

HOUSTON PLANNING COMMISSION

AGENDA

MARCH 16, 2017



COUNCIL CHAMBER
CITY HALL ANNEX
2:30 P.M.

PLANNING COMMISSION MEMBERS



Martha L. Stein, *Chair*
M. Sonny Garza, *Vice Chair*
Susan Alleman
Bill Baldwin
Fernando L. Brave
Antoine Bryant
Lisa Clark
Algenita Davis
Mark A. Kilkenny
Lydia Mares
Paul R. Nelson
Linda Porras-Pirtle
Shafik I. Rifaat
Megan R. Sigler
Eileen Subinsky
Zafar Tahir
Meera D. Victor
Shaukat Zakaria

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

ALTERNATE MEMBERS

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

EX- OFFICIO MEMBERS

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

SECRETARY

Patrick Walsh, P.E.

Houston Planning Commission

AGENDA

March 16, 2017

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

Call to Order

Director's Report

Approval of the March 2, 2017 Planning Commission Meeting Minutes

I. Presentation of the 2016 Planning and Development Department's Annual Report

II. Platting Activity (Subdivision and Development plats)

- a. Consent Subdivision Plats (Travis Martin)
- b. Replats (Travis Martin)
- c. Replats requiring Public Hearings with Notification (Geoff Butler)
- d. Subdivision Plats with Variance Requests (Christa Stoneham, Aracely Rodriguez, Suvidha Bandi, Chad Miller, Geoff Butler)
- e. Subdivision Plats with Special Exception Requests (Aracely Rodriguez)
- f. Reconsiderations of Requirement
- g. Extension of Approvals (Carson Lucarelli)
- h. Name Changes (Carson Lucarelli)
- i. Certificates of Compliance (Carson Lucarelli)
- j. Administrative
- k. Development Plats with Variance Requests (Chad Miller)

III. Establish a public hearing date of April 13, 2017

- a. Broadway Plaza
- b. Draco Spring Manufacturing Company
- c. Houston Heights partial replat no 18
- d. Promise Land replat no 1
- e. Westheimer Gardens Extension partial replat no 4
- f. Westhaven Estates Sec 2 partial replat no 7

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

V. Consideration of an Off-Street Parking Variance for a property located at 104 W 12th Street (Muxian Fang)

VI. Consideration of a Landscape Plan Variance for a property located at 6655 Will Clayton Parkway (Chad Miller)

VII. Excuse the absence of Commissioner Brave

VIII. Public Comment

IX. Adjournment

Minutes of the Houston Planning Commission

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

March 2, 2017

Meeting held in

Council Chambers, Public Level, City Hall Annex

2:30 p.m.

Call to Order

Chair, Martha L. Stein called the meeting to order at 2:35 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza

Susan Alleman

Bill Baldwin

Arrived at 2:37 during Director's Report

Fernando Brave

Absent

Antoine Bryant

Absent

Lisa Clark

Algenita Davis

Mark A. Kilkenny

Lydia Mares

Absent

Paul R. Nelson

Absent

Linda Porras-Pirtle

Absent

Shafik Rifaat

Megan R. Sigler

Eileen Subinsky

Zafar Tahir

Meera D Victor

Shaukat Zakaria

Mark Mooney for

Absent

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 16, 2017 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the February 16, 2017 Planning Commission meeting minutes as amended.

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

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 95)

Staff recommendation for item 57 was modified from Defer to Approve.

Staff recommendation: Approve staff's recommendation for items **1 – 95** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 95** subject to the CPC 101 form conditions.

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

C PUBLIC HEARINGS

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

97 Hayden Lakes Sec 11 C3N Approve

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

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

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

98 Lindale Park Sec 5 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: **Kilkenny** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Speaker: Samora Montana – opposed.

99 Riverway Estates Sec 1 partial replat no 4 C3N Approve

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

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

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

100 Timbergrove Manor Sec 5 partial replat no 1 C3N Approve

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

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

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

D VARIANCES

101 Adelaide GP

GP

Approve

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

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

Motion: **Baldwin**

Second: **Garza**

Vote: **Carries**

Abstaining: **Rifaat**

Speaker: Christopher Browne, applicant – supportive.

Motion made by Garza and seconded by Zakaria to take item 118 out of order.

118 Wilshire Complex replat no 1

C2R

Approve

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

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

Motion: **Baldwin**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Council Member Knox – supportive.

Commissioner Alleman recused herself and left the room.

102 Aldine ISD 1617 Lauder Road Complex

C2R

Approve

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

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

Motion: **Clark**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Alleman returned.

Items 103 and 104 were taken together at this time.

103 Garrow Sampson

C2R

Approve

104 Garrow York

C2R

Approve

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

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

Motion: **Baldwin**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

105 General Warehouse Systems

C3P

Approve

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

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

Motion: **Alleman**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

Alleman recused herself and left the room.

106 Klein ISD Northcrest Agriscience Facility C2 Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Davis** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

107 Mills Creek Crossing Sec 1 C3P Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Kilkenny** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Items 108 and 109 were taken together at this time.

108 Oakview Farms GP GP Defer
109 Oakview Farms Sec 1 C2P Defer
Staff recommendation: Defer the application for two weeks to allow the applicant time to provide additional information.
Commission action: Deferred the application for two weeks to allow the applicant time to provide additional information.
Motion: **Garza** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

110 Saint Arnoldville Extension C2R Defer
Staff recommendation: Defer the application for two weeks to allow the applicant time to provide additional information.
Commission action: Deferred the application for two weeks to allow the applicant time to provide additional information.
Motion: **Baldwin** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

111 Solid Rock Reserve C2 Withdrawn

112 Stellar Long Point C2R Approve
Staff recommendation: Grant the requested variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plats subject to the CPC 101 form conditions.
Motion: **Davis** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

Items 113 and 114 were taken together at this time.

113 Valley Ranch GP GP Approve
114 Valley Ranch Town Center North C2P Approve
Staff recommendation: Grant the requested variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plats subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

115 Westfield Properties**C2****Approve**

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

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

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

Items 116 and 117 were taken together at this time

116 Williams on Canal**C2R****Approve****117 Williams on Commerce****C2R****Approve**

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

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

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

Item 118 was taken and acted on earlier in the meeting.

**E SPECIAL EXCEPTIONS
NONE****F RECONSIDERATION OF REQUIREMENTS****119 Clear Lake Commercial Site****C2****Approve**

Staff recommendation: Grant the reconsideration of requirements with variance(s), and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the reconsideration of requirements with variance(s), and approved the plat subject to the CPC 101 form conditions.

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

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

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****124 Fort Bend County MUD No 50****EOA****Approve****Regional Detention****125 Furay Park View****EOA****Approve****126 Global New Millennium at****EOA****Approve****Telephone Road Sec 1****127 Hidden Meadow Sec 15****EOA****Approve****partial replat no 1****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 CERTIFICATES OF COMPLIANCE

136	11810 James Road	COC	Approve
137	21361 Fitz Lane	COC	Approve
138	19652 Hickory Lane	COC	Approve
139	25041 Billie Lee	COC	Approve

Staff recommendation: Approve staff's recommendation for items 136-139.

Commission action: Approved staff's recommendation for items 136-139.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

Item 140 and III were taken together at this time.

140 611 Hyde Park Boulevard DPV Defer
III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 611 HYDE PARK BOULEVARD

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

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

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

Speakers: Michael Contorno and Ken Long – supportive.

141 3815 Westheimer DPV Approve

Staff recommendation: Deny the development plat variance(s).

Commission action: Deferred the application for two weeks to give the applicant time to review with staff to make the area more pedestrian friendly.

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

Speaker: Chris Sutton, applicant and Eric Bielsky - supportive

II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 30, 2017 FOR:

- 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

Staff recommendation: Establish a public hearing date of March 30, 2017 for items II a-i.

Commission action: Established a public hearing date of March 30, 2017 for items II a-i.

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

Item III was taken and acted on earlier in the meeting.

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

Staff recommendation: Deny the consideration of a Special Minimum Lot Size Area Application MLSA 621 for portions of the NP Turner Subdivision.

Commission action: Granted the consideration of a Special Minimum Lot Size Area Application MLSA 621 for portions of the NP Turner Subdivision, and forwarded to City Council.

Motion: **Davis** Second: **Zakaria** Vote: **Carries** Opposed: **Baldwin**

Speakers: Council Member David Robinson, Mary Lou Henry, Mike Van Dusen, Doug Lawing, applicant, Jim Vance, Barbara Aksamit, Truman Edminster, Guy Hagstette, Walker Taylor, Steve Roddy, David Rideway, Kathrine McNiel, Reid Wilson, Mac Hoak, Ginny Camfield, Cece Fowler, Phoebe Tudor, Ray Miller and Don Bayer – supportive; Robert Ingram, Richard Newlin and Dawn Yeung - opposed.

V. Excuse the absence of Commissioner Subinsky

Commissioner Subinsky was present therefore, no Commission action was required.

VI. PUBLIC COMMENT

NONE

VII. ADJOURNMENT

There being no further business brought before the Commission, Martha L. Stein adjourned the meeting at 5:12 p.m.

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

Martha L. Stein, Chair

Patrick Walsh, Secretary

Transforming Houston Through Planning



**PLANNING &
DEVELOPMENT
DEPARTMENT**

2016 ANNUAL REPORT

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Letter from the Director



As Director of the Planning & Development Department, I am pleased to share this Annual Report with the Houston community, which highlights the Department's core services and achievements for the 2016 calendar year. Also included in the report are new projects and initiatives the Department expects to embark on in 2017 to strengthen and transform communities. Many milestones were reached this year, among them, the first active utilization of

Plan Houston since its 2015 adoption, progress on the Houston Bike Plan, and a new funding structure that enhances department service levels to the community.

Finally, I'd like to acknowledge the dedication of the approximately 85 Planning & Development Department employees who strive every day to improve the quality of life in our city. With this report, I hope to convey the valuable role that planning continues to play in the development and preservation of the city – transforming Houston for a strong and vibrant future.

Sincerely,

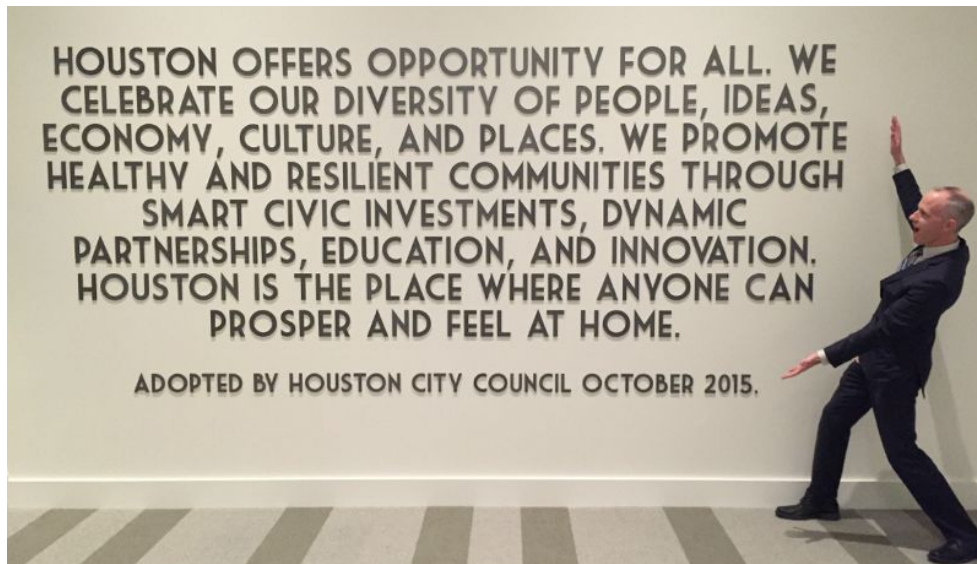
A handwritten signature in black ink, appearing to read "Patrick Walsh". The signature is fluid and cursive.

Patrick Walsh, Director

PLAN HOUSTON



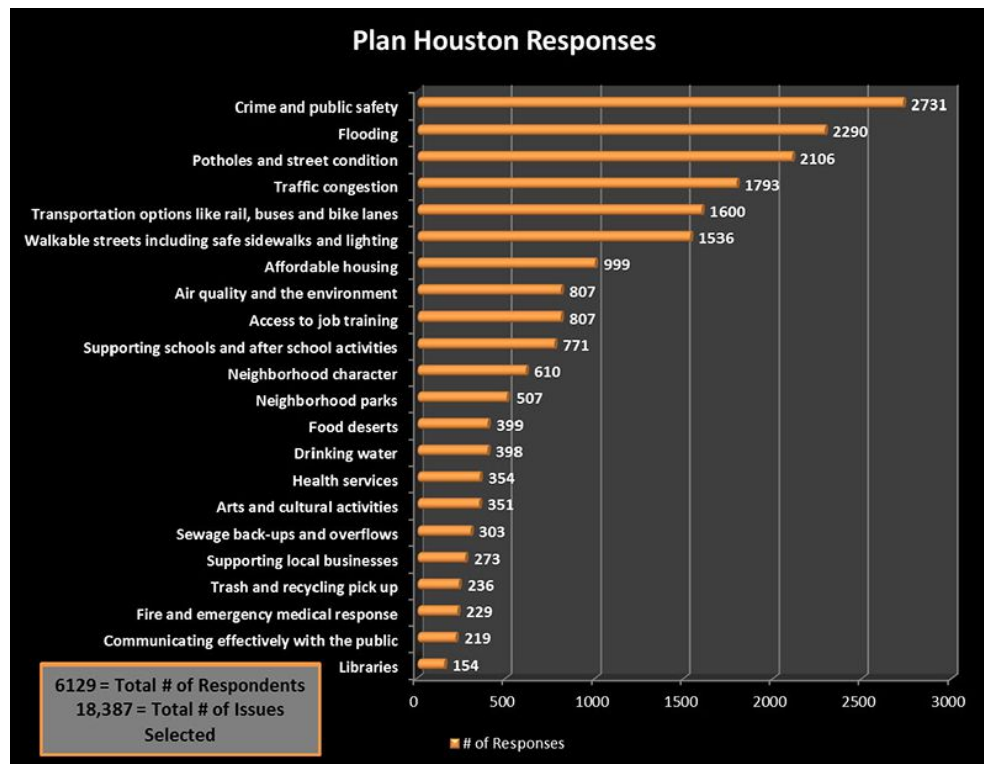
In 2015, Houston's City Council took the groundbreaking step of adopting the city's first general plan, Plan Houston. The Plan describes a vision and goals for our community and twelve core strategies representing the City's approach for achieving the vision.



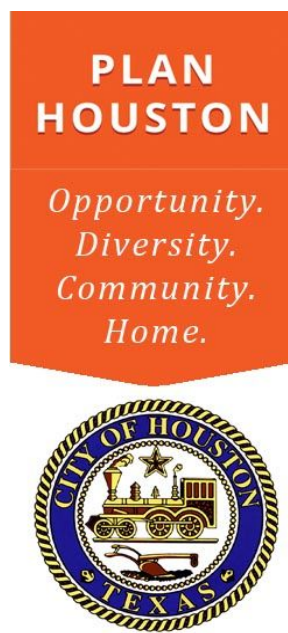
Community survey results

The City of Houston is now actively working towards achieving the community goals laid out in Plan Houston. In a survey conducted by the Planning & Development Department last fall, Houstonians were asked to identify the top three priorities that the City should focus on in the next budget year, which begins July 1, 2017. The list of priority options in the survey was derived from the core strategies and actions identified in Plan Houston. The purpose of the survey was to understand the community's interests so that policy makers can consider them as they develop priorities for the City's budget. The survey was available online and in paper form in four different languages. Approximately 6,100 people responded to the survey from all parts of the city. The results of the survey are shown below and were presented to the Budget and Fiscal Affairs Council

Committee on January, 10, 2017. These insights will assist City leaders in making budgetary decisions for 2018.



Plan Houston Survey Results



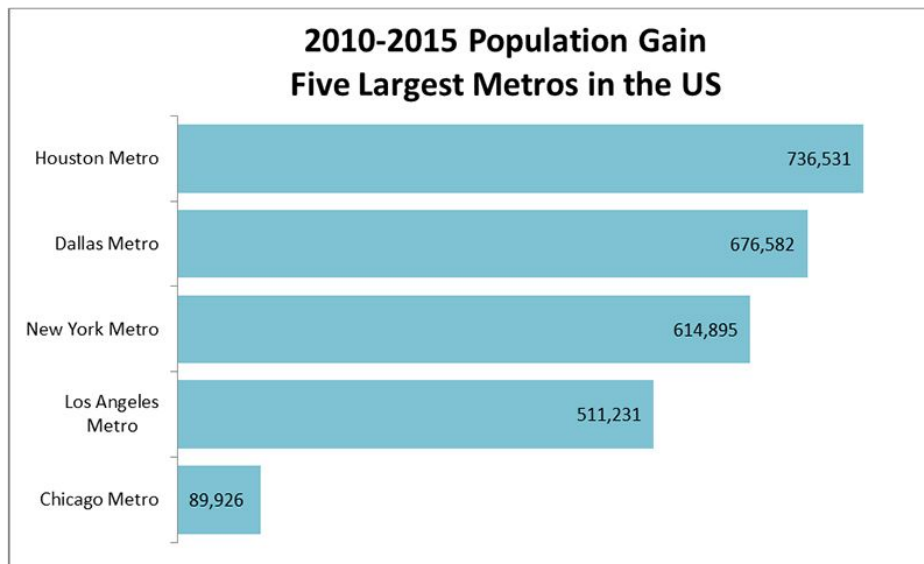
PEOPLE

Who we are

Houston, the 4th most populous city in America and also one of the most ethnically diverse, is estimated to have had a population of 2,319,603 as of January 1, 2017.

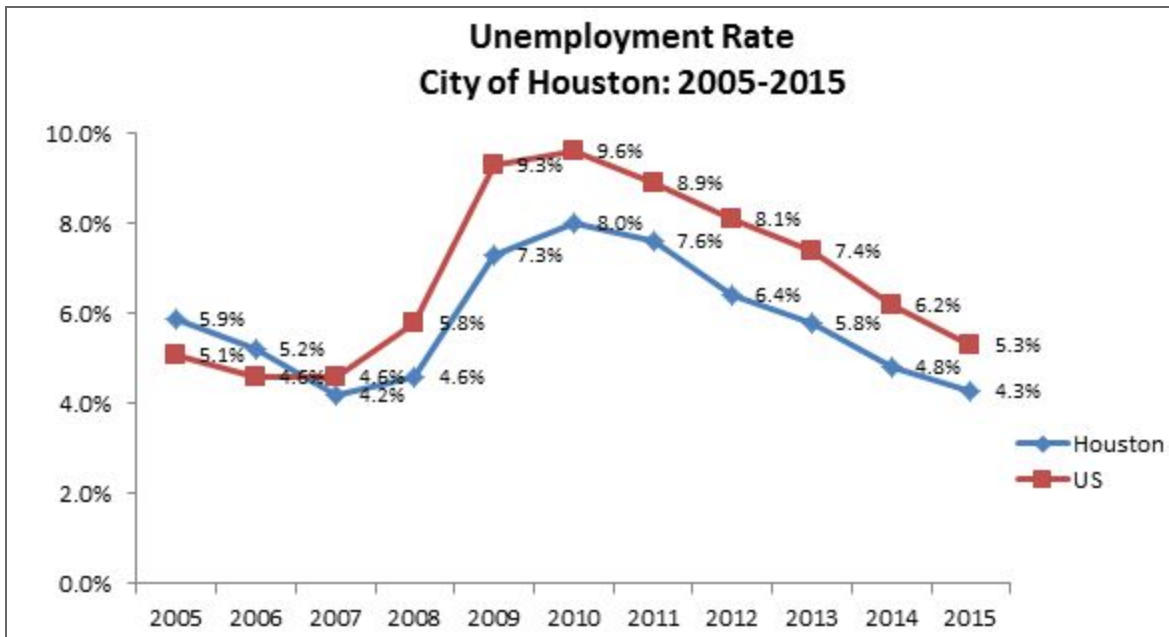
The Planning & Development Department leads the City's efforts to understand the demographics of our city and how Houston compares to its peers. The Department analyzes changes and trends in [demographics](#) and produces data and reports that inform and educate the community in order to make sound decisions for Houston's future.

The Department periodically disseminates Census and related data for the city and region as depicted in the chart below.

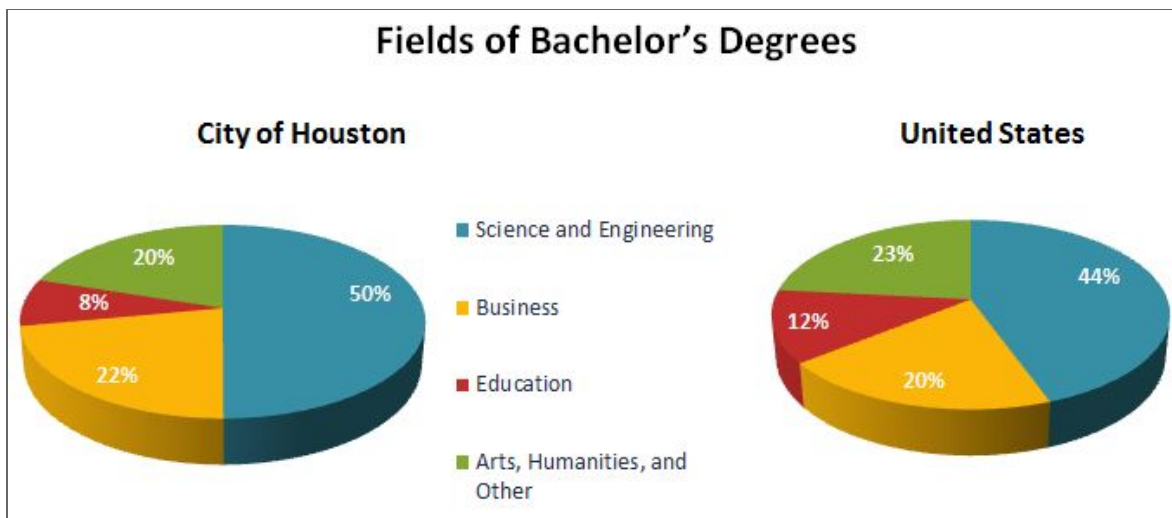


Source: U.S. Census Bureau, Population Estimates Division

The Department analyzes, compares and releases data/information related to population, permit activity, income, education, language, labor force, housing, and related characteristics on a bi-weekly basis. In 2016, the Department published a variety of charts and provided demographic and analytical support to various types of requests related to population, building permit and plat activities, language access, and other characteristics.

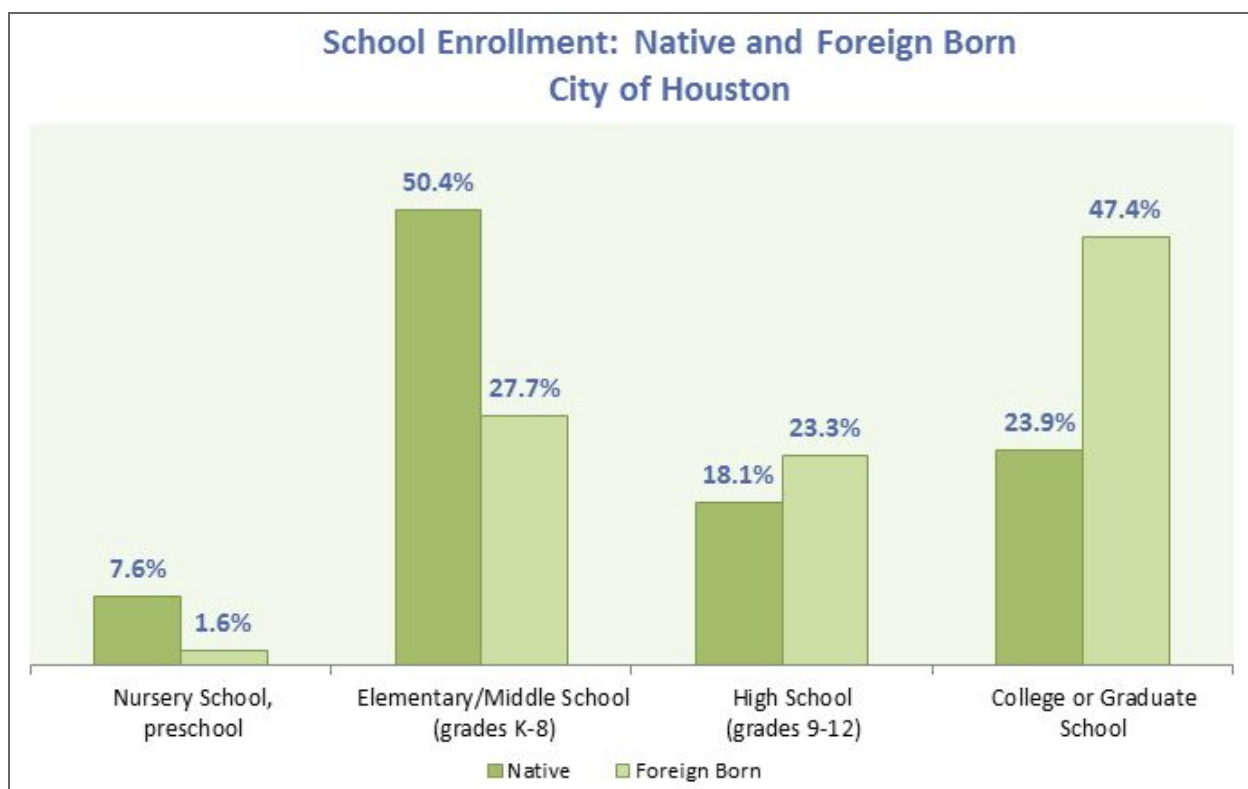


2005-2015 Unemployment Rate



U.S. Census Bureau; ACS 2015 1-year Estimates, September 2016

- 242,876 (50%) persons in Houston have earned Bachelor's degree in Science and Engineering related fields in 2015, followed by 107,397 persons (22%) with Business degrees. These two percentage shares are higher than in the US.
- Arts Humanities degrees also include Literature/Languages, Liberal Arts, History, Visual /Performing Arts and Communications majors.
- Note: Population 25 years and over with a Bachelor's degree or higher.
- Source: U.S. Census Bureau; ACS 2015 1-year Estimates.



Source: U.S. Census Bureau: 2014 American Housing Survey Estimates, February 2016

- Houston's total Foreign Born population is 615,457 persons (28%).
- Of the total Foreign Born population, 14% (83,730 students) are enrolled in schools/colleges compared to 32% for the Native Population.
- *Note: School Enrollment for persons 3 years and over.*
- *Source: U.S. Census Bureau, American Community Survey, 2014 5-Year Estimates.*

Language Access Plan

The Planning & Development Department is in compliance with the City of Houston's Language Access policy. The policy was established to ensure residents and visitors have access to essential public information about City programs, services, programs, and other benefits, regardless of their proficiency level in English. The Department currently offers four essential program documents in five non-English languages: Spanish, Chinese, Vietnamese, Arabic and French. The City is coordinating the translation of all Department home pages to further expand public access to City services.

GROWTH

As of January 1, 2017, the City of Houston has a landmass of over 669 square miles.

Developing our growing city

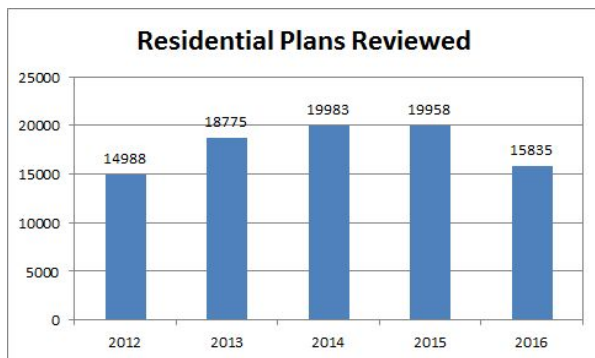
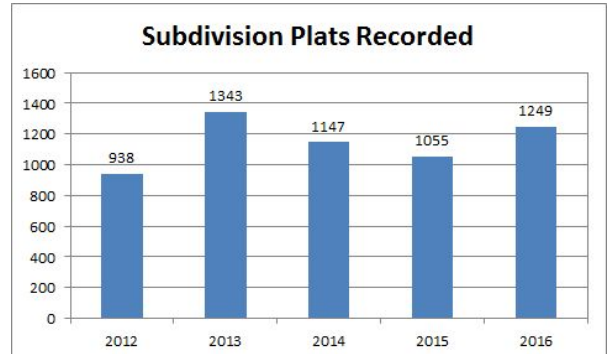
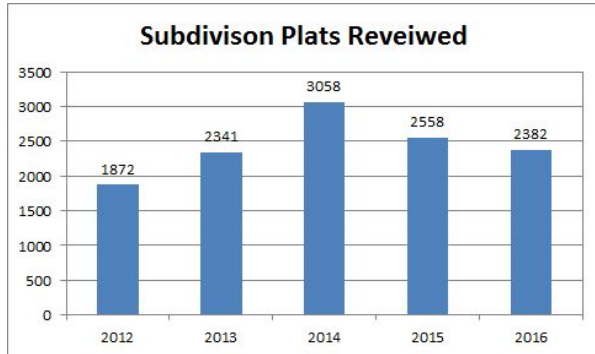
The City growth and redevelopment is supported by the approval of plats and replats in accordance with the City's land development ordinance, Chapter 42. Planning & Development Department staff reviews all development submittals for compliance with Chapter 42 as well as other ordinances such as off-street parking (Chapter 26) and trees and shrubs (Chapter 33). The Department makes recommendations on many of these submittals to the Planning Commission.

2016 Planning Commission



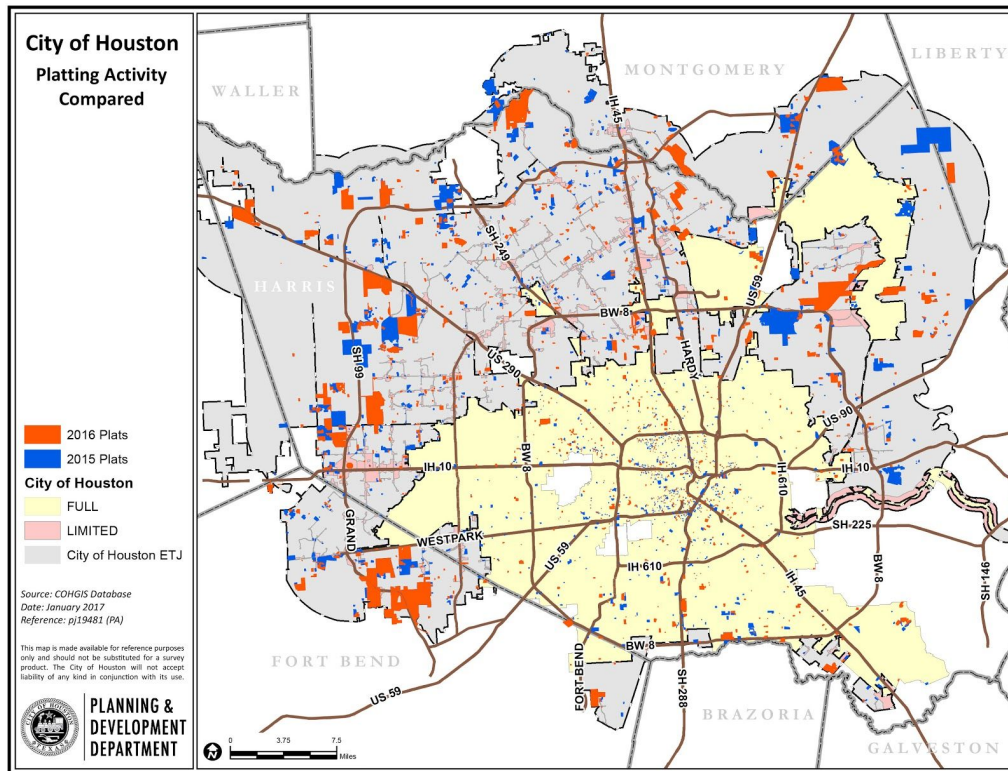
Top row, pictured left to right: Fernando Brave, Shafik Rifaat, Shaukat Zakaria, Truman Edminster, Raymond Anderson, Antoine Bryant, Planning Director Patrick Walsh, Paul Nelson, Jim Jard, Vice Chair Sonny Garza, and Patricio Sanchez. Bottom row, pictured left to right: Marty Stein, Linda Porras-Pirtle, Susan Alleman, Chair Mark Kilkenny, Eileen Subinsky, Lisa Clark, Algenita Davis. Not pictured are: Kenneth Bohan and Mark Sikes.

In 2016, the Department saw a decrease in the number of subdivision plat applications and residential site plans submitted for review. Commercial plan review remained strong throughout the year.



Plan Review by Department Staff

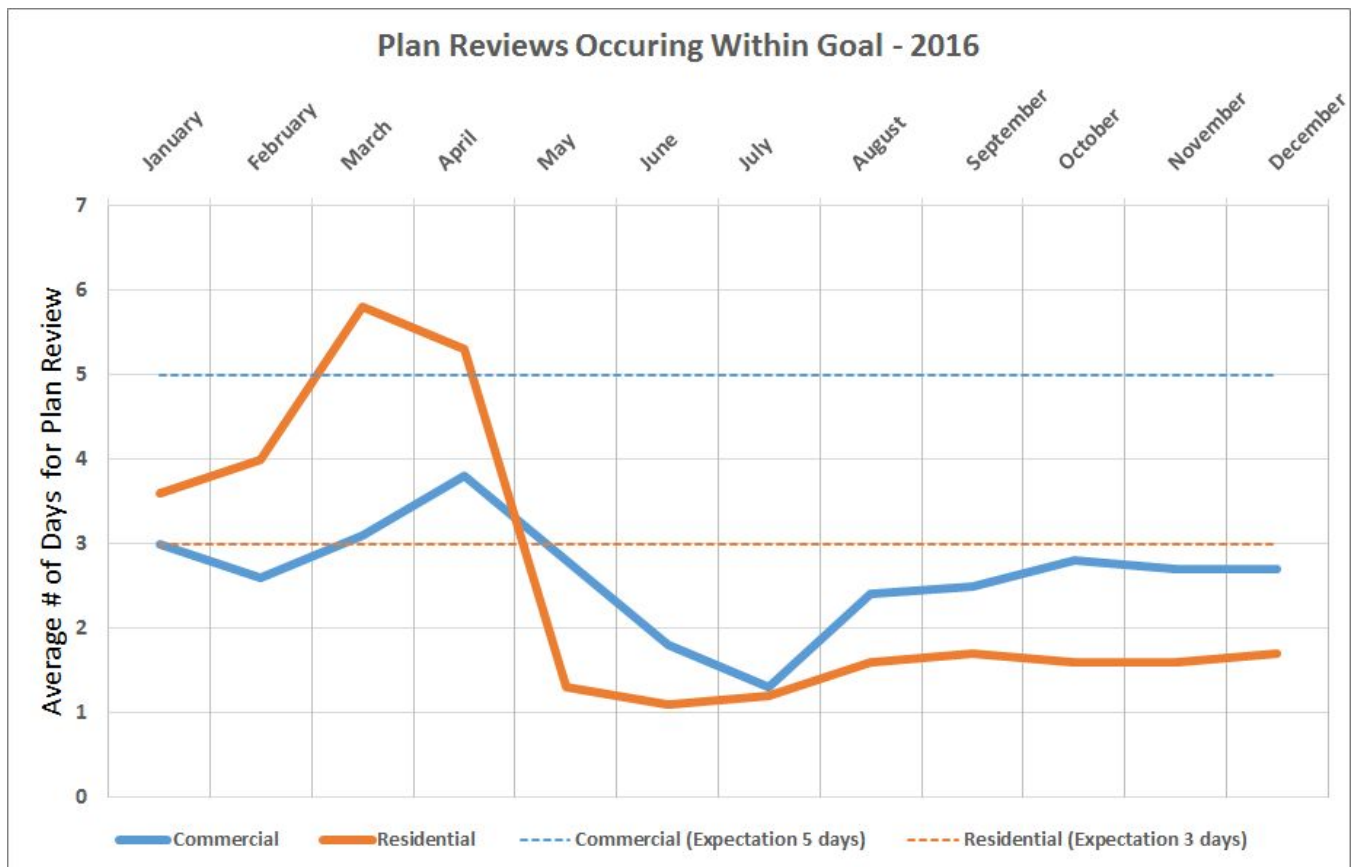
The map below shows the location of proposed development during 2015 and 2016. As you can see, a significant amount of platting of large parcels occurred along the Grand Parkway in Southwest, West, and North Houston. Significant platting of smaller properties occurred throughout the city as well.



All Platting Activity for 2015 & 2016

Special Revenue Fund

With approval of City Council, the Department made an important change to the way in which its development-related services are funded, resulting in significantly improved service levels. The Department's development services functions are now funded via a Special Revenue Fund, allowing more flexibility in meeting customer demands related to subdivision platting and building permit site plan review. In addition, the Department conducted a cost of service fee analysis to better align development fees to the actual cost of services. These changes were implemented during the first quarter of the year and quickly resulted in improved levels of service, including faster plan review times. By April 2016, these improvements enabled the Department to meet its goal of reviewing 90% of commercial plans in 5 business days and 90% of residential plans in 3 business days. The following graphic demonstrates the improved service levels achieved in 2016.



The Department made other improvements to the subdivision plat, development plat and site plan review processes as well. Public notification requirements were changed so that applicants no longer have to prepare notice packages, and the expedited plan review service was expanded.

Changes to our boundaries

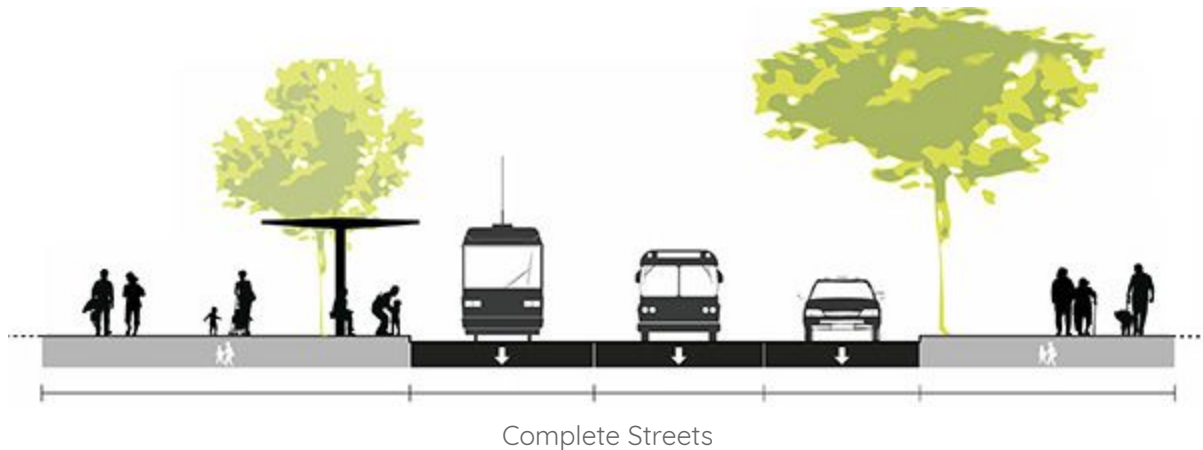
The Planning Department helps manage boundary changes within the City limits and in the City's extraterritorial jurisdiction (ETJ). These boundary changes are made necessary because of a growing and changing region.

In 2016, Houston's city limits grew through 2 general purpose annexations via the petition of property owners and 5 limited purpose annexations that accompany strategic partnership agreements with area utility districts. They are as follows:

2016 Annexation Table

ENTITY NAME	Area (Acres)	Ordinance Number	Annexation Date
<u>Limited Purpose Annexations</u>			
Reid Road MUD 1 (2 nd Amendment)	3.47	2016-0936	12/07/2016
FBC MUD 142 (2 nd Amendment)	34.80	2016-0932	12/07/2016
Lake Forest UD (2 nd Amendment)	2.05	2016-0934	12/07/2016
MC MUD 119 (1 st Amendment)	39.66	2016-0958	12/07/2016
Trail of Lakes MUD (1 st Amendment)	13.35	2016-0938	12/07/2016
<u>General Purpose Annexations</u>			
HC MUD 366	0.90	2016-0710	09/21/2016
I45/Rankin	0.54	2016-0709	09/21/2016
TOTAL	91		

MOBILITY



The Planning & Development Department leads the City's systems-level mobility planning. This function includes management of the City's Complete Streets and Transportation Plan, Major Thoroughfare & Freeway Plan, Bicycle Master Plan, rail-related planning, local area studies, and external transportation funding efforts. The Department also supports other departments, including Public Works & Engineering (PWE), as projects are developed at the corridor-level for specific capital improvements. In this way, the City sustains a seamless process for mobility improvements from planning through implementation.

Houston Complete Streets and Transportation Plan

In 2013, then-Mayor Annise Parker issued an Executive Order to develop a Complete Streets and Transportation Plan (HCSTP) for the City of Houston. This Plan is meant to provide public streets that are safe, accessible, and convenient for use by motorists, public transit riders, pedestrians, bicyclists, and people of all ages and abilities. The Planning & Development and Public Works & Engineering Departments are working in partnership to implement the Plan. The Plan requires the completion and update of a number of component plans, including the Major Thoroughfare & Freeway Plan, the Houston Bike Plan, and a Regional Transit Plan led by METRO.

Major Thoroughfare & Freeway Plan

The Department is responsible for maintaining the City's Major Thoroughfare & Freeway Plan (MTFP). The MTFP identifies the required right-of-way and street hierarchy designation (local, collector, thoroughfare, or transit corridor) for each street in Houston.

In 2016, the Department led the review of 124 amendments to the MTFP, many of which were the result of Harris County's US 290 Area Major Thoroughfare Study. The remaining amendments were the result of applications from other jurisdictions or organizations, both public and private. The 124 amendments were processed through the Planning Commission and City Council, with 118 of the amendments approved and added to create the 2016 MTFP map.

Lower Westheimer Enhanced Pre-Engineering Study

The Planning & Development and Public Works & Engineering Departments jointly led a pilot enhanced pre-engineering study for the Lower Westheimer corridor. This study is Houston's first enhanced pre-engineering process, which is for unique streets that merit an advanced level of design sensitivity due to historic, cultural, or community significance. As part of this process, the City of Houston collaborates with departments, elected officials, property owners, residents, business owners, and community stakeholders to develop a preferred design that enhances the character of the corridor, while improving mobility and safety. The Stakeholder Advisory Committee for the Lower Westheimer study is an example of enhanced community engagement involving community leaders. The study is expected to be completed in early 2017.



Public Meeting for the Lower Westheimer Corridor Study

Livable Center and Special District Studies

The Planning & Development Department works in partnership with the Public Works & Engineering Department to represent the City of Houston in studies led by Houston-Galveston Area Council (H-GAC) and other non-City entities. H-GAC's Livable Centers Program works with local communities to identify specific recommendations, such as pedestrian and bicycle facilities, that foster the development of Livable Centers. Livable Centers, with concentrations of residential and employment land uses, support more trips by foot, bicycle, transit, or carpool. The Museum Park Livable Centers Study was completed in 2016, and two other studies, the Kashmere Gardens and the Hobby Area Livable Centers Studies, will be completed in early 2017.

H-GAC also coordinates Special District Studies in areas where there are significant opportunities to replace vehicle trips with pedestrian or bicycle trips, based on local destinations, land use, density, demographics, and other factors. In 2016 H-GAC, with the City's partnership, completed the Greenway Plaza Special Districts Study. The Livable Centers studies are programmed through the H-GAC's Transportation Improvement Program, which utilizes grant funds and requires a 20% local match.

Bicycle Master Plan



Throughout 2016, the City continued work on updating the Bicycle Master Plan. This project is the first update of the Plan since 1993 and is led by the Planning & Development Department (P&D) with assistance from Public Works & Engineering Department, Parks & Recreation Department, and other partners. The Plan identifies projects that will create a city-wide bicycle network to serve a broad spectrum of people who bike at all skill levels, provide more transportation choices, and build on efforts such as the Bayou Greenways Initiative to create a well-connected city-wide bicycle system of both on and off-street facilities. The Plan will be presented to City Council in early 2017.



Group Ride to the Bike Houston pep rally in support of the Houston Bike Plan

Houston B-cycle Expansion



Crawford Island Station

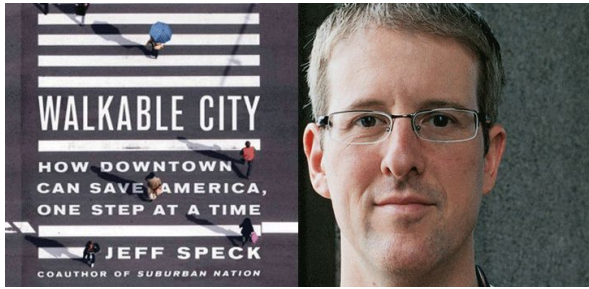
The Planning & Development Department sponsored an application to expand the city's bike share program, Houston B-cycle, in the 2015 Transportation Improvement Program Call for Projects and was awarded a \$3.7 million federal grant. The expansion project will add 71 bike stations, 568 bicycles, and 2 transport vehicles to the existing bike share system of 33 bike stations and 225 bicycles. Houston Bike Share, operator of the bike share program, will work with the Department to oversee the implementation of the new stations.

The first bike station was ordered in December 2016 and was installed one month later in the Discovery Green area, in time for Super Bowl activities. A ribbon cutting for the Crawford Island Station was held on January 23, 2017 to kick off the expansion project. Installation of the stations will continue over the next two years throughout Rice University, Texas Medical Center, University of Houston Main Campus, University of Houston-Downtown, Texas Southern University, and surrounding neighborhoods.

City Review Committee

The Planning & Development Department facilitates the City of Houston review process for project proposals seeking grant funding for transportation-related improvements within the city limits. These proposals must have a letter of support from the City in order to meet application eligibility requirements for federal funding. Proposals are reviewed by the City Review Committee comprised of staff members from the Departments of Public Works & Engineering, Parks & Recreation, Planning & Development, and the Mayor's Economic Development Office. The purpose of the review process is to increase transportation funding within the city by submitting strong proposals, ensuring proposals meet city guidelines, and improving agency coordination on transportation projects. The Committee was convened three times to review applications for the 2016 calendar year.

Walkable City Presentation



In February 2016, the Planning & Development Department co-sponsored a [special presentation](#) for Planning Commission and City Council featuring Jeff Speck, renowned TED speaker and author of *Walkable City*, who spoke about the benefits of a more walkable Houston that connects people and places to create a vibrant, healthy, and financially sound city. Mr. Speck is a city planner and urban designer who advocates internationally for making cities more livable by making them more walkable.

Through his books and speeches, he provides planners with ideas and illustrates options for getting people out of their cars and into a healthier lifestyle.

COMMUNITY

Helping Houston maintain strong neighborhoods

The Planning & Development Department plays a significant role in supporting and preserving Houston's neighborhoods and strengthening the community through civic engagement.

The Department helps communities maintain the character of their area through various neighborhood tools and programs, including Historic Preservation, the [Minimum Lot Size/Building Line Program](#), and the [Prohibited Yard Parking Program](#). These programs require applications initiated by the local community.

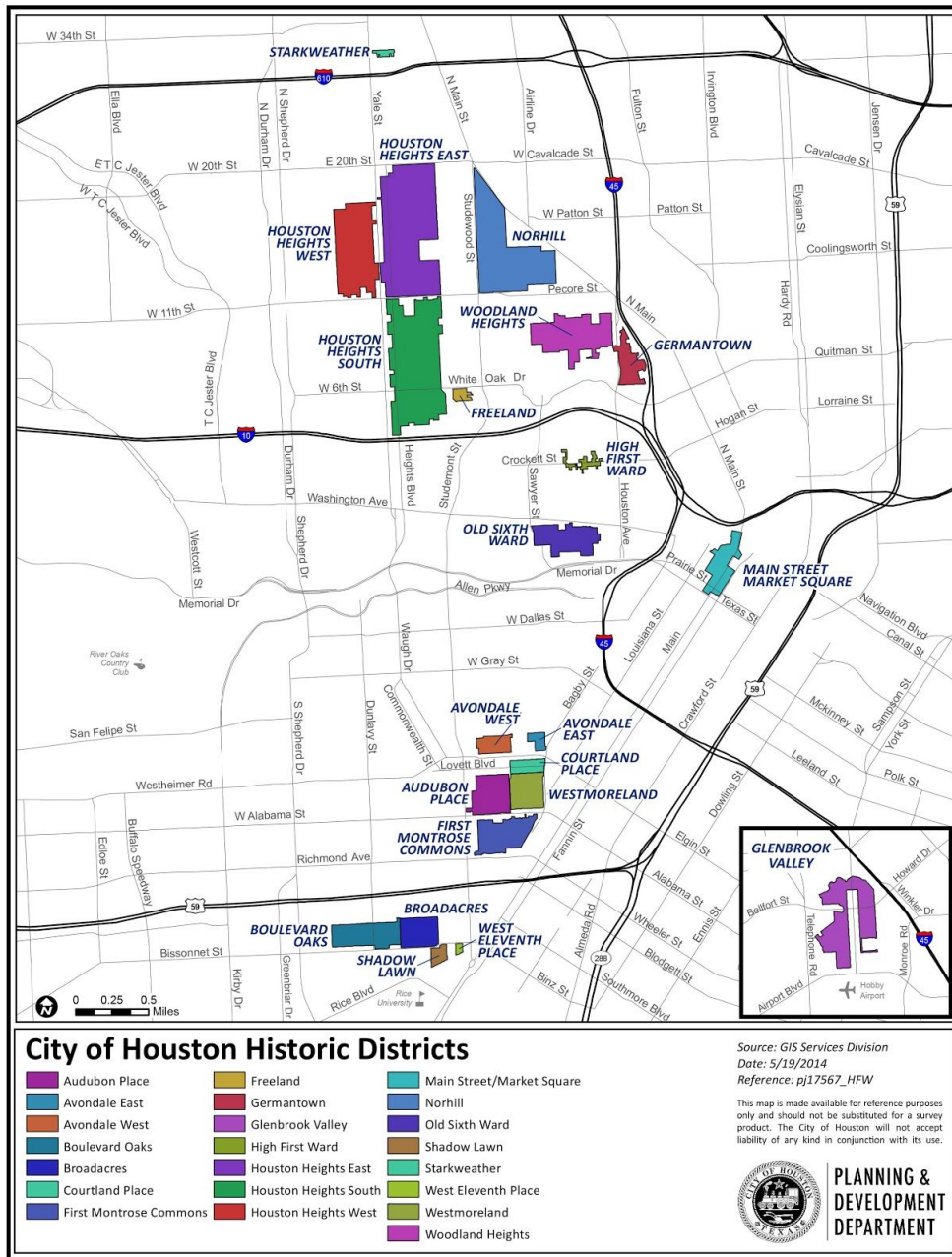
Historic Preservation

The story of Houston is not complete without knowledge of its history. Houston's past is kept alive through its historical assets and neighborhoods of which the Planning & Development Department and the Houston Archaeological and Historical Commission (HAHC) are stewards. Chapter 33, Article VII of the Code of Ordinances governs the City's 22 historic districts, 292 landmarks, and 1,182 protected landmarks. Any new construction, demolition or alterations to structures in historic districts and historic landmarks requires a certificate of appropriateness (COA). Statistics on the Historic Preservation program are below.



Staff meeting with an applicant

Certificates of Appropriateness 2016 Approval Rates
<ul style="list-style-type: none">• 86% approved at first submittal• 91% ultimately approved



Historic Districts

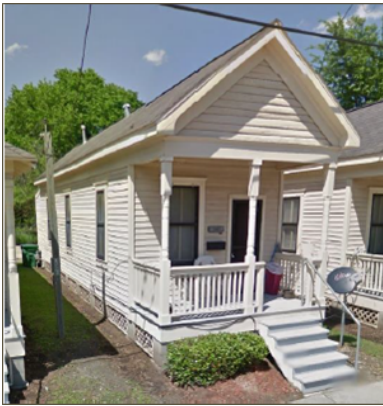
Certificates of Appropriateness/Landmark Applications 2016 Staff Review

- 348 Certificates of Appropriateness reviewed, 42% administratively approved
- 5 Landmark Applications
- 34 Protected Historic Landmark Applications

Design Guidelines

The Planning & Development Department began the process of developing historic preservation design guidelines for six historic districts (Houston Heights East, Houston Heights West, Houston Heights South, Freeland, Norhill, and Woodland Heights) and updating the existing design guidelines for the Old Sixth Ward Protected Historic District. The project's robust community engagement activities included a series of community meetings and workshops, extensive public outreach through traditional social media, and partnerships with neighborhood associations, as well as a survey mailed to all property owners in the six historic districts.

Historic Highlights



Freedmen's Town



Rosenbaum House



Hidalgo Park Quiosco

- Department staff members Matt Kriegl and Courtney Spillane presented an app they developed at the PastForward 2016 Conference for the National Trust for Historic Preservation.
- Staff began surveying properties for the creation of a potential historic district in Freedmen's Town.
- The City of Houston received Certified Local Government status. This designation makes the City eligible for grants and technical assistance to further the historic preservation program.

2016 Houston Archaeological and Historical Commission (HAHC)

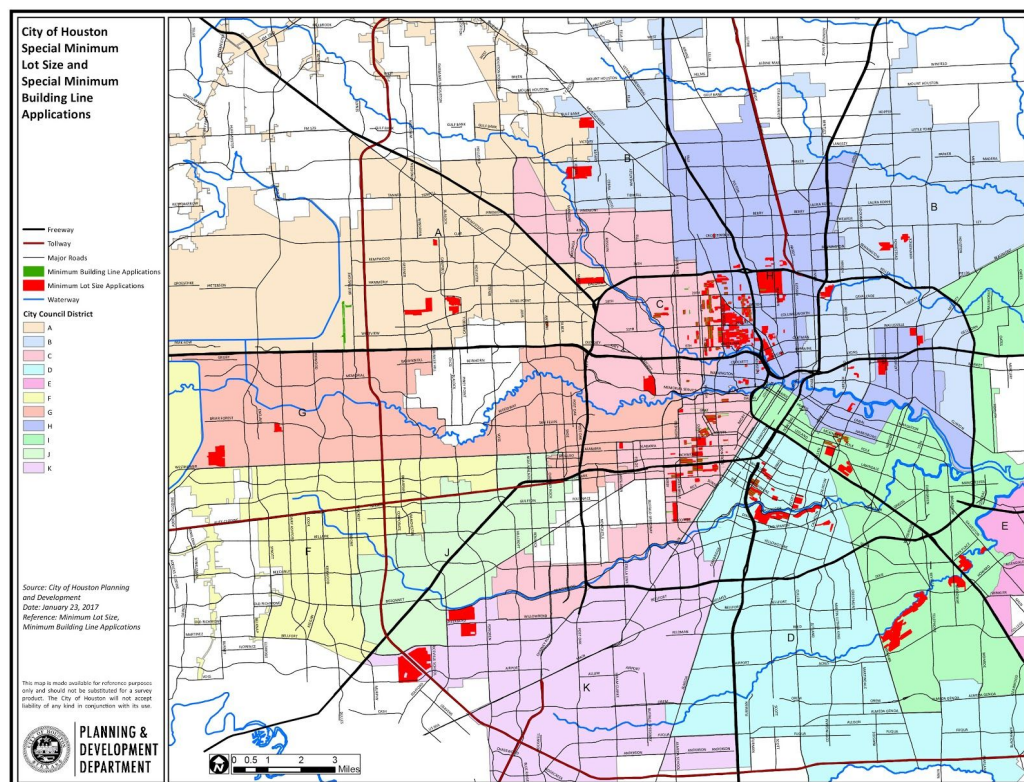


Standing from left to right: Debbie McNulty, Vice Chairman Rob Hellyer, John Cosgrove, Charles Stava and David Bucek. Seated from left to right: Jorge Garcia-Herreros; Anna Mod; and Chairman Maverick Welsh, III; Ann Collum and Planning Director Pat Walsh. Not pictured: Edie Archer, Romulo Tim Cisneros, Doug Elliott and Kerry Goelzer.

The Special Minimum Lot Size Program establishes the square footage of lots within a specific area, below which a lot cannot be subdivided. This opt-in protection helps neighbors maintain a more “traditional” single family style of neighborhood. The Special Minimum Building Line works similarly by establishing a setback to which any future development must adhere. The total number of protected properties for the Minimum Lot Size Program as of December 31, 2016 is 18,077 while the number for the Minimum Building Line program is 3,247.



Public Notice for Special Minimum Lot Size/Building Line Application



Special Minimum Lot Size/Building Line Areas



Redevelopment can change the character of a neighborhood.

Application Reviews January 2016 - December 2016

- 40 Minimum Lot Size Block applications
- 7 Minimum Lot Size Area Applications
- 6 Minimum Building Line Applications

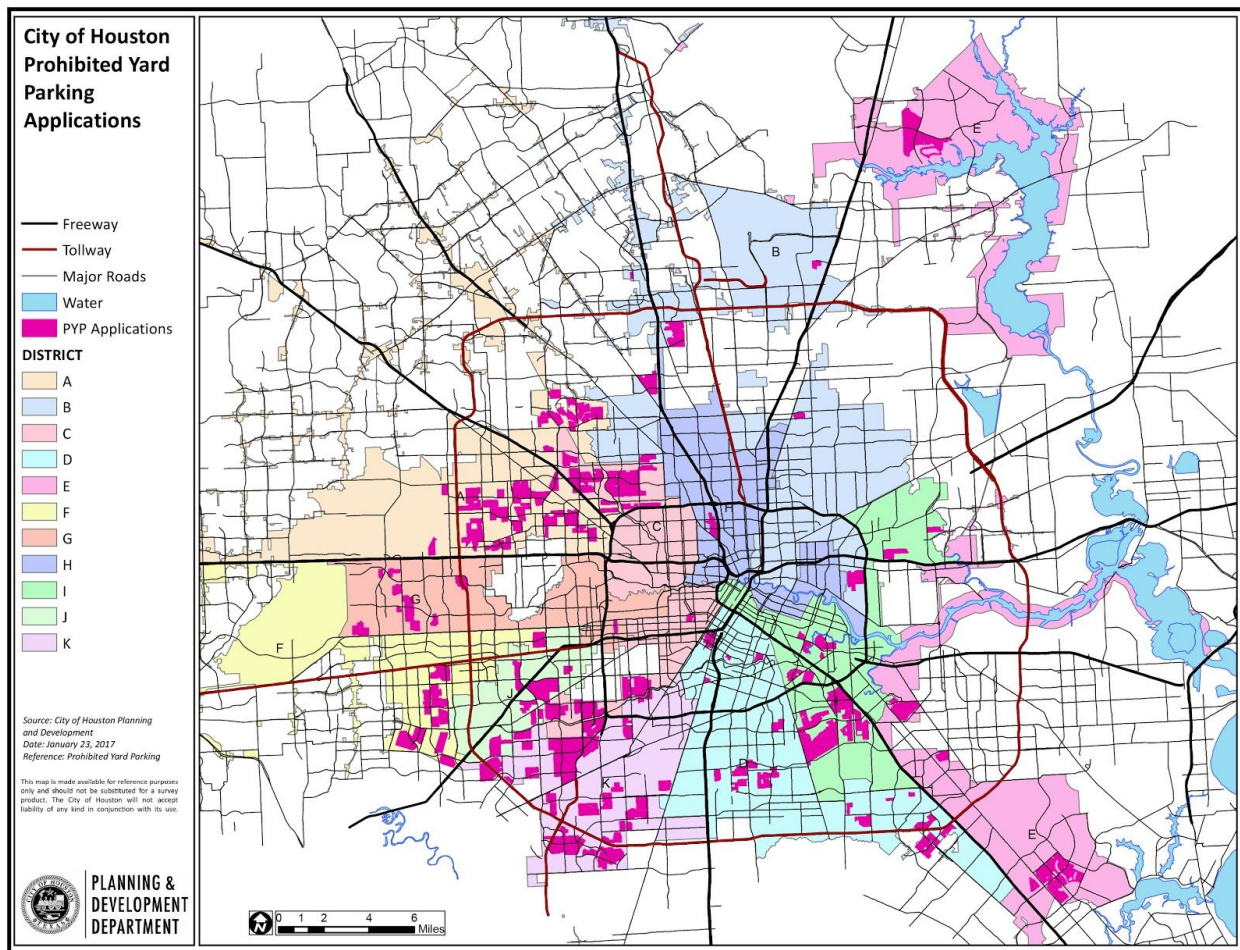
Prohibited Yard Parking Program



Another tool available to communities is the Prohibited Yard Parking Program (PYP), which allows property owners to establish an area where the parking of vehicles on front or side yards of single family residential properties is prohibited.

In 2016, the Planning & Development Department reviewed and processed 8 PYP applications through City Council. There were 189 designated PYP areas in Houston as of December 31, 2106.

Public Notice for Prohibited Yard Parking



Prohibited Yard Parking Areas

LARA Support

The Land Assemblage Redevelopment Authority (LARA) is a non-profit organization created in conjunction with the City of Houston, Harris County and the Houston Independent School District. LARA's purpose is to improve the quality of life for citizens residing in blighted neighborhoods. Projects include development and redevelopment of housing, commerce, parks, and education reflective of a neighborhood's vision and individual character.

LARA is housed within the Housing & Community Development Department; however, the Planning & Development Department supports LARA's planning efforts. To date, the LARA program has added 354 new homes in eight communities throughout the Houston area. In 2016, LARA acquired 13 lots, sold 77 lots to builders or adjacent owners, and builders sold 9 completed houses to new homeowners.

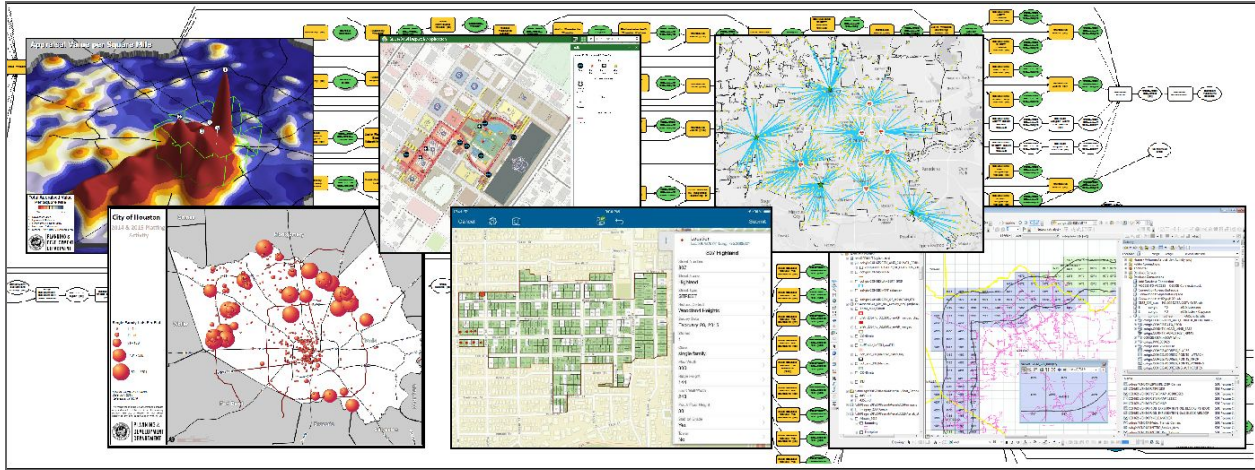
Dowling Street Renaming



In January 2017, City Council voted to rename Dowling Street to Emancipation Avenue, which serves as the front door to Emancipation Park. The action brings Emancipation Park in line with Houston's other signature parks, Hermann and Memorial, which already share their names with adjacent streets. The Planning & Development Department led the City-initiated street name change process for Dowling Street and held two community meetings to get feedback on the proposal, with a majority being supportive.

Emancipation Park is located in Houston's historic Third Ward and has been a local community gathering place and a symbol of cultural pride for nearly 150 years. The park was originally purchased in 1872 by a group of freed slaves and served as the epicenter for Juneteenth celebrations. The park was later donated to the City in 1916. The name change will coincide with the rededication of the park on Juneteenth 2017, currently undergoing a \$33.5 million renovation project.

MAPPING HOUSTON



The ability to analyze and show data by specific geographic areas provides both citizens and the City of Houston a powerful tool. The City maintains an extensive array of mapped information and provides citizens the ability to learn about locations of interest. This data is displayed on My City, the City's primary Geographic Information Systems (GIS) site.

There are three teams of GIS professionals in the Planning & Development Department. One of the Department's key functions is to help update and maintain data within the City's vast Enterprise GIS. City boundaries, addresses, and territories combine in the GIS with various City departmental data to create a spectrum of mapping possibilities. The Houston Emergency Center GIS group handles data related to Fire and 911. The Mapping and Analysis group is relied upon to create the visuals necessary for making informed decisions.

In 2016, the Department's mapping staff completed the following tasks:

- Created a process to GIS technology to improve notification requirements for applicants
- Successfully rolled out new GIS centric 911 call floor software
- Created or modified, on average, 1,038 address in GIS every month - a 92% increase over 2015.
- Created 409 road segments in GIS every month - a 72% increase over 2015.
- Taught 13 GIS Technology Classes
- Logged over 800 GIS projects for maps and data

NEW PROJECTS



Walkable Places

The Planning Commission has created two committees – [Walkable Places](#) and [Platting Standards](#) – to review and consider potential changes to the City’s Code of Ordinances (Chapters 26 & 42) pertaining to walkability and platting. These two committees are chaired by members of the Commission and comprised of a broad spectrum of stakeholders from the community.

Walkable Places Committee

The Walkable Places Committee will consider issues and potential revisions to City codes that will facilitate walking and create amenities for the public. A number of areas in Houston are attracting higher density commercial, office, and multifamily residential developments. These developments present an opportunity to create more vibrant, walkable streets that support alternative modes of transportation. The City’s development ordinances should maximize these opportunities. The Walkable Places Committee will explore how these ordinances could be amended to achieve this objective.

Platting Standards Committee

The Platting Standards Committee is comprised of neighborhood, development and other technical representatives. The committee will review and make recommendations to Chapter 42 platting standards and establish a predictable process for regularly reviewing and revising development codes administered by the Planning & Development Department.

ABOUT US



Department Holiday Gathering at City Hall 2016

The Planning & Development Department is comprised of approximately 85 dedicated public servants who strive to make Houston a better place.

Department Core Values

Innovation
Collaboration
Empowerment
Integrity

In early 2016, a staff-driven Internal Strategic Planning (ISP) Committee was created to help the Planning & Development Department identify its core values. The ISP Committee is comprised of a cross section of employees within the Department from different divisions and positions. The core values provide guidance to staff on how to perform their jobs on a daily basis. A survey of all Department employees confirmed the values and suggested ways the Department can align its operations more closely with its values.

The four core values for the Department are Innovation, Collaboration, Empowerment and Integrity. Several strategies were also developed using the feedback in the survey that reflect our new core values and have resulted in the following actions:

1. Incorporating the values in personnel reviews and hiring/promotional activities;
2. Expanding and standardizing in-house training and learning opportunities;
3. Quarterly department-wide meetings;
4. Improving its connection with staff who office off-site;
5. Highlighting the Department's work through monthly newsletters and increased social media.

Giving Back Through CMC

The Combined Municipal Campaign (CMC) is an annual drive encouraging City of Houston employees to raise funds for charitable organizations of their choice through payroll deductions and fundraising events during the month of October.



PD Director & Staff hosting a CMC Event

This year's CMC theme was "Compassion in Action 2017". Planning & Development Department staff raised over \$14,000 through in-kind donations, staff donations, including some employees considered "Above and Beyond" by contributing at least 1% of salary, and various fundraising events.

Funds raised by the Department benefited the Wounded Warrior Project, Make-A-Wish Foundation, Housing, Entrepreneurship, and Readiness Training (H.E.A.R.T) Program, and Autism Speaks.

Mohdudul Huq Excellence in Customer Service Award

The Planning & Development Department hosted its annual Employee Service Award and Ice Cream Social event, and presented the Department's first Excellence in Customer Service Award.



Mohdudul Huq, 2016 Excellence in Customer Service Award

This award recognizes the employee who consistently and substantially demonstrates an ability and willingness to work positively, respectfully, and effectively with others; has significantly improved customer service or has increased customer satisfaction in their area; demonstrates ability and willingness to manage changes in work priorities, procedures, and organization; and demonstrates exceptional ability to foster collaboration, communication, and cooperation among colleagues and the community.

The award was named in Huq's honor, as the first recipient, having demonstrated outstanding customer service for the past 30 years.

Youth Internships



Planning & Development Interns

The Planning & Development Department has worked diligently over the last year to strengthen our Youth Engagement and Internship Initiative. The Department's goal is to reach young people to get them thinking about planning as a profession.

The Department occasionally visits schools to talk to students about the planning profession. The Department partnered with the Mayor's Office of Workforce Development to provide job opportunities to students and young adults, ages 15 to 21, to attain job readiness, skills training, resume writing, and interviewing techniques to help prepare them for the workforce.

Here are 2016 highlights of the Youth Engagement and Internship Initiative:

Visits to Schools

T. H. Rogers Elementary - In April, students at T. H. Rogers Elementary were gearing up for the Utopian City Project. To help 3rd graders understand the "Build Your City" concept, the Department led a presentation on planning and urban design to help students with creative ideas.

Cy-Fair High School - In April, the Department presented to 9th and 10th grade World Geography students at Cy-Fair High School about the profession of Planning and GIS and our role in the planning and development of the city.

Austin High School - In November, the Department met with seniors from Austin High School to talk about our role in city government and the planning profession. As a part of the PACE Program initiative, 25 students were able to tour the department and ask questions about what we do and the services we provide to citizens of Houston.

Planning & Development Summer Interns

This summer, two students from Texas Southern University had an opportunity to work with the Department for six weeks. Students were assigned to Development Services and Transportation Planning Divisions and assisted on special projects.

Hire Houston Youth Summer Program

Mayor Sylvester Turner launched Hire Houston Youth, an initiative to provide summer internships and jobs to young people between the ages of 16 and 24. Hire Houston Youth provides local youth with an 8-week summer job or internship experience. The Department had three students participating in the program.

Professional Academy for Career Exploration (PACE) Program

The PACE program is a partnership with Workforce Solutions that launched in the summer of 2016 in conjunction with the City's Summer Jobs Program. Seniors participating in the PACE program are from Austin High School and Worthing High School. These students are completing a total of four internship rotations in city departments, including Health & Human Services, Houston Public Library, Houston Police Department, Houston Information & Technology, and Planning & Development. A senior from Austin High School is currently interning with the Department.

[READ MORE ON OUR WEBSITE](#)



**PLANNING &
DEVELOPMENT
DEPARTMENT**

611 Walker Street, 6th Floor
Houston, TX 77002

Phone: 832.393.6600

Email: planningdepartment@houstontx.gov

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
A-Consent				
1	Aliana Sec 52	C3P		Defer Chapter 42 planning standards
2	Alzate Acres	C2		Approve the plat subject to the conditions listed
3	Aria at Standcliff	C2		Approve the plat subject to the conditions listed
4	Bridgeland First Bend Sec 14	C3F		Approve the plat subject to the conditions listed
5	Bridges of Lake Houston Apartments	C2		Approve the plat subject to the conditions listed
6	Cambridge Falls Sec 11	C3F		Approve the plat subject to the conditions listed
7	Canyon Lakes West Sec 12	C3F		Approve the plat subject to the conditions listed
8	Clay Road Commercial Centre	C2		Approve the plat subject to the conditions listed
9	Colina Homes On La Branch Street	C2		Defer Chapter 42 planning standards
10	Deep Cypress Gardens	C3F		Approve the plat subject to the conditions listed
11	East Little York Road Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
12	El Dorado Clear Lake City Sec 11	C3F		Approve the plat subject to the conditions listed
13	El Dorado Clear Lake City Sec 12	C3F		Approve the plat subject to the conditions listed
14	El Porvenir Rodriguez	C2		Defer Chapter 42 planning standards
15	First Dane Hanna Road	C2		Approve the plat subject to the conditions listed
16	Harris County ESD No 7	C2		Approve the plat subject to the conditions listed
17	Harris County MUD No 62 Water Plant No 1	C2		Approve the plat subject to the conditions listed
18	Holroyd Road Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
19	Homestead Express	C2		Approve the plat subject to the conditions listed
20	IG Spring Stuebner Properties LLC	C2		Approve the plat subject to the conditions listed
21	Las Cabras Office Warehouse Condominiums	C3P		Approve the plat subject to the conditions listed
22	Lazy Acres	C1	DEF1	Defer Applicant request
23	Merrylands Sec 1	C3P		Defer Chapter 42 planning standards
24	Mills Creek Crossing Sec 1	C3F		Approve the plat subject to the conditions listed
25	Miranda Trucking Reserve	C2	DEF2	Approve the plat subject to the conditions listed
26	Neumann Oaks	C3F		Approve the plat subject to the conditions listed
27	Public Storage Westheimer	C2		Approve the plat subject to the conditions listed
28	Rancho Verde Middle Detention Reserve	C2		Approve the plat subject to the conditions listed
29	Rancho Verde Sec 8	C3F		Approve the plat subject to the conditions listed
30	Salgado Heights	C2		Defer Chapter 42 planning standards

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

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
31	Silver Ranch Sec 17	C3P		Approve the plat subject to the conditions listed
32	Silver Springs Sec 2	C3F		Approve the plat subject to the conditions listed
33	South Meadow Place Sec 1	C3F		Approve the plat subject to the conditions listed
34	St Johns Brown Campus	C2		Approve the plat subject to the conditions listed
35	Summer Lake Ranch Sec 3	C3F		Approve the plat subject to the conditions listed
36	Teague Road Street Dedication Sec 1	C3F		Approve the plat subject to the conditions listed
37	Terminal Expansion GP	GP	DEF1	Approve the plat subject to the conditions listed
38	Texas Wonder Lawn	C2		Defer Additional information reqd
39	Towne Lake Sec 44	C3P		Approve the plat subject to the conditions listed
40	Villages at Tour 18 Sec 2	C3F		Approve the plat subject to the conditions listed
41	Villages at Tour 18 Sec 3	C3P		Defer Applicant request
42	Waterstone Public Storage Clay Road	C3F		Approve the plat subject to the conditions listed
43	Watpa Buddhayan Meditation Center	C2		Approve the plat subject to the conditions listed
44	Westside Mall Sec 2 partial replat no 1	C3F		Approve the plat subject to the conditions listed
45	Westview Landing Sec 3	C3F		Approve the plat subject to the conditions listed
46	Woodland Pines Sec 10	C3P	DEF1	Approve the plat subject to the conditions listed

B-Replats

47	Avenue Meadows	C2R		Approve the plat subject to the conditions listed
48	Centerpoint Properties Market Street Addition	C2R		Approve the plat subject to the conditions listed
49	Colina Court on Elgin Street	C2R		Approve the plat subject to the conditions listed
50	Deca	C2R		Approve the plat subject to the conditions listed
51	Eixid South Development replat no 1	C2R		Defer Applicant request
52	Fisher Villages	C2R		Approve the plat subject to the conditions listed
53	Flores Refuge	C2R	DEF1	Approve the plat subject to the conditions listed
54	Garden Oaks Central Development	C2R	DEF1	Defer Chapter 42 planning standards
55	Garza Mount Houston	C2R	DEF2	Applicant has failed to provide revised new information (new drawing in AutoCAD & PDF format). Therefore, a disapproval is recommended.
56	Harris Family on Beall	C2R		Approve the plat subject to the conditions listed
57	Heights Allegiance Homes	C2R		Defer Additional information reqd
58	Jones Place	C2R		Approve the plat subject to the conditions listed
59	Kipp Inc Ferndale	C2R		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
60	Las Puentes	C2R		Defer Chapter 42 planning standards
61	Liberty Road Estates at Manor	C2R		Defer Chapter 42 planning standards
62	Lincoln City partial replat no 1	C2R		Defer Additional information reqd
63	Midtown Common	C2R		Approve the plat subject to the conditions listed
64	Neyland Vista	C2R		Approve the plat subject to the conditions listed
65	Peden Park	C2R		Approve the plat subject to the conditions listed
66	Runnels Place	C2R		Approve the plat subject to the conditions listed
67	Sada	C2R		Approve the plat subject to the conditions listed
68	Shepherd Square	C2R		Defer Chapter 42 planning standards
69	Sheridan Court	C2R		Approve the plat subject to the conditions listed
70	Sky Vista Villas	C2R		Approve the plat subject to the conditions listed
71	Take 5 Durham	C2R		Approve the plat subject to the conditions listed
72	Terminal Expansion Sec 1	C2R	DEF1	Approve the plat subject to the conditions listed
73	Villas On Bevis	C2R		Approve the plat subject to the conditions listed
74	Villas on Higgins Street	C2R		Approve the plat subject to the conditions listed
75	Waterview Town Center Sec 3 partial replat no 1	C2R		Approve the plat subject to the conditions listed
76	West 25th Street Casitas	C2R	DEF1	Defer Applicant request
77	West 28th Street Landing	C2R		Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

78	Briarcroft partial replat no 2	C3N		Approve the plat subject to the conditions listed
79	Granlin Grove partial replat no 1	C3N	DEF2	Approve the plat subject to the conditions listed
80	Lakes at Avalon Village Sec 2 partial replat no 3	C3N		Approve the plat subject to the conditions listed
81	Lindale Park Sec 5 partial replat no 1	C3N	DEF2	Deny the requested variance(s) and Disapprove the plat

D-Variances

82	Aldine ISD 9999 Veterans Memorial Drive Complex	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
83	Dominion Christian Centre	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
84	Echo Vista	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
85	Fuchs Tract GP	GP		Defer Applicant request

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

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
86	Harris County Improvement District No 13 Lift Station No 1	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
87	Harris County Improvement District No 13 Waste Water Treatment Plant No 1	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
88	Harris County Improvement District No 13 Water Plant No 1	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
89	Humble Commerce	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
90	Humble Commerce Sec 1	C2	DEF2	Withdraw
91	Marina Place	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
92	Oakview Farms GP	GP	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
93	Oakview Farms Sec 1	C3P	DEF1	Approve the plat subject to the conditions listed
94	Presidents Park A	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
95	Rodgers Corner	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
96	Saint Arnoldville Extension	C2R	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed

E-Special Exceptions

97	Elyson Sec 16	C3P		Grant the requested special exception(s) and Approve the plat subject to the conditions listed
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F-Reconsideration of Requirements

None

G-Extensions of Approval

98	Atascocita Trace Sec 6	EOA	Approve
99	Dowling Street Townhomes	EOA	Approve
100	Dowling Street Villas	EOA	Approve
101	Fall Creek North Public Storage	EOA	Approve
102	Houston ISD Booker T Washington High School	EOA	Approve
103	Katy Trails Sec 3	EOA	Approve
104	Northpointe Canyon Drive Street Dedication Sec 1	EOA	Approve
105	O'Reilly Auto Shepherd	EOA	Approve
106	Pinto Business Park Detention Pond 7	EOA	Approve
107	Precision Pro	EOA	Approve
108	Royal Brook at Kingwood Sec 10	EOA	Approve

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
109	South Lake Houston EMS	EOA	Approve	
110	Spring Creek Village	EOA	Approve	
111	Spring Event Center	EOA	Approve	
112	Valley Ranch Sec 7	EOA	Approve	
113	Watercrest at Kingwood	EOA	Approve	

H-Name Changes

None

I-Certification of Compliance

114	19680 Heather Lane	COC	Approve
115	20055 Ravenwood Drive	COC	Approve
116	19746 Dogwood Lane	COC	Approve
117	18455 Wisp Willow Way	COC	Approve
118	25180 Fawn Lane	COC	Approve
119	19712 Candlelight	COC	Approve
120	1828 Rankin Road	COC	Approve
121	1703 Atascocita Road	COC	Approve
122	21404 Loop 494	COC	Approve

J-Administrative

None

K-Development Plats with Variance Requests

123	3803 Charleston Street	DPV	Approve
124	825 Davidson Street	DPV	Defer
125	611 Hyde Park Boulevard	DPV	Deny/Approve
126	3815 Westheimer	DPV	Approve

Off-Street Parking Variance

IV	611 Hyde Park Boulevard	PV	Approve
V	104 W. 12th Street	PV	Approve

Landscape Variance

VI	6655 Will Clayton Parkway	LV	Approve
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 03/16/2017
Plat Name: Aliana Sec 52
Developer: Aliana Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2017-0348 C3P

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	46.9630	Total Reserve Acreage:	28.9010
Number of Lots:	42	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 134 A
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	566D	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.

- Address GP requirements to provide a 60' collector 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.

Fort Bend Engineer: 1) Provide additional UEs adjacent to 50' ROWs per FBC Sub Regs 5.5.B.2.
2) ID if there is a reserve adjacent to Lot 15, Block 4
3) Temporary turnaround and easement will be required on the end of Kirkshaw Drive
4) Consider a mini traffic circle at Westmoor and Kirkshaw as the character of the drive will change dramatically at this intersection from a collector roadway to residential streets
PWE Utility Analysis: Approved

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 03/16/2017
Plat Name: Alzate Acres
Developer: The Jean McKinley Company, Inc.
Applicant: Jean McKinley Company
App No/Type: 2017-0375 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.5018	Total Reserve Acreage:	4.9500
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77449	446U	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.

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: 2
Action Date: 03/16/2017
Plat Name: Alzate Acres
Developer: The Jean McKinley Company, Inc.
Applicant: Jean McKinley Company
App No/Type: 2017-0375 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Coordinate with HCFCD if any additional drainage easements are required
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . 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: 3
Action Date: 03/16/2017
Plat Name: Aria at Stancliff
Developer: PDN Consulting, Inc.
Applicant: Boundary One, LLC
App No/Type: 2017-0201 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	9.9090	Total Reserve Acreage:	9.9090
Number of Lots:	0	Number of Multifamily Units:	300
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	77099	529X	City

Conditions and Requirements for Approval

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

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

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

059.1. Owner 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 proposed re-plat to the WCR (long or short form) application.

For long form:

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

City Engineer: DETENTION IS REQUIRED



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 03/16/2017
Plat Name: Bridgeland First Bend Sec 14
Developer: Bridgeland Development, LP A Maryland Limited Partnership
Applicant: BGE, Inc.
App No/Type: 2017-0364 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	45.6600	Total Reserve Acreage:	35.2200
Number of Lots:	68	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:	MUD 419
County	Zip	Key Map ©	City / ETJ
Harris	77433	366Q	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 03/16/2017
Plat Name: Bridgeland First Bend Sec 14
Developer: Bridgeland Development, LP A Maryland Limited Partnership
Applicant: BGE, Inc.
App No/Type: 2017-0364 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: APPROVED.
City Engineer: MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION
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)
"Court" is not an appropriate suffix for Tranquility Summit Court because it doesn't terminate in a cul-de-sac. choose another suffix.
UVE should be checked at House Hahl Road and N. Bridgeland Lake Pkwy, and at Unity Point Drive and N. Bridgeland Lake Pkwy.
Corner ROW radius at House Hal Road and N. Bridgeland Lake Pkwy should be 40' for acute angle.
Extra signs will be required at median opening in line with Unity Point Drive on N. Bridgeland Lake Pkwy.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 03/16/2017
Plat Name: Bridges of Lake Houston Apartments
Developer: D.R. HORTON - TEXAS, LTD., a Texas limited partnership
Applicant: BGE, Inc.
App No/Type: 2017-0384 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	13.2700	Total Reserve Acreage:	13.2700
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 494
County	Zip	Key Map ©	City / ETJ
Harris	77346	377D	ETJ

Conditions and Requirements for Approval

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

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

052. Will Clayton Parkway and Holroyd Road must be recorded prior to or simultaneously with this plat.

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

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

For Your Information:

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

PWE Utility Analysis: Approved.

City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED
AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering
Department prior to recordation.

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

Access denied to Holroyd Road until street dedication plat is recorded

UVE should be checked at Holroyd Road and Will Clayton Pkwy.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 03/16/2017
Plat Name: Cambridge Falls Sec 11
Developer: Fresno Lakes, Ltd.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2017-0279 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	9.5240	Total Reserve Acreage:	0.7120
Number of Lots:	45	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 23
County	Zip	Key Map ©	City / ETJ
Fort Bend	77545	611S	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.

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 20' garage building line to all corner lots

For Your Information:

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

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

2) Provide additional UEs adjacent to 50' ROWs per FBC Sub Regs 5.5.B.2.

3) Include note required by FBC Sub Regs 5.12.C.1.b.i

4) Submit variance letter for 20' B.L.

5) Submit to FBC for formal review - street name change

PWE Utility Analysis: Approved

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 03/16/2017
Plat Name: Canyon Lakes West Sec 12
Developer: Canyon Lakes West Section 3, Ltd
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-0426 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	5.7510	Total Reserve Acreage:	0.0370
Number of Lots:	28	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 165
County	Zip	Key Map ©	City / ETJ
Harris	77433	406B	ETJ

Conditions and Requirements for Approval

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

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

Harris County Flood Control District: Flood Control review - Plat need to show and label channel U100-00-00 Lanham Creek with top of banks, centerline, Fee and Easements adjacent to it (see uploaded document).

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 documentation from COH to waive "access denied" note for adjacent sec 3 recorded plat

Confirm that property boundary is correct at vicinity of West Road

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 03/16/2017
Plat Name: Clay Road Commercial Centre
Developer: Maniram Sankar
Applicant: The Pinnell Group, LLC
App No/Type: 2017-0358 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.7584	Total Reserve Acreage:	2.7550
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Addicks Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77084	447E	ETJ

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
UVE should be checked at St. William Lane and Clay Road.
Limited scope TIA will be required to determine driveway locations, median opening 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: 9
Action Date: 03/16/2017
Plat Name: Colina Homes On La Branch Street
Developer: COLINA HOMES
Applicant: ICMC GROUP INC
App No/Type: 2017-0382 C2

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.2328	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	77004	493T	City

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.

For Your Information:

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

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

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

PWE Utility Analysis: Due that all of the dwellings do not have access to the public Utilities(Share driveway).A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR (long or short form) application.

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

Parks and Recreation: 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 (5 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 03/16/2017
Plat Name: Deep Cypress Gardens
Developer: Quance Development, LLC
Applicant: Miller Survey Group
App No/Type: 2017-0420 C3F

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:	Existing Utility District	Wastewater Type:	Existing Utility District
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.

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: 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: 11
Action Date: 03/16/2017
Plat Name: East Little York Road Street Dedication Sec 1
Developer: Evergreen Villas LTD
Applicant: Arborleaf Engineering & Surveying, Inc.
App No/Type: 2017-0389 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.5490	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Greenwood Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77044	417W	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 03/16/2017
Plat Name: El Dorado Clear Lake City Sec 11
Developer: Trendmaker Clear Lake LLC
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2017-0346 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	18.4060	Total Reserve Acreage:	0.8430
Number of Lots:	55	Number of Multifamily Units:	0
COH Park Sector:	21	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	77059	578T	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

City Engineer: 10'WLE & 10' S.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: 13
Action Date: 03/16/2017
Plat Name: El Dorado Clear Lake City Sec 12
Developer: Trendmaker Clear Lake LLC
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2017-0347 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	19.3310	Total Reserve Acreage:	0.6710
Number of Lots:	52	Number of Multifamily Units:	0
COH Park Sector:	21	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	77059	578T	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
052. El Dorado Clear Lake City Section 11 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.
150. For Future Sections: Provide a second point of access to a public street when the total number of lots exceeds 150. (190)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 03/16/2017
Plat Name: El Porvenir Rodriguez
Developer: AGS Consultants
Applicant: AGS CONSULTANTS LLC
App No/Type: 2017-0235 C2

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	9.7586	Total Reserve Acreage:	9.7586
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77484	283J	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.

146.1. Provide for dedication along Binford.

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

Provide the replat paragraph

For Your Information:

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



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 03/16/2017
Plat Name: El Porvenir Rodriguez
Developer: AGS Consultants
Applicant: AGS CONSULTANTS LLC
App No/Type: 2017-0235 C2

Staff Recommendation:
Defer Chapter 42 planning
standards

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

Harris 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 .

Dedicate 17 feet of ROW along Binford Road as road log calls out 83 feet existing
This may be a replat of Harris county School Lands sec 3

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 03/16/2017
Plat Name: First Dane Hanna Road
Developer: First Dane Properties LLC
Applicant: C & C Surveying, Inc
App No/Type: 2017-0424 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.1920	Total Reserve Acreage:	4.1920
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:	Southern Montgomery County MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77386	252P	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)

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 03/16/2017
Plat Name: Harris County ESD No 7
Developer: Harris County Emergency Services District
Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying
App No/Type: 2017-0319 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.0000	Total Reserve Acreage:	5.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 82
County	Zip	Key Map ©	City / ETJ
Harris	77373	293W	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 16

Action Date: 03/16/2017

Plat Name: Harris County ESD No 7

Developer: Harris County Emergency Services District

Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying

App No/Type: 2017-0319 C2

PWE Utility Analysis: Approved

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

Staff Recommendation:

Approve the plat subject to the conditions listed

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

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

UVE should be checked for making right turn on red by EB traffic on Old Aldine Westfield onto Aldine Westfield Road.

NB Left turn lane will be required on Aldine Westfield Road at driveway in line with median opening at North Spring Drive.

25'x25' ROW Cutback is required at corner of Aldine Westfield Road and Old Aldine Westfield 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: 17
Action Date: 03/16/2017
Plat Name: Harris County MUD No 62 Water Plant No 1
Developer: DWPW Grand Parkway, L.L.C., A Texas Limited Liability Company
Applicant: EHRA
Ann No/Type: 2017-0390 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	2.5944	Total Reserve Acreage:	2.5944
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 62
County	Zip	Key Map ©	City / ETJ
Harris	77449	445U	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)

show the Harris county drainage easement as one parcel and dimension the width as indicated on the markup.

For Your Information:

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

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

Harris County Flood Control District: HCFCD plat release letter 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: 18
Action Date: 03/16/2017
Plat Name: Holroyd Road Street Dedication Sec 1
Developer: D.R Horton - Texas, Ltd.
Applicant: BGE, Inc.
App No/Type: 2017-0383 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.9758	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 494
County	Zip	Key Map ©	City / ETJ
Harris	77346	377D	ETJ

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

PWE Utility Analysis: Approved.

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

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

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

Will Clayton Parkway plans do not show a mechanism to make NB left turns onto Will Clayton Parkway. May need to pull existing median back as part of street dedication plans.

WB Left turn lane will be required on Will Clayton Pkwy at Holroyd Road.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 03/16/2017
Plat Name: Homestead Express
Developer: FMMS INC
Applicant: TKYL & Associates
App No/Type: 2017-0273 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.3629	Total Reserve Acreage:	1.3629
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77016	414V	City

Conditions and Requirements for Approval

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

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

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

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

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

Add plat note: The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this section

For Your Information:

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

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the 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: 20
Action Date: 03/16/2017
Plat Name: IG Spring Stuebner Properties LLC
Developer: IG Spring Stuebner
Applicant: The Interfield Group
App No/Type: 2017-0352 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3259	Total Reserve Acreage:	0.3259
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	77389	292K	ETJ

Conditions and Requirements for Approval

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

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

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

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

revise spelling on Spring Stuebner as indicated on markup

For Your Information:

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

PWE Utility Analysis: 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.

Need to determine if an OSSF with expansion area can be located within this reserve



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 03/16/2017
Plat Name: Las Cabras Office Warehouse Condominiums
Developer: RJS Consultants LLC
Applicant: The Pinnell Group, LLC
App No/Type: 2017-0359 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.2551	Total Reserve Acreage:	5.9083
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Waller	77493	403W	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)

- 1)10' additional r.o.w dedication required along Beckendorf road
(50' dedication in total).
2)Provide dimension from the pipeline to the plat boundary corner.

For Your Information:

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



Agenda Item: 22
Action Date: 03/16/2017
Plat Name: Lazy Acres
Developer: Eric Gainer
Applicant: Stewart Engineering
App No/Type: 2017-0263 C1

Staff Recommendation:
Defer Applicant request

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.

Applicant has requested a two-week deferral to have more time to meet with Harris County Engineering's Office.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 03/16/2017
Plat Name: Lazy Acres
Developer: Eric Gainer
Applicant: Stewart Engineering
App No/Type: 2017-0263 C1

Staff Recommendation:
Defer Applicant request

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 23
Action Date: 03/16/2017
Plat Name: Merrylands Sec 1
Developer: academy development
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2017-0355 C3P

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	50.2690	Total Reserve Acreage:	18.3040
Number of Lots:	171	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	77346	377G	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. Bridges on Lake Houston Commercial Reserves Sec 1 must be recorded prior to or simultaneously with this plat.

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

Plat agenda location must be changed to C3R because it was promoted as a C3P and is in fact a replat.

For Your Information:

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

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

For long form:

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

Harris 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)

Street stub from adjacent plat to the north 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: 24
Action Date: 03/16/2017
Plat Name: Mills Creek Crossing Sec 1
Developer: K.B. Home Lone Star Inc
Applicant: Pape-Dawson Engineers
App No/Type: 2017-0402 C3F

Staff Recommendation:
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

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

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

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

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

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

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 03/16/2017
Plat Name: Mills Creek Crossing Sec 1
Developer: K.B. Home Lone Star Inc
Applicant: Pape-Dawson Engineers
App No/Type: 2017-0402 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

For long form:

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

Add UVE at NW corner of Mills Creek Drive and Perry Road

Additional ROW may need to be obtained by separate instrument in the future along Mills road

add 20' WLE for future regional water authority 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

Reserves B, C and D should also be restricted to landscaping to deny access off of mills 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 &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 03/16/2017
Plat Name: Miranda Trucking Reserve
Developer: miranda trucking
Applicant: Houston Platting
App No/Type: 2017-0155 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.7860	Total Reserve Acreage:	1.7860
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77013	456U	City

Conditions and Requirements for Approval

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

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

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

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

Provide dimensions for Wallisville Rd. ROW width should be reflective of what was dedicated with both recording documents shown on plat.

For Your Information:

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

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

For long form:

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

City Engineer: DETENTION IS REQUIRED

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 03/16/2017
Plat Name: Neumann Oaks
Developer: Friendswood Development Company
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-0394 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.9772	Total Reserve Acreage:	0.5040
Number of Lots:	22	Number of Multifamily Units:	0
COH Park Sector:	1	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	77018	452G	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)

1. Add all "Eligible" Solid Waste notes.
2. Add all "Reduced Lot Size" notes.
3. Add Line and Curve 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.

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.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 27
Action Date: 03/16/2017
Plat Name: Public Storage Westheimer
Developer: Kimley-Horn, Inc
Applicant: Terra Surveying Company, Inc.
App No/Type: 2017-0393 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.7000	Total Reserve Acreage:	1.7000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77027	492S	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
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 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: 28
Action Date: 03/16/2017
Plat Name: Rancho Verde Middle Detention Reserve
Developer: D.R. Horton - Texas, LTD
Applicant: Huitt-Zollars, Inc.
App No/Type: 2017-0397 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.9800	Total Reserve Acreage:	4.9800
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	77049	458S	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.
051. Tie plat boundary to the nearest intersection of public street rights-of-way.
052. Remaining acreage intended for detention, abutting this plat and extending to Rancho Grande Dr, must be recorded prior to or simultaneously with this plat.
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
- 190.2. Add 'Martha L. Stein, Chair' as Chair in the Planning Commission certificate.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
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: 28

Action Date: 03/16/2017

Plat Name: Rancho Verde Middle Detention Reserve

Developer: D.R. Horton - Texas, LTD

Applicant: Huitt-Zollars, Inc.

App No/Type: 2017-0397 C2

Staff Recommendation:

Approve the plat subject to the conditions listed

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

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

Coordinate with HCFCF if additional drainage easements are 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: 29
Action Date: 03/16/2017
Plat Name: Rancho Verde Sec 8
Developer: D.R. Horton - Texas, LTD
Applicant: Huitt-Zollars, Inc.
App No/Type: 2017-0401 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	16.2000	Total Reserve Acreage:	2.7850
Number of Lots:	84	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	77530	458W	ETJ

Conditions and Requirements for Approval

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

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

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

052. Rancho Verde section 7 must be recorded prior to or simultaneously with this plat.

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 03/16/2017
Plat Name: Rancho Verde Sec 8
Developer: D.R. Horton - Texas, LTD
Applicant: Huitt-Zollars, Inc.
App No/Type: 2017-0401 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

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 .

Sec 7 must be recorded prior to or simultaneously with this plat

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 03/16/2017
Plat Name: Salgado Heights
Developer: Jorge Palms
Applicant: Survey 1, Inc.
App No/Type: 2017-0255 C2

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	2.0000	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	285W	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)

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

For Your Information:

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

PWE Utility Analysis: Approved

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

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 .

This is also a replat of Harris County School Lands plat vol 17 page 222 h.c.d.r.

Road log calls out 66 feet of existing ROW. Dedicate 17 feet of ROW



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 03/16/2017
Plat Name: Silver Ranch Sec 17
Developer: Ersa Grae
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2017-0408 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	8.8000	Total Reserve Acreage:	1.5300
Number of Lots:	37	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 58
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	484N	ETJ

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.

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) A temporary turnaround and easement will be required on the end of Skylark Bluff Trail
2) Provide a finalized GP, as FBC currently has two options

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: 32
Action Date: 03/16/2017
Plat Name: Silver Springs Sec 2
Developer: Silver Springs Interests LTD
Applicant: Arborleaf Engineering & Surveying, Inc.
App No/Type: 2017-0412 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	20.5970	Total Reserve Acreage:	2.2480
Number of Lots:	128	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Northwest Harris County MUD 23
County	Zip	Key Map ©	City / ETJ
Harris	77014	371F	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

For Your Information:

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

CIP: Coordinate access on Richey Road with CIP project manager Mike Chang.

TIA will not be required for Sec 2, but will be required before the approval of Sec 3.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 03/16/2017
Plat Name: South Meadow Place Sec 1
Developer: SM Place FL-1, L.P.
Applicant: BGE, Inc.
App No/Type: 2017-0259 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	16.7000	Total Reserve Acreage:	3.3795
Number of Lots:	71	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:	Harris County MUD 460
County	Zip	Key Map ©	City / ETJ
Harris	77048	574V	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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

For long form:

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

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map.
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: 34
Action Date: 03/16/2017
Plat Name: St Johns Brown Campus
Developer: St. John's School
Applicant: M2L Associates, Inc.
App No/Type: 2017-0396 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	16.4366	Total Reserve Acreage:	16.3668
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	77098	492T	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.

Parks and Recreation: This property(s) is located in Park Sector number 14.

City Engineer: DETENTION IS REQUIRED, MISSING B.L.'S

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 03/16/2017
Plat Name: Summer Lake Ranch Sec 3
Developer: WEST LAKES HOUSTON INVESTMENTS
Applicant: Benchmark Engineering Corp.
App No/Type: 2017-0416 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.6460	Total Reserve Acreage:	1.3200
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77044	377T	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.
147. Provide a copy of the instrument dedicating Timber Forest Boulevard Street Dedication Sec 1 (2016-2170) prior to recordation.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 03/16/2017
Plat Name: Summer Lake Ranch Sec 3
Developer: WEST LAKES HOUSTON INVESTMENTS
Applicant: Benchmark Engineering Corp.
App No/Type: 2017-0416 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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 .

Per special exception in 2013, Timber Forest blvd 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: 36
Action Date: 03/16/2017
Plat Name: Teague Road Street Dedication Sec 1
Developer: Meritage Homes
Applicant: Jones | Carter
App No/Type: 2017-0392 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.6413	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450J	City

Conditions and Requirements for Approval

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

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)

Remove lot and PAE paragraphs from dedication 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 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>

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 37
Action Date: 03/16/2017
Plat Name: Terminal Expansion GP
Developer: Lloyd Engineering
Applicant: Town and Country Surveyors
App No/Type: 2017-0326 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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.

1. Stub streets abutting GP must be addressed per Sec 42-135.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 38
Action Date: 03/16/2017
Plat Name: Texas Wonder Lawn
Developer: Texas Wonder Lawn
Applicant: Precision Land Surveying
App No/Type: 2017-0331 C2

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	4.9996	Total Reserve Acreage:	4.9996
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77084	408X	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.

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

Provide documentation verifying the 60' width of Addicks-Satsuma ROW. Record information available shows this ROW to be 55' along this segment.

Add Volume 272 Page 68 of HCMR to the ROW record information for Addicks-Satsuma Road ROW. This instrument shows 5' was dedicated to the ROW by the tract to the south.

For Your Information:

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 03/16/2017
Plat Name: Towne Lake Sec 44
Developer: CC Lakeway Shores, L.P., a Texas limited partnership
Applicant: EHRA
App No/Type: 2017-0399 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	9.1100	Total Reserve Acreage:	1.3900
Number of Lots:	93	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:	Harris County MUD 501
County	Zip	Key Map ©	City / ETJ
Harris	77433	407A	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.
062. Provide an appropriate numeric and graphic scale. (20, 30, 40, 50, 60, or 100 feet) (42 & 44)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- Change name of Angelfire Springs Drive to Cado Ridge Lane
- Show location of fire hydrants at final plat.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 03/16/2017
Plat Name: Towne Lake Sec 44
Developer: CC Lakeway Shores, L.P., a Texas limited partnership
Applicant: EHRA
App No/Type: 2017-0399 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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.

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.

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)

Change to Angelfire Springs Drive to Caddo Ridge Lane

Required UVEs have not been shown on the Plat. Fence lines should be adjusted accordingly.

Add 4 foot garage building lines on either side of private alleys

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 40
Action Date: 03/16/2017
Plat Name: Villages at Tour 18 Sec 2
Developer: KB Homes Lonestar, Inc., A Texas Corporation
Applicant: EHRA
App No/Type: 2017-0248 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.2780	Total Reserve Acreage:	0.4671
Number of Lots:	21	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 278
County	Zip	Key Map ©	City / ETJ
Harris	77338	376B	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 - To request the availability of COH water or sanitary sewer for this project you must apply for water/ wastewater capacity reservation on the long form application. When applying please attach a copy of the proposed re-plat with the WCR application.

For long form:

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

City Engineer: 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)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41

Action Date: 03/16/2017

Plat Name: Villages at Tour 18 Sec 3

Developer: KB Homes Lonestar, Inc., A Texas Corporation

Applicant: EHRA

App No/Type: 2017-0217 C3P

Staff Recommendation:

Defer Applicant request

Total Acreage:	14.4500	Total Reserve Acreage:	1.3000
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:	Harris County MUD 278
County	Zip	Key Map ©	City / ETJ
Harris	77338	376C	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.

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

provide two enlarged details as shown on the mark-up.

For Your Information:

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

PWE Utility Analysis: 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: 42
Action Date: 03/16/2017
Plat Name: Waterstone Public Storage Clay Road
Developer: Stantec
Applicant: Bury
App No/Type: 2017-0361 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.5500	Total Reserve Acreage:	2.5500
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 287
County	Zip	Key Map ©	City / ETJ
Harris	77449	445H	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 03/16/2017
Plat Name: Waterstone Public Storage Clay Road
Developer: Stantec
Applicant: Bury
App No/Type: 2017-0361 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 County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
UVE should be checked at Elrod Road and Clay Road.
Limited scope TIA will be required to determine driveway locations, left turn lane requirements and shared access if existing median opening on Clay Road is not in front of the property.
Preferred location of driveway on Elrod Road will be near SE corner of the property.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 03/16/2017
Plat Name: Watpa Buddhayan Meditation Center
Developer: Western Group Consultants
Applicant: Western Group Consultants
App No/Type: 2017-0411 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.8831	Total Reserve Acreage:	6.8693
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:	Fort Bend County MUD 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	528X	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.

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)

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 03/16/2017
Plat Name: Watpa Buddhayan Meditation Center
Developer: Western Group Consultants
Applicant: Western Group Consultants
App No/Type: 2017-0411 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Fort Bend Engineer: 1) Revise to the approved FBC plat format - all county signatures on the right
2) Update precinct 1 Commissioner to Vincent M. Morales Jr.
3) Provide 35' of ROW dedication from the centerline of Florence Road - collectors require a minimum of 70' ROW for FBC
4) Provide 10' landscape easement or reserve along West Bellfort
5) Note 5 is incorrect, as this plat is not within the city limits of Sugar Land
6) Submit to FBC for formal review
7) Submit civil construction plans
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: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

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



Agenda Item: 44
Action Date: 03/16/2017
Plat Name: Westside Mall Sec 2 partial replat no 1
Developer: Parkside NEC Grand Parkway / 1-10 LTD., A Texas Limited Partnership
Applicant: EHRA
Ann No/Type: 2017-0388 C3F

Staff Recommendation:
 Approve the plat subject to the conditions listed

Total Acreage:	88.0260	Total Reserve Acreage:	79.0200
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 62
County	Zip	Key Map ©	City / ETJ
Harris	77449	445Y	ETJ

Conditions and Requirements for Approval

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

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

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

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

If any wet/dry easements are overlapping, provide no objection letter from utility company.

For Your Information:

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

City Engineer: 20'WLE & 20' STM.S.E CANNOT OVERLAPP, WHICH IS NOT ALLOWED.
 5'WLE & 25'U.E CANNOT OVERLAPP, WHICH IS NOT ALLOWED.
 CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

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)

Traffic Impact Analysis will be required before the review of site development 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: 45
Action Date: 03/16/2017
Plat Name: Westview Landing Sec 3
Developer: KB Home Lone Star, Inc.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2017-0345 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	22.5690	Total Reserve Acreage:	6.1910
Number of Lots:	79	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Mount Houston Road MUD
County	Zip	Key Map ©	City / ETJ
Harris	77038	411H	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.
051. Tie plat boundary to the nearest intersection of public street rights-of-way.
052. Westview Landing Sec 2 must be recorded prior to or simultaneously with this plat.
150. Provide a second point of access to a public street when the total number of lots exceeds 150. (190)
157. Provide streets names for each street. (133-134)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 03/16/2017
Plat Name: Westview Landing Sec 3
Developer: KB Home Lone Star, Inc.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2017-0345 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 MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION
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
Radii C7 & C8 should be 30' (Traffic)
UVE should be checked at Upland Willow Avenue and T.C. Jester Blvd.
SB left turn lane will be required on T.C. Jester Blvd at Upland Willow Avenue

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 03/16/2017
Plat Name: Woodland Pines Sec 10
Developer: Woodland Pines, LP. A Limited Partnership
Applicant: EHRA
App No/Type: 2017-0321 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	19.7500	Total Reserve Acreage:	0.5400
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

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.

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

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

Add 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.

Adjacent drainage area to be included with the future school site plat northeast of the subject tract.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 03/16/2017
Plat Name: Woodland Pines Sec 10
Developer: Woodland Pines, LP. A Limited Partnership
Applicant: EHRA
App No/Type: 2017-0321 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)

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: 47
Action Date: 03/16/2017
Plat Name: Avenue Meadows
Developer: AVENUE DEVELOPMENT LLC
Applicant: SEM SERVICES
App No/Type: 2017-0343 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.2798	Total Reserve Acreage:	0.0000
Number of Lots:	10	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	453F	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)

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

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: 47
Action Date: 03/16/2017
Plat Name: Avenue Meadows
Developer: AVENUE DEVELOPMENT LLC
Applicant: SEM SERVICES
App No/Type: 2017-0343 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

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 (10 units) of dwelling units.

- To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 2.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 03/16/2017
Plat Name: Centerpoint Properties Market Street Addition
Developer: Centerpoint Properties
Applicant: Baseline Corporation
App No/Type: 2017-0371 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	26.8500	Total Reserve Acreage:	26.8500
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	77029	495K	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR (long or short form) application. FOR WCR APPLICATION long form:<http://www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html>
City Engineer: DETENTION IS REQUIRED

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 03/16/2017
Plat Name: Colina Court on Elgin Street
Developer: COLINA HOMES
Applicant: ICMC GROUP INC
App No/Type: 2017-0380 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2524	Total Reserve Acreage:	0.0080
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493T	City

Conditions and Requirements for Approval

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

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

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

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

- show parking table

For Your Information:

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



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 03/16/2017
Plat Name: Colina Court on Elgin Street
Developer: COLINA HOMES
Applicant: ICMC GROUP INC
App No/Type: 2017-0380 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

PWE Utility Analysis: Due that all of the dwellings do not have access to the public Utilities(Share driveway).A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR (long or short form) application.

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

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

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 03/16/2017
Plat Name: Deca
Developer: GILLESPIE -JENSEN DEVELOPMENT LLC
Applicant: ICMC GROUP INC
App No/Type: 2017-0353 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.6173	Total Reserve Acreage:	0.0757
Number of Lots:	10	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494J	City

Conditions and Requirements for Approval

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

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

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

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

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

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

1. This plat is being approved as a Class 2.
2. Provide certified Metes and Bounds description 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: 50
Action Date: 03/16/2017
Plat Name: Deca
Developer: GILLESPIE -JENSEN DEVELOPMENT LLC
Applicant: ICMC GROUP INC
App No/Type: 2017-0353 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 IS REQUIRED

Addressing: Street to north is "Nance St", not "Baer 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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 03/16/2017
Plat Name: Eixid South Development replat no 1
Developer: Keeling Law, LLC
Applicant: Andrew Lonnie Sikes, Inc.
App No/Type: 2017-0356 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	52.2540	Total Reserve Acreage:	52.2540
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77041	408V	ETJ

Conditions and Requirements for Approval

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

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

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

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

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)

146.1. Provide for dedication of cutback(s) 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 03/16/2017
Plat Name: Eixid South Development replat no 1
Developer: Keeling Law, LLC
Applicant: Andrew Lonnie Sikes, Inc.
App No/Type: 2017-0356 C2R

Staff Recommendation:
Defer Applicant request

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

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 .
UVE should be checked for making right turn on red by EB traffic on Emmett Road at North Eldridge Pkwy. Traffic Impact Analysis will be required before the review of site redevelopment plan. Traffic should be contacted for scoping meeting.
Corner ROW hypotenuse at Emmett Road and N. Eldridge Pkwy should be 36.35' for 25'x25' cutback as the intersection is signalized.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 03/16/2017
Plat Name: Fisher Villages
Developer: Rezcom
Applicant: PLS
App No/Type: 2017-0418 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.6702	Total Reserve Acreage:	0.0092
Number of Lots:	16	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.

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.

134.01. Add to general notes on face of plat: This property(s) is located in Park Sector number 1.

134.6. The then-current fee in lieu of dedication shall be applied to this number (15 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)

1. the plat boundary must be dimensioned

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 03/16/2017

Plat Name: Fisher Villages

Developer: Rezcom

Applicant: PLS

App No/Type: 2017-0418 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 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.

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

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 (15 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: 53
Action Date: 03/16/2017
Plat Name: Flores Refuge
Developer: East End Development
Applicant: East End Development LLC
App No/Type: 2017-0167 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

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)

203. Provide complete Recordation Package when submitting plat for 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)include City of Houston drawing number W.D 7578 as record info for Harrington street and Gentry Street.
 2)Convert the Acres into square footage

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 54
Action Date: 03/16/2017
Plat Name: Garden Oaks Central Development
Developer: Revive Development
Applicant: CobbFendley
App No/Type: 2017-0337 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

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)

139. Provide for widening of Gardendale lane local street. (122)

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 03/16/2017
Plat Name: Garza Mount Houston
Developer: Prime Texas
Applicant: Albany Studio LLC
App No/Type: 2017-0106 C2R

Staff Recommendation:
Applicant has failed to provide revised new information (new drawing in AutoCAD & PDF format). Therefore, a disapproval is recommended.

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)

206. Staff recommendation is disapproval for the following reasons.

Applicant has failed to provide revised new information (new drawing in AutoCAD & PDF format). Therefore, a disapproval is recommended.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 55
Action Date: 03/16/2017
Plat Name: Garza Mount Houston
Developer: Prime Texas
Applicant: Albany Studio LLC
App No/Type: 2017-0106 C2R

Staff Recommendation:

Applicant has failed to provide revised new information (new drawing in AutoCAD & PDF format). Therefore, a disapproval is recommended.

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 03/16/2017
Plat Name: Harris Family on Beall
Developer: AVAN CONSTRUCTION, INC
Applicant: Advance Surveying, Inc.
App No/Type: 2017-0350 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.2840	Total Reserve Acreage:	1.2840
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452U	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

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

For long form:

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

City Engineer: DETENTION IS REQUIRED, DRAINAGE PLAN IS APPROVED

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



Agenda Item: 57
Action Date: 03/16/2017
Plat Name: Heights Allegiance Homes
Developer: GSAAD BONNER
Applicant: RSG Engineering
App No/Type: 2017-0374 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.1560	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452U	City

Conditions and Requirements for Approval

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

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

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

add reason for replat
head in garage not allowed for lot 3

For Your Information:

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

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

Parks and Recreation: Correct Parks and Open Space table (See Markups)

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

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

PWE Utility Analysis: Due that all of the dwellings do not have access to the public Utilities(Share driveway). 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>



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 03/16/2017
Plat Name: Jones Place
Developer: Rodney Jones Realty Group LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2017-0378 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3443	Total Reserve Acreage:	0.3443
Number of Lots:	0	Number of Multifamily Units:	12
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	533U	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)

dimension alley adjacent to the plat.

For Your Information:

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

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR (long or short form) application. For long form WCR APPLICATION :<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: 59
Action Date: 03/16/2017
Plat Name: Kipp Inc Ferndale
Developer: Kuo & Associates, Inc
Applicant: Kuo & Associates, Inc
App No/Type: 2017-0360 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	9.6713	Total Reserve Acreage:	9.6347
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77017	535Y	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)

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

2)Provide attesting signature as indicated on the markup

3)Dimension Berry Gully Creek

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 A LONG FORM WCR APPLICATION :<http://www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html>
City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: HCFCD plat release letter required

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 03/16/2017
Plat Name: Las Puentes
Developer: MARIA Q RODRIGUEZ
Applicant: SEM SERVICES
App No/Type: 2017-0330 C2R

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	0.9884	Total Reserve Acreage:	0.0000
Number of Lots:	4	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	77091	412Y	City

Conditions and Requirements for Approval

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

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

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

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

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

- 1)show 5' building line Off of Knox Street
- 2)3' B.L off of the shared driveway
- 3)Provide 3' E.A.E
- 4)Shared driveway exceeds max length

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 03/16/2017
Plat Name: Las Puentes
Developer: MARIA Q RODRIGUEZ
Applicant: SEM SERVICES
App No/Type: 2017-0330 C2R

Staff Recommendation:
Defer Chapter 42 planning
standards

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 NEED B.L.

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

Correct Parks and Open Space table

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



Agenda Item: 61
Action Date: 03/16/2017
Plat Name: Liberty Road Estates at Manor
Developer: Javier Solis
Applicant: MPC Development
App No/Type: 2017-0372 C2R

Staff Recommendation:
 Defer Chapter 42 planning standards

Total Acreage:	0.2890	Total Reserve Acreage:	0.0000
Number of Lots:	2	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	77028	455T	City

Conditions and Requirements for Approval

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

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

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

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

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

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

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)

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.

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

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

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

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 03/16/2017
Plat Name: Liberty Road Estates at Manor
Developer: Javier Solis
Applicant: MPC Development
App No/Type: 2017-0372 C2R

Staff Recommendation:
Defer Chapter 42 planning
standards

Add Nad 83 note, including the scale factor.
add Wastewater note
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: APPROVED.

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

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

- To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 4.

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



Agenda Item: 62
Action Date: 03/16/2017
Plat Name: Lincoln City partial replat no 1
Developer: Pro-Surv
Applicant: PROSURV
App No/Type: 2017-0427 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.3362	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412T	City

Conditions and Requirements for Approval

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

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.

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

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

include acreage and square footage in the title block.

For Your Information:

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

Parks and Recreation:

To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (0 units) of dwelling units.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 03/16/2017
Plat Name: Midtown Common
Developer: 2515 Caroline, LTD.
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2017-0419 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.2339	Total Reserve Acreage:	1.2339
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77002	493P	City

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)
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 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: 64
Action Date: 03/16/2017
Plat Name: Neyland Vista
Developer: SAMMY ROBERTS
Applicant: replats.com
App No/Type: 2017-0349 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1527	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453J	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
062. Provide an appropriate numeric and graphic scale. (20, 30, 40, 50, 60, or 100 feet) (42 & 44)
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
079. Revise the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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



Agenda Item: 65
Action Date: 03/16/2017
Plat Name: Peden Park
Developer: Roc Homes
Applicant: Bates Development Consultants
App No/Type: 2017-0381 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	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)

1. Add deed restricted building line note: The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this division.

For Your Information:

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

PWE Utility Analysis: Approved.

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 03/16/2017
Plat Name: Runnels Place
Developer: TERRAMAX PLANS & PROJECTS LLC
Applicant: Advance Surveying, Inc.
App No/Type: 2017-0369 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.0911	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494P	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: APPROVED.

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

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 03/16/2017
Plat Name: Sada
Developer: SADA ENTERPRISE LLC
Applicant: ICMC GROUP INC
App No/Type: 2017-0379 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.7269	Total Reserve Acreage:	1.7269
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	77087	535N	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 WCR FORM APPLICATION ON LINE: <http://www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html>
City Engineer: DETENTION IS REQUIRED

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 03/16/2017
Plat Name: Shepherd Square
Developer: MEDRX COMPOUNDING
Applicant: Melissa's platting service
App No/Type: 2017-0370 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.2063	Total Reserve Acreage:	0.2063
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492M	City

Conditions and Requirements for Approval

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

055. Provide new subdivision name.

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

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.

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: 68
Action Date: 03/16/2017
Plat Name: Shepherd Square
Developer: MEDRX COMPOUNDING
Applicant: Melissa's platting service
App No/Type: 2017-0370 C2R

Staff Recommendation:
Defer Chapter 42 planning
standards

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:

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.

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: 69
Action Date: 03/16/2017
Plat Name: Sheridan Court
Developer: Hudjack Homes, LLC
Applicant: Richard Grothues Designs
App No/Type: 2017-0415 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1423	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

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

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

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 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.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 03/16/2017
Plat Name: Sky Vista Villas
Developer: SKY VISTA HOMES, LLC
Applicant: Texan Land Consultants
App No/Type: 2017-0165 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1147	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494S	City

Conditions and Requirements for Approval

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

055. Revise subdivision name.

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

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 MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71

Action Date: 03/16/2017

Plat Name: Take 5 Durham

Developer: Edry, Inc.

Applicant: GBI Partners, LP

App No/Type: 2017-0413 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	0.2300	Total Reserve Acreage:	0.2300
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492L	City

Conditions and Requirements for Approval

014. Establish a 25' building setback line along Durham 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.

127.1. Add Visibility triangle note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground(162)

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

158. Provide for the dedication of widening for Durham as indicated on the marked file copy. Property line along Durham must be at least 65' from the west property line of the property along the opposing blockface.

For Your Information:

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

Parks and Recreation: This property(s) is located in Park Sector number 14.

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

For long form

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 72
Action Date: 03/16/2017
Plat Name: Terminal Expansion Sec 1
Developer: Lloyd Engineering
Applicant: Town and Country Surveyors
App No/Type: 2017-0327 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

127. 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. (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)

1. Per Sec 42-135, Waco Street, a stub street, must be addressed.

For Your Information:

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 73
Action Date: 03/16/2017
Plat Name: Villas On Bevis
Developer: Ren Home Developer, Inc.
Applicant: PLS
App No/Type: 2017-0403 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2279	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452U	City

Conditions and Requirements for Approval

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

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

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)

215. Add shared driveway plat notes: 1) Each lot shall be restricted to single family use.

216. Add shared driveway plat notes: 2) Vehicular access to each lot is provided for by a shared driveway only.

217. Add shared driveway plat notes: 3) The garage portion of each single-family residential unit is setback from the edge of the shared driveway at least 4 feet. Each garage entry is parallel to the shared driveway.

220. Add shared driveway plat notes: 5) This subdivision contains one or more shared driveways that have not been dedicated to or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any shared driveways within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

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

228. Relocate shared driveway entrance so a minimum 4 foot radius curb can extend perpendicularly from the property line to the street paving. Refer to PWE design standards.

For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 03/16/2017
Plat Name: Villas On Bevis
Developer: Ren Home Developer, Inc.
Applicant: PLS
App No/Type: 2017-0403 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.

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

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: This property(s) is located in Park Sector number 12.

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: 74
Action Date: 03/16/2017
Plat Name: Villas on Higgins Street
Developer: Houston Gateway Academy
Applicant: ICMC GROUP INC
App No/Type: 2017-0376 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1974	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77033	573D	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.

Parks and Recreation: • To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 7.

PWE Utility Analysis: APPROVED.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 03/16/2017
Plat Name: Waterview Town Center Sec 3 partial replat no 1
Developer: 99 Grand Mission, LLC
Applicant: Windrose
App No/Type: 2017-0391 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	9.1360	Total Reserve Acreage:	9.1360
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	Fort Bend County MUD 134 A
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526X	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.

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) Submit public hearing request for replat to FBC - 5 week notification process
City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

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



Agenda Item: 76
Action Date: 03/16/2017
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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 03/16/2017
Plat Name: West 28th Street Landing
Developer: Manco Associates, LC
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2017-0363 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2300	Total Reserve Acreage:	0.0050
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452V	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)

Parking reserve must be minimum 10' x 20' along right of way.

For Your Information:

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

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

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

PWE Utility Analysis: Due that all of the dwellings do not have access to the public Utilities(Share driveway).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>



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 03/16/2017
Plat Name: Briarcroft partial replat no 2
Developer: Bowden Survey
Applicant: Bowden Land Services
App No/Type: 2017-0107 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3484	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77057	491T	City

Conditions and Requirements for Approval

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

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

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

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

133.1. Add 'In Lieu of Payment for Park Dedication' plat note: No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas, for construction within the subdivision until such time as the funds required under provisions of Section 42-253 of the Code of Ordinances of the City of Houston, Texas, has been submitted and accepted by the City.'

134.09. Add to general notes on face of plat: This property(s) is located in Park Sector number 9.

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

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

Remove visibility triangle and note. North portion of Piping Rock stub street has reverted to the property to the north per the original plat.

For Your Information:

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

PWE Utility Analysis: Approved

Houston Planning Commission

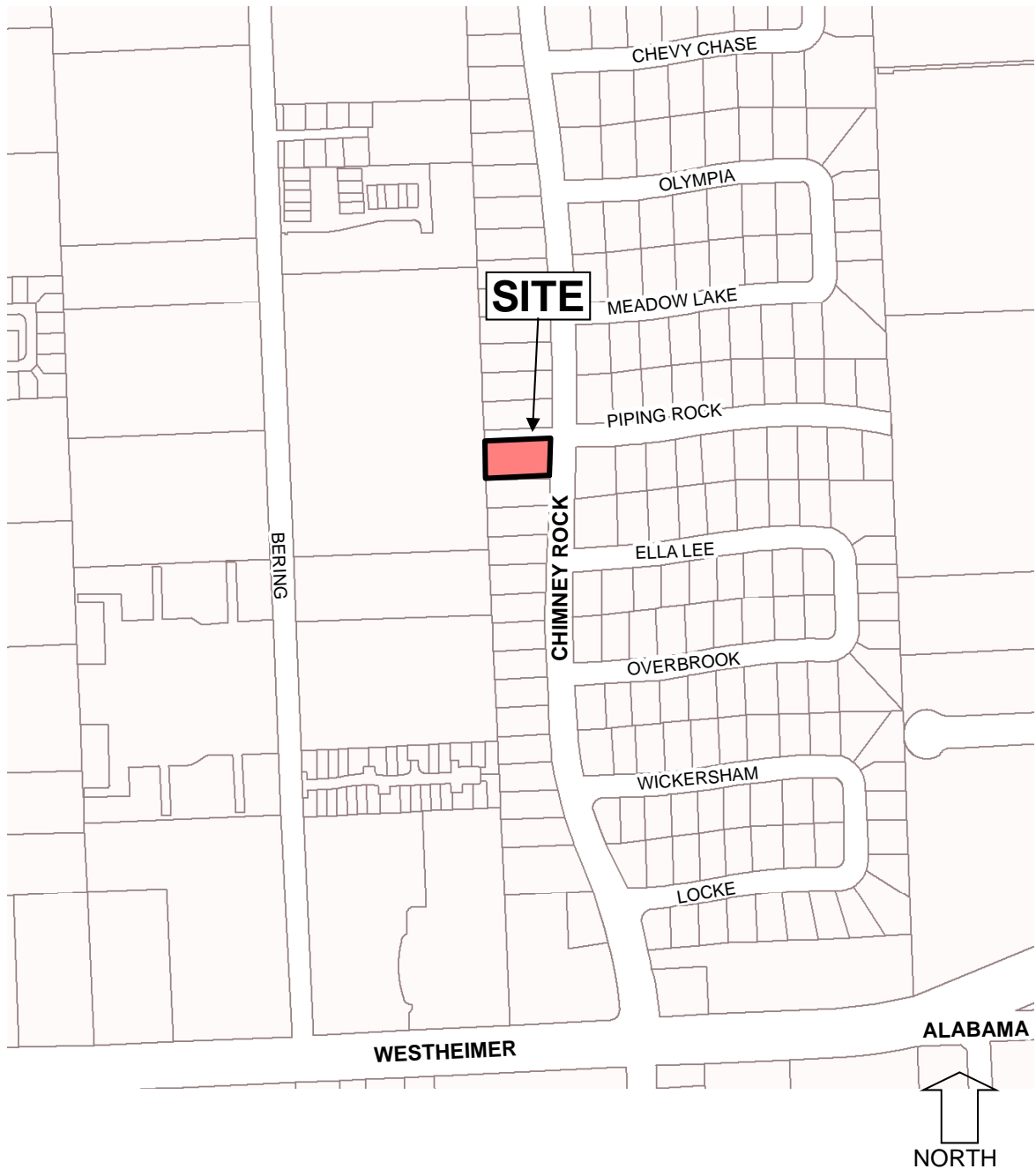
ITEM: 78

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Briarcroft partial replat no 2

Applicant: Bowden Land Services



C – Public Hearings

Site Location

Houston Planning Commission

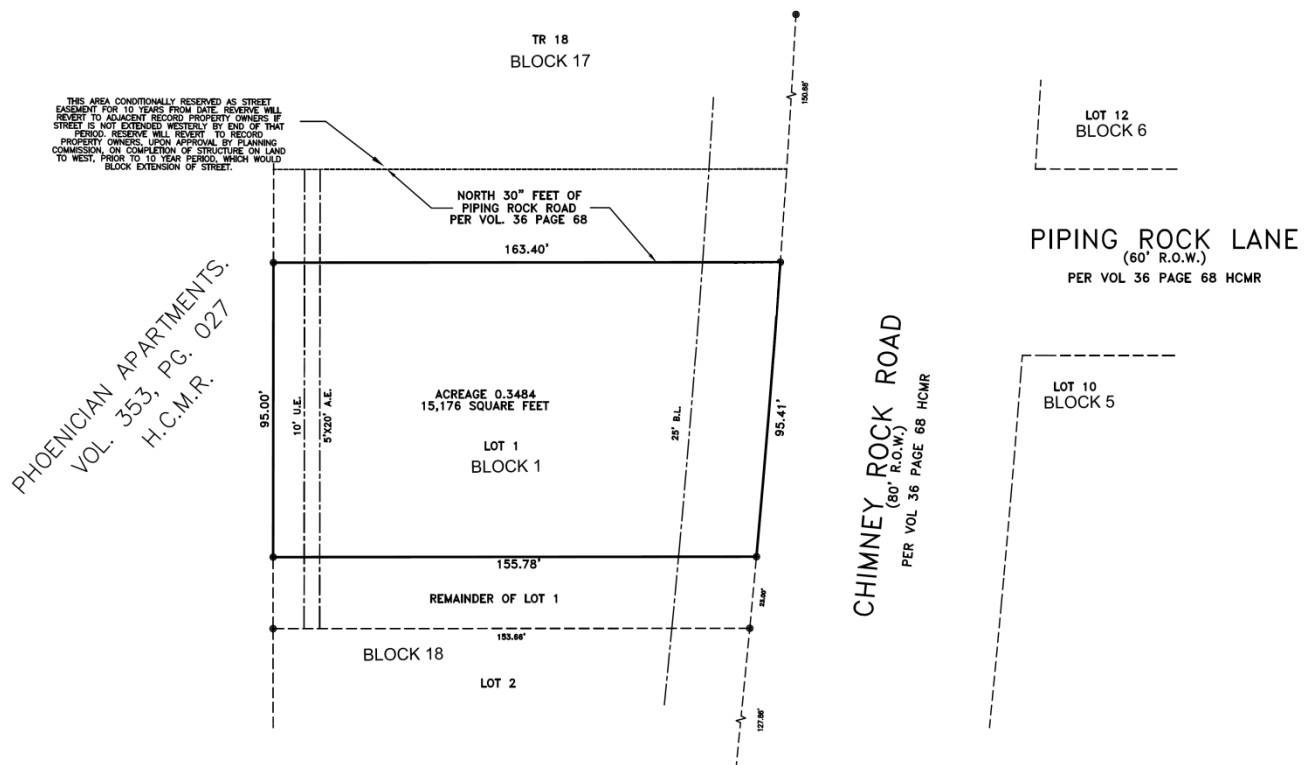
ITEM: 78

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Briarcroft partial replat no 2

Applicant: Bowden Land Services



C – Public Hearings

Subdivision

Houston Planning Commission

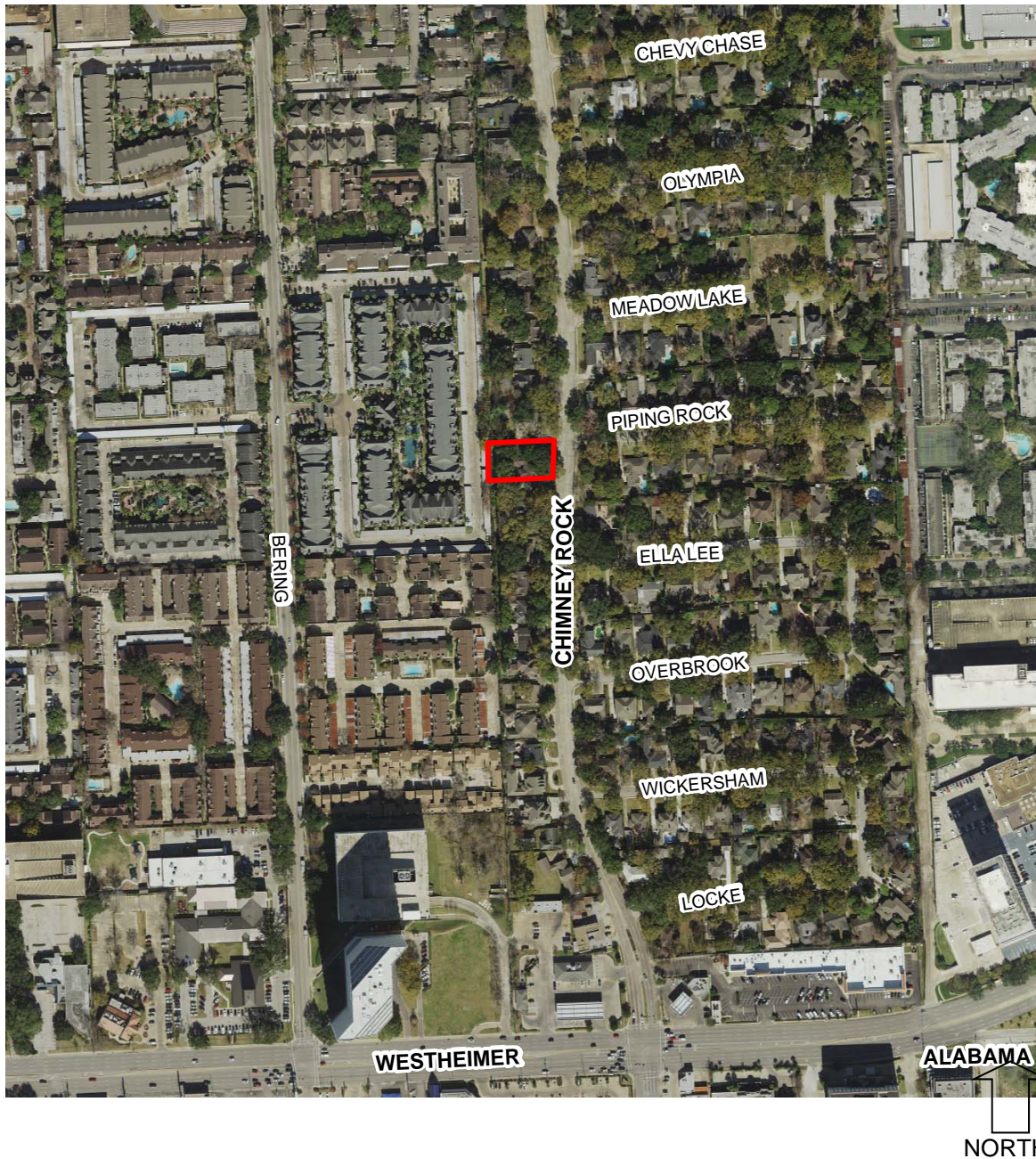
ITEM: 78

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Briarcroft partial replat no 2

Applicant: Bowden Land Services

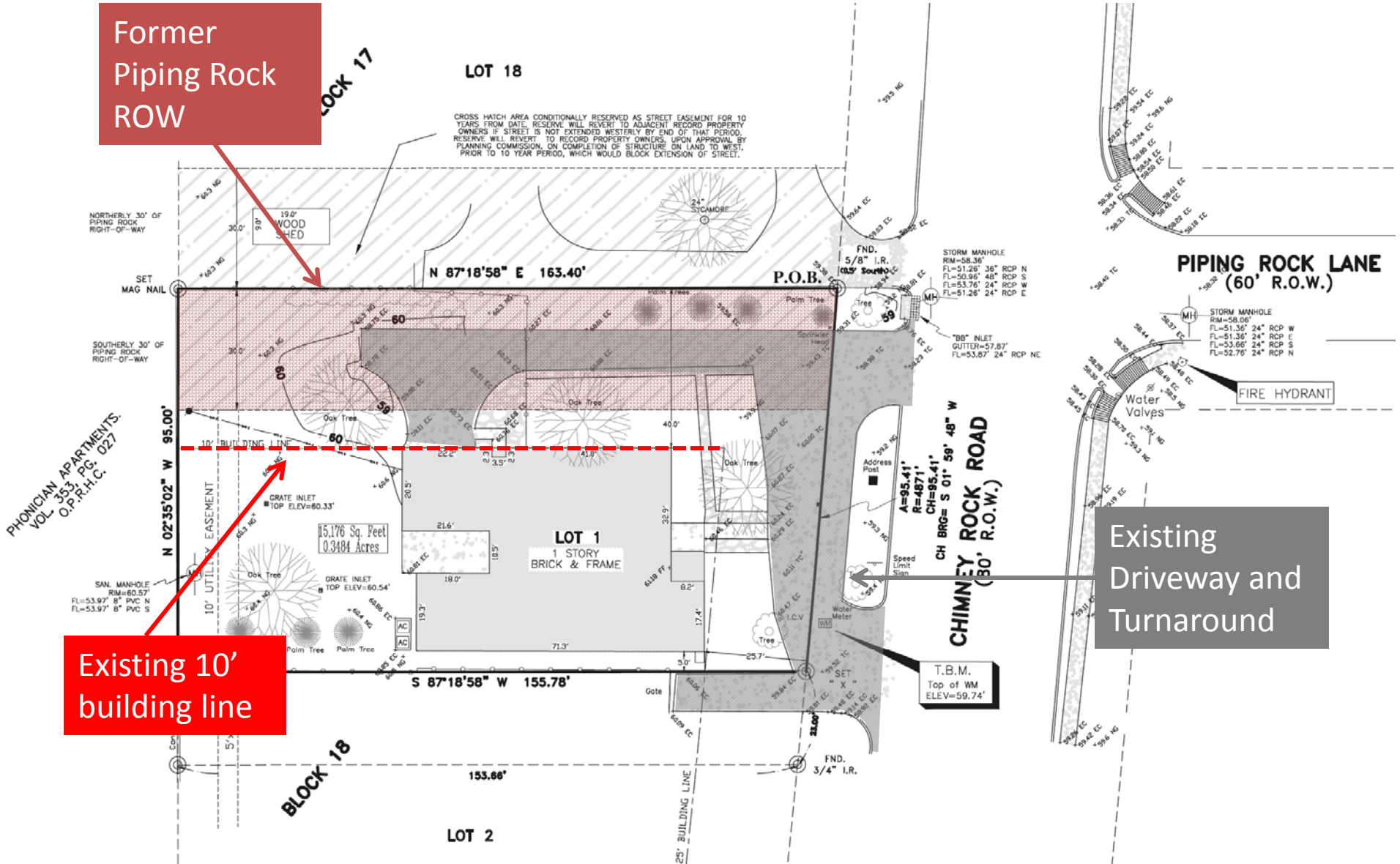


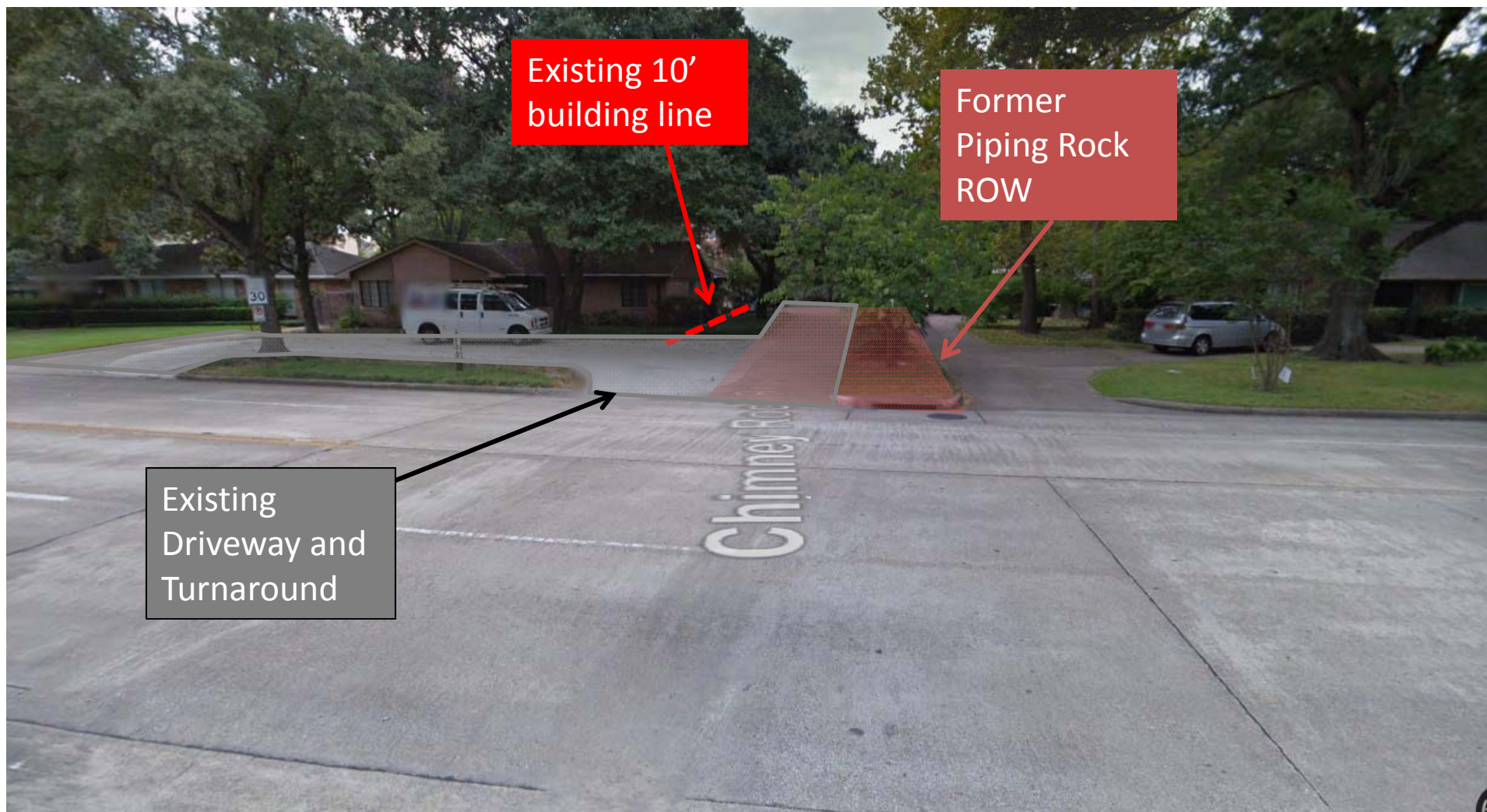
C – Public Hearings

Aerial

Former
Piping Rock
ROW

Existing 10' building line





Existing 10'
building line

Former
Piping Rock
ROW

Existing
Driveway and
Turnaround



Agenda Item: 79
Action Date: 03/16/2017
Plat Name: Granlin Grove partial replat no 1
Developer: Frenchys
Applicant: Owens Management Systems, LLC
App No/Type: 2016-1937 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

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.

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)

Add the following notes to the plat:

Transit Corridor 42-401-406

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 Scott Street Transit Corridor, 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.

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 03/16/2017
Plat Name: Granlin Grove partial replat no 1
Developer: Frenchys
Applicant: Owens Management Systems, LLC
App No/Type: 2016-1937 C3N

Staff Recommendation:
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 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: 79

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Granlin Grove partial replat no 1 (DEF2)

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location

Houston Planning Commission

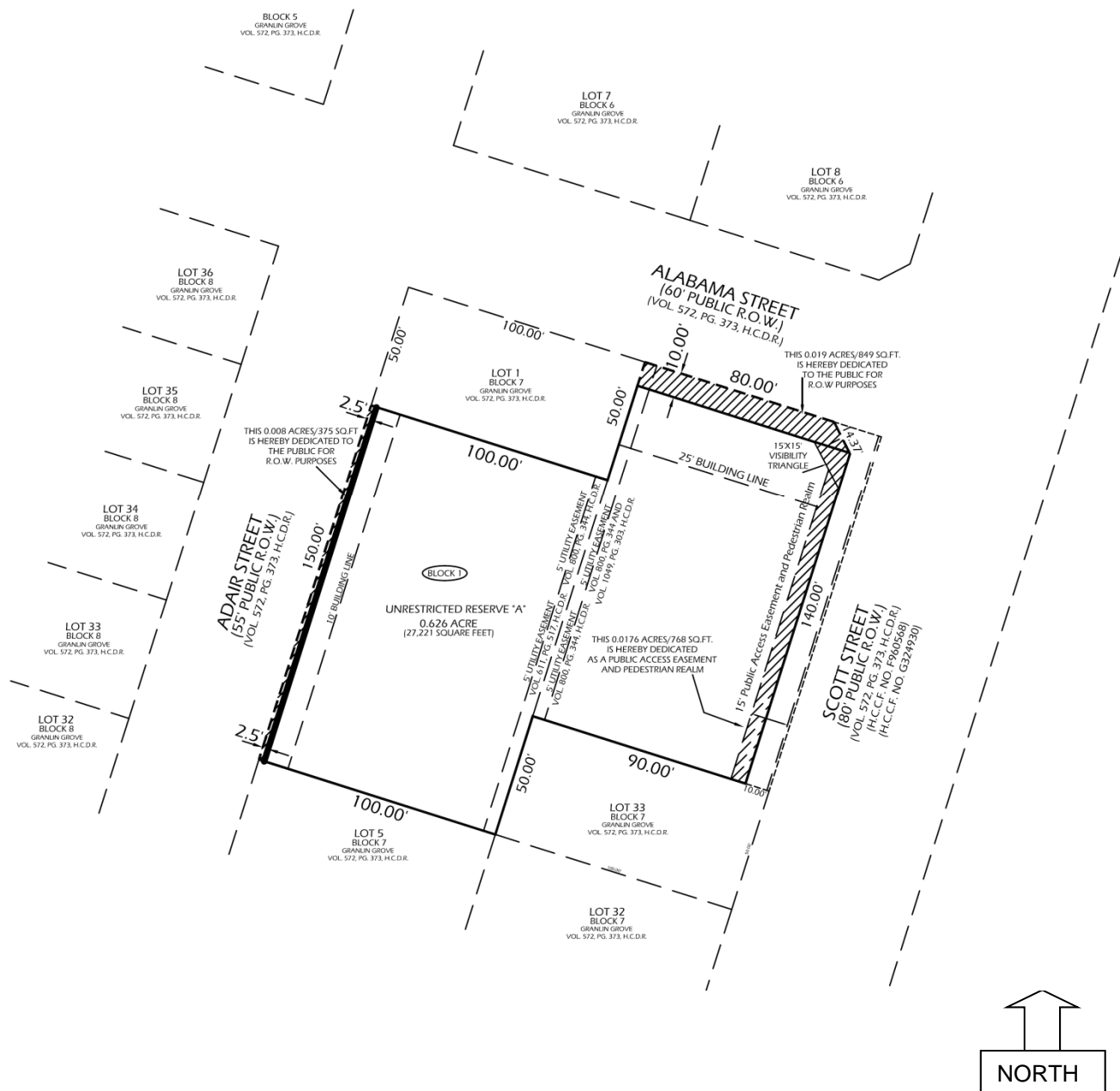
ITEM: 79

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Granlin Grove partial replat no 1 (DEF2)

Applicant: Owens Management Systems, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 79

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Granlin Grove partial replat no 1 (DEF2)

Applicant: Owens Management Systems, LLC



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 03/16/2017
Plat Name: Lakes at Avalon Village Sec 2 partial replat no 3
Developer: Stantec
Applicant: Bury
App No/Type: 2017-0227 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

123. Add Owners Certification of Restrictions note, aka the short replat paragraph, to face of replat or amending plat (when plat includes residential lots): Further, the owners hereby certify that this amending plat does not attempt to alter, amend, or remove any covenants or restrictions. Remove long replat paragraph.

For Your Information:

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

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)

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

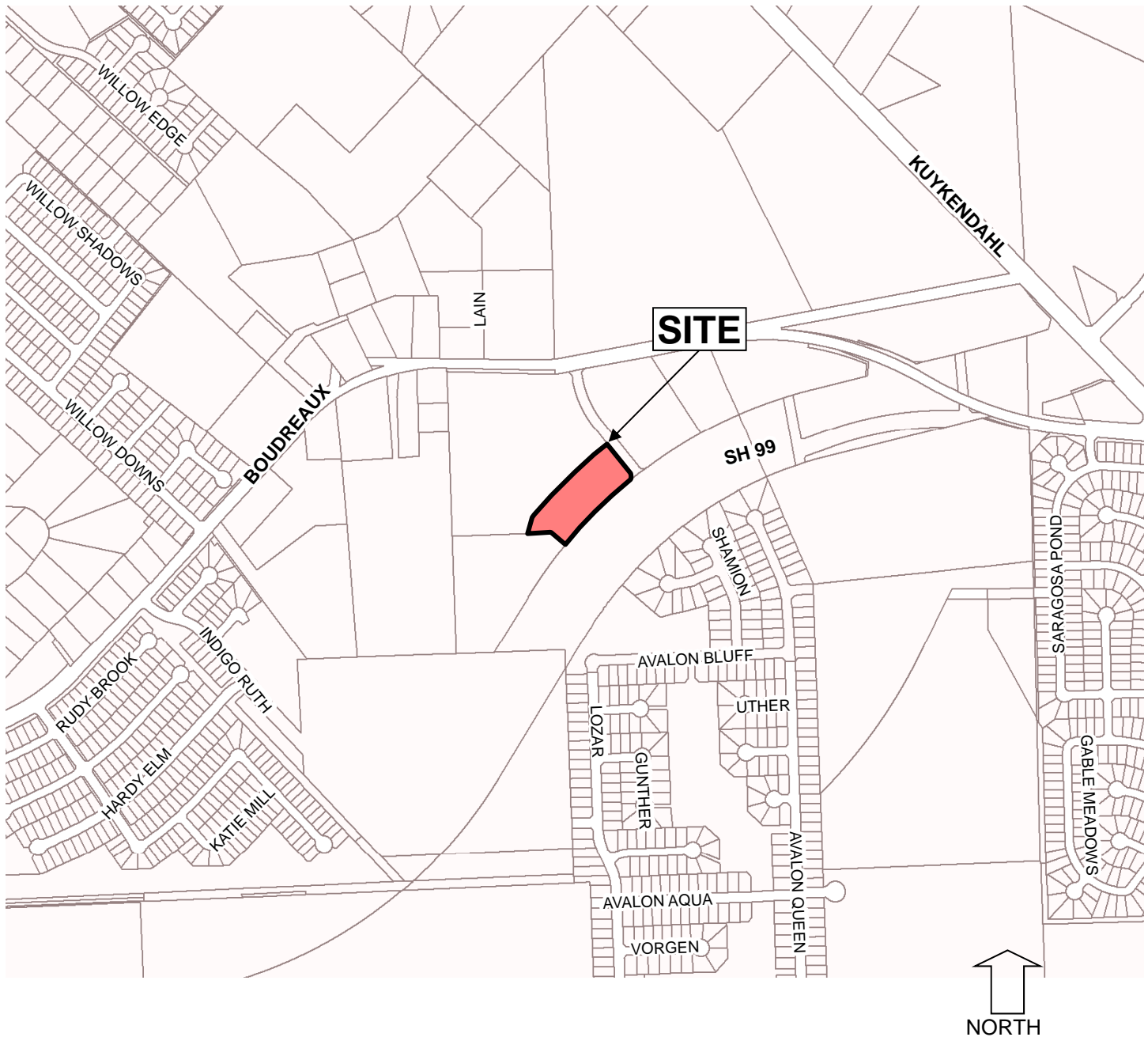
ITEM: 80

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Lakes at Avalon Village Sec 2 partial replat no 3

Applicant: Bury



C – Public Hearings

Site Location

Houston Planning Commission

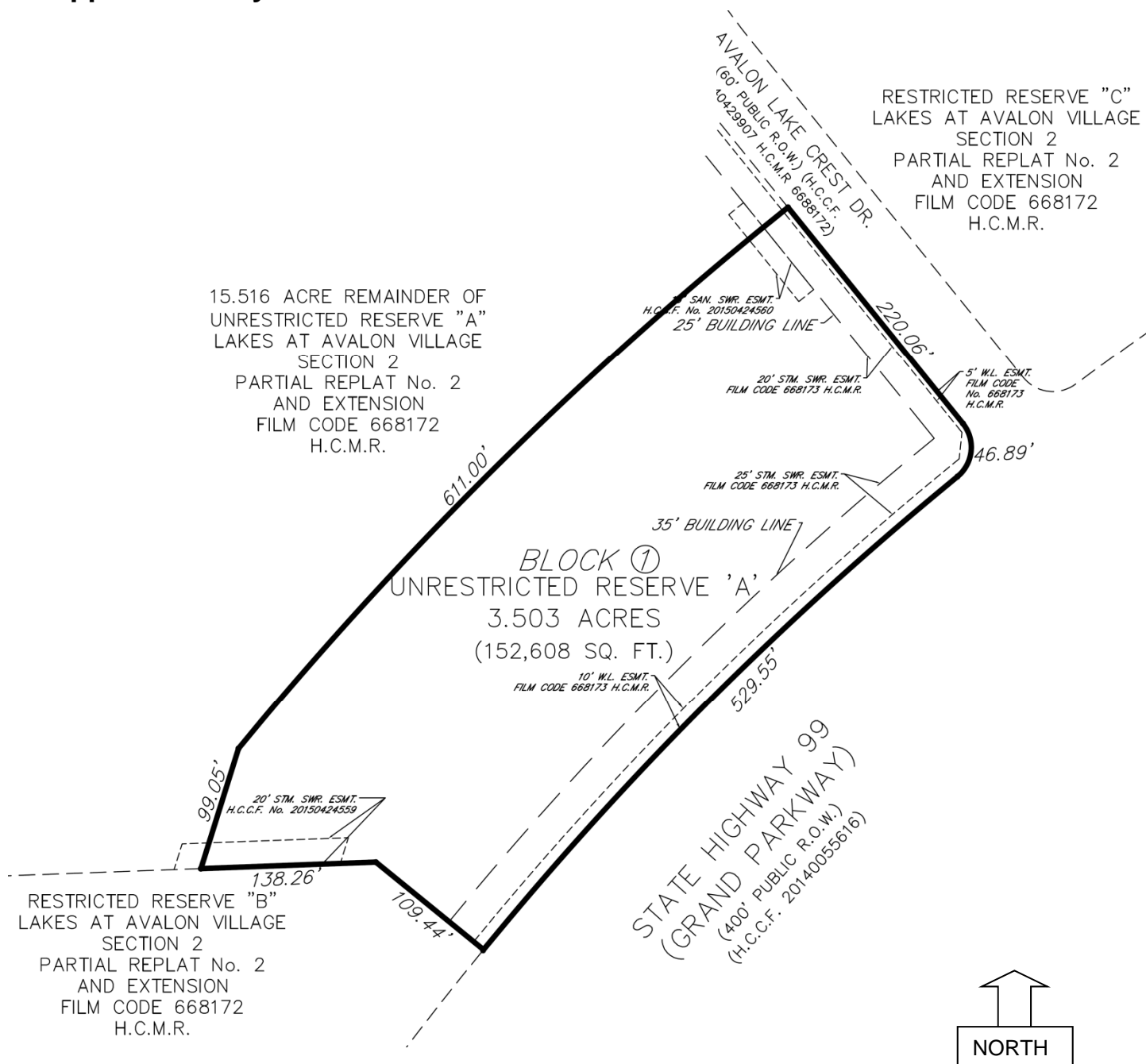
ITEM: 80

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Lakes at Avalon Village Sec 2 partial replat no 3

Applicant: Bury



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 80

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Lakes at Avalon Village Sec 2 partial replat no 3

Applicant: Bury



C – Public Hearings

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 03/16/2017
Plat Name: Lindale Park Sec 5 partial replat no 1
Developer: CAS SURVEY
Applicant: CAS SURVEY
App No/Type: 2016-2035 C3N

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 81

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Lindale Park Sec 5 partial replat no 1 (DEF 2)

Applicant: CAS SURVEY



C – Public Hearings with Variance Site Location

Houston Planning Commission

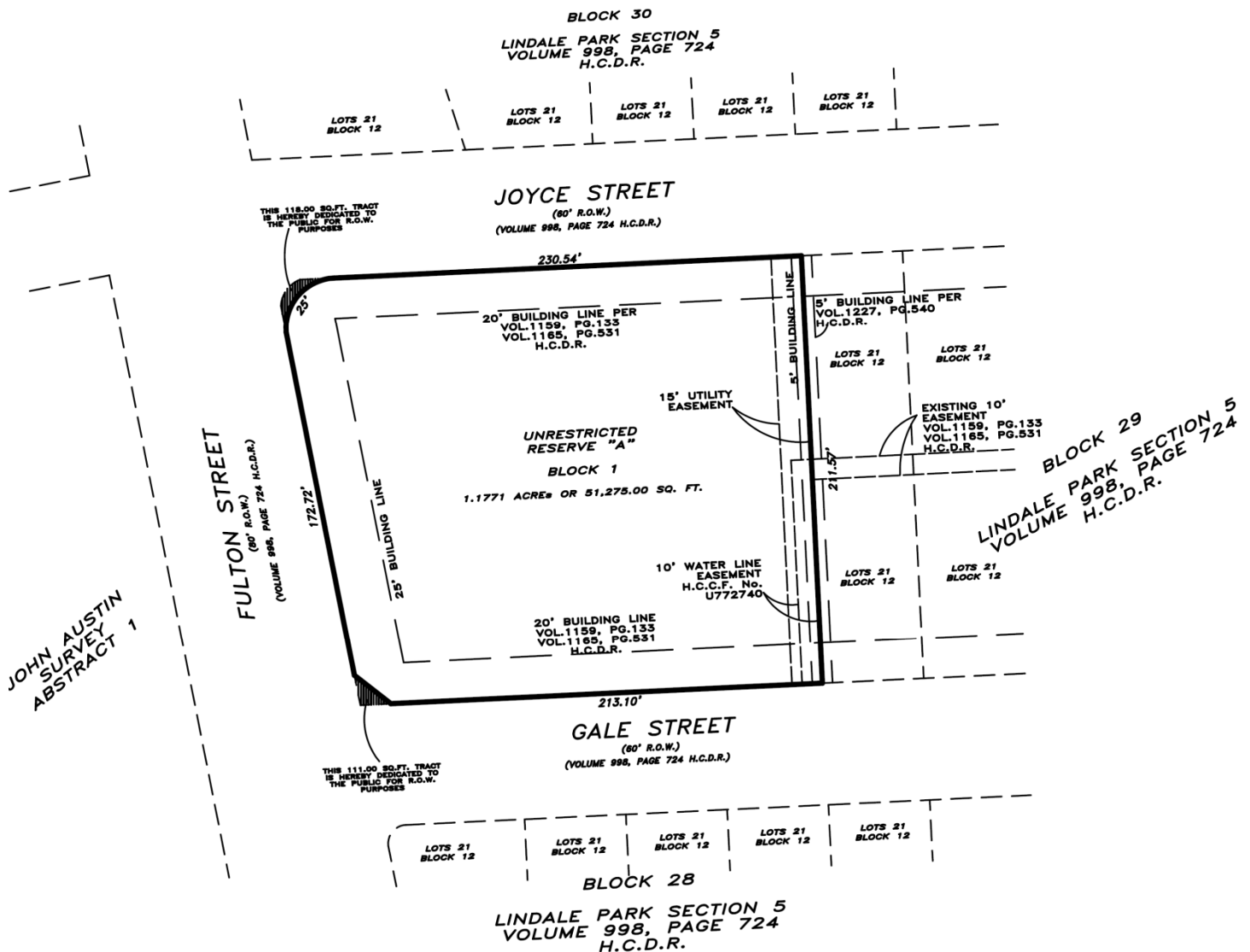
ITEM: 81

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Lindale Park Sec 5 partial replat no 1 (DEF 2)

Applicant: CAS SURVEY



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 81

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Lindale Park Sec 5 partial replat no 1 (DEF 2)

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 (d)

Chapter 42 Reference:

If a lot that was in use for or restricted to single-family residential use or a vacant lot that was not restricted to a use other than to single-family residential use at the time the application for establishment of a special minimum lot size block was determined by the director to be complete or the application for establishment of a special minimum lot size area was determined by the director to be initially complete, a subdivision plat, development plat, or building permit for that lot shall provide only for single-family residential use.

Statement of Facts

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

Cazares Estate Subdivision (1.1771 acres, approved by the Planning Commission in April 2004) was part of Lindale Park Sec 5, (Lots 18, 19, 20, 21, 22, 23, 24, 25 & 26 of Block 29) as recorded under Vol. 998 Pg. 724 of H.C.D.R. Lindale Park does not have single-family restriction. Cazares Estate Subdivision created single family face of plat restrictions. The same owner that replatted in 2004 is who trying to amend the single-family restrictions that were created in 2004. Cazares Estate Subdivision was 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 filed commercial, not single-family restriction from the beginning. In 2004 the current owner purchased this land that was replatted residential to build his family's dream home, in a friendly and safe community to enjoy a better life. After that the neighborhood was informed by the city that construction of Metro Light Rail had been approved and would pass directly in front of his home, only yards away from his front door. Prior to this news he was never informed or given insight by anyone in Metro at the time he was pursuing residential replat and looking for approval to build his home in 2004. The news was unexpected and unfortunate. On an average of 20 hours a day, 7 days a week Metro Rail passes by, only yards away from the front doors and master bedroom. In addition to excessive and continual Metro noise being in close proximity to his home, the foot traffic at all hours of the day and night from public riders has created increasing annoyance and presented a potential safety issue to the family. 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 this tract of land 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 reasonable use of the land since the surrounding properties on Fulton are used for commercial purposes. The current residential restriction was only imposed in 2004 after many years without single-family restriction use, and the owner was never informed about a Metro Plans, with a rail track at front of his property. An addition, all property owners who currently own land in close proximity to 5006 Fulton St. were subject to those 2004 plat were 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.

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: 81

PC Action Date: 03/16/2017

Plat Name: Lindale Park Sec 5 partial replat no 1

Applicant: CAS SURVEY

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

Chapter 42 Sections: 42-208 (d)

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 Streets. 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. Staff is not in support of the variance.

In 2004, 9 lots out of Lindale Park Sec 5 were replatted to create one single family restricted lot by plat called Cazares Estate. In 2014 this property was included in 2 different special min. lot size block applications and the property owner was not supportive of those applications.

Currently the applicant is proposing to replat the one lot (included in special min lot size application) into one reserve. Legal department has reviewed the deed restrictions and stated that the Lindale park deed restrictions have expired and the project does not violate any deed restrictions. However, establishing special min. lot size blocks is a tool available to neighborhoods without deed restrictions to maintain the original character of the neighborhood. The applicant has not clearly articulated a hardship for the variance request except that they should be able to remove the single family restrictions they placed on the property themselves in 2004. Staff believes that the property can continue to be used as single family and there is reasonable use for the land without this variance. Additionally, the property was issued a red tag in 2015 for commercial operations in violation of the single family restrictions.

Therefore, staff's recommendation is to deny the requested variance and disapprove the plat.

We have received letters opposing this project concerning the change of use and the property owner provided some signatures from adjacent property owners supporting the project.

If it pleases the Commission, Madam Chair, you may continue 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

Imposition of the rules of this chapter would not deprive the applicant from reasonable use of the land. It can continue to be a single family property.

(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;

Staff believes that the property has reasonable use for the land and the hardship is self imposed.

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

The intent and general propose of the chapter is to protect the character of neighborhoods without deed restrictions. If the variance is granted, it will be against the intent of the ordinance.

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

Granting of the variance will not be injurious to public health and safety. However, it will be against the intent of the ordinance to protect neighborhoods without deed restrictions.

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

Economic hardship is the sole justification as the property can continue to be used as single family.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 03/16/2017
Plat Name: Aldine ISD 9999 Veterans Memorial Drive Complex
Developer: Aldine ISD
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-0410 C2R

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

Total Acreage:	43.5200	Total Reserve Acreage:	43.5200
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Mount Houston Road MUD
County	Zip	Key Map ©	City / ETJ
Harris	77038	412A	ETJ

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.

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

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

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

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

For Your Information:

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

Harris County Flood Control District: 120' Drainage Easement to be 120' Drainage Easement to HCFCD.
 City Engineer: DETENTION IS REQUIRED AND NEED DRAINAGE PLAN

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
 If the "Variance(s)" meet with the City's approval, Harris County interposes no objection. (HC)



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 03/16/2017
Plat Name: Aldine ISD 9999 Veterans Memorial Drive Complex
Developer: Aldine ISD
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-0410 C2R

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

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

Houston Planning Commission

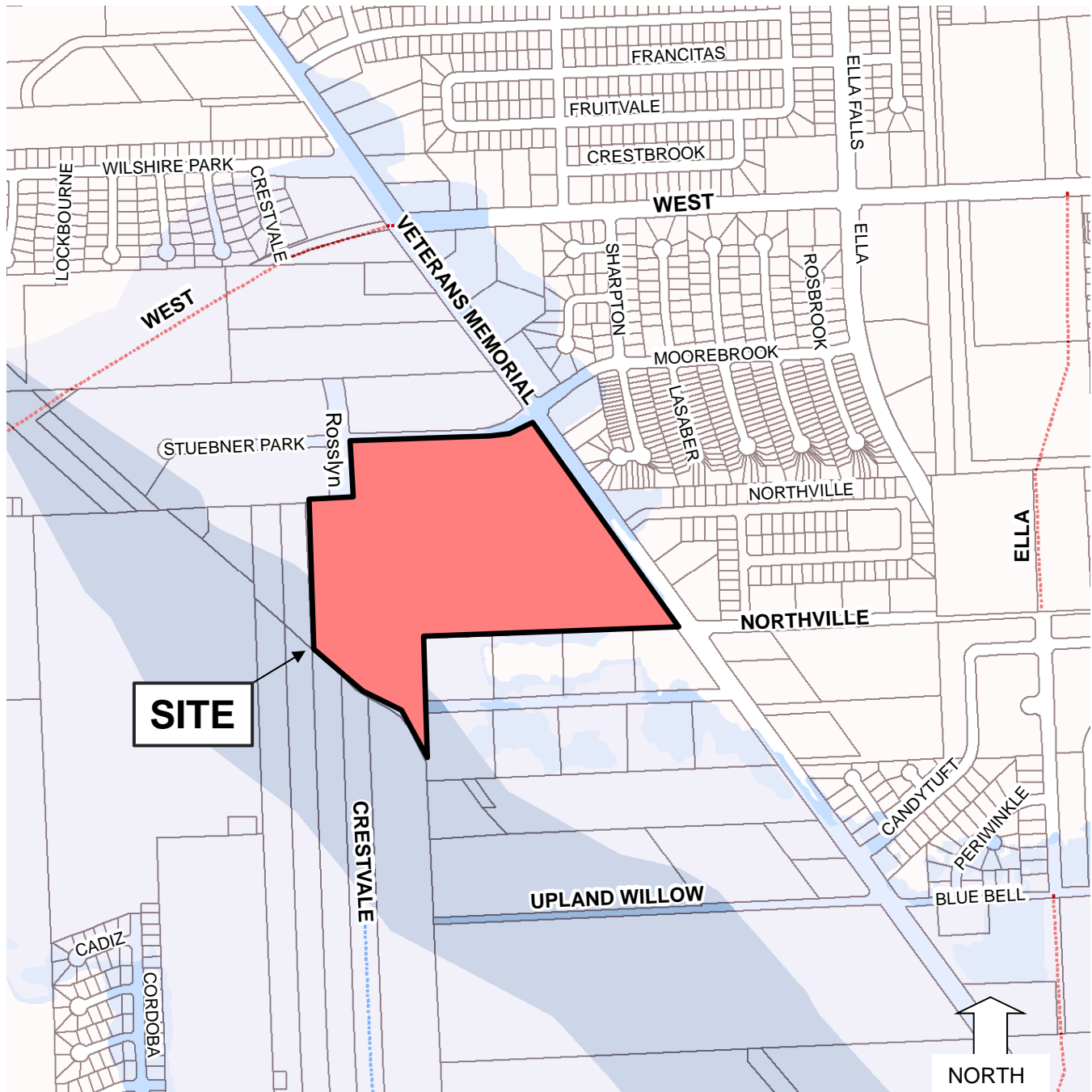
ITEM: 82

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Aldine ISD 9999 Veterans Memorial Drive Complex

Applicant: Jones|Carter - Woodlands Office



D – Variances

Site Location

Houston Planning Commission

ITEM: 82

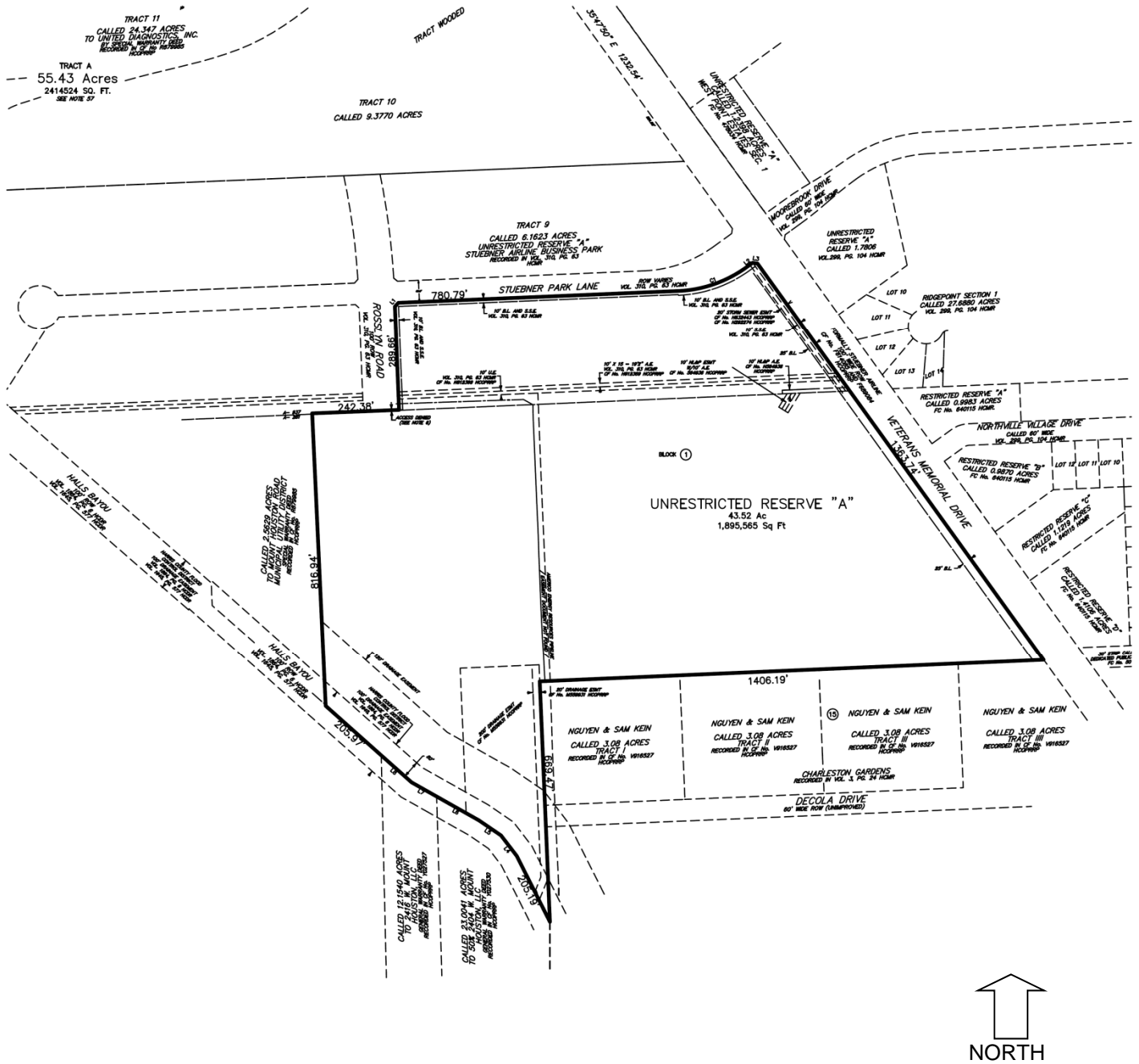
ITEM: 82

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Aldine ISD 9999 Veterans Memorial Drive Complex

Applicant: Jones|Carter - Woodlands Office



D – Variances

Subdivision

Houston Planning Commission

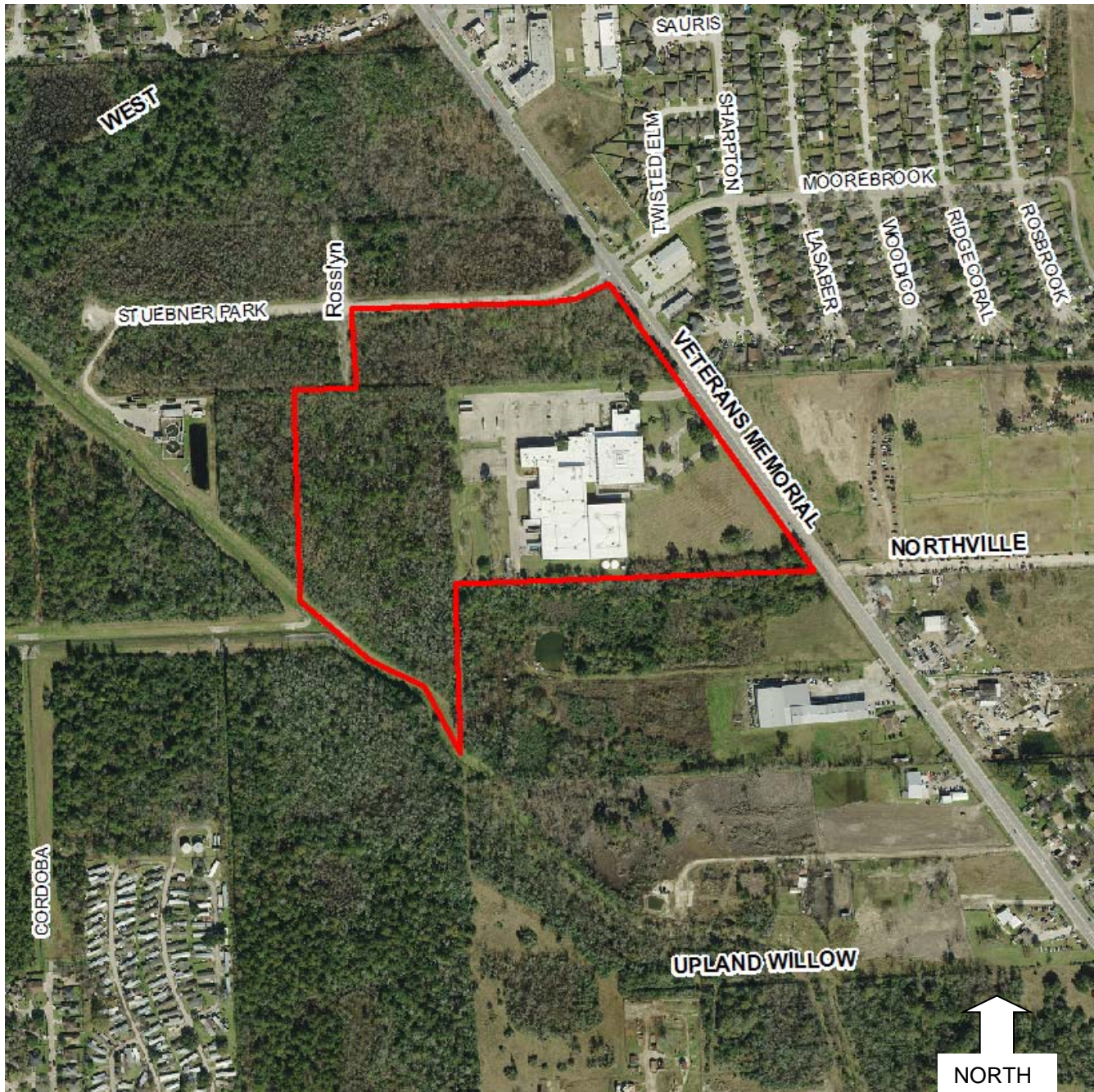
ITEM: 82

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Aldine ISD 9999 Veterans Memorial Drive Complex

Applicant: Jones|Carter - Woodlands Office



D – Variances

Aerial



Application Number: 2017-0410

Plat Name: Aldine ISD 9999 Veterans Memorial Drive Complex

Applicant: Jones|Carter - Woodlands Office

Date Submitted: 03/06/2017

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

Specific Variance is being sought and extent of variance:

Not to extend nor terminate with a cul-de-sac, both Rosslyn Road and Decola Road, thereby exceeding intersection spacing requirements

Chapter 42 Section: 134

Chapter 42 Reference:

(a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended

Statement of Facts

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

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

The existing portions of Rosslyn Road was platted in 1981 with the subdivision Stuebner Airline Business Park. Decola Road was created 1967 as a 60' ingress and egress easement for nine (9) tracts partitioned from Lots 1 & 2, Blk 15 Charleston Gardens, and has remained an unimproved since its creation. In 2015, amendments to the City of Houston's MTFP deleted Rosslyn Road between Upland Willow Avenue and West Road due to flood plain issues and detention needs along this section of Halls Bayou. The developer has coordinated with HCFCD and per the agency's response is dedicating additional drainage easement such that the ultimate width of the Bayou will be 340'. Requiring the extension of either ROW will impractical and will not improve overall traffic circulation and distribution in the overall area. The existing West Mount Houston MUD facility to the west of the site will retain access via Stuebner Park Lane. Property along the unimproved ROW- Decola Road are under one ownership and are largely undeveloped. If necessary, these tracts can be developed utilizing Veterans Memorial for access.

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

Circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. In 2015, amendments to the City of Houston's MTFP deleted Rosslyn Road between Upland Willow Avenue and West Road due to flood plain issues and detention needs along this section of Halls Bayou. Decola Road was created 1967 as a 60' ingress and egress easement for nine (9) tracts partitioned from Lots 1 & 2, Blk 15 Charleston Gardens and has remained an unimproved 60' ROW since its creation.

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

Requiring any extension of either Rosslyn or Decola Road will not improve traffic circulation in the area. Existing developments have access and frontage along Stuebner Park Lane and Veterans Memorial.

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

Rossllyn Road in this area was removed from the major thoroughfare plan due to flood plain issues and detention needs along this section of Halls Bayou. The developer has coordinated with HCFCD and per the agency's response is dedicating additional drainage easement such that the ultimate width of the Bayou will be 340'. Requiring any extension of either Rossllyn or Decola Road will not improve traffic circulation in the area. Existing developments have access and frontage along Stuebner Park Lane and Veterans Memorial.

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

Justification for the variance is based on existing physical characteristics affecting the area around the site – the adjacent Halls Bayou channel/easement is being widening to a total of 340' and the existing street network which addresses traffic circulation and distribution in the area.



Application No: 2017-0410

Agenda Item: 82

PC Action Date: 03/16/2017

Plat Name: Aldine ISD 9999 Veterans Memorial Drive 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: 134

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

Not to extend nor terminate with a cul-de-sac, both Rosslyn Road and Decola Road, thereby exceeding intersection spacing requirements;

Basis of Recommendation:

The site is located in Harris County, west of Veterans Memorial, north of Mount Houston and east of TC Jester Blvd. The applicant is requesting a variance to exceed the 2600 and 1400 foot requirement by not extending or terminating with a cul-de-sac two stub streets, Rosslyn Road and Decola Drive. Staff is in support of the request.

The stub streets, are needed for intersection spacing however extending the stub streets would not significantly improve traffic circulation due to the 1000' floodway and Halls Bayou. Rosslyn Road which stubs into the plats northern plat boundary was previously designated as a major thoroughfare; however in 2015 the major thoroughfare was amended by City Council. Between West Road and Upland Willow Road, the major thoroughfare was deleted; and the major thoroughfare was reclassified as a major collector south of Upland Willow Road.

During the amendment process staff analyzed the traffic circulation within the vicinity. Given the low-density suburban context and the engineering constraints of a bridge crossing the floodplain and floodway, staff determined the alignment of Rosslyn Road to be an undesirable location.

Decola Road is an unimproved ROW that provides access to 9 lots under common ownership. Extending the ROW through the subject site would create similar constraints due to the floodway and bayou. Additionally Upland Willow Avenue was proposed as a Minor Collector in 2015 to provide improved local circulation in the area.

However, the applicant does own additional property which will require the dedication of West Road, and the extension of Lockbourne Drive to West Road.

The existing major thoroughfare grid system is sufficient within the vicinity and Harris county's Engineering department has voiced no objection to the variance requests. Therefore, staff's recommendation is to grant the requested variances and 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 stub streets are needed for intersection spacing however extending the stub streets would not significantly improve traffic circulation due to the 1000' floodway and Halls Bayou.

(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 circulation in the area was analyzed in 2015 through the amendment process.

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

The intent and general purposes of this chapter will be preserved and maintained; the 2015 MTFP deleted Rosslyn Road and reclassified it as a major collector south of Upland Willow Road. Additionally Upland Willow Avenue was proposed as a Minor Collector in 2015 to provide improved local circulation in the area.

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

The granting of the variance will not be injurious to the public health, safety or welfare; The existing major thoroughfare grid system is sufficient within the vicinity.

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

Economic hardship is not the sole justification of the variance. . Given the low-density suburban context and the engineering constraints of a bridge crossing the floodplain and floodway, staff determined the an alternative for intersection spacing.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 03/16/2017
Plat Name: Dominion Christian Centre
Developer: Dominion Christian Church Centre, Inc.
Applicant: E.I.C. Surveying Company
App No/Type: 2017-0299 C2

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

Total Acreage:	2.0553	Total Reserve Acreage:	1.9853
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77026	494B	City

Conditions and Requirements for Approval

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. restrict reserve to church and related uses
2. access is denied to both stub streets, provide note and 10' BL

For Your Information:

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

City Engineer: DETENTION IS REQUIRED

PWE Utility Analysis: This project will require the dedication of an easement over or Joint Referral Committee action for the abandonment/relocation of the existing public sanitary sewer line on-site.

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

Houston Planning Commission

ITEM: 83

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Dominion Christian Centre

Applicant: E.I.C. Surveying Company



D – Variances

Site Location

Houston Planning Commission

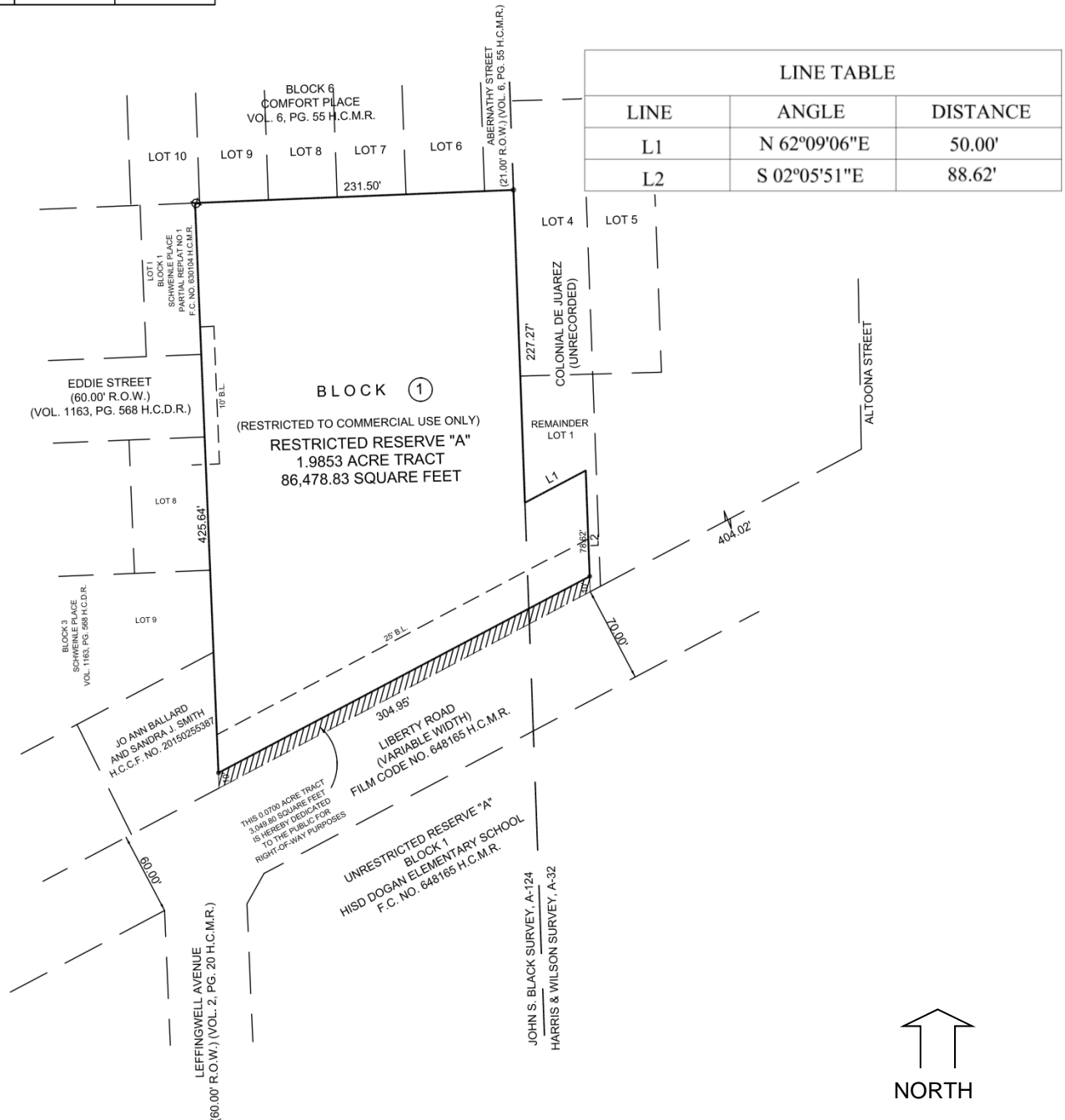
ITEM: 83

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Dominion Christian Centre

Applicant: E.I.C. Surveying Company



D – Variances

Subdivision

Houston Planning Commission

ITEM: 83

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Dominion Christian Centre

Applicant: E.I.C. Surveying Company



NORTH

D – Variances

Aerial



Application Number: 2017-0299

Plat Name: Dominion Christian Centre

Applicant: E.I.C. Surveying Company

Date Submitted: 02/20/2017

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

Specific Variance is being sought and extent of variance:

Not to extend Eddie Street, and to terminate it with a Cul-de-sac.

Chapter 42 Section: 42-134

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 designated as a collector or major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these of these criteria is met. The stub street is not required to be extended.

Statement of Facts

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

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

a. The Church believes that extension of Eddie Street from the west property line to the east property line of the proposed subdivision will divide this property into two disproportionate pieces. The much larger south portion about 1.15 acre tract and the north portion to be 0.5 acre in size. Such a division of the church's property conforms to the congregation's understanding "impractical development". b. The church intension of platting their property is to build a future Multi-purpose Youth building in the back of the property. So the church believes that extension of Eddie Street is potentially unsafe situation for the church members. By extending the street in question through the church's property, members of the church (both children and adults) would have to cross Eddie Street and it's vehicular traffic in order to simply go from one part of the church property to another. This might include children and youth who wishes to go from the church building south of the extension to playing field or proposed future multi-purpose youth building north of the extension. Such unsafe condition conform to the congregation's understanding of the phrase "contrary to sound public policy". c. The church also believes that extension of Eddie street from the church west property line to the east property line will result in either a dead end street at the east property line of the proposed subdivision or a "drag strip" street (if the extension goes further east) and intersect Altoona Street. Because Liberty Road runs 62 degrees and when intersected with Altoona street and would be about 30' from the extension of Eddie street. Some drivers might see the extension as a quick way to avoid traffic at the intersection. (see attached HCAD map and aerial map). Such undesirable conditions conform to the congregation's understanding of the phrase "contrary to sound policy". d. The church also believes that extension of Eddie Street will result in a higher level of noise. The noise of vehicular traffic could cause disruption of church activities including worship, education and fellowship events. Such disruption conforms to the congregation's understanding of the phrase "contrary to sound public policy". e. The church also believes that extension of Eddie street from the church west property line to the east property line will result in a devaluation of its property. When vehicular traffic crosses into the church's property, trash may be thrown from vehicles, and hazardous substances, including gasoline and oil, may leak from these vehicles. Such devaluation of the church property conforms to the congregation's understanding of the phrase "contrary to sound policy". f. To terminate Eddie Street in a Cul-de-sac within the proposed subdivision would result in a dead end situation within the church property. Such a cul-de-sac would make it easier for the church members to access the western portion of the church property, there would still not be enough "greater good" for the safety and well-being of their surrounding subdivisions. Also terminating Eddie street in a

cul-de-sac would provide an area in which illegal dumping might occur, such an area would also be a place in which cars may be parked by those engaging in illegal activities, including alcohol abuse. Again the issues of noise, safety are paramount for the church members and their neighbors and conform to the congregation's understanding of the phrase "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;

For the reason as explained in 1(b) and because these conditions existed prior to the applicant's purchase of the tract, the circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant.

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

The owners of the proposed plat (the church) will fully support the intent and general purposes of this chapter and will be preserved and maintained due that the church's membership draws in part from the surrounding subdivision, and the improvement that the church will make in this property and in this neighborhood is a testimony to its desire.

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

The owners believe that this report and for the reason given above has proven that granting of the variance there will be no negative impact and will not be injurious to the public health, safety or welfare.

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

Not only economic hardship is not the sole justification of the variance. It is not the primary or even secondary justification, as explained in this report.



Application No: 2017-0299

Agenda Item: 83

PC Action Date: 03/16/2017

Plat Name: Dominion Christian Centre

Applicant: E.I.C. Surveying Company

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

Chapter 42 Sections: 42-134

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

Not to extend Eddie Street, and to terminate it with a Cul-de-sac. ;

Basis of Recommendation:

The site is located east of US 59, north of I 10, and south of Cavalcade Street. The applicant is requesting a variance to not terminate the stub street Eddie Street with a cul-de-sac. Staff is in support of the request.

The existing use of the site is a church and the developer is proposing to expand the development into a multi-purpose youth center. The extension of the street is not required for intersection spacing and providing a cul-de-sac would not significantly improve circulation. The stub street provides access to 3 single family homes; however the homes have proper access and circulation. Access to the stub street will be denied and the reserve will be restricted to church and related uses.

Therefore, staff's recommendation is to grant the requested variance and the plat subject to the CPC 101 form conditions.

Statement of Facts

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

The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; the stub street is not needed for intersection spacing or for a cul-de-sac.

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

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant; access to the stub street will be denied and the reserve will be restricted to church and related uses.

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

The intent and general purposes of this chapter will be preserved and maintained; the extension of the street is not required for intersection spacing and providing a cul-de-sac would not significantly improve circulation.

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

The granting of the variance will not be injurious to the public health, safety or welfare; access to the stub street will be denied and the reserve will be restricted to church and related uses.

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

Economic hardship is not the sole justification of the variance; extending the street would create an irregular intersection.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 03/16/2017
Plat Name: Echo Vista
Developer: J A DAVIS
Applicant: replats.com
App No/Type: 2017-0354 C2

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

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

Conditions and Requirements for Approval

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

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

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

Condition of approval: The granting of the variance is subject to 1 lot, if the property is subdivided in the future then the variance must be readdressed.

For Your Information:

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

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

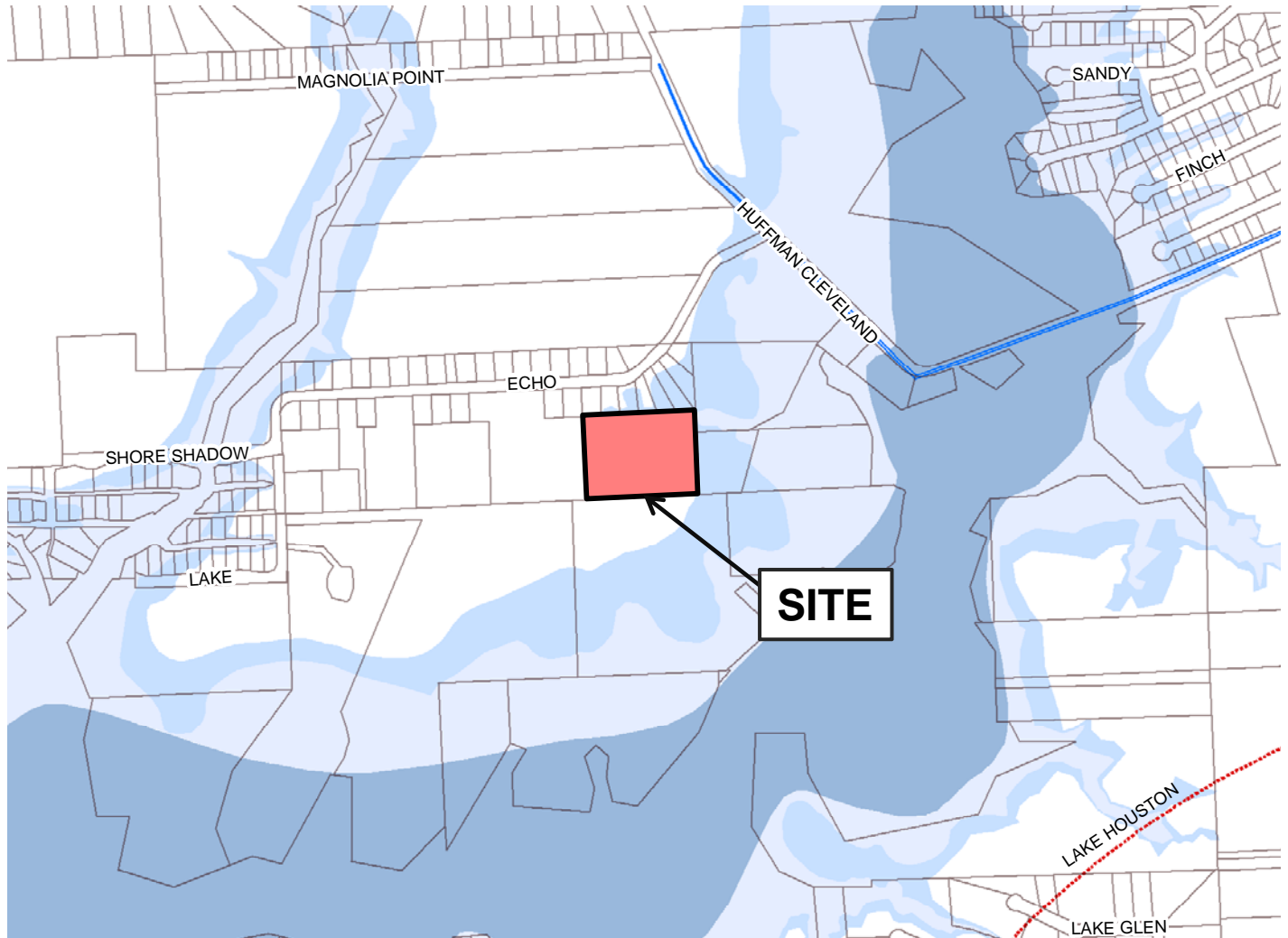
ITEM: 84

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Echo Vista

Applicant: replats.com



D – Variances

Site Location

Houston Planning Commission

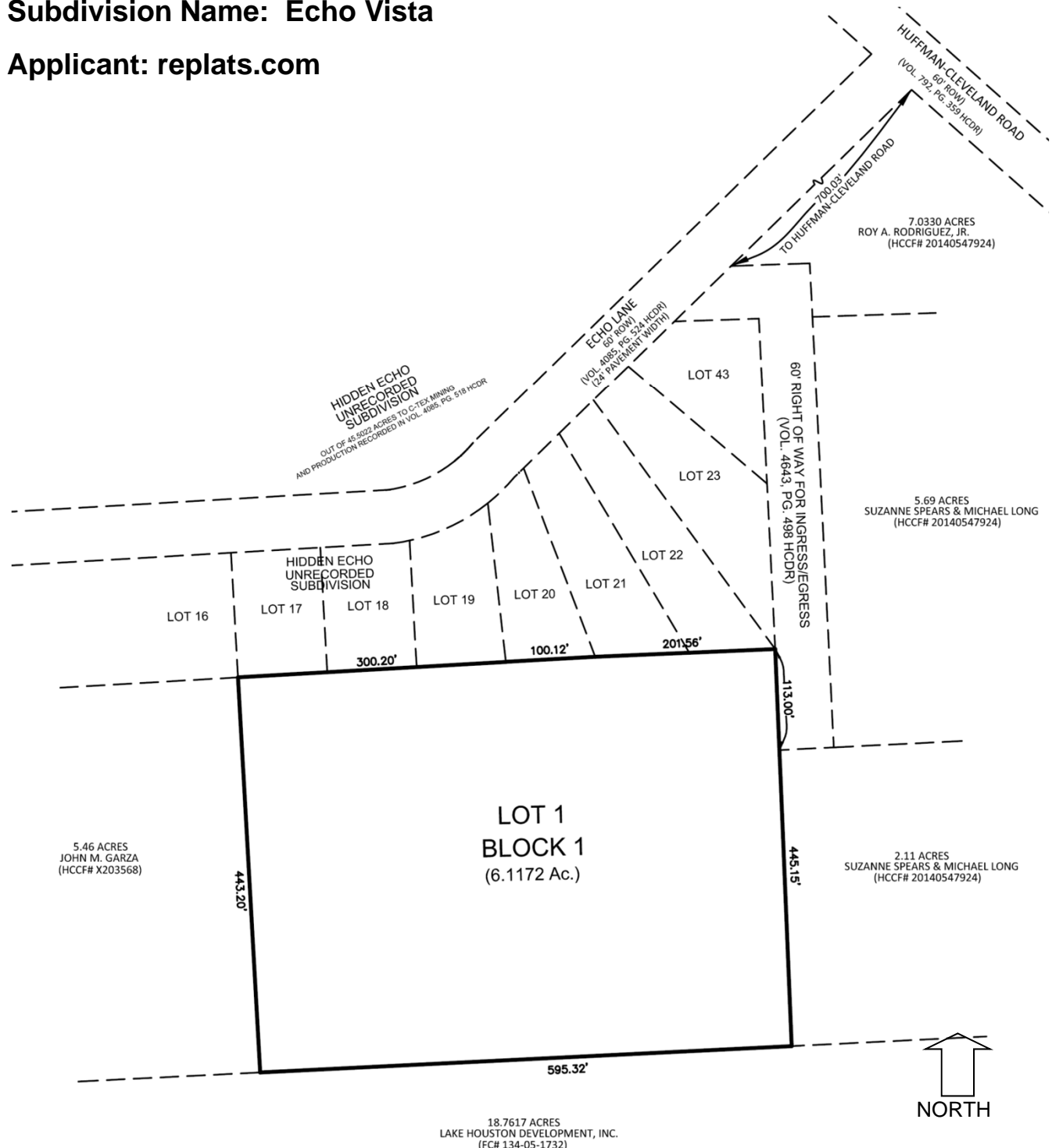
ITEM: 84

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Echo Vista

Applicant: replats.com



D – Variances

Subdivision

Houston Planning Commission

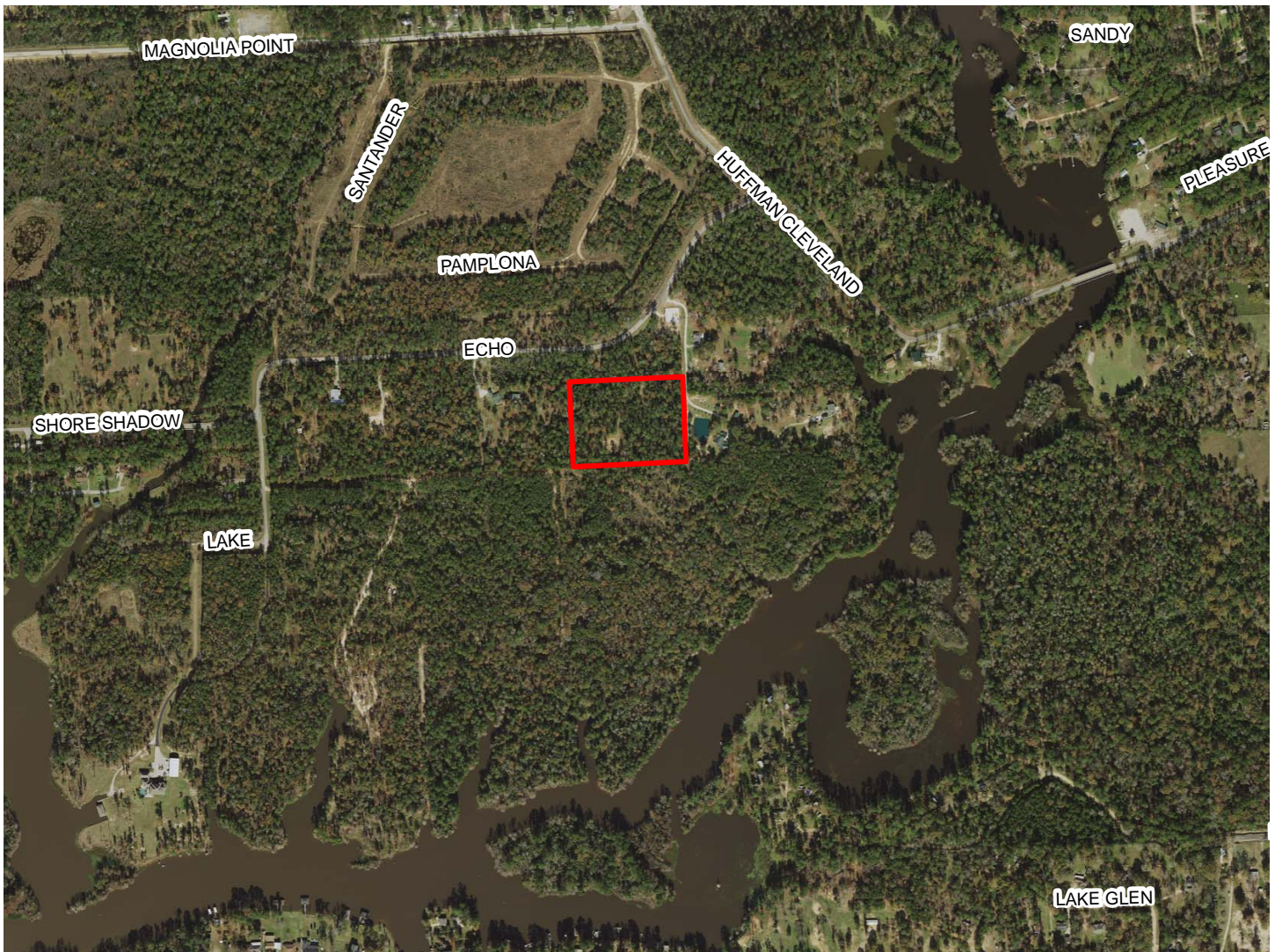
ITEM: 84

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Echo Vista

Applicant: replats.com



D – Variances

Aerial



Application Number: 2017-0354

Plat Name: Echo Vista

Applicant: replats.com

Date Submitted: 03/03/2017

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

Specific Variance is being sought and extent of variance:

To allow a lot to take access from an access easement instead from a public street.

Chapter 42 Section: 188

Chapter 42 Reference:

Lot access to streets

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 does not front on a public street. It takes access from a 60' right-of-way easement for ingress/egress since 1962 by agreement as recorded in Volume 4643, Page 498 of the Deed Records of Harris County, Texas. This right-of-way easement is shared by others with acreage tracts and is not available for dedication as a public street. The applicant does not own property bounding on the public street. Without the ingress/egress easement the property would be land-locked.

(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 circumstance supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The circumstances supporting the variance are the result of land uses surrounding the property and the fact that the owner does not own property fronting on the public street.

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

The intent and general purposes of this chapter will be preserved and maintained. Lots in the nearby unplatted subdivision take access from Echo Drive and will not be affected.

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

The granting of the variance will not be injurious to the public health, safety or welfare. The proposed development is one single-family residence and will have very little impact on traffic.

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

Economic hardship is not the sole justification of the variance. It is based on the characteristics of the surrounding area and the fact that the applicant has no other access to the property.



Application Number: 2017-0354

Plat Name: Echo Vista

Applicant: replats.com

Date Submitted: 03/03/2017

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

Specific Variance is being sought and extent of variance:

To allow a minimum intersection spacing along a local street greater than 1,400 feet.

Chapter 42 Section: 128(a)(1)

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

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 does not front on a public street. The property takes access since 1962 from an ingress/egress right-of-way easement as recorded in Volume 4643, Page 498 of the Deed Records of Harris County, Texas. This right-of-way is shared by others with adjacent acreage tracts and is not available for dedication. The subject right-of-way easement entrance is located 755 feet west of the intersection of Huffman-Cleveland Road. The applicant does not own property fronting on the public street, so no land is available for dedication.

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

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The circumstances supporting the variance are based on land uses surrounding the property and the fact that the applicant does not own property abutting the public street.

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

The intent and general purposes of this chapter will be preserved and maintained. The proposed development is one single-family residence and will have very little impact on traffic.

(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. Adjacent property in the unplatted subdivision along Echo Drive will continue to take access from Echo Drive and will not be affected.

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

Economic hardship is not the sole justification of the variance. It is based on the characteristics of the surrounding area, and there appears to be no other solution.



Application No: 2017-0354

Agenda Item: 84

PC Action Date: 03/16/2017

Plat Name: Echo Vista

Applicant: replats.com

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

Chapter 42 Sections: 128(a)(1); 188

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

To allow a minimum intersection spacing along a local street greater than 1,400 feet.;

To allow a lot to take access from an access easement instead from a public street.;

Basis of Recommendation:

The site is located west of Huffman Cleveland Rd, north of Atascocita Road, and east of Lake Houston. The applicant is requesting a variance to exceed the 1400' foot requirement by allowing access and frontage from an access easement. Staff is in support of the request

The acreage tract has been in the same configuration since the 1980's, and the 60 foot ingress and egress easement was created in 1962 to provide access to several landlocked tracts. The access easement connects to a public street and the applicant is proposing a single family lot which is consistent with the characteristic of the neighborhood. Requiring a north-south street would not significantly improve traffic circulation in the surrounding area to the floodway and Luce Bayou.

Therefore, staff's recommendation is to grant the requested variance and the plat subject to the CPC 101 form conditions.

Statement of Facts

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

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

Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy; requiring a street would stub into Luce Bayou and would not be beneficial to the area.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant; the easement was created in the 1960s.

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

The proposed lots will continue to utilize the access easement that was put in place many years ago. The lot size, frontage and other aspects of Ch. 42 will be preserved, just the lot access is the purpose of the variance. The access easement does connect to a Public Street and will not generate additional traffic.

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

The granting of the variance will not be injurious to the public health, safety or welfare; The proposed use is for single family and will not negatively impact the surrounding area of traffic concerns. The access easement is in existence.

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

Economic hardship is not the sole justification of the variance. The easement already existing and is the only way to utilize the property.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85

Action Date: 03/16/2017

Plat Name: Fuchs Tract GP

Developer: Klein ISD

Applicant: American-Lupher Land Surveyors, Inc.

App No/Type: 2017-0409 GP

Staff Recommendation:

Defer Applicant request

Total Acreage:	113.3132	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77388	291P	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.

1. connect Future Port Aegean Drive to Future Frassati Way.
2. extend Falvel Shadow Creek Drive to Future Frassati Way.
3. Request a variance to provide a north-south street at approximately 3900 feet (identify the distance from Future Frassati Way to Falvel Road) instead of the required 2600 feet along Spring Stuebner Road.

For Your Information:

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

City Engineer: DETENTION IS PROVIDED ON GP

Harris County Flood Control District: Flood Control review - Need to include a Vicinity Map with Key Map information.

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

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

Traffic Impact Analysis will be required before the review of site development plan.

No variances will be considered till TIA is approved.

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

Houston Planning Commission

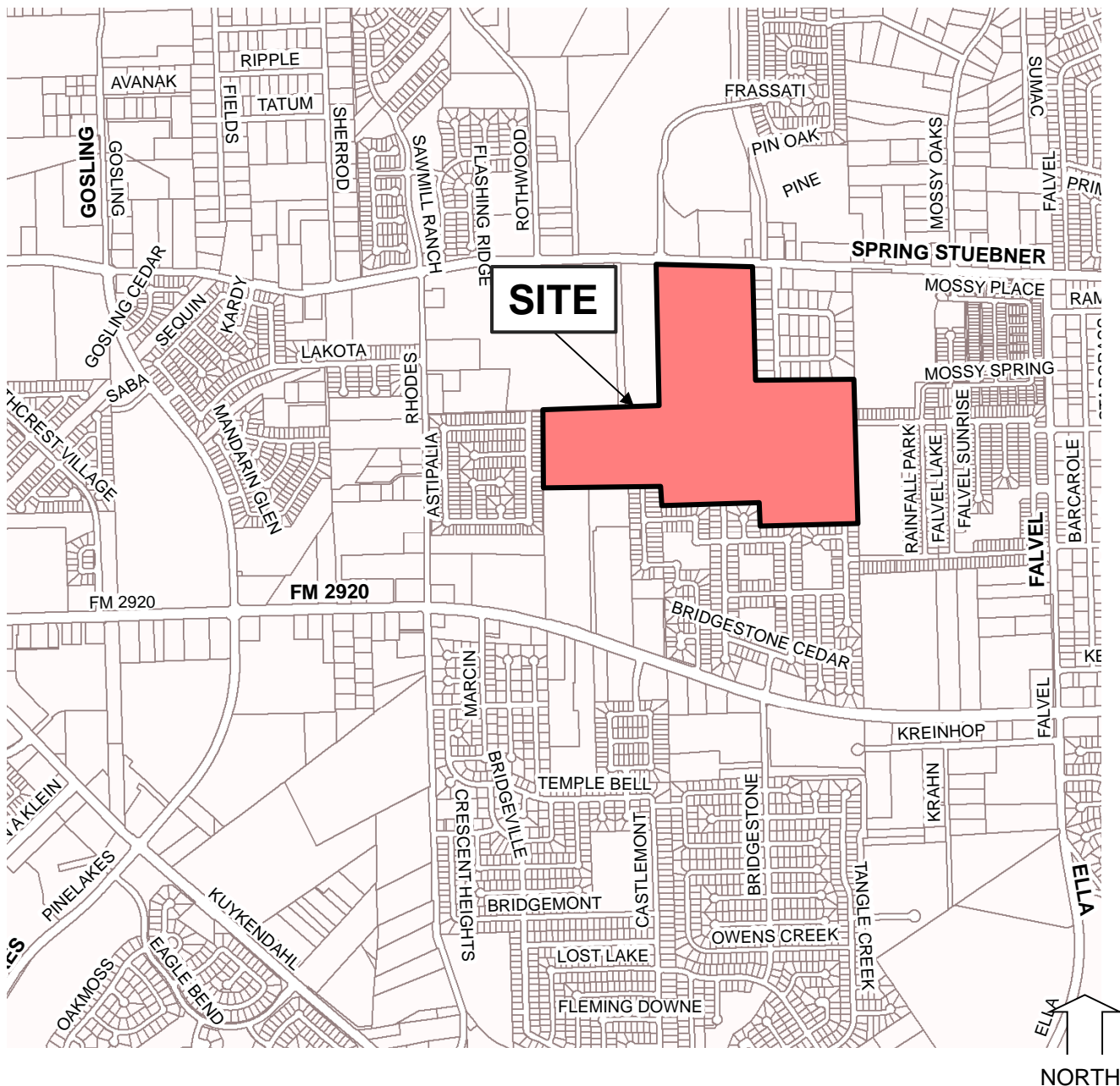
ITEM: 85

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Fuchs Tract GP

Applicant: Bates American-Lupher Land Surveyors, Inc.



D – Variances

Site Location

Subdivision

Houston Planning Commission

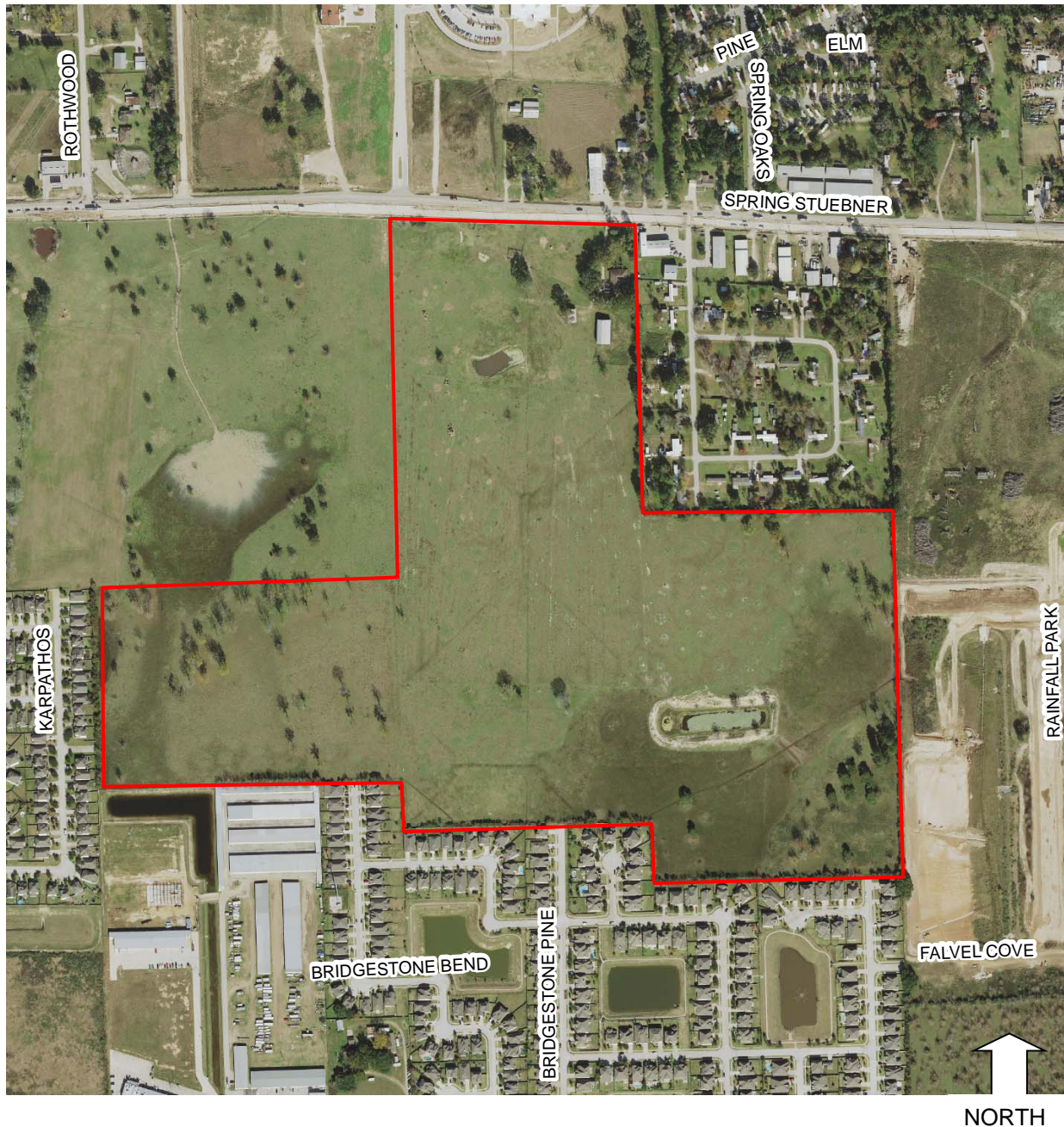
ITEM: 85

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Fuchs Tract GP

Applicant: Bates American-Lupher Land Surveyors, Inc.



D – Variances

Aerial



SITE OPTION A
NORTH PARKING
500



SITE OPTION A
NORTH PARKING
500



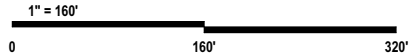
SITE OPTION B

NORTH PARKING
500

CFBC

Kirksey
ARCHITECTURE

PHASE 1 - SITE 2



01 MARCH 2017
2016157
© 2017 Kirksey

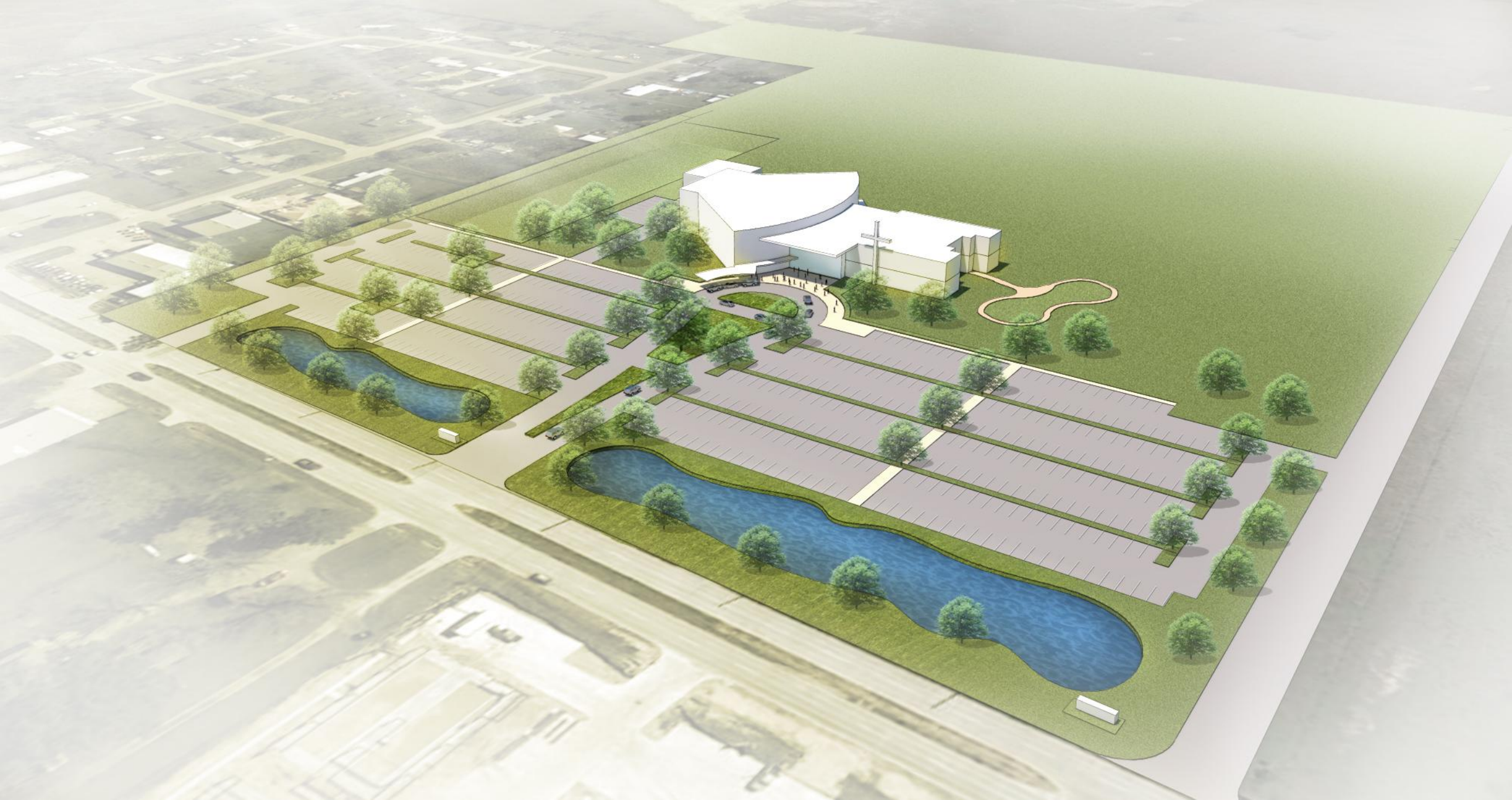
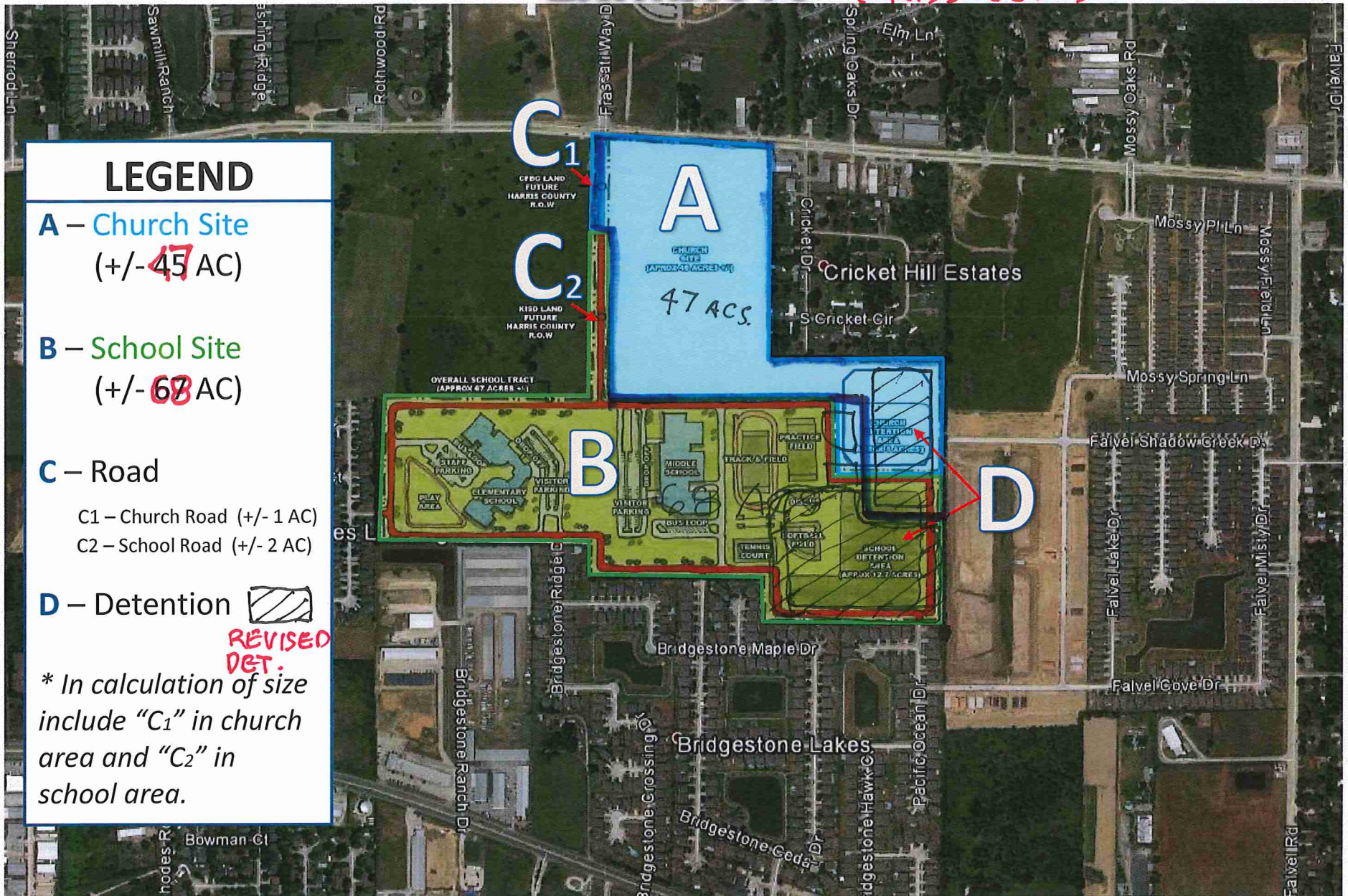


Exhibit A

REVISED TO REFLECT FINAL TRACT LIMITS FOR CPBC 47 AC & KISD 68 ACS. **PRK**



Fuchs Site - Spring Stuebner
Klein Independent School District

Conceptual Site Plan with Church Option A

0 200 400 800 FT 



Application Number: 2017-0409

Plat Name: Fuchs Tract GP

Applicant: American-Lupher Land Surveyors, Inc.

Date Submitted: 03/06/2017

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

Specific Variance is being sought and extent of variance:

To not provide an east-west street

Chapter 42 Section: 128

Chapter 42 Reference:

Section 42-128: 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;

Strict application of this requirement will create an impractical development which will be contrary to sound public policy. The owner is planning to dedicate future Port Aegean Drive and Frassati Way in an east-west direction over a portion of the subject property. Currently there exists a 50-foot wide pipeline easement in a north-south direction. Extending a county approved road across said pipeline would require extensive expenditures. The owner did not create the pipeline easement. Because of the existing pipeline the block length can be extended to 2,400-feet for an east-west street. The distance from Spring-Stuebner Road (east-west street) to Bridgestone Path Drive (east-west street) is approximately 2,600-feet. The east side of the property will be bounded by a detention pond for the development which would not provide a tie-in to the east side of the property for an east-west street. Lastly, the northern portion of the east line does not have a stub street.

(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 existing pipeline and the detention ponds as required are not a hardship created by the owner. In addition, the owner is dedicating two east-west streets over a portion of the site to facilitate traffic circulation.

(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 Spring-Stuebner Road. In addition, the owner is dedicating two east-west streets and a north-south street over a portion of the site to facilitate 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 Spring-Stuebner Road and the three future streets as shown on the GP.

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

Economic hardship is not the reason for the variance request. The owner plans to dedicate three new roads as shown on the GP. The road pattern shown on the GP is the most practical design. The owner is not asking for no future roads and plans to dedicate the roads shown on the GP to help maintain traffic circulation.



Application Number: 2017-0409

Plat Name: Fuchs Tract GP

Applicant: American-Lupher Land Surveyors, Inc.

Date Submitted: 03/06/2017

(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 to no extend or provide a Cul-de-sac at Pacific Ocean Drive, Cricket Drive, and Falvel Shadow Creek Drive.

Chapter 42 Section: 134

Chapter 42 Reference:

Section 42-131: 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

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 this requirement will create an impractical development which will be contrary to sound public policy. The owner is planning to dedicate future Port Aegean Drive and Frassati Way in an east-west direction over a portion of the subject property. Currently there exists a 50-foot wide pipeline easement in a north-south direction. Extending a county approved road across said pipeline would require extensive expenditures. The owner did not create the pipeline easement. Because of the existing pipeline the block length can be extended to 2,400-feet for an east-west street. The distance from Spring-Stuebner Road (east-west street) to Bridgestone Path Drive (east-west street) is approximately 2,600-feet. The owner is also dedicating future Frassati Way in a north-south direction. The owner is required to provide detention ponds on the subject tract. The ponds have been designed as shown on the GP and are adjacent to the south and east line of the subject tract. The detention ponds are 30-feet internal to the subject tract. There is not enough land to provide the cul-de-sac bulbs.

(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 existing pipeline and the detention ponds as required are not a hardship created by the owner. In addition, the owner is dedicating two east-west streets over apportion of the site to facilitate traffic circulation. The required detention ponds is what created the hardship and was not imposed by the owner. These ponds are required as a condition of approval and development.

(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 Spring-Stuebner Road. In addition, the owner is dedicating two east-west streets and a north-south street over a portion of the site to facilitate 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 Spring-Stuebner Road and the three future streets as shown on the GP.

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

Economic hardship is not the reason for the variance request. The owner plans to dedicate three new roads as shown on the GP. The road pattern shown on the GP is the most practical design. The owner is not asking for no future roads and plans to dedicate the roads shown on the GP to help maintain traffic circulation. Lastly, the cul-de-sacs cannot be built because of the detention pond requirement.



Application No: 2017-0409

Agenda Item: 85

PC Action Date: 03/16/2017

Plat Name: Fuchs Tract GP

Applicant: American-Lupher Land Surveyors, Inc.

Staff Recommendation: Defer Applicant request

Chapter 42 Sections: 128; 150(d); 134

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

To not provide an east-west street;

Not to provide a 10-foot building line along the west right-of-way line of future Frassati Way.;

The owner is requesting a variance from the requirement to no extend or provide a Cul-de-sac at Pacific Ocean Drive, Cricket Drive, and Falvel Shadow Creek Drive.;

Basis of Recommendation:

The site is located south of Spring Stuebner Rd, north of FM 2920 and west of Falvel Road. The applicant is requesting a variance to not extend or terminate 3 stub streets and to not provide an east west street. Staff's recommendation is to defer per the applicant's request to allow time to coordinate with staff and Harris County's Engineering Department.

Statement of Facts

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

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 03/16/2017
Plat Name: Harris County Improvement District No 13 Lift Station No 1
Developer: Mason Westgreen LP, a Texas limited partnership
Applicant: BGE, Inc.
App No/Type: 2017-0385 C2

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

Total Acreage:	0.2169	Total Reserve Acreage:	0.2169
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	326X	ETJ

Conditions and Requirements for Approval

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

052. Access easements between subject site and existing access easement (Vol 1075 P 59 HCDR) must be recorded prior to or simultaneously with this plat.

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

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

Provide written approval from Harris County for proposed revisions to Major Thoroughfares within Dunham Pointe GP prior to or simultaneously with recording this plat.

For Your Information:

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

PWE Utility Analysis: Approved.

City Engineer: 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)

Access easements will need to be recorded before plat recordaiton

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

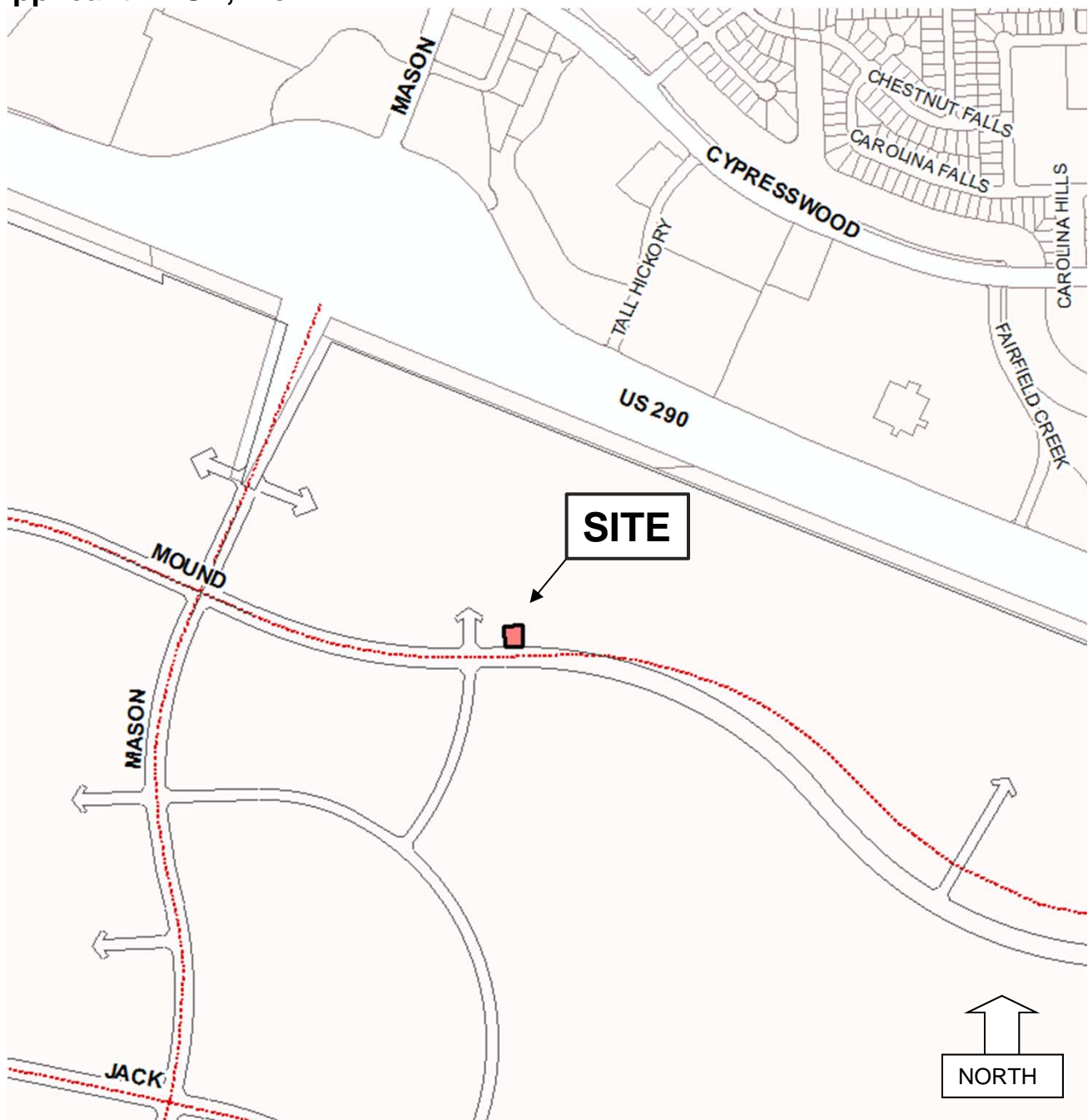
ITEM: 86

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Harris County Improvement District No 13 Lift Station No 1

Applicant: BGE, Inc.



D – Variances

Site Location

Houston Planning Commission

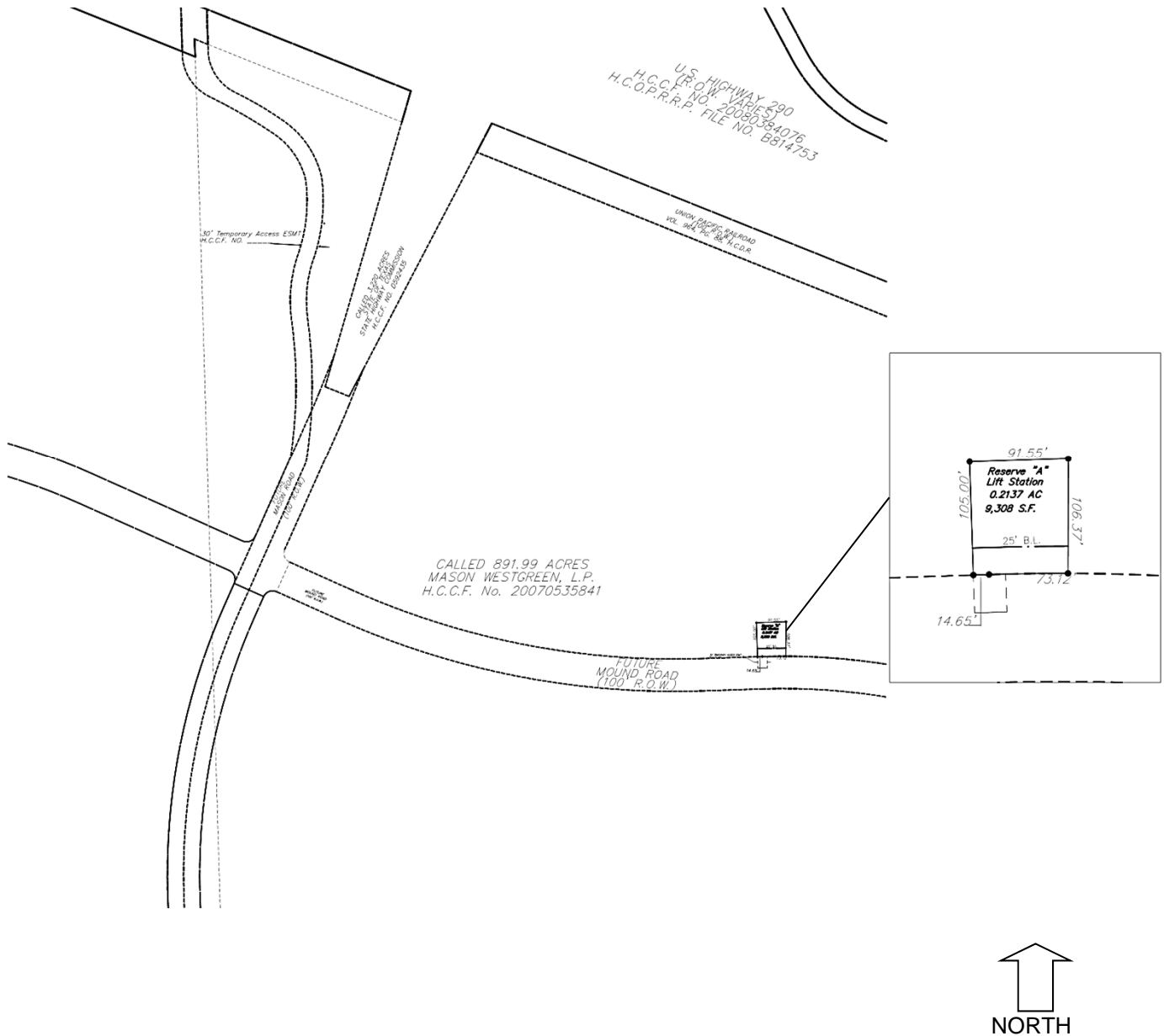
ITEM: 86

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Harris County Improvement District No 13 Lift Station No 1

Applicant: BGE, Inc.



D – Variances

Subdivision

Houston Planning Commission

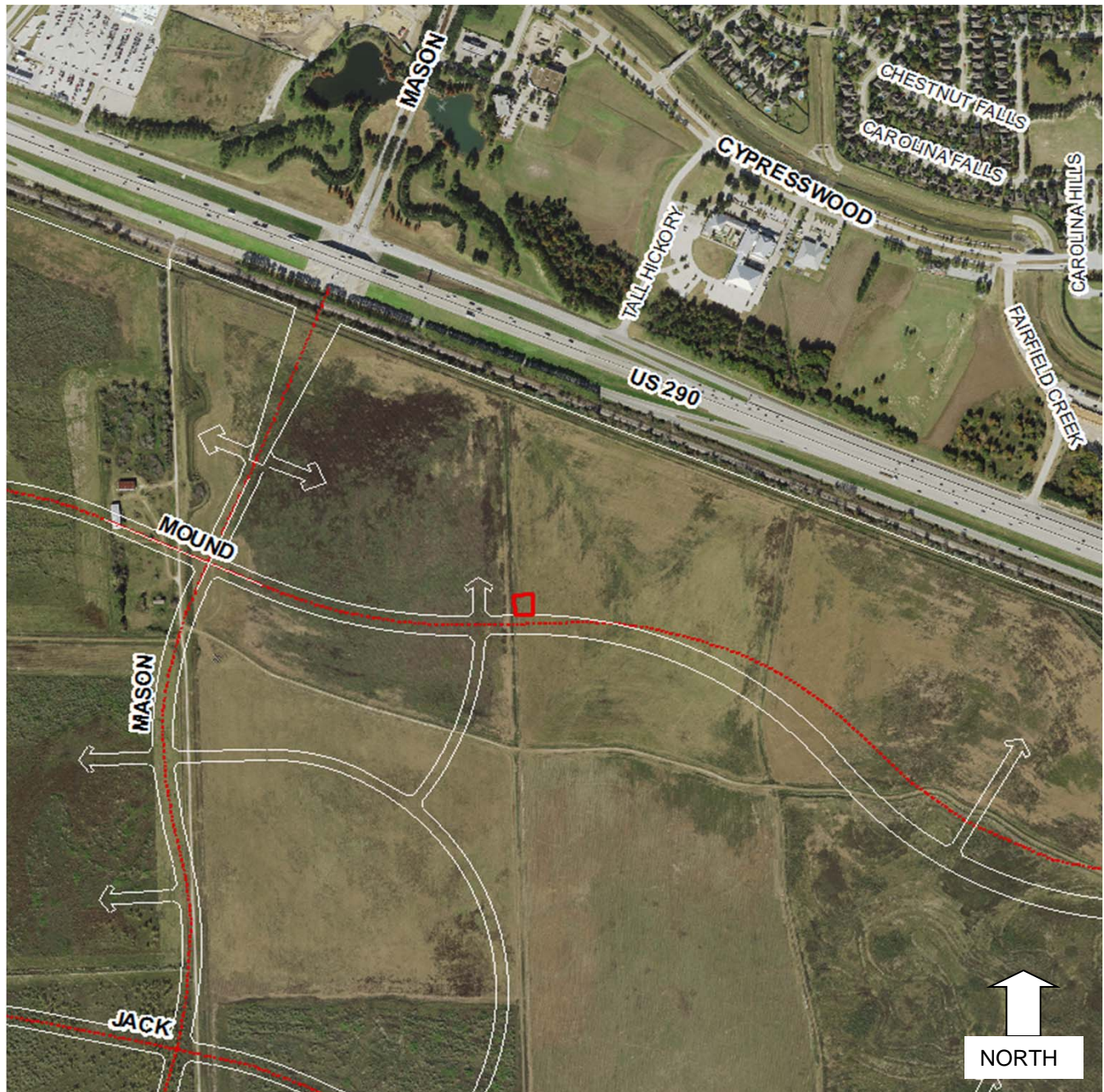
ITEM: 86

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Harris County Improvement District No 13 Lift Station No 1

Applicant: BGE, Inc.



D – Variances

Aerial



Application Number: 2017-0387

Plat Name: Harris County Improvement District No 13 Waste Water Treatment Plant No 1

Applicant: BGE, Inc.

Date Submitted: 03/06/2017

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

Specific Variance is being sought and extent of variance:

To allow a temporary 50 foot access easement and 30 foot temporary access easement to service a waste water treatment plant until a public street is dedicated within a recorded plat.

Chapter 42 Section: 192

Chapter 42 Reference:

Reserves

Statement of Facts

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

(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 waste water treatment plant is necessary to service the future development in the immediate area. Ultimately the waste water treatment plant will have over 25 feet of frontage along a future 100 foot public right of way. Strict application of the ordinance would leave the future development in the area without the service of a platted waste water treatment plant and the appropriate waste water service.

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

The variance request is not the result of a hardship created or imposed by the applicant. The circumstances supporting the request for the variance are based upon the necessity to provide proper and adequate waste water service to the future development in the immediate area.

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

Granting of the variance will preserve the intent and general purposes of the subdivision ordinance. The developer is proposing to provide a 50 foot access easement and 30 foot temporary access easement south of Highway 290 to an existing 80 foot Wide Harris County Easement, (Vol. 1075, Pg. 596, H.C.D.R.) southerly boundary line then along the future Mason Road (100 foot r.o.w.) and along future Jack Road (100 foot r.o.w.). The temporary access easement will contain an all-weather access road to accommodate the construction and maintenance traffic required for the waste water treatment plant until such time as the public streets are dedicated and constructed that will provide the ultimate access to the waste water treatment plant site.

(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 temporary access easement and all-weather access road will be utilized by authorized construction and maintenance traffic only. The access easement and all-weather access road will not be utilized by the general public for ingress, egress or general traffic circulation for any reason.

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

Economic hardship is not the sole justification of the variance. Having the waste water treatment plant to provide the required waste water service for the future development is the basis for this request.



Application No: 2017-0385

Agenda Item: 86

PC Action Date: 03/16/2017

Plat Name: Harris County Improvement District No 13 Lift Station No 1

Applicant: BGE, Inc.

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

Chapter 42 Sections: 190

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

To allow a temporary 50 foot access easement and a 30 foot temporary access easement to service a lift station until a public street is dedicated within a recorded plat. ;

Basis of Recommendation:

The site is located in northwest Harris County south of Highway 290, north of Cypress Creek and west of the Fry Road. The purpose of the plat is to create one reserve for a lift station. In order to accomplish this, the applicant is requesting a variance for this reserve to take access from two temporary access easements.

Staff is in support of this request.

The site is located in a suburban section of the Harris County ETJ. The approved Dunham Pointe General Plan calls for thoroughfares and local roads to be dedicated as the subsequent subdivisions are platted. Accessing the subject site by access easement will be temporary, as the proposed thoroughfares of Mound and Mason Roads will replace them as means for access once they are platted. The applicant has submitted an exhibit that demonstrates how the sites will be accessed by a proposed re-alignment of these rights-of-way.

This site would generate little traffic, limited mostly to construction and maintenance workers. Requiring public streets to be platted for access to this lift station would not be necessary there is currently no development that would support these roads.

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;

This site would generate little traffic, limited mostly to construction and maintenance workers. Requiring public streets to be platted for access to this lift station would not be necessary there is currently no development that would support these roads.

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

The basis of staff's recommendation is to allow provision of proper water and sanitary sewer service prior to the future development of public roads.

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

Accessing the subject site by access easement will be temporary, as the proposed thoroughfares of Mound and Mason Roads will replace them as means for access once they are platted.

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

The proposed easements will consist of all weather access roads limited in use to authorized maintenance and construction personnel. The easements will be replaced by public roads as the rest of the general plan is platted, which will conform to city and county requirements.

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

The basis of the recommendation is that the lift station is a low-intensity use that will not require platted public streets for access. Since this facility is required to be constructed before future development, the access easements will allow the site to be accessible before public roads within the GP are developed.



Agenda Item: 87
Action Date: 03/16/2017
Plat Name: Harris County Improvement District No 13 Waste Water Treatment Plant No 1
Developer: Mason Westgreen LP, a Texas limited partnership
Applicant: BGE, Inc.
App No/Type: 2017-0387 C2

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

Total Acreage:	6.5050	Total Reserve Acreage:	6.5050
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	366B	ETJ

Conditions and Requirements for Approval

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

052. Temporary access easements connecting the site to existing Harris County public easement (Vol 1075 P 59 HCDR) must be recorded prior to or simultaneously with this plat.

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

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

Provide written approval of proposed MTF plan realignment from Harris County prior to or 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.

PWE Utility Analysis: Approved.

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

Harris County Flood Control District: HCFCD plat release letter required

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

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

Access easements will need to be recorded before plat recordation

There are no objections to variance request.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 87

Action Date: 03/16/2017

Plat Name: Harris County Improvement District No 13 Waste Water Treatment Plant No 1

Developer: Mason Westgreen LP, a Texas limited partnership

Applicant: BGE, Inc.

App No/Type: 2017-0387 C2

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

Staff Recommendation:

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

Houston Planning Commission

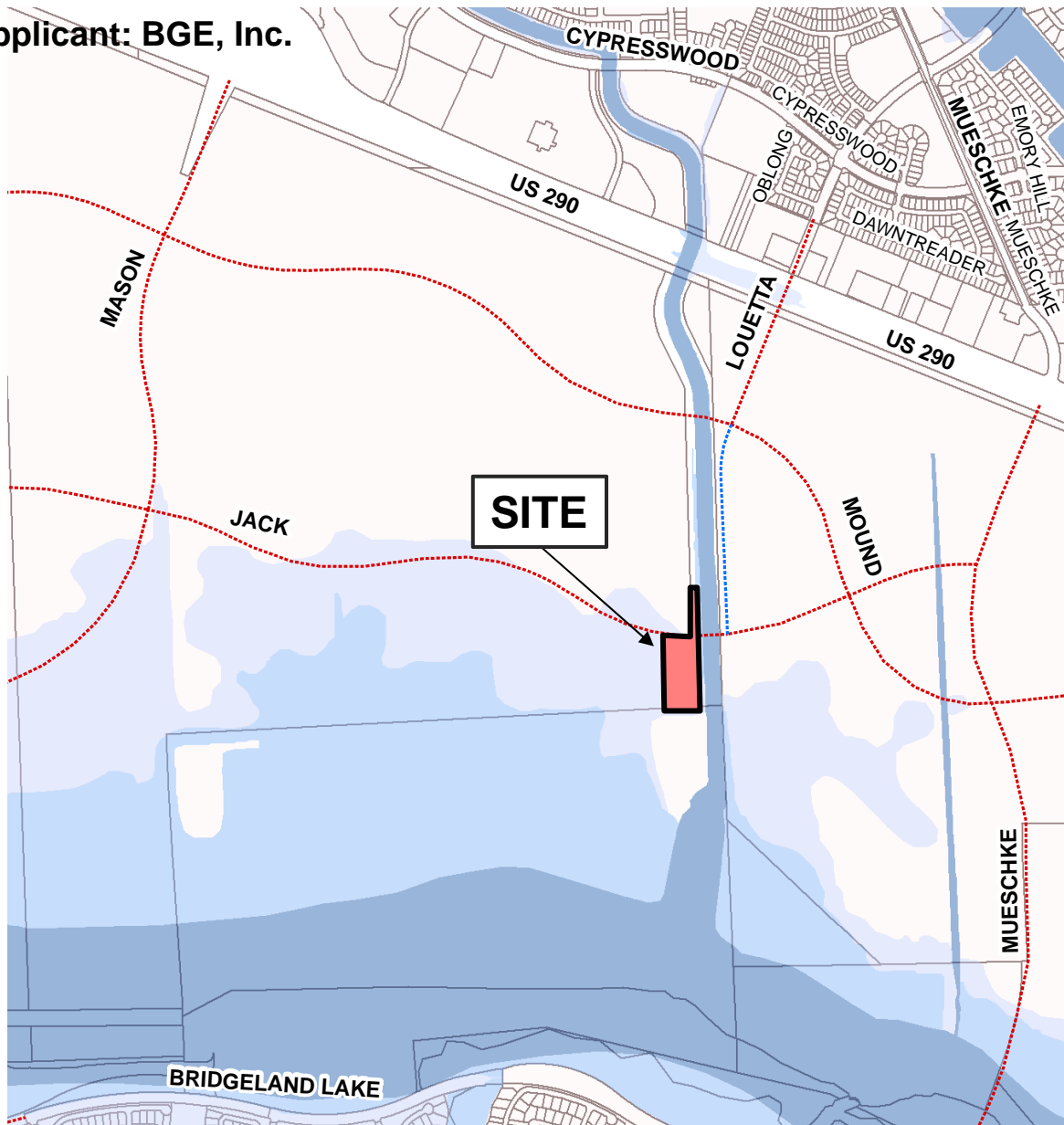
ITEM: 87

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Harris County Improvement District No 13 Waste Water Treatment Plant No 1

Applicant: BGE, Inc.



D – Variances

Site Location

Houston Planning Commission

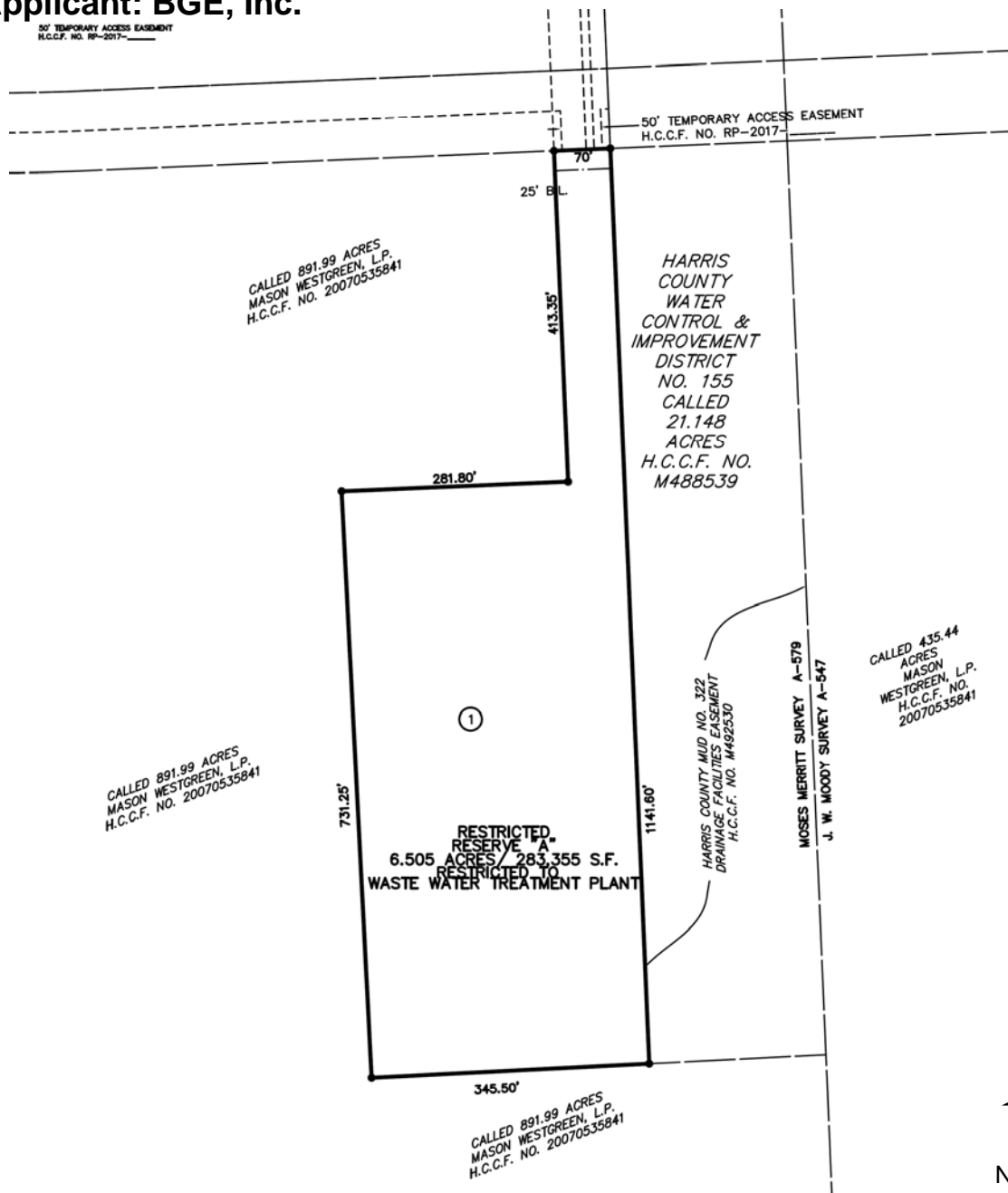
ITEM: 87

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Harris County Improvement District No 13 Waste Water Treatment Plant No 1

Applicant: BGE, Inc.



D – Variances

Subdivision

Houston Planning Commission

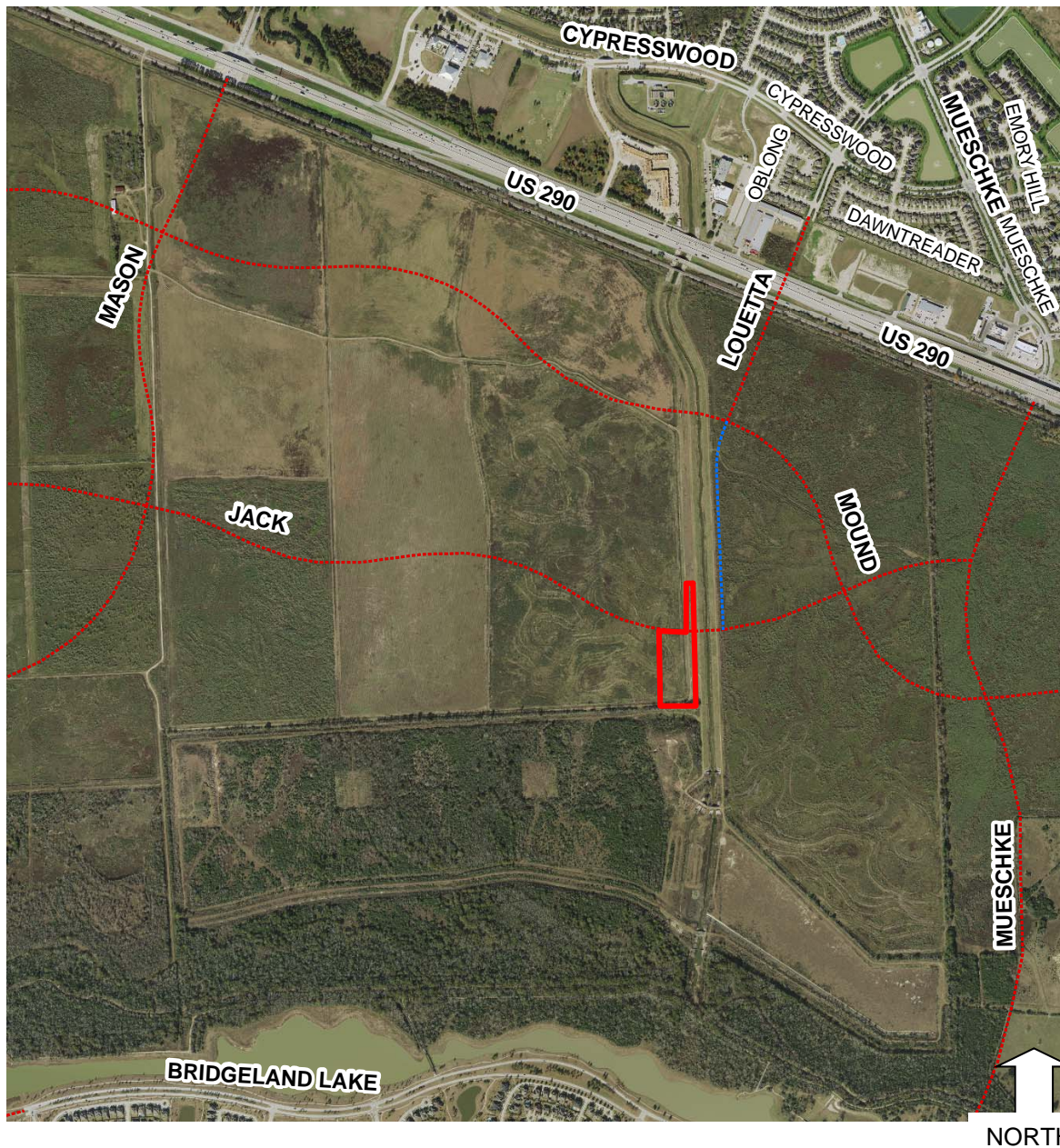
ITEM: 87

Planning and Development Department

Meeting Date: 03/16/2017

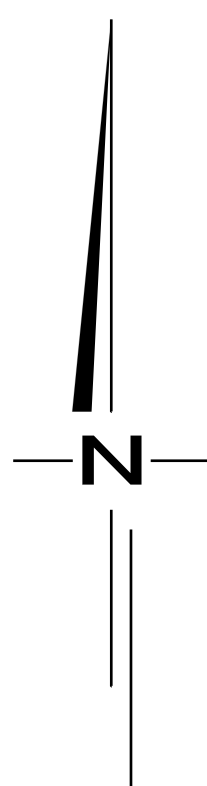
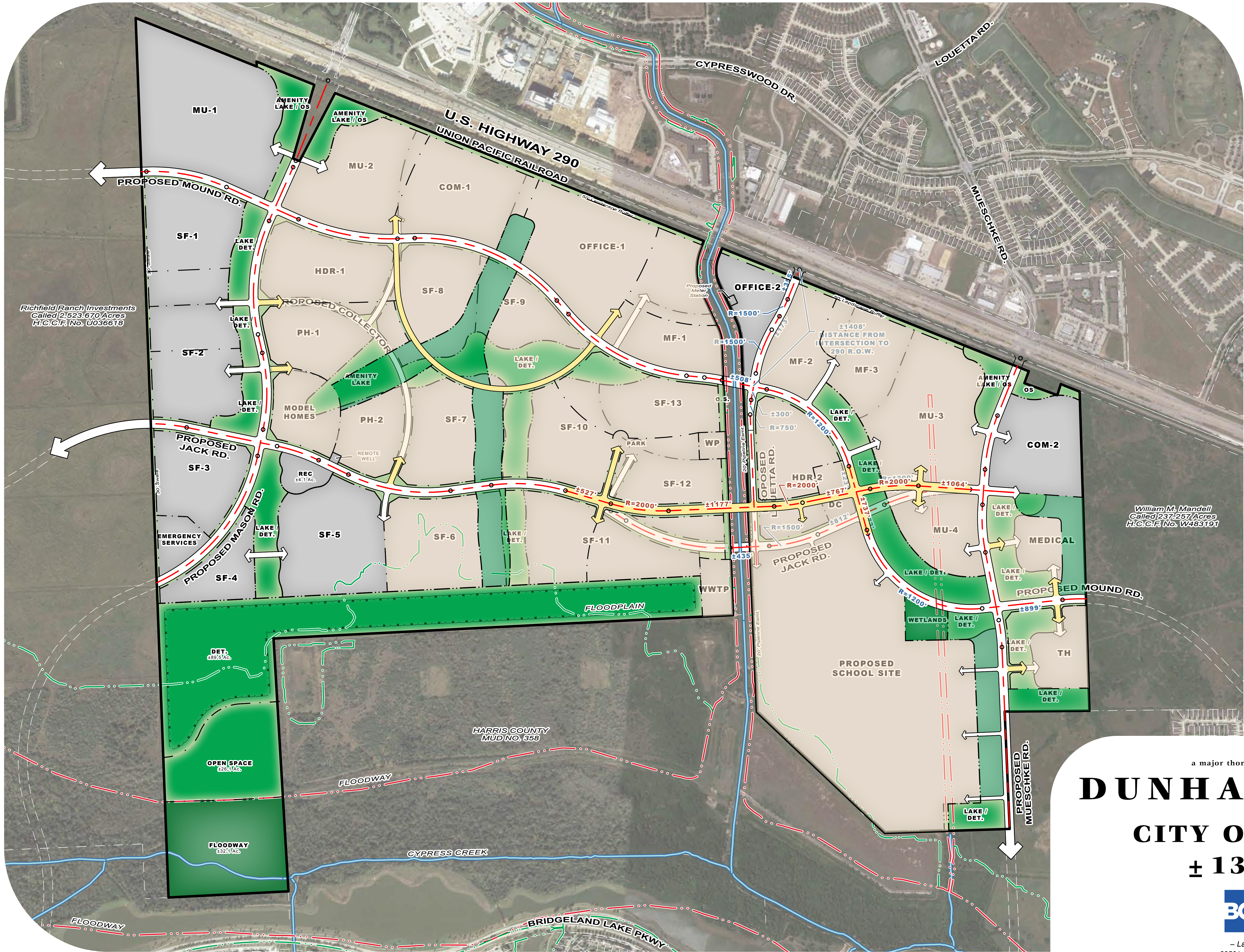
Subdivision Name: Harris County Improvement District No 13 Waste Water Treatment Plant No 1

Applicant: BGE, Inc.



D – Variances

Aerial



a major thoroughfare alignment exhibit for

DUNHAM POINTE

prepared for

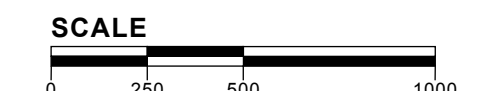
CITY OF HOUSTON

± 1328.10 Ac



— Land Planning Consultants —
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494

Tel: 281-579-0340



MARCH 15, 2017
KGA #1-213

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

**VARIANCE
Request Information Form**

Application Number: 2017-0387

Plat Name: Harris County Improvement District No 13 Waste Water Treatment Plant No 1

Applicant: BGE, Inc.

Date Submitted: 03/06/2017

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

Specific Variance is being sought and extent of variance:

To allow a temporary 50 foot access easement and 30 foot temporary access easement to service a waste water treatment plant until a public street is dedicated within a recorded plat.

Chapter 42 Section: 192

Chapter 42 Reference:

Reserves

Statement of Facts

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

(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 waste water treatment plant is necessary to service the future development in the immediate area. Ultimately the waste water treatment plant will have over 25 feet of frontage along a future 100 foot public right of way. Strict application of the ordinance would leave the future development in the area without the service of a platted waste water treatment plant and the appropriate waste water service.

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

The variance request is not the result of a hardship created or imposed by the applicant. The circumstances supporting the request for the variance are based upon the necessity to provide proper and adequate waste water service to the future development in the immediate area.

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

Granting of the variance will preserve the intent and general purposes of the subdivision ordinance. The developer is proposing to provide a 50 foot access easement and 30 foot temporary access easement south of Highway 290 to an existing 80 foot Wide Harris County Easement, (Vol. 1075, Pg. 596, H.C.D.R.) southerly boundary line then along the future Mason Road (100 foot r.o.w.) and along future Jack Road (100 foot r.o.w.). The temporary access easement will contain an all-weather access road to accommodate the construction and maintenance traffic required for the waste water treatment plant until such time as the public streets are dedicated and constructed that will provide the ultimate access to the waste water treatment plant site.

(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 temporary access easement and all-weather access road will be utilized by authorized construction and maintenance traffic only. The access easement and all-weather access road will not be utilized by the general public for ingress, egress or general traffic circulation for any reason.

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

Economic hardship is not the sole justification of the variance. Having the waste water treatment plant to provide the required waste water service for the future development is the basis for this request.



Application No: 2017-0387

Agenda Item: 87

PC Action Date: 03/16/2017

Plat Name: Harris County Improvement District No 13 Waste Water Treatment Plant No 1

Applicant: BGE, Inc.

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

Chapter 42 Sections: 192

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

To allow a temporary 50 foot access easement and 30 foot temporary access easement to service a waste water treatment plant until a public street is dedicated within a recorded plat. ;

Basis of Recommendation:

The site is located in northwest Harris County south of Highway 290, north of Cypress Creek and west of the Fry Road. The purpose of the plat is to create one reserve for a waste water treatment plant. In order to accomplish this, the applicant is requesting a variance for this reserve to take access from two temporary access easements.

Staff is in support of this request.

The site is located in a suburban section of the Harris County ETJ. The approved Dunham Pointe General Plan calls for thoroughfares and local roads to be dedicated as the subsequent subdivisions are platted. Accessing the subject site by access easement will be temporary, as the proposed thoroughfares of Mound, Jack, and Mason Roads will replace them as means for access once they are platted. The applicant has submitted an exhibit that demonstrates how the sites will be accessed by a proposed re-alignment of these rights-of-way.

This site would generate little traffic, limited mostly to construction and maintenance workers. Requiring public streets to be platted for access to this lift station would not be necessary there is currently no development that would support these roads.

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;

This site would generate little traffic, limited mostly to construction and maintenance workers. Requiring public streets to be platted for access to this waste water plant would not be necessary as there is no development that would support these roads.

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

The basis of staff's recommendation is to allow provision of proper water and sanitary sewer service prior to future development of public roads.

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

Accessing the subject site by easement will be temporary, as the proposed thoroughfares of Mound and Mason Roads will replace them as means for access once they are platted.

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

The proposed easements will consist of all weather access roads limited in use to authorized maintenance and construction personnel. The easements will be replaced by public roads as the rest of the Dunham Pointe General Plan is platted, which will conform to city and county requirements.

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

The basis of the recommendation is that the waste water treatment plant is a low-intensity use that will not require platted public streets for access. Since this facility is required to be constructed before future development, the access easements will allow the site to be accessible before public roads within the GP are developed.



Agenda Item: 88
Action Date: 03/16/2017
Plat Name: Harris County Improvement District No 13 Water Plant No 1
Developer: Mason Westgreen LP, a Texas limited partnership
Applicant: BGE, Inc.
App No/Type: 2017-0386 C2

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

Total Acreage:	3.6480	Total Reserve Acreage:	3.6480
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	366B	ETJ

Conditions and Requirements for Approval

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

052. Access easements connecting the subject site to an existing Harris County Public easement (Vol 1075 P 59 HCDR) must be recorded prior to or simultaneously with this plat.

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

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

Submit written approval from Harris County on the proposed re-alignment of major thoroughfares within the GP prior to, or 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.

PWE Utility Analysis: Approved.

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

Harris County Flood Control District: HCFCD plat release letter required

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

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

Access easements will need to be recorded before plat recordation

There are no objections to variance request.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 88

Action Date: 03/16/2017

Plat Name: Harris County Improvement District No 13 Water Plant No 1

Developer: Mason Westgreen LP, a Texas limited partnership

Applicant: BGE, Inc.

App No/Type: 2017-0386 C2

Staff Recommendation:

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

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

Houston Planning Commission

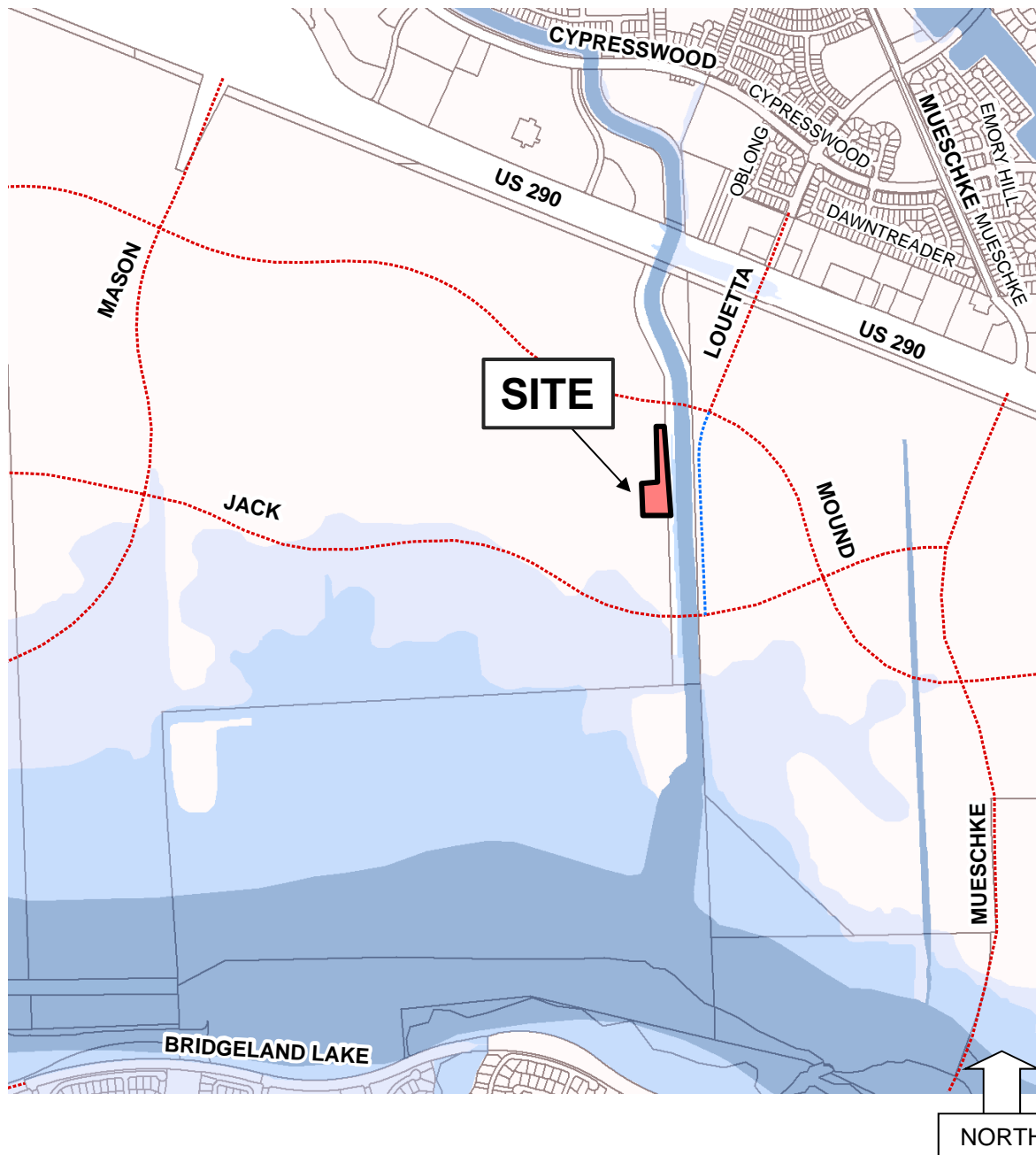
ITEM: 88

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Harris County Improvement District No 13 Water Plant No 1

Applicant: BGE, Inc.



D – Variances

Site Location

Houston Planning Commission

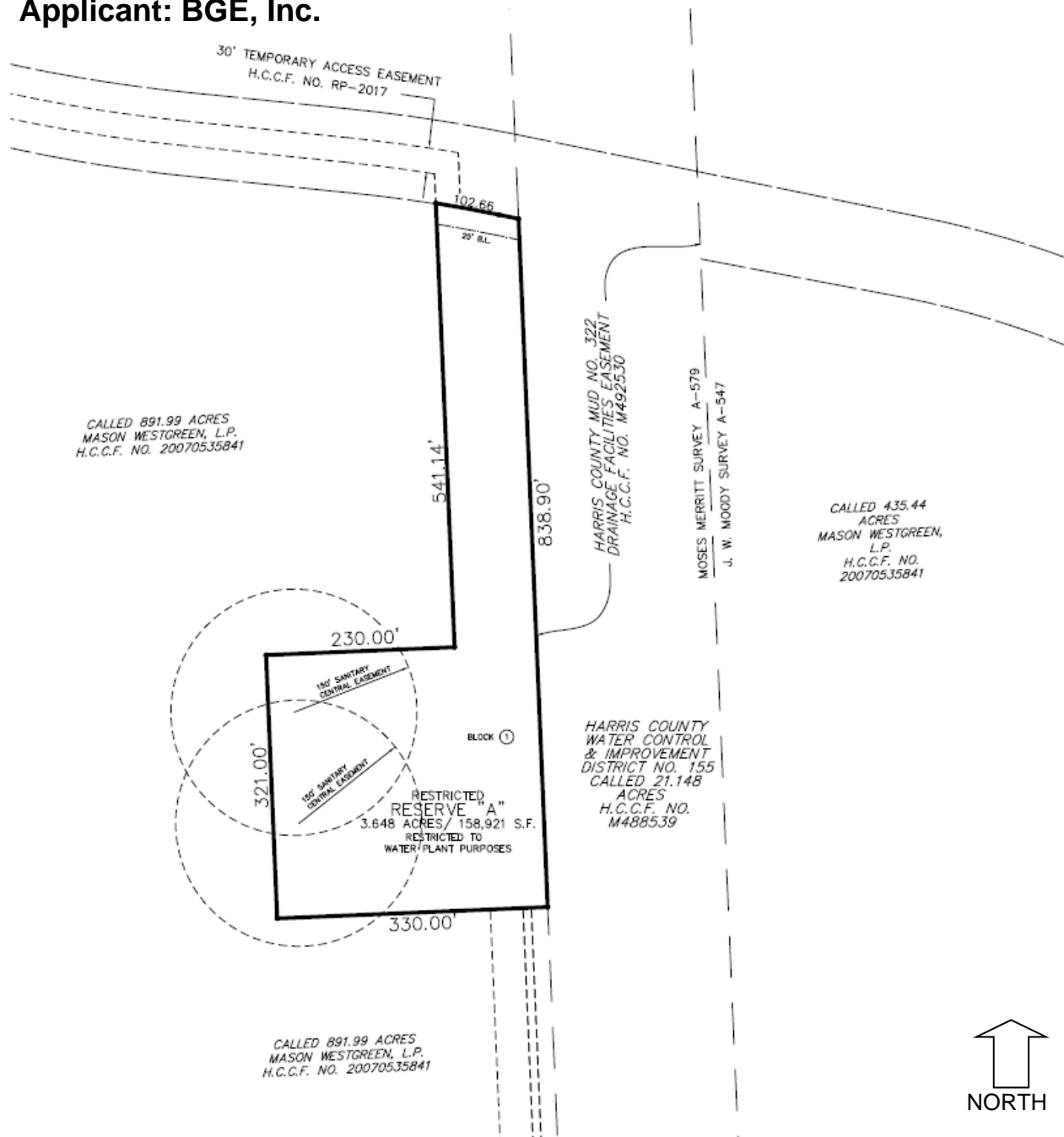
ITEM: 88

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Harris County Improvement District No 13 Water Plant No 1

Applicant: BGE, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 88

Planning and Development Department

Meeting Date: 03/16/2017

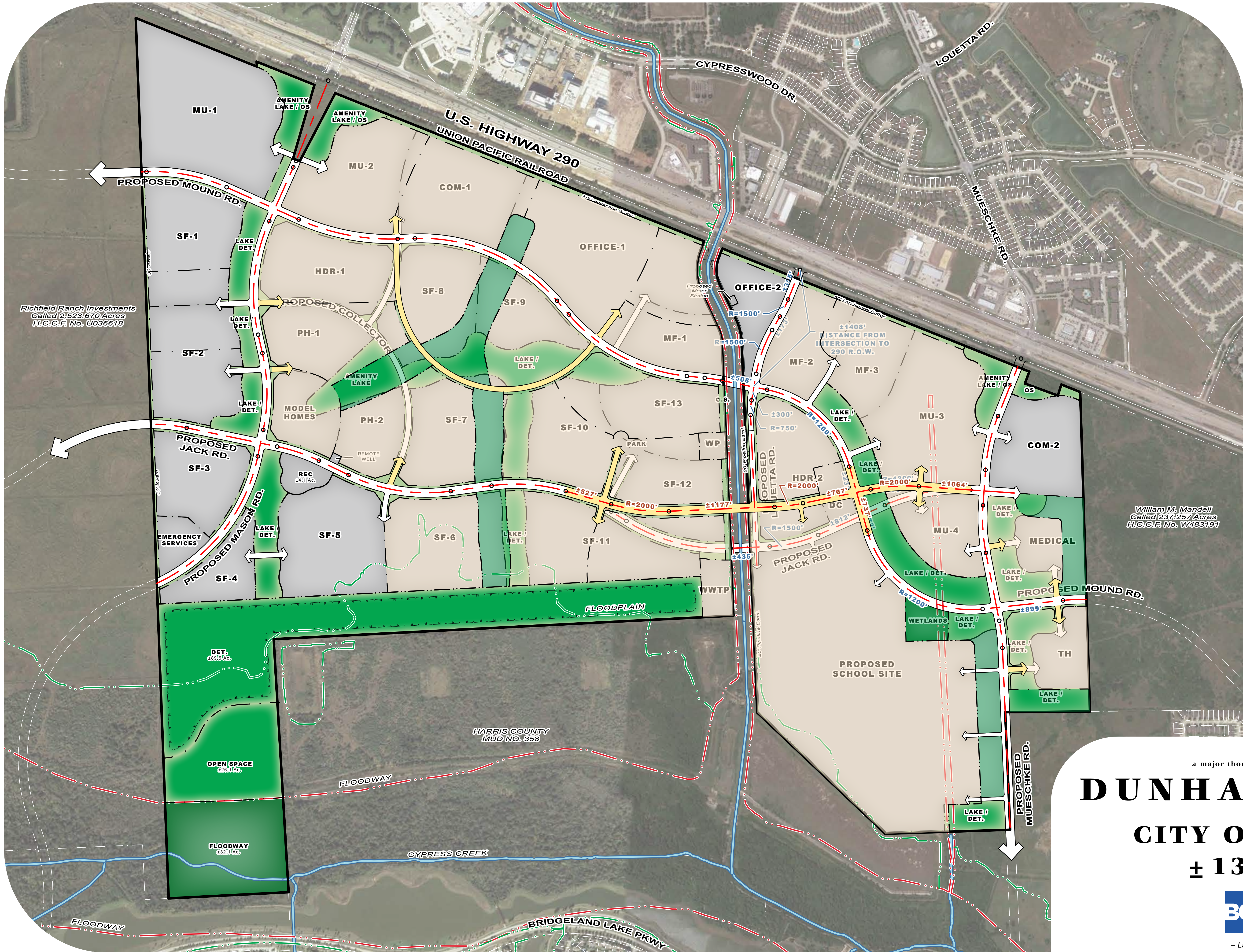
Subdivision Name: Harris County Improvement District No 13 Water Plant No 1

Applicant: BGE, Inc.



D – Variances

Aerial



Richfield Ranch Investments
Called 2,523.670 Acres
H.C.C.F. No. U036618

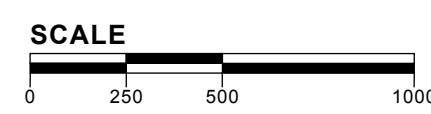
William M. Mandell
Called 237.257 Acres
H.C.C.F. No. W483191

a major thoroughfare alignment exhibit for
DUNHAM POINTE
prepared for
CITY OF HOUSTON
± 1328.10 Ac



— Land Planning Consultants —
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494

Tel: 281-579-0340



MARCH 15, 2017
KGA #1-213

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PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2017-0386

Plat Name: Harris County Improvement District No 13 Water Plant No 1

Applicant: BGE, Inc.

Date Submitted: 03/06/2017

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

Specific Variance is being sought and extent of variance:

To allow a temporary 50 foot temporary access easement and a 30 foot temporary access easement to service a water plant until a public street is dedicated within a recorded plat.

Chapter 42 Section: 192

Chapter 42 Reference:

Reserves

Statement of Facts

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

(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 water plant is necessary to service the future development in the immediate area. Ultimately the water plant will have over 25 feet of frontage along a future 100 foot public right of way. Strict application of the ordinance would leave the future development in the area without the service of a platted water plant and the appropriate water service.

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

The variance request is not the result of a hardship created or imposed by the applicant. The circumstances supporting the request for the variance are based upon the necessity to provide proper and adequate water service to the future development in the immediate area.

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

Granting of the variance will preserve the intent and general purposes of the subdivision ordinance. The developer is proposing to provide a 50 foot access easement and 30 foot temporary access easement from an existing 80 foot Wide Harris County Easement, (Vol. 1075, Pg. 596, H.C.D.R.), southerly boundary line then along the future Mason Road (100 foot r.o.w.) and along future Mound Road (100 foot r.o.w.). The temporary access easement will contain an all-weather access road to accommodate the construction and maintenance traffic required for the water plant until such time as the public streets are dedicated and constructed that will provide the ultimate access to the water plant site.

(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 temporary access easement and all-weather access road will be utilized by authorized construction and maintenance traffic only. The access easement and all-weather access road will not be utilized by the general public for ingress, egress or general traffic circulation for any reason.

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

Economic hardship is not the sole justification of the variance. Having the water plant to provide the required water service for the future development is the basis for this request.



Application No: 2017-0386

Agenda Item: 88

PC Action Date: 03/16/2017

Plat Name: Harris County Improvement District No 13 Water Plant No 1

Applicant: BGE, Inc.

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

Chapter 42 Sections: 192

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

To allow a temporary 50 foot temporary access easement and a 30 foot temporary access easement to service a water plant until a public street is dedicated within a recorded plat.;

Basis of Recommendation:

The site is located in northwest Harris County south of Highway 290, north of Cypress Creek and west of the Fry Road. The purpose of the plat is to create one reserve for a water treatment plant. In order to accomplish this, the applicant is requesting a variance for this reserve to take access from two temporary access easements.

Staff is in support of this request.

The site is located in a suburban section of the Harris County ETJ. The approved Dunham Pointe General Plan calls for thoroughfares and local roads to be dedicated as the subsequent subdivisions are platted. Accessing the subject site by access easement will be temporary, as the proposed thoroughfares of Mound and Mason Roads will replace them as means for access once they are platted. The applicant has submitted an exhibit that demonstrates how the sites will be accessed by a proposed re-alignment of these rights-of-way.

This site would generate little traffic, limited mostly to construction and maintenance workers. Requiring public streets to be platted for access to this lift station would not be necessary there is currently no development that would support these roads.

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;

This site would generate little traffic, limited mostly to construction and maintenance workers. Requiring public streets to be platted for access to this water plant would not be necessary there is currently no development that would support these roads.

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

The basis of staff's recommendation is to allow provision of proper water and sanitary sewer service prior to the future development of public roads.

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

Accessing the subject site by access easement will be temporary, as the proposed thoroughfares of Mound and Mason Roads will replace them as means for access once they are platted.

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

The proposed easements will consist of all weather access roads limited in use to authorized maintenance and construction personnel. The easements will be replaced by public roads as the rest of the general plan is platted, which will conform to city and county requirements.

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

The basis of the recommendation is that the water plant is a low-intensity use that will not require plated public streets for access. Since this facility is required to be constructed before future development, the access easements will allow the site to be accessible before public roads within the GP are developed.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 03/16/2017
Plat Name: Humble Commerce
Developer: Humble Texas Signs, LLC
Applicant: Texas Professional Surveying, LLC
App No/Type: 2017-0368 C2

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

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:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77338	335R	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.

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 *****.

049.5. All subdivision plats (C3F, C1, C2, STD) must contain: 1) x,y coordinate values for each boundary point, and 2) a plat note referencing the Texas State Plan Coordinate Grid System Zone and Zone number (NAD83). The scale factor shall be specific to the site.

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 03/16/2017
Plat Name: Humble Commerce
Developer: Humble Texas Signs, LLC
Applicant: Texas Professional Surveying, LLC
App No/Type: 2017-0368 C2

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

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.

CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED AND BL

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

Houston Planning Commission

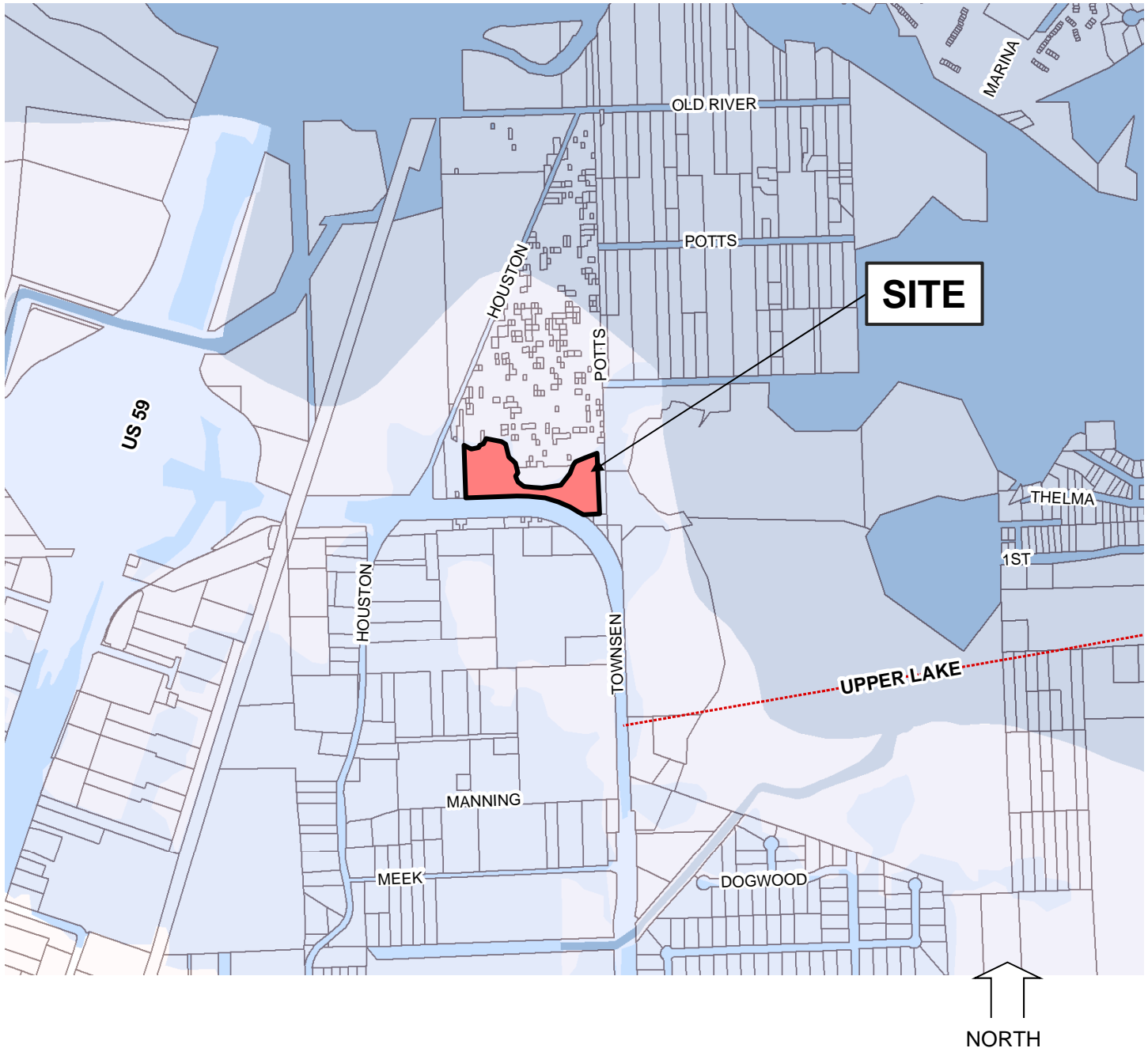
ITEM: 89

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Humble Commerce

Applicant: Texas Professional Surveying, LLC



D – Variances

Site Location

Houston Planning Commission

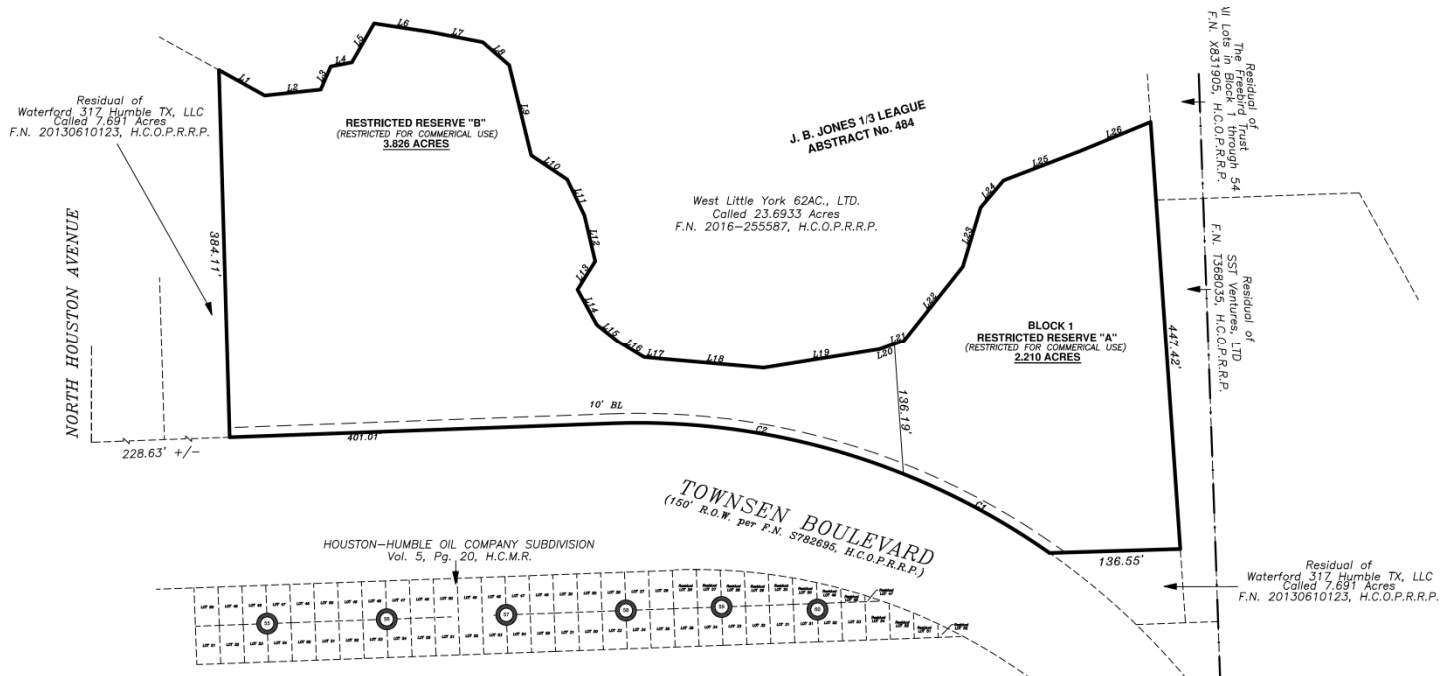
ITEM: 89

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Humble Commerce

Applicant: Texas Professional Surveying, LLC



D – Variances

Subdivision

Houston Planning Commission

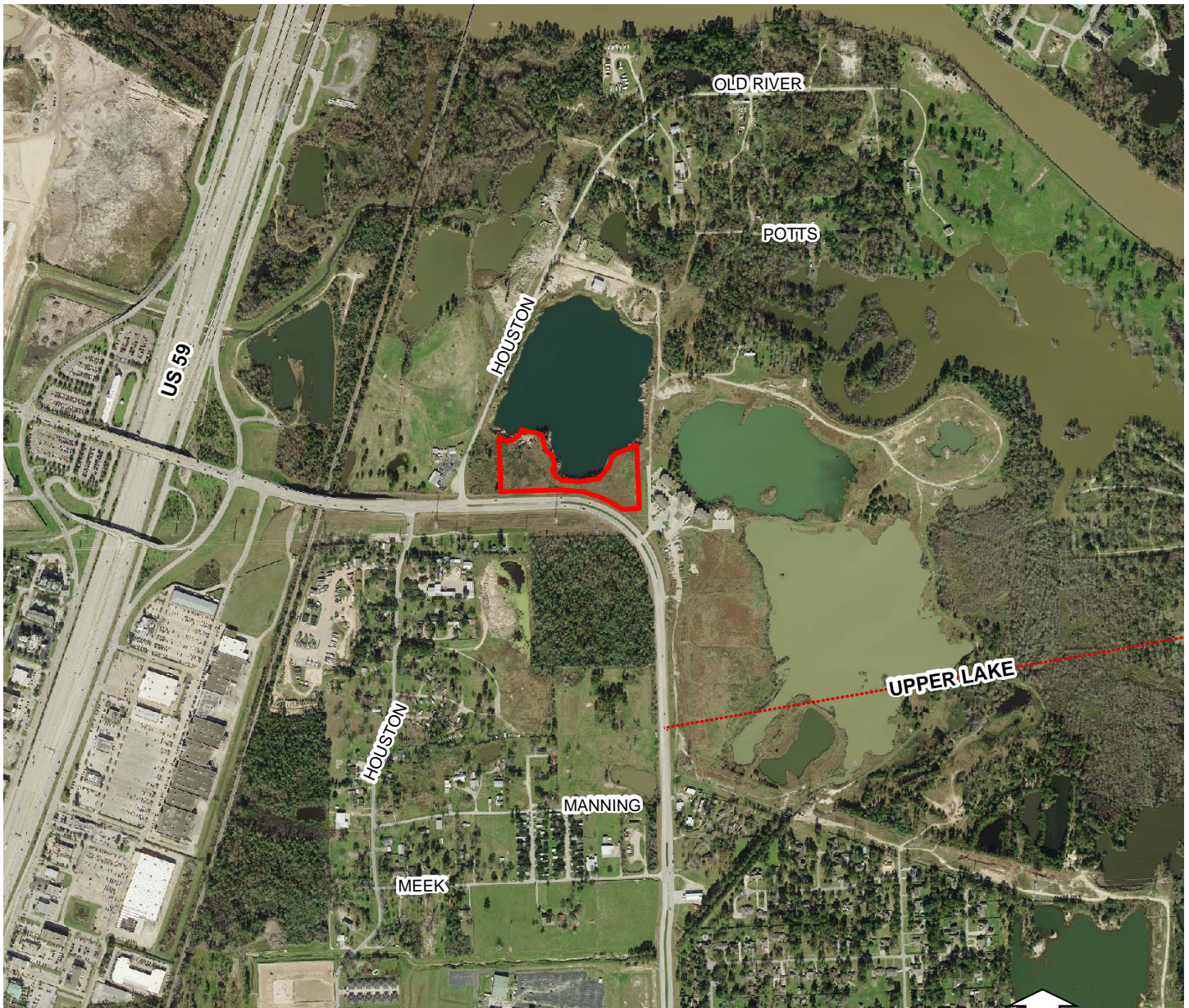
ITEM: 89

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Humble Commerce

Applicant: Texas Professional Surveying Inc.



NORTH

D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2017-0368

Plat Name: Humble Commerce

Applicant: Texas Professional Surveying, LLC

Date Submitted: 03/03/2017

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

Specific Variance is being sought and extent of variance:

The variance be sought is to waive the requirement for constructing a local street per City Ordinance Chapter 42-128.

Chapter 42 Section: 128

Chapter 42 Reference:

"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

and the determination prevents development from taking primary access from Townsen Boulevard, which will negatively impact the operations and profitability of the proposed development. Because we believe the frontage along Townsen Boulevard, as it pertains, is a prime location for commercial development and access to and from the public.

(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 ordinance requires a street to be developed every 1,400 feet, however this would prevent the developer from operating his business as it is being proposed. Approximately 230' west of the subject tract is North Houston Avenue which accesses businesses and residences, just due north of the property. Additionally located approximately 1/4 of mile north off of North Houston Avenue, is Wilson Road, another local street, which adjoins the far north end of a 20 acre pond which exceeds the depth of 100', said pond adjoins the subject tract's north line as well. Furthermore located less than 300' south of the subject tract is an existing driveway used for the Townsen Lakes Office Condominium, as recorded under Film Code Number 203322, of the Condominium Records of Harris County, Texas, which ties into the far south end of Wilson Road where Block 3, of Riverside Oil Field Subdivision, as recorded in Volume 154, Page 281, of the Deed Records of Harris County, Texas. We believe that it should be considered that by virtue of the Condominium's Driveway and parking lot, which ties into Wilson Road there is already an existing local street which circles the entire 20 acre pond.

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

and the intent of the ordinance is allow the surrounding acreage tracts, once developed, to have optional routes and or dedicated access. We are seeking a variance from this ordinance because the definition of local street is being misapplied under the circumstance of this location. The proposed development is in an appropriate location for commercial development and would be beneficial to the surrounding area.

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

and the development of these commercial properties will create new jobs, produce and generate revenue for the immediate area as well as provide a needed service which benefits local business, local residence, and striving business. In comparison to other types of commercial development that would be allowed to on the subject tract, this business and warehouse does not generate a large amount of vehicular traffic.

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

There is larger commercial development that shall and will create a large amount of vehicular traffic, but a privately owned and operated business of this size does not. We believe this should be considered when granting this variance.



Application No: 2017-0368

Agenda Item: 89

PC Action Date: 03/16/2017

Plat Name: Humble Commerce

Applicant: Texas Professional Surveying, LLC

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)

The variance be sought is to waive the requirement for constructing a local street per City Ordinance Chapter 42-128.;

Basis of Recommendation:

Subject site is located east of US 59 and north of Townsen Boulevard. The applicant is proposing two commercial reserves taking access from Townsen Boulevard, a local street. The applicant is requesting a variance to allow excessive intersection spacing along Townsen Blvd between Houston Avenue and the ETJ boundary. Staff is in support of the variance.

Subject site is surrounded by Houston Ave to the west, retention pond to the north and east. The overall distance between Houston Ave and the edge of the ETJ boundary is 4000'. There exists an unplatted street referenced as Wilson Rd. and is located approximately 1500' from Houston Ave. This street provides access to a condominium development to the east and few other tracts to the north looping back to Houston Avenue. If a north south street is provided within the plat boundary it cannot be extended further north due to the retention pond and the San Jacinto River. Adequate traffic circulation is provided by the existing streets and the development in this area is very low.

Therefore, staff's recommendation is to grant the requested variance and approve the plat subject to CPC 101 form conditions.

Statement of Facts

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

Imposition of the rules may create hardship for the applicant as a north south street if proposed cannot be extended north due to the ponds and San Jacinto River.

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

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

The circumstances supporting the granting of the variance are not the result of a hardship created by the applicant. It is due to the existing conditions around the site. Traffic circulation is addressed by the existing street pattern.

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

The intent and general purpose of this chapter will be preserved as there is an unplatted street at 1400' that extends north and loops back to Houston Ave providing access to other properties.

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

Granting of the variance will not be injurious to public health and safety as all of the area that may benefit from this north south street is currently retention ponds and lakes.

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

Economic hardship is not the sole justification of this variance. It is due to the physical conditions around the site.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 03/16/2017
Plat Name: Humble Commerce Sec 1
Developer: Humble Texas Signs, LLC
Applicant: Texas Professional Surveying, LLC
App No/Type: 2017-0102 C2

Staff Recommendation:
Withdraw

Total Acreage:	6.0360	Total Reserve Acreage:	6.0360
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:	
County	Zip	Key Map ©	City / ETJ
Harris	77338	335R	ETJ

Conditions and Requirements for Approval

For Your Information:

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

PWE Utility Analysis: Approved

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

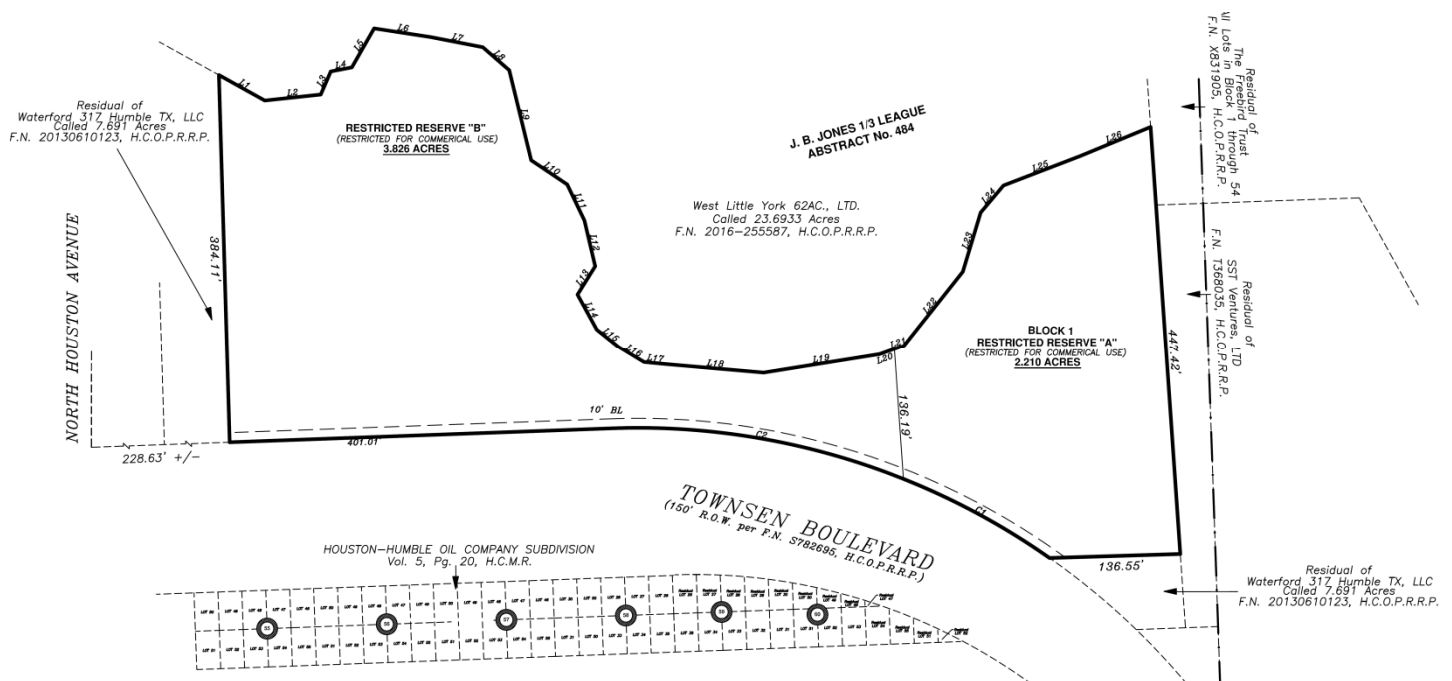
ITEM: 90

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Humble Commerce Sec 1

Applicant: Texas Professional Surveying, LLC



D – Variances

Subdivision



Agenda Item: 91
Action Date: 03/16/2017
Plat Name: Marina Place
Developer: BB RESIDENTIAL GROUP, LLC
Applicant: Bates Development Consultants
App No/Type: 2017-0425 C2

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

Total Acreage:	0.0980	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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492H	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.

186. Appendix B:Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
All owners listed in the title report should sign the 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 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

ITEM: 91

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Marina Place

Applicant: Bates Development Consultants



D – Variances

Site Location

Houston Planning Commission

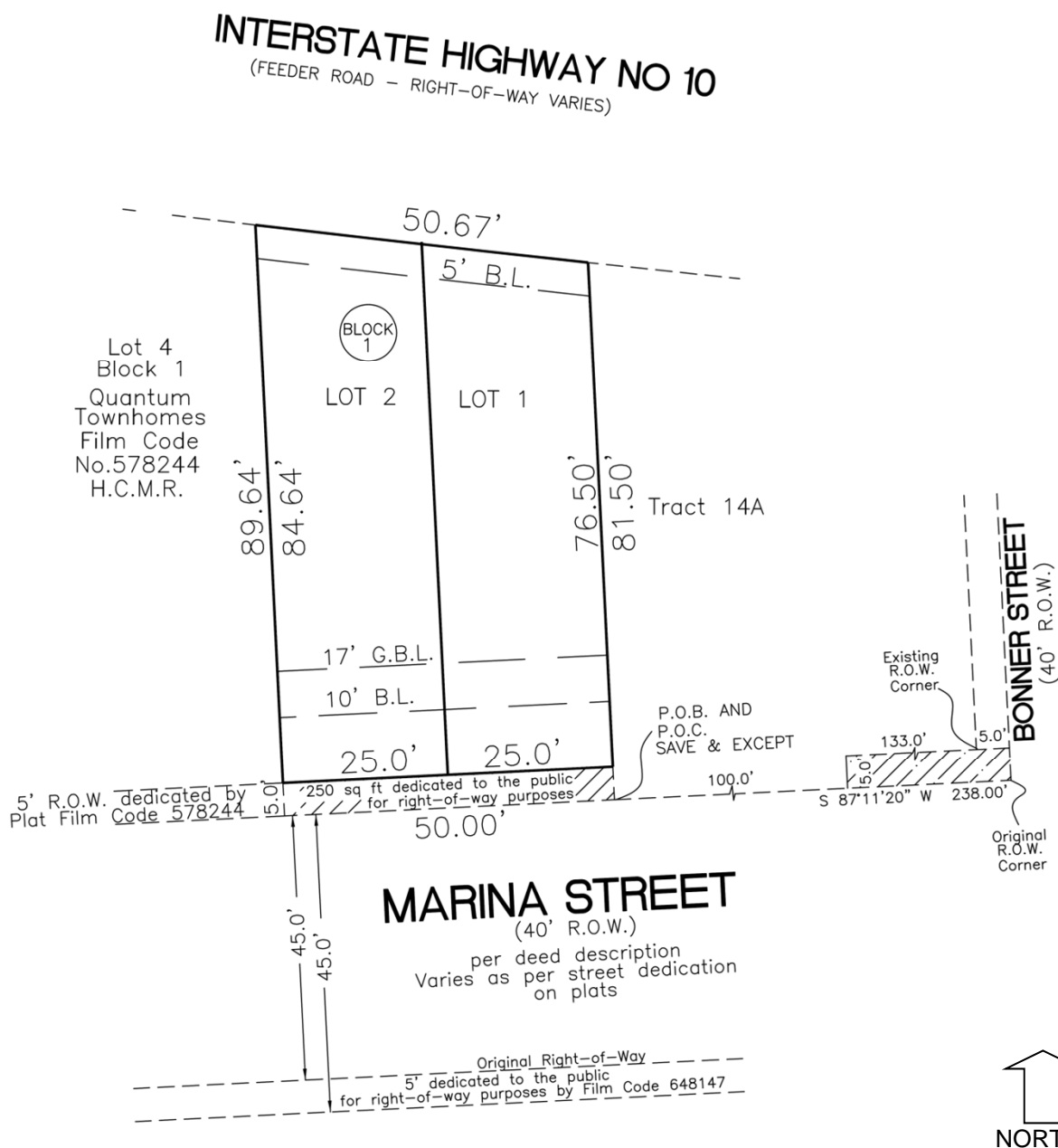
ITEM: 91

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Marina Place

Applicant: Bates Development Consultants



D – Variances

Subdivision

Houston Planning Commission

ITEM: 91

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Marina Place

Applicant: Bates Development Consultants



D – Variances

Aerial



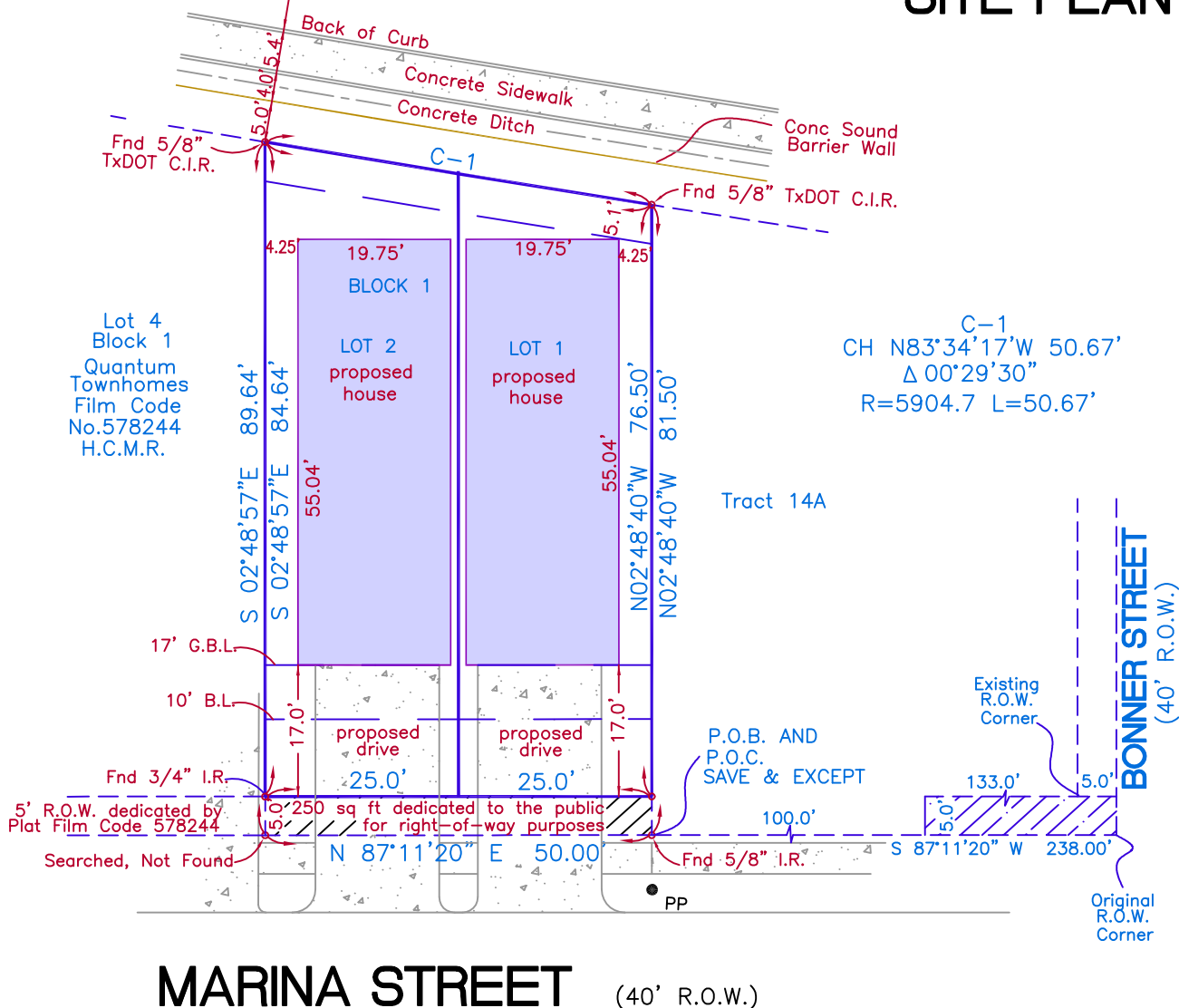
INTERSTATE HIGHWAY NO 10

(RIGHT-OF-WAY VARIES)

Ramp to enter East Bound 1-10

3 Lane Feeder Road
East Bound 1-10

MARINA PLACE SITE PLAN



MARINA STREET (40' R.O.W.)



Application Number: 2017-0425

Plat Name: Marina Place

Applicant: Bates Development Consultants

Date Submitted: 03/06/2017

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

Specific Variance is being sought and extent of variance:

To allow a 5 foot building line along Highway I-10 feeder road instead of the 25 foot required Building Line.

Chapter 42 Section: 152

Chapter 42 Reference:

Building lines along major thoroughfare. a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet.

Statement of Facts

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

(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 wishes to build 2 single family homes. The applicant is dedicating 5 feet to the public for right-of-way on Marina Street. 685.49 square feet was already dedicated to the State on the rear property for the expansion of the Interstate 10 feeder road. A 25 foot building line along the feed road along with the 5 foot dedication and 10 foot by 17 foot building line on the front property would leave an unreasonable amount of space to build.

(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 by the applicant. The applicant dedicating the land on the rear property and the dedication for the widening of Marina is what is making the circumstances for the variance.

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

The intent and general purposes of this chapter will be preserved and maintained. The proposed dwellings will be built to the 10 foot by 17 foot building line as per chapter 42. A 5 foot building line is being requested along the rear property line.

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

The rear property line has a 30 foot concrete sound wall dividing the property from the feeder so traffic will not be a problem for the new residence nor will the new residence be a traffic hazard for the feeder road.

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

Economic hardship is not the sole justification for the variance, the applicant wishes to build residential lots that match the existing and upcoming community.



Application No: 2017-0425

Agenda Item: 91

PC Action Date: 03/16/2017

Plat Name: Marina Place

Applicant: Bates Development Consultants

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

Chapter 42 Sections: 152

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

To allow a 5 foot building line along Highway I-10 feeder road instead of the 25 foot required Building Line.;

Basis of Recommendation:

Subject site is located east of Thompson Street and north of Marina Street backing onto the I-10 feeder road. The applicant is proposing two lots with a 10/17 BL' and dedicating 5' for ROW widening along Marina Street. The applicant is requesting a variance to allow 5' BL along I-10 feeder road instead of the required 25' BL.

Staff is in support of the variance.

Strict application of the ordinance would make this project have a 10/17 BL in the front and a 25' BL in the rear with additional 5' dedicated for ROW widening. The property does not take access to the freeway feeder road and is separated by a concrete sound barrier wall in the back. Due to these specific conditions surrounding the site, staff supports the 5' BL as requested.

Staff's recommendation is to grant the requested variance and approve the plat subject to CPC 101 form conditions.

Statement of Facts

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

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

Strict application of the ordinance would make this project have a 25' BL in the rear and 10/17 BL in the front with additional 5' dedicated for ROW widening. Due to the existence of concrete sound barrier wall in the back separating the property from the freeway feeder road, it may be excessive to require a 25' BL.

(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 by the applicant. The property does not take any access to the feeder road and is separated from the feeder road by a concrete sound barrier wall. This is an existing condition not created by the applicant. The property fronts on Marina street with 40' ROW and required ROW widening is being provided with this plat.

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

The intent and general purpose of this chapter will be preserved as the property is separated from the freeway road by a concrete sound barrier wall and it backs onto the feeder road without any access to it.

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

Granting of the variance will not be injurious to public health and safety as the property is separated from the freeway feeder road by a concrete sound barrier wall. Property does not have access to the feeder road.

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

Economic hardship is not the sole justification of this variance. It is due to the conditions surrounding the site and that the property backs on to the feeder road without any access to it.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 03/16/2017
Plat Name: Oakview Farms GP
Developer: OAKVIEW FARMS LLC
Applicant: Provident
App No/Type: 2017-0313 GP

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

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

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.

056. Sections of a subdivision shall be identified numerically and sequentially.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 03/16/2017
Plat Name: Oakview Farms GP
Developer: OAKVIEW FARMS LLC
Applicant: Provident
App No/Type: 2017-0313 GP

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

Houston Planning Commission

ITEM: 92

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Oakview Farms GP (DEF 1)

Applicant: Provident



D –Variance

Site Location

Houston Planning Commission

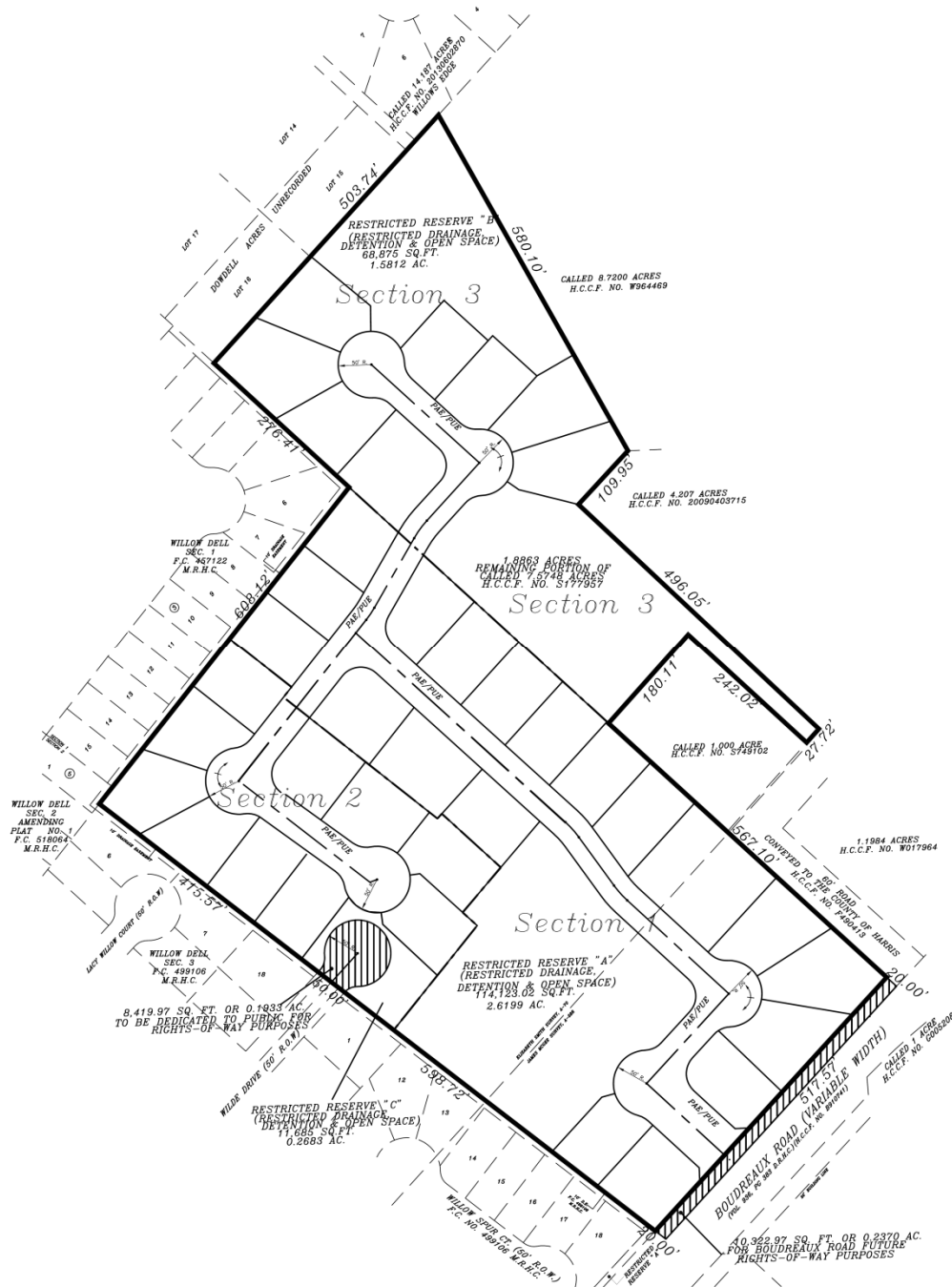
ITEM: 92

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Oakview Farms GP (DEF 1)

Applicant: Provident



D - Variance

Site Location

Houston Planning Commission

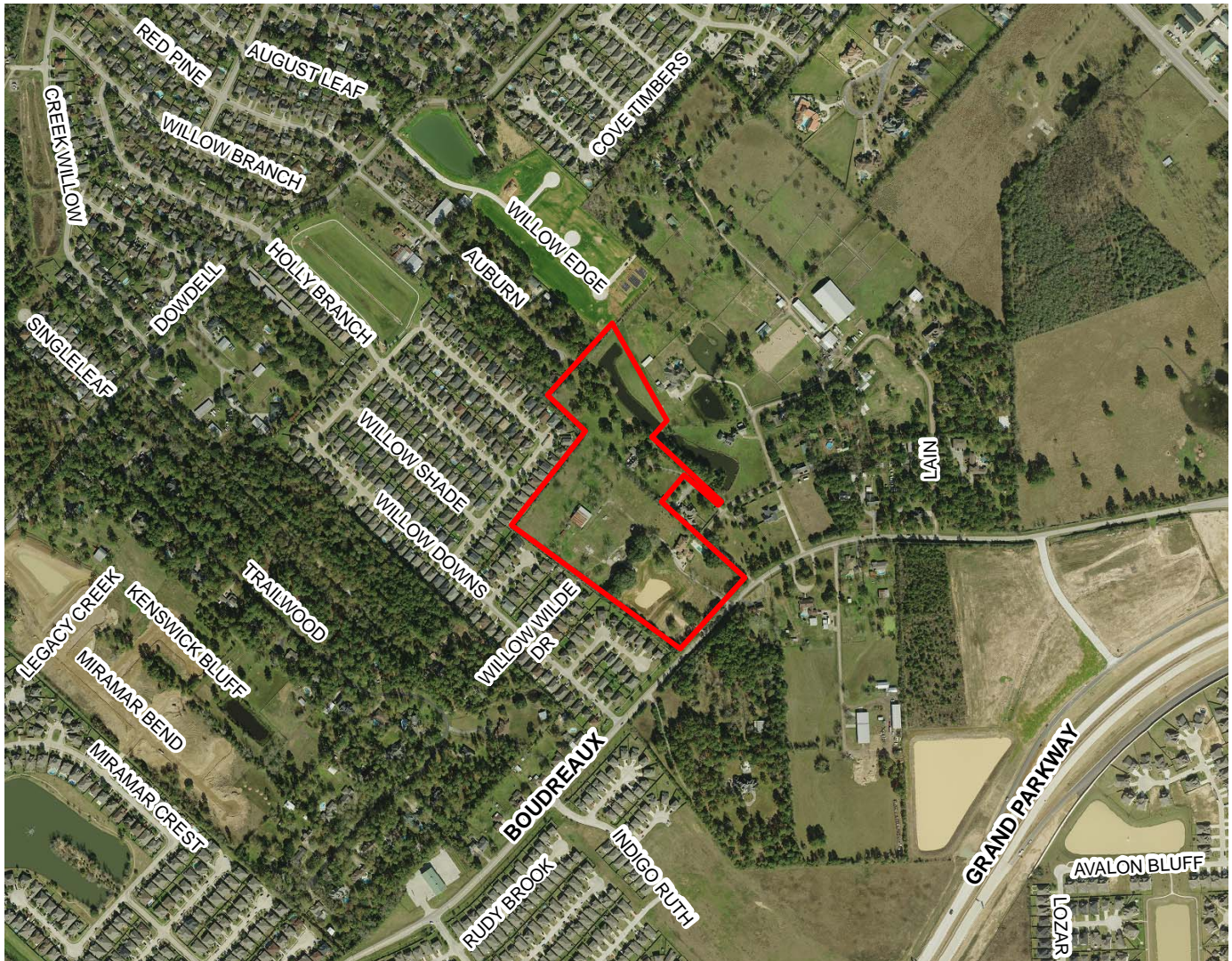
ITEM: 92

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Oakview Farms GP (DEF 1)

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:

To exceed intersection spacing of 2600' along the major thoroughfare, Boudreaux.

Chapter 42 Section: 127

Chapter 42 Reference:

42-127 A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2600'

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;

Oakview Farms Sec 1 is a subdivision of 14 lots and one drainage 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. The overall width of the proposed plat is about 1020' in length with 517' of frontage on Boudreaux Road. Boudreaux Road is a major thoroughfare which would require a north/south street every 2600'. The two north/south streets that connect Boudreaux Road to Dowdell Road is Willow Downs Drive/Holly Branch Drive on the west and Kuykendahl is about 5200' on the south end along Boudreaux and about 4200' on northern end of the property. The distance between Willow Downs Drive and the eastern edge of the proposed plat along Boudreaux is about 1000'. To require that a north/south street on our property is not necessary because the middle point between Kuykendahl Road and Willow Downs Drive is approximately where Lain Road lies. Lain Road is a 60' county ROW that starts at the plats eastern boundary and loops back to Boudreaux about 1200' to the west. The two north south streets and Lain Road provide good vehicle circulation for the area.

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

The circumstances supporting the granting of the variance is due to the fact that there is a north/south Street Willow Downs Drive that eventually runs into Holly Branch Drive. While the property does exceed maximum block length along the northern boundary a street punch would never be able to extend to existing ROW because Willow Dell Sec 1 is directly north of Lost Oak View Court. Our proposed plat abuts Lots 15 and 16 of Willow Dell Sec 1. Maximum block length should not apply on the northern boundary because Lain Road intersects with Boudreaux in two places (as it loops) along the major thoroughfare.

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

The intent and general purposes of this chapter 42 is being met as Willow Downs Drive and Kuykendahl Road connect Boudreaux to Dowdell Road. The extension of Matted Oakview Court (eventually becoming Lost Oakview Court) would not help the vehicle circulation or block length of the area because it would terminate into lots in the form of a recorded subdivision (Willow Dell Sec 1). Two north/south streets and Lain Road provide the area with good vehicle circulation. The north end of the property has exceeded maximum intersection spacing but a connection isn't likely because of the existing subdivision.

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

The granting of the variance to not extend Lost Oak View Ct will not be injurious to public health and welfare because both Oakview Farms and Willow Dell Sections 1 and 3 have adequate vehicle circulation. The variance to not extend the street will allow for this proposed development to offer good drainage and open space options for the residents. An extension of the street would just dead-end into single-family lots.

(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. The Willow Dell community makes a north/south connection virtually impossible because of the plat single family lots. Both Willow Downs Drive/Holly Branch Drive and Kuykendahl Road allow for good north/south access for the community.



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:

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: 92

PC Action Date: 03/16/2017

Plat Name: Oakview Farms GP

Applicant: Provident

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

Chapter 42 Sections: 127; 128 & 134

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

To exceed intersection spacing of 2600' along the major thoroughfare, Boudreaux. ;

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 approving both requested variances. Oakview Farms General Plan consists of a 20 acre single family private development. The existing block length along Boudreaux is approximately 5100 feet but a north south street can be better elevated around the 2600 foot mark with future development to the north east. A north south street at this location would not enhance traffic circulation. Willow Wilde Drive is required to be extended since 1400' intersection spacing for a local street is not currently met. By extending the public stub, this would cause a barrier through the private development and would create private cells on either side of the local street. In addition, the property to the north east is developed with single family homes that utilize a private drive. However, the applicant is providing a cul-de-sac for the existing subdivision to the south west.

Statement of Facts

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

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

1. Current intersection spacing is 5100' along Boudreaux. 2600' intersection spacing can be evaluated and possible met further to the north east along Boudreaux. Providing a north south street at this location will not enhance traffic circulation since there is an existing north south street Willow Downs Drive to the south west. 2. Extending the public stub street Willow Wilde Dr through this private development would make this development impractical. This would create a barrier between two private cells with gates on either side and would not enhance traffic circulation at this time.

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

1. 2600' intersection spacing will be more practical further east. North of Oakview Farms is single family homes and a private drive/easement. The extension of a north/south street may not happen. In addition, this would split two private cell developments. 2. Extending Willow Wilde Dr through the subdivision would split two private cell developments. In addition, there are single family homes on large lots to the east that utilize a private drive. The extension of this public street may not happen.

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

1. Providing a north south street at this location will not enhance traffic circulation, therefore the chapter is preserved. 2. The extension of Willow Wilde Dr further east past Oakview Farms may not happen due to those tracts already

developed with single family and agriculture. The applicant is providing a cul-de-sac for the existing subdivision to the south west.

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

1. The granting of this variance will not be injurious to the public health, safety or welfare. A north south street will not enhance the flow of traffic. 2. The granting of this variance will not be injurious to the public health, safety or welfare. Boudreaux and Dowdell still connect FM 2920 to Kuykendahl. Also, a cul-de-sac is being dedicated

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

Economic hardship is not the sole justification of the variance.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 03/16/2017
Plat Name: Oakview Farms Sec 1
Developer: OAKVIEW FARMS LLC
Applicant: Provident
App No/Type: 2017-0320 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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.

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

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

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

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.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 03/16/2017
Plat Name: Oakview Farms Sec 1
Developer: OAKVIEW FARMS LLC
Applicant: Provident
App No/Type: 2017-0320 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

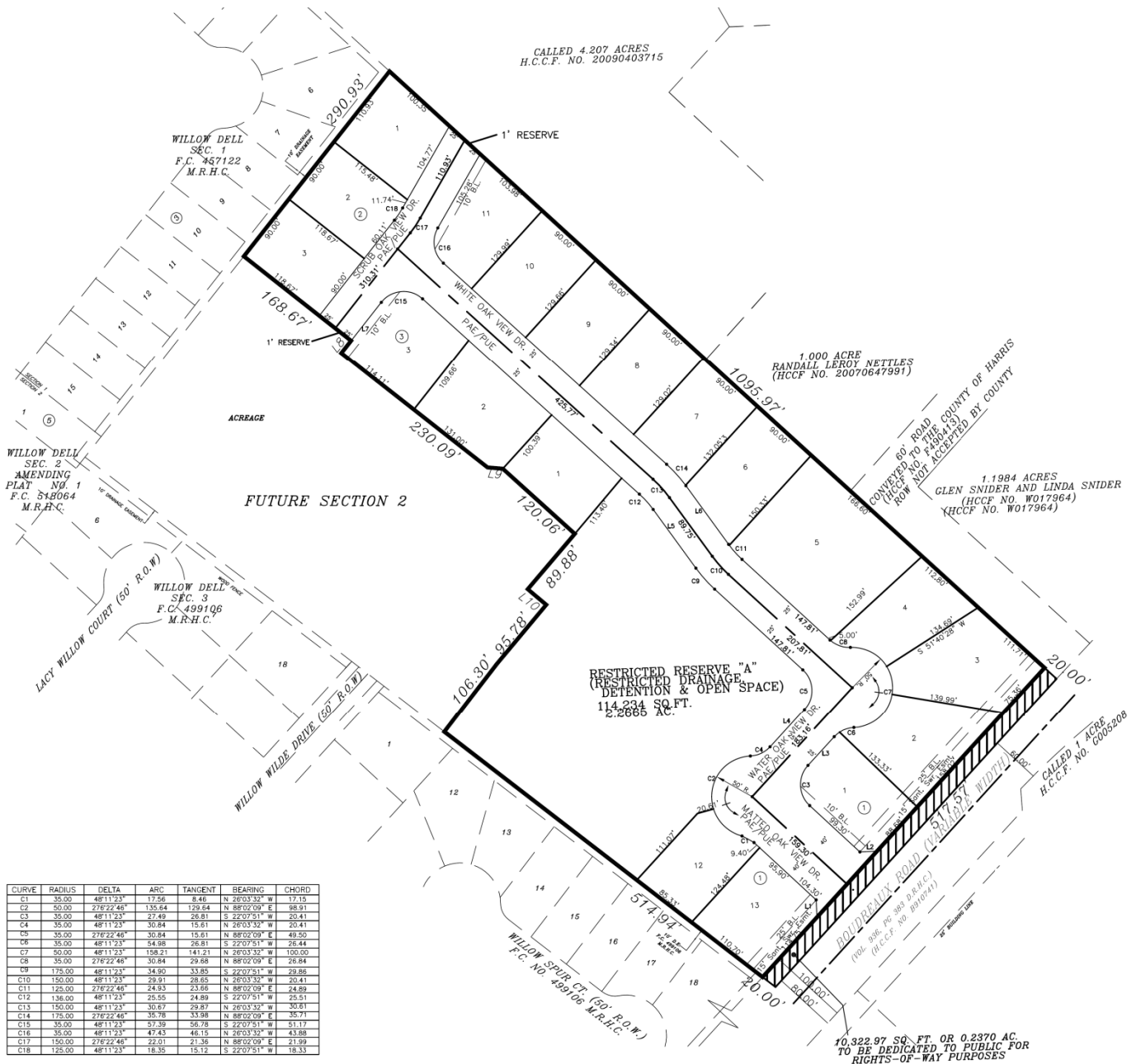
ITEM: 93

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Oakview Farms Sec 1 (DEF 1)

Applicant: Provident



D - Variance

Subdivision



Agenda Item: 94
Action Date: 03/16/2017
Plat Name: Presidents Park A
Developer: Prologis, L.P.
Applicant: Halff Associates, Inc.
App No/Type: 2017-0421 C2R

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

Total Acreage:	50.0044	Total Reserve Acreage:	50.0044
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	77032	374P	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.

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.

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

134.20. Add to general notes on face of plat: This property(s) is located in Park Sector number 20.

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)

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

Add Deed Restricted Building Line note on face of the plat: The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this section. (Sec 42-150(b))

Legal description in title and on plat must match 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94

Action Date: 03/16/2017

Plat Name: Presidents Park A

Developer: Prologis, L.P.

Applicant: Halff Associates, Inc.

App No/Type: 2017-0421 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>

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.

Parks and Recreation: This property(s) is located in Park Sector number 20.

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

Houston Planning Commission

ITEM: 94

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Presidents Park A

Applicant: Halff Associates, Inc.



D – Variances

Site Location

Subdivision

Houston Planning Commission

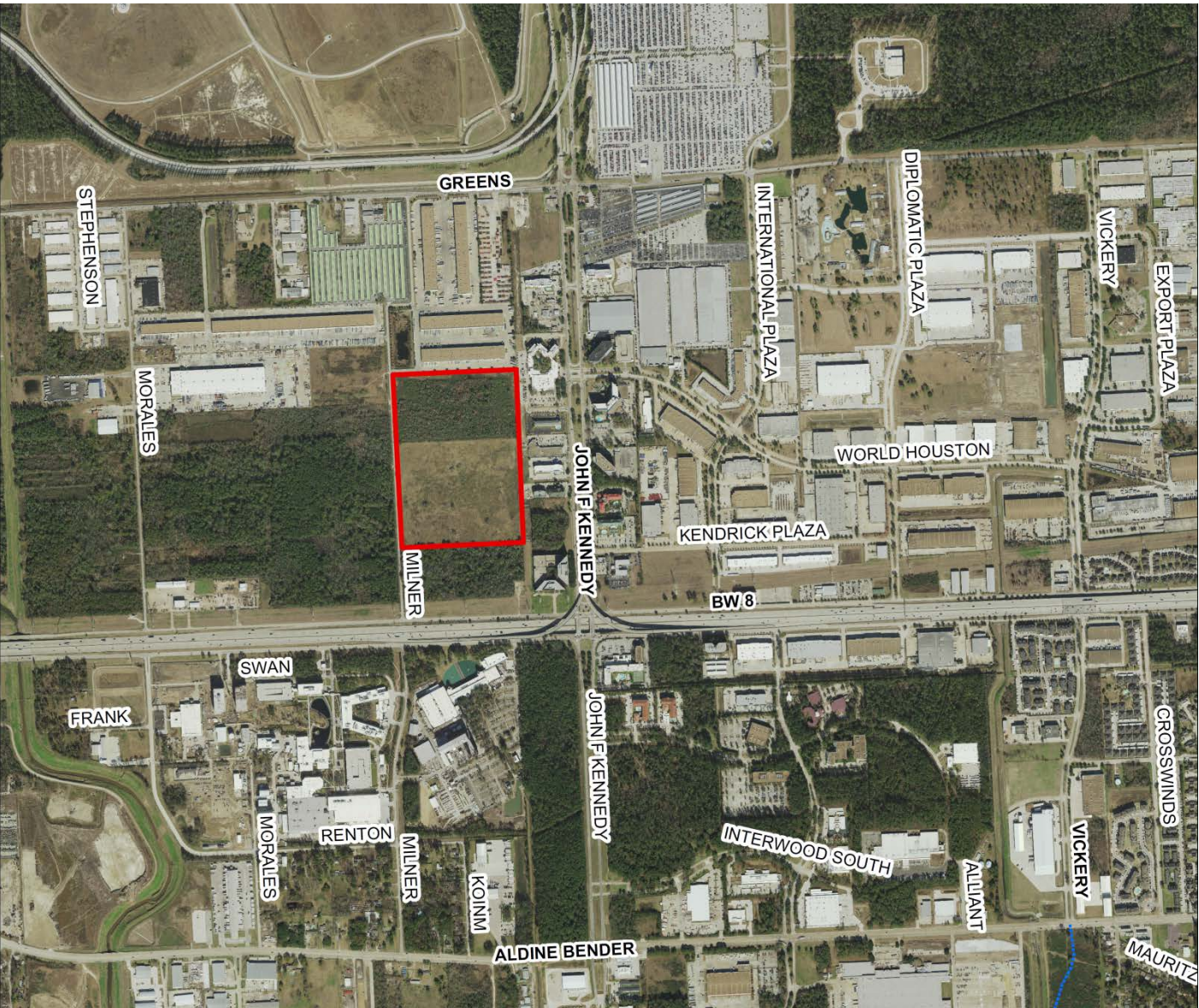
ITEM: 94

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Presidents Park A

Applicant: Halff Associates, Inc.



NORTH

D – Variances

Aerial



Application Number: 2017-0421

Plat Name: Presidents Park A

Applicant: Halff Associates, Inc.

Date Submitted: 03/06/2017

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

Specific Variance is being sought and extent of variance:

This application seeks to not provide a collector street within the proposed Reserve as required by Section 42-128 of the City of Houston Code of Ordinances.

Chapter 42 Section: 128

Chapter 42 Reference:

Section 42-128. – Intersection 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 (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points. (b) A street that intersects with a local street will satisfy the intersection length requirement of item (a)(1) of this section if the street: (1) Is a public street that intersects with two different public streets; and (2) Is not a permanent access easement. (c) Intersections along local streets shall be spaced a minimum of 75 feet apart. (Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)

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;

Strict application of Section 42-128 would create an impractical development and contradict sound public policy by dedicating a local street which benefits few stakeholders in the area and does not serve a practical need for public traffic circulation. A North-South collector would bisect the property and limit the feasibility for large commercial buildings which match the size and function of existing local developments. The physical orientation of existing buildings located immediately North of the proposed Reserve prevent extension of a road North to Greens Rd. A CenterPoint Energy Transmission corridor, containing multiple pipelines, which parallels the North side of Sam Houston Tollway South of the proposed Reserve may exempt the property owners South in this column of ownership from dedicating a North-South local street in accordance with Sec. 42-130. An East-West collector street will not be provided in accordance with the Intersection Exceptions set forth in Sec. 42-130(b)(4) due to the existing 80-foot wide CenterPoint Energy Fee Strip which runs the full length of the East line of this column of ownership. Construction of a local street confined by the surroundings described above would be impractical and create a hardship on the City to maintain a right-of-way and public utilities which serves one landowner.

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

The current configuration of developments in the vicinity prevent the ultimate construction of a completed local street which would provide a practical benefit to the internal circulation of traffic of both current and future commercial sites since it could not be extended to connect Greens Rd and Sam Houston Tollway. There has been extensive development in the immediate area and it does not appear; there has been any historical planning for a future street, no existing stub streets exist between Greens Rd and Sam Houston Tollway to be extended under Sec. 42-135, and a precedent that no further North-South collectors will be dedicated in the vicinity has already been set by the City. A subdivision plat of the properties immediately North of the proposed Reserve was not required/enforced, no right-of-way was dedicated, and no street was constructed. The plat of J.A. Green Development Corporation northwest of the proposed Reserve was not

required to dedicate either an East-West or a North-South street. The properties North of this plat that lie along Greens Rd were also not required to create a street.

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

The approximate distance between existing Milner Rd and JFK Blvd is 1,800 feet at the widest point. The mechanisms of Sections 42-120 and 42-128 will be defended by not dedicating right-of-way although no local street will be provided to extend North-South within this proposed Reserve. The distance between these streets is not so great that there is no reasonable circulation in the immediate vicinity. Since Milner Rd is so close to JFK Blvd, a designated Major Thoroughfare, there is little 'pass-through' traffic by citizens in this area. A majority of local traffic on Milner Rd is composed of large commercial trucks which service the existing commercial warehouses in the immediate area. An additional street which does not provide alternate entry and exit points from the local area would not benefit existing businesses.

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

The proposed Presidents Park A Subdivision will maintain existing/adequate traffic flow along Milner Rd North to Greens Road or South to Sam Houston Tollway (North Belt). The scale of the developments in this area is so large that access for fire, police, and other emergency services will be maintained along Milner Rd since there will not be a complex layout of development/buildings and drives that could not be reached in a timely manner by first responders. The simplicity of the preliminary site plan indicates accessibility to buildings and fire protection will be direct and unimpeded in the event of an emergency.

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

This variance request is not based on a hardship created or imposed by the applicant but is a procedural request. This variance would conform to the existing provisions or Sec. 42-130 (Intersection Exceptions) which offers relief for properties with similar characteristics while maintaining the intent and general purposes of the planning standards described in Division 2 - Streets.



Application No: 2017-0421

Agenda Item: 94

PC Action Date: 03/16/2017

Plat Name: Presidents Park A

Applicant: Halff Associates, 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)

This application seeks to not provide a collector street within the proposed Reserve as required by Section 42-128 of the City of Houston Code of Ordinances.;

Basis of Recommendation:

The site is located in the city limits, east of Milner Road, north of Beltway 8, west of John F. Kennedy Boulevard and south of Greens Road. The applicant is requesting a variance to not provide a north-south public street through the subject site. Staff is in support of the request.

The distance between Milner Road and John F. Kennedy Boulevard is about 1,700'. Per the ordinance, the site is required to provide one north-south public street to address 1400' intersection spacing. The site is completely surrounded by recorded subdivisions; therefore, it is impractical to require a north-south public street through the subject site. This required north-south street will not significantly improve traffic circulation within this area. Traffic circulation is already addressed by the adjacent street pattern.

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;

Strict application of the ordinance would make this project infeasible due to existing physical characteristics. The subject site is completely surrounded by recorded subdivisions, therefore, it is impractical to require a north-south street through the subject site.

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

The site is completely surrounded by recorded subdivisions. The required north-south street cannot be extended further north or south.

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

The distance between Milner Road and John F. Kennedy Boulevard is about 1,700'. The required north-south street will not significantly improve the overall traffic circulation.

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

Traffic circulation will be addressed by the adjacent street pattern.

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

Economic hardship is not the sole justification of the variance. The physical conditions of the surrounding area is the justification of the variance.



Agenda Item: 95
Action Date: 03/16/2017
Plat Name: Rodgers Corner
Developer: 249 Rodgers LLC
Applicant: Town and Country Surveyors
App No/Type: 2017-0367 C2

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

Total Acreage:	0.5550	Total Reserve Acreage:	0.5550
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	77070	329T	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.

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

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

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

For Your Information:

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

PWE Utility Analysis: Approved

City Engineer: 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 .

Harris County has no objections to the variance.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 03/16/2017
Plat Name: Rodgers Corner
Developer: 249 Rodgers LLC
Applicant: Town and Country Surveyors
App No/Type: 2017-0367 C2

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

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

Houston Planning Commission

ITEM: 95

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Rodgers Corner

Applicant: Town and Country Surveyors



D – Variances

Site Location

Houston Planning Commission

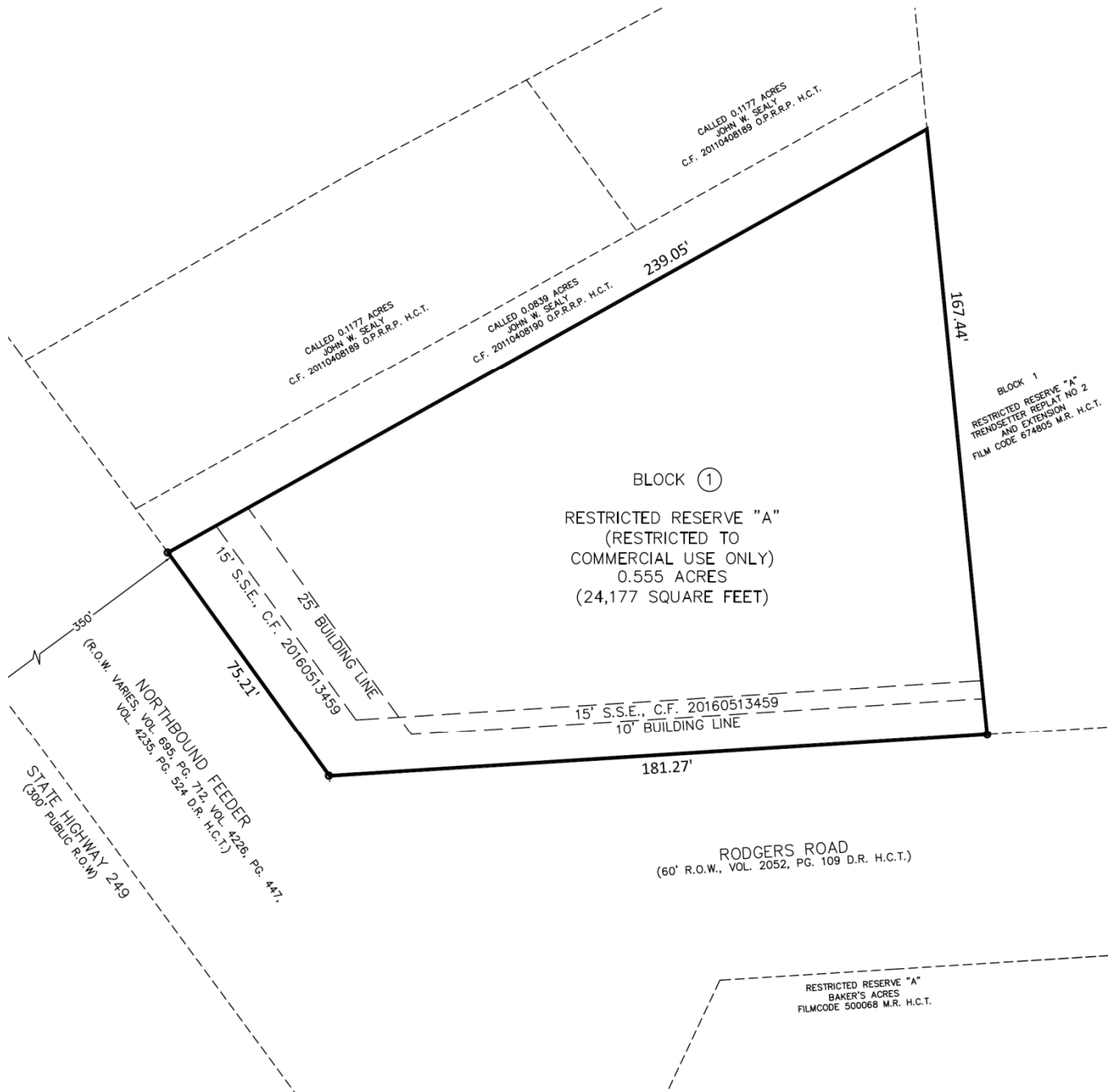
ITEM: 95

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Rodgers Corner

Applicant: Town and Country Surveyors



D – Variances

Subdivision

Houston Planning Commission

ITEM: 95

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Rodgers Corner

Applicant: Town and Country Surveyors



D – Variances

Aerial



Application Number: 2017-0367

Plat Name: Rodgers Corner

Applicant: Town and Country Surveyors

Date Submitted: 03/03/2017

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

Specific Variance is being sought and extent of variance:

We are requesting a Variance to not provide a 15'X 15' cut back at the corner for Rodgers Rd and SH 249.

Chapter 42 Section: 161

Chapter 42 Reference:

Sec. 42-161. - Visibility triangles. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

Statement of Facts

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

Putting a cutback at this corner would inhibit the applicants uses of the existing curb cut as approved by TXDOT, creating a safety hazard at this intersection.

(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;

TXDOT will not allow the applicant to move the existing cut back closer to the property to the north. Since the property on west is only 60-foot-wide and a new curb cut at this location would not be allowed, the existing curb cut is grandfathered. It could still be used with the curb cut as it is 24-foot-wide for only one lane of traffic.

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

The variance is not requested do to a hardship it is asked for because of configuration of all the tracts in the area. This tract is wider on the East than the west which allows a commercial building but not to create a parking lot that would allow a large truck to turn around.

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

A cutback serves two purposes one to allow for visibility to oncoming traffic and to provide a better turning radius for the road. The visibility would not be a concern from vehicles coming from the North as the feeder is one way and no vehicle's will be coming in from the North and there is plenty of visibility to the south. Turning should not be an issue either because Rodgers Road widens at that corner and there should be plenty of room and visibility to turn onto the feeder in the future.

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

Since the existing exit is only 13' north of Rodgers Road any trucks existing should be clearly visible and the lack of the cutback should not affect entrance to the Feeder from Rodgers. Trucks backing onto Rodgers Road will create a safety hazard.

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

The development of the property can be done with the cutback, but a cutback that encroaches onto and exit would put turning cars right onto the outbound traffic from the site.



Application No: 2017-0367

Agenda Item: 95

PC Action Date: 03/16/2017

Plat Name: Rodgers Corner

Applicant: Town and Country Surveyors

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

Chapter 42 Sections: 161

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

We are requesting a Variance to not provide a 15'X 15' cut back at the corner for Rodgers Rd and SH 249. ;

Basis of Recommendation:

The site is located in Harris County, at the intersection of SH 249 and Rodgers Road.

The applicant is requesting a variance to not provide a 15' by 15' visibility triangle easement.

Staff is in support of the request.

The applicant is proposing to create one commercial reserve with a driveway access to SH 249 feeder road. The applicant proposes to use the existing curb cut, which is located close to the intersection, to provide an exit-only driveway to the feeder road. The feeder road is a one way road to the north. Rodgers Road is a local public street with a median opening that separates two travel lanes. Therefore, the proposed driveway will not create a safety concern for traffic circulation and will not obstruct visibility sight at the intersection.

Additionally, TxDOT approved the location of the existing curb cut to provide an exit only driveway for the subject site. Harris County Engineering Office has 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;

The applicant is proposing to create one commercial reserve with a driveway access to SH 249 feeder road. The applicant proposes to use the existing curb cut, which is located close to the intersection, to provide an exit-only driveway to the feeder road. The feeder road is a one way road to the north. Rodgers Road is a local public street with a median opening that separates two travel lanes. The proposed driveway will not create a safety concern for traffic circulation and will not obstruct visibility sight at the intersection.

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

The applicant proposed to provide an exit only driveway to SH 249 feeder road to allow commercial trucks to exit the subject site safely.

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

TxDOT approved the location of the existing curb cut to provide an exit only driveway for the subject site. Harris County Engineering Office has no objections to the variance.

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

The feeder road is a one way road to the north. Rodgers Road is a local public street with a median opening that separates two travel lanes. Therefore, the proposed driveway will not create a safety concern for traffic circulation and will not obstruct visibility sight at the intersection. TxDOT approved the location of the existing curb cut to provide an exit only driveway for the subject site. Harris County Engineering Office has no objections to the variance.

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

Economic hardship is not the sole justification of the variance.



Agenda Item: 96
Action Date: 03/16/2017
Plat Name: Saint Arnoldville Extension
Developer: Saint Arnold Brewing Company
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-0222 C2R

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

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

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

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

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

Provide ordinance number and documentation for the abandonment of Semmes Street (between Lyons Ave and Providence St) at recordation.

Legal description in title and on plat must match. The abandonment of Semmes Street must also be reflected in the legal description in title and on plat at the time of recordation.

Provide 10' public access and utilities easement along Mary Street as indicated on the marked file copy.

As an approval condition of the variance, applicant must provide at least 15' pedestrian realm between back-of-the-curb and the fence in front of the parking lot along Lyons Avenue. Within the 15' pedestrian realm, provide landscape buffer between back-of-the-curb and sidewalk.

Proposed fence in front of parking lot must semi-opaque decorative iron fence.

Applicant must provide 6' wide unobstructed sidewalk and 3" caliper trees on the entire site along Lyons Avenue.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 96
Action Date: 03/16/2017
Plat Name: Saint Arnoldville Extension
Developer: Saint Arnold Brewing Company
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-0222 C2R

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

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

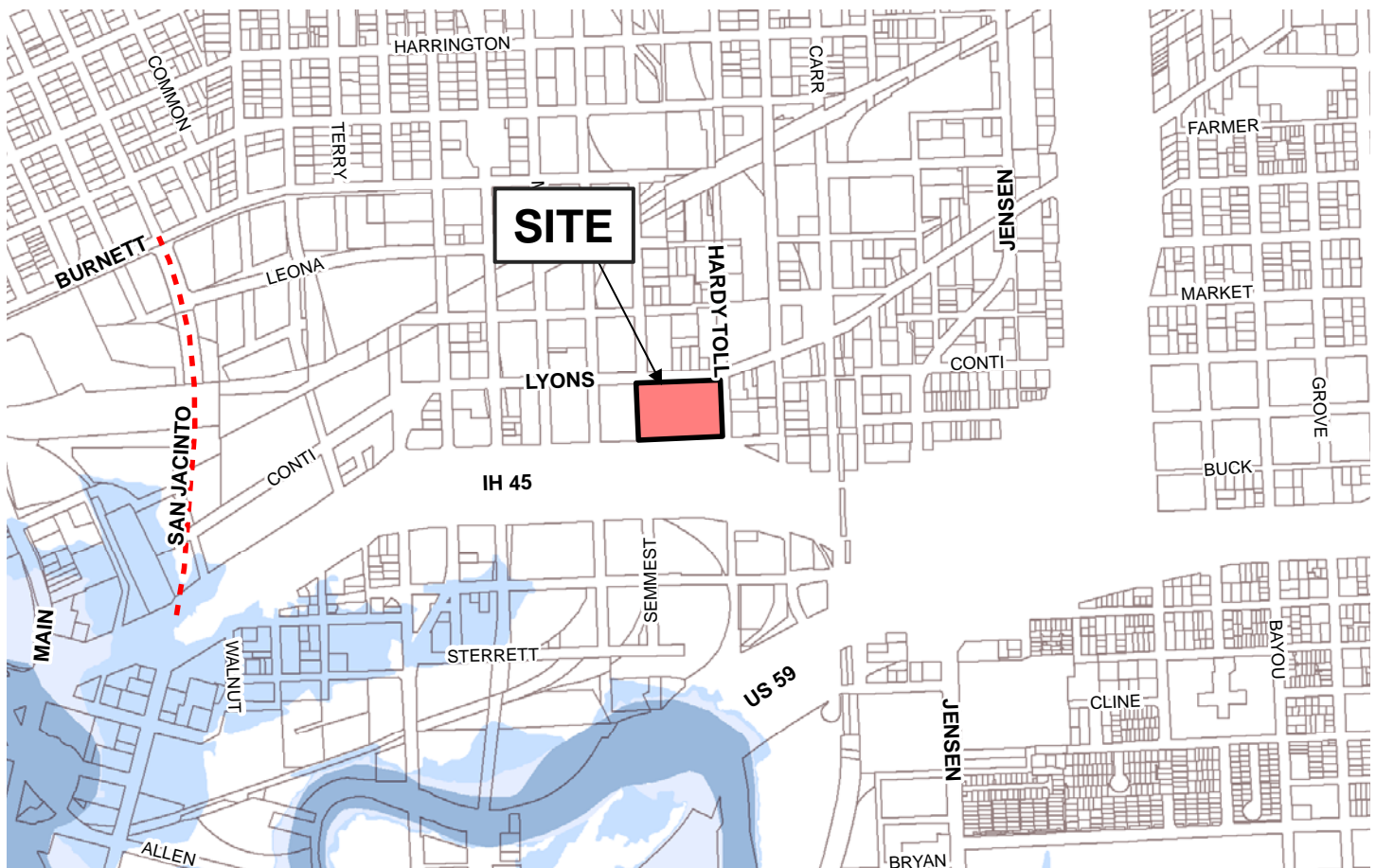
ITEM: 96

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Saint Arnoldville Extension (DEF2)

Applicant: Jones|Carter - Woodlands Office



D – Variances

Site Location

Houston Planning Commission

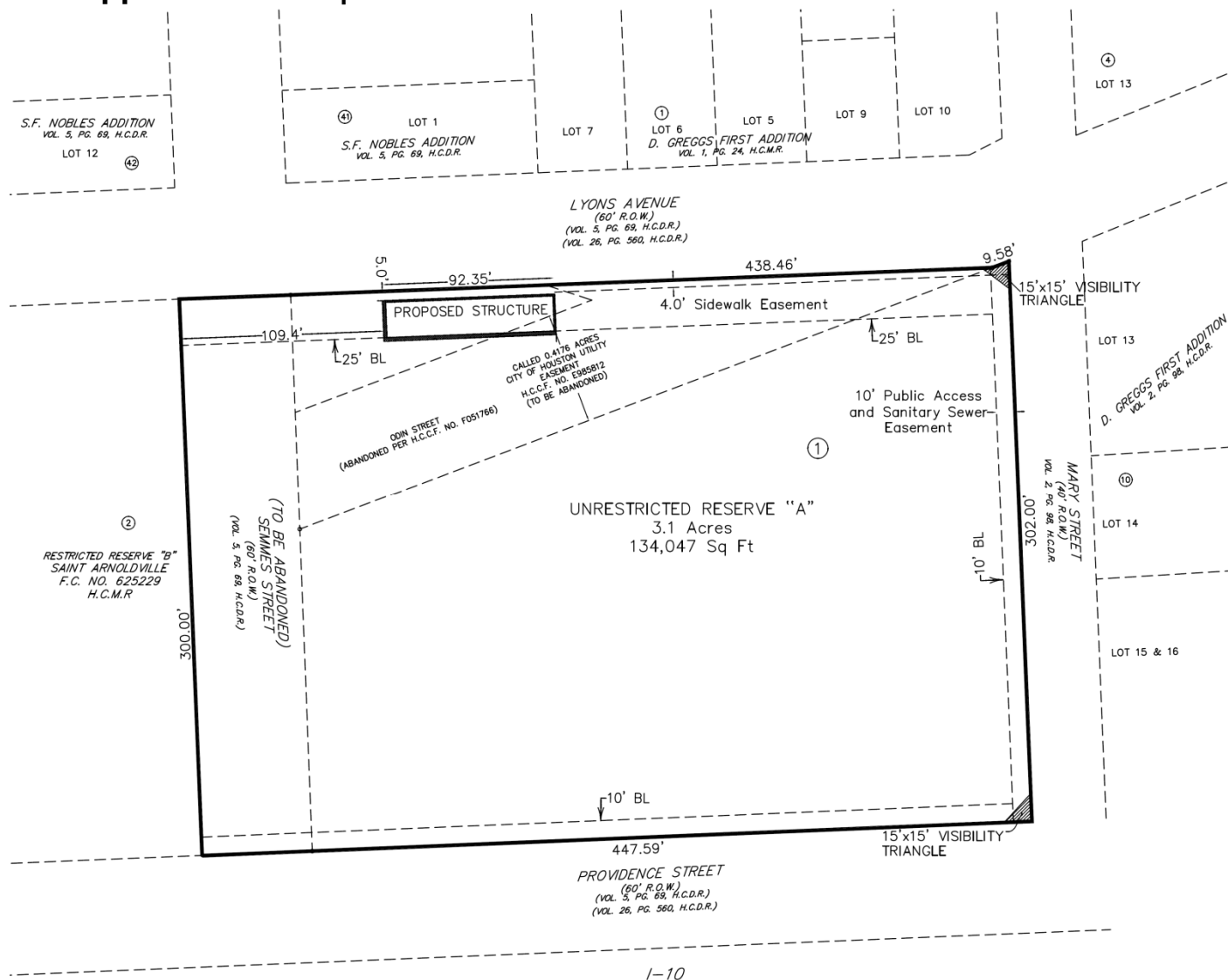
ITEM: 96

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Saint Arnoldville Extension (DEF2)

Applicant: Jones|Carter - Woodlands Office



D – Variances

Subdivision

Houston Planning Commission

ITEM: 96

Planning and Development Department

Meeting Date: 03/16/2017

Subdivision Name: Saint Arnoldville Extension (DEF2)

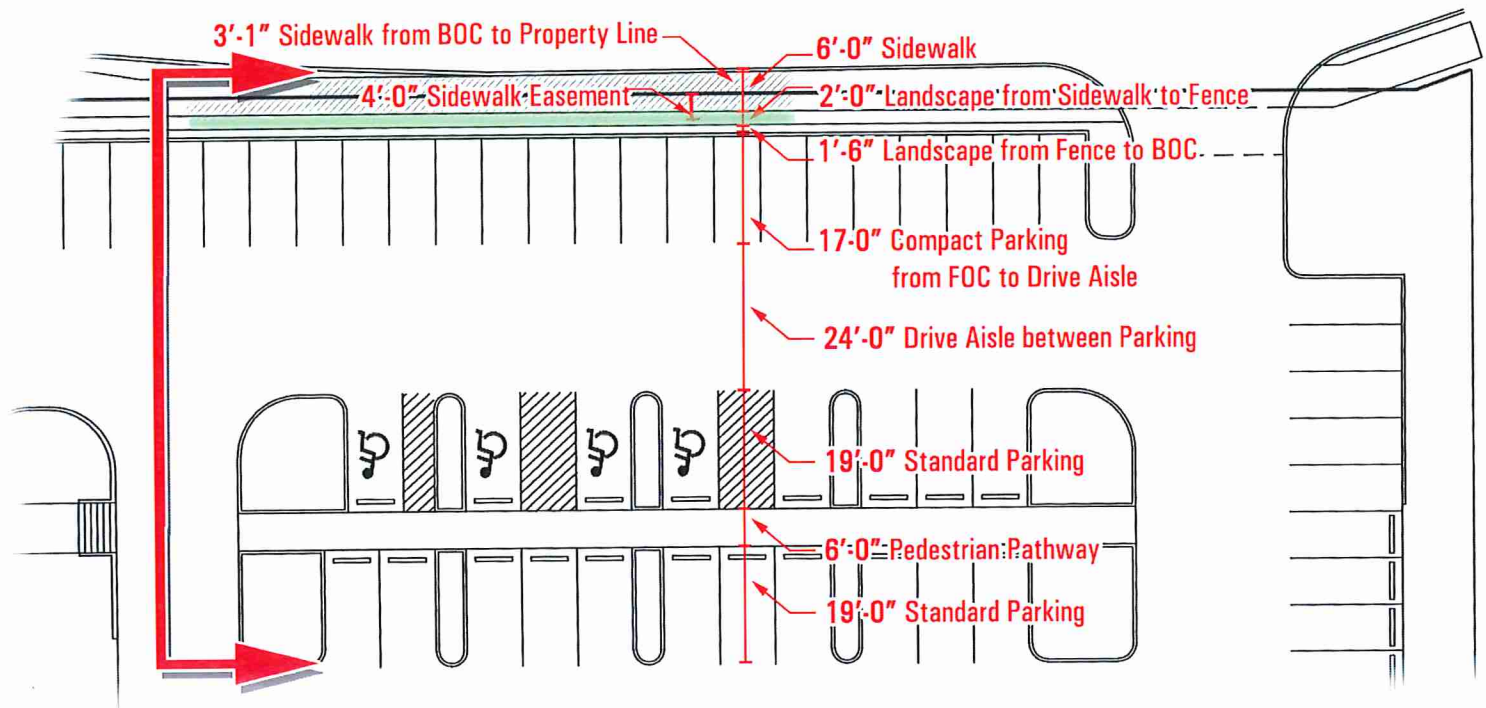
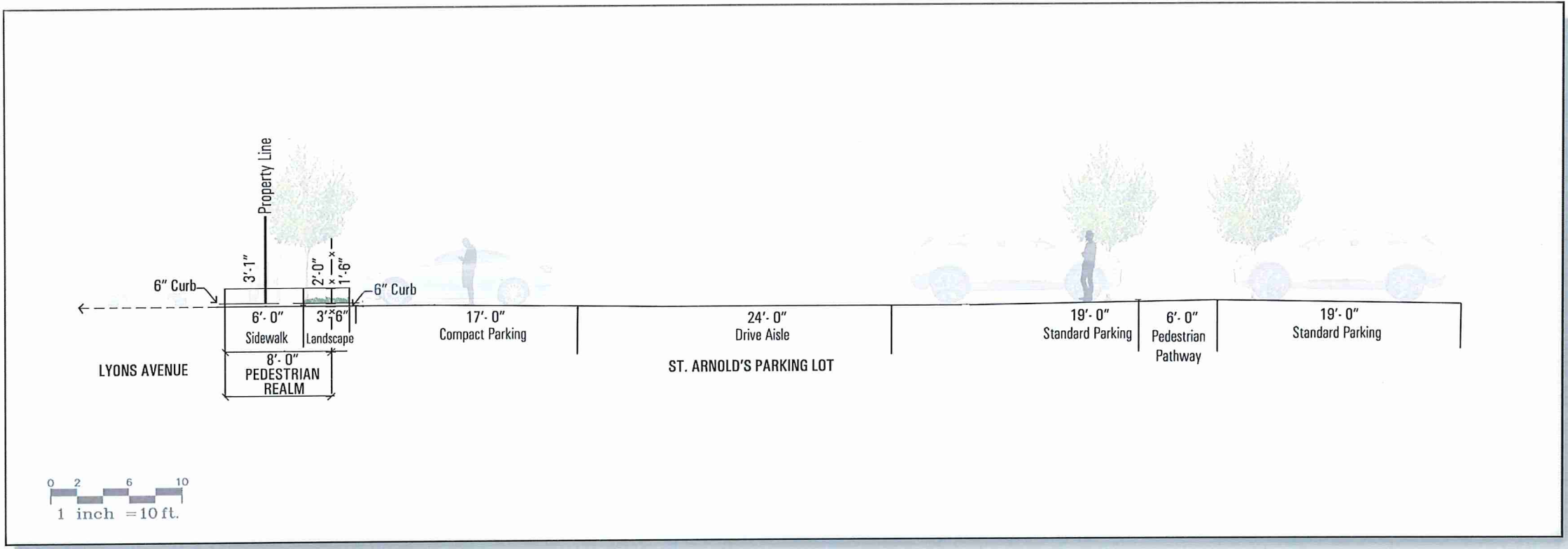
Applicant: Jones|Carter - Woodlands Office



D – Variances

Aerial

PEDESTRIAN REALM
CROSS SECTION EXISTING





Office of Vice Mayor Pro-Tem

Jerry V. Davis
Vice Mayor Pro-Tem
Houston City Council Member
District B

COMMITTEES
Economic Development, Chair
Budget and Fiscal Affairs
Ethics, Election, & Council Governance
Public Safety & Homeland Security
Quality of Life
Transportation Technology and Infrastructure

March 13, 2017

To the City of Houston Planning Commission:

I am writing in support of the St. Arnold's Brewery building line variance. While I recognize that the general City ordinance on property line-to-building distance is 25 feet, it should be noted that St. Arnold's is seeking a variance to build closer to the property line in order to accommodate a pedestrian friendly area with an art car display. Art cars are one of Houston's iconic traditions, and the display would be a great way to showcase local history and culture.

The entire project will continue to enhance the surrounding community by providing a public benefit with a pedestrian friendly area and will serve as a model for other business owners looking to expand in the Fifth Ward Area. St. Arnold's Brewery which is located in the Fifth Ward area of District B has always been a great community partner and this project further demonstrates their willingness to invest in the Fifth Ward community. I'm happy to lend my support for the requested variance.

Sincerely,

A handwritten signature in blue ink that reads "Jerry V. Davis".

Vice Mayor Pro-Tem Jerry V. Davis
Houston City Council Member
District B



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 5' 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 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: 96

PC Action Date: 03/16/2017

Plat Name: Saint Arnoldville Extension

Applicant: Jones|Carter - Woodlands Office

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

Chapter 42 Sections: 42-152(a); 42-122

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

To allow a 5' 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 along and south of Lyons Avenue, west of Mary Street (future Hardy Toll) and north of Interstate Highway 10. The applicant is requesting two variances:

1. To not dedicate 10' for the widening of Mary Street (future Hardy Toll); and
2. To allow a 5' building line for a proposed Art Car installation instead of the required 25' building line along Lyons Avenue – a designated major thoroughfare.

Staff is in support of the requests subject to conditions.

VARIANCE No. 1:

The applicant is requesting a variance to not dedicate 10' for the widening along Mary Street. Staff is in support of this request. Mary Street is currently a 40' wide unimproved street. Per the ordinance, the applicant is required to dedicate 10' for the widening of Mary Street. However, in future, Mary Street will be converted into Hardy Toll. Staff coordinated with the Transportation Division and HCTRA. HCTRA confirmed that the existing 40' wide right-of-way is sufficient to construct the elevated bridge for future Hardy Toll. However, Lyons Avenue is part of the Bike Plan and there is a potential opportunity to provide a pedestrian and bicycle trail along Mary Street. Therefore, the applicant is providing a 10' public access easement to preserve this area for future pedestrian and bicycle connectivity.

VARIANCE No. 2:

The applicant is also requesting a variance to allow the proposed Art Car installation to have a 5' building line along Lyons Avenue – a 60' wide designated major thoroughfare – instead of the required 25' building line.

The applicant is proposing to create a beer garden and a restaurant with an Art Car installation and a patio next door to the existing Saint Arnoldville Brewery Company. The main purpose of this new development is to create a more inviting and pedestrian environment within the proposed development. Since the proposed Art Car installation is inviting to the pedestrians and allows for a more safe pedestrian experience, staff is in support of the encroachment.

Although staff is in support of the encroachment into the 25' building line, the encroachment is only for the proposed Art Car installation, which covers less than one-third of the site. The majority of the frontage along Lyons Avenue is a parking lot.

Staff discussed with the applicant about the option to reorient the site plan to align the proposed uses along Lyons Avenue, which would allow for more active uses along Lyon Avenue. But, the applicant is not willing to change the site plan. The current site plan has a parking lot facing Lyons Avenue. Since more than half of the Lyons Avenue frontage is a parking lot, staff recommendation is to maintain at least a minimum of 15' pedestrian realm along the entire ROW. However, the applicant is only proposing a 6' wide sidewalk along the remainder of the property that is a parking lot.

Staff is supportive of the pedestrian realm provided in front of the encroachment. The width of the pedestrian realm, in front of the Art Car exhibit, will vary from 21' to 16.70'. In front of the parking lot, the distance from back-of-the-curb to the fence is 8' and the applicant is not willing to accept staff's recommendation of providing 15' pedestrian realm. The applicant's proposal for the pedestrian realm includes only a 6' sidewalk with minimal landscaping and this is not

sufficient to allow for a safe pedestrian walk.

Moreover, the applicant is providing a 6' wide sidewalk immediately next to the street with a 2' landscape buffer between the sidewalk and the fence. Having a sidewalk next to a major thoroughfare with very limited space is not pedestrian-friendly and unsafe for pedestrians.

There is still flexibility to make design changes to the parking lot to provide a wider pedestrian realm to create a more comfortable walkway along Lyons Avenue and protect pedestrians from vehicular traffic. For example, the applicant can remove one row of 6 parking spaces (as indicated on the screen) and increase the width of the pedestrian realm along Lyons Avenue. Therefore, the applicant can still accommodate a 15' pedestrian realm and meet the parking requirements. Furthermore, the applicant has not demonstrated any hardship for not providing the 15' pedestrian realm.

Staff's justification for requiring 15' pedestrian realm is based on the site analysis and platting activity surrounding the site. Although the site is located in an industrial area, this project could be a catalyst for other redevelopment in the immediate area. There has been many redevelopment plats, consisting of multi-family and commercial developments, approved by the commission within blocks of this site. With the on-going redevelopments in this area, including the expansion of Saint Arnoldville Brewery Company, and with Lyons Avenue being part of the Bike Plan, we expect significant redevelopment in this area with higher density and mixed uses.

Overall, due to existing conditions and public safety concerns, staff recommends to approve the 5' building line for the proposed Art Car installation only subject to provide a 15' pedestrian realm between back of the curb to the fence in front of the parking lot and to provide a landscape buffer between back of the curb and the sidewalk. The 15' pedestrian realm will provide a safer and comfortable environment for pedestrians.

Staff's recommendation is to grant the requested variances: (1) to not provide 10' ROW dedication along Mary Street (Future Hardy Toll) and (2) to allow a 5' B.L. for the Art Car installation subject to providing a 15' pedestrian realm between back of the curb and the fence in front of the parking lot and to 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;

VAR 1: The site is located south of Lyons Avenue and west of Mary Street. Mary Street is a 40' wide unimproved street and will become future Hardy Toll. Per HCTRA, the existing 40' wide right-of-way is sufficient to construct the elevated bridge. However, Lyons Avenue is part of the Bike Plan and there is a potential opportunity to provide a pedestrian and bicycle trail along Mary Street. Therefore, the applicant is providing a 10' public access easement to preserve this area for future pedestrian/bicycle connectivity. VAR 2: The applicant is planning to expand the Saint Arnoldville Brewery Company by providing a beer garden and a restaurant with an Art Car installation and a patio next door. The main concept of this proposal is to create a more inviting and pedestrian environment within the proposed development. Since the proposed Art Car installation is inviting to pedestrians and allows for a more safe pedestrian experience, staff is in support of the 5' B.L for the Art Car Installation. However, the majority of the frontage along Lyons Ave is a parking lot. The applicant is proposing to provide a pedestrian realm varying from 16' to 21' with a minimum 6' unobstructed sidewalk in front of the Art Car installation. In front of the parking lot, the distance between the back-of-the-curb and the fence is 8' and the proposed 6' wide sidewalk is immediately next to the public street. Having the sidewalk next to the street in a very limited space is unsafe and uncomfortable for pedestrians. Therefore, staff recommends providing at least a minimum 15' pedestrian realm along Lyons Avenue in front of the parking lot. The applicant is not willing to provide the 15' pedestrian realm.

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

VAR 1: Staff coordinated with Transportation Division and HCTRA. Per HCTRA, the existing 40' wide Mary Street is sufficient to construct the planned bridge. However, Lyons Avenue is part of the Bike Plan and there is an opportunity to provide a pedestrian and bicycle connection along Mary Street. VAR 2: In front of the Art Car installation, the width of the pedestrian realm varies from 21' to 16.70'. The Art Car installation covers less than one-third of the site and the remainder of the site along Lyons Avenue is a parking lot. In front of the parking lot, the distance from back-of-the-curb to the fence is 8' with a 6' wide sidewalk immediately next to the public street and 2' landscape buffer between the

sidewalk and fence. Staff's recommendation is to provide a minimum 15' pedestrian realm to protect pedestrians from vehicular traffic. The applicant is not willing to provide a 15' pedestrian realm and has not demonstrated a hardship.

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

VAR 1: The 10' public access easement is preserved for future pedestrian and bicycle connectivity. VAR 2: By providing a minimum 15' pedestrian realm along Lyons Avenue in front of the parking lot will provide a safer pedestrian environment.

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

VAR 1: Granting the variance to not dedicate 10' along Mary Street will not be injurious to the public health, safety or welfare. The applicant is still providing a 10' public access easement for pedestrian and bicycle connectivity. VAR 2: Although the site is located in an industrial area, there have been many redevelopments in this area. This project could also be a catalyst for other redevelopment in immediate area. With the on-going redevelopments in this area, including the expansion of Saint Arnoldville Brewery Company, and with Lyons Avenue being part of the Bike Plan, we expect significant redevelopment in this area with higher density and mixed uses. The proposed 6' sidewalk next to the street in front of the parking lot is not safe for pedestrians. Therefore, staff recommends maintaining a minimum 15' pedestrian realm along Lyons Ave for public safety.

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

VAR 1: The construction of future Hardy Toll is the justifications of the variance. VAR 2: Since the proposed Art Car installation is inviting to the pedestrians and allows for a more safe pedestrian experience, staff is in support of the encroachment. The requested 5' B.L. is for the proposed Art Car installation, which covers less than one-third of the site. The majority of the frontage along Lyons Avenue is parking lot. In front of the parking lot, the applicant is proposing 8' pedestrian realm with a 6' sidewalk next to the street. Due to public safety concerns, staff recommends to approve the 5' building line for the proposed Art Car exhibit only subject to providing a 15' pedestrian realm between back-of-the-curb and the fence in front of the parking lot. This will provide a safer and comfortable walkway for pedestrians.



Agenda Item: 97
Action Date: 03/16/2017
Plat Name: Elyson Sec 16
Developer: Newland Communities
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2017-0422 C3P

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

Total Acreage:	18.9000	Total Reserve Acreage:	1.6700
Number of Lots:	63	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:	Harris County MUD 457
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.

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 *****.

049.5. All subdivision plats (C3F, C1, C2, STD) must contain: 1) x,y coordinate values for each boundary point, and 2) a plat note referencing the Texas State Plan Coordinate Grid System Zone and Zone number (NAD83). The scale factor shall be specific to the site.

052. Elyson Falls Drive between Porter Road and Harmony Lake Lane must be recorded prior to or simultaneously with this plat.

Edit Remove GENERAL PLAN & STREET DEDICATION 052. Future

052. Porter Road Street Dedication Sec 3 must be recorded prior to or simultaneously with this plat.

052. Proposed Lake/Detention, east of Elyson Sec 16, 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)

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 97

Action Date: 03/16/2017

Plat Name: Elyson Sec 16

Developer: Newland Communities

Applicant: BGE|Kerry R. Gilbert Associates

App No/Type: 2017-0422 C3P

Staff Recommendation:

Grant the requested special exception(s) and 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.

City Engineer: DETENTION IS PROVIDED

Harris County Flood Control District: HCFCD plat release letter 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)

Elyson Falls Drive will need to be recorded prior to or simultaneously with this plat

UVE should be checked at Elyson Falls Drive and Porter Road.

Prairie Landing Blvd should be a private street. Otherwise street extension as private is not allowed at the end of a public street.

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

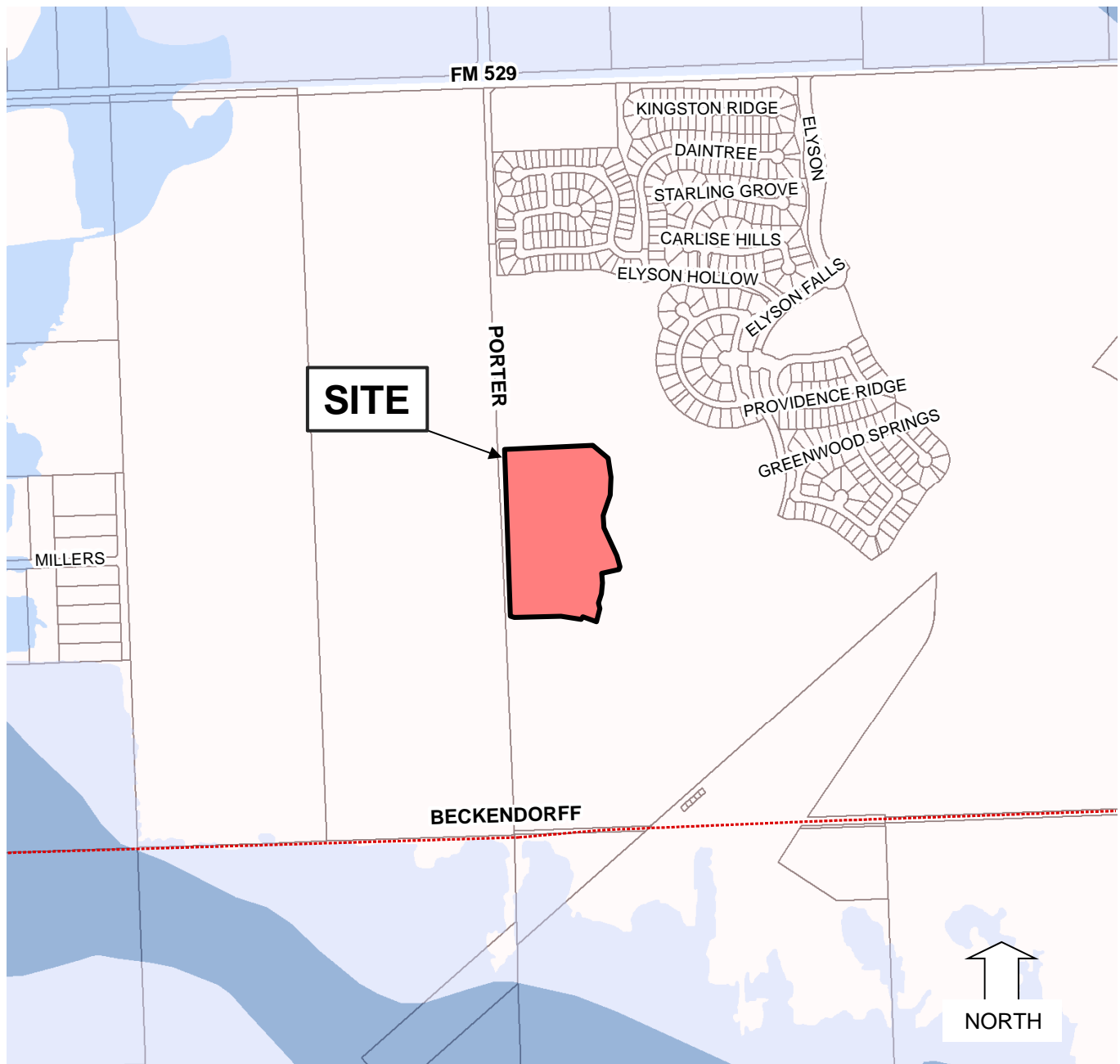
ITEM: 97

Planning and Development Department

Meeting Date: 3/16/2017

Subdivision Name: Elyson Sec 16

Applicant: BGE|Kerry R. Gilbert Associates



E – Special Exceptions

Site Location

Houston Planning Commission

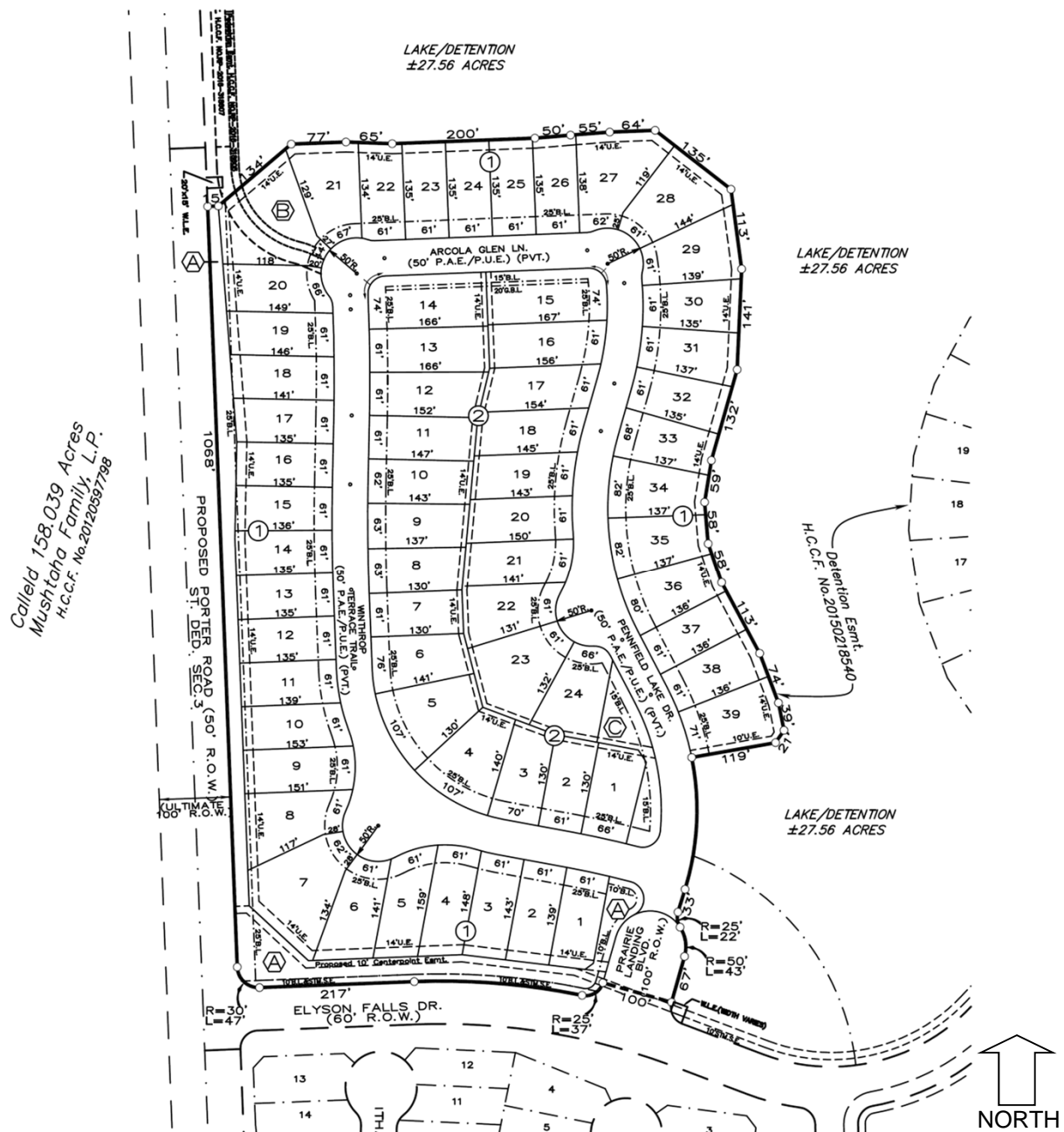
ITEM: 97

Planning and Development Department

Meeting Date: 3/16/2017

Subdivision Name: Elyson Sec 16

Applicant: BGE|Kerry R. Gilbert Associates



E – Special Exceptions

Subdivision

Houston Planning Commission

ITEM: 97

Planning and Development Department

Meeting Date: 3/16/2017

Subdivision Name: Elyson Sec 16

Applicant: BGE|Kerry R. Gilbert Associates



E – Special Exceptions

Aerial



a GP update exhibit for
ELYSON
 prepared for
NEWLAND COMMUNITIES



— Land Planning Consultants —
 23501 Cinco Ranch Blvd., Suite A-250
 Katy, Texas 77494

7000 North Mopac, Suite 330
 Austin, TX 78731
 2595 Dallas Parkway, Suite 204
 Frisco, TX 75034

Tel: 281-579-0340

JANUARY 31, 2017
 KGA #518



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SPECIAL EXCEPTION Request Information Form

Application Number: 2017-0422

Plat Name: Elyson Sec 16

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 03/06/2017

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To allow an intersection spacing of $\pm 2640'$ along the east side of Major Thoroughfare Porter Road.

Chapter 42 Section: 127

Chapter 42 Reference:

Sec 42-127. Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

Statement of Facts

(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;

Elyson is a $\pm 3,619.4$ -acre master planned community located far west of central Houston and north of the City of Katy. The project is west of the Grand Parkway (TX-99) and is primarily located north and south of FM 529, aka Freeman Road, a major thoroughfare. The subject plat is located within the southwest region of the project, in the square mile block created by major thoroughfares FM 529, Porter Road, Beckendorff Road, and Peek Road. Porter Road, a north-south major thoroughfare, is immediately adjacent to the subject plat. The subject plat proposes no street connections to Porter Road and instead takes access from the collector street Elyson Falls Drive, which forms the southern plat boundary. The resulting intersection spacing along Porter Road, from Elyson Falls Drive north to Elyson Woods Crossing, is approximately 2639', which exceeds the maximum 2600' intersection spacing. This distance is a 2% deviation from the standard. In addition, the presence of the collector street provides significant benefit to traffic circulation above and beyond the minimum requirements.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The special exception will provide a collector street for traffic circulation at a reasonable distance from the next local street along the thoroughfare, thereby achieving the circulation results contemplated by the standards of this chapter.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The modification is a 2% deviation from the standard – a deviation less than the width of the street itself – and is therefore not disproportionate to the requirements of this chapter.

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

The traffic circulation needs will be adequately served by the proposed street pattern, and will therefore preserve and maintain the intent and general purposes of this chapter.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The granting of the special exception will not create an unsafe street pattern, nor will it frustrate traffic circulation, and it is therefore not injurious to the public health, safety, or welfare.



Application No: 2017-0422
Agenda Item: 97
PC Action Date: 03/16/2017
Plat Name: Elyson Sec 16
Applicant: BGE|Kerry R. Gilbert Associates

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

Chapter 42 Sections: 127

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

To allow an intersection spacing of $\pm 2640'$ along the east side of Major Thoroughfare Porter Road.;

Basis of Recommendation:

The site is located in Harris County, east of Porter Road, south of FM 529 and north of Beckendorff Road. The applicant is requesting one special exception to allow an intersection spacing of about 2,650' along Porter Road – a designated major thoroughfare. Staff is in support of the request.

Porter Road is a designated major thoroughfare and a minimum 2,600' intersection spacing is required along a major thoroughfare. Due to the location and size of the adjacent lake and detention, the distance between Elyson Woods Crossing and Elyson Falls Drive is about 2,650', with a 2% deviation to the standards. The modification of the standard requested is not disproportionate to the requirement and the intent of this chapter would still be preserved and maintained.

Staff's recommendation is to grant the special exception and approve the plat subject to the CPC 101 form conditions.

Staff Evaluation

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

Porter Road is a designated major thoroughfare and a minimum 2,600' intersection spacing is required along a major thoroughfare. Due to the location and size of the adjacent lake and detention, the distance between Elyson Woods Crossing and Elyson Falls Drive along Porter Road is about 2,650', with a 2% deviation to the standards. The modification of the standard requested is not disproportionate to the requirement and the intent of this chapter would still be preserved and maintained.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The subject site is surrounded by public streets provided in Elyson GP, therefore, the requested special exception will not create a negative impact on the traffic circulation in the overall area. The modification to the standard is very minimal.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The distance between Elyson Woods Crossing and Elyson Falls Drive along Porter Road is about 2,650', with a 2% deviation of the standards.

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

The modification of the standard requested is not disproportionate to the requirement and the intent of this chapter would still be preserved and maintained.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The granting of the special exception will not be injurious to the public health, safety or welfare



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 98

Action Date: 03/16/2017

Original Action Date: 03/31/2016

Plat Name: Atascocita Trace Sec 6

Developer: EHRA

Applicant: EHRA

App No : 2016-0526

App Type: C3F

Staff Recommendation:

Approve

Total Acreage:	21.1850	Total Reserve Acreage:	0.6485
Number of Lots:	146	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	376K	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: 99

Action Date: 03/16/2017

Original Action Date: 03/17/2016

Plat Name: Dowling Street Townhomes

Developer: Tetra Surveys

Applicant: Tetra Surveys

App No : 2016-0121

App Type: C2

Staff Recommendation:

Approve

Total Acreage:	0.6026	Total Reserve Acreage:	0.0087
Number of Lots:	15	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	77003	493V	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 100

Action Date: 03/16/2017

Original Action Date: 03/17/2016

Plat Name: Dowling Street Villas

Developer: Tetra Surveys

Applicant: Tetra Surveys

App No : 2016-0120

App Type: C2R

Staff Recommendation:

Approve

Total Acreage:	0.2296	Total Reserve Acreage:	0.0087
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77004	493U	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 101
Action Date: 03/16/2017
Original Action Date: 03/17/2016

Staff Recommendation:
Approve

Plat Name: Fall Creek North Public Storage
Developer: Terra Surveying Company, Inc.
Applicant: Terra Surveying Company, Inc.
App No : 2016-0186
App Type: C2

Total Acreage:	3.1520	Total Reserve Acreage:	3.1520
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	77396	375V	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: 102
Action Date: 03/16/2017
Original Action Date: 03/17/2016

Staff Recommendation:
Approve

Plat Name: Houston ISD Booker T Washington High School
Developer: CobbFendley
Applicant: CobbFendley
App No : 2016-0432
App Type: C3F

Total Acreage:	32.7160	Total Reserve Acreage:	32.7160
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77018	453J	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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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 103
Action Date: 03/16/2017

Staff Recommendation:
Approve

Original Action Date: 04/28/2016

Plat Name: Katy Trails Sec 3

Developer: Dannenbaum Engineering Corporation

Applicant: Dannenbaum Engineering Corporation

App No : 2016-0641

App Type: C3F

Total Acreage:	20.2600	Total Reserve Acreage:	4.7700
Number of Lots:	76	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 432

County	Zip	Key Map ©	City / ETJ
Harris	77493	445F	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: 104
Action Date: 03/16/2017
Original Action Date: 03/17/2016
Plat Name: Northpointe Canyon Drive Street Dedication Sec 1
Developer: Benchmark Engineering Corp.
Applicant: Benchmark Engineering Corp.
App No : 2016-0376
App Type: SP

Staff Recommendation:
Approve

Total Acreage:	1.6010	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	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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Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 105
Action Date: 03/16/2017
Original Action Date: 03/17/2016
Plat Name: O'Reilly Auto Shepherd
Developer: Pape-Dawson Engineers
Applicant: Pape-Dawson Engineers
App No : 2016-0269
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	0.3960	Total Reserve Acreage:	0.3960
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	452H	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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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 106
Action Date: 03/16/2017
Original Action Date: 03/17/2016
Plat Name: Pinto Business Park Detention Pond 7
Developer: BGE, Inc.
Applicant: BGE, Inc.
App No : 2016-0394
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	3.4130	Total Reserve Acreage:	3.4130
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 321

County	Zip	Key Map ©	City / ETJ
Harris	77038	372Y	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: 107
Action Date: 03/16/2017

Staff Recommendation:
Approve

Original Action Date: 03/31/2016

Plat Name: Precision Pro

Developer: Hovis Surveying Company Inc.

Applicant: Hovis Surveying Company Inc.

App No : 2016-0541

App Type: C2R

Total Acreage:	12.3137	Total Reserve Acreage:	12.3137
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 2 PAE
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77044	417R	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: 108
Action Date: 03/16/2017

Staff Recommendation:
Approve

Original Action Date: 03/31/2016

Plat Name: Royal Brook at Kingwood Sec 10

Developer: BGE|Kerry R. Gilbert Associates

Applicant: BGE|Kerry R. Gilbert Associates

App No : 2016-0510

App Type: C3P

Total Acreage:	48.2000	Total Reserve Acreage:	31.9800
Number of Lots:	38	Number of Multifamily Units:	0
COH Park Sector:	3	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	77365	297K	City/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: 109
Action Date: 03/16/2017
Original Action Date: 03/31/2016
Plat Name: South Lake Houston EMS
Developer: Texas Engineering And Mapping Company
Applicant: Texas Engineering And Mapping Company
App No : 2016-0461
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	1.6753	Total Reserve Acreage:	1.6753
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77049	457C	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: 110

Action Date: 03/16/2017

Original Action Date: 03/31/2016

Plat Name: Spring Creek Village

Developer: Jones | Carter

Applicant: Jones | Carter

App No : 2016-0543

App Type: C2

Staff Recommendation:

Approve

Total Acreage:	7.2970	Total Reserve Acreage:	7.2020
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	77484	283K	ETJ

Extension of Approval Notes:

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**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 111

Action Date: 03/16/2017

Original Action Date: 03/17/2016

Plat Name: Spring Event Center

Developer: RP & Associates

Applicant: RP & Associates

App No : 2016-0213

App Type: C2

Staff Recommendation:

Approve

Total Acreage:	1.5693	Total Reserve Acreage:	1.5693
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	77373	292Q	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: 112
Action Date: 03/16/2017

Staff Recommendation:
Approve

Original Action Date: 03/31/2016

Plat Name: Valley Ranch Sec 7

Developer: Hovis Surveying Company Inc.

Applicant: Hovis Surveying Company Inc.

App No : 2016-0499

App Type: C3F

Total Acreage:	14.1040	Total Reserve Acreage:	0.0708
Number of Lots:	62	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:	Valley Ranch MUD 1

County	Zip	Key Map ©	City / ETJ
Montgomery	77365	256X	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: 113
Action Date: 03/16/2017

Staff Recommendation:
Approve

Original Action Date: 03/17/2016

Plat Name: Watercrest at Kingwood

Developer: BGE, Inc.

Applicant: BGE, Inc.

App No : 2016-0362

App Type: C2R

Total Acreage:	10.0700	Total Reserve Acreage:	10.0700
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Montgomery	77365	295Z	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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CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 03/16/17

ITEM: 114

Applicant: IVETTE AGUIRRE

Contact Person: IVETTE AGUIRRE

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	17-1239	77357	5974	258J	ETJ
NORTH OF: FM 1485 EAST OF: DEER RUN					

ADDRESS: 19680 Heather Lane

ACREAGE:

LEGAL DESCRIPTION:

LOTS 1656 AND 1657, PEACH CREEK FOREST SEC 6, 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: 03/16/17

ITEM: 115

Applicant: ESMERALDA GUERRERO

Contact Person: ESMERALDA GUERRERO

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	17-1240	77365	5671	295Q	ETJ
NORTH OF: NORTH PARK DRIVE EAST OF: SORTERS ROAD					

ADDRESS: 20055 Ravenwood Drive

ACREAGE:

LEGAL DESCRIPTION:

BEING A TRACT OF LAND CONTAINING 0.3616 ACRES, SITUATED IN THE ROBERT T. HOWELL SURVEY, ABSTRACT 254, MONTGOMERY COUNTY, TEXAS, BEING KNOWN AS LOT 12, RAVENWOOD SUBDIVISION, AN UNRECORDED SUBDIVISION IN 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: 03/16/17

ITEM: 116

Applicant: MARGARET PEDRAZA

Contact Person: MARGARET PEDRAZA

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	17-1241	77357	5874	257M	ETJ
NORTH OF: FM 1485 WEST OF: DEER RUN					

ADDRESS: 19746 Dogwood Lane

ACREAGE:

LEGAL DESCRIPTION:

LOT 622, OF PEACH CREEK FOREST, SECTION FOUR (4), AN UNRECORDED SUBDIVISION OUT OF A 325.74 ACRE TRACT IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, 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: 03/16/17

ITEM: 117

Applicant: MIGUEL CASTREJON

Contact Person: MIGUEL CASTREJON

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	17-1242	77365	5571	295K	ETJ
NORTH OF: RIVERWALK DRIVE WEST OF: SORTERS ROAD					

ADDRESS: 18455 Wisp Willoway

ACREAGE:

LEGAL DESCRIPTION:

LOT THREE HUNDRED SIX (306), OF SUMMER HILLS, SECTION ONE (1), A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CABINET C, SHEET 118 A, OF THE MAP RECORDS OF MONTGOMERY COUNTY.

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: 03/16/17

ITEM: 118

Applicant: FRANCISCO MADRIGAL

Contact Person: FRANCISCO MADRIGAL

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	17-1243	77365	5671	296R	ETJ
NORTH OF: NORTH PARK DRIVE WEST OF: SORTERS ROAD					

ADDRESS: 125180 Fawn Lane

ACREAGE: 0.4879

LEGAL DESCRIPTION:

BEING 0.4879 ACRES OF LAND SITUATED IN THE ROBERT T. HOWELL SURVEY, ABSTRACT 254, 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: 03/16/17

ITEM: 119

Applicant: VICTOR LOPEZ

Contact Person: VICTOR LOPEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	17-1244	77357	5874	257M	ETJ
NORTH OF: GRAND PARKWAY WEST OF: US 59					

ADDRESS: 19712 Candlelight

ACREAGE:

LEGAL DESCRIPTION:

LOTS 571, 572, 573-A, 573-B, PEACH CREEK FOREST SEC 3, 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: 03/16/17

ITEM: 120

Applicant: TRAVIS JAMES

Contact Person: TRAVIS JAMES

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	17-1245	77073	5366	373L	City
SOUTH OF: RANKIN ROAD WEST OF: HARDY TOLL ROAD					

ADDRESS: 1828 Rankin Road

ACREAGE:

LEGAL DESCRIPTION:

BEING 2.9116 ACRES, IN THE S. W. UPSHAW SURVEY, ABSTRACT 821, AND BEING OUT OF TRACTS 3B AND 3C-1, BLOCK 1 OF HARBIN ACRES, IN HARRIS COUNTY, TEXAS.

PURPOSE OF REQUEST: Business [Storage Yard Improvements]

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: 03/16/17

ITEM: 121

Applicant: JM ASSETS/GBT REALTY

Contact Person: MALLORY MARTIN

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	17-1246	77396	5666	376J	ETJ
NORTH OF: ATASCOCITA ROAD WEST OF: US 59					

ADDRESS: 1703 Atascocita

ACREAGE: 3.2885

LEGAL DESCRIPTION:

BEING 3.2855 ACRE TRACT OF LAND, MORE OR LESS, RESTRICTED RESERVE B, ATASCOCITA STORAGE ESTATES SUBDIVISION, RECORDED IN DOCUMENT NUMBER 20080388820, FILM CODE #624230, MAP RECORDS IN HARRIS COUNTY, TEXAS

PURPOSE OF REQUEST: Business (Dollar General)

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: 03/16/17

ITEM: 122

Applicant: EDUARDO VALADEZ

Contact Person: EDUARDO VALADEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	17-1247	77357	5773	256U	ETJ
NORTH OF: GRAND PARKWAY WEST OF: LOOP 494					

ADDRESS: 21404 Loop 494

ACREAGE: 17.176

LEGAL DESCRIPTION:

BEING 17.176 ACRE TRACT OF LAND, IN THE WILLIAM SMITH SURVEY, ABSTRACT 540 IN MONTGOMERY COUNTY, TEXAS

PURPOSE OF REQUEST: Business

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

CERTIFICATE OF COMPLIANCE



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		
Houston Permit Service	Jacob Buckwalter	832-272-8423	Jacobhps@yahoo.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3803 Charleston Street	17011248	77021	5455	533H	D
HCAD ACCOUNT NUMBER(S):		0611390110040			
PROPERTY LEGAL DESCRIPTION:		Tracts 38A & 39A Block 79 Riverside Terrace Section 18			
PROPERTY OWNER OF RECORD:		Malaki Sims			
ACREAGE (SQUARE FEET):		14,489 square feet			
WIDTH OF RIGHTS-OF-WAY:		Charleston Street (60 Feet); Scott Street (80 Feet)			
EXISTING PAVING SECTION(S):		Scott Street (60 feet) Charleston Street (20 Feet)			
OFF-STREET PARKING REQUIREMENT:		2			
OFF-STREET PARKING PROVIDED:		2			
LANDSCAPING REQUIREMENTS:		2 trees			
LANDSCAPING PROVIDED:		2 trees			
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:		None			
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:		8,201 Square Feet SFR			

PURPOSE OF VARIANCE REQUEST: To allow a building line of 15' for a new single family residence, instead of the required 25' building line along a Major Thoroughfare. (Scott St.)

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,

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

This variance request is to cross amended build lines in an attempt to maximize lot use & buildable area. Tracts 39A and 38A, Block 79 of Riverside Terrace Sec.18 is a corner home at Scott Street and Charleston Street. Scott Street is a Major Thoroughfare. This creates a new build line that is affecting the ability to utilize the lot. The original plat from 1940 has no build line on the Scott Street side. There are many residences on Scott Street that have their homes 10' off the property line. If we were to follow the city ordinance of 25' we would have no buildable area, nor would it give the same appeal as the rest of the street. Please grant us this variance request.

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;

Requirements of this chapter make this project infeasible due to an offsetting side build line narrowing the lot even more. The 25' BL on Scott Street, in conjunction to the build line on Charleston Street, makes the construction infeasible. With this variance, the builder can maintain the esthetics of the community and continue the positive growth happening in the area. This is a positive for the entire city, local community and immediate neighborhood. The build lines are imperative to continuity and maintaining property values in the area.

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

The circumstances are not a result of a hardship created by the applicant. The build lines have been changed by the City of Houston since the original platting of this subdivision. The lot, being on the corner combined with the changes in the City of Houston's build lines in the area, narrows the lot which hinders construction and has created the need for this variance application.

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

Yes the intent and general purposes of this chapter will be maintained. This variance request is that the build line on Scott Street be reduced from 25' to 15' for the new construction of a SFR with an attached garage.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

This variance will not be injurious to the public health, safety or welfare. The variance will only affect the property owned by the applicant for the construction of a new single-family residence.

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

Economic hardship is not the sole justification of this variance request. The variance is requested to provide continuity in the neighborhood and maintain property values. Maintaining the esthetics of the community is a high priority as this property is in a highly visible area.

DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 123

Meeting Date: 03-16-2017

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: 123

Meeting Date: 03-16-2017

Aerial Map



DEVELOPMENT PLAT VARIANCE



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ITEM: 123

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LOT 40

S. 69° 53' 00" E. 87.50'

10' U.B.

5' X 20' A.B.

1.5' x 18' GUY ESWT
VOL. 1161 PG. 452 H.C.B.R.

LOT 39

THE WEST 1/4 OF LOT 38
AND ALL OF LOT 39, BLK. 79,
SAVE AND EXCEPT THE WEST 10.00'
-VACANT LOT-

LOT 38
BLOCK 79

SCOTT STREET
(100' R.O.W.)

N. 19° 44' 00" E. 160.50'

CONCRETE WALK

S. 19° 44' 00" W. 167.33'

CHARLESTON STREET
(60' R.O.W.)

R. = 1,858.35' L. = 77.54'

NOTES:

* THE WEST 1/4 OF LOT 38
AND ALL OF LOT 39, BLK. 79,
SAVE AND EXCEPT THE WEST 10.00'

1. RESTRICTIVE COVENANTS BY VOL. 16 PG. 72 M.R.H.C.
2. BUILDING RESTRICTIONS BY THE RECORDED PLAT.

TRACT:	*	BLK:	79	SUBDIVISION:	RIVERSIDE TERRACE, SECTION 18
COUNTY:	HARRIS	STATE:	TEXAS	RECORDATION:	VOL. 16 PG. 72 M.R.H.C.
PURCHASER:		MORTGAGE CO.		JOB NO. 0 CHARLEST	
ADDRESS:		TITLE CO. N.A.		FIELD WORK 3-7-17 S.R.	
				DRAFTING 3-7-17 D.M.	
				FINAL CHECK 3-8-17 S.R.	

COPPERFIELD
LAND SURVEYING CO.
COPPERFIELD LAND SURVEYING
12436 FM. 1960 WEST, #128
HOUSTON, TEXAS 77065
TEL. 832-217-7903
FAX 281-894-9176

STATE OF TEXAS
REGISTERED
STEPHEN RODRIGUEZ
5325
SURVEYOR

3-8-17

THE SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY.
THIS SURVEY IS BASED ON TITLE COMMITMENT LISTED BELOW
AND PLAT OF RECORD SHOWN.

GF, No. N.A.

SUBJECT PROPERTY IS NOT LOCATED IN
A FEDERAL INSURANCE ADMINISTRATION DESIGNATED
FLOOD HAZARD AREA ZONE "X".
AS PER MAP 488206
PANEL 800 DATED 8-18-07

THE FLOOD INFORMATION IS FROM A FEMA MAP.
WE ARE NOT RESPONSIBLE FOR ITS ACCURACY.

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER
MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND
AT THE TIME OF THE SURVEY. THERE ARE NO ENCUMBRANCES APPARENT
EXCEPT AS SHOWN.
STEPHEN RODRIGUEZ R.P.L.S. No. 5325

DEVELOPMENT PLAT VARIANCE

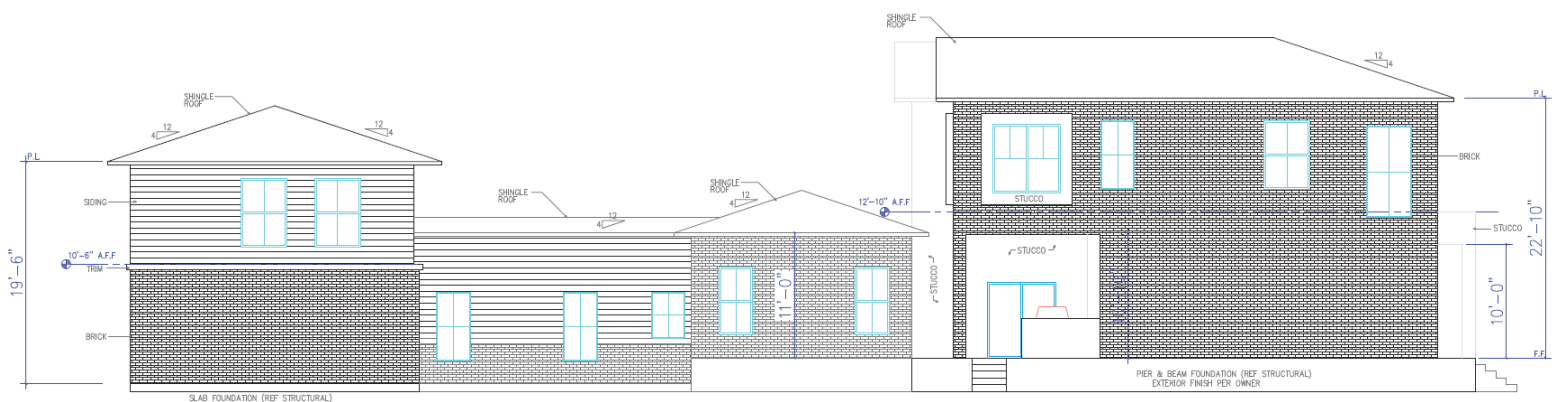


Building Elevations



1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"

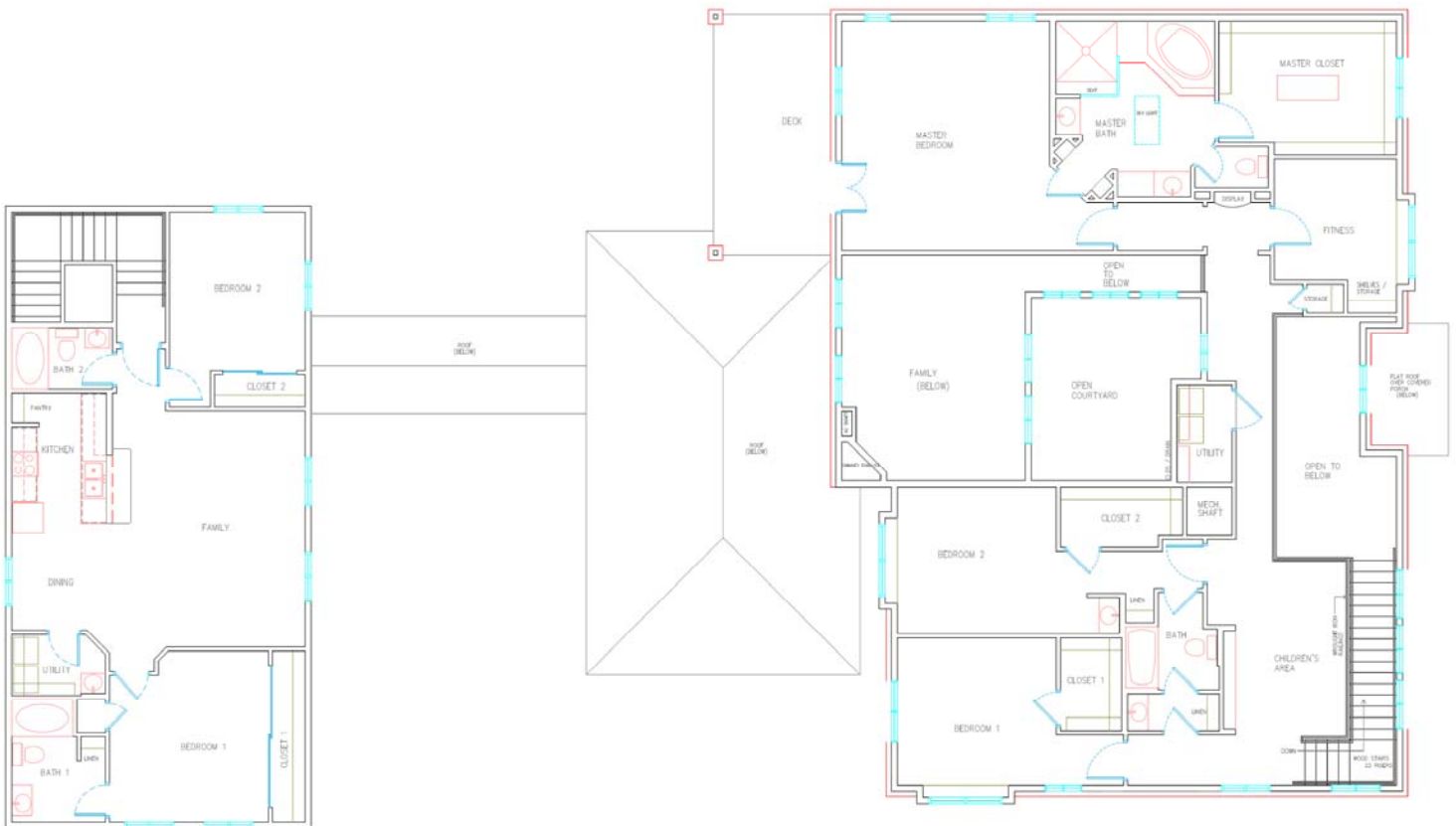


DEVELOPMENT PLAT VARIANCE





Floor Plan Cont.



Second FLOOR PLAN

SCALE: 1/4" = 1'-0"

3,097 SF

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located north of Old Spanish Trail, south of South MacGregor Way, at the northeast intersection of Scott Street & Charleston Street. The applicant is requesting a variance to allow a 15' building line for a new single family residence, instead of the required 25' building line along a major thoroughfare Scott Street. Staff is in support of the requested variance.

The property was platted with the Riverside Terrace Sec. 18 subdivision in 1940. Currently, the site is subject to the 25' ordinance building line along Scott Street and a 30' deed restricted building line along Charleston Street. By adhering to the 25' building line along Scott, this will further restrict the buildable area of the lot. The proposed setback is consistent with the existing neighborhood and the proposed structure will be 24.4 feet from the back of curb along the major thoroughfare. Additionally, the applicant will be closing an existing curb cut along Scott Street, and will take access from the local street, Charleston Street. If removing trees within the right of way, the applicant must receive a tree removal permit from the Parks Department.

Therefore staff is in support of the requested 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 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		
Charles Smith	James Denton	832-951-8945	jdenton@con-services.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
825 Davidson St	16117425	77091	5261D	452C	B

HCAD ACCOUNT NUMBER(S):	0610050380011
PROPERTY LEGAL DESCRIPTION:	N 100ft of LT 11 Blk 38 Highland Heights Annex Sec 6
PROPERTY OWNER OF RECORD:	Charles Smith
ACREAGE (SQUARE FEET):	.149 Acres (6,510 sq ft)
WIDTH OF RIGHTS-OF-WAY:	40'
EXISTING PAVING SECTION(S):	17'
OFF-STREET PARKING REQUIREMENT:	1 space
OFF-STREET PARKING PROVIDED:	1 space
LANDSCAPING REQUIREMENTS:	3 trees, 30 shrubs
LANDSCAPING PROVIDED:	3 trees, 30 shrubs

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	None
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	2400 Sq Ft warehouse

PURPOSE OF VARIANCE REQUEST: Not to dedicate 10' of right of way to Davidson Street and to construct a commercial warehouse on 40' right of way instead of a 60' right of way.

CHAPTER 42 REFERENCE(S): Sec. 42-190. - Tracts for non-single-family use—Reserves. (c)

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve:

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The existing 40ft right of way is sufficient to meet the health, safety and welfare of the public even with the addition of the proposed storage warehouse. The 800 block of Davidson St. ends after 500ft in a dead end and has little traffic flow. The addition of the storage warehouse will not impact traffic flow in any significant way and the variance expansion of the right of Way requirement would necessitate the loss of handicapped parking and the significant redesign or loss of the storm water retention area and impervious surface.

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;**
It would necessitate the loss of handicapped parking additionally; it would affect storm water retention. This would require significant redesign of the storm water retention system and site plan resulting in continued as well as lengthy delay in construction. Granting the variance would impact the other property owners in no noticeable way as the street is a 500ft dead end street and West Tidwell a major multilane divided thoroughfare is one block south of Davidson. We also own the property that is attached to the south and fronts West Tidwell providing direct access to West Tidwell from the property. This project will also bring much needed economic value to an area that has endured a continued economic downturn.
- (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; N/A**
- (2) **The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**
The additional 10ft of R.O.W. is a hardship which the applicant has no control over. The additional 10ft of R.O.W. would significantly encroach on the property and as the street is a dead end there does not appear to be any need for the additional R.O.W. The value of the project is of direct benefit to the ad valorem value of the neighborhood. This has already been demonstrated by the completed, inspected and passed first

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

phase of the project which at the owner's expense expanded and improved the drainage ditch on Davidson St. furthermore, this property is in the middle of the block, resulting in a R.O.W. that would be of little value to the city.

- (3) **The intent and general purposes of this chapter will be preserved and maintained;**
Access to the public and emergency services will not be affected in any way. There is currently adequate access for public work and emergency vehicles and as Davidson St dead ends additionally there does not appear to be any expectation of widening the street. The completed first phase of this project has improved both drainage and the maintenance of the street fronting 825 Davidson St to the benefit of the city and public.
- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**
In no way will the project adversely affect the public's health safety or welfare. The storage facility will increase traffic flow what so ever and poses no health or safety concerns. The addition of the storm retention as planned will be of public benefit and the ad valorem value increase will also benefit the city and public at large. By granting the variance the project will provide the surrounding property owners an example of economic benefits resulting from property improvements.
- (5) **Economic hardship is not the sole justification of the variance;**
The loss of necessary parking and storm retention is the hardship that will result if the R.O.W. demands are enforced. The desire to bring storm retention improvements, ad valorem value improvements and new development to an under developed portion of the city is A major goal. There will be no noticeable negative impact to the city or public by the granting of this variance.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



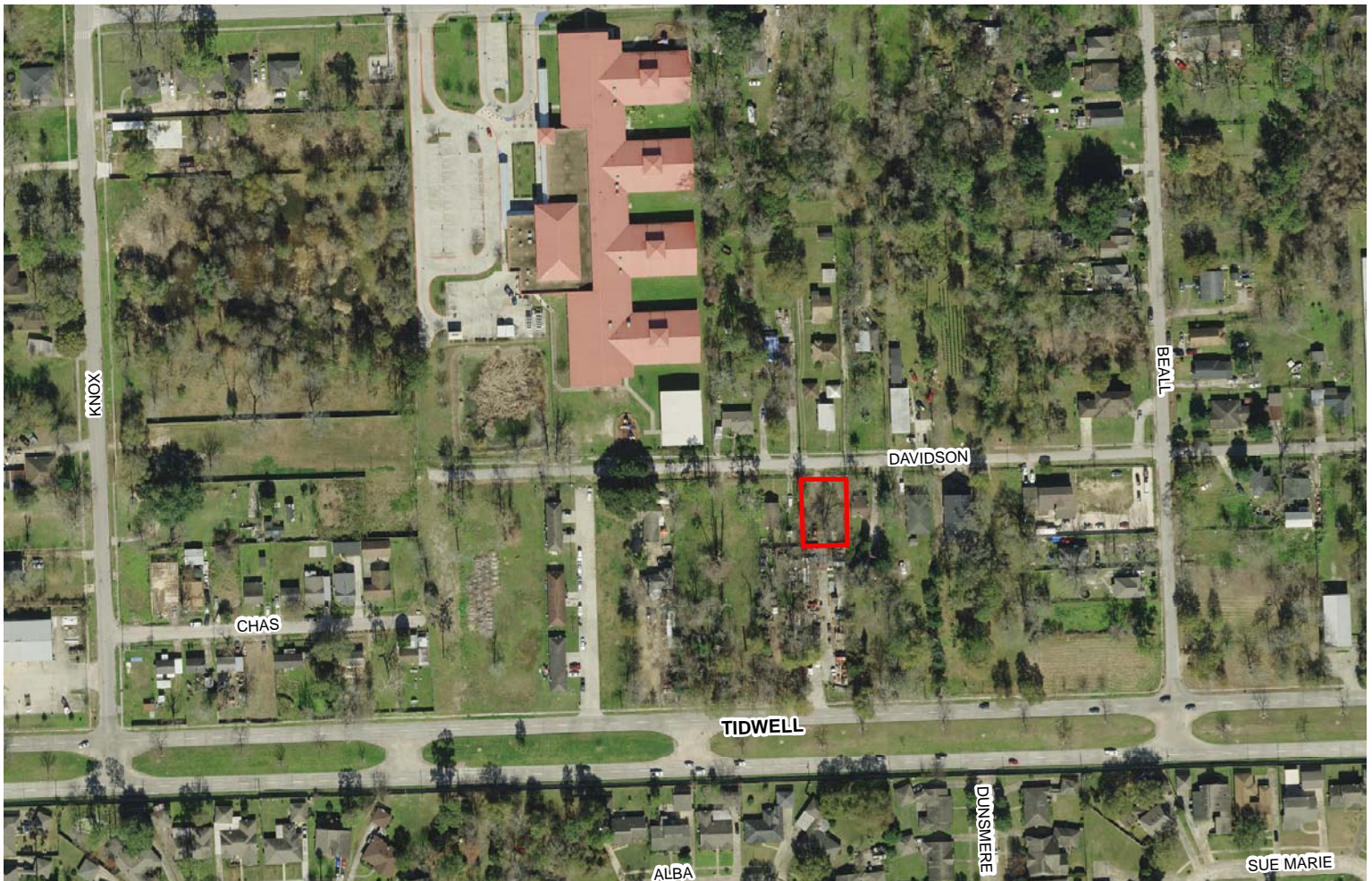
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 124

Meeting Date: 3/16/17

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE





PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 124

Meeting Date: 3/16/17

Houston Planning Commission

STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation: The site is located west of N Shepherd, north of W Tidwell along the south side of Davidson Street. The applicant is requesting a variance to not dedicate 10' of right of way widening to Davidson Street for a commercial development. Staff recommends deferring the application for two weeks for further study and review.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
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 the existing bar/lounge to continue to operate as it has for many years in the existing zero building lot line as a commercial building built in 1930. To allow utilization of the existing porches on a zero building lot line along Stanford Street and Hyde Park Blvd with portion of the porches that encroach in to the City ROW will be removed..

To allow the property Owner to not surrender 5' of property along Stanford Street as requested for future street expansion time.

To allow that the existing corner configuration without a visibility triangle.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

This is an old established neighbor and the original plat does not show any building set back lines.

CHAPTER 42 REFERENCE (S):

Sec. 42-121. Dedication of rights-of-way.

(a) The applicant shall dedicate to the public the right-of-way for any street or alley designated in a subdivision plat as a public right-of-way in accordance with the requirements of this chapter and applicable state law.

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 is on a corner and faces both Hyde Park Blvd. and Stanford Street.

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 original Fairview plat does not indicate any building set back lines.

The building currently has a wooden deck/porch on Hyde Park Blvd. and Stanford Street. A portion of which is encroaching into the City ROW which it has been agreed will be removed. The deck/porch is an essential part of the ambiance of the building and business.

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 Charter 42 building lines. The surrender of 5" of the property would remove most if not all of the deck and impose an impractical burden on the property owner.

(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. This is a local bar/lounge and most people come and sit on the outside deck so they may bring their pets and the imposition of the surrender of 5' of property would eliminate the handicap ramp and the building may no longer be ADA accessible.

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 without undue hardship.

(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, with minor modifications to the deck/porch, on zero lot line will not be injurious to the public health, safety or welfare.

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

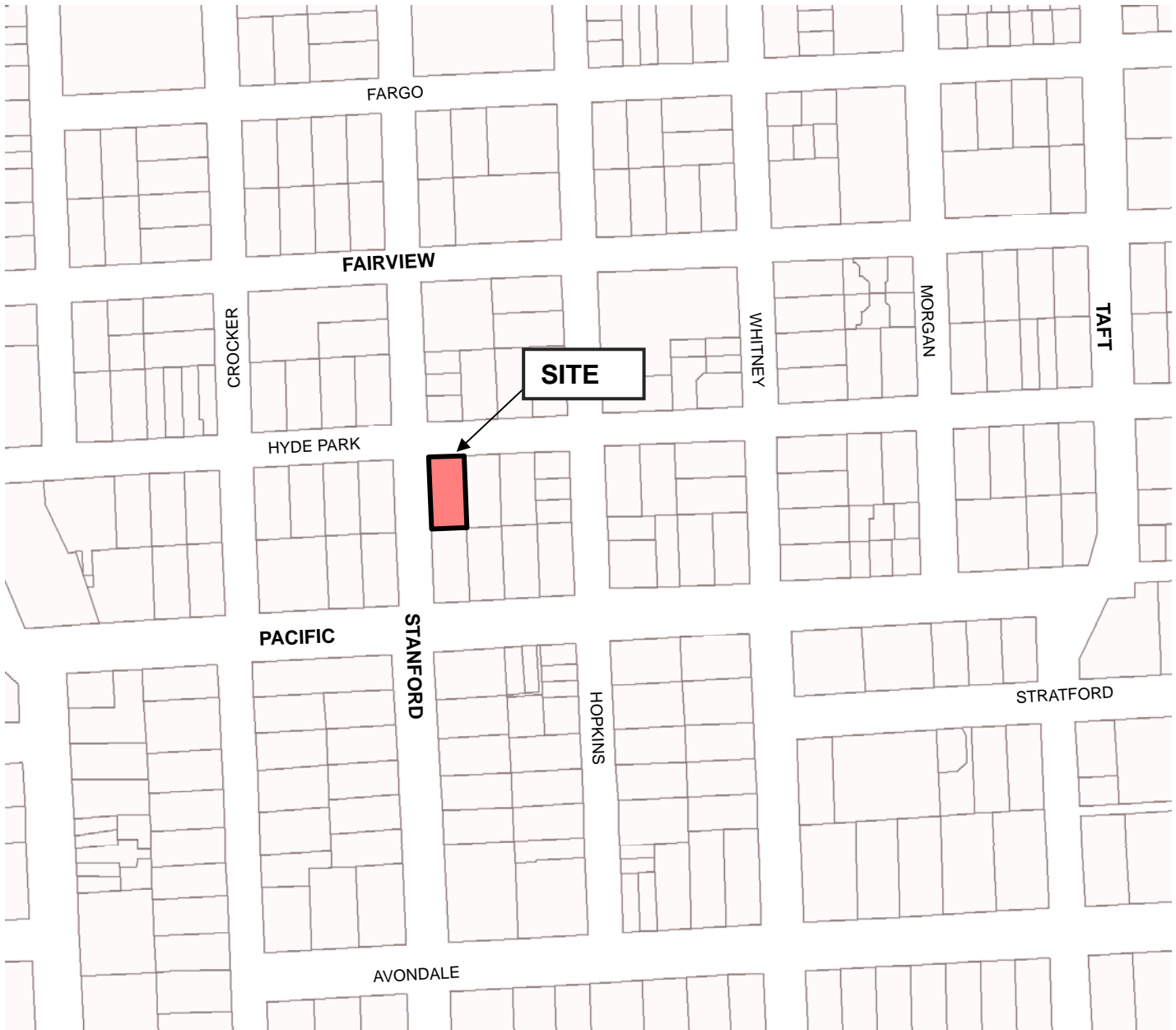
The hardship is that this property is an existing commercial on a zero lot line. The request to not comply to Sec. 42-150 (b), Sec. 42-151, Sec. 42-155, and Sec. 42-161 will not allow the lot to be useable in its historic purposes. Without these variances the commercial property will not be reasonably useable. Lots that are sensibly developed and have nice local 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: 125

Meeting Date: 3/16/17

Houston Planning Commission

AERIAL MAP

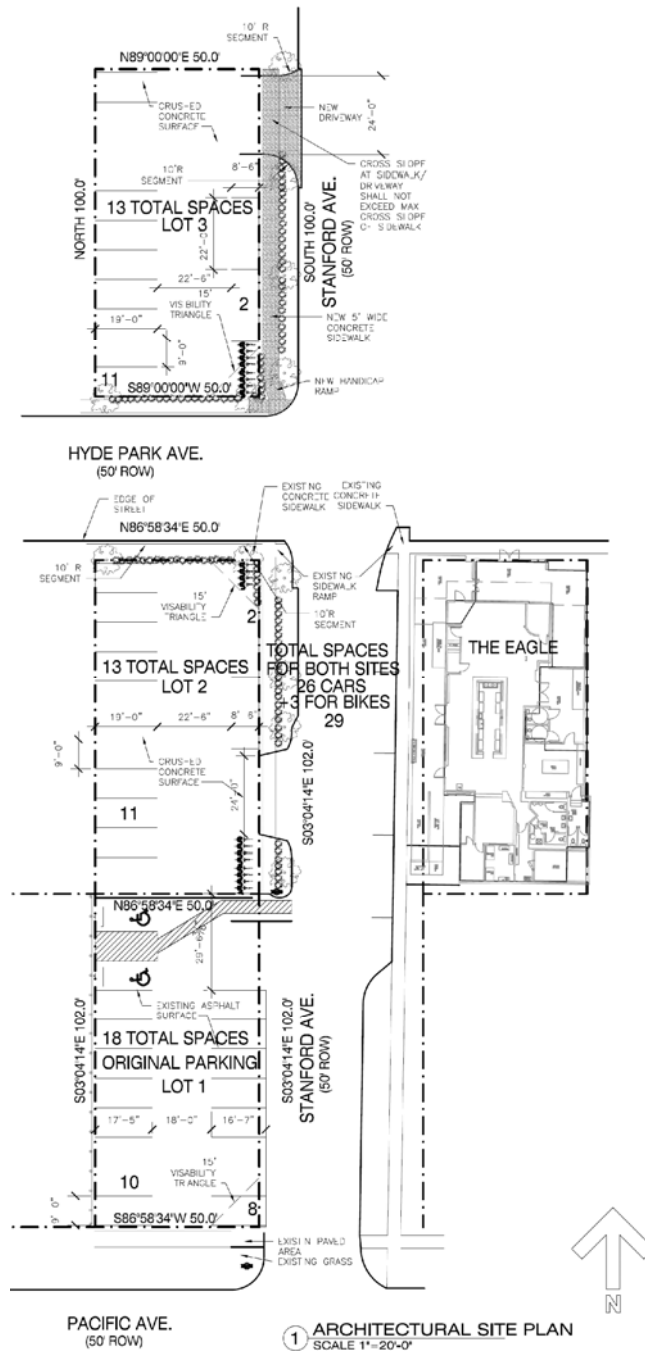


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

SITE PLAN



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Deny the variance to not provide 5' right-of-way dedication, Grant the dual building line variance and visibility triangle encroachment variance

Basis of Staff Recommendation: The site is located east of Stanford Street, north of Pacific Street and south of Fairview Street. The applicant requests three development plat variances. The development plat variances are: 1. to not make 5' right-of-way dedication to Minor Collector Stanford Street; 2. to allow a dual building line for existing unpermitted structures along Stanford Street and Hyde Park Boulevard; 3. to allow the existing unpermitted structure to encroach into the visibility triangle at the corner of Stanford Street and Hyde Park Boulevard. Staff supports the dual building line variance, visibility triangle encroachment variance. However, staff does not support the variance to not make the required 5' right-of-way dedication.

The original building on the site was constructed with about 5' building line along Stanford Street and 12' building line along Hyde Park Boulevard. The first floor of the original building was operated as a bar and the second floor was used as multifamily residential. The parking lot across Stanford Street provided parking for the use of the bar. The original building predates the building line and parking ordinance, therefore, it is grandfather of the building line and parking requirements. A few years ago, the current owner purchased this property and remodeled the building with a deck and a canopy along Stanford Street without a permit. These unpermitted structures not only encroach into the required 10' building line, but also encroach about 5' into the Stanford Street right-of-way.

In January 2016, the building was partially damaged by a fire. After the fire, the owner remodeled the building and changed the second floor from multifamily residential use to office use for the bar without a permit. Later on, a resident in the neighborhood reported this violation to staff. Then, staff started to investigate this project. During the investigation, staff found that the owner expanded the original building for bar use without a permit. The expanded area does not qualify for grandfather of parking requirements. In addition, staff found that the enclosed structure constructed on the property line along Hyde Park Boulevard was also unpermitted. Therefore, the project was red tagged and the owner was required to provide additional parking spaces for the unpermitted expanded area.

In March 2016, the owner submitted a parking variance to allow the expanded bar to continue to use the existing parking lot and not provide any additional off-street parking spaces. Since the existing parking lot only provided 19 parking spaces and portion of the parking lot encroached into Stanford Street right-of-way, which created serious public safety concerns for the adjacent residents, staff did not support the requested parking variance. Since then, the applicant has worked closely with staff to fix the problem. Staff suggested that the applicant is also required to address the encroachment created by the unpermitted structures. Therefore, the applicant submitted the development plat variances and parking variance which are on the agenda today.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

The existing bar has been in operation for many years. Based on staff's observation during site visit, lots of patrons do walk to the bar, instead of driving. The owner has demolished two existing houses across the street to provide more parking spaces for the bar use. The owner also agrees to provide 5' wide unobstructed sidewalk along the streets adjacent to the parking lots and provide landscaping improvement to create a pedestrian friendly environment for the neighborhood. Considering the owner's efforts to correct the previous mistakes and the development characteristics in the adjacent neighborhood, staff supports the dual building line variance, visibility triangle encroachment variance, as well as the parking variance, so that the owner could maintain the operation of the bar as it is today.

However, staff does not support the variance to not make the required 5' right-of-way dedication to Stanford Street. Stanford Street is a Minor Collector with a designated neighborhood bikeway. Its sufficient width is 60'. However, the current right-of-way is only 50' wide. The applicant is required to make 5' right-of-way dedication to Stanford Street. Staff has discussed this application with Public Works and Engineering Department and decides that City has no plan to widen the street in the coming future. Therefore, to preserve the right-of-way for future expansion when it is needed, and help the owner maintain his business operation as it is today, staff recommends:

1. Grant the parking variance to allow the business on the site to provide 42 off-street parking spaces instead of the required 82 parking spaces.
2. Deny the development plat variance to not dedicate the required 5' right-of-way to Stanford Street.
3. Grant the development plat variance to allow the unpermitted structures to continue to encroach into the building line along Stanford Street and Hyde Park Blvd, as well as the visibility triangle at the corner of Stanford and Hyde Park Blvd.

Subject to the following conditions:

1. The applicant must get an approved Right-of-Way Encroachment Agreement from Public Works prior to the final site plan approval.
2. The applicant must remove the unpermitted wall constructed on the property line along Hyde Park Blvd. Semi opaque fence or open patio would be allowed.
3. Provide 5' wide unobstructed sidewalk and 3" caliper street trees along the streets adjacent to the three off-site parking lots. Provide the landscape improvement within all the three parking lots.

Public Works and Engineering Department poses no objection to staff's recommendation.

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:	Weshy Limited
ACREAGE (SQUARE FEET):	8.2363 Acres (358,773 S.F.)
WIDTH OF RIGHTS-OF-WAY:	Westheimer Road - 80 FEET; Wesleyan Road – 70 Feet
EXISTING PAVING SECTION(S):	Westheimer Road 60 feet; Wesleyan 60 Feet
OFF-STREET PARKING REQUIREMENT:	327 Parking Spaces
OFF-STREET PARKING PROVIDED:	530 Parking Spaces
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Supermarket; 65,331 SQ. FT.
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Supermarket; 65,331 + 1,405 = 66,736 SQ. FT.

PURPOSE OF VARIANCE REQUEST: To allow a building line of 3.25' for two parking lot canopies, instead of the required 25' building line along a Major Thoroughfare. (Westheimer Rd.)

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

CHAPTER 42 REFERENCE(S): Ch. 42-152(a): Building line requirement along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): As part of their curb-side-to-go concept, HEB Central Market (HEB-CM) proposes to provide eight (8) covered parking spaces for patrons to pick up their orders. HEB-CM proposes to utilize a canopy structure that would be supported by posts set inside the 25-foot building line with a portion extending 22 feet into the building setback. The width of the structure will be approximately 80 feet between 2 canopy structures. A variance is being sought to allow the canopy to extend 22 feet into the 25-foot building line for a width of 100 feet along the Westheimer Road side of the building.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

- (1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**
- (1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

This is an existing HEB Central Market Store in a densely developed area. Strict application of the 25' building line would not allow for the proposed canopy and, without this covered area of parking, the project is infeasible.
- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

There is no hardship created or imposed by the applicant and the 3' building line being proposed meets criteria for a retail commercial center in an urban area.
- (3) The intent and general purposes of this chapter will be preserved and maintained;**

This area of Westheimer Road, inside the 610 loop, has an urban feel that is evidenced by buildings and properties to the west of this site. The proposed encroachment is 3' from the right-of-way line.
- (4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The area of proposed canopy encroachment is separated from pedestrian and vehicular traffic on Westheimer road by trees and shrubs. Additionally, the canopy structure is open and will not impede visibility in the area. Therefore, the granting of the variance will not be injurious to the public health, safety or welfare.
- (5) Economic hardship is not the sole justification of the variance.**

There is no economic hardship associated with the variance request.

DEVELOPMENT PLAT VARIANCE



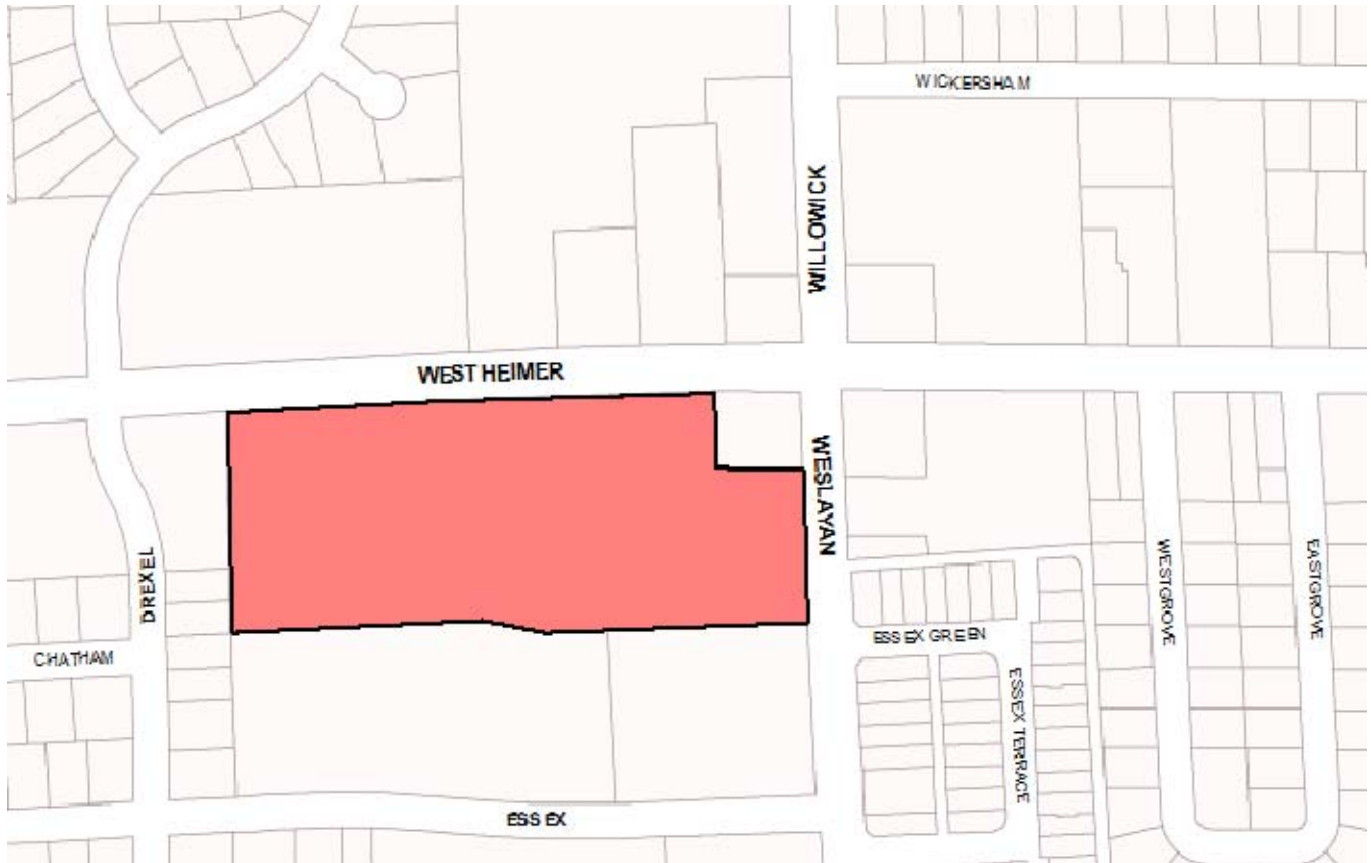
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 126

Meeting Date: 03-16-2016

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



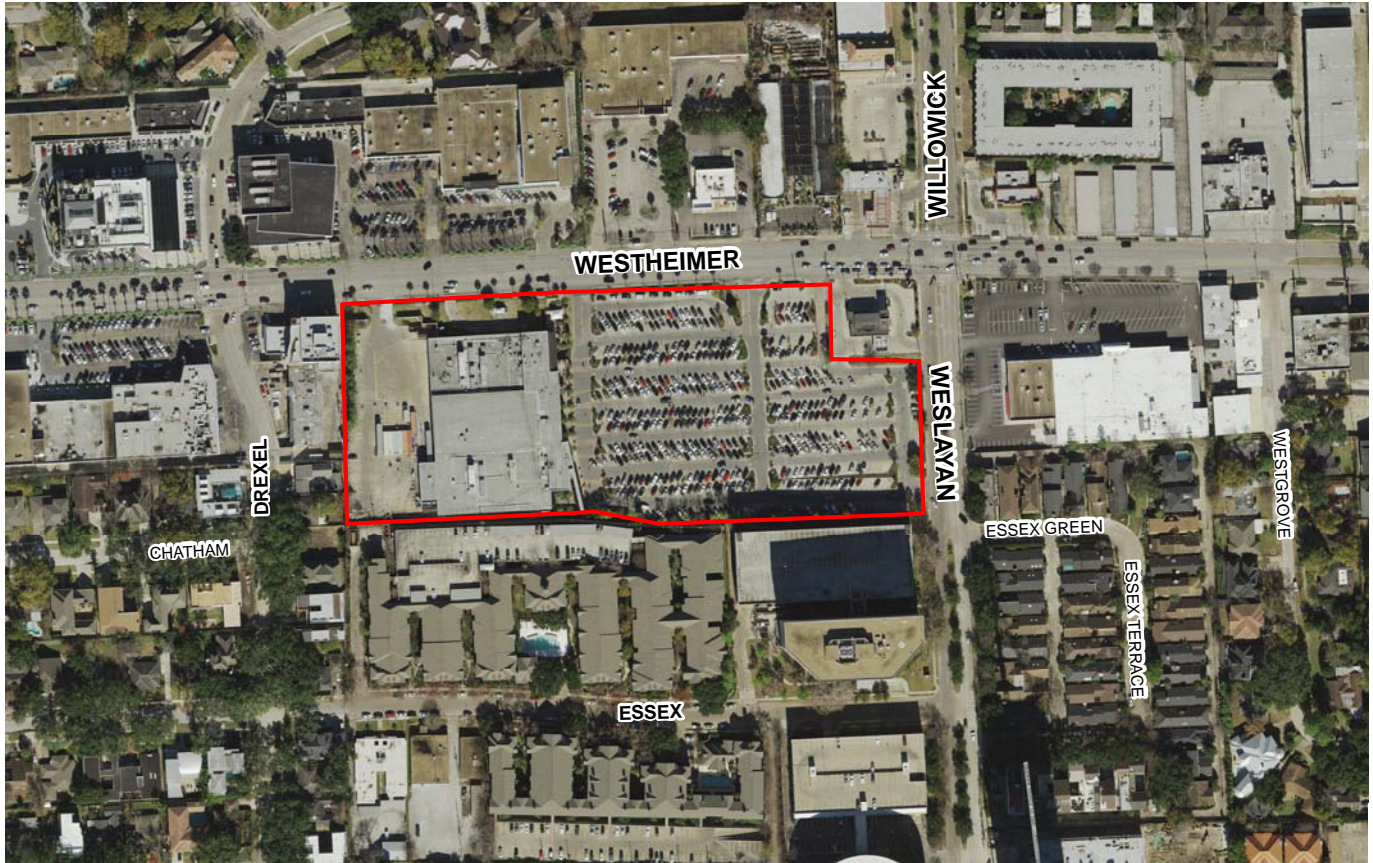
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 126

Meeting Date: 03-16-2016

Houston Planning Commission

Aerial Map

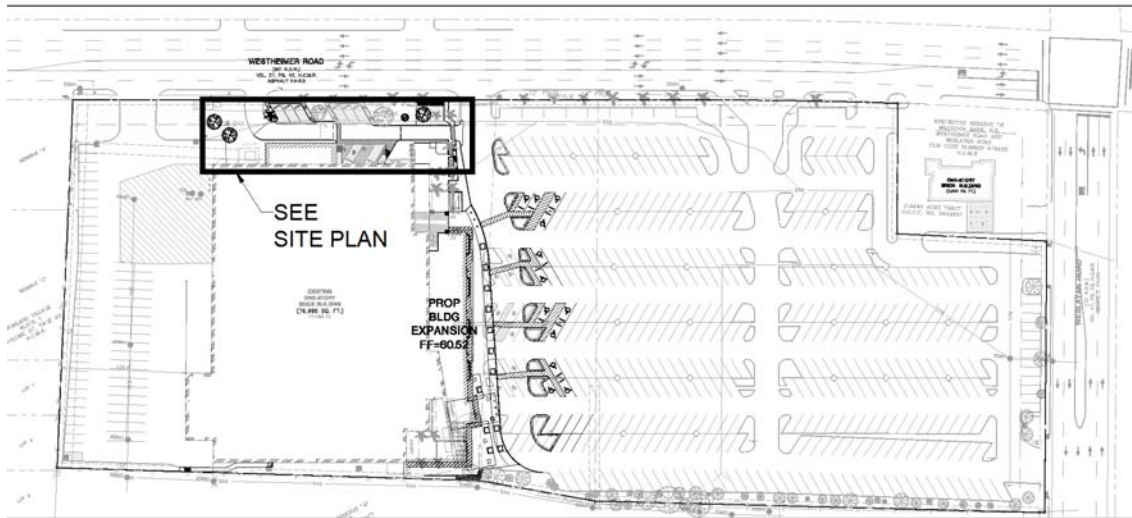


DEVELOPMENT PLAT VARIANCE

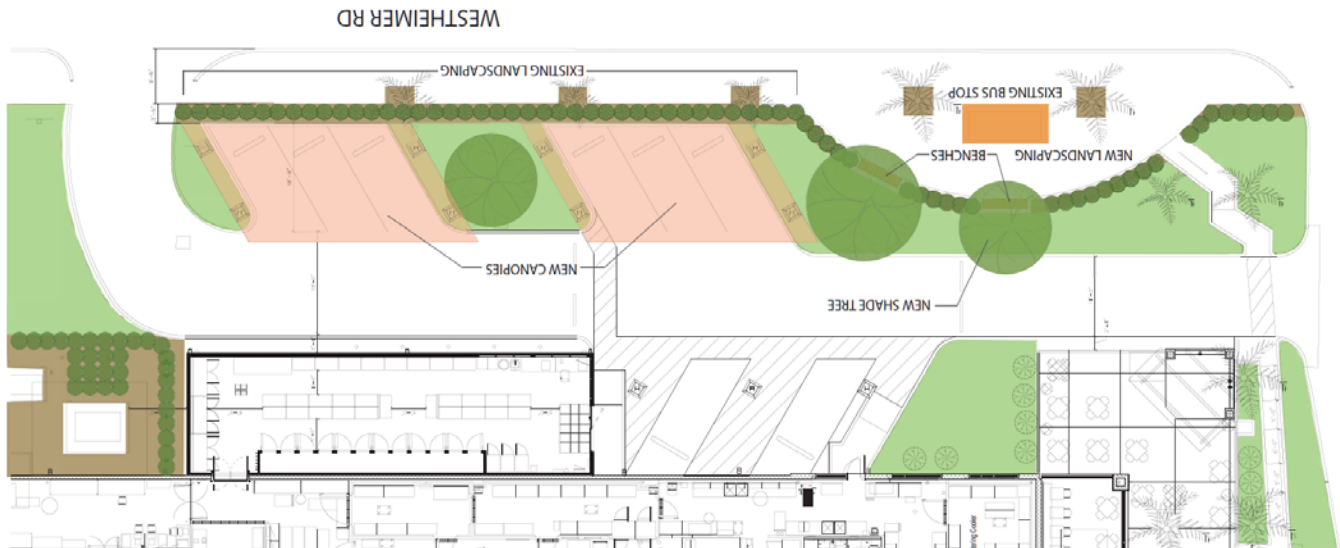


Houston Planning Commission

Overall Site Plan



Detail Site Plan



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 126

Meeting Date: 03-16-2016

Houston Planning Commission

Building Renderings



Houston CM Curbside
Exterior Design Concept



DEVELOPMENT PLAT VARIANCE



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Houston Planning Commission

Building Renderings Cont.



Houston CM Curbside
Exterior Design Concept



DEVELOPMENT PLAT VARIANCE



PLANNING &
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Houston Planning Commission

ITEM: 126

Meeting Date: 03-16-2016

Building Renderings Cont.



Houston CM Curbside
Exterior Design Concept



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve with conditions

Basis of Staff Recommendation:

The site is located west of Wesleyan Street along the south side of Westheimer Road. The applicant is requesting a variance for a 3' building line along Westheimer for two proposed parking structures.

Central Market is proposing a renovation which includes a new concept, curb side pickup. The developer is proposing two open parking structures within the 25' building line to accommodate the curb side customers. Staff did meet with the applicant to discuss different alternatives and layouts. The applicant is willing to provide some pedestrian enhancements along Westheimer, immediately surrounding the existing bus stop. Staff is in support of the requested variance with the condition that the applicant flips the design of the parking structures and stalls to allow for an entry only lane at the western curb cut. This would allow for more potential stacking on site and would not add any additional stacking along Westheimer. By encouraging the curb side customers to use the existing entrance that the majority of the store customers use, this would increase stacking concerns which already occur. In addition, when the curb side customers exit the designated pick up area, they will have multiple options to exit the site. With the proposed layout from the applicant, the customer is limited to the one exit point along Westheimer. Staff also believes the first canopy can be designed to accommodate 2 cars instead of 3, with the additional space being added along the building side. This will still allow a pedestrian walkway from the building to the parking spaces.

Therefore, staff recommends approving the requested variance with the condition that the parking structures and stalls flip so the one way entry will come from the western curb cut eastbound.

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

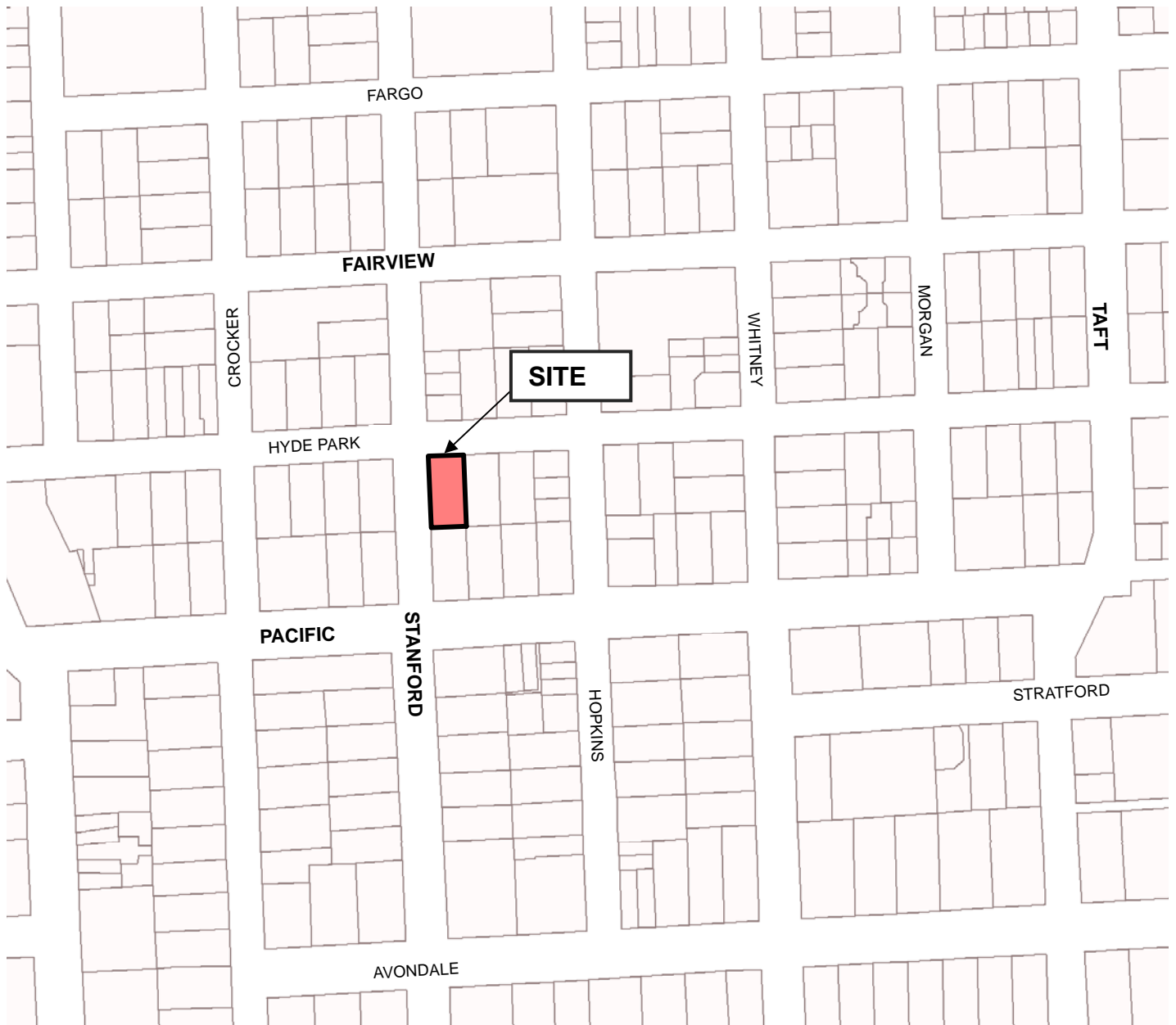
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall 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: IV

Meeting Date: 3/16/17

Houston Planning Commission

AERIAL MAP



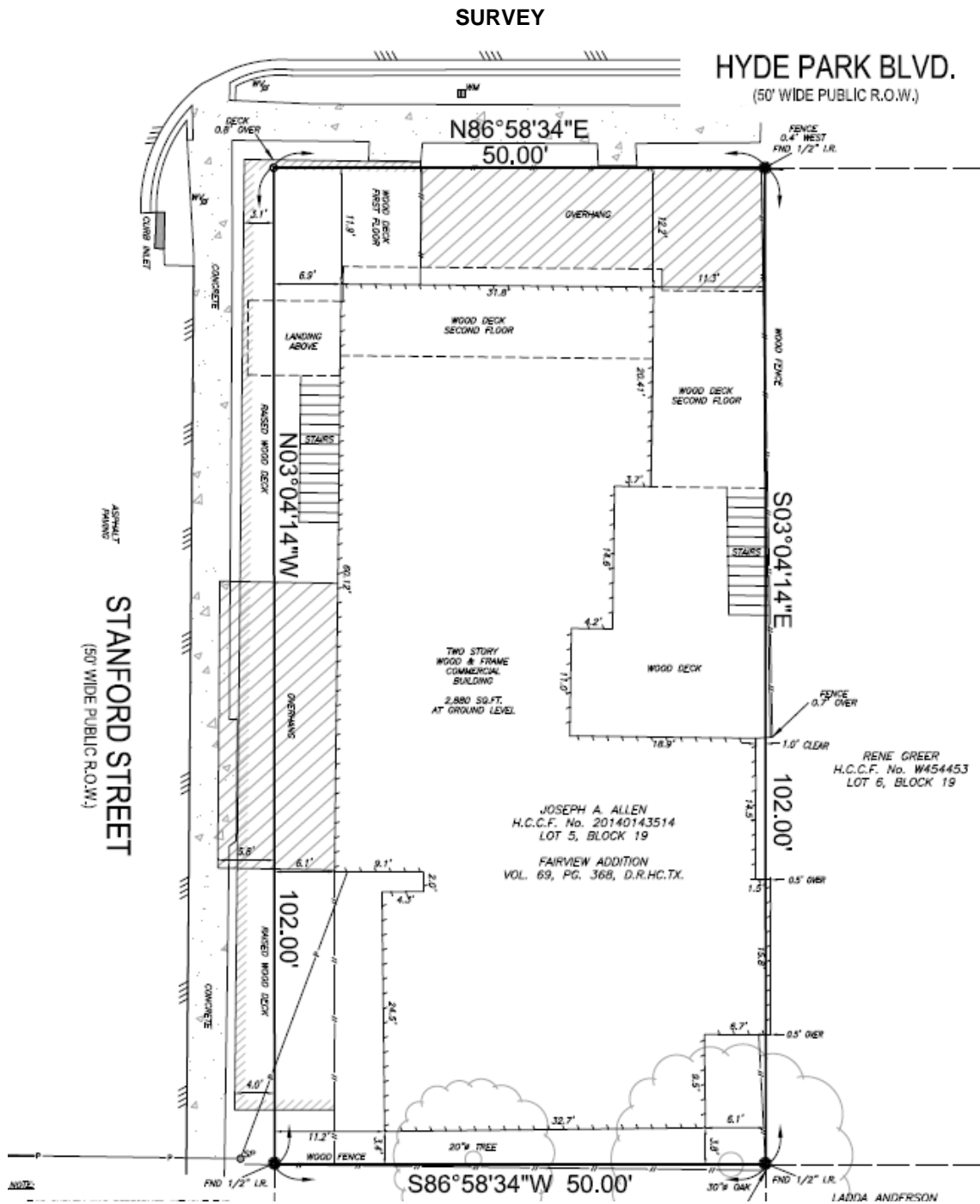
OFF-STREET PARKING VARIANCE



Houston Planning Commission

ITEM: IV

Meeting Date: 3/16/17



OFF-STREET PARKING VARIANCE



Houston Planning Commission

PARKING ANALYSIS

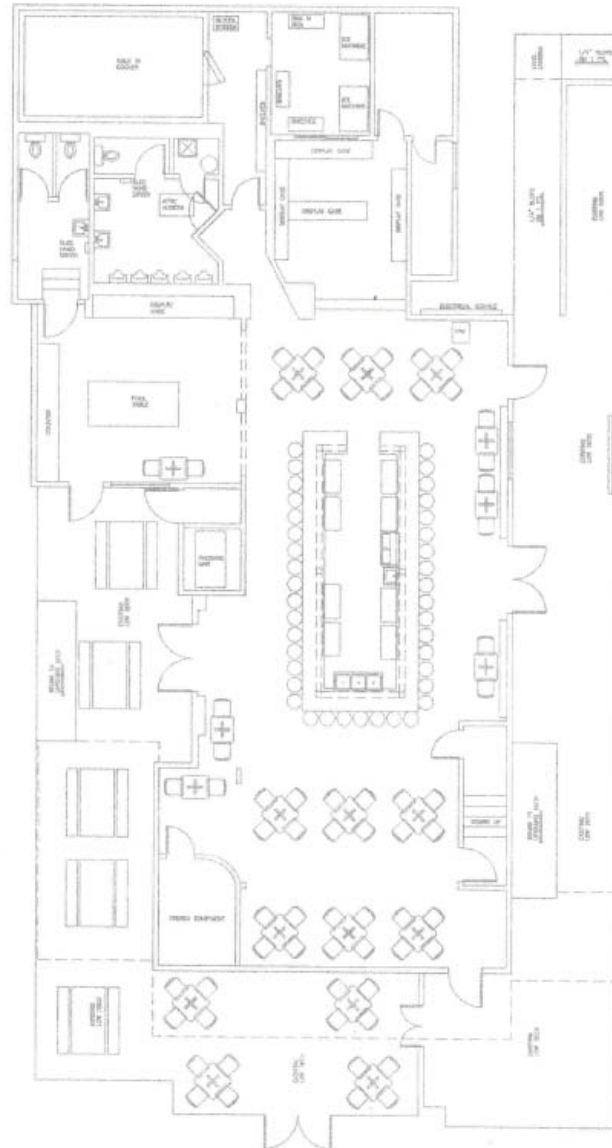
CLASS	TYPE	REQUIREMENTS	PROJECT SIZE	QUANTITY OF PARKING
7-b	BAR, LOUNGE	EXISTING	FIRST FLOOR INTERIOR SPACE 3313 S.F. EXTERIOR PORCH 1042 S.F. EXTERIOR PORCH 678 S.F.	EXISTING 15 NEW @14.0 9
		14.0 SPACES PER 1,000 G.S.F. 14.0 SPACES PER 1,000 G.S.F.	SECOND FLOOR INTERIOR SPACE 2100 S.F. / 1,000 x 14.0 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 GRANDFATHER 83 TOTAL REQUIRED

OFF-STREET PARKING VARIANCE



Houston Planning Commission

FLOOR PLAN



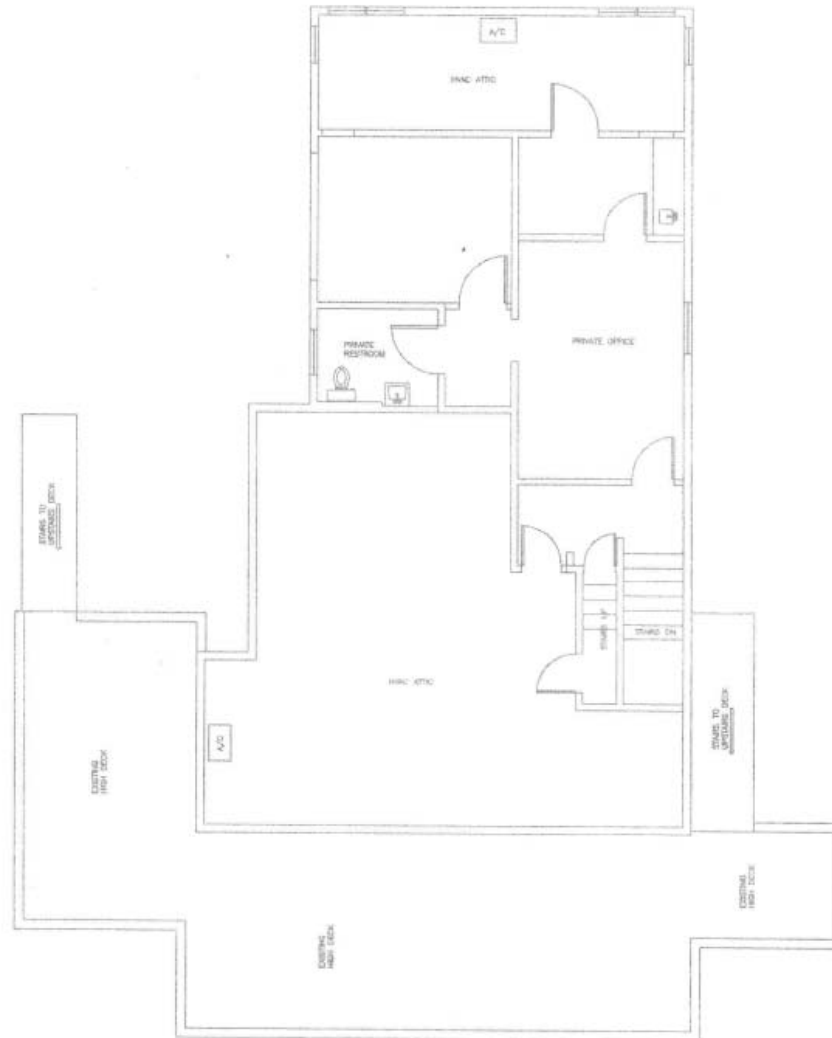
FLOOR PLAN - SEATING
EAGLE BAR

OFF-STREET PARKING VARIANCE



Houston Planning Commission

FLOOR PLAN



2nd FLOOR PLAN

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

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 parking variance to allow the business on the site to provide 42 off-street parking spaces, instead of the required 82 parking spaces. Staff supports the parking variance.

The original building on the site was constructed with about 5' building line along Stanford Street and 12' building line along Hyde Park Boulevard. The first floor of the original building was operated as a bar and the second floor was used as multifamily residential. The parking lot across Stanford Street provided parking for the use of the bar. The original building predates the building line and parking ordinance, therefore, it is grandfather of the building line and parking requirements. A few years ago, the current owner purchased this property and remodeled the building with a deck and a canopy along Stanford Street without a permit. These unpermitted structures not only encroach into the required 10' building line, but also encroach about 5' into the Stanford Street right-of-way.

In January 2016, the building was partially damaged by a fire. After the fire, the owner remodeled the building and changed the second floor from multifamily residential use to office use for the bar without a permit. Later on, a resident in the neighborhood reported this violation to staff. Then, staff started to investigate this project. During the investigation, staff found that the owner expanded the original building for bar use without a permit. The expanded area does not qualify for grandfather of parking requirements. In addition, staff found that the enclosed structure constructed on the property line along Hyde Park Boulevard was also unpermitted. Therefore, the project was red tagged and the owner was required to provide additional parking spaces for the unpermitted expanded area.

In March 2016, the owner submitted a parking variance to allow the expanded bar to continue to use the existing parking lot and not provide any additional off-street parking spaces. Since the existing parking lot only provided 18 parking spaces and portion of the parking lot encroached into Stanford Street right-of-way, which created serious public safety concerns for the adjacent residents, staff did not support the requested parking variance. Since then, the applicant has worked closely with staff to fix the problem. Staff suggested that the applicant is also required to address the encroachment created by the unpermitted structures. Therefore, the applicant submitted the development plat variances and parking variance which are on the agenda today.

The existing bar has been in operation for many years. Based on staff's observation during site visit, lots of patrons do walk to the bar, instead of driving. The owner has demolished two existing houses across the street to provide more parking spaces for the bar use. The owner also agrees to provide 5' wide unobstructed sidewalk along the streets adjacent to the parking lots and provide landscaping improvement to create a pedestrian friendly environment for the neighborhood. Considering the owner's efforts to correct the previous mistakes and the

OFF-STREET PARKING VARIANCE



Houston Planning Commission

development characteristics in the adjacent neighborhood, staff supports the parking variance subject to the following conditions:

1. The applicant must get an approved Right-of-Way Encroachment Agreement from Public Works prior to the final site plan approval.
2. The applicant must remove the unpermitted wall constructed on the property line along Hyde Park Blvd. Semi opaque fence or open patio would be allowed.
3. Provide 5' wide unobstructed sidewalk and 3" caliper street trees along the streets adjacent to the three off-site parking lots. Provide the landscape improvement within all the three parking lots.

Public Works and Engineering Department poses no objection to staff's recommendation.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

OFF-STREET PARKING 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 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
Knudson, LP	Angela M Martinez	713.932.4008	amartinez@knudsonlp.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
104 W 12 th Street	17016583	77008	5358	452Z	C

HCAD ACCOUNT NUMBER(S):	0202640080001
PROPERTY LEGAL DESCRIPTION:	Res A, Blk 1, Houston Heights 14 th Par R/P
PROPERTY OWNER OF RECORD:	1144 Yale, LLC
ACREAGE (SQUARE FEET):	0.3030 acres (13,200 square feet)
WIDTH OF RIGHTS-OF-WAY:	W 12 th Street – 60 feet Yale Street – 70 feet
EXISTING PAVING SECTION(S):	W 12 th Street – 30 feet Yale Street – 40 feet
OFF-STREET PARKING REQUIREMENT:	20 spaces
OFF-STREET PARKING PROVIDED:	16 spaces
LANDSCAPING REQUIREMENTS:	No

EXISTING STRUCTURE(S) [SQ. FT.]:	11,213 square feet
PROPOSED STRUCTURE(S) [SQ. FT.]:	0 square feet

PURPOSE OF VARIANCE REQUEST:	To allow 5 improved on-street parallel parking spaces, built by the owner, on W 12 th Street to be counted towards required amount of parking.
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OFF-STREET PARKING VARIANCE



Houston Planning Commission

CHAPTER 26 REFERENCE(S):

Sec. 26-492. – Parking spaces for certain types of use classifications.

The construction of a building or alteration of a building or tract for any of the following types of use classifications shall provide the required number of parking spaces, or the incremental increase in the number of parking spaces in the case of an alteration, as shown below for that use classification.

Class 1. Office:		
a.	2.5 parking spaces for every 1,000 SF of GFA	18
Class 8. Retail Services:		
c.	4.0 parking spaces for every 1,000 SF of GFA	11
Class 2. Residential:		
a.	1.333 parking spaces for each one-bedroom DU	4
	1.666 parking spaces for each two-bedroom DU	

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The applicant is requesting a variance to allow 5 improved on-street parallel parking spaces built and paid for by the owner on W 12th Street to be counted towards required amount of off-street parking.

APPLICANT'S STATEMENT OF FACTS:

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (5); and, if applicable, the sixth (6) condition. The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

- (1) **The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;**

Since the property is in the Houston Heights Historic District, the City of Houston Historic Commission requires the owner to restore the building to meet the conditions of the Historic District. The owner does not have enough off-street parking to get a building permit or certificate of occupancy to restore this building. Due to the lack of off-street parking, this is depriving the owner reasonable use of the building the Houston Historic Commission is requiring to be restored.

- (2) **That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;**

The owner of 104 W 12th Street is seeking a parking variance to allow 4 on-street parking spaces along W 12th Street to count towards his off-street parking requirements. 4 of the 5 spaces have been improved the 5th space will be improved to the same standards all at the cost of the owner. The 5 parallel parking spaces are completely out of the existing paving section and will not impede all through traffic.

The site at 104 W 12th Street is located within the Heights Historic District and all three structures are listed as "Contributing Structures". Through the use of "Parking Credits" provided to historic districts as well as a bike rack the landlord was able to meet the parking requirements of 16 spaces for the restored mixed-use building however there is no room on the site to provide the additional 4 required off-street parking spaces for the overall development.

- (3) **The intent of this article is preserved;**

There will be the required number of parking spaces per Chapter 26 however, 16 parking spaces will be off-street and 5 parking spaces will be on-street meeting the intent of the ordinance.

- (4) **The parking provided will be sufficient to serve the use for which it is intended;**

On-street parking is allowed on the east side Yale Street between the entrance of the driveway and W 12th Street. On-street parking is allowed on the north and south side of W 12th Street. By constructing 5 designated parallel parking spaces at the owner's cost, the parking will be sufficient and meet the requirements of Chapter 26.

- (5) **The granting of such a variance will not be injurious to the public health, safety or welfare; and**

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Granting this parking variance will not be injurious to the public health, safety, or welfare of the community. The restored mixed-use building, originally built in 1916 and 1922, was approved by the Houston Archeological and Historical Commission in December of 2015 and a Certificate of Appropriateness was obtained. The owner would like to improve the final structure built and moved to the site around the same timeframe; however there is no additional space on the site to provide parking that will meet the requirements of Chapter 26. Due to the building's "Contributing Structure" status, the abandoned wood framed structure cannot be removed from the site. Without an additional 4 allocated off-site parking the structure cannot be permitted therefore leaving the structure uninhabitable and non-repairable. By approving the parking variance, this will allow the owner to improve the last remaining structure on site.

- (6) **For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.**

Not applicable

OFF-STREET PARKING VARIANCE



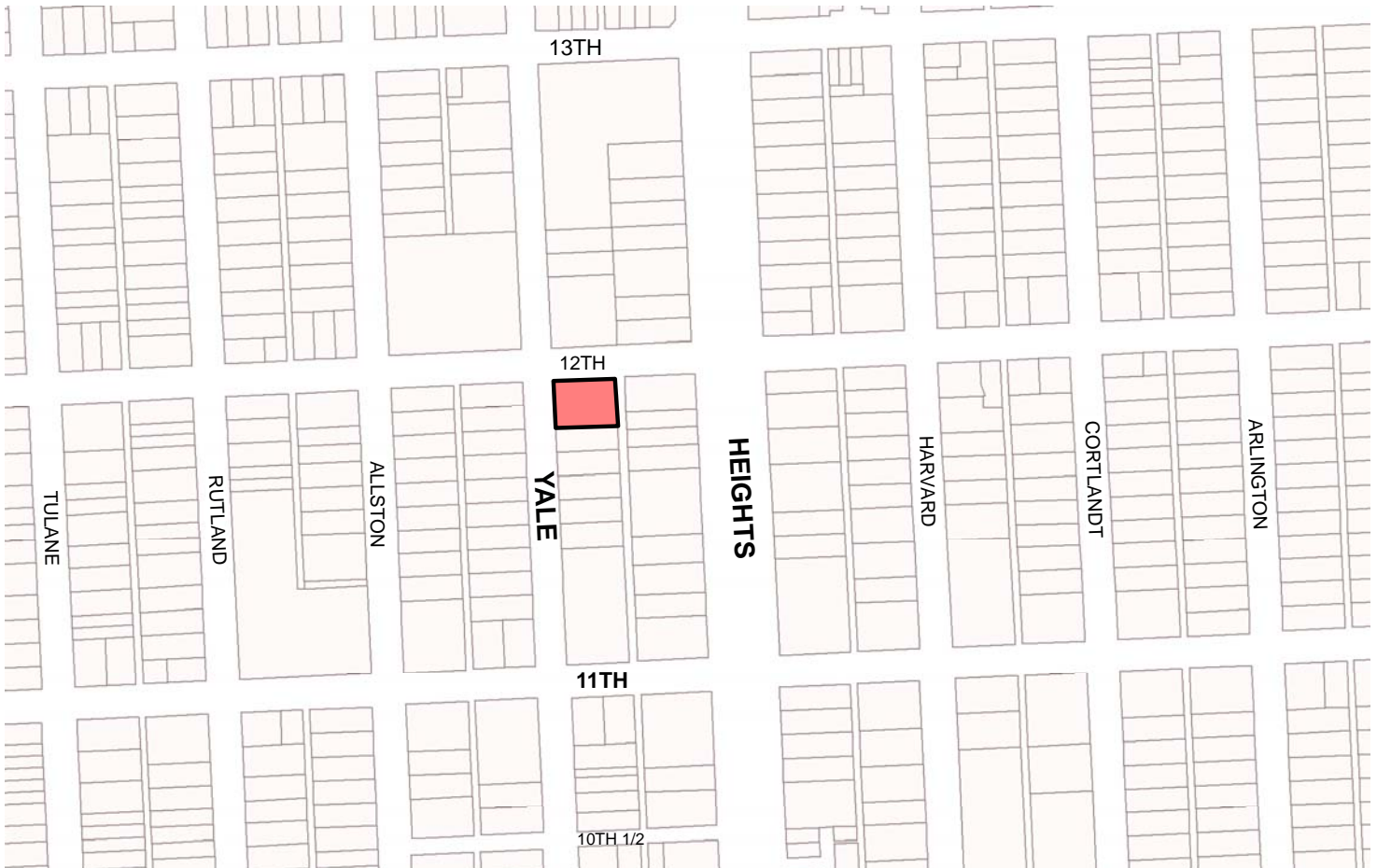
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: V

Meeting Date: 3/16/17

Location Map



OFF-STREET PARKING VARIANCE



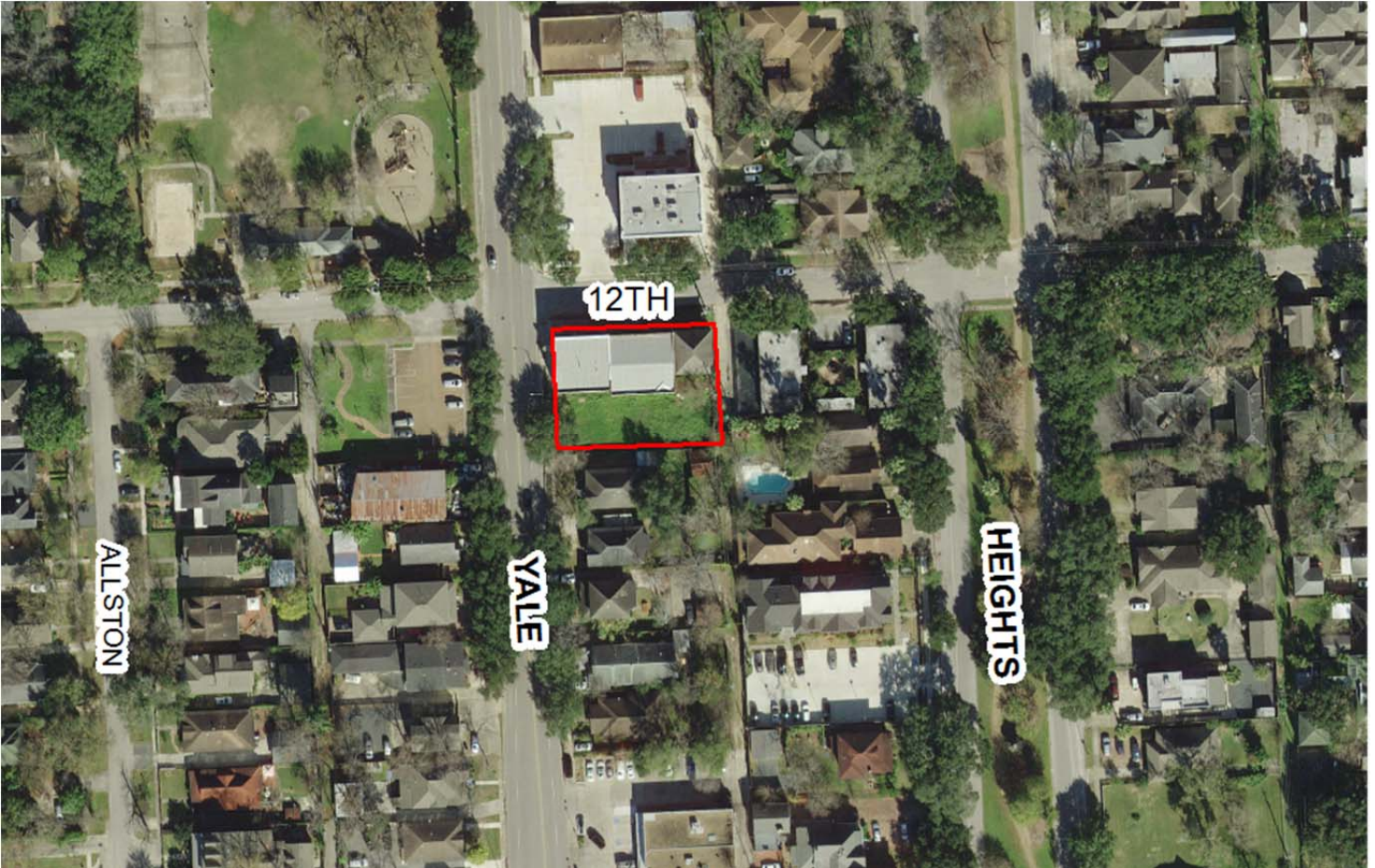
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: V

Meeting Date: 3/16/17

Aerial Map

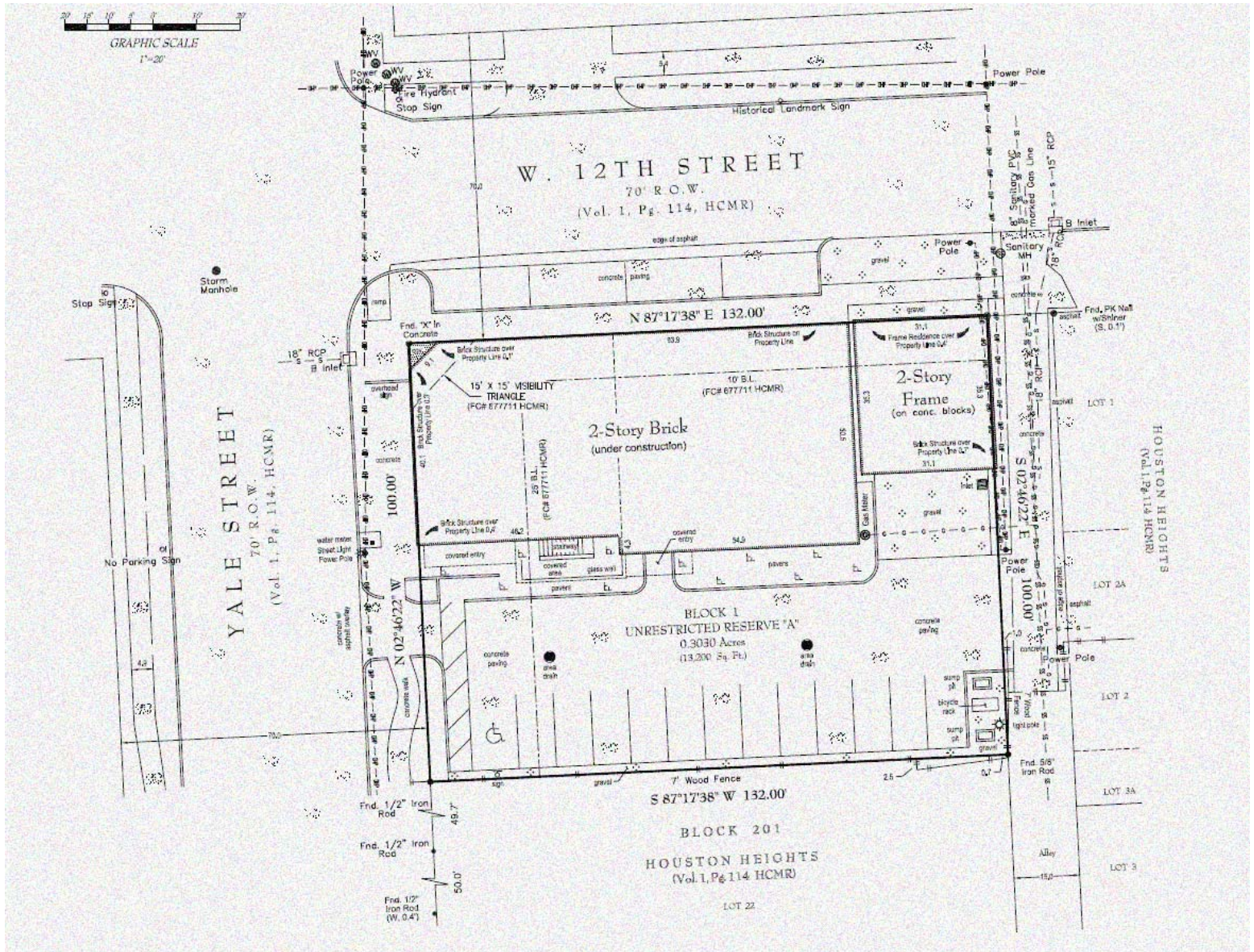


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Survey



OFF-STREET PARKING VARIANCE



Houston Planning Commission

Parking Analysis

PARKING ANALYSIS FOR EXISTING COMMERCIAL STRUCTURE

* BASED ON CHAPTER 26-492 OF THE CITY OF HOUSTON CODE OF ORDINANCES

EXISTING USE CLASSIFICATION	CODE REQUIRED # OF SPACES PER SQUARE FOOT	GROSS FLOOR AREA (GFA)	# OF SPACES REQUIRED
FLOOR ONE – RETAIL SERVICES (RETAIL STORE)	4 SPACES FOR EVERY 1,000 SQUARE FEET OF GFA	4,513 SF	18 SPACES
FLOOR TWO – OFFICE (NON-FINANCIAL)	2.5 SPACES FOR EVERY 1,000 SQUARE FEET OF GFA	4,530 SF	11 SPACES

OF PARKING SPACES PRIOR TO ALLOWED REDUCTIONS = 29 PARKING SPACES

ALLOWED REDUCTION BASED ON HISTORIC BUILDING / CONTRIBUTING STRUCTURE STATUS:

* RE: CHAPTER 26-498 OF THE CODE OF ORDINANCES

40% REDUCTION ALLOWED = 17 PARKING SPACES

ALLOWED REDUCTION BASED ON ADDITIONAL BICYCLE SPACES:

* RE: CHAPTER 26-496 AND 26-497 OF THE CODE OF ORDINANCES

* THE MAXIMUM REDUCTION IN THE NUMBER OF PARKING SPACES SHALL BE 10% OF THE NUMBER OF PARKING SPACES REQUIRED.

* FOR EVERY 4 ADDITIONAL BICYCLE SPACES PROVIDED, A REDUCTION OF ONE CAR PARKING SPACES IS ALLOWED.

* 6 BICYCLE SPACES ARE PROVIDED.

1 PARKING SPACE REDUCTION ALLOWED = 16 PARKING SPACES

TOTAL PARKING SPACES REQUIRED, WITH ALLOWED REDUCTIONS = 16 PARKING SPACES

PARKING ANALYSIS FOR PROPOSED RENOVATION OF EXISTING WOOD FRAME RESIDENTIAL STRUCTURE

* BASED ON CHAPTER 26-492 OF THE CITY OF HOUSTON CODE OF ORDINANCES

* RESIDENTIAL FLOOR ONE = (2) EXISTING ONE-BEDROOM UNITS
@ 1.333 PARKING SPACES PER ONE-BEDROOM UNIT

* RESIDENTIAL FLOOR TWO = (1) EXISTING TWO-BEDROOM UNIT
@ 1.666 PARKING SPACES PER TWO-BEDROOM UNIT

TOTAL RESIDENTIAL PARKING SPACES REQUIRED = 4 PARKING SPACES

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located south of 12th Street, east of Yale Street and west of Heights Boulevard. The applicant requests a parking variance to allow two existing Historic Contributing Structures to utilize 16 off-street parking spaces and 5 on-street parking spaces, instead of the required 20 off-street parking spaces. Staff supports the requested variance.

The subject site is located within Houston Heights Historic District. There were two existing buildings on the site. Both of the buildings are designated as Historic Contributing Structures. The developer is attempting to restore the two buildings to meet the Historic District conditions. The existing two story commercial structure located at the corner of Yale Street and 12th Street has been renovated and will be used for a plumbing fixture showroom and a doctor's office. Now the developer plans to renovate the wood frame structure and creates 3 multifamily units. The applicant proposes to provide the four required parking spaces for the multifamily units on the proposed parking lot. Chapter 26 requires minimum 20 parking spaces for both buildings. However, with the size restriction, the developer is only able to provide 16 parking spaces and 8 bike racks on the proposed parking lot. To provide sufficient parking spaces for the commercial building, the developer has constructed 4 parallel parking spaces right in front of the site along 12th Street at his own costs. He plans to construct 1 more parallel parking space for the use of the commercial building. Considering the redevelopment nature of the historic buildings and the fact that the 5 on-street parking spaces are at a convenient location for the proposed use on the site, granting the requested variance will meet the intent of the ordinance.

Public Works and Engineering Department poses no objection to the requested variance. Houston Archaeological and Historic Commission granted a Certificate of Appropriateness to the subject site. Staff recommends granting the requested reduced parking variance.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

OFF-STREET PARKING VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Tree, Shrub and Landscape Standards of Chapter 33 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		
Kudela and Weinheimer	Casey Collins	713-869-6987	ccollins@kwtx.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
6655 Will Clayton Pkwy	17020723	77338	5567	375A	B

PROJECT NAME: Will Clayton Bush
HCAD ACCOUNT NUMBER(S): 0441530000001
PROPERTY LEGAL DESCRIPTION: LTS 38-83 & TRS 37& 84. Block to Barrett. ABST 693 CC Shelby
PROPERTY OWNER OF RECORD: Houston WC Holdings, LLC
ACREAGE (SQUARE FEET): 48.22 acres
WIDTH OF RIGHTS-OF-WAY: Will Clayton 300'
EXISTING PAVING SECTION(S): 45'
OFF-STREET PARKING REQUIREMENT: N/A
OFF-STREET PARKING PROVIDED: N/A

EXISTING STRUCTURE(S) [SQ. FT.]: N/A
PROPOSED STRUCTURE(S) [SQ. FT.]: Covered Parking

PURPOSE OF VARIANCE REQUEST: To not provide parking lot trees for the proposed covered parking.

CHAPTER 33 REFERENCE(S): Sec. 33-127. - Parking lot planting of trees and shrubs required. (a)

LANDSCAPE PLAN VARIANCE



Houston Planning Commission

In addition to any street trees that may be required pursuant to section 33-126, the owner of a building site included under section 33-121 shall provide one tree for every ten parking spaces, rounding up or down in the case of a fraction to the nearest whole number, but in no case less than one tree. There shall be at least one parking lot or street tree within 120 feet of each parking space as measured from the center of the trunk of the tree to some point on the marked parking space. Not fewer than one-half of the parking lot trees so required shall be large parking lot trees, and the remainder may be either large or small parking lot trees. In the case of a parking lot that is being expanded, the trees required pursuant to this subsection may be planted in the same manner as those required for a new parking lot.

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS:

This long-term parking lot is intended to provide covered surface parking spaces to help service Bush Intercontinental Airport. All parking spaces will be covered by structured canopy for shade, and are intended to be the product/service of this development. However, we are seeking permission to waive the parking lot tree requirement for the covered parking spaces similar to a structured parking garage application.

APPLICANT'S STATEMENT OF FACTS:

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (4); and, if applicable, the fifth (5) 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@houston.tx.gov

- (1) **The imposition of the terms, rules, conditions, policies and standards of this division would deprive the owner or applicant of the property of reasonable use of the land or building;**
The owner's use of the land would be impacted if the covered parking spaces were included in the parking lot tree requirement. The additional parking lot trees are impractical in addition to the structured canopy and would reduce the efficiency of the parking lot. The existing parking spaces are covered without parking lot trees.
- (2) **The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant, and the general purposes of this division are observed and maintained;**
Shade is being provided using structured canopy in lieu of parking lot trees similar to a structured parking garage.
- (3) **The intent of this article is preserved;**
The intent and general purpose of this chapter is to provide parking lot shading, which is being provided by structured canopy.

LANDSCAPE PLAN VARIANCE



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- (4) **The granting of such a variance will not be injurious to the public health, safety or welfare; and**
Granting this variance would not be injurious to the public health, safety or welfare.

- (5) **For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII of chapter 33 of this Code.**

LANDSCAPE PLAN VARIANCE



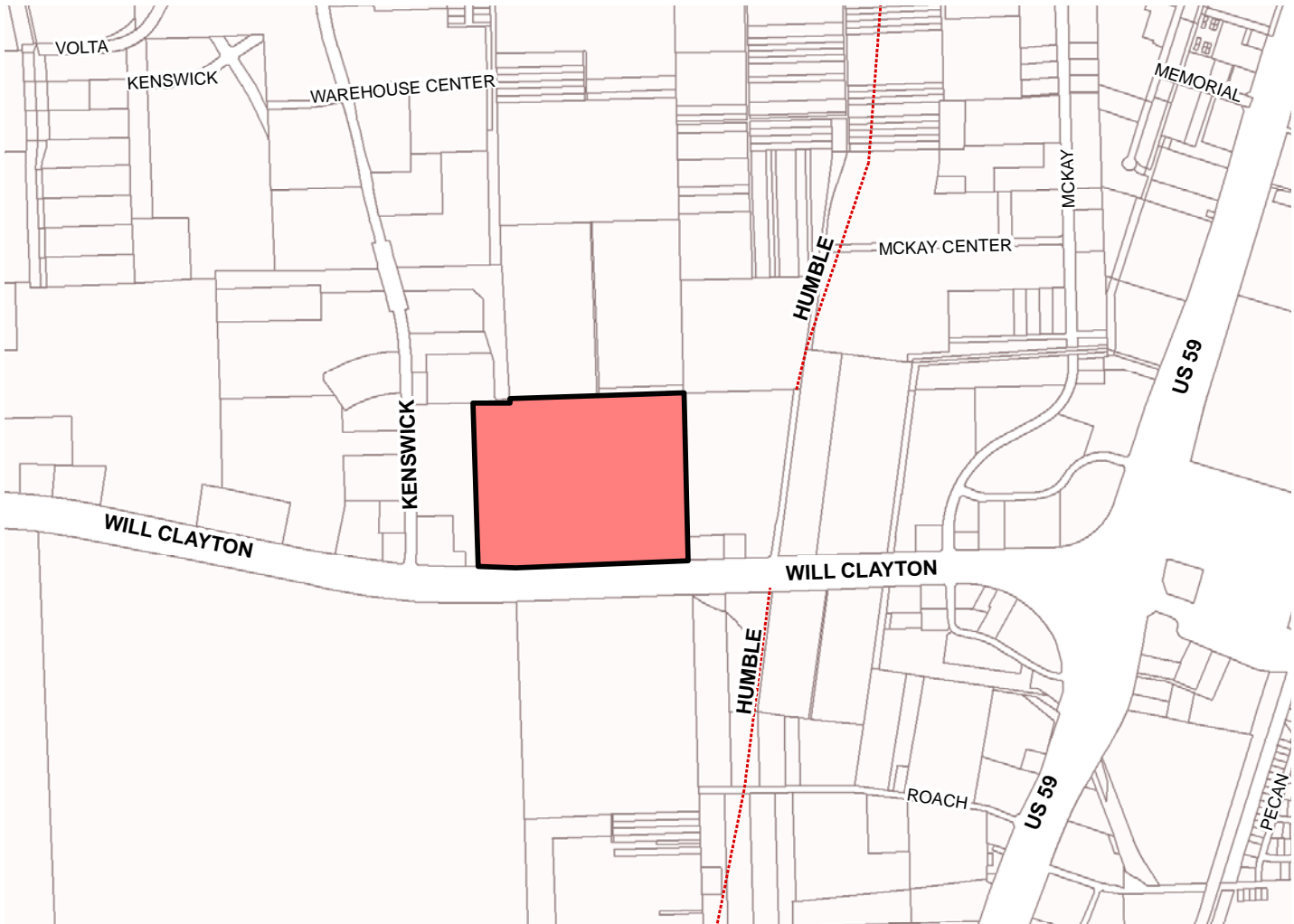
PLANNING &
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DEPARTMENT

ITEM: VI

Meeting Date: 03/16/17

Houston Planning Commission

Location Map



LANDSCAPE PLAN VARIANCE



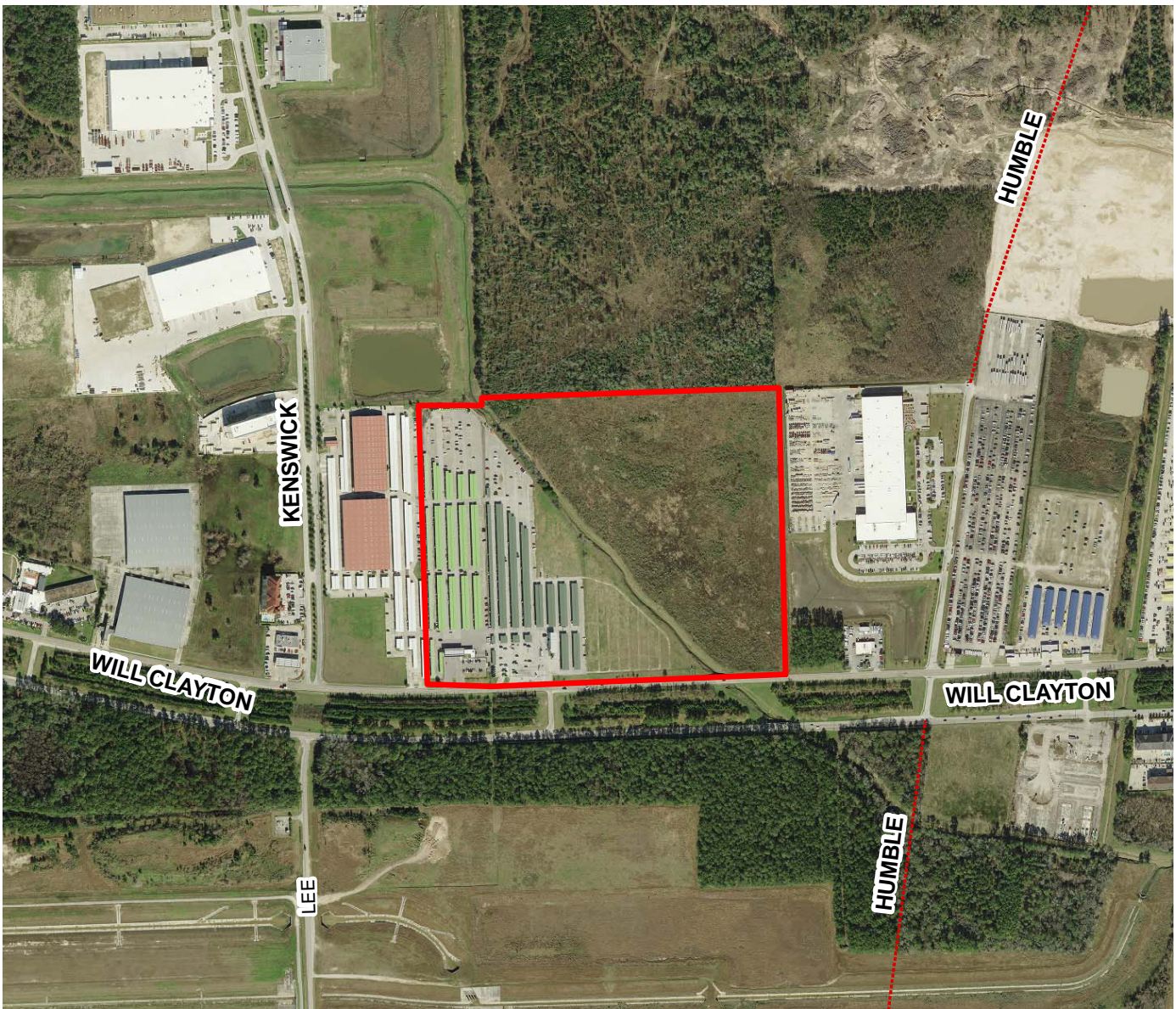
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: VI

Meeting Date: 03/16/17

Houston Planning Commission

Aerial Map



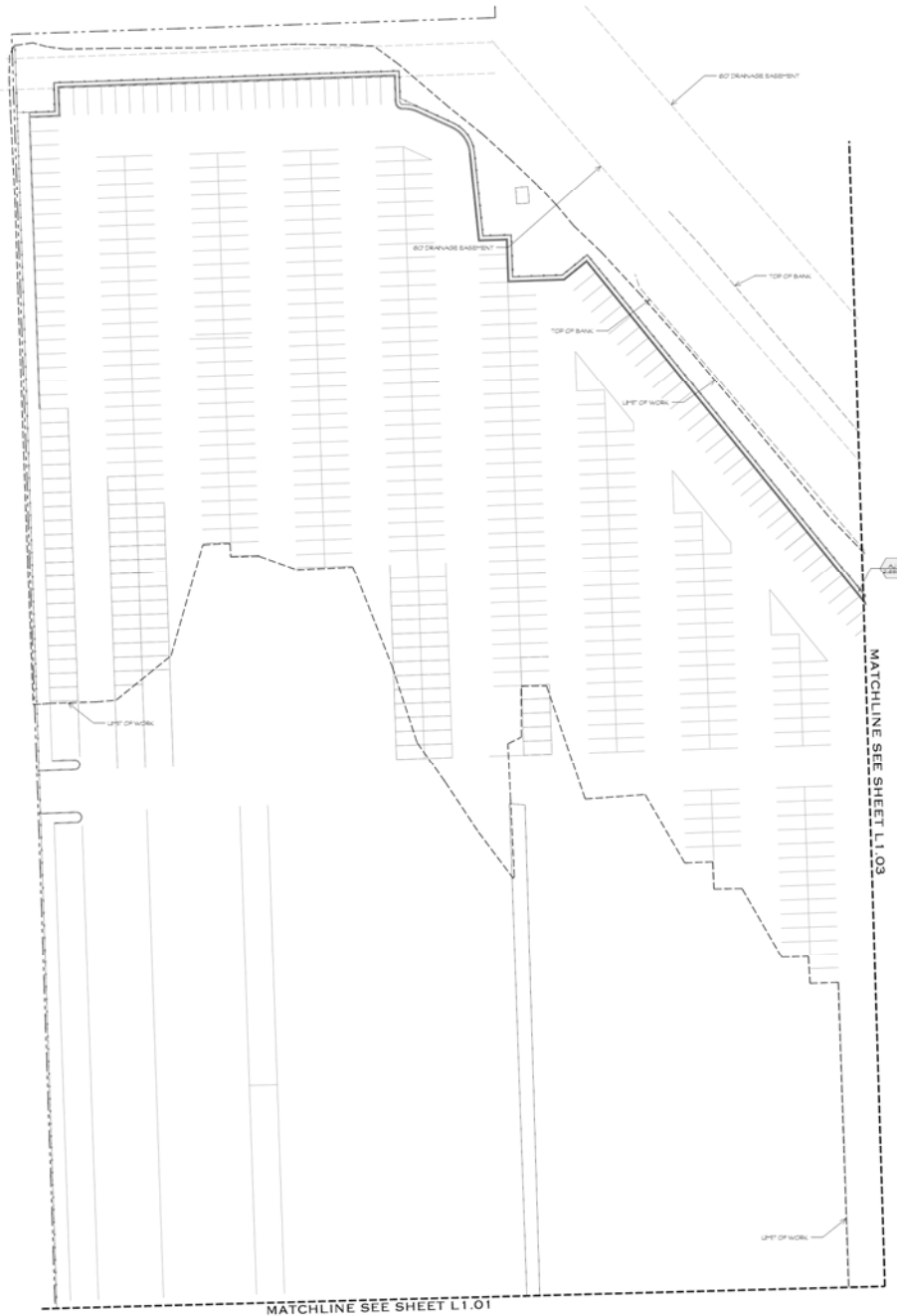
LANDSCAPE PLAN VARIANCE





Houston Planning Commission

Site Plan Cont.

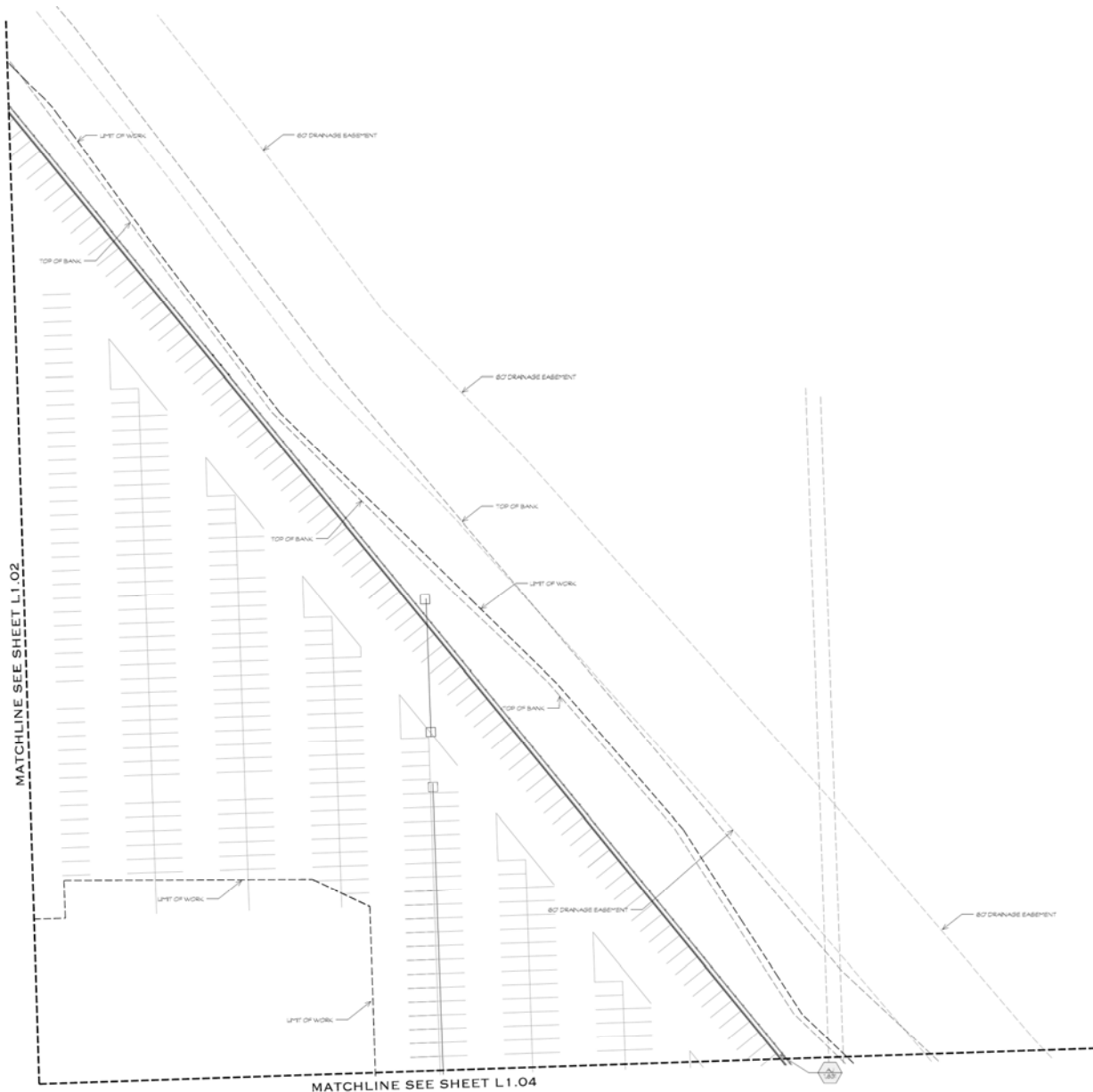


LANDSCAPE PLAN VARIANCE



Houston Planning Commission

Site Plan Cont.



LANDSCAPE PLAN VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located west of US 59 along the north side of Will Clayton Parkway. The applicant is requesting a variance to waive the requirement of parking lot trees for the proposed expansion of a parking lot. Staff is in support of the requested variance.

The applicant is proposing to expand a FastPark long-term parking lot to help serve Bush International Airport. The applicant is proposing approximately 706 covered, surface parking spaces. As an alternative to the requirement, the proposal will provide structured canopy coverings on each parking stall. The requirement for parking lot trees is typical for pedestrians in commercial and retail developments. In this case, the service provided is solely for long term parking of vehicles. The proposed canopy structures will provide shading and some protection from weather. The applicant is providing the required number of street trees and shrubs along the public right of way Will Clayton Parkway.

In addition, Planning Commission has granted similar variances in the past. Therefore, staff recommends that the Planning Commission grants the requested landscape variance.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

LANDSCAPE PLAN VARIANCE