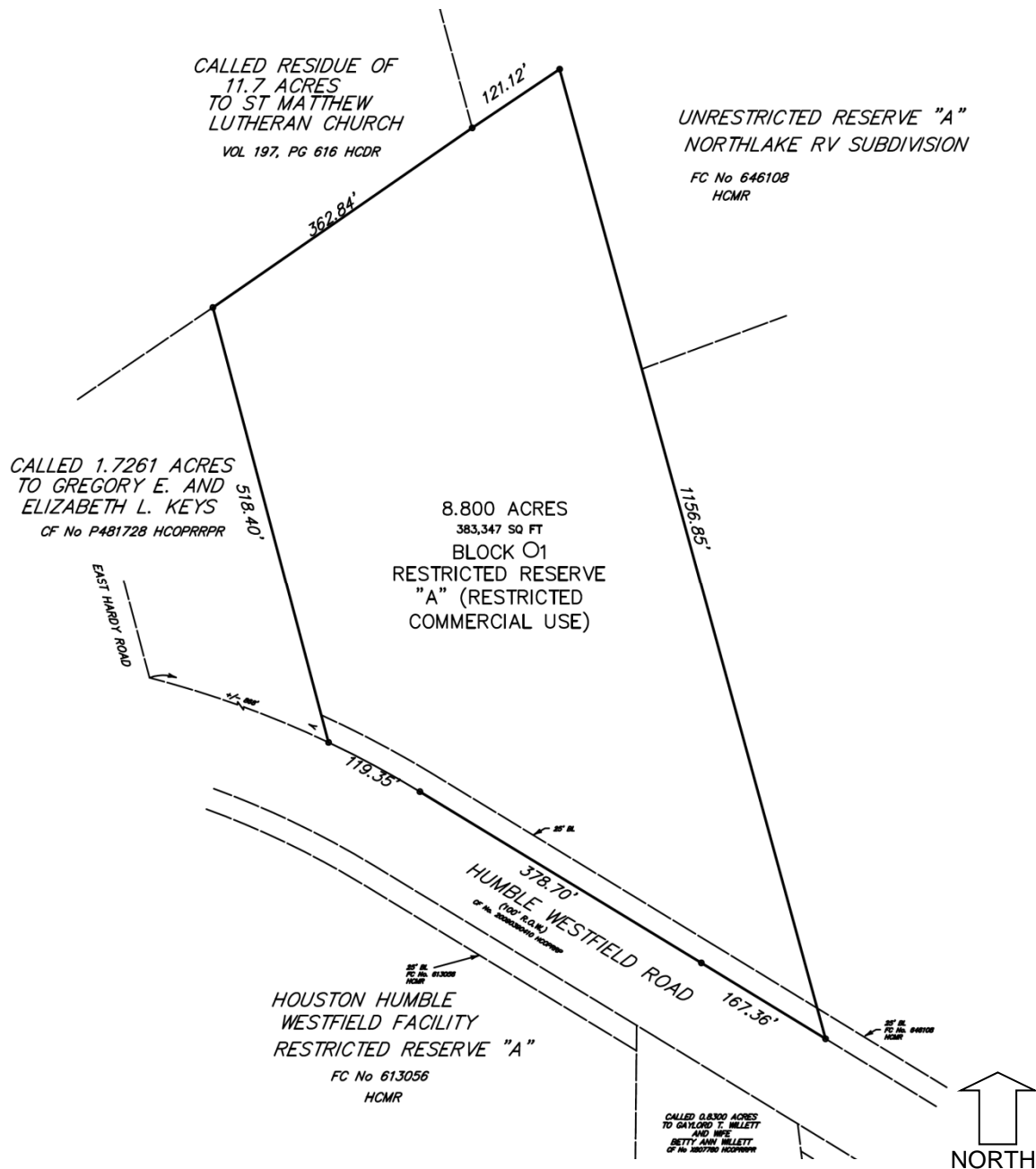
ITEM: 115

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Westfield Properties

Applicant Name: Bretco LLC



D – Variances

Subdivision

Houston Planning Commission

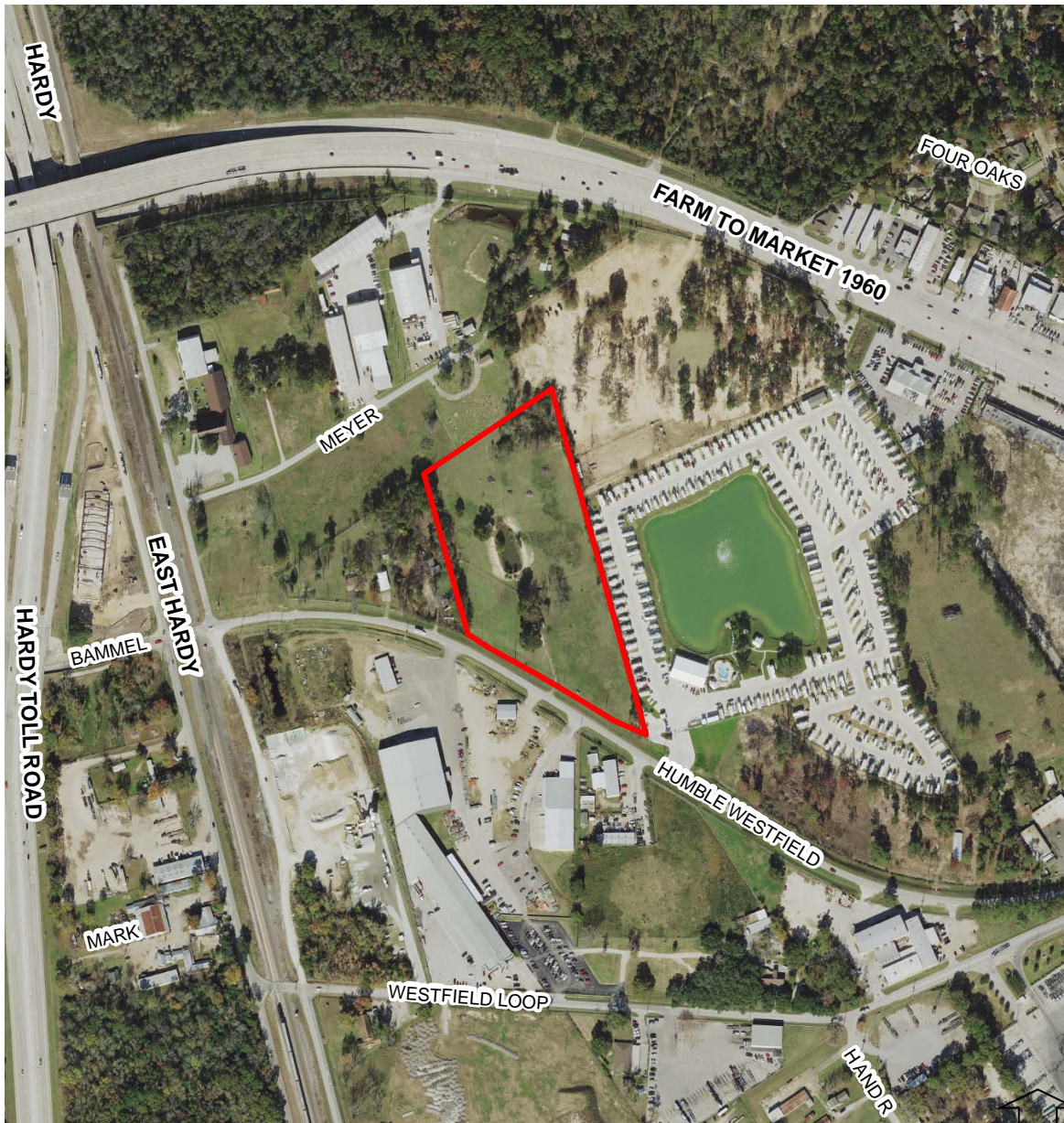
ITEM: 115

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Westfield Properties

Applicant Name: Bretco LLC



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2017-0294

Plat Name: Westfield Properties

Applicant: Bretco LLC

Date Submitted: 02/20/2017

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

Specific Variance is being sought and extent of variance:

The owner is requesting a variance from the requirement that each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet. The owner would prefer to not dedicate a local street (60-foot wide right-of-way) beginning at the south boundary line of the subject tract and continuing in a northerly direction to FM 1960.

Chapter 42 Section: 128

Chapter 42 Reference:

Section 42-128

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

Intentionally left blank.

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

Strict application of this requirement will create an impractical development which will be contrary to sound public policy. An existing cemetery, a private road, and numerous structures and improvements are located north of the subject tract. The future road will have to be located along the west side of the subject tract to miss the cemetery. The resulting portion of this road will likely need to turn west and travel through HCAD account numbers 041-082-000-0028 (Church Tract) and 041-082-000-0090 (Gutierrez Tract) to intersect with FM 1960. Assuming TxDot will allow another road intersection along FM 1960, the remaining portion of the future road will either be dedicated by the church and Gutierrez when they plat, or Harris County will have to condemn the land. There is not guaranty that both the church and Gutierrez will plat their property in the future, and it is unlikely that Harris County will allocate the resources to provide a street in this area. This will result in the applicant dedicating a street that will terminate at their north boundary line and most likely never continue north.

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

Dedicating the local street is a requirement of Chapter 42 of the City of Houston Code of Ordinances. The current block length along Humble Westfield Road between East Hardy Road and FM 1960 is greater than 1400 feet.

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

The surrounding tracts of land all have adequate access to their property from the existing streets. Police, fire, and other emergency personnel have access to these tracts of land as well. The majority of the motorist traffic in this area utilizes FM 1960 and does not rely on Humble Westfield for traffic circulation.

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

The health and safety of the public will not be compromised because adequate traffic circulation currently exists in the area. Fire, Police, and EMS services have access to the applicant's tract and all surrounding tracts via Humble Westfield Road, East Hardy Road, and the FM 1960 feeder street.

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

This variance request is based on the likely hood that the north portion of the future street will not dedicated for a number of years, if ever. Spending tax payer dollars to maintain and police a street that does not cut through to FM 1960 or does little to provide traffic flow is not a wise use of public funds.



Application No: 2017-0294

Agenda Item: 115

PC Action Date: 03/02/2017

Plat Name: Westfield Properties

Applicant: Bretco LLC

Staff Recommendation:

Chapter 42 Sections: 128

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

The owner is requesting a variance from the requirement that each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet. The owner would prefer to not dedicate a local street (60-foot wide right-of-way) beginning at the south boundary line of the subject tract and continuing in a northerly direction to FM 1960.;

Basis of Recommendation:

The subject site is located in Harris County along Humble-Westfield Road between FM 1960 and East Hardy Road. The applicant proposes to create one reserve restricted to commercial uses. The applicant is requesting a variance to exceed local street intersection spacing requirements by not creating a north-south street through the tract.

Staff is in support of this request.

The site is bound by a cemetery to the north and platted property to the north and northeast. These tracts would obstruct any north-south street from extending beyond the plat boundary. The segment of FM 1960 that any north south street would connect to features an elevating grade as it approaches the bridge over the Hardy Toll road. This would make any intersection with FM 1960 problematic. In addition, traffic circulation for the area exists along Humble-Westfield Road and FM 1960.

Furthermore, the Planning Commission has already approved this variance in 2013 and 2016. The item is before you today because the plat expired prior to recordation.

Staff recommends granting the variance and approving 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

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;

The property is bound by a cemetery to the north and platted property to the north and east. These barriers would prevent a north-south street from being extended beyond the plat boundary. In addition, the segment of FM 1960 that a proposed north-south street would connect to is partially elevated, which would complicate a potential intersection.

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

The cemetery, platted property, and elevated FM 1960 are not hardships created by the applicant.

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

The intent of Chapter 42's requirement for a local street to intersect every 1400' is to ensure adequate traffic circulation accompanies development. The applicant's proposal preserves the intent of this section of the ordinance because adequate traffic circulation is already provided by existing roads.

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

Granting the variance will not impede traffic circulation or be in any other way injurious to public health, safety, or welfare.

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

The barriers to extending a north-south street beyond the plat boundary and the existing traffic circulation system are the justification for granting this variance. In addition, this variance has been granted twice previously by the Planning Commission in 2013 and 2016. The variance is being considered again because the plat expired prior to recordation.



Agenda Item: 116

Action Date: 03/02/2017

Plat Name: Williams on Canal

Developer: Urban Intownhomes LLC

Applicant: Vernon G. Henry & Associates, Inc.

App No/Type: 2017-0187 C2

Staff Recommendation:

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

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.

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.

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

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

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

- 1) Minimum lot size – 900 SF as shown on the spreadsheet
- 2) Requiring an average of 200 SF for green space or permeable area for each subdivision plat as shown on the spreadsheet.
- 3) Maximum 72% lot coverage for any lot as per the spreadsheet
- 4) Providing min 6' unobstructed sidewalk, 3" caliper street trees, any fence shall be wrought iron semi-transparent ornamental fence max 4' in height along all public streets.
- 5). Provide agreement between the developer and the Dept of Housing and Community Development at recordation
- 6). Provide 5' pedestrian access easement on St Charles Street

For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 116

Action Date: 03/02/2017

Plat Name: Williams on Canal

Developer: Urban Intownhomes LLC

Applicant: Vernon G. Henry & Associates, Inc.

App No/Type: 2017-0187 C2

Staff Recommendation:

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

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

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

For long form:

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

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

City Engineer: DETENTION IS REQUIRED

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

B.L. IS MISSING ON N.SAINT CHARLES.

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: 116

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Williams on Canal (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

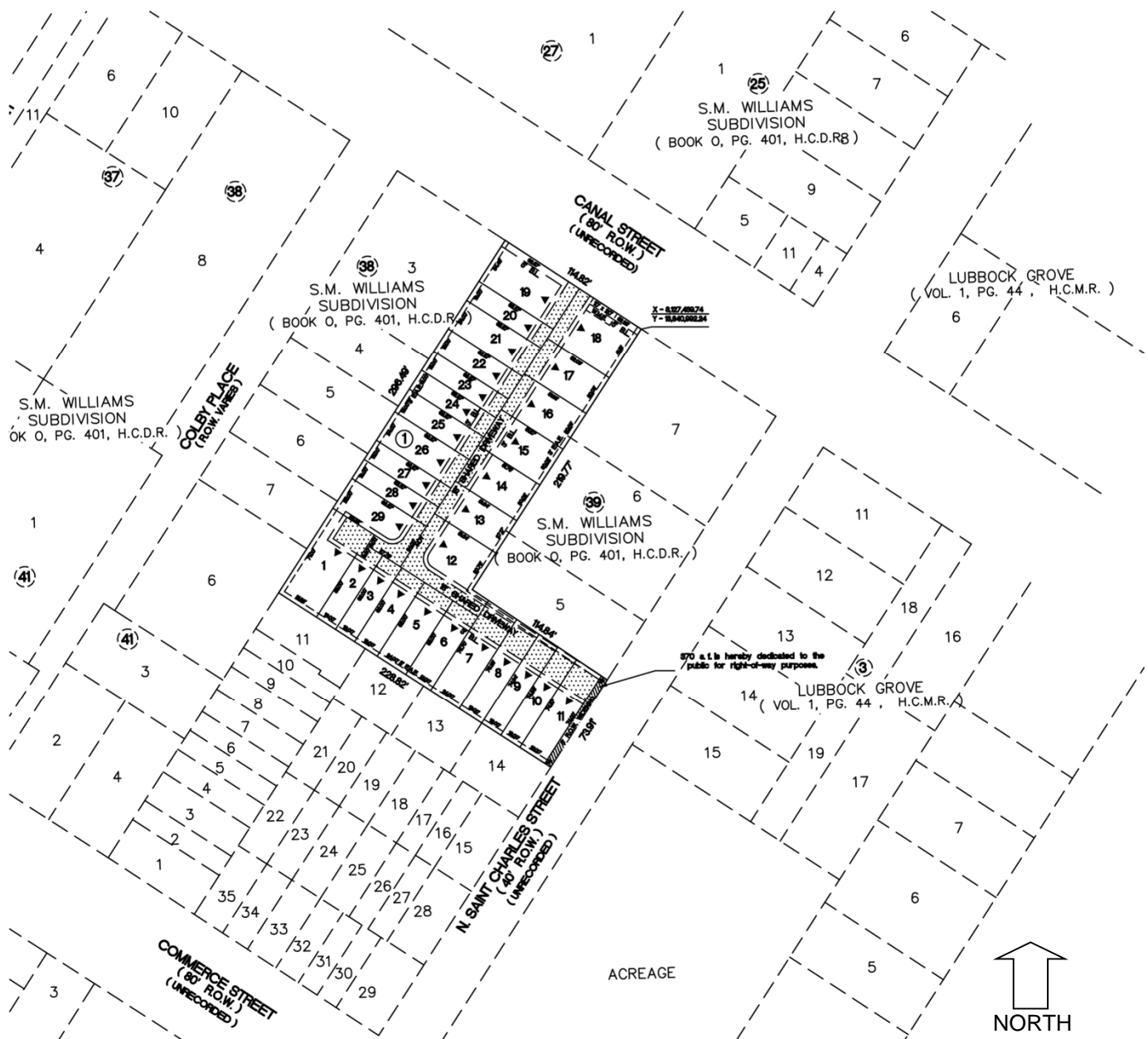
ITEM: 116

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Williams on Canal (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 116

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Williams on Canal (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

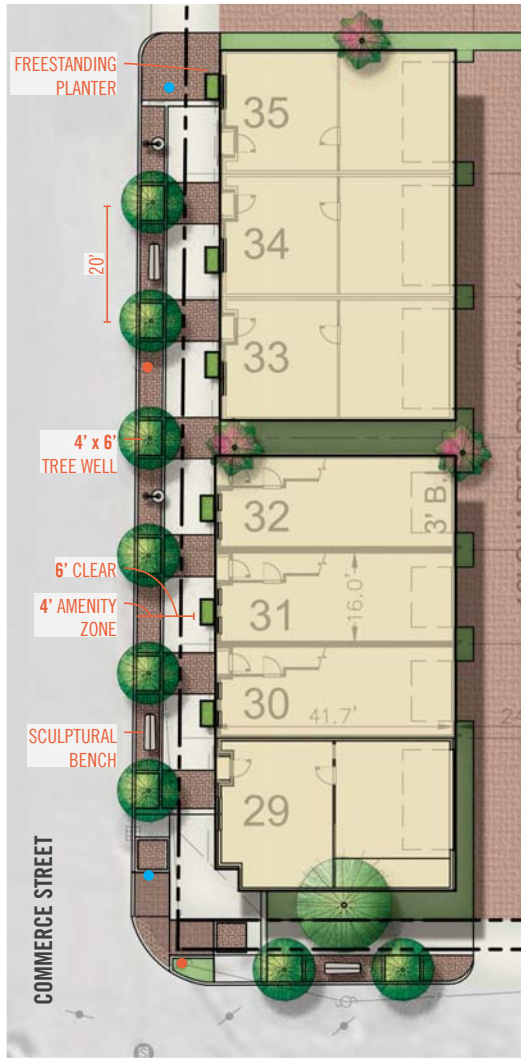
Aerial



SITE PLAN

0 10 20 40

- KEY**
- Large street tree (3" cal.)
 - Small street tree (3" cal.)
 - Ornamental tree (3" cal.)
 - Iron fence (4' height)
 - St. Augustine grass
 - Unit pavers
 - Concrete paving
 - Pedestrian light
 - Bench
 - Bike racks
 - Existing power pole
 - Existing fire hydrant



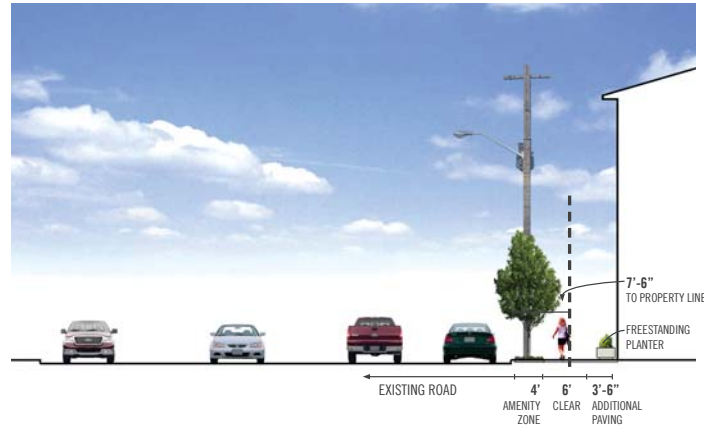
COMMERCE STREET ENLARGEMENT

0 5 10 20

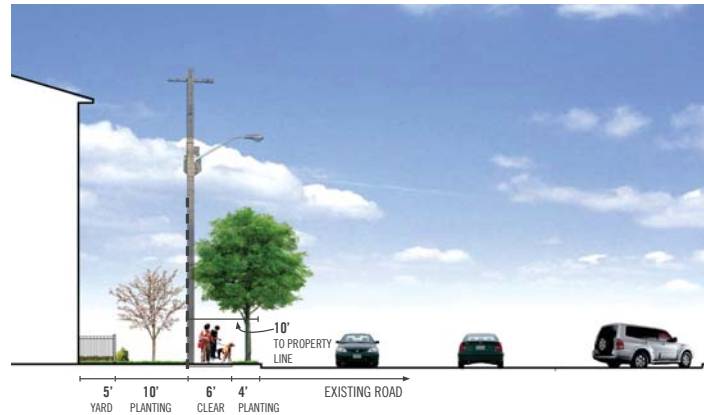


KEY

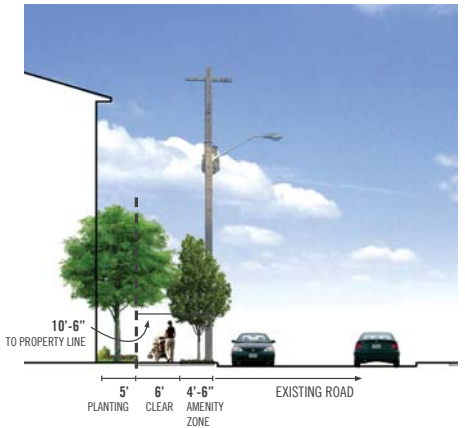
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- St. Augustine grass
- Unit pavers
- Concrete paving
- Pedestrian light
- Bench
- Bike racks
- Existing power pole
- Existing fire hydrant



A TYPICAL SECTION THROUGH COMMERCE STREET



B CANAL STREET



C ST CHARLES STREET

0 4 8 16



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**VARIANCE
Request Information Form**

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 2 guest parking spaces on St Charles Street

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(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.

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: 116

PC Action Date: 03/02/2017

Plat Name: Williams on Canal

Applicant: Vernon G. Henry & Associates, Inc.

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

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 2 guest parking spaces on St Charles Street. ;

Basis of Recommendation:

The site is located south of Navigation Blvd, north of Harrisburg Blvd and west of York Street. The applicant is requesting variances to allow lot sizes less than 3500 sqft and to allow two of the required guest parking spaces to be located on St Charles Street. Staff is in support of the requests.

The proposed project are single family subdivisions that will provide workforce housing for families with area median income between 80- 120%. The lot density is approximately 29 dwelling units per acre and however, the applicant will reserve 3 workforce housing units for the lots that exceed the required density permissible by the ordinance.

The subdivisions will provide a mixed income and lot size development which is consistent with the action step of Plan Houston and Mayor Turner's initiative of complete communities.

The applicant is also requested a variance is to allow the required guest parking for a shared driveway to be located along St Charles Street for the subdivision plat Williams on Canal. The ordinance requires additional on-street parking to be located on streets abutting the plat boundary; however the subdivision plat has limited frontage due to the configuration of the tract. Additionally, on-street parking is prohibited 30' from the entrance of a shared driveway by the Department of Public Works and Engineering.

Staff has collaboratively reviewed the proposed subdivision plats with the Department of Housing and Community Development, The Department of Public Works and Engineering and the Office of Economic Development. There has been no opposition to the variance requests and the applicant will be required to provide a signed agreement between the Department of Housing and Community Development and the developer at recordation in reference to proposal for workforce housing. Therefore, staff's recommendation is to grant the requested variances and the plats subject to the CPC 101 form conditions.

Statement of Facts

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

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

Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy; the applicant is exceeding the density to provide workforce housing.

(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 application is consistent with Plan Houston and Complete Communities.

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

The intent and general purposes of this chapter will be preserved and maintained; there will be a min 15' pedestrian realm on all streets.

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

The granting of the variance will not be injurious to the public health, safety or welfare; the applicant is providing ample pedestrian enhancements such as min 6' unobstructed sidewalks, benches, lighting and min 3 inch caliper trees

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

Economic hardship is not the sole justification of the variance, the applicant will provide a mix of housing incomes.



Agenda Item: 117
Action Date: 03/02/2017
Plat Name: Williams on Commerce
Developer: Urban Intownhomes LLC
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2017-0182 C2

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

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)

203. Provide complete Recordation Package when submitting plat for 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) Minimum lot size – 900 SF as shown on the spreadsheet
- 2) Requiring an average of 200 SF for green space or permeable area for each subdivision plat as shown on the spreadsheet.
- 3) Maximum 72% lot coverage for any lot as per the spreadsheet
- 4) Providing min 6' unobstructed sidewalk, 3" caliper street trees, any fence shall be wrought iron semi-transparent ornamental fence max 4' in height, along all public streets.
- 5). Provide agreement between the developer and the Dept of Housing and Community Development at recordation
- 6). Provide 5' pedestrian access easement on St Charles and 6' 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: 117

Action Date: 03/02/2017

Plat Name: Williams on Commerce

Developer: Urban Intownhomes LLC

Applicant: Vernon G. Henry & Associates, Inc.

App No/Type: 2017-0182 C2

Staff Recommendation:

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

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

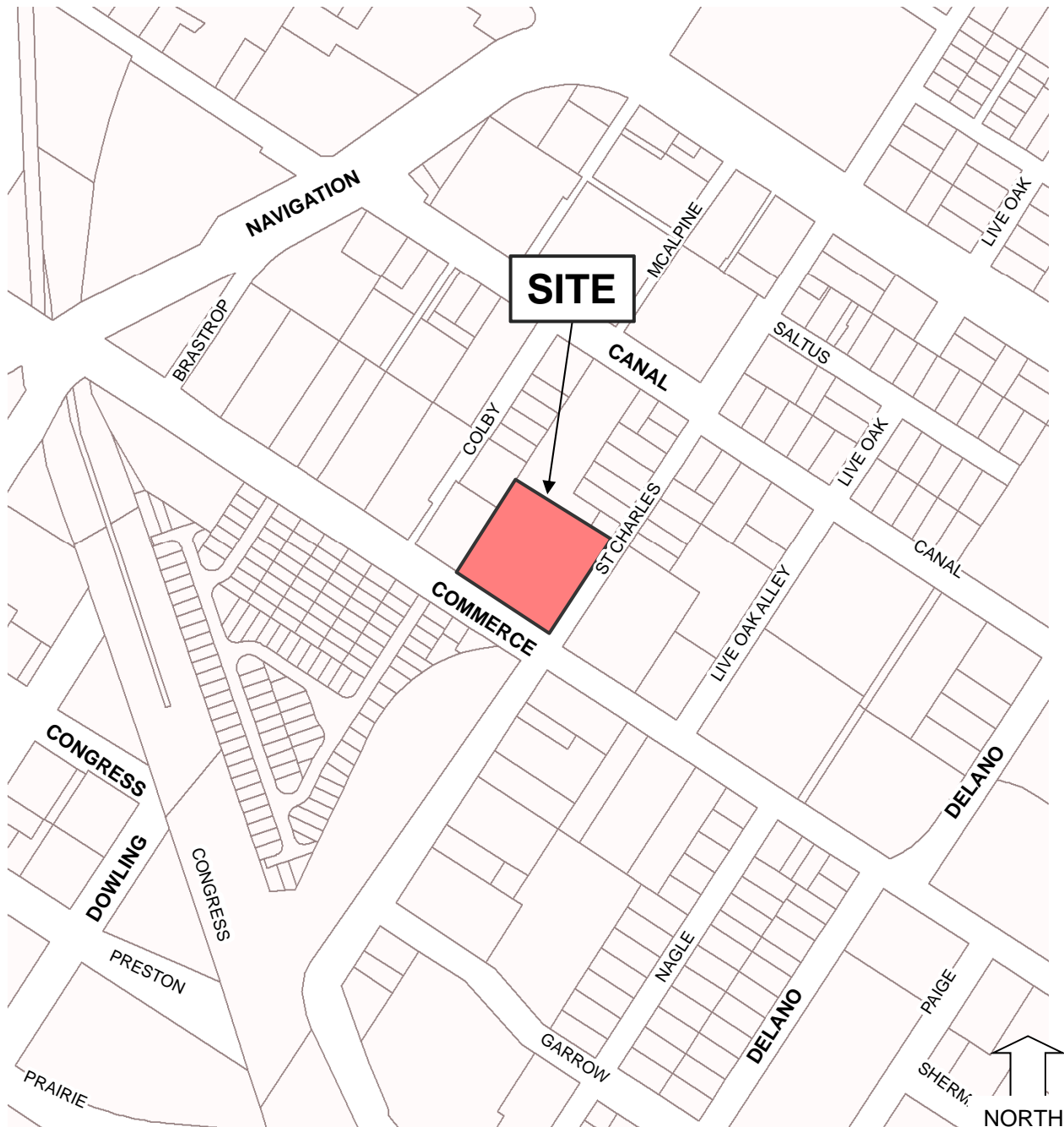
ITEM: 117

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Williams on Commerce (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

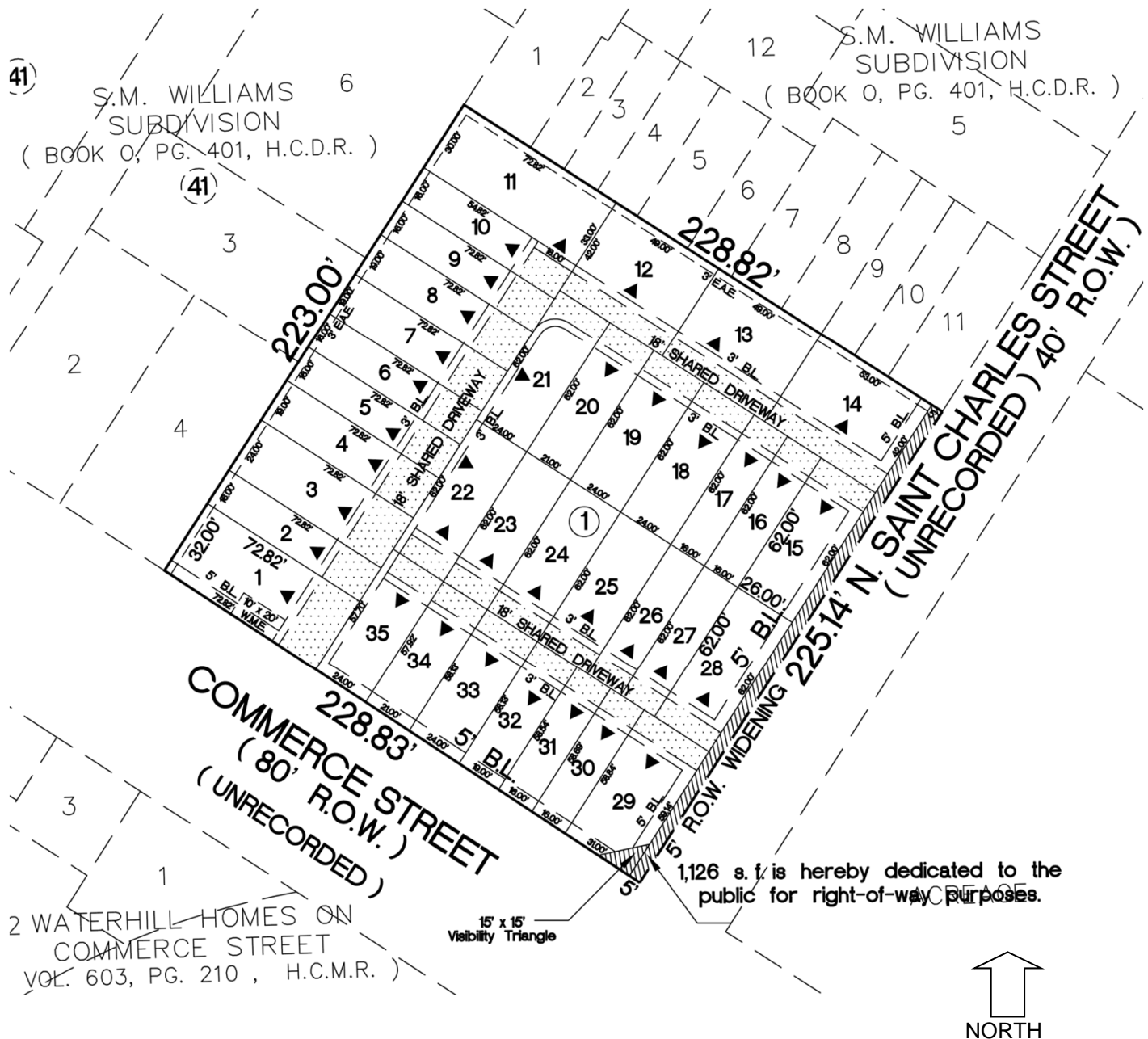
ITEM: 117

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Williams on Commerce (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 117

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Williams on Commerce (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

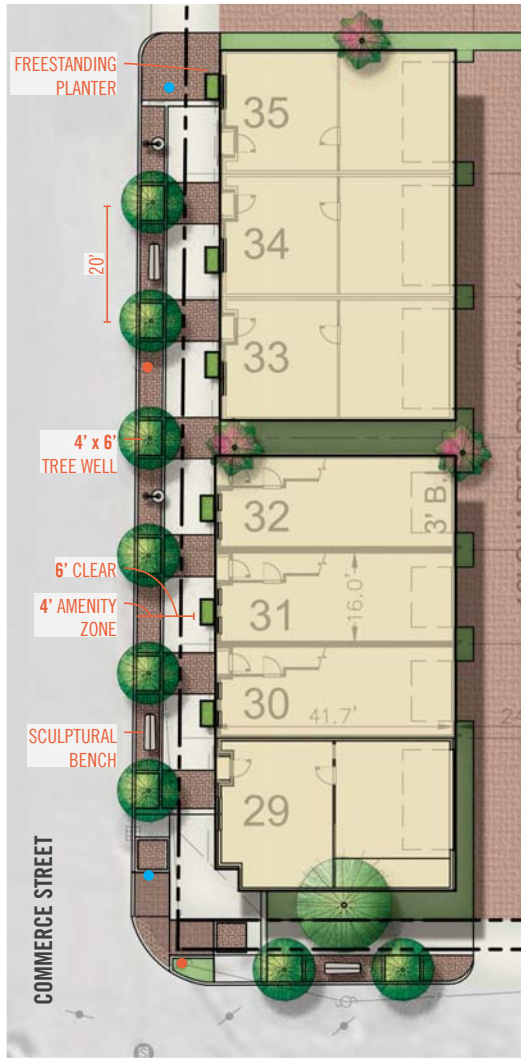
Aerial



SITE PLAN

0 10 20 40

- KEY**
- Large street tree (3" cal.)
 - Small street tree (3" cal.)
 - Ornamental tree (3" cal.)
 - Iron fence (4' height)
 - St. Augustine grass
 - Unit pavers
 - Concrete paving
 - Pedestrian light
 - Bench
 - Bike racks
 - Existing power pole
 - Existing fire hydrant



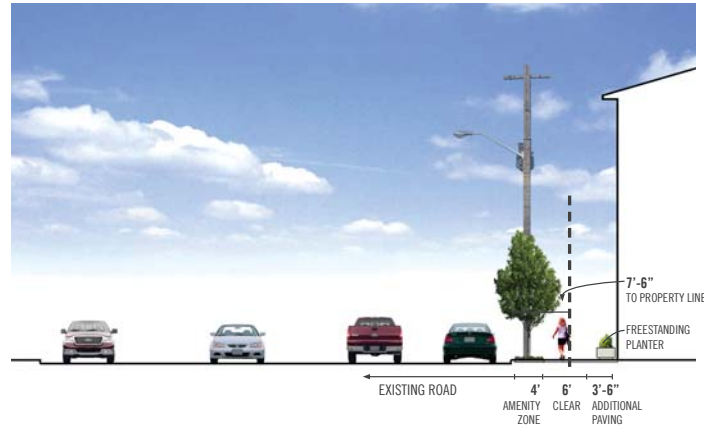
COMMERCE STREET ENLARGEMENT

0 5 10 20

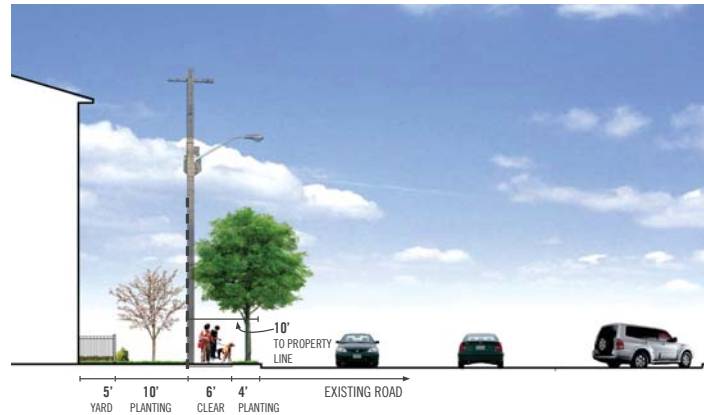


KEY

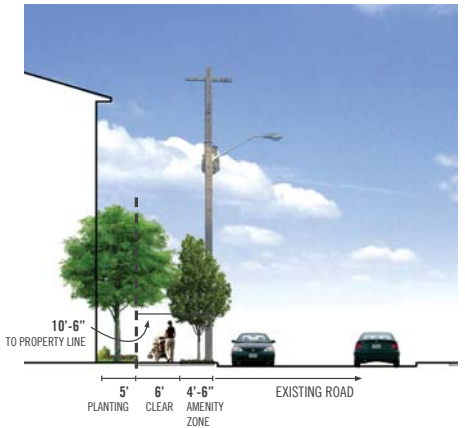
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- Bike racks
- Existing power pole
- Existing fire hydrant



A TYPICAL SECTION THROUGH COMMERCE STREET



B CANAL STREET



C ST CHARLES STREET



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

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.

Chapter 42 Section: 181

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.

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: 117

PC Action Date: 03/02/2017

Plat Name: Williams on Commerce

Applicant: Vernon G. Henry & Associates, Inc.

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

Chapter 42 Sections: 181

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.;

Basis of Recommendation:

The sites are located south of Navigation Blvd, north of Harrisburg Blvd and west of York Street. The applicant is requesting a variance to allow lot sizes less than 3500 sqft. Staff is in support of the request.

The proposed project are single family subdivisions that will provide workforce housing for families with area median income between 80- 120%. The lot density is approximately 29 dwelling units per acre and however, the applicant will reserve 4 workforce housing units for the lots that exceed the required density permissible by the ordinance.

The subdivisions will provide a mixed income and lot size development which is consistent with the action step of Plan Houston and Mayor Turner's initiative of complete communities.

Staff has collaboratively reviewed the proposed subdivision plats with the Department of Housing and Community Development, The Department of Public Works and Engineering and the Office of Economic Development. There has been no opposition to the variance requests and the applicant will be required to provide a signed agreement between the Department of Housing and Community Development and the developer at recordation in reference to proposal for workforce housing. Therefore, staff's recommendation is to grant the requested variances and the plats subject to the CPC 101 form conditions.

Statement of Facts

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

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

Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy; the applicant is exceeding the density to provide workforce housing.

(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 application is consistent with Plan Houston and Complete Communities.

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

The intent and general purposes of this chapter will be preserved and maintained; there will be a min 15' pedestrian realm on all streets.

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

The granting of the variance will not be injurious to the public health, safety or welfare; the applicant is providing ample pedestrian enhancements such as min 6' unobstructed sidewalks, benches, lighting and min 3 inch caliper trees

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

Economic hardship is not the sole justification of the variance, the applicant will provide a mix of housing incomes.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 118
Action Date: 03/02/2017
Plat Name: Wilshire Complex replat no 1
Developer: Bowden Survey
Applicant: Bowden Land Services
App No/Type: 2017-0160 C2R

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

Total Acreage:	1.9390	Total Reserve Acreage:	1.9390
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	450Y	City

Conditions and Requirements for Approval

007.5. Provide written approval from PWE, Joint Referral Committee regarding the abandonment of a street, alley, or easement inside the City of Houston prior to recordation. If it is determined that public utilities are involved a copy of the ordinance to abandon must be provided prior to recordation. Contact JRC at <http://www.publicworks.cityofhouston.gov/documents/JRC/index.htm> for the application process or call 713-837-0050.

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

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

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

127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground. (161)

203. Provide complete Recordation Package when submitting plat for 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: 118
Action Date: 03/02/2017
Plat Name: Wilshire Complex replat no 1
Developer: Bowden Survey
Applicant: Bowden Land Services
App No/Type: 2017-0160 C2R

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

PWE Utility Analysis: A wastewater capacity reservation letter is required for this project. When applying please attach a copy of the propose re-plat to the WCR(Long or short form)application:
For long form:
<http://www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html>

City Engineer: DETENTION IS REQUIRED

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

Houston Planning Commission

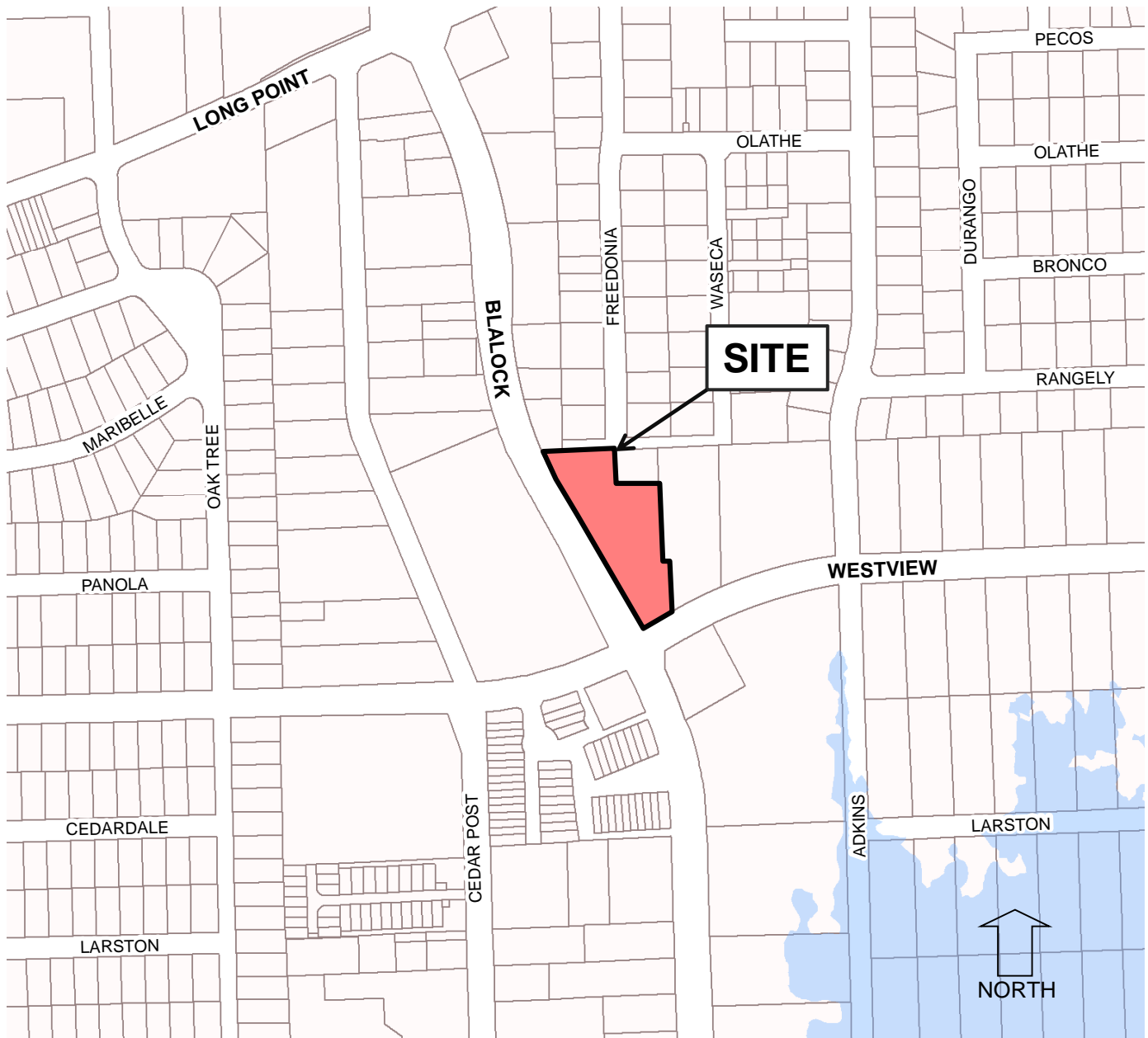
ITEM: 118

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Wilshire Complex replat no 1

Applicant: Bowden Land Services



D – Variances

Site Location

Subdivision

Houston Planning Commission

ITEM: 118

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Wilshire Complex replat no 1

Applicant: Bowden Land Services



D – Variances

Aerial



Application Number: 2017-0160

Plat Name: Wilshire Complex replat no 1

Applicant: Bowden Land Services

Date Submitted: 01/23/2017

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

Specific Variance is being sought and extent of variance:

We respectfully request to develop a reserve along a 30 foot ROW and not to dedicate to the ROW of Happy Bend Ln along the north boundary line of the subject property at this location.

Chapter 42 Section: 42-121, 190

Chapter 42 Reference:

42-121(b) When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. 42-190 Unrestricted reserves should have 60' frontage on a 60' 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

The subject property is located at the north east corner of Blalock Rd and Westview Dr. both Major Thoroughfares at sufficient width according to the current MTFP Hierarchy Table. Subject property was previously platted and recorded in December 2015 as Wilshire Complex a Class II Plat out of the Thomas A Hoskins Survey A-342. During the previous review process, the applicant was required to dedicate 30' to Happy Bend Ln. to meet the ordinance requirement. The current owner feels they were never fully explained the requirement and has discovered that the dedication to the ROW not only prevents reasonable use of land but would also would not meet the general intent and purpose of the ordinance. A 30 foot ROW was dedicated by plat in 1951 as recorded under HCMR Vol. 35 Page 61 as Yupon Estates consisting of 34 lots using a local street loop system with one point of access from Long Point Rd. an existing MTF to be widened at this location. Yupon Estates does NOT identify this ROW by name. Fredonia Drive moving south loops back into Waseca Ave. never naming the small section of ROW as Happy Bend Ln. We have reached out to Public Works and received a "No-Objection" letter in regards to our request not to dedicate to the public ROW at this location. The original intent in 1951 was to create a east west ROW that would connect to Adkins Rd however the additional dedication to this ROW would show intent to intersect with Blalock Rd. This would create cross traffic from two MTF. There has been no need to open this small subdivision up for cross traffic in 66 years. In fact in 1969, an easement of 10 feet was granted to HL&P now CenterPoint Energy along the subject property's original north boundary line, now being the new Centerline of the newly dedicated ROW. We have reached out to CenterPoint Energy for their feedback and believe they have no-objection to our request at this time. The Adjacent subdivisions, Waseca Development and Linden Lea use Adkins Rd as the north south local street that connects to Long Point Rd to the north and the Westview Dr. to the South. This street system allows for public safety officials to access Yupon Estates if needed, preventing a public safety hazard. Happy Bend Ln south of Lot 13 Block 1 in Yupon Estates while dedicated in 1951 has never been improved leaving approx. 3550 square feet not being taxed, and not being used and serving no purpose for the general public. Intersection spacing is not an issue at this location. The distance between Westview Dr. and Long Point is approx. 2000 feet well within the 2600 feet standard not requiring an east/west street at this location. Directly to the east of the subject property is a small multifamily complex less than 20 units built in 1985 and fully occupied. This building would be encroaching into the ROW if they were ever required to plat and dedicate to the ROW in order to match up the south ROW line of Happy Bend Ln. We have reached out to the HOA president Mike Knox, and received a letter supporting our request. In summary, the dedication of the ROW for Happy Bend Ln is not reasonable at this location based on need, traffic circulation, or public safety. We recognize the need for standards but this is a situation where common sense should override the regulation.

(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;

Current applicant was not involved in the previous plat that created or imposed this circumstance. The current owner was ill informed about the planning standards and options to remedy the design conflict. Current owner did not realize the dedication was granted by her signature on the original plat until the design group was trying to permit the new building.

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

The general intent and purpose of the ordinance will be preserved and maintained by granting this request because Reserve "A" will have 60' of frontage on a 60' ROW Blalock RD, meeting the ordinance standard.

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

Yupon Estates is not designed to allow cross traffic from 2 MTF and could possibly cause a public safety hazard at this location. Any given day during peak traffic times, both Blalock RD and Longpoint RD get congested and opening this subdivision up to the cross flow could actually endanger the residents in this small subdivision.

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

The hardship of dedicating the public ROW is not based on an economic basis. The ROW would not serve the purpose intended by the ordinance. The existing multifamily development would prevent further extension to the east and the residential neighborhood would not benefit from cross traffic from 2 major thoroughfares.



Application No: 2017-0160

Agenda Item: 118

PC Action Date: 03/02/2017

Plat Name: Wilshire Complex replat no 1

Applicant: Bowden Land Services

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

Chapter 42 Sections: 42-121, 190

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

We respectfully request to develop a reserve along a 30 foot ROW and not to dedicate to the ROW of Happy Bend Ln along the north boundary line of the subject property at this location. ;

Basis of Recommendation:

The site is located in the city limits, at the intersection of Blalock Road and Westview Drive.

The applicant is requesting a variance to not dedicate 30' for the widening of Happy Bend Lane along the northern plat boundary.

Staff is in support of the request.

In 2015, the applicant platted and recorded Wilshire Complex and dedicated 30' right-of-way for Happy Bend Lane along the northern plat boundary. Now, the applicant wishes to re-plat and reverse the 30' right-of-way dedication and is requesting a variance to not dedicate the 30' right-of-way.

The northern 30' ROW was created with Yupon Estates subdivision in 1950. Therefore, the subject site is required to dedicate an additional 30' wide right-of-way to create a 60' wide right-of-way while proposing a reserve adjacent to it. However, the subject site is located along Blalock Road – a designated major thoroughfare – and the distance between Long Point and Westview Drive along Blalock Road is about 1,750'. This east-west Street is not required for intersection spacing. And requiring an east-west street would be impractical as it cannot be extended further east or west due to existing developments.

The existing SFR development (Yupon Estates) to the north already has two points of access to two major thoroughfares -Long Point Drive and Westview Drive. The northern 30' right-of-way platted with Yupon Estates subdivision functions more as an alley and a loop system for this existing neighborhood. Overall, the ROW dedication is not necessary to address intersection spacing and traffic circulation will be addressed with the existing street pattern.

Staff also received support from Yupon Estates Civic Club, CenterPoint Energy and Public Works and Engineering (PWE). Staff's recommendation is to grant the variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

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

Strict application of the ordinance would create an impractical east-west street connection that is not needed for intersection spacing. Due to existing conditions, the required right-of-way dedication will not create an east-west street connection and will not significantly improve traffic circulation.

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

The northern 30' right-of-way was platted and recorded with Yupon Estates subdivision in 1950 and currently functions as an alley.

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

The distance between Long Point and Westview Drive along Blalock Road is about 1,750'. The required dedication is not needed for intersection spacing and traffic circulation will be addressed with the existing street pattern.

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

Traffic circulation will be addressed with the existing street network. The adjacent single-family residential subdivision has two points of access to two major thoroughfares.

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

Justification for granting the variance is based on existing conditions and street pattern.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 119
Action Date: 03/02/2017
Plat Name: Clear Lake Commercial Site
Developer: ICBP IV HOLDINGS 2, LLC
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2017-0251 C2

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

Total Acreage:	10.3740	Total Reserve Acreage:	10.3740
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	21	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77598	618N	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

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

For long form

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

City Engineer: DETENTION IS REQUIRED

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

Harris County Flood Control District: Show and call our HCFCD ROW per HCFCD PCPM Appendix C

Houston Planning Commission ITEM: 119

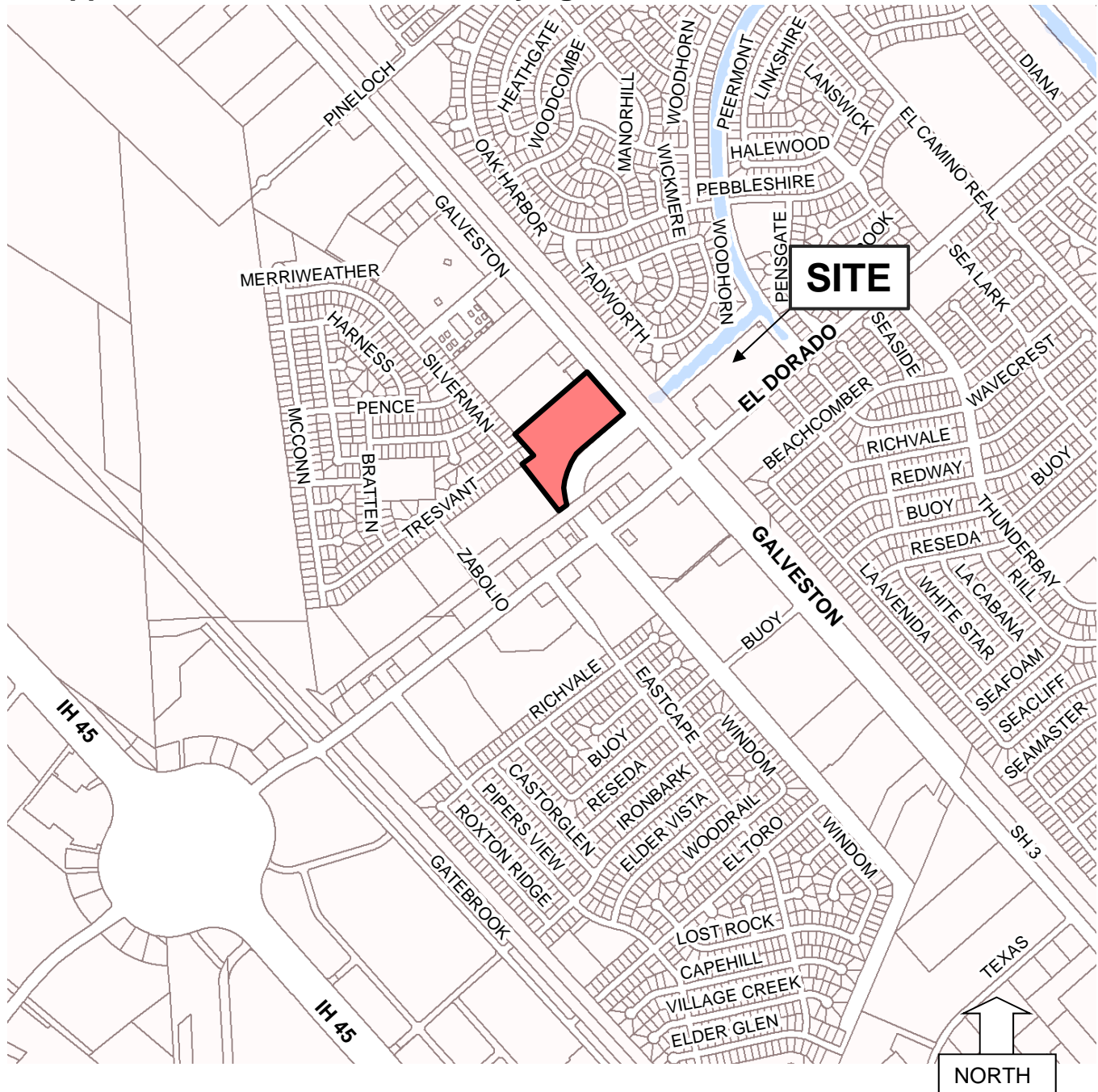
ITEM: 119

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Clear Lake Commercial Site

Applicant: Civil-Surv Land Surveying, L.C.



F- Reconsideration of Requirements

Site Location

Subdivision

Houston Planning Commission

ITEM: 119

Planning and Development Department

Meeting Date: 03/02/2017

Subdivision Name: Clear Lake Commercial Site

Applicant: Civil-Surv Land Surveying, L.C.



F- Reconsideration of Requirements

Aerial



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2017-0251
Plat Name: Clear Lake Commercial Site
Applicant: Civil-Surv Land Surveying, L.C.
Date Submitted: 02/17/2017

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

Specific requirement or condition being sought:

Extension of Tresvant Drive across site

Chapter 42 Section: 134

Chapter 42 Reference:

Sec. 42-134. - Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

See attached variance application



Application Number: 2017-0251

Plat Name: Clear Lake Commercial Site

Applicant: Civil-Surv Land Surveying, L.C.

Date Submitted: 02/17/2017

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

Specific Variance is being sought and extent of variance:

Not to allow a turn-around or extend Tresvant Drive located southwest of the proposed replat.

Chapter 42 Section: 134

Chapter 42 Reference:

Sec. 42-134. - Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

Statement of Facts

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

The imposition of this Chapter would deprive the applicant of the reasonable use of the land as it would necessitate removing existing, operating buildings.

(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;

Tresvant Drive was platted as a non-through street with the Sterling Knoll, Section One subdivision. Section 42-134 a) states that a public street must be extended unless five conditions are met. Tresvant Drive meets the first four conditions for non-extension, specifically: 1-It is a local street; 2-It is not shown as a through street; 3-It is only one lot in depth; and 4-the proposed adjoining subdivision is being platted as unrestricted property. In addition, the physical characteristics of the site do not allow for the extension, as it would require the removal of four large operating buildings. A concrete wall has also been erected across the dead end by the subdivision of which Tresvant Drive is a part. And finally, the MUD for the area has a drainage ditch within an easement adjacent to and extending past Tresvant Drive, meaning that a cul-de-sac or an extension would require both the construction and maintenance of a bridge by the City of Houston.

(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 this hardship as the property was acquired with both buildings and drainage easements being in place, leading no rational actor to think that a road would need to be extended through the site.

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

The intent and general purposes of this chapter seems to be the using of collector streets to provide vehicular relief of major thoroughfares. However, in this instance, Tresvant Drive being designed and platted as a non-through local street would instead be forced to act as a collector street when conditions and circumstances do not warrant or allow it. This does not adhere to the intent of this chapter. The subdivision still has multiple avenues of exit to major thoroughfares. In addition, the proposed replat does not violate the guidelines of any block or intersection spacing ordinances, as it is within 600 feet of major thoroughfares.

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

The granting of this variance will have no effect on anything related to the public, as the public is not currently looking for or needing access across the proposed replat. The opposite in fact, if Tresvant was extended the current occupants would find themselves in danger from new vehicular traffic at an unreasonably close proximity to their persons

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

Economic hardship has no bearing on this site, for all the reasons listed above the lack of economic hardship is irrelevant, it is feasibility that matter to this variance request.



Application No: 2017-0251

Agenda Item: 119

PC Action Date: 03/02/2017

Plat Name: Clear Lake Commercial Site

Applicant: Civil-Surv Land Surveying, L.C.

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

Chapter 42 Sections: 134

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

Not to allow a turn-around or extend Tresvant Drive located southwest of the proposed replat.;

Basis of Recommendation:

The site is located in the city limits, west of Old Galveston Road and north of El Dorado Boulevard.

The applicant is requesting a variance to not extend Tresvant Drive or terminate it with a cul-de-sac.

Staff is in support of the request.

The distance between Clear Lake City and El Dorado is about 8500'. The distance between future Barringer Street and El Dorado is about 2100'.

The subject site has frontage and access to Old Galveston Road – a designated major thoroughfare – and is not required to address 2600' intersection spacing. However, due to the existing Trasvent Drive stub street along the western plat boundary, the applicant is required to extend this street into the site or terminate it with a cul-de-sac. Tresvant Drive was platted and recorded with Sterling Knoll Sec 1 in 1976. Requiring extending Tresvant Drive or terminating it with a cul-de-sac on the site would be impractical due to the existing 120' wide drainage easement.

There is another opportunity for an east-west street connection between Old Galveston Road to I-45 with Skadium and Hennessee stubs to the north. Skadium Drive (platted as Dinerstein Street) is a platted local street recorded with Sterling Knoll Sec 1 and Hennessee Lane was platted with Sterling Knoll Sec 2; any of these stub streets may be extended further west in the future. Therefore, the distance between the future east-west street from Barringer Lane to El Dorado Blvd will be about 2100'. Additionally, granting the variance will prevent introducing commercial vehicles into the existing single-family development.

Justification for the granting of the variance is based on the existing development,, opportunity for street connections in future and avoiding mix of commercial and residential traffic.

Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

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

The subject site has frontage and access to Old Galveston Road – a designated major thoroughfare – and is not required to address 2600' intersection spacing. However, due to the existing Trasvent Drive stub street along the western plat boundary, the applicant is required to extend this street into the subject site. Tresvant Drive was platted and recorded with Sterling Knoll Sec 1 in 1976. Requiring extending Tresvant Drive would be impractical due to the existing 120' wide drainage easement.

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

Requiring extending Tresvant Drive would be impractical due to the existing 120' wide drainage easement.

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

There is another opportunity for an east-west street connection between Old Galveston Road to I-45 with Skadium and Hennessee stubs to the north.

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

Adjacent properties have adequate frontage and access to an existing major thoroughfare.

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

Justification for granting the variance is based on existing physical characteristics.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 120
Action Date: 03/02/2017
Original Action Date: 03/31/2016

Staff Recommendation:
Approve

Plat Name: Allied Kickapoo
Developer: Texas Engineering And Mapping Company
Applicant: Texas Engineering And Mapping Company
App No : 2016-0460
App Type: C2R

Total Acreage:	4.2050	Total Reserve Acreage:	4.1486
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	Harris County MUD 165

County	Zip	Key Map ©	City / ETJ
Harris	77484	323C	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 121

Action Date: 03/02/2017

Original Action Date: 03/17/2016

Plat Name: Belfort Plaza

Developer: Texas Engineering And Mapping Company

Applicant: Texas Engineering And Mapping Company

App No : 2016-0198

App Type: C2R

Staff Recommendation:

Approve

Total Acreage:	0.7892	Total Reserve Acreage:	0.7892
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	77096	571B	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 122
Action Date: 03/02/2017

Staff Recommendation:
Approve

Original Action Date: 03/03/2016

Plat Name: Bhagyashree Farms

Developer: Hovis Surveying Company Inc.

Applicant: Hovis Surveying Company Inc.

App No : 2016-0292

App Type: C2R

Total Acreage:	2.4290	Total Reserve Acreage:	2.4290
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 150

County	Zip	Key Map ©	City / ETJ
Harris	77067	371L	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 123
Action Date: 03/02/2017
Original Action Date: 03/17/2016
Plat Name: Enclave at Northpointe Detention Basin no 2
Developer: Benchmark Engineering Corp.
Applicant: Benchmark Engineering Corp.
App No : 2016-0372
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	23.9350	Total Reserve Acreage:	23.9350
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:	Open Ditch	Utility District:	Northpointe Water Control Improvement District (NW)

County	Zip	Key Map ©	City / ETJ
Harris	77429	328K	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 124

Action Date: 03/02/2017

Original Action Date: 03/03/2016

Plat Name: Fort Bend County MUD No 50 Regional Detention

Developer: R.G. Miller Engineers

Applicant: R.G. Miller Engineers

App No : 2016-0331

App Type: C2

Staff Recommendation:

Approve

Total Acreage:	29.9900	Total Reserve Acreage:	29.9900
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Fort Bend County MUD 50

County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	525M	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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Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 125
Action Date: 03/02/2017

Staff Recommendation:
Approve

Original Action Date: 03/17/2016

Plat Name: Furay Park View

Developer: The Interfield Group

Applicant: The Interfield Group

App No : 2016-0426

App Type: C3F

Total Acreage:	19.1893	Total Reserve Acreage:	9.1740
Number of Lots:	9	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	77016	415Q	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: 126
Action Date: 03/02/2017
Original Action Date: 03/17/2016
Plat Name: Global New Millennium at Telephone Road Sec 1
Developer: E.I.C. Surveying Company
Applicant: E.I.C. Surveying Company
App No : 2016-0365
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	0.7727	Total Reserve Acreage:	0.7727
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77075	575W	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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Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 127
Action Date: 03/02/2017
Original Action Date: 03/31/2016
Plat Name: Hidden Meadow Sec 15 partial replat no 1
Developer: Arborleaf Engineering & Surveying, Inc.
Applicant: Arborleaf Engineering & Surveying, Inc.
App No : 2016-0447
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	1.6390	Total Reserve Acreage:	0.0000
Number of Lots:	10	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:	Greenwood Utility District

County	Zip	Key Map ©	City / ETJ
Harris	77044	417W	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: 128
Action Date: 03/02/2017
Original Action Date: 03/17/2016
Plat Name: HISD Jack Yates High School
Developer: Texas Engineering And Mapping Company
Applicant: Texas Engineering And Mapping Company
App No : 2016-0377
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	19.9488	Total Reserve Acreage:	19.6508
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

Extension of Approval Notes:

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Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 129
Action Date: 03/02/2017

Staff Recommendation:
Approve

Original Action Date: 03/17/2016

Plat Name: KTR Hou North LLC

Developer: Windrose

Applicant: Windrose

App No : 2016-0423

App Type: C3F

Total Acreage:	32.4258	Total Reserve Acreage:	32.4258
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 205

County	Zip	Key Map ©	City / ETJ
Harris	77090	372C	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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Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 130
Action Date: 03/02/2017
Original Action Date: 03/31/2016

Staff Recommendation:
Approve

Plat Name: Narsi Management
Developer: John G. Thomas and Associates, Inc. dba Thomas Land Surveying
Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying
App No : 2016-0438
App Type: C3P

Total Acreage:	15.4620	Total Reserve Acreage:	15.4620
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	77396	375B	City

Extension of Approval Notes:

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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 131
Action Date: 03/02/2017
Original Action Date: 03/03/2016
Plat Name: Parvizian Metouri Estate
Developer: Windrose
Applicant: Windrose
App No : 2016-0201
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	0.7459	Total Reserve Acreage:	0.7459
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	77022	452M	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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Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 132
Action Date: 03/02/2017

Staff Recommendation:
Approve

Original Action Date: 03/17/2016

Plat Name: Pathway Church

Developer: Hovis Surveying Company Inc.

Applicant: Hovis Surveying Company Inc.

App No : 2016-0385

App Type: C2

Total Acreage:	2.0020	Total Reserve Acreage:	2.0020
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77388	291S	ETJ

Extension of Approval Notes:

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Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 133
Action Date: 03/02/2017

Staff Recommendation:
Approve

Original Action Date: 03/31/2016

Plat Name: Strack Country

Developer: Hovis Surveying Company Inc.

Applicant: Hovis Surveying Company Inc.

App No : 2016-0492

App Type: C2

Total Acreage:	15.2240	Total Reserve Acreage:	0.0000
Number of Lots:	5	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	77379	330M	ETJ

Extension of Approval Notes:

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 134
Action Date: 03/02/2017
Original Action Date: 03/03/2016
Plat Name: Wildwood at Oakcrest North Sec 20
Developer: LJA Engineering, Inc.- (West Houston Office)
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No : 2016-0291
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	14.7950	Total Reserve Acreage:	1.0760
Number of Lots:	54	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Northwest Harris County MUD 5

County	Zip	Key Map ©	City / ETJ
Harris	77429	327D	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: 135
Action Date: 03/02/2017
Plat Name: Bechara Express
Original Action Date: 10/13/2016
Original Plat Name: Bachara Express
Developer: continental builders
Applicant: Tetra Surveys
App No : 2016-1657
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	0.6616	Total Reserve Acreage:	0.6616
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77070	369E	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: 03/02/17

ITEM: 136

Applicant: FELIPE REYES

Contact Person: MARIA GARZA

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	17-1235	77447	4268	324H	ETJ
NORTH OF: BAUER HOCKLEY WEST OF: BAUER					

ADDRESS: 11810 James Road

ACREAGE: 1.4385

LEGAL DESCRIPTION:

BEING 1.4385 ACRES OF LAND SITUATED IN THE SCHOOL LAND SURVEY, ABSTRACT 333, HARRIS COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 03/02/17

ITEM: 137

Applicant: RYAN ROGERS

Contact Person: MANDI FOUTCH

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	17-1236	77355	4472	246W	ETJ
NORTH OF: FM 2920 WEST OF: MUESCHKE					

ADDRESS: 21301 Fitz Lane

ACREAGE: 5.000

LEGAL DESCRIPTION:

BEING 5.000 ACRES OF LAND SITUATED IN ALEX F. BARRON SURVEY, ABSTRACT 94, 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: 03/02/17

ITEM: 138

Applicant: SILVANO ZAPATA

Contact Person: MATTHEW JOHNSON

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	17-1237	77357	5874	257M	ETJ
NORTH OF: FM 1485 WEST OF: DEER RUN					

ADDRESS: 19625 Hickory Lane

ACREAGE:

LEGAL DESCRIPTION:

LOT ONE HUNDRED FORTY NINE (149) OF PEACH CREEK FOREST SEC 2, 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: 03/02/17

ITEM: 139

Applicant: VICENTE ALONSO JR.

Contact Person: SARA ALONSO

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	17-1238	77357	5873	257T	ETJ
NORTH OF: ENCAMPMENT ROAD EAST OF: BAPTIST ROAD					

ADDRESS: 25041 Billie Lee

ACREAGE:

LEGAL DESCRIPTION:

BEING A 0.3232 ACRE, TRACT OF LAND OUT OF A CALLED 1.517 ACRES RECORDED UNDER M.C.F. No. 8631385 SITUATED IN THE M.H. SHORT SURVEY A-509MONTGOMERY COUNTY, TEXAS AND BEING LOT 4 AND 5 SECTION 2 OF WINWOOD ESTATES.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

CERTIFICATE OF COMPLIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
JRP COMPANY	Joseph A. Allen Jenifer Pool	832-483-0249 832-594-8420	Jrpcom@aol.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
611 Hyde Park Boulevard	17014595	77006	5357	493N	C
HCAD ACCOUNT NUMBER(S):	0140710000005				
PROPERTY LEGAL DESCRIPTION:	Lot 5 Block 19 Fairview				
PROPERTY OWNER OF RECORD:	Joseph A. Allen				
ACREAGE (SQUARE FEET):	5,100 square feet				
WIDTH OF ADJACENT RIGHTS-OF-WAY (ROW):	Hyde Park Boulevard (50 feet); Stanford Street (50 feet)				
WIDTH OF EXISTING ROW PAVING SECTION(S):	Hyde Park Boulevard (40 feet); Stanford Street (40 feet)				
OFF-STREET PARKING REQUIREMENT:	83 spaces				
OFF-STREET PARKING PROVIDED:	42 spaces (per variance request)				
LANDSCAPING REQUIREMENTS:	None				
LANDSCAPING PROVIDED:	Meets Requirement				
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Bar/Lounge (5,413 Sq. Ft.) + Existing Porch (731 Sq. Ft.)				
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Bar/Lounge (5,413 Sq. Ft.) + Porch (1,782 Sq. Ft.)				
PURPOSE OF VARIANCE REQUEST:	To allow for a dual building line for the new structures constructed at the 0' building line along Hyde Park Boulevard and Stanford Street.				

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

CHAPTER 42 REFERENCE (S):

Sec. 42-150. - Building line requirement.

- (a) An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. Each subdivision plat and development plat shall show all applicable building lines and the following note:
"Unless otherwise indicated, the building lines [b.l.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time."
- (b) The building line requirements established by this chapter are minimum standards. Where deed restrictions provide for a greater building line or setback, the deed restrictions shall control over the provisions of this chapter

Sec. 42-151. - Exceptions to building line requirement.

- (g) An existing building may encroach into the building line requirement established by this article if:
 - (1) The existing building was constructed in accordance with the building line requirement that was in effect at the time the building was constructed;

Sec. 42-155. - Collector and local streets—Uses other than single-family residential.

- (a) The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.
- (b) The building line requirement for property used or intended for to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street and that is not an alley and across which street are located single-family residential lots having platted building lines greater than ten feet shall be the lesser of 25 feet or the greatest building line on the single-family residential lots directly across the street from the property.

Sec. 42-161. - Visibility triangles.

The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

There is currently an operating commercial business on this lot. HCAD identifies this property as Block 19 Lot 5 of the Fairview subdivision. The property faces Hyde Park Boulevard and Stanford Street, both local streets. The existing bar/lounge has been in operation for many years, in a commercial building built in 1930 at the zero building lot line. We are requesting a variance to allow utilization of the existing building and porches on a zero building lot line.

Block 19 Lot 5 of the Fairview subdivision currently is shown as commercial per HCAD records. The site has been a commercial property since 1930 and has an operating business at this location. The existing Fairview plat does not indicate any building set back lines.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

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

This is a tract that has functioned as a commercial property and business on this lot since 1930. Any of the Chapter 42 requirements listed above would cause undue hardship to the commercial business. There is no building line shown on the original plat. The owner would not be able to comply with the current Chapter 42 building lines.

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

Requiring the imposition of Chapter 42, Sec. 42-150 (a) & (b), Sec. 42-151 (g), Sec. 42-155 (a) & (b) and Sec. 42-161 to the property would create an undue hardship.

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

Since this commercial building has been in existence since 1930 in accordance with the original plat. The variances will in no way impose undue circumstances on the surrounding properties.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. This commercial property has been in use since 1930 and the existing lot does not allow any options for this property. The intent and general purposes of this chapter will be preserved by allowing sensible development and allowing the existing commercial use.

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

The granting of the variance will not be injurious to the public health, safety or welfare as there are other properties in the area. It will allow the existing commercial building, since 1930, and business on this lot with a zero lot line.

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

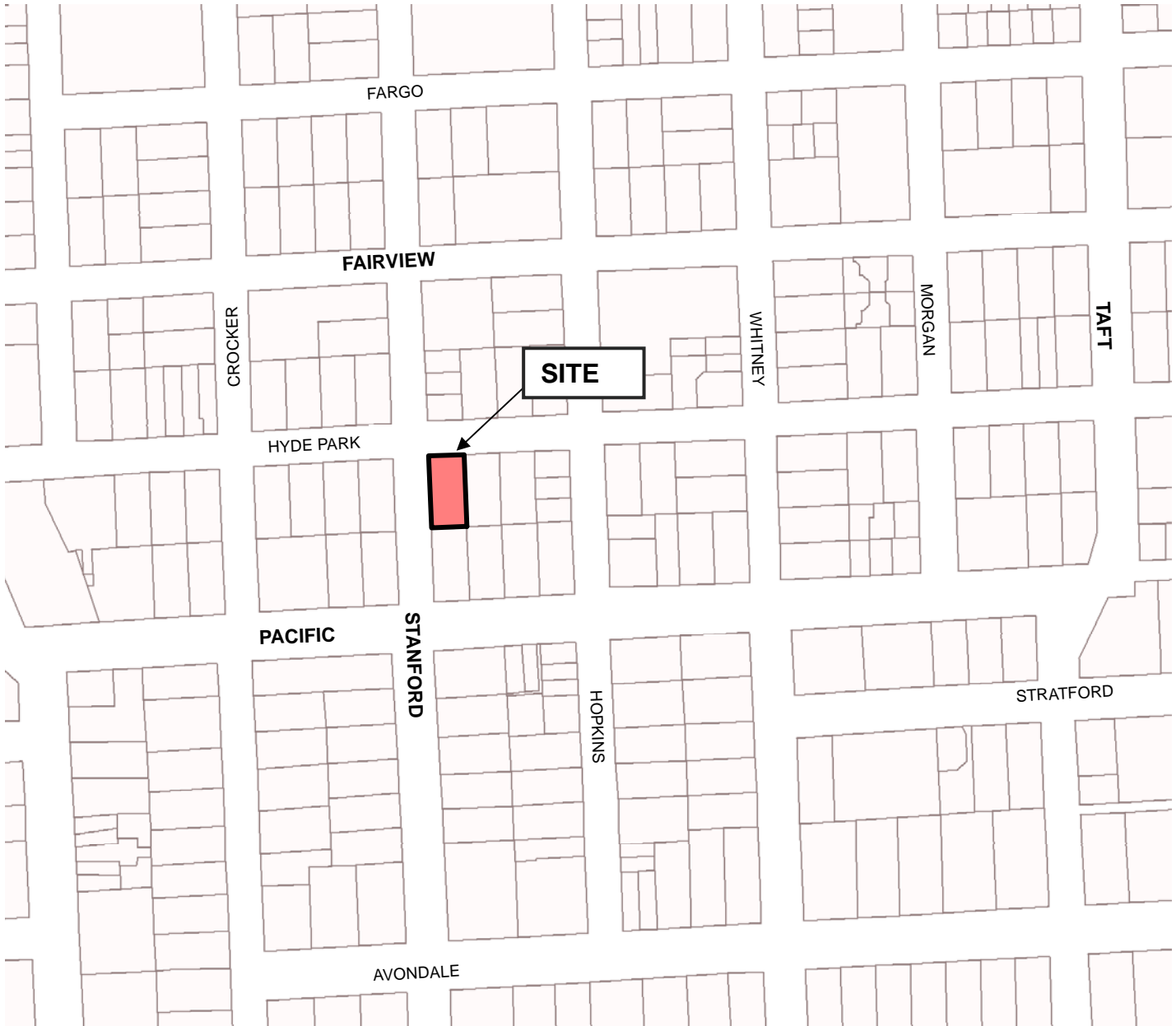
The hardship is that this property is an existing commercial on a zero lot line. The request to not comply to Sec. 42-150 (b), Sec. 42-151, Sec. 42-155, and Sec. 42-161 will not allow the lot to be useable. Without these variances the commercial property will not be reasonably useable. Lots that are sensibly developed and have nice businesses on them is a better use of the land than an empty lot or building.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

LOCATION MAP



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 140

Meeting Date: 3/02/17

Houston Planning Commission

AERIAL MAP

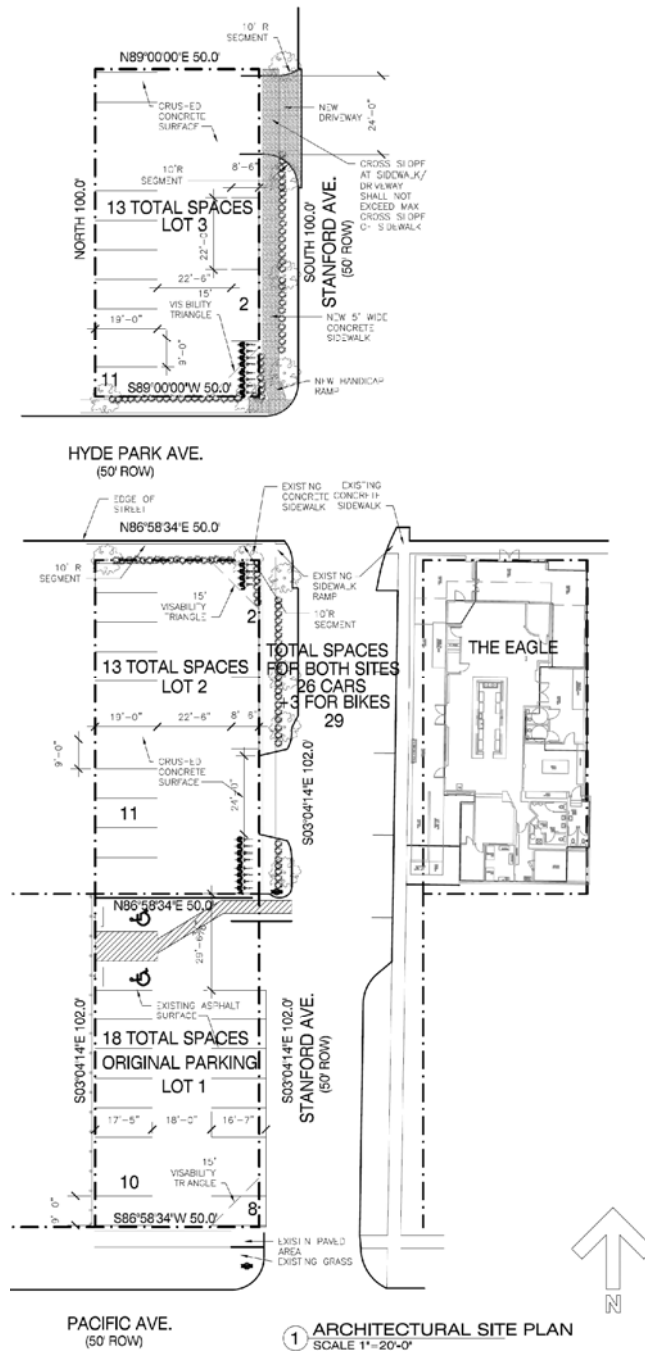


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

SITE PLAN



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 140

Meeting Date: 3/02/17

Houston Planning Commission

STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation: The site is located east of Stanford Street, north of Pacific Street and south of Fairview Street. The applicant requests a variance to allow a dual building line for existing unpermitted structures along Stanford Street and Hyde Park Boulevard. Staff recommends deferring this application for two weeks to allow the applicant time to submit revised information by noon next Wednesday.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

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 curbside-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



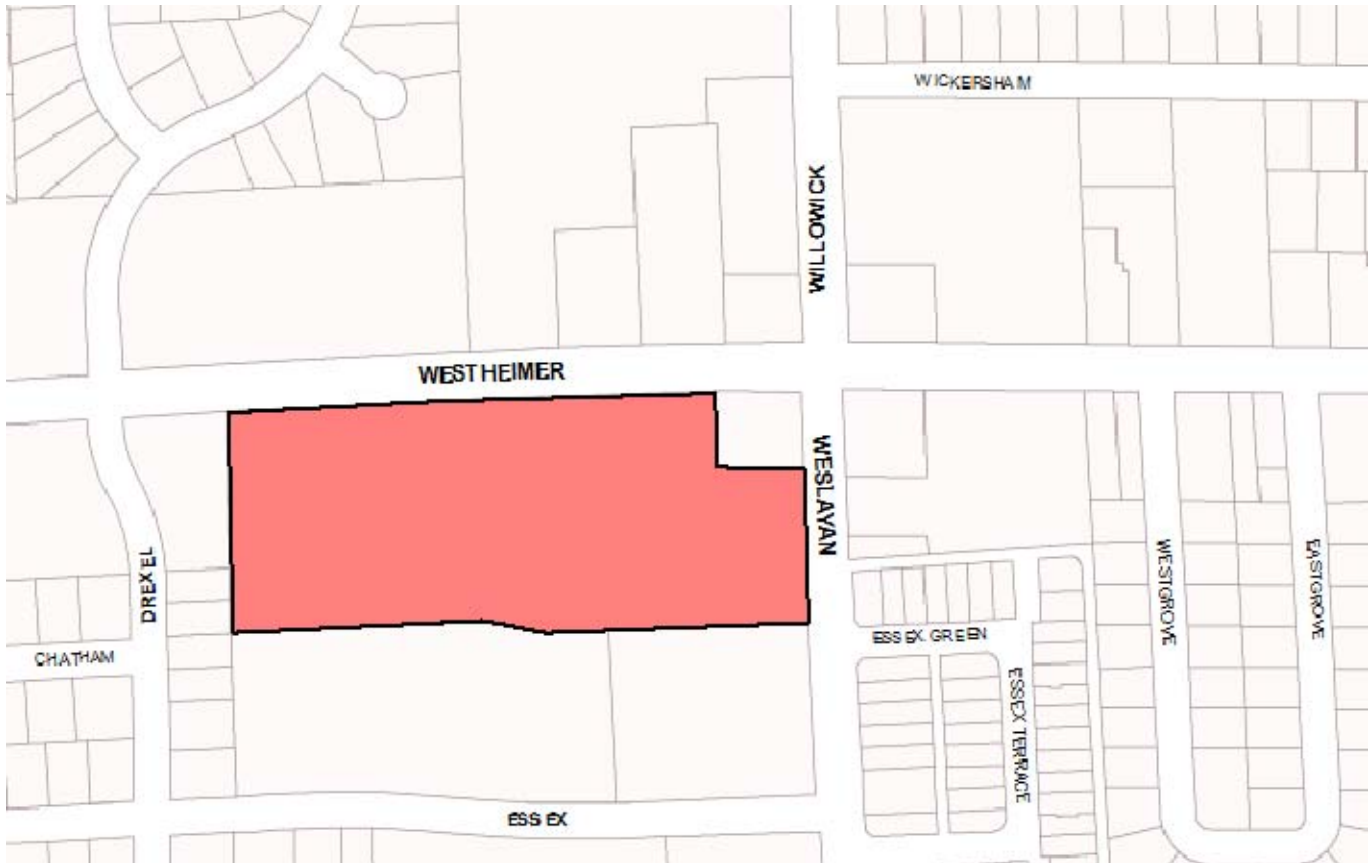
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 141

Meeting Date: 03-02-2017

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



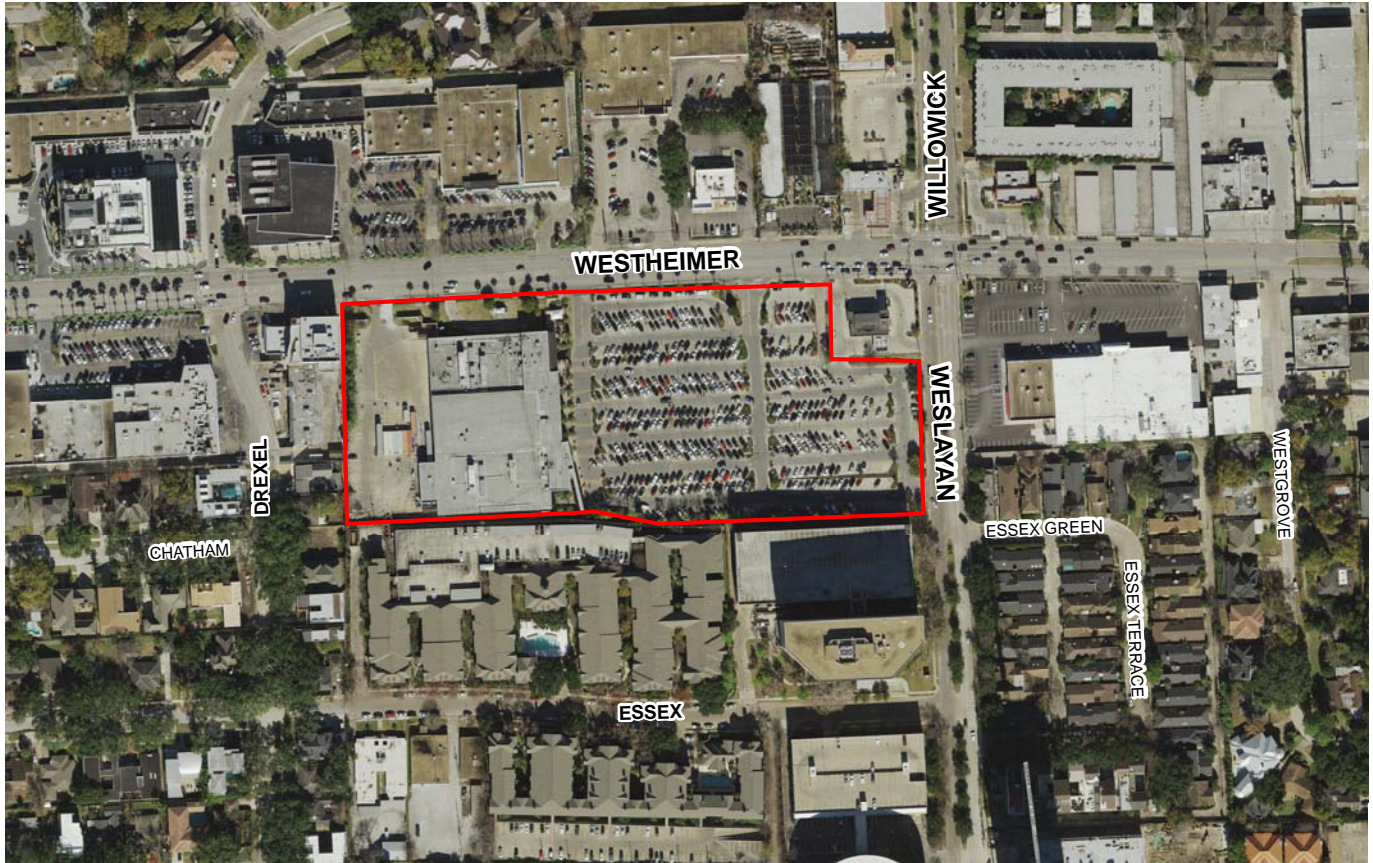
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 141

Meeting Date: 03-02-2017

Houston Planning Commission

Aerial Map

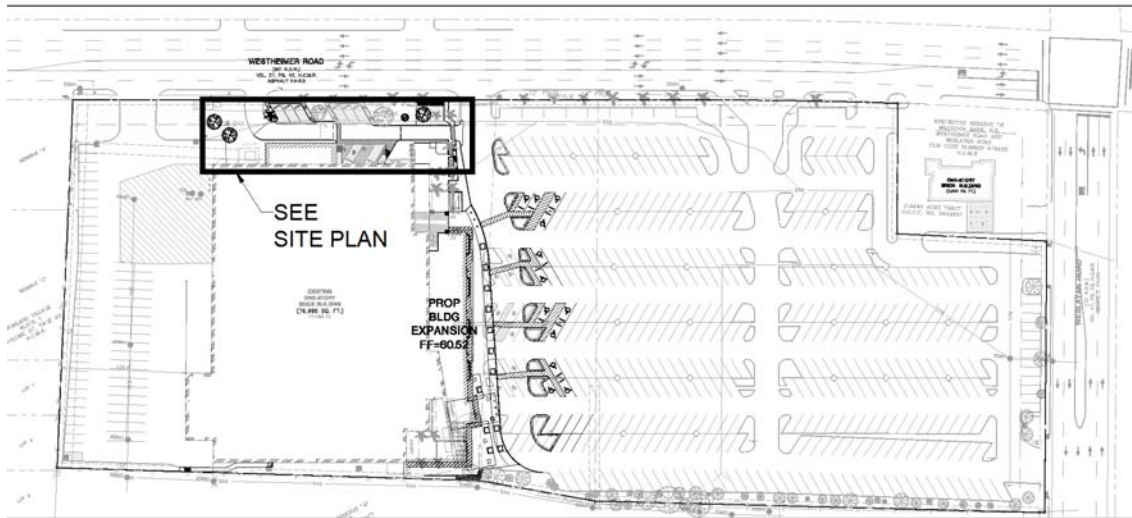


DEVELOPMENT PLAT VARIANCE

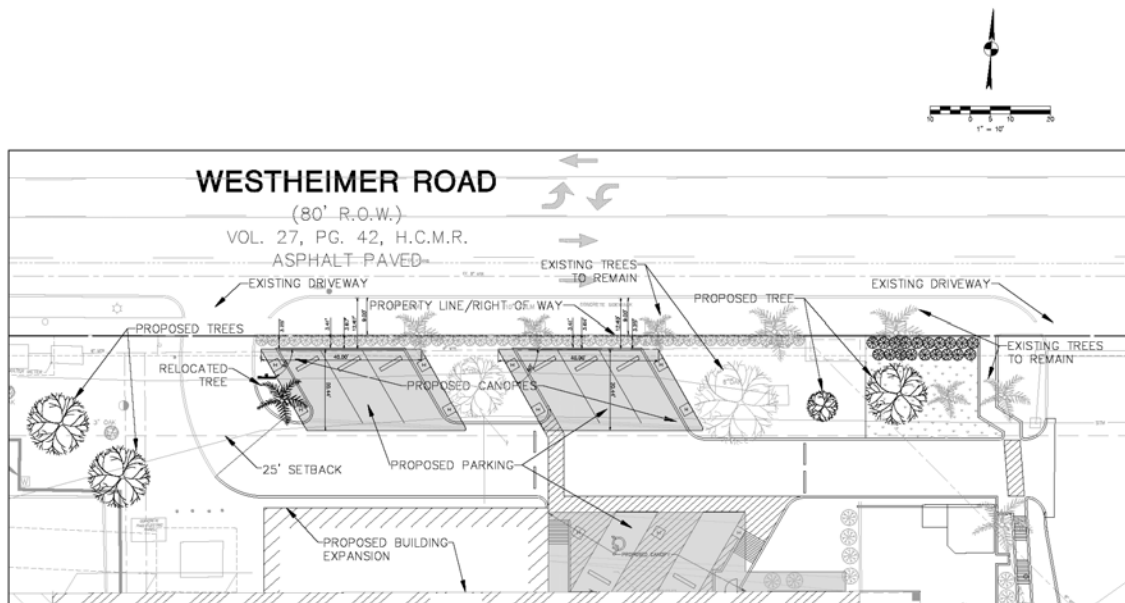


Houston Planning Commission

Overall Site Plan



Detail Site Plan



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Building Renderings



Houston CM Curbside
Exterior Design Concept

DATE: 03/02/17
DESIGNED BY: JTB
DRAWN BY: JTB

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Building Renderings Cont.



Houston CM Curbside
Exterior Design Concept

DESIGNED BY
K&N CONSTRUCTION

DATE

BY

FOR

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Deny

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 is not in support of the requested variance.

The applicant is proposing two covered parking structures at a 3' building line along Westheimer for a proposed expansion to the existing central market, which is for the new curb side pickup. However, the applicant has not articulated a hardship nor is the proposed structures pedestrian friendly. This type of development is contrary to our walkable places. The site has excess parking and can provide the proposed structures beyond the 25' building line. The distance from back of curb to the proposed structure is approximately 12'. Therefore, staff recommends denying the request variance.

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission for the next available meeting where adequate notification can be provided. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
JRP Company	Joseph A. Allen Jenifer Pool	832-483-0249 832-594-8420	Jrpcom@AOL.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
611 Hyde Park Boulevard	17014595	77006	5357	493N	C

HCAD ACCOUNT NUMBER(S):	0140710000005
PROPERTY LEGAL DESCRIPTION:	Lot 5 Block 19 Fairview
PROPERTY OWNER OF RECORD:	Joseph A. Allen
ACREAGE (SQUARE FEET):	5,100 square feet
WIDTH OF ADJACENT RIGHTS-OF-WAY (ROW):	Hyde Park Boulevard (60 feet); Stanford Street (30 feet)
WIDTH OF EXISTING ROW PAVING SECTION(S):	Hyde Park Boulevard (40 feet); Stanford Street (40 feet)
OFF-STREET PARKING REQUIREMENT:	83 spaces
OFF-STREET PARKING PROVIDED:	42 spaces

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Bar/Lounge (5,413 Sq. Ft.) + Existing Porch (731 Sq. Ft.)
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Bar/Lounge (5,413 Sq. Ft.) + Porch (1,782 Sq. Ft.)

PURPOSE OF VARIANCE REQUEST: To allow the existing bar/lounge to continue to operate as it has for many years in the existing commercial building built in 1930 and to convert the 2nd floor to bar/lounge utilizing the existing and new porches; by allowing the existing and additional lots as accommodating the additional parking required, per Chapter 26 after the conversion.

CHAPTER 26 REFERENCES(s): Sec. 26-471. (b)2 The alteration of an existing building or tract where the alteration results in an increase in the parking factor.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

HCAD identifies the property as Lot 5 Block 19 Fairview, located at 611 Hyde Park Blvd. HCAD classifies the entire property as commercial and is currently a Bar/Lounge and has been a neighbor bar for many years in this location. Converting the interior of the 2nd floor will result in an increase in parking requirements per Chapter 26. The property is in a well developed area and most are residential houses and mixed use commercial.

APPLICANT'S STATEMENT OF FACTS:

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (5); and, if applicable, the sixth (6) condition. The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@cityofhouston.net.

(1) Either:

- a. The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant of the reasonable use of the land;

it exists as a bar/lounge, per HCAD, and prevent the use of the interior of the 2nd floor of the structure for the existing neighborhood business.

- b. Strict application of the requirements of this article would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question or would create an impractical development or one otherwise contrary to sound policy;

The existing building has been a commercial property since 1930 and is restricted in the amount of parking due to the existing residential areas and limited adjacent parking.

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

Any conversion of the 2nd floor on the existing building is restricted by the new parking requirements under Chapter 26.

- (3) The intent and general purposes of this article will be preserved;

by allowing the use of the existing and new parking as shown on site plan to be sufficient for compliance with the requirements of Chapter 26..

OFF-STREET PARKING VARIANCE



Houston Planning Commission

- (4) The number of proposed parking spaces will be sufficient to serve the use for which it is intended;

We have converted 8 residential units into 29 additional parking spaces. Any additional parking will require more residential units being replaced; however the existing parking has been adequate for many years for this local neighborhood bar/lounge. The HOA would prefer that no further homes be removed for parking.

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

because this property has been a commercial bar/lounge and operating in its general configuration for many years the existing parking has been adequate and not injurious to the public health, safety or welfare. The advantages of the neighborhood bar/lounge to patrons, most from the local community, for many prefer to walk since it's within walking distance to most homes.

- (6) If the building is subject to the requirements of article VII of chapter 33 of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII of chapter 33 of this Code.

Certificate of appropriateness has not been required.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant a variance from the provisions of this article if the commission determines that the granting of a variance satisfies the following criteria:

(1) Either:

- c. The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant of the reasonable use of the land; or
- d. Strict application of the requirements of this article would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question or would create an impractical development or one otherwise contrary to sound policy;

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

so the circumstance supporting the granting of the variance is not the result of a hardship created or imposed by applicant.

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

The intent and general purposes of Chapter 26 is to provide parking for sensible development, not prohibit development.

(4) The number of proposed parking spaces will be sufficient to serve the use for which it is intended;

The additional off-site parking and the existing parking has been adequate for many years for this local neighborhood bar/lounge. The surrounding streets are all local feeder streets.

(5) The granting of the variance will not be injurious to the public health, safety or welfare; and because this property has been a commercial bar/lounge and operating in its general configuration for many years the existing parking has been adequate and not injurious to the public health, safety or welfare. Due to many of its patrons, from the local community prefer to walk since it's within walking distance.

(6) If the building is subject to the requirements of article VII of chapter 33 of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII of chapter 33 of this Code.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Certificate of appropriateness has not been required.

(b) In addition, if the building or tract for which the variance is sought proposes to provide parking spaces on an off-site parking facility, the commission shall consider the following factors:

(1) The locations of the proposed use classification and the proposed off-site parking facility;

Shown on Site Plans

(2) Existing and potential parking demand created by other use classifications in the vicinity;

Existing parking has been enough without causing undue harm or safety.

(3) The characteristics of the use classification, including employee, customer, and patron parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking facility;

Common use of existing parking during regular hours of operation has been shown to be adequate.

(4) Adequacy, convenience, and safety of pedestrian access between off-site parking facilities and the tract where the use classification is located;

Pedestrian access is the hallmark of tit's location as a neighborhood bar/lounge

(5) Traffic patterns on adjacent streets, and proposed access to the off-site parking; and

Entrances to parking are conveniently located on a side street

(6) The recommendation of the traffic engineer.

Unknown at this time

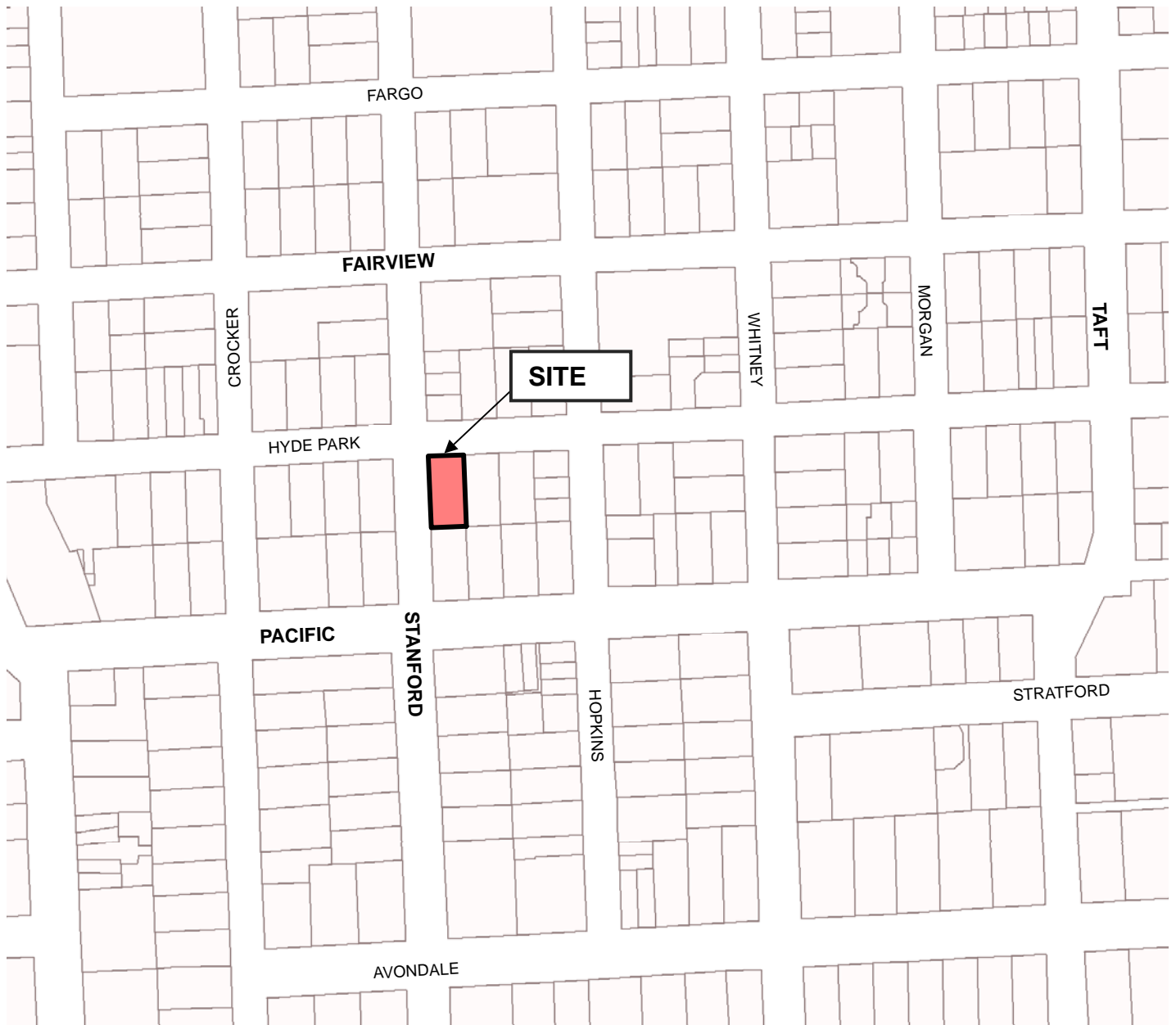
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

LOCATION MAP



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 3/02/17

Houston Planning Commission

AERIAL MAP

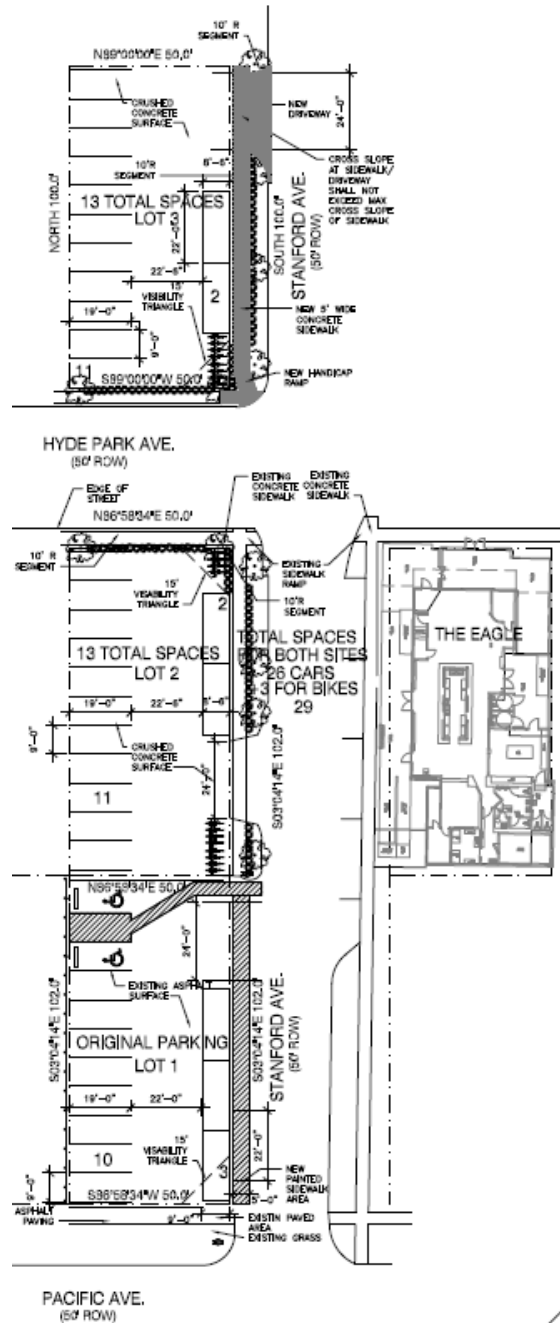


OFF-STREET PARKING VARIANCE



Houston Planning Commission

SITE PLAN



OFF-STREET PARKING VARIANCE



Houston Planning Commission

PARKING ANALYSIS

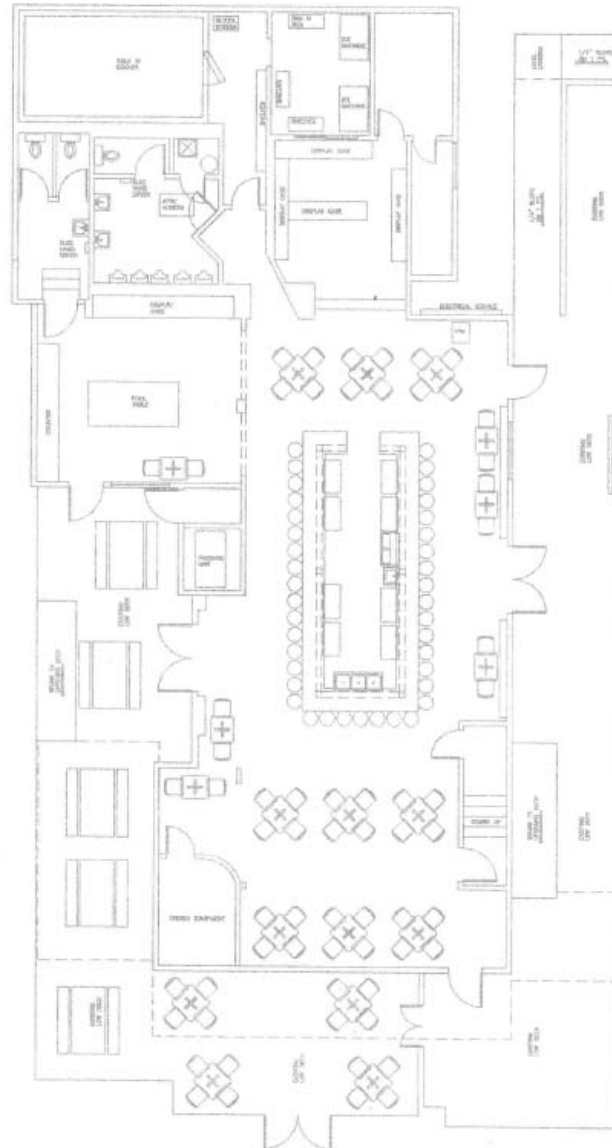
CLASS	TYPE	REQUIREMENTS	PROJECT SIZE	QUANTITY OF PARKING
7-b	BAR, LOUNGE	EXISTING	FIRST FLOOR INTERIOR SPACE 3313 S.F. EXTERIOR PORCH 1042 S.F. EXTERIOR PORCH 678 S.F.	EXISTING 15 NEW @14.0 9
		14.0 SPACES PER 1,000 G.S.F. 14.0 SPACES PER 1,000 G.S.F.	SECOND FLOOR INTERIOR SPACE 2100 S.F. / 1,000 x 14.0 EXTERIOR PORCH 62 S.F. / 1,000 x 14.0 EXTERIOR PORCH 731 S.F. / 1,000 x 14.0	29.40 .87 10.2 exist
				TOTAL REQUIRED
				83
				TOTAL PROVIDED
				42
				64 + 19 GRANDFATHERED 83 TOTAL REQUIRED

OFF-STREET PARKING VARIANCE



Houston Planning Commission

FLOOR PLAN



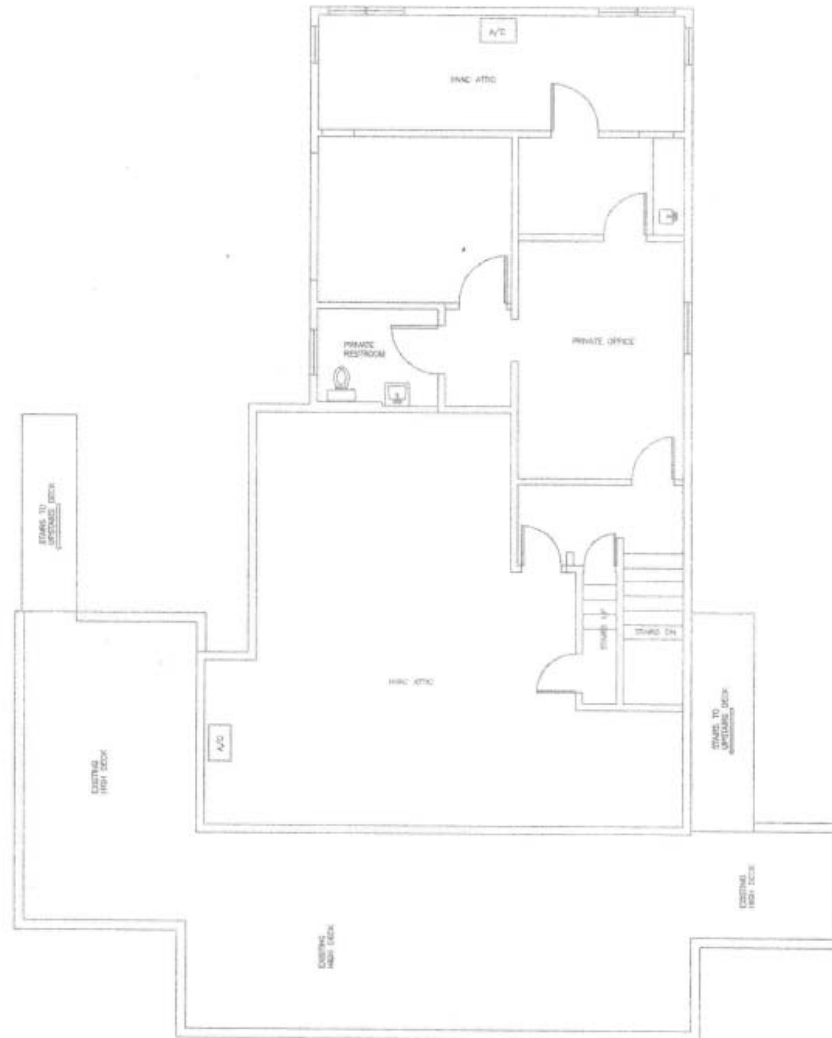
FLOOR PLAN - SEATING
EAGLE BAR

OFF-STREET PARKING VARIANCE



Houston Planning Commission

FLOOR PLAN



2nd FLOOR PLAN

OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 3/02/17

Houston Planning Commission

STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation: The site is located east of Stanford Street, north of Pacific Street and south of Fairview Street. The applicant requests a variance to allow a bar to provide 42 off-site parking spaces, instead of the required 82 spaces. Staff recommends deferring this application for two weeks to allow the applicant time to submit revised information by noon next Wednesday.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

OFF-STREET PARKING VARIANCE

AGENDA: IV

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

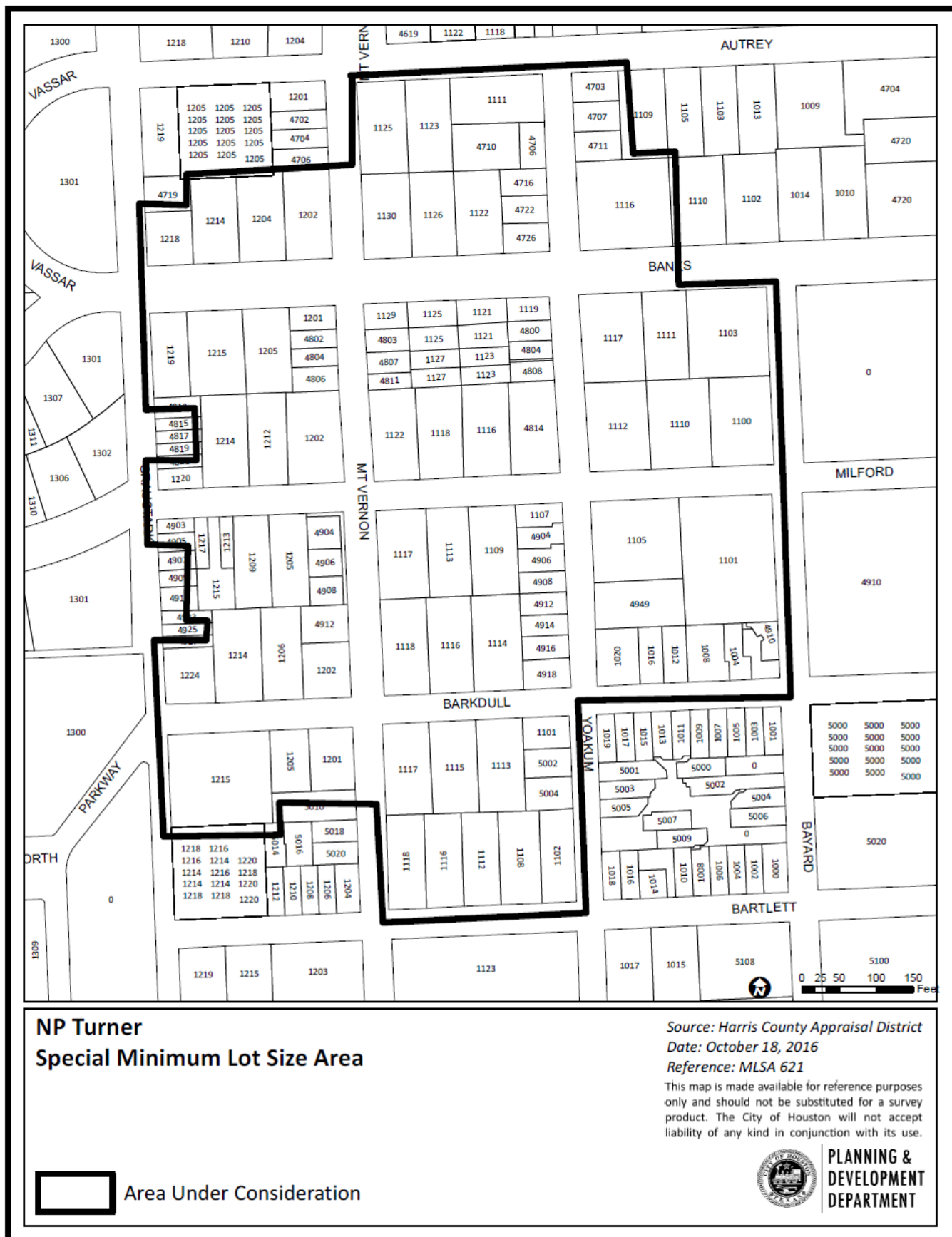
Address	Legal Description	Lot Size (Sq Ft)	% by Area	Cumulative % of Area	Response	Petition Signed	Land Use
1123 AUTREY ST	TRS 8C 9A 10A & 11A BLK 33	7500	1.37%	53.72%	N		SFR
1204 BANKS ST	TRS 3 4 5 & 12 BLK 32	7440	1.35%	55.07%			VAC
1214 BANKS ST # 4	TRS 6 7 8A & 12A BLK 32	7440	1.35%	56.42%	Y		MFR
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

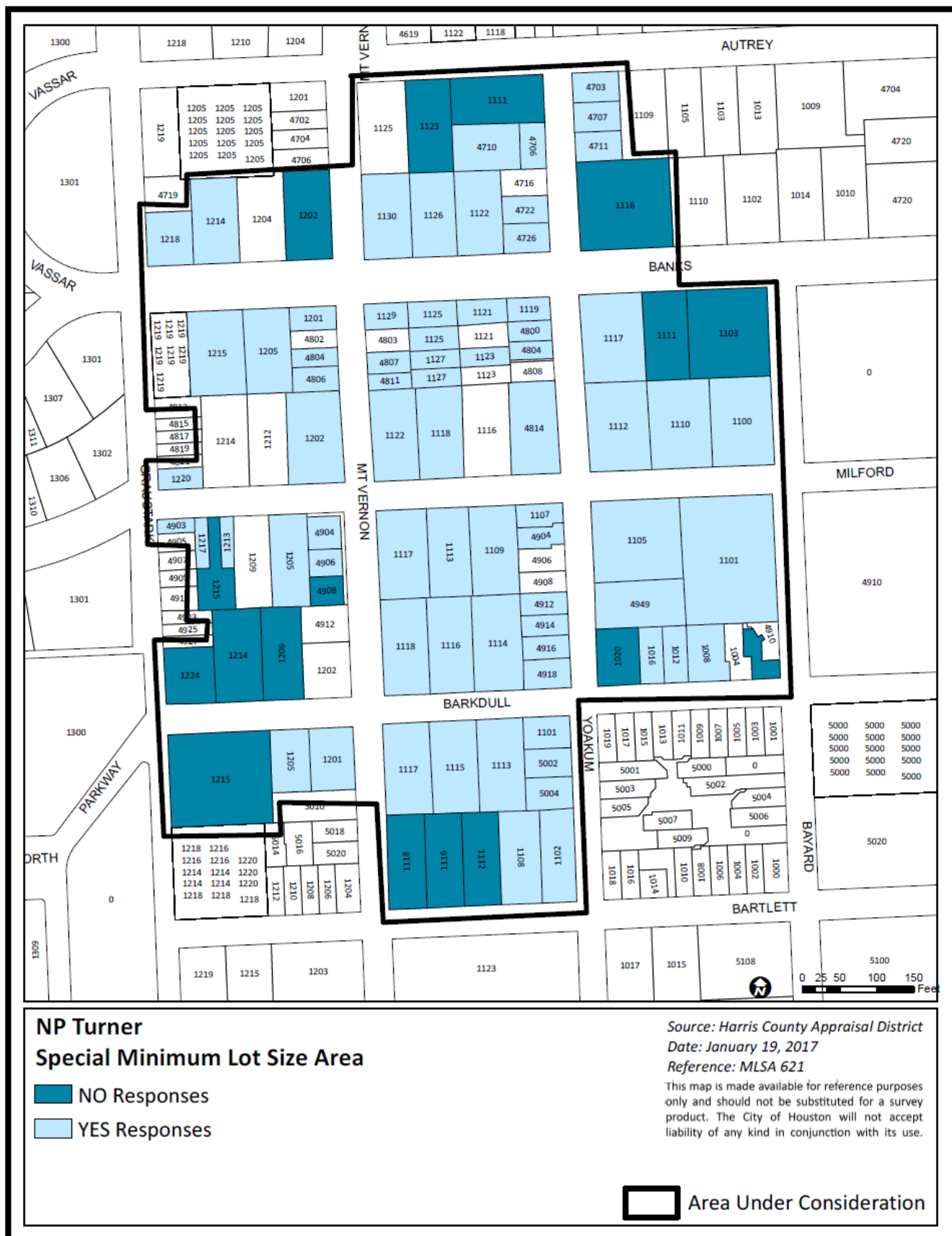
Address	Legal Description	Lot Size (Sq Ft)	% by Area	Cumulative % of Area	Response	Petition Signed	Land Use
BLVD							
1016 BARKDULL ST	TRS 6A & 7 BLK 24	2362	0.43%	86.61%	Y		SFR
1012 BARKDULL ST	TRS 6B 7C & 12 BLK 24	2325	0.42%	87.03%	Y		SFR
4918 YOAKUM BLVD	TR 5A BLK 23	2189	0.40%	87.43%	Y		SFR
4716 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

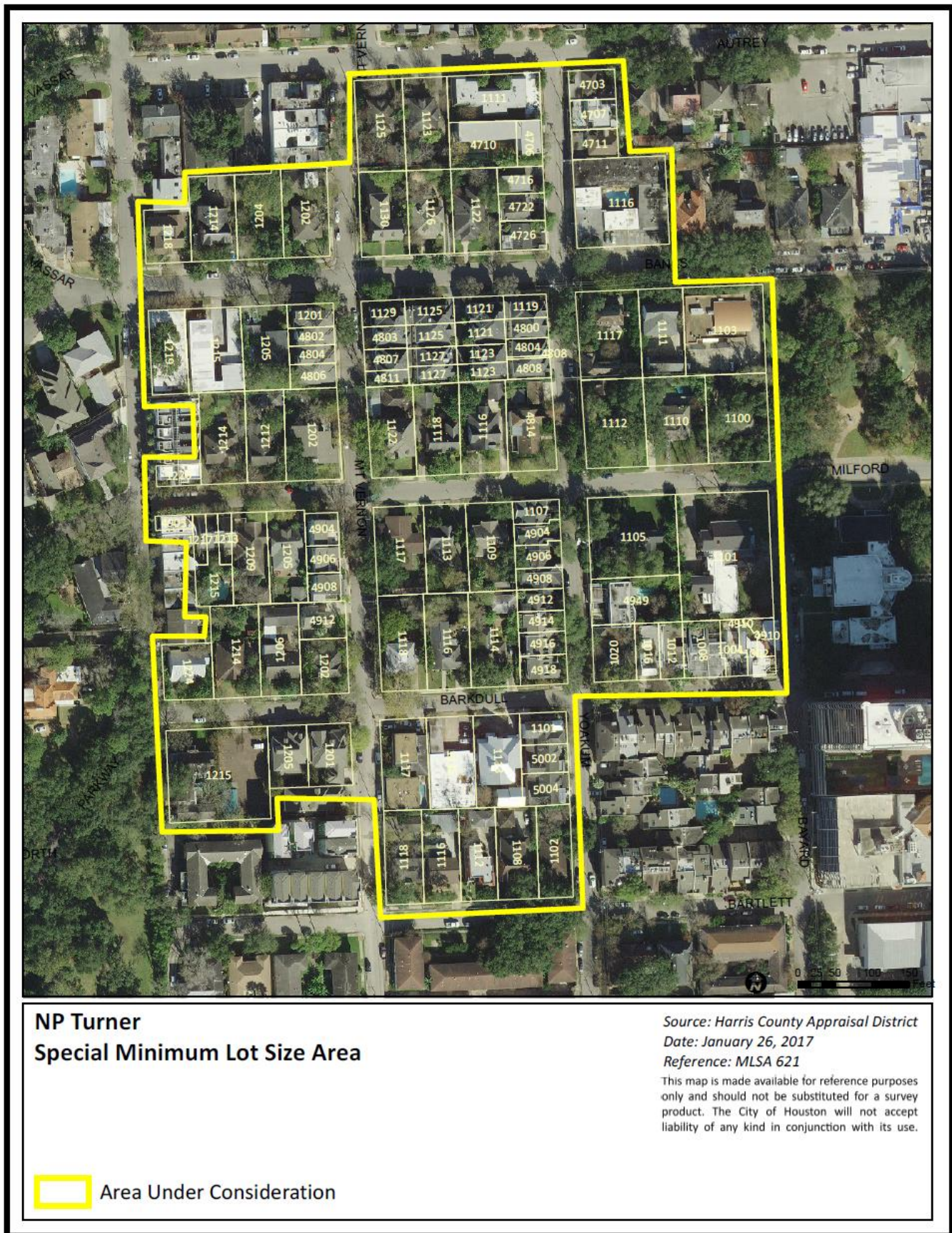
Address	Legal Description	Lot Size (Sq Ft)	% by Area	Cumulative % of Area	Response	Petition Signed	Land Use
BLVD							
4803 MOUNT VERNON ST	TR 9A BLK 30	1696	0.31%	97.37%			SFR
4800 YOAKUM BLVD	TRS 1B & 2A BLK 30	1638	0.30%	97.67%	Y		SFR
4811 MOUNT VERNON ST	TR 8B-2 BLK 30	1609	0.29%	97.96%	Y		SFR
4804 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

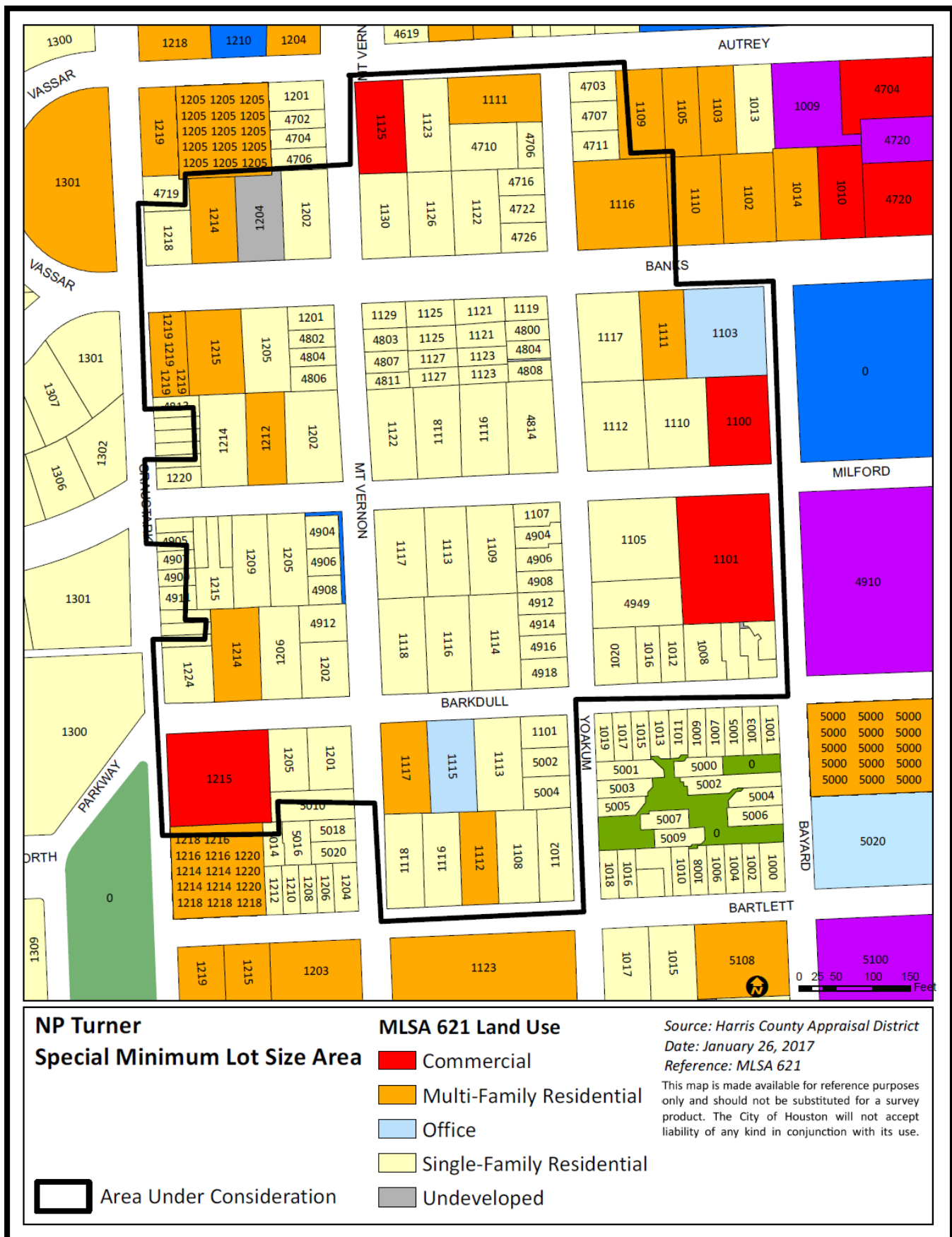
This application qualifies for a Special Minimum Lot Size of:	6,250 sq ft
Response forms received in support of the SMLSA:	72
Response forms received in opposition of the SMLSA:	17
Percentage of property owners in support of the SMLSA boundary: (must be at least 55%)	63.38%
Percentage of property owners signed the petition for the SMLSA application: (must be at least 10%)	12.9%

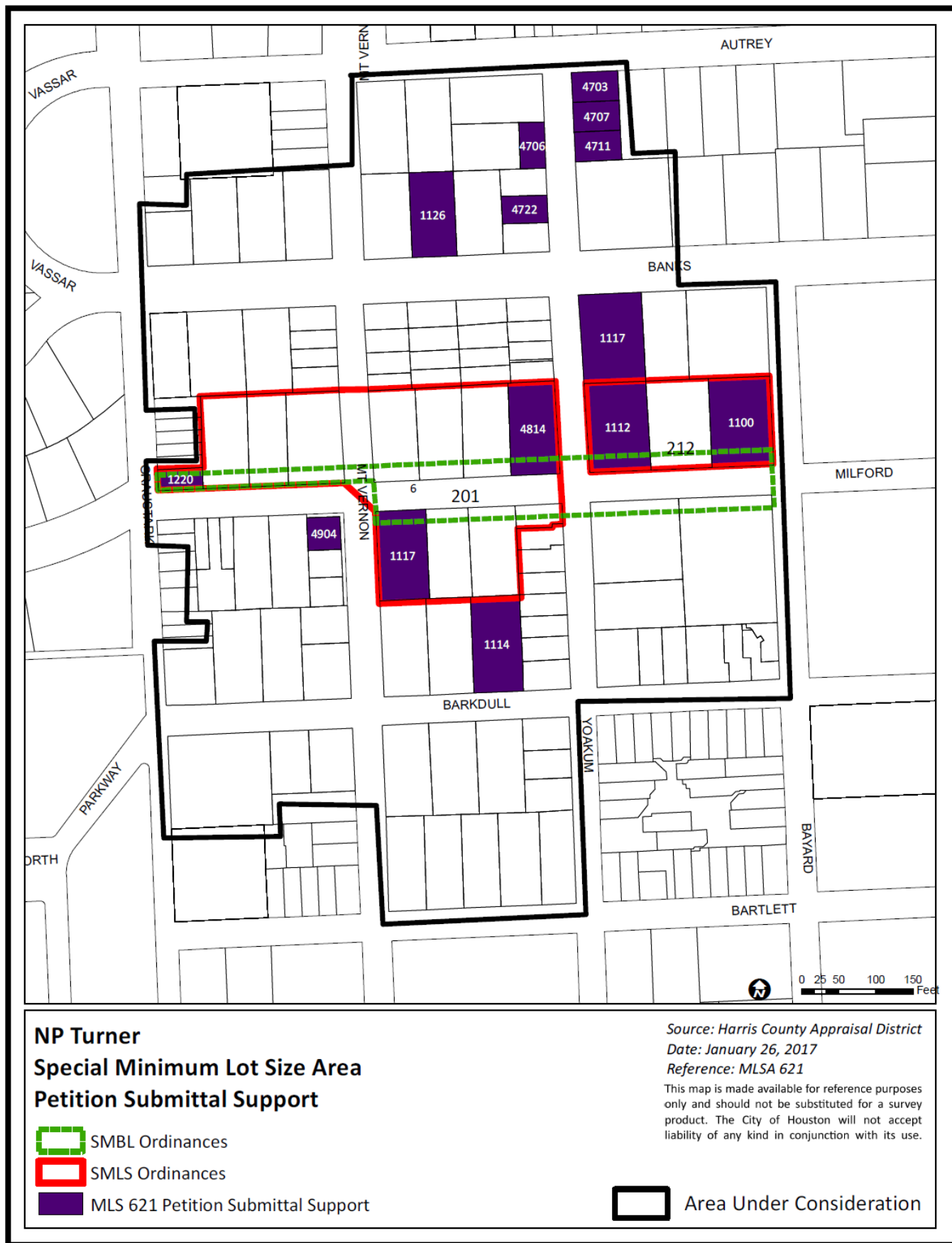
# of developed or restricted to no more than two SFR Units	91
# of Multifamily lots	10
# of Commercial lots	3
# of Vacant Lots	1
# of Excluded Lots	0
TOTAL NUMBER OF LOTS	108
Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 80%):	84.26%











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 #

MSLA 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)

☒

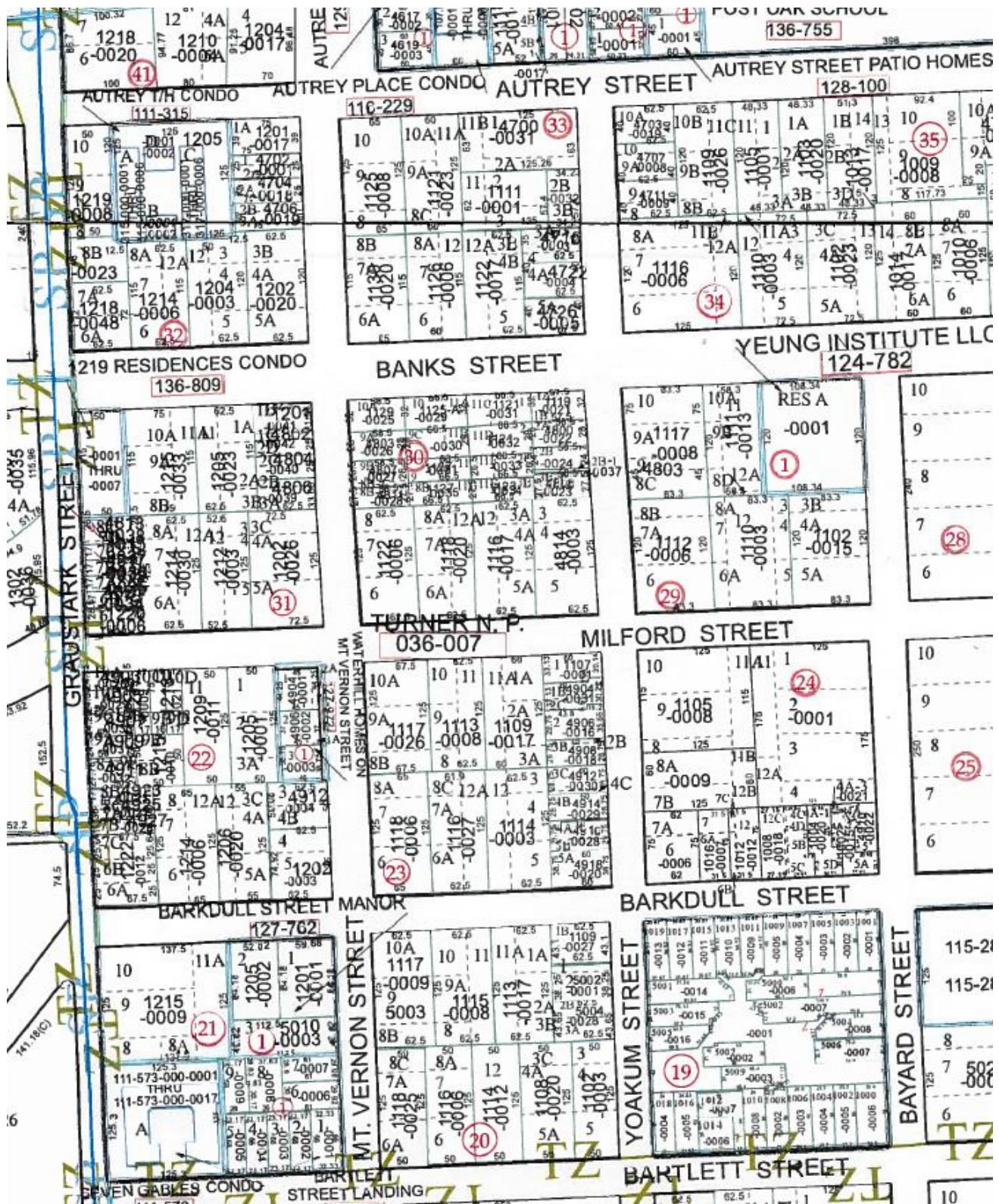
Three (3) recommended locations for a community meeting (page 7)

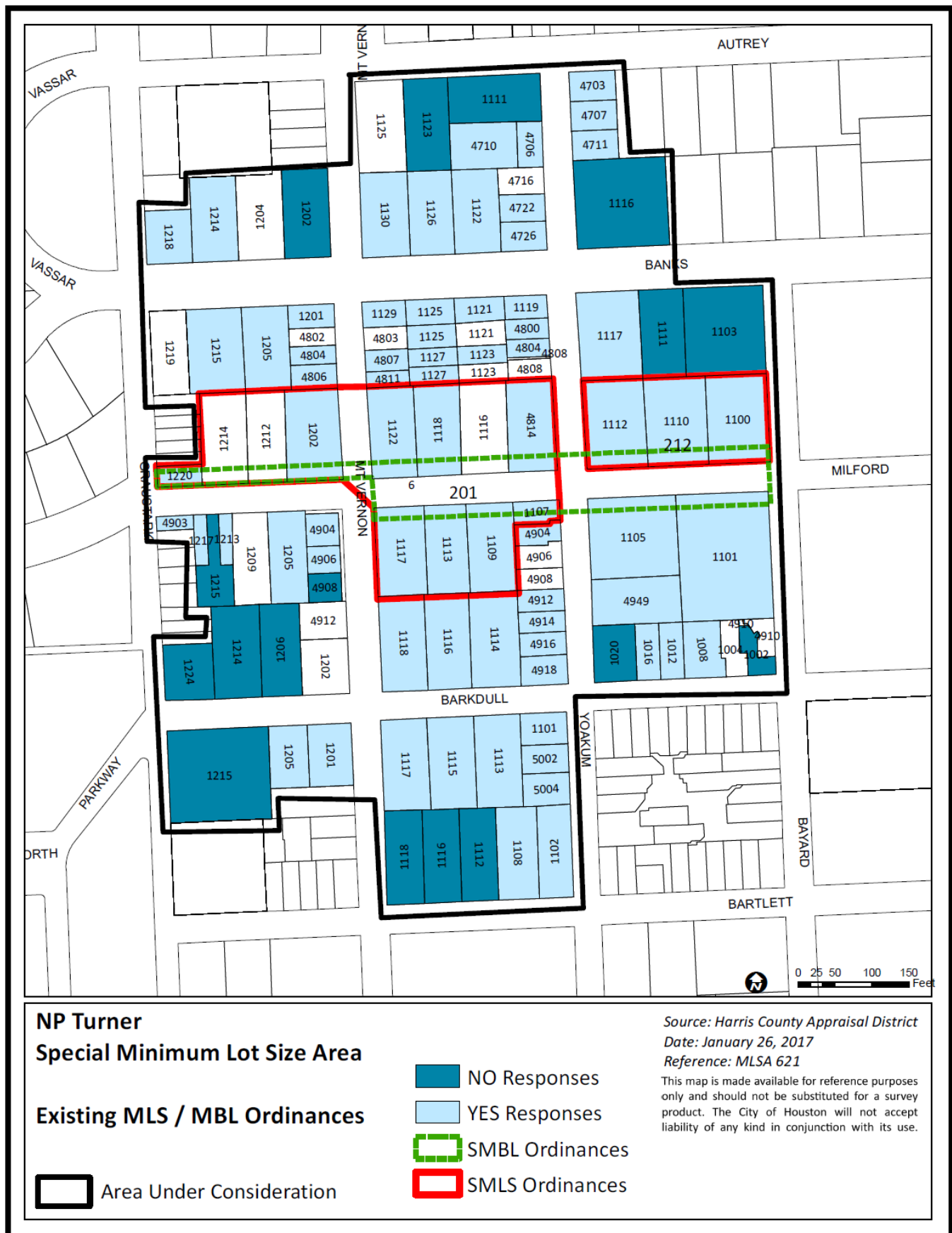
Sample of Notification Sign (page 9)

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



AMANDA K. EDWARDS

Houston City Council Member, At-Large 4

Committee Assignments:

Budget and Fiscal Affairs,
Vice Chair

Economic Development

Ethics, Elections and
Council Governance

Transportation Technology
and Infrastructure

February 1, 2017

Martha L. Stein, Chair
Houston Planning Commission
611 Walker Street, 6th Floor
Houston, Texas 77002

RE: Museum Area Municipal Association Minimum Lot Size Petition

Dear Ms. Stein,

As a member of the Houston City Council, I am pleased to support the Museum Area Municipal Association (MAMA) minimum lot size petition. It is my understanding that MAMA has finalized the second phase of its application with a majority of home owners voting in favor of minimum lot size. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Amanda K. Edwards".

Amanda K. Edwards

Broadacres Homeowners Association
1411 North Boulevard
Houston, TX 77006

TO: Members of the Houston Planning Commission

FROM: Cece Fowler, President Broadacres Homeowners Association

DATE: February 22, 2017

RE: NP Turner Addition Special Minimum Lot Size Area Application

History is the witness that testifies to the passing of time; it illumines reality, vitalizes memory, provides guidance in daily life, and brings us tidings of antiquity.

Cicero 106-43 B.C.

For those of us who have lived in and worked for Houston for a long time we have seen substantial changes. Many of those changes have helped make our city dynamic, greener, economically stronger and more beautiful. During our forty years here my husband and I have worked on a host of projects that have helped shape Houston's image. One area that could benefit from a much clearer focus is preserving our historically significant neighborhoods.

Mack and I have lived in the Broadacres subdivision on North Boulevard for 21 years. Before that we were 18 years on South Boulevard. During that time much of Boulevard Oaks was designated a Historic District. North and South Boulevards are by any measure two of the most beautiful streets in the country. A number of years ago the New York Times featured them in an article about the ten most beautiful neighborhoods in the United States.

The NP Turner Addition is immediately adjacent to Broadacres. As with so many neighborhoods, townhouse development has occurred, but fortunately most of the original community character, chartered in 1871 will be preserved if the special minimum lot size application is approved. Approval would further mean that a historically significant neighborhood would continue to showcase an era of Houston's history that was a significant in making Houston the city that it is today.

Many of these residences, some of which are close to 100 years old, were once considered Houston's distant suburb. They represent the texture of a single-family neighborhood and demonstrate how homes both grand and modest existed in a time most of us can only imagine.

A further reason to approve the Special Minimum Lot Size application has to do with street traffic. There is no major thoroughfare or even a collector street between the Turner Addition and Broadacres to absorb the added traffic that would be generated by

continued high-density development. Our neighborhood streets were built in the early 20th century and were simply not designed to accommodate heavy traffic safely. We are already plagued by service vehicles that are too big to navigate the beautiful overhanging live oaks that are the signature of the neighborhood. Broken hundred-year-old limbs cannot be regrown and heavy traffic on narrow streets with many pedestrians, children and dogs is perilous.

The prospect of unbridled high-density development on our doorstep is deeply concerning to all our neighbors. On behalf of the Broadacres Homeowners Association, we respectfully urge you to support the NP Turner request for a minimum lot size.

Cicero's words over 2,000 years ago are true today. We must bear witness to the passing of time. For a city that fails to honor its history deprives its citizens and its reputation of one of the most important qualities of greatness.



February 23, 2017

Houston Planning Commission
P O Box 1592
Houston, TX 77251

Re: SMLSA Application for NP Turner Addition #621

Dear Planning Commissioners:

The Boulevard Oaks Civic Association fully supports the above referenced SMLSA application for the NP Turner Addition. This subdivision was developed concurrently with much of the Boulevard Oaks neighborhood and shares many common elements and character.

Approval of this application will be of great benefit to both of our neighborhoods and will help protect the character and history of this special part of central Houston.

On behalf of the Board of Directors,

A handwritten signature in blue ink, which appears to read "Evalyn Krudy".

Evalyn Krudy, Exec. Director
Boulevard Oaks Civic Association

BOULEVARD OAKS CIVIC ASSOCIATION

P.O. Box 540331 • Houston • Texas • 77254
713.528.BOCA • www.BoulevardOaks.org

From: Minnette B Boesel |

Sent: Tuesday, February 28, 2017 10:28 AM

To: Kramer, Michael - PD; Wallace Brown, Margaret - PD

Subject: Fwd: Minimum Lot Size Application/Turner Subdivision/Museum District

--Dear Commissioners,

An application for a Special Minimum Lot Size Area for a portion of the NP Turner Subdivision in Houston's Museum District, which includes 108 properties, will be heard by the Planning Commission on Thursday, March 2. Recognizing the character and historic value of this neighborhood to our city, I urge you to vote favorably for this designation.

This area is included in one of the City's oldest subdivisions (dating from 1871) and its development pattern was very different from those of 20th century subdivisions. From its inception, the area included not just single family residential structures but, like other historic Houston neighborhoods, included three and four unit residences, which appeared to be single family. As the years passed, some commercial uses have occurred but all except two take place in historic structures. Townhouse development also has occurred but it generally has been in keeping with the scale of the traditional single family residences and on the less dominant north south streets. Preservation Houston regularly conducts walking tours in this neighborhood and in 2014, a 1926 house in the area received a Good Brick Award from Preservation Houston. The neighborhood contains many early twentieth century homes that could individually qualify for the National Register of Historic Places and City Historic Designation.

Numerous older neighborhoods in Houston have lost their character, personality, foliage and pedestrianism because lots have been subdivided to make way for dense townhome development. There is a real risk that the character of this neighborhood could be lost if new town home development is allowed to continue unchecked. The Minimum Lot Size ordinance helps protect the range of conditions in older neighborhoods that do not fit the cookie-cutter mold of post WWII Houston.

I urge the Commission to vote in favor of the Minimum Lot Size Application and for preserving the character and quality of life of this wonderful neighborhood.

Thank you for your consideration and for your service to our city.
Minnette B. Boesel