

HOUSTON PLANNING COMMISSION

AGENDA

APRIL 13, 2017



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

PLANNING COMMISSION MEMBERS



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

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

ALTERNATE MEMBERS

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

EX- OFFICIO MEMBERS

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

SECRETARY

Patrick Walsh, P.E.

Meeting Policies and Regulations

Order of Agenda

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

Public Participation

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

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

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

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

Limitations on the Authority of the Planning Commission

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

Contacting the Planning Commission

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

Contacting the Planning Department

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

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

The Departments website is:
www.houstonplanning.com

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

Plat Tracker Home Page:
www.HoustonPlatTracker.org

Speakers Sign In Form

Instructions:

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

Agenda Item Number: _____

Agenda Item Name: _____

Your Name (speaker): _____

How Can We Contact You? (optional): _____

Your Position Regarding the Item (supportive, opposed, undecided): _____

Speakers Sign In Form

Instructions:

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

Agenda Item Number: _____

Agenda Item Name: _____

Your Name (speaker): _____

How Can We Contact You? (optional): _____

Your Position Regarding the Item (supportive, opposed, undecided): _____

Houston Planning Commission

AGENDA

April 13, 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 30, 2017 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

- a. Consent Subdivision Plats (Carson Lucarelli)
- b. Replats (Carson Lucarelli)
- c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Geoff Butler)
- d. Subdivision Plats with Variance Requests (Christa Stoneham, Aracely Rodriguez, Arica Bailey, Geoff Butler)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement
- g. Extension of Approvals (Devin Crittle)
- h. Name Changes (Devin Crittle)
- i. Certificates of Compliance (Devin Crittle)
- j. Administrative
- k. Development Plats with Variance Requests

II. Establish a public hearing date of May 11, 2017

- a. Castle Court Views replat no 1
- b. El Dorado Clear Lake City Sec 2 partial replat no 1
- c. Hickory Enclave partial replat no 1 and extension
- d. Pine Forest Addition partial replat no 1
- e. Viet Hoa Estates replat no 1
- f. Westhaven Estates Sec 2 partial replat no 8

III. Consideration of an Off-Street Parking Variance for a property located at 13719 White Heather Drive –HISD Madison High School (Muxian Fang)

IV. Public Hearing and Consideration of a Special Minimum Lot Size Block application for the 1300 Block of Shearn Street, north and south sides (MLS 641) (David Welch)

V. Excuse the absences of Commissioner Zakaria

VI. Public Comment

VII. Adjournment

Minutes of the Houston Planning Commission

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

March 30, 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 2:30 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza

Arrived at 2:26 pm during Director's Report

Susan Alleman

Arrived at 2:29 pm during item #94

Bill Baldwin

Fernando Brave

Antoine Bryant

Arrived at 2:57 pm during item #92

Lisa Clark

Absent

Algenita Davis

Mark A. Kilkenny

Absent

Lydia Mares

Paul R. Nelson

Linda Porras-Pirtle

Arrived at 3:25 pm during item #125

Shafik Rifaat

Megan R. Sigler

Eileen Subinsky

Zafar Tahir

Meera D Victor

Shaukat Zakaria

Absent

Mark Mooney for

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 MARCH 16, 2017 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 16, 2017 Planning Commission meeting minutes.

Motion: **Subinsky**

Second: **Tahir**

Vote: **Carries**

Abstaining: **B**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 84)

Staff recommendation: Approve staff's recommendation for items **1 – 84** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 84** subject to the CPC 101 form conditions.

Motion: **Mares**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

C PUBLIC HEARINGS

85 Allendale Townsite Sec A partial replat no 3

C3N

Approve

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

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

Motion: **Garza**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

86 Breckenridge Park Sec 2

C3N

Approve

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

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

Motion: **Rifaat**

Second: **Anderson**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Andres Juarez, applicant – supportive.

87 Craig Woods partial replat no 19

C3N

Approve

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

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

Motion: **Sigler**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

88 Dissen Heights partial replat no 1

C3N

Defer

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

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

Motion: **Garza**

Second: **Brava**

Vote: **Unanimous**

Abstaining: **None**

89 Dissen Heights partial replat no 2

C3N

Defer

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

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

Motion: **Mares**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

90 Knoll Park Sec 2

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: **Garza**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

91 Neuen Manor partial replat no 5 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: **Garza** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**
Speaker: Judy Holton – undecided.

92 North Norhill partial replat no 2 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: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
Speakers: Genie Erneta, Willie Childers, Stephen Prescott – opposed.

93 Spring Oaks replat no 1 C3N Approve
partial replat no 3
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Sigler** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

94 Audubon Place partial replat no 4 C2R Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

95 Bogs Road Plant North Site C2R Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Rifaat** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman recused herself and left the room.

96 Bridgeland Cy Fair ISD Mason Road C2 Approve
Multi School Site
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Davis** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

97 Eunice Villas C2R Defer
Staff recommendation: Defer the application for two weeks to allow time to coordinate with the applicant and the community.
Commission action: Deferred the application for two weeks to allow time to coordinate with the applicant and the community.
Motion: **Baldwin** Second: **Byrant** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman recused herself and left the room.

98 Fuchs Tract GP

GP

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: **Garza**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Alleman returned.

99 Gurdwara Nanaksar Temple

C2R

Approve

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

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

Motion: **Garza**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

100 I-10 East at Freeport partial replat no 1

C2R

Defer

Staff recommendation: Defer the application for two weeks to allow the applicant to provide additional revised information.

Commission action: Deferred the application for two weeks to allow the applicant to provide additional revised information.

Motion: **Sigler**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

101 Presidents Park B

C2R

Defer

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

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

Motion: **Baldwin**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

102 Presidents Park C

C2R

Approve

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

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

Motion: **Garza**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

103 Reserve at Yale

C2

Approve

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

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

Motion: **Baldwin**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Claudette Deese - undecided

104 Rice Village Amherst

C2R

Defer

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

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

Motion: **Baldwin**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

105 Westheimer Kuester C2R Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS
NONE**

**F RECONSIDERATION OF REQUIREMENTS
NONE**

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

G EXTENSIONS OF APPROVAL

106	Birnam Woods Drive Street Dedication Sec 1	EOA	Approve
107	Commons at Ella Forest	EOA	Approve
108	Drexel Estate	EOA	Approve
109	East Orem Drive Street Dedication Sec 1	EOA	Approve
110	Galena Park ISD Green Valley Elementary	EOA	Approve
111	Highgate Court	EOA	Approve
112	Katy Manor Sec 5	EOA	Approve
113	Newport Sec 8 partial replat no 2	EOA	Approve
114	Pinto Business Park Detention Pond 8 and 9	EOA	Approve
115	Sam Houston Parkway Street Dedication Sec 1	EOA	Approve
116	Woodland Hills School Site	EOA	Approve

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

117	15915 Avenue C Drive	COC	Approve
118	1979 Live Oak	COC	Approve
119	24340 Kelly Street	COC	Approve
120	29731 East Irvin Road	COC	Approve
121	25146 Colette Street	COC	Approve
122	18674 Jay Court	COC	Approve
123	20780 Punkin Street	COC	Approve
124	22499 Grace Lane	COC	Approve

Staff recommendation: Approve staff's recommendation for items 106-124.
Commission action: Approved staff's recommendation for items 106-124.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

125 825 Davidson Street DPV Approve
Staff recommendation: Grant and approve the development plat variance(s) subject to the conditions listed.
Commission action: Granted and approved the development plat variance(s) subject to the conditions listed.
Motion: **Garza** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**
Speakers: Paul Kronfield and Sonovia Stephanov – opposed; James Denton, contractor – supportive.

126 1402 Story Street DPV Approve
Staff recommendation: Grant and approve the development plat variance(s) subject to the conditions listed.
Commission action: Granted and approved the development plat variance(s) subject to the conditions listed.
Motion: **Davis** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
Speakers: Sang Ho Lee – opposed.

127 3803 S. MacGregor Way DPV Approve
Staff recommendation: Grant and approve the development plat variance(s) subject to the conditions listed.
Commission action: Granted and approved the development plat variance(s) subject to the conditions listed.
Motion: **Davis** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF April 27, 2017 FOR:

- a. Briardale partial replat no 3
- b. Fondren Southwest Northfield Sec 7 partial replat no 1

Staff recommendation: Establish a public hearing date of April 27, 2017 for items II a-b.

Commission action: Established a public hearing date of April 27, 2017 for items II a-b.

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

**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
LOCATED AT 1835 N. SHEPHERD DRIVE – CANE ROSSO PIZZERIA (HEIGHTS)**

WITHDRAWN

**IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK
APPLICATION FOR THE 700 BLOCK OF BOMAR STREET, NORTH AND SOUTH SIDES
(MLS 645)**

Staff recommendation: Grant the consideration of a Special Minimum Lot Size Block Application MLSB 645 for the 700 block of Bomar Street, north and south sides, and forward to City Council.

Commission action: Granted the consideration of a Special Minimum Lot Size Block Application MLSB 645 for the 700 block of Bomar Street, north and south sides, and forwarded to City Council.

Motion: **Nelson** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
Speakers: Nu Nu Chang, representing applicant, Chaille Cooper– supportive.

V. EXCUSE THE ABSENCE OF COMMISSIONERS BRYANT, PORRAS-PIRTLE AND MOONEY

Commissioner Bryant, Commissioner Porras-Pirtle and Commissioner Mooney were 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 3:52 p.m.

Motion: **Subinsky**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Martha L. Stein, Chair

Patrick Walsh, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
A-Consent				
1	Accurate Reserve	C2		Defer Chapter 42 planning standards
2	Aliaa Retail Center Sec 2	C2		Approve the plat subject to the conditions listed
3	Aliaa Sec 52	C3P	DEF2	Approve the plat subject to the conditions listed
4	Allendale Townsite Sec A partial replat no 3	C3F		Approve the plat subject to the conditions listed
5	Angrejland	C2	DEF1	Defer Additional information reqd
6	April Blooms	C2		Approve the plat subject to the conditions listed
7	Azalea District Sec 4	C3P		Approve the plat subject to the conditions listed
8	Azalea District Sec 5	C3P		Approve the plat subject to the conditions listed
9	Bank of America River Oaks	C2		Approve the plat subject to the conditions listed
10	Bonner Enclave	C2		Approve the plat subject to the conditions listed
11	Briarcroft partial replat no 2	C3F		Approve the plat subject to the conditions listed
12	Bridgeland Parkland Village Church	C2		Approve the plat subject to the conditions listed
13	Bridgeland Parkland Village Sec 6	C3F		Approve the plat subject to the conditions listed
14	Bridgeland Parkland Village Sec 8	C3F		Approve the plat subject to the conditions listed
15	CB Fallcreek	C2		Approve the plat subject to the conditions listed
16	Childrens Planet Daycare	C2	DEF1	Approve the plat subject to the conditions listed
17	Comunidad de Amor	C2		Defer Additional information reqd
18	Country Colony Sec 5	C3F		Approve the plat subject to the conditions listed
19	Dockal Lift Station	C2		Approve the plat subject to the conditions listed
20	Five Forks Village LLC	C2		Defer Additional information reqd
21	Forbes Landing GP	GP		Approve the plat subject to the conditions listed
22	General Warehouse Systems	C3F	DEF1	Defer Applicant request
23	Grand Mission Estates Sec 4	C3P		Approve the plat subject to the conditions listed
24	GYS Blackhawk	C2		Approve the plat subject to the conditions listed
25	John Ralston Road Street Dedication Sec 2	SP		Defer Additional information reqd
26	Katy Hockley Warehouse	C2		Defer Additional information reqd
27	Katy Manor Sec 6	C3F		Approve the plat subject to the conditions listed
28	Katy Manor Sec 7	C3F		Approve the plat subject to the conditions listed
29	Katy Trails Sec 2	C3P		Approve the plat subject to the conditions listed
30	La Sendera at Barker Cypress	C2		Approve the plat subject to the conditions listed
31	Lakes of Bella Terra Due Strada Lane Reserve	C2		Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: April 13, 2017**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
32	Morning Creek Springs Lane Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
33	Neuen Manor partial replat no 5	C3F		Approve the plat subject to the conditions listed
34	Oakview Farms Sec 1	C3F		Approve the plat subject to the conditions listed
35	Pinecrest Sec 1	C3F		Approve the plat subject to the conditions listed
36	Pinecrest Sec 2	C3F		Approve the plat subject to the conditions listed
37	Public Storage Store No TX25880	C2		Approve the plat subject to the conditions listed
38	Rambo Ranch Estates	C2		Approve the plat subject to the conditions listed
39	Reserve at Bellaire	C2		Approve the plat subject to the conditions listed
40	Richey Business Park Sec 2	C2		Approve the plat subject to the conditions listed
41	Royal Brook at Kingwood Sec 14	C3P		Approve the plat subject to the conditions listed
42	Sheldon ISD High School GP	GP		Defer Chapter 42 planning standards
43	Silver Ranch Sec 16	C3P		Defer for further study and review
44	Skinner Pad	C2		Approve the plat subject to the conditions listed
45	Spring Branch Estates no 2 partial replat no 9	C3F		Approve the plat subject to the conditions listed
46	Sunset Ridge Commercial Access no 2	SP		Approve the plat subject to the conditions listed
47	Sunset Ridge Sec 8	C3P		Approve the plat subject to the conditions listed
48	Take 5 Westview	C2	DEF1	Approve the plat subject to the conditions listed
49	Valley Ranch Sec 9	C3F		Approve the plat subject to the conditions listed
50	West Belfort Complex	C2		Approve the plat subject to the conditions listed
51	West Harris County Regional Water Authority West Meter Station	C2		Approve the plat subject to the conditions listed
52	Willow Forest Square	C2		Approve the plat subject to the conditions listed
53	Windfern Mini Warehouse	C2		Approve the plat subject to the conditions listed
54	Woodridge Forest Sec 13	C3P		Approve the plat subject to the conditions listed

B-Replats

55	Aldine Mail Plaza	C2R		Approve the plat subject to the conditions listed
56	Antoine Corner	C2R		Defer Additional information reqd
57	Ashland Heights Court	C2R		Approve the plat subject to the conditions listed
58	Avenue Center	C2R		Approve the plat subject to the conditions listed
59	BCM Yellowstone	C2R		Approve the plat subject to the conditions listed
60	Bonner Street Townhomes	C2R		Approve the plat subject to the conditions listed
61	Eixid South Development replat no 1	C2R	DEF2	Withdraw

Platting Summary**Houston Planning Commission****PC Date: April 13, 2017**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
62	Enterra at W 26th	C2R		Approve the plat subject to the conditions listed
63	Epsom Downs Place partial replat no 1	C2R		Defer Additional information reqd
64	Felro Trail	C2R	DEF1	Approve the plat subject to the conditions listed
65	Fountainview Drive Apartments	C2R	DEF1	Approve the plat subject to the conditions listed
66	Gloverdale partial replat no 1	C2R		Approve the plat subject to the conditions listed
67	Grand Mission Town Center replat no 1	C2R		Approve the plat subject to the conditions listed
68	Harris County Emergency Services District no 16 Station 3	C3R	DEF1	Defer Additional information reqd
69	Heights Allegiance Homes	C2R	DEF2	Approve the plat subject to the conditions listed
70	Highland Heights at Tuskegee Street	C2R	DEF1	Approve the plat subject to the conditions listed
71	Intervale Village Sec 1	C2R		Approve the plat subject to the conditions listed
72	Intervale Vista	C2R		Approve the plat subject to the conditions listed
73	Katy Green replat no 1 partial replat no 1	C2R		Approve the plat subject to the conditions listed
74	Life Time Fitness at Baybrook	C2R		Defer Chapter 42 planning standards
75	Lyons Redev Thirtyfifth Venture	C2R		Approve the plat subject to the conditions listed
76	Martinez Bella Vista	C2R		Approve the plat subject to the conditions listed
77	Mohawk Plaza	C2R		Defer for further study and review
78	Nance Vista	C2R	DEF1	Approve the plat subject to the conditions listed
79	Oosten Estates	C2R		Approve the plat subject to the conditions listed
80	Palmetto Development	C2R		Approve the plat subject to the conditions listed
81	Phillips Squared Investments	C2R		Approve the plat subject to the conditions listed
82	RCR Trucking	C2R		Approve the plat subject to the conditions listed
83	Sure Stay Project	C2R		Approve the plat subject to the conditions listed
84	Totos Retreat on Dorothy	C2R		Approve the plat subject to the conditions listed
85	UPS Ground Freight Cavalcade	C2R	DEF1	Approve the plat subject to the conditions listed
86	West 17th Street Landing	C2R	DEF1	Approve the plat subject to the conditions listed
87	West 17th Street Terrace	C2R	DEF1	Approve the plat subject to the conditions listed
88	West Drew Enclave	C2R		Approve the plat subject to the conditions listed
89	Woodland Terrace partial replat no 1	C2R		Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

90	Broadway Plaza	C3N		Defer Chapter 42 planning standards
91	Dissen Heights partial replat no 1	C3N	DEF1	Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
92	Dissen Heights partial replat no 2	C3N	DEF1	Approve the plat subject to the conditions listed
93	Draco Spring Manufacturing Company	C3N		Defer Applicant request
94	Houston Heights partial replat no 18	C3N		Defer Applicant request
95	Promise Land replat no 1	C3N		Defer Chapter 42 planning standards
96	Westhaven Estates Sec 2 partial replat no 7	C3N		Approve the plat subject to the conditions listed
97	Westheimer Gardens Extension partial replat no 4	C3N		Defer Applicant request

D-Variances

98	Eunice Villas	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
99	Fuchs Tract GP	GP	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
100	Gosling Office Park	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
101	I 10 East at Freeport partial replat no 1	C2R	DEF1	Defer for further study and review
102	Irise Park	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
103	Paradise Park RV Community	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
104	Presidents Park B	C2R	DEF1	Withdraw
105	Rice Village Amherst	C2R	DEF1	Defer Applicant request

E-Special Exceptions

None

F-Reconsideration of Requirements

None

G-Extensions of Approval

106	Aldine ISD Homestead	EOA		Approve
107	Bosch Hall	EOA		Approve
108	Cypresswood Green Plaza	EOA		Approve
109	Greens Mart	EOA		Approve
110	Haynes Road Business Park	EOA		Approve
111	HISD Northside High School	EOA		Approve
112	Stages Repertory Theatre	EOA		Approve
113	Union Park Sec 1	EOA		Approve
114	Union Park Sec 2	EOA		Approve
115	Union Park Sec 3	EOA		Approve

Platting Summary**Houston Planning Commission****PC Date: April 13, 2017**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
116	Wolf Trot Properties	EOA		Approve

H-Name Changes

117	Ecclesia at Kingwood (prev. Solea Kingwood)	NC		Approve
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I-Certification of Compliance

118	4910 Allen Genoa	COC		Approve
119	10922 Shady Lane	COC		Approve
120	21418 Dunn Road	COC		Approve
121	26944 Coachlight	COC		Approve

J-Administrative

None

K-Development Plats with Variance Requests

None

Off-Street Parking Variance

III	13719 White Heather Drive	PV		Defer
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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 04/13/2017
Plat Name: Accurate Reserve
Developer: PB & J Investments, LLC
Applicant: IDS Engineering Group
App No/Type: 2017-0573 C2

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	5.1400	Total Reserve Acreage:	5.1400
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	77449	405Z	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
054. Reference 42-20 through 42-24 for platting and general plan requirements.
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

For Your Information:

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

PWE Utility Analysis: Approved.
City Engineer: DETENTION IS 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: 2
Action Date: 04/13/2017
Plat Name: Aliana Retail Center Sec 2
Developer: Market Center at Aliana
Applicant: Terra Surveying Company, Inc.
App No/Type: 2017-0561 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.8480	Total Reserve Acreage:	3.8480
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 134 A
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526Y	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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

Fort Bend Engineer: 1) Move vicinity map to page 1 above FBC signatures
2) Update precinct 1 Commissioner to Vincent M. Morales, Jr.
3) Provide 10' landscape easement along Grand Parkway/State Highway 99
4) Submit civil construction plans
5) Submit to FBC for formal plat review
PWE Utility Analysis: Approved.
City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 04/13/2017
Plat Name: Aliana Sec 52
Developer: Aliana Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2017-0348 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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.
052. West Aliana Trace must be recorded prior to or simultaneously with this plat.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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) Temporary turnaround and easement will be required on the end of Kirkshaw Drive
3) 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: 4
Action Date: 04/13/2017
Plat Name: Allendale Townsite Sec A partial replat no 3
Developer: Flint Hills Resources Houston Chemical, LLC
Applicant: Windrose
App No/Type: 2017-0536 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.3419	Total Reserve Acreage:	4.3419
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77017	535M	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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

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

City Engineer: DETENTION IS REQUIRED

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 04/13/2017
Plat Name: Angrejland
Developer: Katy Promise Joint Venture, A Texas Joint Venture
Applicant: EHRA
App No/Type: 2017-0488 C2

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	1.5738	Total Reserve Acreage:	1.5279
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:	West Harris County MUD 5
County	Zip	Key Map ©	City / ETJ
Harris	77493	444Z	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
050. Revise plat boundary as indicated on the marked file copy.
051. Tie plat boundary to the nearest intersection of public street rights-of-way.
205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
1. Coordinate with Harris County Engineering Department for the width of Katy Fort Bend Rd. ROW must be shown correctly. Katy Fort Bend Rd was apart of a CIP.
2. Provide a GP for the contiguous parcels adjacent to the proposed plat or include parcels within plat boundary. If submitting a GP, submit for the next Planning Commission.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 5
Action Date: 04/13/2017
Plat Name: Angrejland
Developer: Katy Promise Joint Venture, A Texas Joint Venture
Applicant: EHRA
App No/Type: 2017-0488 C2

Staff Recommendation:
Defer Additional
information reqd

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)

Katy-Fort Bend County Road is an existing 100 wide ROW. Plat needs to be revised to reflect this. ROW dedication overlapping previously dedicated ROW along east side should be 20 feet

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 .

Driveway with C/L tie with Mockingbird Lane and SB LTL has been approved per Project Number 1701110100. (See attachment). Shared access will be required for proposed development. No separate driveway will be allowed.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 04/13/2017
Plat Name: April Blooms
Developer: SUMMIT MIDTOWN L.L.C.
Applicant: ICMC GROUP INC
App No/Type: 2017-0535 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1721	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493F	City

Conditions and Requirements for Approval

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

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

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

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

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)

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.

Widen the pavement for Ovid Street, along the entire block, to 20' and provide certificate of completion at recordation. Refer to the guide online for process and standards."

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 04/13/2017
Plat Name: April Blooms
Developer: SUMMIT MIDTOWN L.L.C.
Applicant: ICMC GROUP INC
App No/Type: 2017-0535 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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>

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 (3 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: 7
Action Date: 04/13/2017
Plat Name: Azalea District Sec 4
Developer: Sig-Valley Ranch, Ltd.
Applicant: Hovis Surveying Company Inc.
App No/Type: 2017-0524 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.1690	Total Reserve Acreage:	0.0000
Number of Lots:	29	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	296A	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

PWE Traffic: Parking can be accommodated on street.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 04/13/2017
Plat Name: Azalea District Sec 5
Developer: Sig-Valley Ranch, Ltd.
Applicant: Hovis Surveying Company Inc.
App No/Type: 2017-0529 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	7.7850	Total Reserve Acreage:	0.0000
Number of Lots:	34	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Valley Ranch MUD 1
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	296A	ETJ

Conditions and Requirements for Approval

014. Establish garage 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.
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)
144. Provide a minimum 50-foot cul-de-sac radius as indicated on the marked file copy. Refer to PWE Design Manual. (131)

For Your Information:

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 04/13/2017
Plat Name: Bank of America River Oaks
Developer: H & T Consultants
Applicant: Tetra Surveys
App No/Type: 2017-0596 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.1333	Total Reserve Acreage:	1.1333
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	491R	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.
051. Tie plat boundary to the nearest intersection of public street rights-of-way.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

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

For long form:

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

City Engineer: DETENTION IS REQUIRED

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 04/13/2017
Plat Name: Bonner Enclave
Developer: Habitat Construction
Applicant: Bates Development Consultants
App No/Type: 2017-0599 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4295	Total Reserve Acreage:	0.3000
Number of Lots:	11	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492H	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

Parks and Recreation: • To be corrected on the general notes on face of plat: 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 IS REQUIRED

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

Harris County Flood Control District: Flood Control review - Show and label channel top of banks, centerline and Easements (see PDF uploaded).



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 04/13/2017
Plat Name: Briarcroft partial replat no 2
Developer: Bowden Survey
Applicant: Bowden Land Services
App No/Type: 2017-0501 C3F

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.

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.

087. SF residential lots are allowed to take vehicular access to a major thoroughfare only when the lot is greater than one acre in size. Add notes: Lot xx, Block xx, is greater than one acre in size. This lot shall provide a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare. (189)

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

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

For Your Information:

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

PWE Utility Analysis: Approved
City Engineer: DETENTION IS REQUIRED

PWE Traffic: No comment.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 04/13/2017
Plat Name: Bridgeland Parkland Village Church
Developer: Bridgeland Development, LP A Maryland Limited Partnership
Applicant: BGE, Inc.
App No/Type: 2017-0537 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	32.4000	Total Reserve Acreage:	32.4000
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	365V	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. Bridgeland Mason Road Street Dedication must be recorded prior to or simultaneously with this plat.

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

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

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 04/13/2017
Plat Name: Bridgeland Parkland Village Church
Developer: Bridgeland Development, LP A Maryland Limited Partnership
Applicant: BGE, Inc.
App No/Type: 2017-0537 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)
Per agreement with Harris county, a series of plats will need to be recorded prior to plat recordation for secondary access because of lack of recorded access through drill 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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 04/13/2017
Plat Name: Bridgeland Parkland Village Sec 6
Developer: Bridgeland Development, LP
Applicant: Costello, Inc.
App No/Type: 2017-0592 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	35.2900	Total Reserve Acreage:	18.7792
Number of Lots:	50	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	366T	ETJ

Conditions and Requirements for Approval

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

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

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

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

052. Westgreen Boulevard Street Dedication Sec 2 and Reserve and Bridgeland Parkland Crossing Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat.

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

203. Provide complete Recordation Package when submitting plat for 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: 13
Action Date: 04/13/2017
Plat Name: Bridgeland Parkland Village Sec 6
Developer: Bridgeland Development, LP
Applicant: Costello, Inc.
App No/Type: 2017-0592 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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)
Parkland crossing and Westgreen Blvd. STD Sec 2 will need to be recorded prior to or simultaneously with this plat.
City Engineer: WLE & S.S.E. & STM S.E. CANNOT OVERLAPP, WHICH IS NOT ALLOWED.
AND 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: 14
Action Date: 04/13/2017
Plat Name: Bridgeland Parkland Village Sec 8
Developer: Bridgeland Development, LP A Maryland Limited Partnership
Applicant: BGE, Inc.
App No/Type: 2017-0549 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	20.6400	Total Reserve Acreage:	3.6200
Number of Lots:	59	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	365V	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. Drill site, Summit Point Crossing and Bridgeland Mason Road Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat.

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

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 04/13/2017
Plat Name: Bridgeland Parkland Village Sec 8
Developer: Bridgeland Development, LP A Maryland Limited Partnership
Applicant: BGE, Inc.
App No/Type: 2017-0549 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approved.
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION
AND MISSING B.L.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering
Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat
tracker. (HC)
Add 25 foot building lines along Mason Road and Bridgeland Creek Parkway. Add a 10 foot building line along
Summit Point Crossing
Easements dedicated by separate instrument will need to be recorded prior to plat recordation
Summit Point Crossing 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: 15
Action Date: 04/13/2017
Plat Name: CB Fallcreek
Developer: DAC ENGINEERS
Applicant: AGS CONSULTANTS LLC
App No/Type: 2017-0603 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.2000	Total Reserve Acreage:	1.2000
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	375U	ETJ

Conditions and Requirements for Approval

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

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

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

188. Appendix D:Notary Public Acknowledgement for All Signatures is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

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

For Your Information:

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



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 04/13/2017
Plat Name: CB Fallcreek
Developer: DAC ENGINEERS
Applicant: AGS CONSULTANTS LLC
App No/Type: 2017-0603 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

For long form:

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

City Engineer: DETENTION IS REQUIRED

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

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

Label 25 foot setback per ordinance

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 04/13/2017
Plat Name: Childrens Planet Daycare
Developer: Children's Planet Daycare Inc
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2017-0365 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.6865	Total Reserve Acreage:	2.6865
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:	Addicks Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77084	447N	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
050. Revise plat boundary as indicated on the marked file copy.
202. Include Harris County Road Law certificate to Appendix A: Owners Acknowledgement. (Record.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 04/13/2017
Plat Name: Childrens Planet Daycare
Developer: Children's Planet Daycare Inc
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2017-0365 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

Limited scope TIA will be required to determine driveway locations, median opening, left turn lane and shared access 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 04/13/2017
Plat Name: Comunidad de Amor
Developer: Iglesia Cristiana Evangelica Comunidad de amor
Applicant: SEM SERVICES
App No/Type: 2017-0516 C2

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	1.8800	Total Reserve Acreage:	1.8800
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77083	528F	ETJ

Conditions and Requirements for Approval

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

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

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

059. Provide the total acreage within the subdivision and the number of lots, blocks and reserves being platted. (41)

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

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

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: 17
Action Date: 04/13/2017
Plat Name: Comunidad de Amor
Developer: Iglesia Cristiana Evangelica Comunidad de amor
Applicant: SEM SERVICES
App No/Type: 2017-0516 C2

Staff Recommendation:
Defer Additional
information reqd

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)

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.

see markups. church to north and alief ISD need to co-sign plat to dedicate Rio Bonito ROW

Access is needed for 5 lots from reserve. record access easement by separate instrument

Coordinate with HCFCD if any additional drainage easements are required

Rio Bonito Drive should be paved to Harris County Standard up to the proposed driveway and will remain Dead-End as no connection to existing residential subdivision will be allowed.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 04/13/2017
Plat Name: Country Colony Sec 5
Developer: Friendswood Development Company
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-0578 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	15.5200	Total Reserve Acreage:	2.9000
Number of Lots:	58	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Montgomery County MUD 24
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	297F	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. Ricewood Street Dedication Sec 1, Sec 2, & Sec 3 must be recorded prior to or simultaneously with this plat.

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

203. Provide complete Recordation Package when submitting plat for 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: B.L.'S, WLE & S.S.E. & STM S.E. CANNOT OVERLAPP, WHICH IS NOT ALLOWED.
AND 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 04/13/2017
Plat Name: Dockal Lift Station
Developer: Martinez, Guy & Maybik, Inc.
Applicant: Martinez, Guy & Maybik, Inc.
App No/Type: 2017-0542 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1730	Total Reserve Acreage:	0.1730
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77028	455K	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)

1. Coordinate Harris County Flood Control District regarding plat release letter, prior to recordation.

For Your Information:

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

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

For long form: <http://www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html>
Harris County Flood Control District: Flood Control review - This plat requires a Plat Release Letter.
PWE Traffic: No comment.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 04/13/2017
Plat Name: Five Forks Village LLC
Developer: Five Forks Village LLC
Applicant: Hovis Surveying Company Inc.
App No/Type: 2017-0572 C2

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	8.1479	Total Reserve Acreage:	8.1479
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	77379	290K	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)

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)

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

1. Provide all ROW documents for Old Boudreaux Road, Keykendahl Road, & Boudreaux 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.



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 04/13/2017
Plat Name: Five Forks Village LLC
Developer: Five Forks Village LLC
Applicant: Hovis Surveying Company Inc.
App No/Type: 2017-0572 C2

Staff Recommendation:
Defer Additional
information reqd

City Engineer: DETENTION IS REQUIRED
AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION.
Grand Parkway Assn: I would defer to the county. however, I recommend that additional ROW along
Kuykendahl be set aside, as well as along Boudreaux. TxDOT flared the ROW to match an expanded cross
section under SH99. that expanded ROW may need to be extended to allow for more queuing as the area
develops, particularly with any commercial that bring higher turning movements in and out of driveways or into
the existing intersections.
PWE Traffic: No comment.
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 Old Boudreaux Road and Boudreaux Road.
Documentation of TxDOT driveway approval should be submitted with site plans.
Limited scope TIA will be required to determine driveway and left turn lane requirements.
20'x20' cutback is required at corner of Old Boudreaux Road and Kuykendahl Road.
35' corner ROW radius will be required at Boudreaux Road and Old Boudreaux Road for acute angle.
Need additional ROW to have 100 foot ROW along Boudreaux Road
Plat is requested to be deferred for additional ROW dedication.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 04/13/2017
Plat Name: Forbes Landing GP
Developer: Two Windy Hill
Applicant: Pape-Dawson Engineers
App No/Type: 2017-0602 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	142.2100	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	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	77075	575N	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.

056. Sections of a subdivision shall be identified numerically and sequentially.

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

143. Minimum intersection spacing along a local street shall be 75 feet. (128)

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

158. Provide for the dedication of widening for Alameda-Genoa as indicated on the marked file copy.

159. Provide centerline tie.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 04/13/2017
Plat Name: Forbes Landing GP
Developer: Two Windy Hill
Applicant: Pape-Dawson Engineers
App No/Type: 2017-0602 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: A wastewater capacity reservation letter is required for this project. When applying please attach a copy of the propose re-plat to the WCR(Long or short form)application:
For Long form:
<http://www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html>
City Engineer: DETENTION IS PROVIDED ON GP

PWE Traffic: No comment.

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



Agenda Item: 22
Action Date: 04/13/2017
Plat Name: General Warehouse Systems
Developer: General Warehouse Systems, LLC
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2017-0395 C3F

Staff Recommendation:
 Defer Applicant request

Total Acreage:	40.6770	Total Reserve Acreage:	39.1220
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	325W	ETJ

Conditions and Requirements for Approval

- 001. Provide record information for House Road
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 209. Applicant has requested that this item be deferred for two weeks.

For Your Information:

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

PWE Utility Analysis: APPROVED.
 City Engineer: 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 .
 TIA will be required before the review of site development plan.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 04/13/2017
Plat Name: Grand Mission Estates Sec 4
Developer: McGuyer Homebuilders, Inc.
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2017-0601 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	8.0000	Total Reserve Acreage:	0.2800
Number of Lots:	26	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:	Grand Mission MUD 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526P	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.

052. Detention Reserve to the south 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)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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) Bellaria Lake Lane is an extension of Garland Hills Lane. Please revise the street name to reflect the currently platted ROW.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24

Action Date: 04/13/2017

Plat Name: GYS Blackhawk

Developer: BEC-LIN ENGINEERING, LP

Applicant: TRI-TECH SURVEYING CO., L.P./BEC-LIN ENGINEERING,
L.P./GLOBAL SURVEYORS, INC.

App No/Type: 2017-0532 C2

Staff Recommendation:

Approve the plat subject to
the conditions listed

Total Acreage:	3.2040	Total Reserve Acreage:	3.2040
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:	Clear Brook City MUD
County	Zip	Key Map ©	City / ETJ
Harris	77089	616A	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.

049.2. Subdivision plat must include State Plane Coordinates in NAD 83; and NAVD 1988 with 2001 adjustment.

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

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

31.1. Add the following building line note to the face of the plat. The building lines, whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat plat was approved, which may be amended 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.



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24

Action Date: 04/13/2017

Plat Name: GYS Blackhawk

Developer: BEC-LIN ENGINEERING, LP

Applicant: TRI-TECH SURVEYING CO., L.P./BEC-LIN ENGINEERING,
L.P./GLOBAL SURVEYORS, INC.

Staff Recommendation:

Approve the plat subject to
the conditions listed

App No/Type: 2017-0532 C2

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

For long form:

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

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

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 Riverstone Ranch Road and Blackhawk Blvd

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

Curve data should be provided.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 04/13/2017
Plat Name: John Ralston Road Street Dedication Sec 2
Developer: Land Tejas
Applicant: Pape-Dawson Engineers
App No/Type: 2017-0588 SP

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	1.9730	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 400
County	Zip	Key Map ©	City / ETJ
Harris	77396	376T	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.
091. Provide One-foot reserve as indicated on the plat and add applicable One-foot Reserve note to the plat. (193)
157. Provide streets names for each street. (133-134)
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

For Your Information:

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

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

For Long form:

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

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

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

Plat name must match application.

Street name is Ralston Road per our road log to the south. Plat should be deferred to change plat name.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 04/13/2017
Plat Name: Katy Hockley Warehouse
Developer: David Boggess Architects
Applicant: Windrose
App No/Type: 2017-0593 C2

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	2.1700	Total Reserve Acreage:	2.1700
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	444G	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.

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

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

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.

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26

Action Date: 04/13/2017

Plat Name: Katy Hockley Warehouse

Developer: David Boggess Architects

Applicant: Windrose

App No/Type: 2017-0593 C2

Staff Recommendation:

Defer Additional
information reqd

City Engineer: DETENTION IS REQUIRED, AND NEED B.L. ON KATY-HOCKLEY ROAD

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)

Katy Hockley Road is a major thoroughfare dedicate 50 feet of ROW per the MTFP

Current ROW width is 60 feet per our road log. 40 feet of ROW is shown by WPA map, proj no.65-1-66-2749.

Provide recording info for other 20 feet. If prescription, give Comm. court minute information.

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 .

Add 25 foot building line along Katy-Hockley road

Plat should be expanded because same property owner owns property east of 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: 27
Action Date: 04/13/2017
Plat Name: Katy Manor Sec 6
Developer: KB Home Lone Star, Inc.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2017-0519 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	12.3860	Total Reserve Acreage:	0.5580
Number of Lots:	66	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	444D	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. Katy Manor Sec 5 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: 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 5 will need to be recorded prior to or simultaneously with this plat

UVE should be checked at Tall Tower Street and Devonshire Castle Street.

UVE should be checked at Devonshire Castle Street and Katy Hockley Cut Off Road.

NB left turn lane will be required on Katy Hockley Cut Off Road at Devonshire Castle Street.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 04/13/2017
Plat Name: Katy Manor Sec 7
Developer: KB Home Lone Star, Inc.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2017-0521 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	24.7280	Total Reserve Acreage:	7.3680
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:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	444C	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. Katy Manor Sec 5 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: 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)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 04/13/2017
Plat Name: Katy Trails Sec 2
Developer: Tangle Development
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2017-0576 C3P

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	13.1000	Total Reserve Acreage:	0.5100
Number of Lots:	83	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

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.

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

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

For Your Information:

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

Required three UVEs have not been shown on the Plat.

Plan and Plat should be approved by Harris County Clay Road CIP Project Manager, Jeremy Haywood (713-274- 3673).

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



Agenda Item: 30
Action Date: 04/13/2017
Plat Name: La Sendera at Barker Cypress
Developer: La Sendera at Barker Cypress, Inc.
Applicant: The Schneider Corporation
App No/Type: 2017-0428 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	7.8853	Total Reserve Acreage:	7.8853
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 127
County	Zip	Key Map ©	City / ETJ
Harris	77449	407X	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.

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

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

190.3. Add Patrick Walsh P.E., Secretary' as Secretary in the Planning Commission certificate.

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

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

Add 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.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 04/13/2017
Plat Name: La Sendera at Barker Cypress
Developer: La Sendera at Barker Cypress, Inc.
Applicant: The Schneider Corporation
App No/Type: 2017-0428 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)
Limited scope TIA will be required to determine driveway locations and left turn lane requirements.

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



Agenda Item: 31
Action Date: 04/13/2017
Plat Name: Lakes of Bella Terra Due Strada Lane Reserve
Developer: Gaston Real Estate Holding LLC
Applicant: R.G. Miller Engineers
App No/Type: 2017-0508 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	1.5000	Total Reserve Acreage:	1.5000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Proposed Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Fort Bend County MUD 133
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	525E	ETJ

Conditions and Requirements for Approval

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

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

187.1. 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)

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.

Fort Bend Engineer: 1) Verify plat name: Lakes of Bella Terra Due Strada Lane Reserve or Gaston C-Store?

2) ID solid line along Via Mazzini which changes to a dashed line

3) Submit civil construction plans

4) Submit to FBC for formal plat review

PWE Utility Analysis: Approved

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 04/13/2017
Plat Name: Morning Creek Springs Lane Street Dedication Sec 1
Developer: Friendswood Development
Applicant: Jones | Carter
App No/Type: 2017-0587 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.3300	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77365	297K	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.

159. Provide centerline tie.

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

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

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

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

For Your Information:

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

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

For Long form:

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 04/13/2017
Plat Name: Neuen Manor partial replat no 5
Developer: MOMENTUM
Applicant: Advance Surveying, Inc.
App No/Type: 2017-0558 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.8170	Total Reserve Acreage:	1.8170
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	450T	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.

127. 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)

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

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

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

For Your Information:

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

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

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

City Engineer: DETENTION IS REQUIRED

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 04/13/2017
Plat Name: Oakview Farms Sec 1
Developer: Texas Mortgage Group, Inc.
Applicant: Provident
App No/Type: 2017-0574 C3F

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

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

124. Add Permanent Access Easement plat note: This subdivision contains one or more permanent access easements that have not been dedicated to the public or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

203. Provide complete Recordation Package when submitting plat for 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 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)
UVE should be checked at Matted Oak View Ct. (pvt.) and Spring Stuebner Road.
NB left turn lane will be required on Spring Stuebner Road at Matted Oak View Ct. (pvt)
Turn around space will be required before the gate on Matted Oak View Ct (pvt).



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 04/13/2017
Plat Name: Pinecrest Sec 1
Developer: Meritage Homes
Applicant: Jones | Carter
App No/Type: 2017-0489 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.6889	Total Reserve Acreage:	0.3280
Number of Lots:	16	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450J	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
052. Teague Road Street Dedication 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: 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 - No comments.

City Engineer: NEED 15'X25' W.M.E INSTEAD OF 10'X20' W.M.E.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 04/13/2017
Plat Name: Pinecrest Sec 2
Developer: Meritage Homes
Applicant: Jones | Carter
App No/Type: 2017-0490 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.4400	Total Reserve Acreage:	2.0317
Number of Lots:	121	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450J	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
052. Teague Road Street Dedication must be recorded prior to or simultaneously with this plat.
093. The fire protection of this subdivision does not comply with the requirements. Revise plan to meet the fire hydrant spacing and hose lay distancing requirements. (233)
203. Provide complete Recordation Package when submitting plat for 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.

Addressing: "Cache Court" does not end in a cul-de-sac. Please change the street type.
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 - No comments.
City Engineer: NEED 15'X25' W.M.E INSTEAD OF 10'X20' W.M.E.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 04/13/2017
Plat Name: Public Storage Store No TX25880
Developer: Public Storage
Applicant: Bury
App No/Type: 2017-0525 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.6640	Total Reserve Acreage:	3.6640
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:	Harris County MUD 189
County	Zip	Key Map ©	City / ETJ
Harris	77090	332X	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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

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)
Add 10 foot building line along Dunston Glen Lane.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 04/13/2017
Plat Name: Rambo Ranch Estates
Developer: The Jean McKinley Company, Inc.
Applicant: Jean McKinley Company
App No/Type: 2017-0543 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.0000	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77336	298K	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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

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)

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: 39
Action Date: 04/13/2017
Plat Name: Reserve at Bellaire
Developer: Palmetto RPO, LP
Applicant: Windrose
App No/Type: 2017-0538 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.5060	Total Reserve Acreage:	6.5060
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77074	530G	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

City Engineer: DETENTION IS REQUIRED

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: This property(s) is located in Park Sector number 8.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 04/13/2017
Plat Name: Richey Business Park Sec 2
Developer: RICHEY FM 1960 INDUSTRIAL, LLC
Applicant: The Pinnell Group, LLC
App No/Type: 2017-0527 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	9.6144	Total Reserve Acreage:	9.6144
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	20	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Northwood MUD 1
County	Zip	Key Map ©	City / ETJ
Harris	77338	333R	City

Conditions and Requirements for Approval

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

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

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

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

- provide JRC ordinance # and City Council Ordinance # at recordation for abandonment of stub portion of Richey Rd

For Your Information:

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

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

For long form:

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

City Engineer: DETENTION IS REQUIRED
 AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

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

Aviation: This project is in TIER 2 of the Houston Compatible Land Use and may be subject to Houston Airport System restrictions.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 04/13/2017
Plat Name: Royal Brook at Kingwood Sec 14
Developer: Friendswood Development Company
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2017-0575 C3P

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	8.9000	Total Reserve Acreage:	1.0900
Number of Lots:	33	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

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. Morning Creek Spring Lane must be recorded prior to or simultaneously with this plat.

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

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

- provide an approved drainage plan at final
- add wastewater note
- Coordinate w/ HCFCDD to address concerns prior to final submittal

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 - Show G103-80-03.2A on the plat with the ultimate ROW of 146 feet (see markup on PDF uploaded). 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.



Agenda Item: 42
Action Date: 04/13/2017
Plat Name: Sheldon ISD High School GP
Developer: Sheldon ISD
Applicant: Pacheco Koch Consulting Engineers, Inc.
App No/Type: 2017-0533 GP

Staff Recommendation:
 Defer Chapter 42 planning standards

Total Acreage:	365.8000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77044	416V	ETJ

Conditions and Requirements for Approval

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

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

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

162. Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (127)

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

- address all stub streets along the southern boundary of the plat.
- Harris County requests deferral for further review.

For Your Information:

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

PWE Utility Analysis: Approved

Harris County Flood Control District: Flood Control review - This plat requires a Plat Release Letter.

City Engineer: MISSING B.L.

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

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

Coordinate with HCFCD if additional drainage easements are required.

evergreen villas development to the south shows one recorded stub street and two more proposed stub streets to the north. extend streets per ordinance or provide variances. Plat should be deferred.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 04/13/2017
Plat Name: Silver Ranch Sec 16
Developer: David Weekley
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2017-0591 C3P

Staff Recommendation:
Defer for further study and
review

Total Acreage:	10.7000	Total Reserve Acreage:	1.1500
Number of Lots:	71	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:	Fort Bend County MUD 58
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	484N	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)

093.1. Add WLE or add the following note for subdivision plats with private water systems: 'The subdivision has a private water system. It is not a public water system, nor has it been constructed with any public funds. The water line and fire hydrants to serve this subdivision are private and will be maintained by the owner and/or owners management association.' In addition, a note shall be added to the face of the plat indicating how the subdivision will be served with water and the gallons per minute provided to the subdivision.

112. Fire protection hose lay shall be measured beginning from edge of 28 foot paved private street. Show fire hydrants at final.

147. Provide a copy of the instrument abandoning Katy-Flewellen Road prior to recordation. If this ROW is not abandoned, add 10'; building line along the west side of the plat.

208. Staff requests a two week deferral per Fort Bend County's 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43

Action Date: 04/13/2017

Plat Name: Silver Ranch Sec 16

Developer: David Weekley

Applicant: BGE|Kerry R. Gilbert Associates

App No/Type: 2017-0591 C3P

Staff Recommendation:

Defer for further study and review

City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED, IF THE F.H. AND FIRE LINE ARE PUBLIC, IT NEED 10'X10' F.H.E. AND 20' W.L.E. CONNECTED TO F.H.E., AND ALSO NEED W.M.E.

Fort Bend Engineer: FBC requires additional information regarding the proposed type of development before a list of necessary variances can be generated.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 04/13/2017
Plat Name: Skinner Pad
Developer: Braun Enterprises
Applicant: Tetra Surveys
App No/Type: 2017-0577 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.6461	Total Reserve Acreage:	4.6461
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	77429	367F	ETJ

Conditions and Requirements for Approval

004.2. Harris County Engineer Certification: I, John R Blount, P.E. LEED AP, County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by Harris County Commissioner's Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

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

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

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 04/13/2017
Plat Name: Skinner Pad
Developer: Braun Enterprises
Applicant: Tetra Surveys
App No/Type: 2017-0577 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

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

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

Limited scope TIA will be required to determine driveway and left turn lane requirements. Traffic signal modifications will be required at developer's expense if driveway is proposed on Skinner Road directly across Jarvis Road.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 04/13/2017
Plat Name: Spring Branch Estates no 2 partial replat no 9
Developer: Rona Milbauer
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2017-0436 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.8072	Total Reserve Acreage:	0.0000
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450Q	City

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
065. Provide specific reason(s) for replat on the face of the plat.
- 078.1. Minimum lot size in the city limits may be less than 3500 square feet.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- Set/find pins 5/8".
- Revise Note 8. to provide 300s.f. of permeable for two lots.
- Show built to line.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 04/13/2017
Plat Name: Spring Branch Estates no 2 partial replat no 9
Developer: Rona Milbauer
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2017-0436 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

For long form:

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

City Engineer: DETENTION IS REQUIRED, AND NEED B.L.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 04/13/2017
Plat Name: Sunset Ridge Commercial Access no 2
Developer: BWH40 Commercial, LTD., a Texas limited partnership
Applicant: Benchmark Engineering Corporation
App No/Type: 2017-0531 SP

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	1.2600	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 49
County	Zip	Key Map ©	City / ETJ
Harris	77346	376V	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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)

Sunset Ridge Commercial Access will need to be recorded before plat recordation

HCED's CIP Group interposes no objection to the construction of Sunset Harbor Drive as depicted, so long as the required southbound left turn lane and other improvements within Harris County ROW are constructed to meet all County 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: 47
Action Date: 04/13/2017
Plat Name: Sunset Ridge Sec 8
Developer: SSR-185 Investments, LTD., a Texas Limited Liability Partnership
Applicant: Benchmark Engineering Corporation
App No/Type: 2017-0555 C3P

Staff Recommendation:
 Approve the plat subject to the conditions listed

Total Acreage:	24.4030	Total Reserve Acreage:	1.1100
Number of Lots:	120	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 49
County	Zip	Key Map ©	City / ETJ
Harris	77346	376V	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)record section 7 of sunset ridge prior to or simultaneous with this plat
 2)All curves should be shown in the curve table, separate and without any duplicates.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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)
 Sec 7 must be recorded prior to or simultaneously with this plat
 Sunset ridge detention basin no 1 must 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: 48
Action Date: 04/13/2017
Plat Name: Take 5 Westview
Developer: Edry, Inc.
Applicant: GBI Partners, LP
App No/Type: 2017-0465 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3300	Total Reserve Acreage:	0.3300
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451W	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)

139. Provide for widening of Glen Forest Drive, local street. (122)

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

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

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

For Your Information:

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

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

For long form:

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 04/13/2017
Plat Name: Valley Ranch Sec 9
Developer: Sig-Valley Ranch, Ltd.
Applicant: Hovis Surveying Company Inc.
App No/Type: 2017-0594 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	16.7160	Total Reserve Acreage:	0.0767
Number of Lots:	73	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	256W	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)

provide typical lot layout
provide 20' G.B.L

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 50
Action Date: 04/13/2017
Plat Name: West Bellfort Complex
Developer: Ali Center
Applicant: Owens Management Systems, LLC
App No/Type: 2017-0585 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	5.5630	Total Reserve Acreage:	5.5630
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County FWSD 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	527Y	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

Fort Bend Engineer: 1) Revised to the approved FBC plat format - All FBC signatures on the right
 2) Update precinct 1 Commissioner to Vincent M. Morales, Jr.
 3) Provide 10' landscape easement along West Bellfort ROW in compliance with FBC Subdivision Regulations Section 7
 4) Clarify the title of the plat
 5) Submit civil construction plans
 6) Submit to FBC for formal plat review
 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: 51

Action Date: 04/13/2017

Plat Name: West Harris County Regional Water Authority West Meter Station

Developer: West Harris County Regional Water Authority

Applicant: BGE, Inc.

App No/Type: 2017-0552 C2

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	3.9190	Total Reserve Acreage:	3.8840
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77494	485A	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.

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

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

For Your Information:

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

PWE Utility Analysis: Approved.

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 04/13/2017
Plat Name: Willow Forest Square
Developer: Milestone Partners
Applicant: Terra Surveying Company, Inc.
App No/Type: 2017-0557 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	15.5750	Total Reserve Acreage:	15.5750
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:	Dowdell PUD
County	Zip	Key Map ©	City / ETJ
Harris	77375	290E	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 04/13/2017
Plat Name: Windfern Mini Warehouse
Developer: Quality Ocean, LLC
Applicant: HRS and Associates, LLC
App No/Type: 2017-0563 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.8478	Total Reserve Acreage:	4.8478
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77040	410X	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.
203. Provide complete Recordation Package when submitting plat for 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

Harris County Flood Control District: Flood Control review - Show and label channel top of banks, centerline, width and Easements (see PDF uploaded).

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 54
Action Date: 04/13/2017
Plat Name: Woodridge Forest Sec 13
Developer: WR Forest, LLC
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2017-0586 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.2050	Total Reserve Acreage:	0.7370
Number of Lots:	33	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Woodridge MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	296T	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)add wastewater note
2)add centerpoint note
3)record Woodridge forest sec 12 prior to or simultaneously with this plat
4)show 20' G.B.L as indicated on the mark-up

For Your Information:

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

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55

Action Date: 04/13/2017

Plat Name: Aldine Mail Plaza

Developer: Survey 1, Inc

Applicant: Survey 1, Inc.

App No/Type: 2017-0551 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	2.0450	Total Reserve Acreage:	2.0050
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77060	413E	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.

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

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55

Action Date: 04/13/2017

Plat Name: Aldine Mail Plaza

Developer: Survey 1, Inc

Applicant: Survey 1, Inc.

App No/Type: 2017-0551 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

PWE Utility Analysis: Approved.

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

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

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

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

Cutback should be revised to 25'x25' at Airline Drive and Aldine Mail Route.

Signal conduits and loop detectors should be shown on plans. Adjustments, if needed, will be at developer expense.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 56
Action Date: 04/13/2017
Plat Name: Antoine Corner
Developer: JAI JAWAN JAI KISSAN, INC.
Applicant: ASV Consulting Group, Inc.
App No/Type: 2017-0502 C2R

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	0.9630	Total Reserve Acreage:	0.9630
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 118
County	Zip	Key Map ©	City / ETJ
Harris	77088	411K	ETJ

Conditions and Requirements for Approval

- 001. A revised registry drawing is required showing the true footprint of the subdivision plat
- 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.
- 185.1. Add replat language
- 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)
 UVE should be checked at Windsor Forest Drive and Antoine Drive.
 Limited scope TIA will be required to determine driveway locations, left turn lane and shared access requirements.
 ROW hypotenuse at corner of Windsor Forest Drive and Antoine Drive should be 28.28' for 20'x20' cutback.



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 04/13/2017
Plat Name: Ashland Heights Court
Developer: Southern Porch Investments 1, LLC
Applicant: Karen Rose Engineering and Surveying
App No/Type: 2017-0517 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1515	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	492D	City

Conditions and Requirements for Approval

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

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

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

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

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

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

For Your Information:

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

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

For long form:

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 04/13/2017
Plat Name: Avenue Center
Developer: Avenue CDC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-0570 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.3400	Total Reserve Acreage:	1.3400
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	453Y	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.

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.

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 04/13/2017
Plat Name: Avenue Center
Developer: Avenue CDC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-0570 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 added to general notes on face of plat:

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

2) 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: 59
Action Date: 04/13/2017
Plat Name: BCM Yellowstone
Developer: Baylor College of Medicine
Applicant: Andrew Lonnie Sikes, Inc.
App No/Type: 2017-0522 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	7.7580	Total Reserve Acreage:	7.7580
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	77021	533K	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

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

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

2) This property(s) is located in Park Sector number 15.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 04/13/2017
Plat Name: Bonner Street Townhomes
Developer: Highline Homes, LLC
Applicant: The Porter Drafting Co.
App No/Type: 2017-0568 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.0850	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

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)

127. 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)

For Your Information:

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

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

PWE Utility Analysis: Due that lot 2 does not front a wastewater line .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>



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 04/13/2017
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:
Withdraw

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

For Your Information:

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

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.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 04/13/2017
Plat Name: Enterra at W 26th
Developer: Enterra Homes
Applicant: The Interfield Group
App No/Type: 2017-0580 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1474	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452V	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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

For Long form:

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

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

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



Agenda Item: 63
Action Date: 04/13/2017
Plat Name: Epsom Downs Place partial replat no 1
Developer: Indios Taqueria & Seafood
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2017-0544 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.4545	Total Reserve Acreage:	0.4545
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	454A	City

Conditions and Requirements for Approval

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

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

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

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

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

Coordinate with Summers Chandler, Chief Surveyor at 832-395-2383. This appears to be ROW, if so provide documentation & record info, add 25' BL to reserve.

For Your Information:

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

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

For long form: <http://www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html>
City Engineer: DETENTION IS REQUIRED

PWE Traffic: No comment.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64

Action Date: 04/13/2017

Plat Name: Felro Trail

Developer: Individuals

Applicant: Texas Engineering And Mapping Company

App No/Type: 2017-0443 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	19.4636	Total Reserve Acreage:	4.3865
Number of Lots:	14	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
Fort Bend	77545	651C	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.

087. SF residential lots are allowed to take vehicular access to a major thoroughfare only when the lot is greater than one acre in size. Add notes: Lot xx, Block xx, is greater than one acre in size. This lot shall provide a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare. (189)

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

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

For Your Information:

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

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

2) Provide rear lot UEs per FBC Subdivision Regulations 5.11.A.3

3) Address all comments provided in FBC formal review on 1-20-17

PWE Utility Analysis: APPROVED

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item:	65	Staff Recommendation:	Approve the plat subject to the conditions listed
Action Date:	04/13/2017		
Plat Name:	Fountainview Drive Apartments		
Developer:	Fountainview Drive Apartments Capital L.L.C. A Delaware Limited Liability Company		
Applicant:	Benchmark Engineering Corporation		
App No/Type:	2017-0509 C2R		
Total Acreage:	5.2990	Total Reserve Acreage:	5.2990
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77057	491P	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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



Agenda Item: 66
Action Date: 04/13/2017
Plat Name: Gloverdale partial replat no 1
Developer: CARANDA PROPERTIES
Applicant: Tetra Surveys
App No/Type: 2017-0595 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:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77012	535F	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)

Add Deed Restricted BL note when there is BL other than Chapter 42 BL

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

For Your Information:

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

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

For Long form:

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 04/13/2017
Plat Name: Grand Mission Town Center replat no 1
Developer: Wytex BTS, inc.
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-0581 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.2070	Total Reserve Acreage:	2.2070
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:	Grand Mission MUD 1
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526L	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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

2) A separate instrument cross access easement will be required, if currently not within deed, for traffic across parcels

3) Submit to FBC for formal review

4) Submit civil construction plans

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 04/13/2017
Plat Name: Harris County Emergency Services District no 16 Station 3
Developer: Harris County Emergency Services District No 16
Applicant: Hovis Surveying Company Inc.
App No/Type: 2017-0469 C3R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	5.6140	Total Reserve Acreage:	5.2210
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	77379	329Q	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

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 &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 04/13/2017
Plat Name: Harris County Emergency Services District no 16 Station 3
Developer: Harris County Emergency Services District No 16
Applicant: Hovis Surveying Company Inc.
App No/Type: 2017-0469 C3R

Staff Recommendation:
Defer Additional
information reqd

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

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

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

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

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

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

County is deferring plat to obtain approval for disclaiming streets by replat.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 04/13/2017
Plat Name: Heights Allegiance Homes
Developer: GSAAD BONNER
Applicant: RSG Engineering
App No/Type: 2017-0374 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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)

203. Provide complete Recordation Package when submitting plat for 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 reason for replat
- 2) remove building line from driveway and E.A.E
- 3) provide typical lot layout (10'17)
- 4) Widen the pavement for (west 26th St) along the entire block to 20' and provide certificate of completion at recordation. Refer to the guide online for process and standards
- 5) provide 4' offset
- 6) bold plat boundary

For Your Information:

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 04/13/2017
Plat Name: Heights Allegiance Homes
Developer: GSAAD BONNER
Applicant: RSG Engineering
App No/Type: 2017-0374 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.

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>
PWE Traffic: No comment.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 04/13/2017
Plat Name: Highland Heights at Tuskegee Street
Developer: Vistamont, Inc.
Applicant: HRS and Associates, LLC
App No/Type: 2017-0377 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.3164	Total Reserve Acreage:	0.0000
Number of Lots:	15	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	77091	452B	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

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

For long form:

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

City Engineer: DETENTION IS REQUIRED

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 04/13/2017
Plat Name: Intervale Village Sec 1
Developer: Taba Investments L.L.C.
Applicant: Benchmark Engineering Corporation
App No/Type: 2017-0494 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.6800	Total Reserve Acreage:	0.0000
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77075	575M	City

Conditions and Requirements for Approval

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

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

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

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

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

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

For Your Information:

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

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

For long form:

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

City Engineer: DETENTION IS REQUIRED

PWE Traffic: No comments.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 04/13/2017
Plat Name: Intervale Vista
Developer: BELTICK
Applicant: replats.com
App No/Type: 2017-0539 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.9183	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77075	575M	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
203. Provide complete Recordation Package when submitting plat for 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

PWE Utility Analysis: Due that all of the dwellings do not have access to a City sewer (lot 3 and lot 5).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: 73
Action Date: 04/13/2017
Plat Name: Katy Green replat no 1 partial replat no 1
Developer: WILE INTERSTS
Applicant: Halff Associates, Inc.
App No/Type: 2017-0530 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.7730	Total Reserve Acreage:	1.7730
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 345
County	Zip	Key Map ©	City / ETJ
Harris	77094	486D	ETJ

Conditions and Requirements for Approval

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

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

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 04/13/2017
Plat Name: Katy Green replat no 1 partial replat no 1
Developer: WILE INTERSTS
Applicant: Halff Associates, Inc.
App No/Type: 2017-0530 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

plat name must match application

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 04/13/2017
Plat Name: Life Time Fitness at Baybrook
Developer: Southbrook Corporation
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-0507 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	15.3092	Total Reserve Acreage:	15.3092
Number of Lots:	0	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	77546	617V	City/ETJ

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.

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

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

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

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

185.2. Appendix A: Provide an attesting individual in the dedicatory language.

1. Include additional abutting acreage with proposed plat or a GP must be submitted during the next Planning Commission cycle.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 74
Action Date: 04/13/2017
Plat Name: Life Time Fitness at Baybrook
Developer: Southbrook Corporation
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-0507 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

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: 75
Action Date: 04/13/2017
Plat Name: Lyons Redev Thirtyfifth Venture
Developer: South by Northwest, LP
Applicant: Karen Rose Engineering and Surveying
App No/Type: 2017-0518 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1147	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	City

Conditions and Requirements for Approval

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

For Your Information:

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

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

For long form:

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 04/13/2017
Plat Name: Martinez Bella Vista
Developer: MTZ BELLA VISTA
Applicant: BM DESIGN LLC
App No/Type: 2017-0583 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.5450	Total Reserve Acreage:	4.5090
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77053	572T	ETJ

Conditions and Requirements for Approval

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

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

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

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

1. Address stub streets Cedar and Industry 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.



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 04/13/2017
Plat Name: Martinez Bella Vista
Developer: MTZ BELLA VISTA
Applicant: BM DESIGN LLC
App No/Type: 2017-0583 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>

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)

It appears that a variance will need to be submitted to not extend streets or terminate in a cul-de-sac or streets will need to be extended. Plat should be deferred.

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 .

Anderson Road ROW will need to be verified. Road log calls out 80 feet. GIS measures 60 feet. MTFP shows double collector line indicating ROW is required.

Driveway should be line up with Insley Street or be located close to east property line to avoid overlapping left turns conflicts. (Traffic)

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 04/13/2017
Plat Name: Mohawk Plaza
Developer: Surv-Tex Surveying Inc
Applicant: Surv-Tex surveying Inc.
App No/Type: 2017-0600 C2R

Staff Recommendation:
 Defer for further study and
 review

Total Acreage:	1.4720	Total Reserve Acreage:	1.4720
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77016	414V	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

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

For long form:

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

City Engineer: DETENTION IS REQUIRED

PWE Traffic: No comment.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 04/13/2017
Plat Name: Nance Vista
Developer: 6S VENTURES, LLC
Applicant: replats.com
App No/Type: 2017-0457 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494J	City

Conditions and Requirements for Approval

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

203. Provide complete Recordation Package when submitting plat for 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)staff suggest using a larger drawing scale.
- 2)Lots need to provide the 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 proposed re-plat to the WCR (long or short form) application.

For long form:

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 04/13/2017
Plat Name: Oosten Estates
Developer: Joe's Construction LLC
Applicant: PLS
App No/Type: 2017-0496 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1664	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452U	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
078. Minimum lot size in the City limits is 3500 square feet. (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.

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

For long form:

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 04/13/2017
Plat Name: Palmetto Development
Developer: Palmetto RPO, LP
Applicant: Windrose
App No/Type: 2017-0541 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.9580	Total Reserve Acreage:	5.9580
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77056	491Y	City

Conditions and Requirements for Approval

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

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

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

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

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

1. Provide Release Letter from Public Works and Engineering for the abandonment of the 10' UE at recordation.

2. Proposed restricted reserve B is in the process of being acquired by TxDot. Show the record information as part of the ROW.

For Your Information:

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

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

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

City Engineer: DETENTION IS REQUIRED

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

PWE Traffic: No comment.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 04/13/2017
Plat Name: Phillips Squared Investments
Developer: Phillips Squared Holdings, II, LLC
Applicant: Probstfeld & Associates, Inc.
App No/Type: 2017-0554 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4775	Total Reserve Acreage:	0.4712
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	77009	493C	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

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

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

City Engineer: DETENTION IS REQUIRED

PWE Traffic: No comment.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 04/13/2017
Plat Name: RCR Trucking
Developer: The Jean McKinley Company, Inc.
Applicant: Jean McKinley Company
App No/Type: 2017-0547 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.2097	Total Reserve Acreage:	2.2071
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77039	413H	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 04/13/2017
Plat Name: Sure Stay Project
Developer: MP Motels, Lf
Applicant: HRS and Associates, LLC
App No/Type: 2017-0562 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.8773	Total Reserve Acreage:	2.8773
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	77060	372Q	City

Conditions and Requirements for Approval

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

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

203. Provide complete Recordation Package when submitting plat for 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>

Addressing: Both reserves are labeled "A". Should label them "A", and "B".

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: 84
Action Date: 04/13/2017
Plat Name: Totos Retreat on Dorothy
Developer: Survey 1, Inc
Applicant: Survey 1, Inc.
App No/Type: 2017-0560 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1059	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	492D	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)

revise calculations within the lot coverage 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: 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 04/13/2017
Plat Name: UPS Ground Freight Cavalcade
Developer: DUNANWAY ASSOCIATES, L.P.
Applicant: Miller Survey Group
App No/Type: 2017-0510 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	24.3170	Total Reserve Acreage:	24.3170
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77026	454S	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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

For Long form:

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

City Engineer: DETENTION IS REQUIRED

PWE Traffic: No comment.

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



Agenda Item: 86
Action Date: 04/13/2017
Plat Name: West 17th Street Landing
Developer: 1602 Val St Development, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2017-0503 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.2500	Total Reserve Acreage:	0.0044
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452Y	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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

For Long form:

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

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 , DRAINAGE PLAN IS APPROVED

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 04/13/2017
Plat Name: West 17th Street Terrace
Developer: Cygnus Builders
Applicant: Total Surveyors, Inc.
App No/Type: 2017-0500 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2500	Total Reserve Acreage:	0.0044
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452Y	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.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

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

For Long form:

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 04/13/2017
Plat Name: West Drew Enclave
Developer: Drake Custom Homes, Ltd
Applicant: Owens Management Systems, LLC
App No/Type: 2017-0579 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1190	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.

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 Volume 3 Page 34 H.C.M.R as record info for west drew 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.

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: 89
Action Date: 04/13/2017
Plat Name: Woodland Terrace partial replat no 1
Developer: Ronald Taylor and Mark Ziobro
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2017-0606 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.4502	Total Reserve Acreage:	0.4502
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	77009	493B	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.

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 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: 90
Action Date: 04/13/2017
Plat Name: Broadway Plaza
Developer: ADVANCE SURVEYING, INC.
Applicant: Advance Surveying, Inc.
App No/Type: 2017-0362 C3N

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	0.6238	Total Reserve Acreage:	0.6238
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77017	535P	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
055. Revise subdivision name to Park Place no 2 partial replat no 1
208. Staff requests a two week deferral to allow residents in the neighborhood more time to review the 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.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 91
Action Date: 04/13/2017
Plat Name: Dissen Heights partial replat no 1
Developer: East End Development
Applicant: East End Development LLC
App No/Type: 2017-0174 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1606	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77023	494Y	City

Conditions and Requirements for Approval

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.

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

For Your Information:

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

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

For long form:

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 04/13/2017
Plat Name: Dissen Heights partial replat no 2
Developer: East End Development
Applicant: East End Development LLC
App No/Type: 2017-0171 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1370	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77023	494Y	City

Conditions and Requirements for Approval

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.

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

For Your Information:

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

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

For long form:

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 93

Action Date: 04/13/2017

Plat Name: Draco Spring Manufacturing Company

Developer: DRACO SPRING MANUFACTURING COMPANY

Applicant: Boundary One, LLC

App No/Type: 2017-0291 C3N

Staff Recommendation:

Defer Applicant request

Total Acreage:	4.8160	Total Reserve Acreage:	4.8160
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	534R	City

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 93

Action Date: 04/13/2017

Plat Name: Draco Spring Manufacturing Company

Developer: DRACO SPRING MANUFACTURING COMPANY

Applicant: Boundary One, LLC

App No/Type: 2017-0291 C3N

Staff Recommendation:

Defer Applicant request

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

For long form:

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

City Engineer: DETENTION IS REQUIRED.

AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE NEW AWNING.

Metro: Improve sidewalks.

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

For long form:

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

City Engineer: DETENTION IS REQUIRED.

AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE NEW AWNING.

Metro: Improve sidewalks.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 04/13/2017
Plat Name: Houston Heights partial replat no 18
Developer: N/A
Applicant: The Interfield Group
App No/Type: 2017-0333 C3N

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.1271	Total Reserve Acreage:	0.0000
Number of Lots:	1	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	453W	City

Conditions and Requirements for Approval

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

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

For Your Information:

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

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

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

• No land is being established as Private Park or dedicated to the public for Park purposes.

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

For long form:

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 04/13/2017
Plat Name: Promise Land replat no 1
Developer: KING'S LAND SURVEYING SOLUTIONS LLC
Applicant: KING'S LAND SURVEYING SOLUTIONS, LLC
App No/Type: 2017-0298 C3N

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	3.2080	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	285N	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 residents in the neighborhood more time to review the 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: 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.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 96
Action Date: 04/13/2017
Plat Name: Westhaven Estates Sec 2 partial replat no 7
Developer: David and Patricia Jones
Applicant: Richard Grothues Designs
App No/Type: 2017-0296 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2957	Total Reserve Acreage:	0.0000
Number of Lots:	2	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	491N	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)

079. Remove the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)

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

216. Remove all shared driveway plat notes.

Coordinate with PWE Utility analysis regarding creating a sanitary easement along the east side of the plat to accommodate a sanitary sewer prior to 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 04/13/2017
Plat Name: Westhaven Estates Sec 2 partial replat no 7
Developer: David and Patricia Jones
Applicant: Richard Grothues Designs
App No/Type: 2017-0296 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Parks and Recreation: • To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 9.

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.

PWE Utility Analysis: Sanitary easement required for 8" sanitary sewer at east side of plat. See Office of City Engineers for easement width requirement.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 97
Action Date: 04/13/2017
Plat Name: Westheimer Gardens Extension partial replat no 4
Developer: Carnegie Homes
Applicant: Total Surveyors, Inc.
App No/Type: 2017-0400 C3N

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.4946	Total Reserve Acreage:	0.0000
Number of Lots:	11	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.

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

For Your Information:

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

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

For long form:

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

City Engineer: DETENTION IS REQUIRED

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

PWE Traffic: The north side of Winsome Lane has an existing NP zone that restricts parking at all times. On-street parking can not be approved for this development. On-site parking must be accommodated.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 98
Action Date: 04/13/2017
Plat Name: Eunice Villas
Developer: Consortium Operations LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2017-0470 C2R

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

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493C	City

Conditions and Requirements for Approval

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

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

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

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

1. remove fence and landscaping obstructions within ROW of north street. Coordinate with Parks and Recreation Department for tree removal and PWE.
2. pedestrian access must be provided in order to be eligible for a 5' building line

For Your Information:

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

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

For long form:

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

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

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 99

Action Date: 04/13/2017

Plat Name: Fuchs Tract GP

Developer: Klein ISD

Applicant: American-Lupher Land Surveyors, Inc.

App No/Type: 2017-0409 GP

Staff Recommendation:

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

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.

For Your Information:

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 04/13/2017
Plat Name: Gosling Office Park
Developer: Gosling Office Park, LLC
Applicant: Paksima Group, Inc.
App No/Type: 2017-0564 C2

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

Total Acreage:	7.4480	Total Reserve Acreage:	7.4480
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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77389	250V	ETJ

Conditions and Requirements for Approval

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

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.

203. Provide complete Recordation Package when submitting plat for 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 HCCF No. A125953 to the Gosling Road ROW record info. Change Gosling ROW to 180' wide.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 101
Action Date: 04/13/2017
Plat Name: I 10 East at Freeport partial replat no 1
Developer: RCI Holdings,
Applicant: Windrose
App No/Type: 2017-0495 C2R

Staff Recommendation:
Defer for further study and
review

Total Acreage:	6.8084	Total Reserve Acreage:	6.8084
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	77015	497K	ETJ

Conditions and Requirements for Approval

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

208. Harris County Flood Control District requests a two week deferral for further study and review.

Change reserve form unrestricted to restricted to commercial uses.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 04/13/2017
Plat Name: I 10 East at Freeport partial replat no 1
Developer: RCI Holdings,
Applicant: Windrose
App No/Type: 2017-0495 C2R

Staff Recommendation:
Defer for further study and
review

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

For Long form:

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

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: -Please show and call out ROW on HCFCD facilities per Appendix 9 of the HCFCD PCPM.

-Abandonment is under review by HCFCD Executive Management.

-An HCFCD plat release letter will be 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 .

Coordinate with HCFCD to determine if any additional drainage easement is required

Table for Tangents Data should be provided. Approval from HCFCD will be required for modifications to drainage structures.

Sight distance analysis along Haden Road would not be required if existing driveway is used to the north, but analysis would be needed if new driveway is added

show access easement to be dedicated by separate instrument. This will need to be done prior to 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: 102
Action Date: 04/13/2017
Plat Name: Irise Park
Developer: Alpine Engineering and Construction, LLC
Applicant: Gruller Surveying
App No/Type: 2017-0505 C2

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

Total Acreage:	9.0000	Total Reserve Acreage:	9.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	327M	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
 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: 103
Action Date: 04/13/2017
Plat Name: Paradise Park RV Community
Developer: Spartan Group LTD CO LLC
Applicant: Hovis Surveying Company Inc.
App No/Type: 2017-0550 C2

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

Total Acreage:	7.1547	Total Reserve Acreage:	7.1547
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	324L	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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 04/13/2017
Plat Name: Paradise Park RV Community
Developer: Spartan Group LTD CO LLC
Applicant: Hovis Surveying Company Inc.
App No/Type: 2017-0550 C2

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

PWE Utility Analysis: Approved

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

Harris 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 .

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: 104
Action Date: 04/13/2017
Plat Name: Presidents Park B
Developer: Prologis, L.P.
Applicant: Halff Associates, Inc.
App No/Type: 2017-0506 C2R

Staff Recommendation:
Withdraw

Total Acreage:	59.9753	Total Reserve Acreage:	59.9753
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	20	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	77032	374N	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.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 105
Action Date: 04/13/2017
Plat Name: Rice Village Amherst
Developer: Kimley-Horn, Inc
Applicant: Terra Surveying Company, Inc.
App No/Type: 2017-0458 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	2.7497	Total Reserve Acreage:	2.7497
Number of Lots:	0	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	77005	532C	City

Conditions and Requirements for Approval

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

127. Provide Visibility Triangle at intersections and add plat

1. All pedestrian zones (by trellis) must be sidewalks
2. Dedicate 3.5' of ROW to Kirby, add as plat note "This Right-of-way dedication to become effective immediately and automatically when the parking lot is reconstructed"
3. Provide visibility triangle note
4. Coordinate with METRO on access from University Blvd to development

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 90
Action Date: 04/13/2017
Plat Name: Broadway Plaza
Developer: ADVANCE SURVEYING, INC.
Applicant: Advance Surveying, Inc.
App No/Type: 2017-0362 C3N

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	0.6238	Total Reserve Acreage:	0.6238
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77017	535P	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
055. Revise subdivision name to Park Place Sec 2 partial replat no 1
208. Staff requests a two week deferral to allow residents in the neighborhood more time to review the 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.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 04/13/2017

Subdivision Name: Broadway Plaza

Applicant: Advance Surveying, Inc



C – Public Hearings

Site Location

Houston Planning Commission

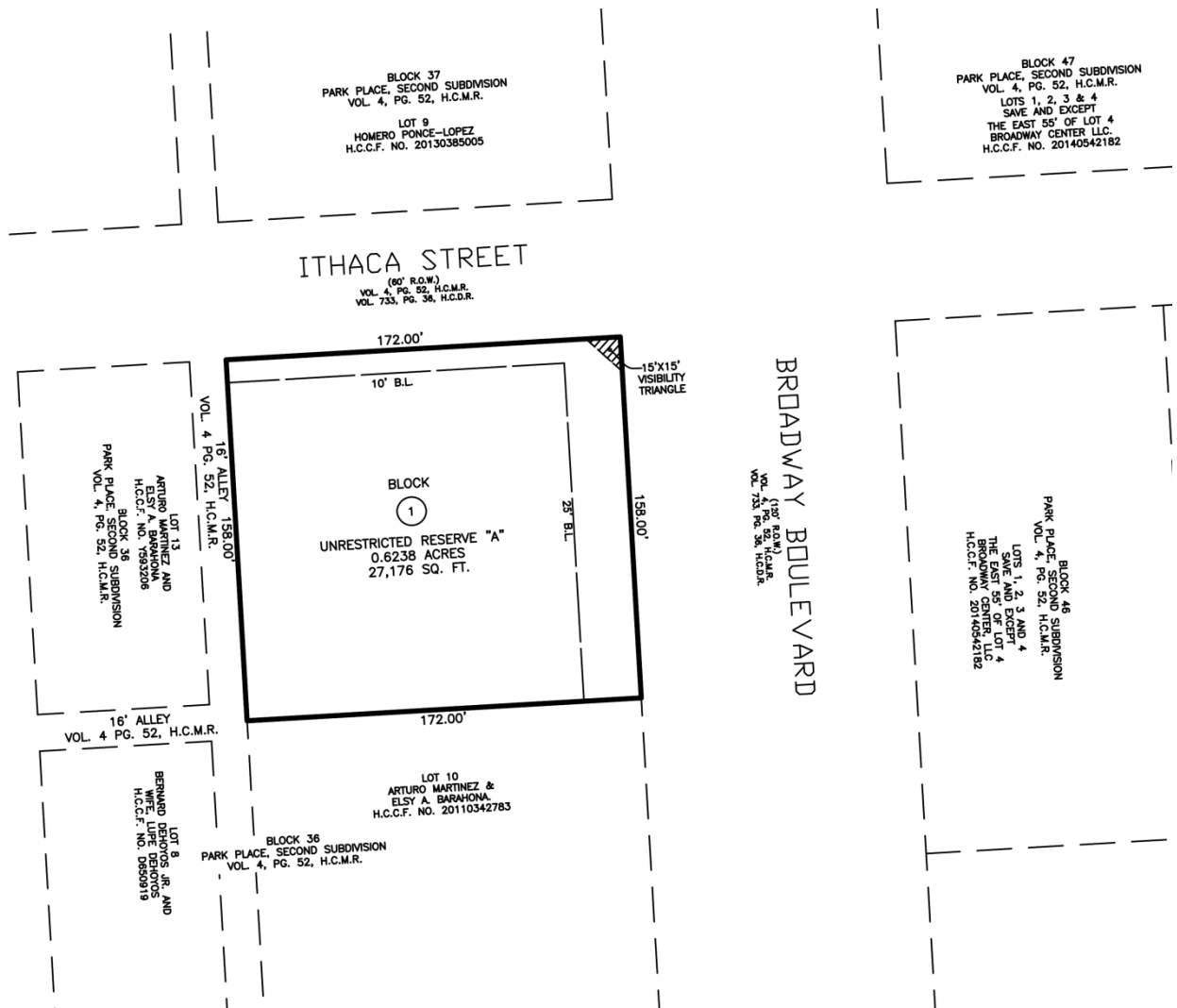
ITEM: 90

Planning and Development Department

Meeting Date: 04/13/2017

Subdivision Name: Broadway Plaza

Applicant: Advance Surveying, Inc



C – Public Hearings

Subdivision

Houston Planning Commission

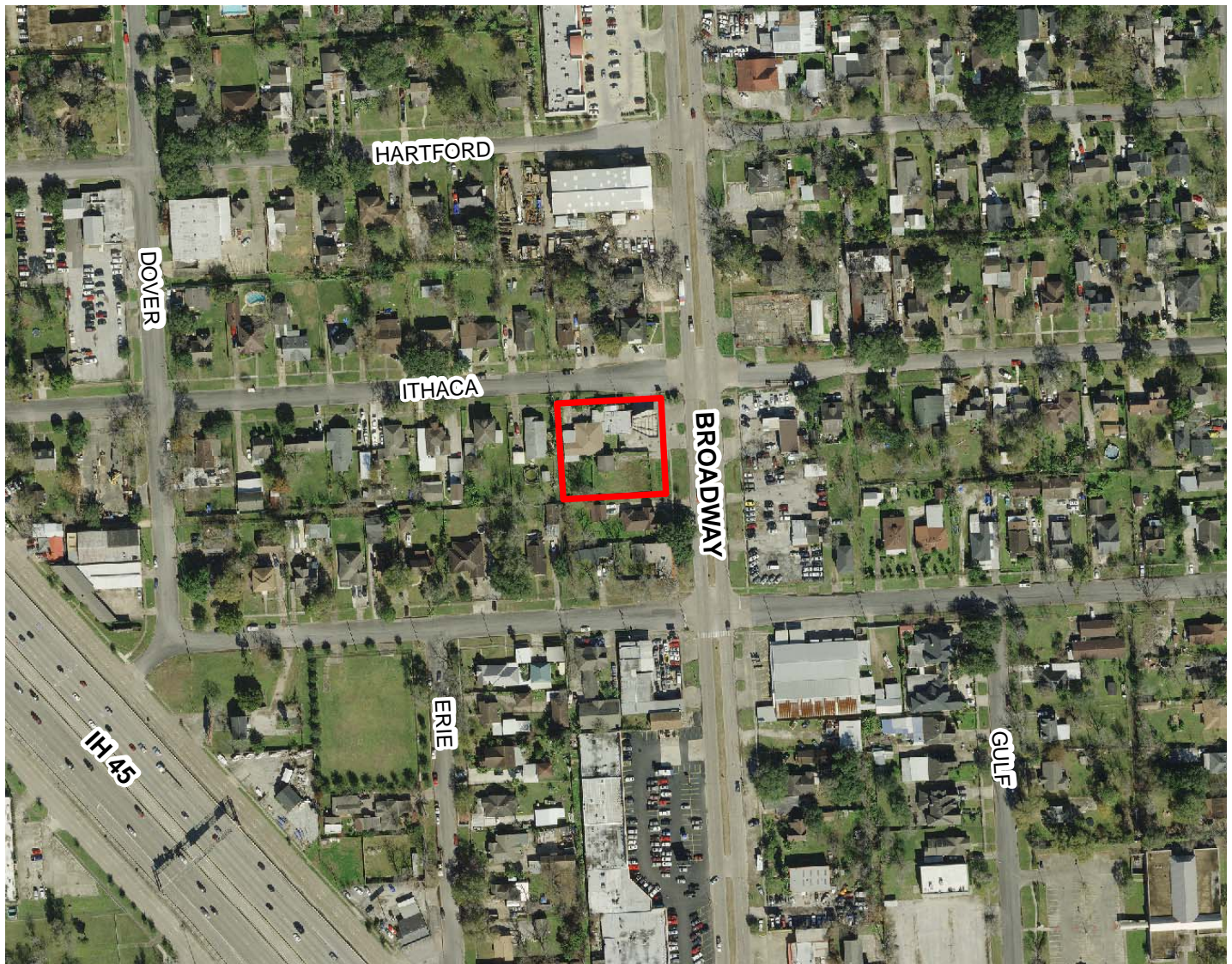
ITEM: 90

Planning and Development Department

Meeting Date: 04/13/2017

Subdivision Name: Broadway Plaza

Applicant: Advance Surveying, Inc



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 04/13/2017
Plat Name: Dissen Heights partial replat no 1
Developer: East End Development
Applicant: East End Development LLC
App No/Type: 2017-0174 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1606	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77023	494Y	City

Conditions and Requirements for Approval

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.

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

For Your Information:

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

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

For long form:

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

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

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

Houston Planning Commission

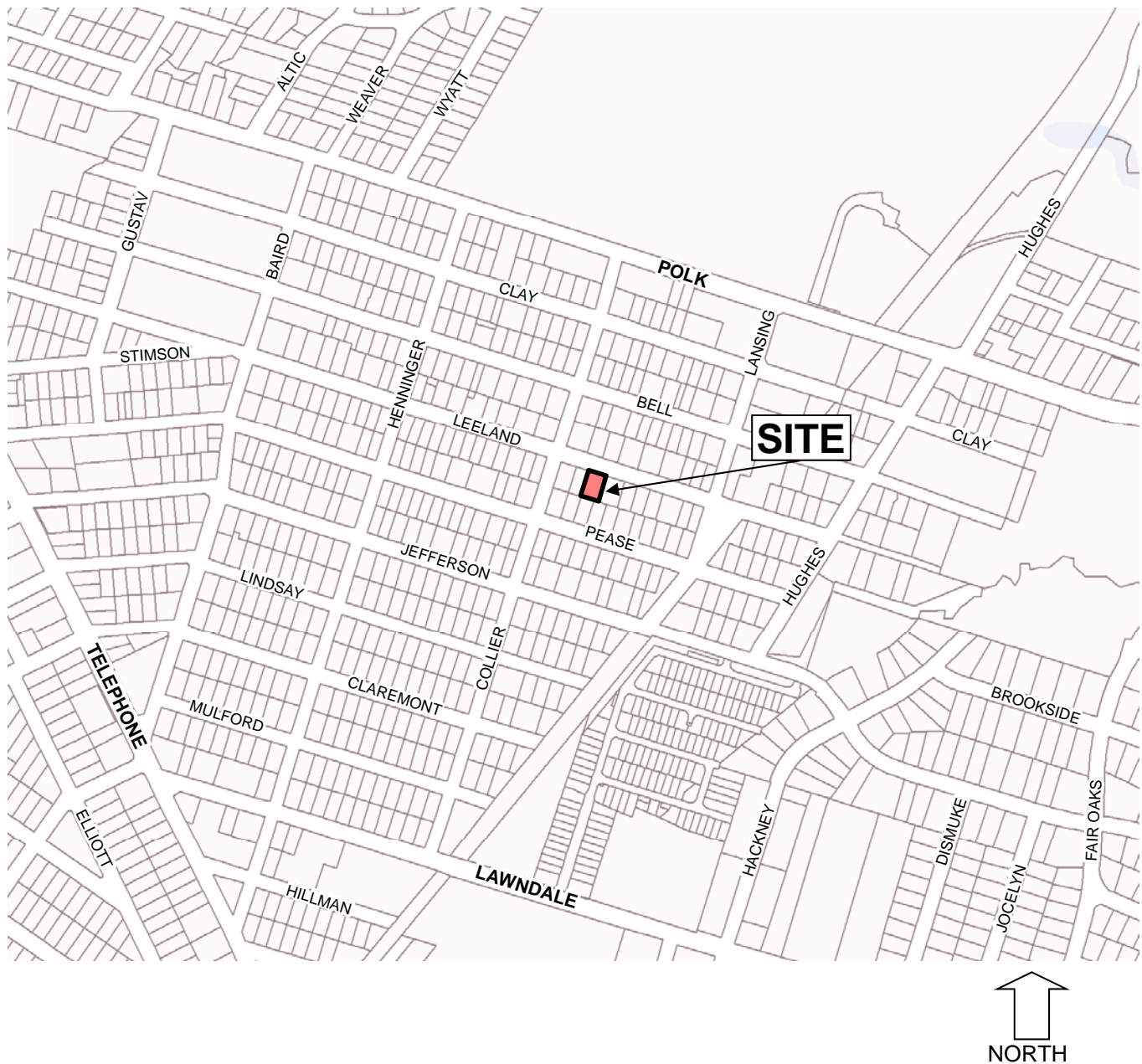
ITEM: 91

Planning and Development Department

Meeting Date: 04/13/2017

Subdivision Name: Dissen Heights partial replat no 1 (DEF1)

Applicant: East End Development LLC



C – Public Hearings

Site Location

Houston Planning Commission

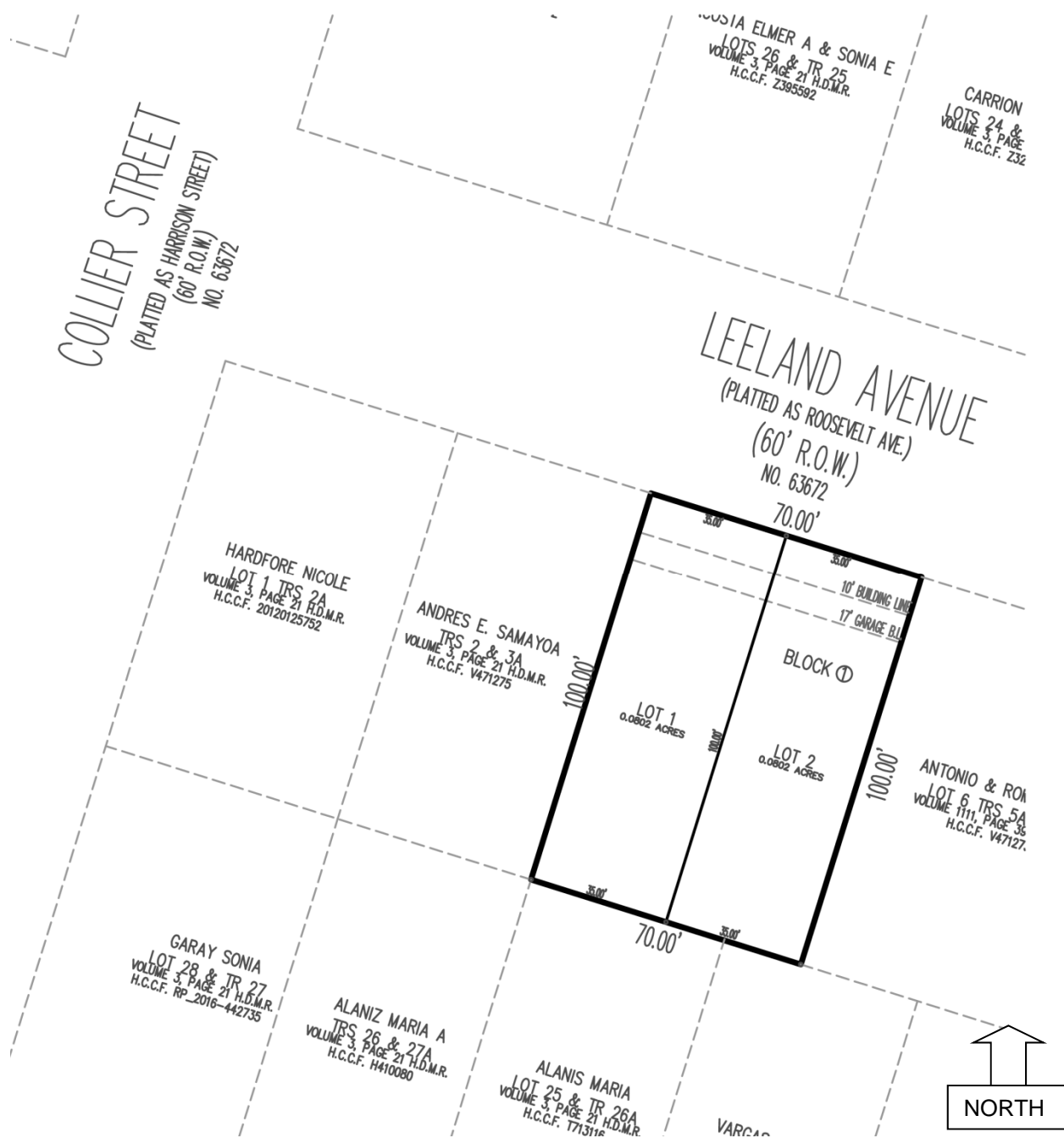
ITEM: 91

Planning and Development Department

Meeting Date: 04/13/2017

Subdivision Name: Dissen Heights partial replat no 1 (DEF1)

Applicant: East End Development LLC



C – Public Hearings

Subdivision

Houston Planning Commission

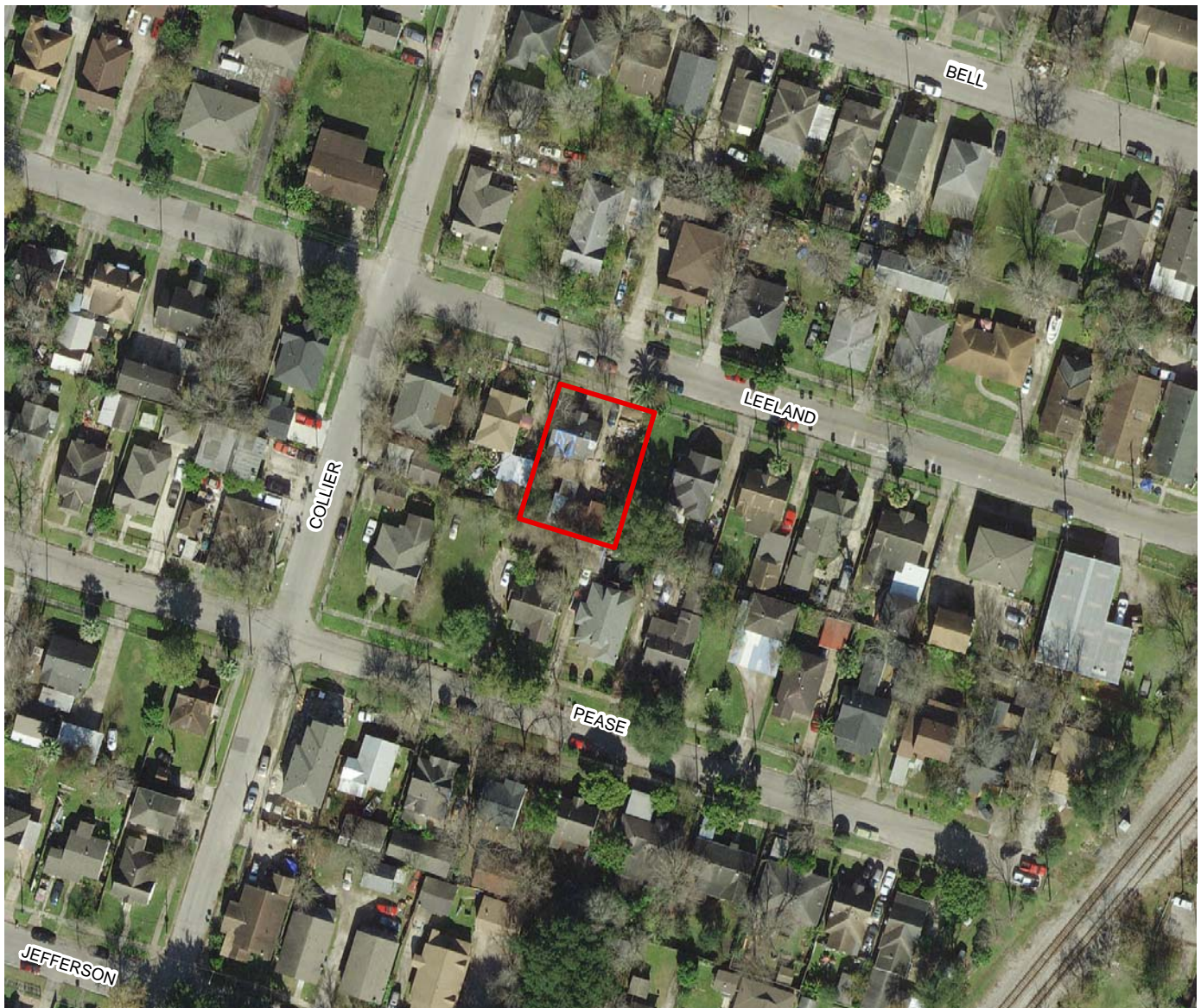
ITEM: 91

Planning and Development Department

Meeting Date: 04/13/2017

Subdivision Name: Dissen Heights partial replat no 1 (DEF1)

Applicant: East End Development LLC



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 04/13/2017
Plat Name: Dissen Heights partial replat no 2
Developer: East End Development
Applicant: East End Development LLC
App No/Type: 2017-0171 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1370	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77023	494Y	City

Conditions and Requirements for Approval

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.

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

For Your Information:

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

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

For long form:

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

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

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

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

Houston Planning Commission

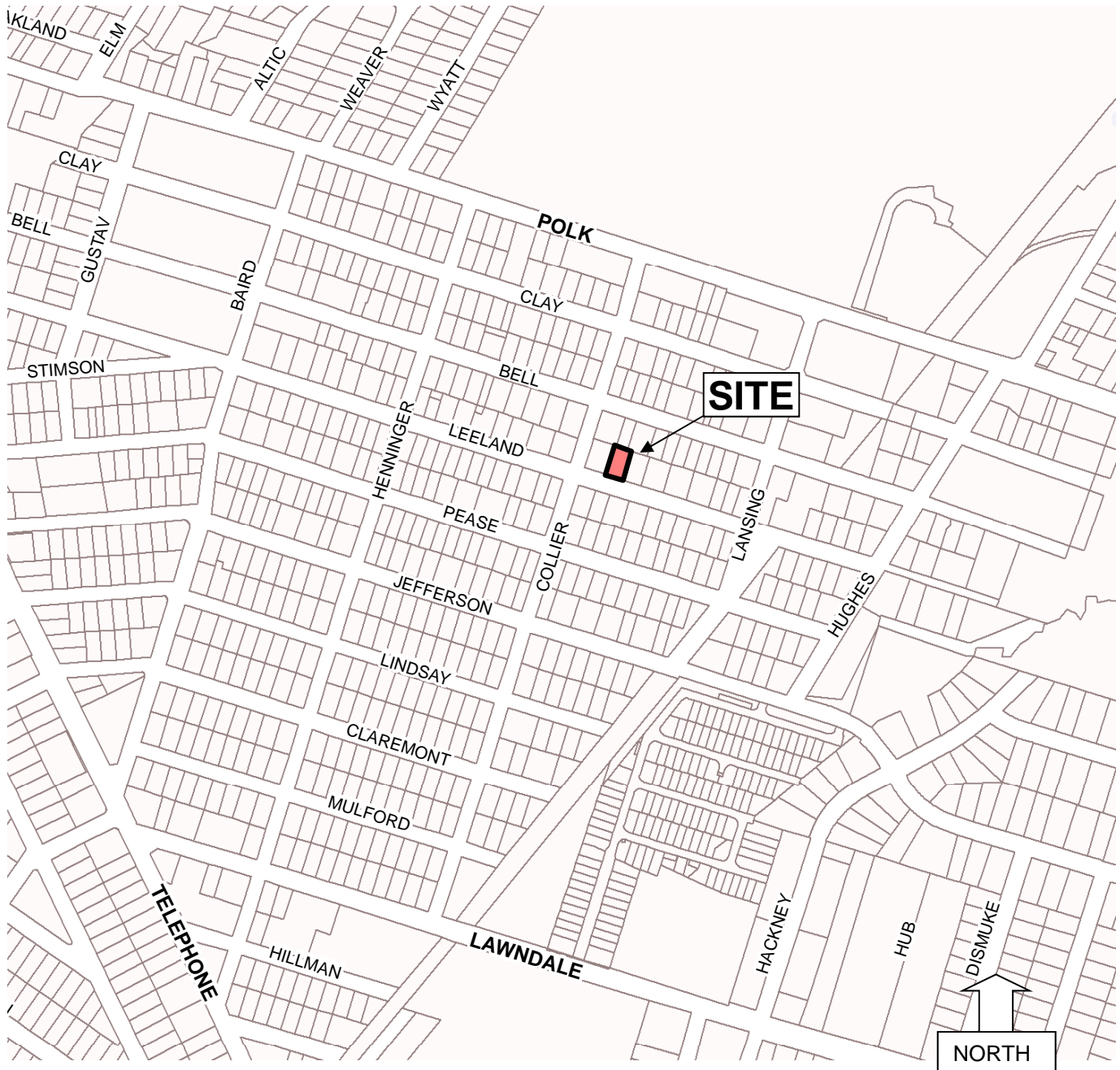
ITEM: 92

Planning and Development Department

Meeting Date: 04/13/2017

Subdivision Name: Dissen Heights partial replat no 2 (DEF1)

Applicant: East End Development LLC



C – Public Hearings

Site Location

Houston Planning Commission

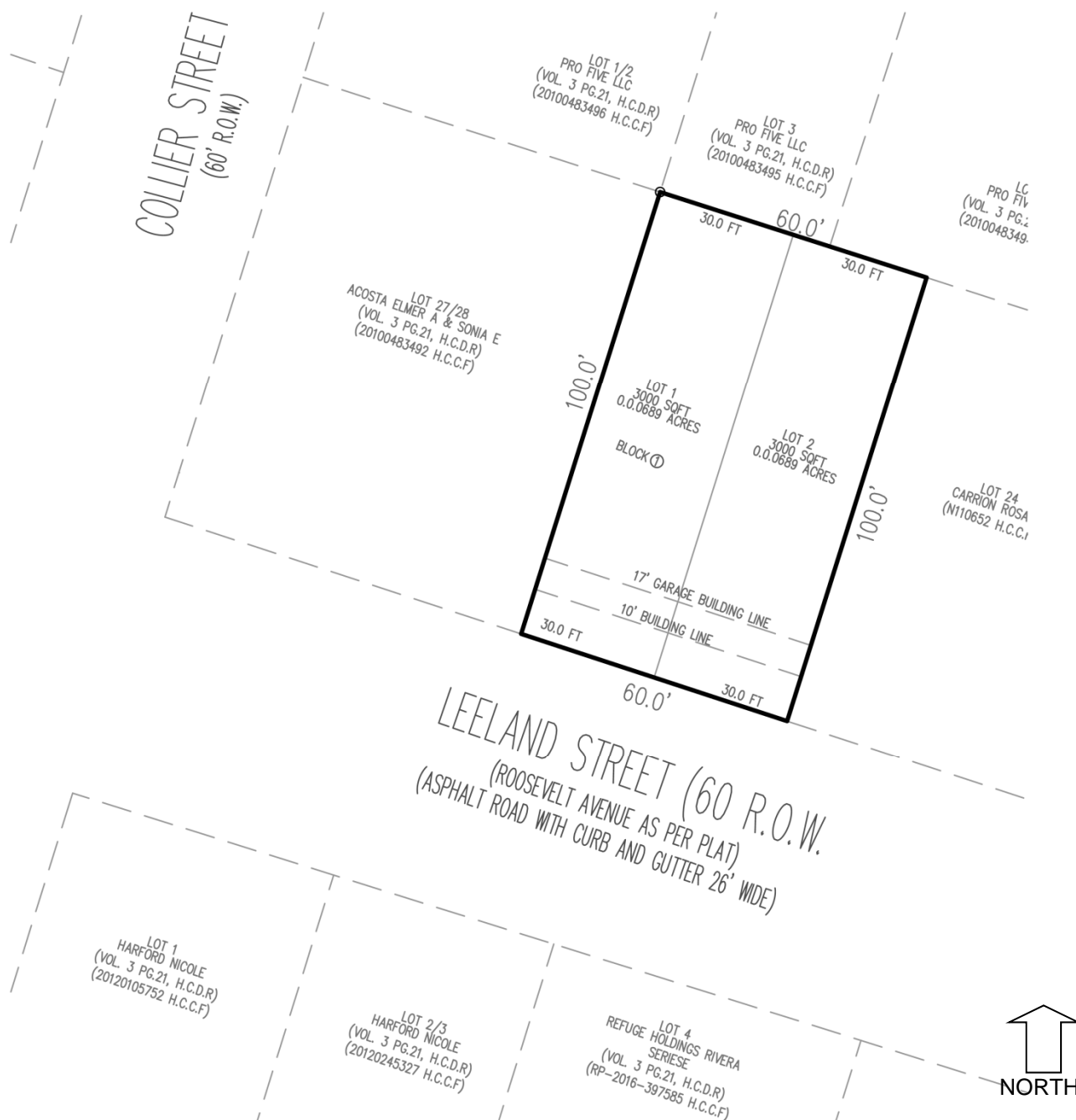
ITEM: 92

Planning and Development Department

Meeting Date: 04/13/2017

Subdivision Name: Dissen Heights partial replat no 2 (DEF1)

Applicant: East End Development LLC



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 92

Planning and Development Department

Meeting Date: 04/13/2017

Subdivision Name: Dissen Heights partial replat no 2 (DEF1)

Applicant: East End Development LLC



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 93

Action Date: 04/13/2017

Plat Name: Draco Spring Manufacturing Company

Developer: DRACO SPRING MANUFACTURING COMPANY

Applicant: Boundary One, LLC

App No/Type: 2017-0291 C3N

Staff Recommendation:

Defer Applicant request

Total Acreage:	4.8160	Total Reserve Acreage:	4.8160
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	534R	City

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 93

Action Date: 04/13/2017

Plat Name: Draco Spring Manufacturing Company

Developer: DRACO SPRING MANUFACTURING COMPANY

Applicant: Boundary One, LLC

App No/Type: 2017-0291 C3N

Staff Recommendation:

Defer Applicant request

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

For long form:

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

City Engineer: DETENTION IS REQUIRED.

AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE NEW AWNING.

Metro: Improve sidewalks.

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

For long form:

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

City Engineer: DETENTION IS REQUIRED.

AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE NEW AWNING.

Metro: Improve sidewalks.

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

Houston Planning Commission

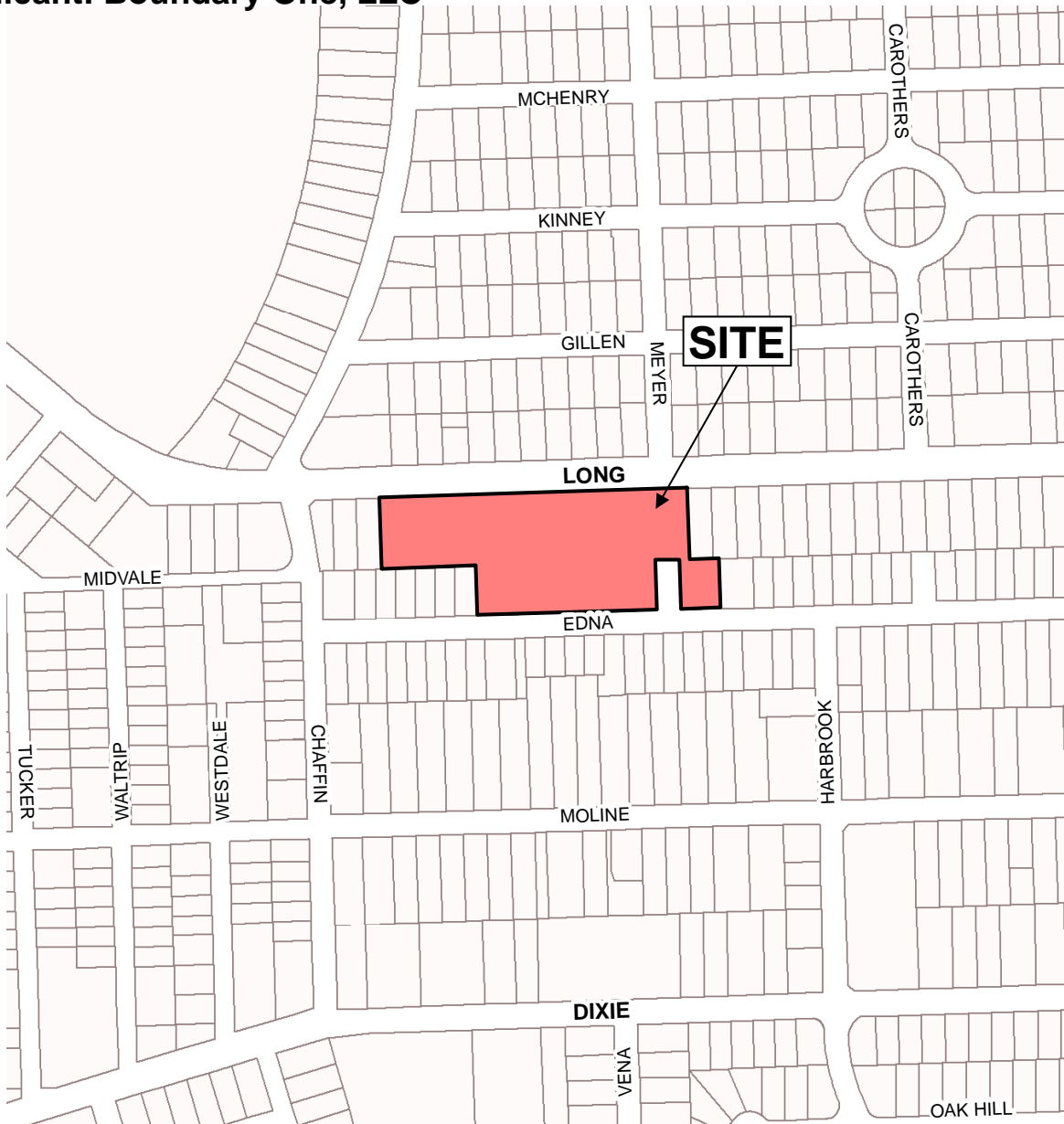
ITEM: 93

Planning and Development Department

Meeting Date: 04/13/2017

Subdivision Name: Draco Spring Manufacturing Company

Applicant: Boundary One, LLC



C – Public Hearing

Site Location

Houston Planning Commission

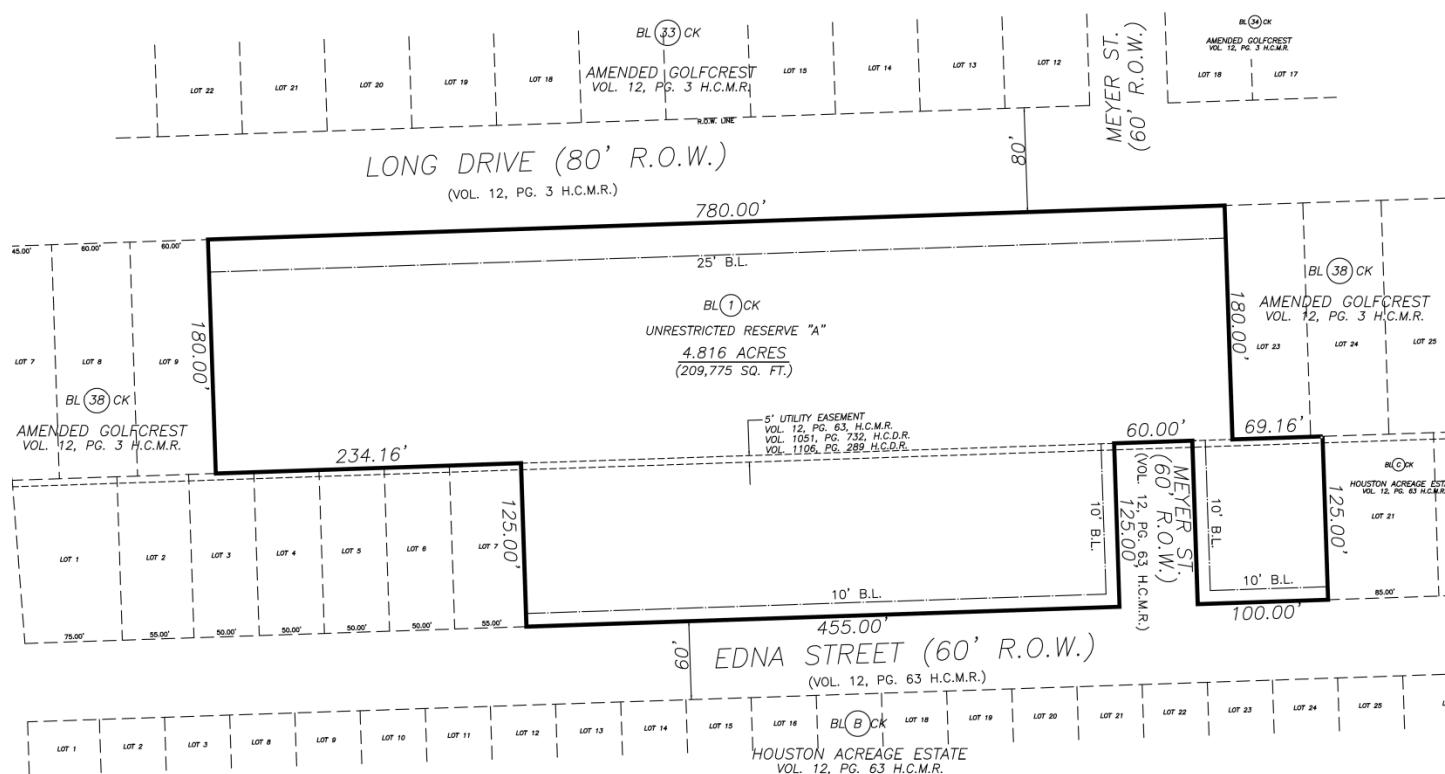
ITEM: 93

Planning and Development Department

Meeting Date: 04/13/2017

Subdivision Name: Draco Spring Manufacturing Company

Applicant: Boundary One, LLC



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 93

Planning and Development Department

Meeting Date: 04/13/2017

Subdivision Name: Draco Spring Manufacturing Company

Applicant: Boundary One, LLC

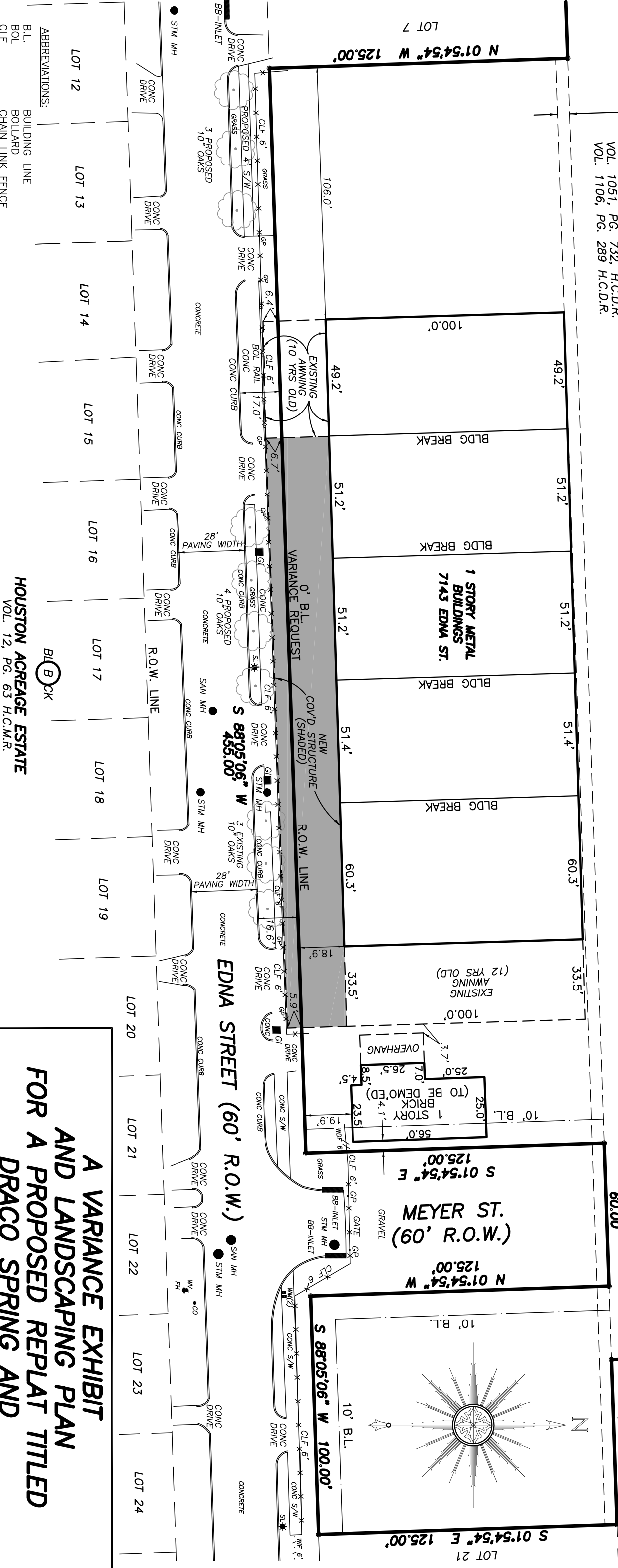
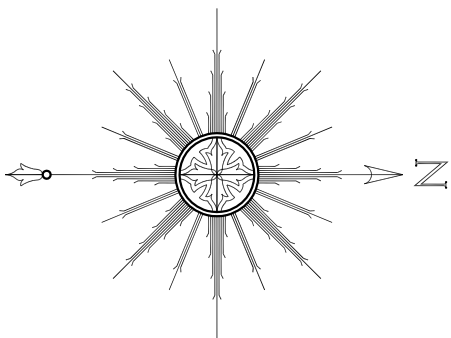
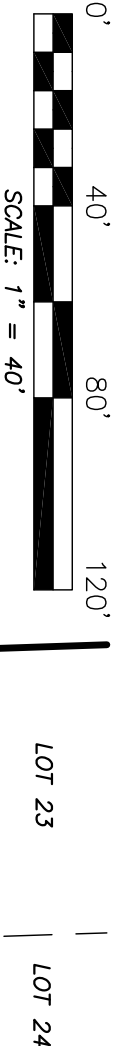


C – Public Hearings with Variance

Aerial

4.816 ACRES
(209,775 SQ. FT.)

5' UTILITY EASEMENT
VOL. 12, PG. 63, H.C.M.R.
VOL. 1051, PG. 732, H.C.D.R.
VOL. 1106, PG. 289 H.C.D.R.



BL(B)CK

HOUSTON ACREAGE ESTATE
VOL. 12, PG. 63 H.C.M.R.

- ABBREVIATIONS:
- B.L. BUILDING LINE
 - BOL. BOLLARD
 - CLF. CHAIN LINK FENCE
 - COV'D COVERED
 - FNC FENCE
 - GA GUY ANCHOR
 - GI GRATE INLET
 - GP GATEPOST
 - H.C.C.F. HARRIS COUNTY CLERK'S FILE
 - H.C.D.R. HARRIS COUNTY DEED RECORDS
 - H.C.M.R. HARRIS COUNTY MAP RECORDS
 - LT LIGHT
 - RCP REINFORCED CONCRETE PIPE
 - R.O.W. RIGHT-OF-WAY
 - (R) RECORD INFORMATION/LOCATION
 - SAN SANITARY
 - STM STORM
 - SL STREETLIGHT
 - S/W SIDEWALK
 - UC UNDERGROUND CABLE
 - U.E. UTILITY EASEMENT
 - WDF WOOD FENCE
 - WIF WROUGHT IRON FENCE

A VARIANCE EXHIBIT
AND LANDSCAPING PLAN
FOR A PROPOSED REPLAY TITLED
DRACO SPRING AND
MANUFACTURING COMPANY

boundary one
Professional Surveyors

T.B.P.L.S. Firm No. 10084800
150 W. Stindowland Ave, Suite 304, Friendswood, TX 77546
Office (281) 646-3131 Fax (281) 648-3737

PREPARED FOR:
DORIANNE POWE, SENIOR PLANNER
CITY OF HOUSTON PLANNING
611 WALKER ST., 6TH FLOOR
HOUSTON, TX 77002
(832) 393-6600

DRAWN BY: AS/CVO	SCALE: 1" = 40'	KEY MAP: 534-R
REVIEWED BY: CVO	DATE: 04/11/17	PROJECT NO: 1973-1401
APPROVED BY: CVO	FIELD BOOK: LL	SHEET 1 OF 1



Application Number: 2017-0291

Plat Name: Draco Spring Manufacturing Company

Applicant: Boundary One, LLC

Date Submitted: 02/20/2017

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

Specific Variance is being sought and extent of variance:

Requesting a Dual Building Line along Edna Street to allow existing awning and addition.

Chapter 42 Section: 150

Chapter 42 Reference:

Section 42-150 Building Line Requirement

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

Draco Spring added onto the existing awning, built 12 years ago, in 2016. Draco Spring utilizes the awning to facilitate the transfer of material between individual buildings and to protect its product from the effects of weathering. Draco Spring requests that the awning stay in place to also prevent any rust generated from the steel baskets from running off onto the street ROW.

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

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

The building the awning is attached to was constructed in 1978. The 1st portion of the awning was built in 2005 and then completed in 2016. The awning was constructed to safeguard the public from the rust debris that was escaping the premises due to the effects of wind and rain.

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

The building that the awning is attached to does not encroach over the 10' B.L. The awning is simply an overhang and provides cover for the material in addition to keeping a good appearance from the street.

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

The granting of the variance will prevent iron dust or rust from blowing into the air and onto the street.

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

Draco Spring would like to continue to be a good neighbor and continue to use the awning to provide a more pleasing appearance from the street and to keep the aforementioned rust debris from harming the public via runoff into the street ROW.



Application Number: 2017-0291

Plat Name: Draco Spring Manufacturing Company

Applicant: Boundary One, LLC

Date Submitted: 02/20/2017

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

Specific Variance is being sought and extent of variance:

Variance being sought to allow a subdivision to have a unique subdivision name.

Chapter 42 Section: 42-41(b)

Chapter 42 Reference:

The name of a subdivision plat subject to the provisions of section 42-49 of this Code that is a partial replat of a preceding subdivision plat where all of the lots in the preceding plat are subject to the same separately filed deed restrictions shall be the name of the prior subdivision plat followed by "partial replat no. X", where "X" represents the next sequential number of partial replats of the prior subdivision. To illustrate, the first partial replat of "Sunny Land Subdivision" would be named "Sunny Land Subdivision partial replat no 1," the second partial replat would be named "Sunny Land Subdivision partial replat no 2," and so on;

Statement of Facts

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

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

The subject property straddles 2 different subdivisions. Strict application of Chapter 42-41(1)b would create a naming convention that is not congruent with the 45 year history of the company and its public perception within the surrounding neighborhood.

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

he owners of the property did not propose or impose the name of the plat upon the applicant or the city.

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

he intent and general purposes of this chapter will be preserved and maintained as the plat straddles 2 subdivisions and is unique in that regard. The framers of Chapter 42-41(1)b did not anticipate such an unusual situation.

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

The public health, safety or welfare will not be injured as the plat will be named what the surrounding residents of the neighborhood would expect it to be.

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

There does not presently exist any economic hardship should the strict naming convention of Chapter 42-41(1)b be strictly enforced.



Application Number: 2017-0291

Plat Name: Draco Spring Manufacturing Company

Applicant: Boundary One, LLC

Date Submitted: 02/20/2017

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

Specific Variance is being sought and extent of variance:

Variance being sought to not extend or terminate Meyer Street into a cul-de-sac.

Chapter 42 Section: 42-134

Chapter 42 Reference:

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

The extension of Meyer Street would require the demolition of the existing 1 story metal building.

(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 extension of Meyer Street would require the demolition of the existing 1 story metal building.

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

The owners of the property do not desire to create a cul-de-sac as there is not a public need for the creation of said cul-de-sac. There is only 180 feet of land between Long Drive and the northerly terminus of Meyer 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 as the existing stub street is a local street and not designated as a collector or major thoroughfare.

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

The public health, safety or welfare will not be injured as the stub street isn't being used by anyone other than the owners of the property.

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

There does not presently exist any economic hardship keeping the stub street in it's current condition and not extending or terminating said street into a cul-de-sac.



Application No: 2017-0291

Agenda Item: 93

PC Action Date: 04/13/2017

Plat Name: Draco Spring Manufacturing Company

Applicant: Boundary One, LLC

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: [150](#); [42-41\(b\)](#); [42-134](#)

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

[Requesting a Dual Building Line along Edna Street to allow the awning and addition.;](#)

[Variance being sought to allow a subdivision to have a unique subdivision name. ;](#)

[Variance being sought to not extend or terminate Meyer Street into a cul-de-sac. ;](#)

Basis of Recommendation:

The site is located east of Chaffin bounded by Long Drive to the north and Edna to south of the subject tract. The reason for replat is to create one unrestricted reserve and to allow a dual building line along Edna Street. The applicant is seeking 3 variances. The first variance is allow a dual building line along Edna Street for an existing awning and addition. To allow a subdivision to have a unique subdivision name and to not extend or terminate Meyer Street into a cul-de-sac. Review by Legal indicates this plat will not violate restrictions on the face of the plat or those filed separately. The applicant has requested that this item be deferred. Staff's recommendation is to defer the plat per the applicant's request.

Statement of Facts

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 04/13/2017
Plat Name: Houston Heights partial replat no 18
Developer: N/A
Applicant: The Interfield Group
App No/Type: 2017-0333 C3N

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.1271	Total Reserve Acreage:	0.0000
Number of Lots:	1	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	453W	City

Conditions and Requirements for Approval

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

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

For Your Information:

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

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

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

• No land is being established as Private Park or dedicated to the public for Park purposes.

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

For long form:

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

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

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

Houston Planning Commission

ITEM: 94

Planning and Development Department

Meeting Date: 04/13/2017

Subdivision Name: Houston Heights partial replat no 18

Applicant: The Interfield Group



C – Public Hearings with Variance Site Location

Houston Planning Commission

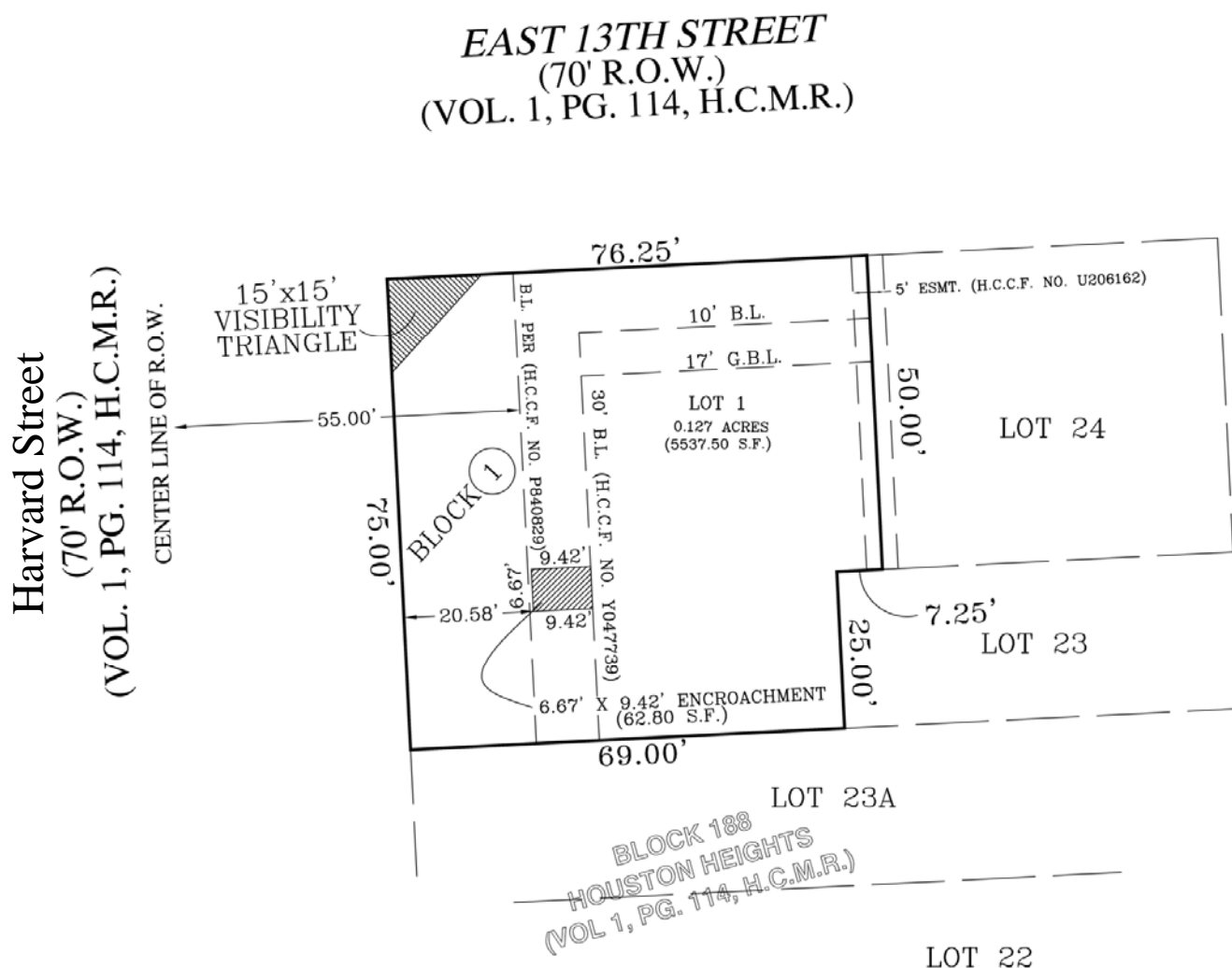
ITEM: 94

Planning and Development Department

Meeting Date: 04/13/2017

Subdivision Name: Houston Heights partial replat no 18

Applicant: The Interfield Group



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

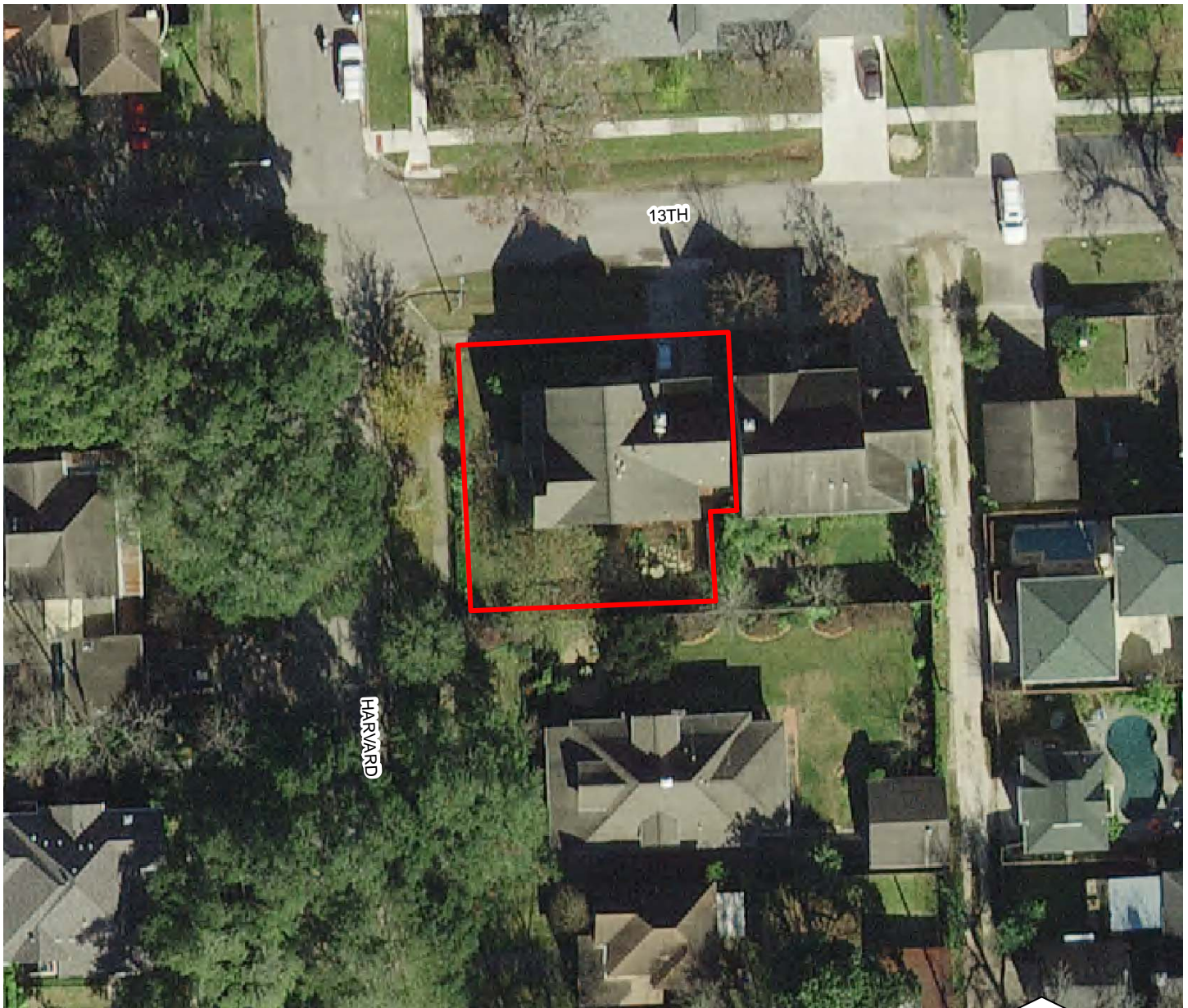
ITEM: 94

Planning and Development Department

Meeting Date: 04/13/2017

Subdivision Name: Houston Heights partial replat no 18

Applicant: The Interfield Group



NORTH

C – Public Hearings with Variance

Aerial

TR D

SCALE : N.T.S.

LOT 13

BLOCK 169
HOUSTON HEIGHTS
(VOL 1, PG. 114, H.C.M.R.)

EAST 13TH STREET
(70' R.O.W.)
(VOL. 1, PG. 114, H.C.M.R.)

BLOCK 187
HOUSTON HEIGHTS
(VOL 1, PG. 114, H.C.M.R.)

HARVARD STREET
(70' R.O.W.)
(VOL. 1, PG. 114, H.C.M.R.)

LOT 3

TRS 1

TRS 2

BACK OF CURB
20.98'

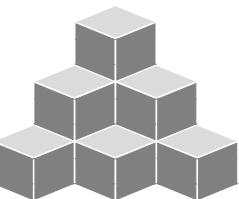
BLOCK 188
HOUSTON HEIGHTS
(VOL 1, PG. 114, H.C.M.R.)

LOT 22

LOT 23A

LOT 23

LOT 24



The
INTERFIELD
Group
engineering | architecture
401 STUDEWOOD, SUITE 300 TEL. (713) 780-0909
HOUSTON, TEXAS 77007 TX. REG. NO. F-5611
WWW.INTERFIELD.NET

TITLE

PAVEMENT SECTION

PROJECT

1248 HARVARD STREET

DATE: MARCH, 2017

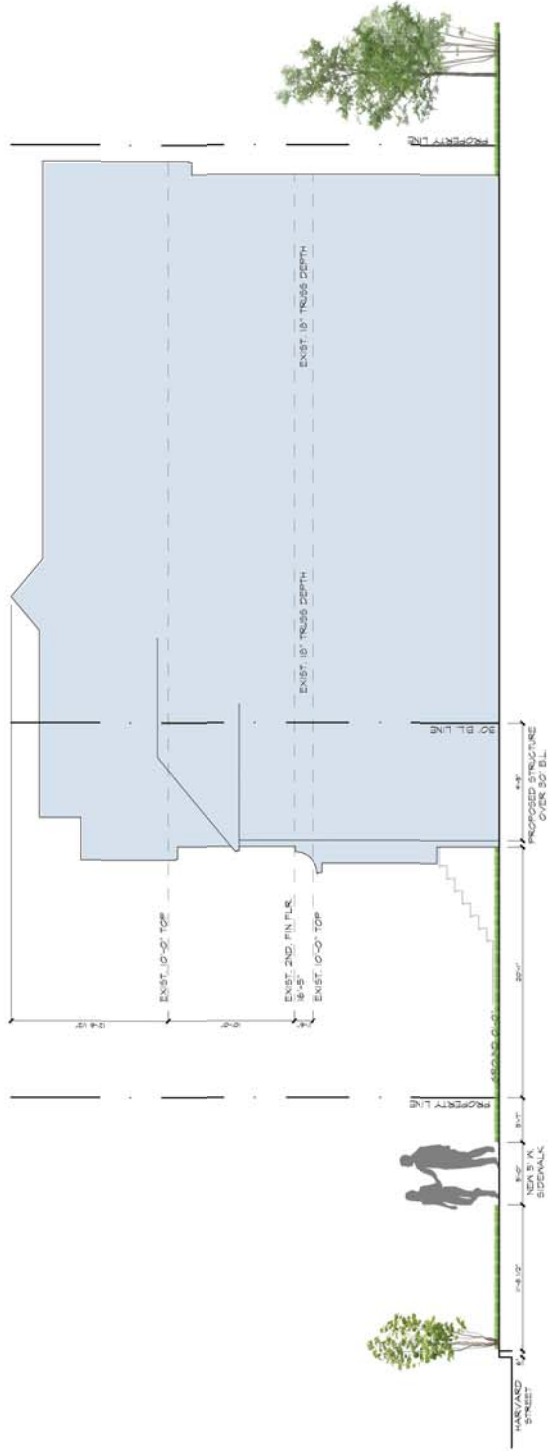
JOB #: 17017.00

SHEET NO.

DRAWN BY: LG

PP1

CHECKED BY: MLV



2-BUILDING SECTION



1- FRONT ELEVATION

<div>APPD DESIGN</div>										<div>COMMISSION</div>										<div>RENOVATION</div>										<div>PROPOSED FIRST & SECOND FLOOR PLANS</div>										<div>A3.2</div>									
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Application Number: 2017-0333

Plat Name: Houston Heights partial replat no 18

Applicant: The Interfield Group

Date Submitted: 02/20/2017

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

Specific Variance is being sought and extent of variance:

To allow an encroachment of 62.80 SF into 30' Special Minimum Building Line along Harvard Street

Chapter 42 Section: 170

Chapter 42 Reference:

Sec. 42-170. - In general. (a) The City Council may designate a special minimum building line block within the City to preserve the building line character of a single-family residential neighborhood that does not have a minimum building line requirement established by deed restrictions. A minimum building line requirement established pursuant to this subdivision shall prevail over any lesser minimum building line established by this article. The department shall maintain a list of current special minimum building line blocks on its website. (b) An area is eligible for designation of a special minimum building line block if it: (1) Contains not less than one blockface and no more than two opposing blockfaces; (2) Contains every lot on each blockface within the proposed area; (3) Forms a contiguous area; (4) Contains lots, at least 60 percent of which are developed for or restricted to single-family residential use, exclusive of land used for a park, utility, drainage or detention, public recreation or community center, library, place of religious assembly or an elementary, junior high, or high school. For purposes of this item, a vacant lot that contained a structure or was used for any lawful purpose within the five years prior to the date the application was accepted by the director shall be considered to be in use for the most recent lawful use of that lot; and (5) Contains at least one lot that does not have a building line established by deed restrictions.

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;

Houston Heights Partial Replat No 18 is located east of Harvard Street, west of Cortlandt Street, south of 13th Street and north of 12th Street, in the Houston Heights East Historic District. Owner is currently working with an architect to renovate and add to the existing home located on subject tract. The purpose of the renovation is to make the home more ADA friendly, due to homeowners, friends and relatives growing older, as well as medical, safety and emotional reasons. The current dining room is confined between existing stairs, front window and entrance to the home. The only direction in which the dining room can be expanded is towards the south wall. Relocation of the dining area is not an option as it is not conducive to the layout of existing structures. The minor addition to the dining room will encroach into the 30' Special Minimum Building Line along Harvard Street. As noted above, Chapter 42-170 allows for property owners to submit a Special Minimum Building Line application to preserve the building line character of their block. Please consider the following: • All lots listed in the application were subject to deed restrictions filed in 1984, at the time Special Minimum Building Line application was submitted. The 62.80 SF encroachment now being requested would not violate separately filed deed restrictions. • According to a recent survey, the actual constructed setbacks listed in the approved Special Minimum Building Line application appear to have been less than presented, which may have reduced the Most Frequently Constructed Building Line calculation on said application, to less than 30 feet. There does not appear to be a survey to confirm constructed setbacks at the time application was submitted. • Most of the buildable area of lots listed in the approved Special Minimum Building Line application are not appreciably affected, relative to future home construction. The exception is the two (2) corner lots on this side of the block. Subject property is 76.25' in depth. The 30' Special Minimum Building Line, along with a minimum 3' distance required from property line, leaves 43.25' for the buildable area. Subject tract has a land area 5,537.50 SF. The designated 30' Special Building only allows for a buildable area of 2,518 SF. In reviewing the difference between the approved 30' Special Minimum Building Line and all current buildings on this side of the block, it appears owner is denied approximately 620 SF of buildable area. A recent

survey confirmed this conclusion. • Architectural design was previously approved by the Houston Archaeological and Historical Commission on August 27, 2015. Approval has expired, due to a personal family matter, but architect is currently in the process of having project reapproved. Owner is not requesting for the modification of the 30' building line, but only to be allowed a minor encroachment of 62.80 SF. The minor encroachment will allow the new traditional style façade of the dining room addition to be flush with the existing dining room front wall.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject tract.

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. Proposed development will include a 5-foot side walk along Harvard Street b. Yards between right-of-way line and residence will be landscaped, and will preserve and enhance the historical character of the block face.

(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. Instead, it will make the interior layout more ADA friendly, safer and emotionally satisfying. In addition the improvements will beautify the historic block face, without in any way compromising public health or safety.

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

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of prevailing conditions and beautification of this historic block face.



Application No: 2017-0333

Agenda Item: 94

PC Action Date: 04/13/2017

Plat Name: Houston Heights partial replat no 18

Applicant: The Interfield Group

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: 170

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

To allow an encroachment of 62.80 SF into 30' Special Minimum Building Line along Harvard Street;

Basis of Recommendation:

The site is located at the southeast intersection of East 13th Street and Harvard Street. The reason for replat is to create one single family residential lot and allow a dual building line for an encroachment along Harvard Street. The applicant is seeking a variance to allow an encroachment of 62.80 sf into a 30' Special Minimum Building along Harvard Street. Review by Legal indicates this plat will not violate restrictions filed separately. The applicant has requested that this item be deferred. Staff's recommendation is to defer the plat per the applicant's request.

Statement of Facts

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 04/13/2017
Plat Name: Promise Land replat no 1
Developer: KING'S LAND SURVEYING SOLUTIONS LLC
Applicant: KING'S LAND SURVEYING SOLUTIONS, LLC
App No/Type: 2017-0298 C3N

Staff Recommendation:
 Defer Chapter 42 planning standards

Total Acreage:	3.2080	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	285N	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 residents in the neighborhood more time to review the 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: 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.

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

Houston Planning Commission

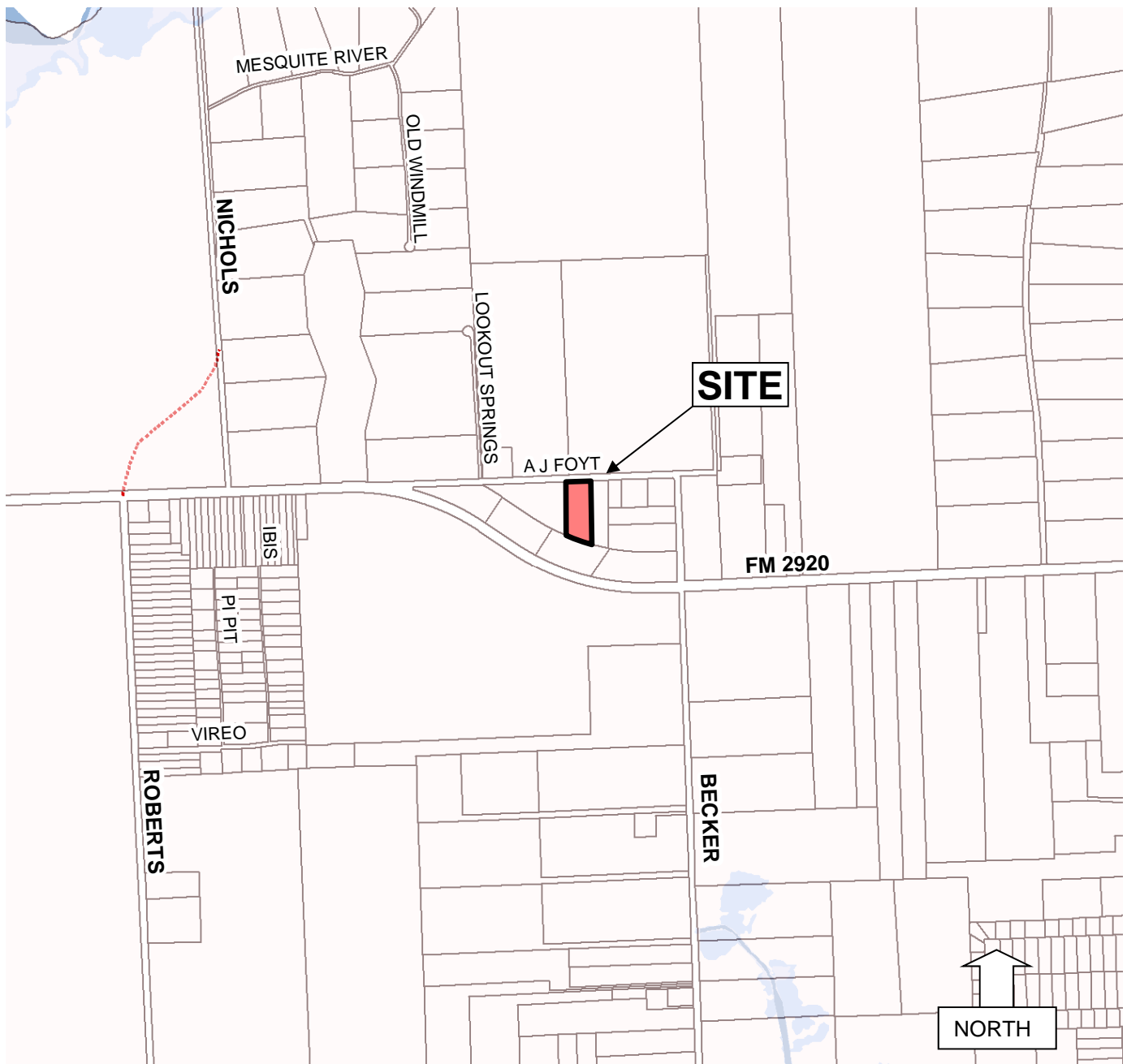
ITEM: 95

Planning and Development Department

Meeting Date: 04/13/2017

Subdivision Name: Promise Land replat no 1

Applicant: KING'S LAND SURVEYING SOLUTIONS, LLC



C – Public Hearings

Site Location

Houston Planning Commission

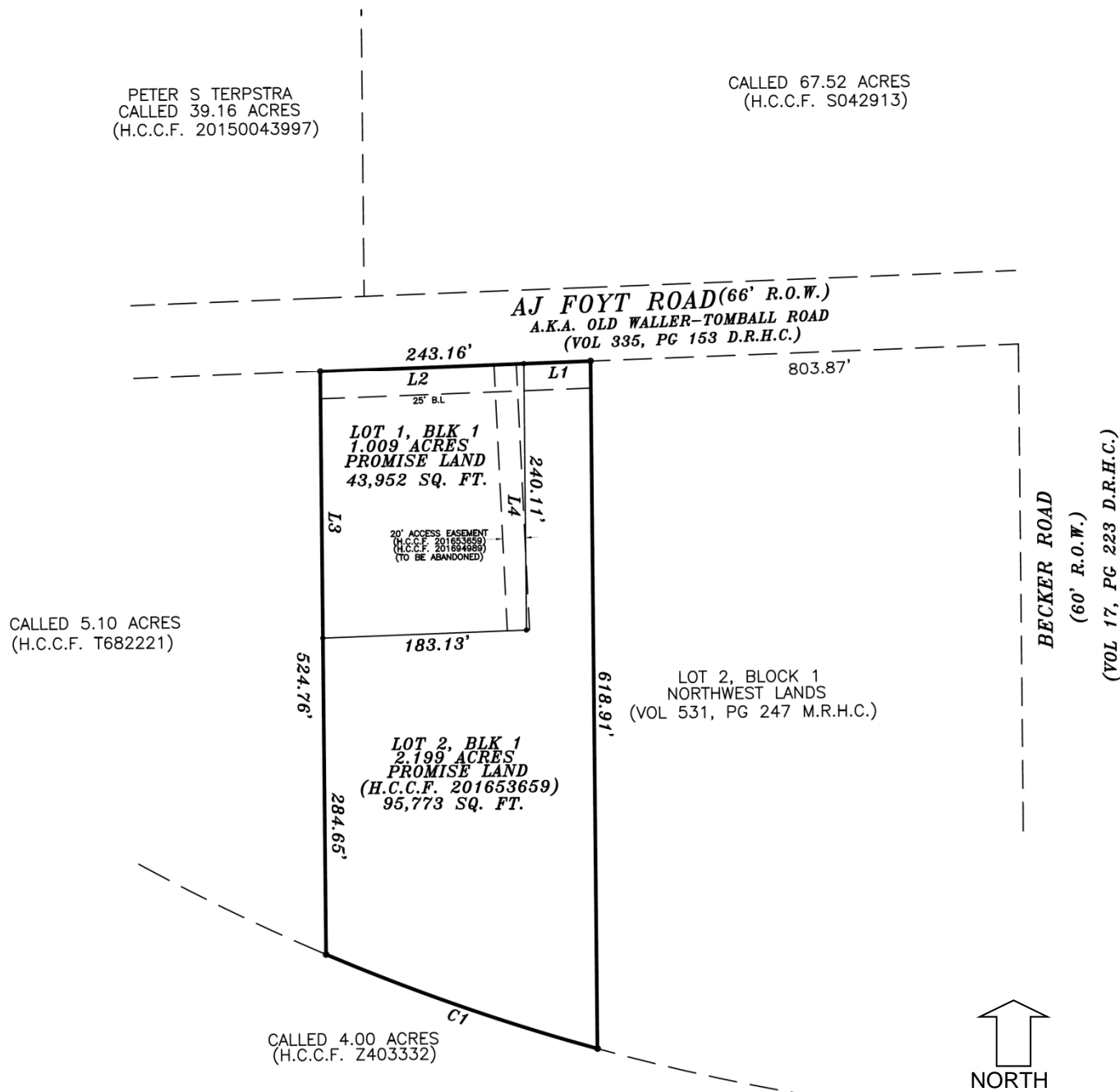
ITEM: 95

Planning and Development Department

Meeting Date: 04/13/2017

Subdivision Name: Promise Land replat no 1

Applicant: KING'S LAND SURVEYING SOLUTIONS, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 95

Planning and Development Department

Meeting Date: 04/13/2017

Subdivision Name: Promise Land replat no 1

Applicant: KING'S LAND SURVEYING SOLUTIONS, LLC



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 04/13/2017
Plat Name: Westhaven Estates Sec 2 partial replat no 7
Developer: David and Patricia Jones
Applicant: Richard Grothues Designs
App No/Type: 2017-0296 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2957	Total Reserve Acreage:	0.0000
Number of Lots:	2	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	491N	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)

079. Remove the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)

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

216. Remove all shared driveway plat notes.

Coordinate with PWE Utility analysis regarding creating a sanitary easement along the east side of the plat to accommodate a sanitary sewer prior to 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: 96

Action Date: 04/13/2017

Plat Name: Westhaven Estates Sec 2 partial replat no 7

Developer: David and Patricia Jones

Applicant: Richard Grothues Designs

App No/Type: 2017-0296 C3N

Staff Recommendation:

Approve the plat subject to the conditions listed

Parks and Recreation: • To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 9.

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.

PWE Utility Analysis: Sanitary easement required for 8" sanitary sewer at east side of plat. See Office of City Engineers for easement width requirement.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 4/13/2017

Subdivision Name: Westhaven Estates Sec 2 partial replat no 7

Applicant: Richard Grothues Designs



C – Public Hearings

Site Location

Houston Planning Commission

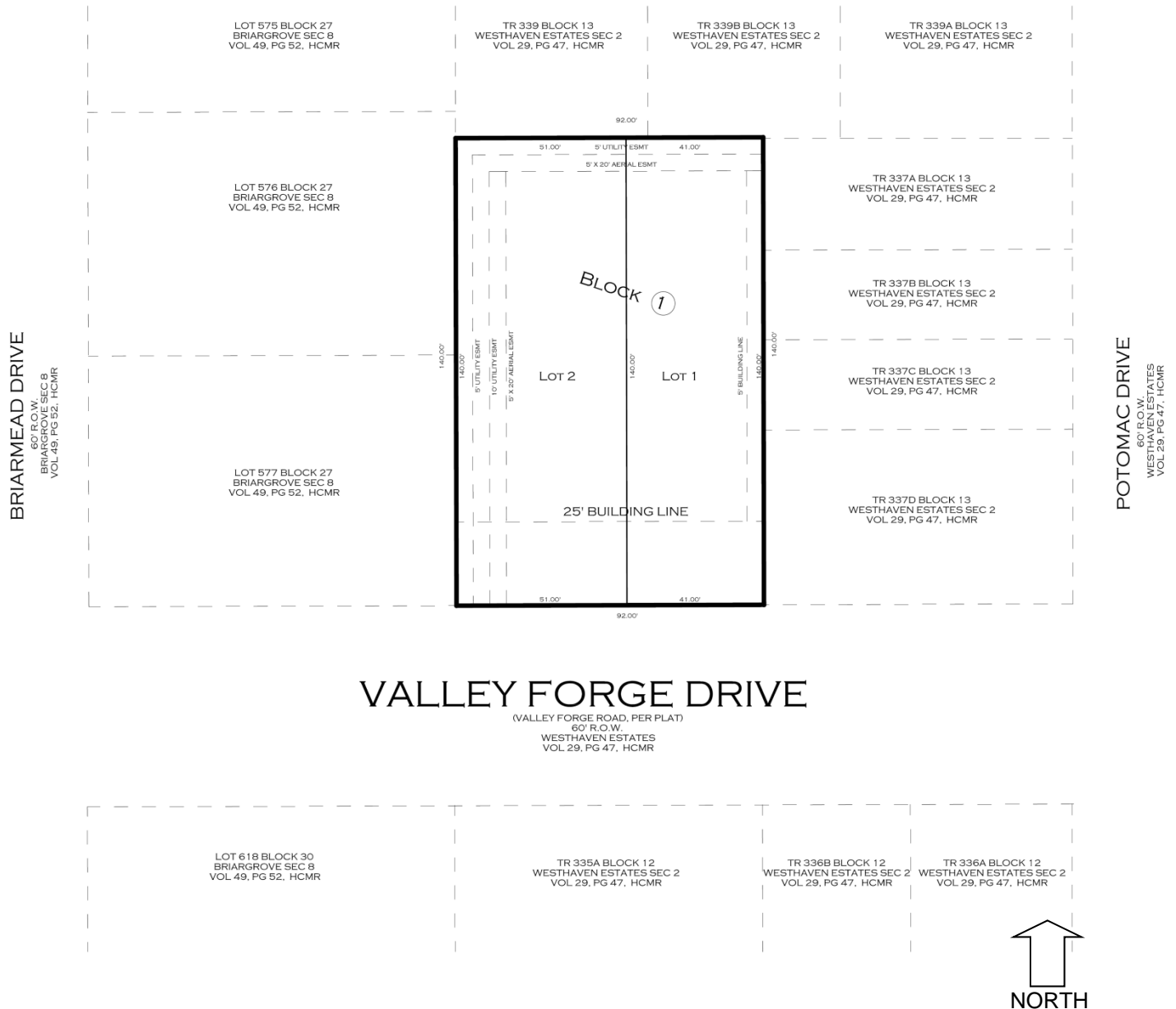
ITEM: 96

Planning and Development Department

Meeting Date: 4/13/2017

Subdivision Name: Westhaven Estates Sec 2 partial replat no 7

Applicant: Richard Grothues Designs



C – Public Hearings

Subdivision

Houston Planning Commission

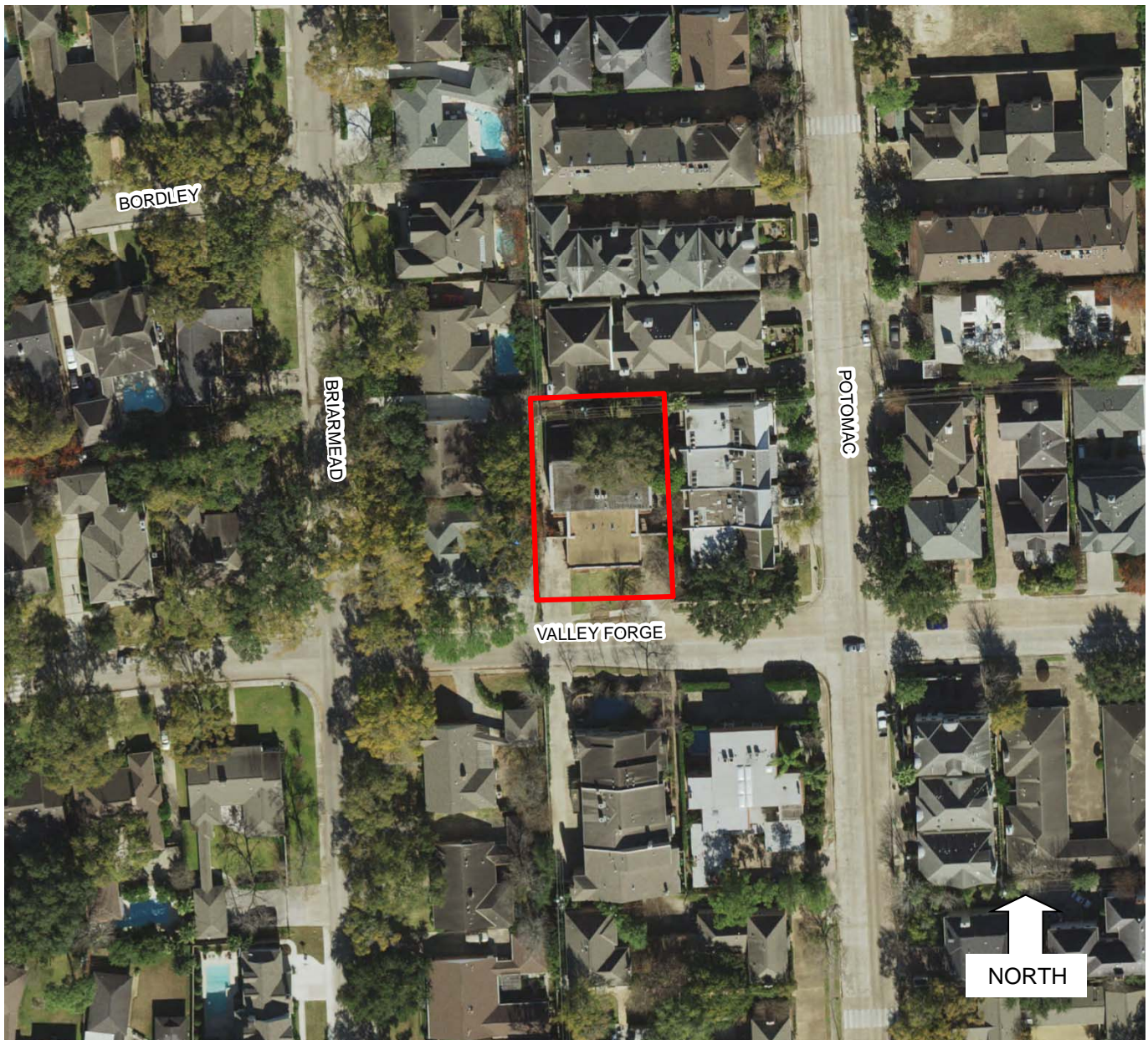
ITEM: 96

Planning and Development Department

Meeting Date: 4/13/2017

Subdivision Name: Westhaven Estates Sec 2 partial replat no 7

Applicant: Richard Grothues Designs



C – Public Hearings

Aerial



Agenda Item: 97
Action Date: 04/13/2017
Plat Name: Westheimer Gardens Extension partial replat no 4
Developer: Carnegie Homes
Applicant: Total Surveyors, Inc.
App No/Type: 2017-0400 C3N

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.4946	Total Reserve Acreage:	0.0000
Number of Lots:	11	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.

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

For Your Information:

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

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

For long form:

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

City Engineer: DETENTION IS REQUIRED

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

PWE Traffic: The north side of Winsome Lane has an existing NP zone that restricts parking at all times. On-street parking can not be approved for this development. On-site parking must be accommodated.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 04/13/2017

Subdivision Name: Westheimer Gardens Extension partial replat no 4

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

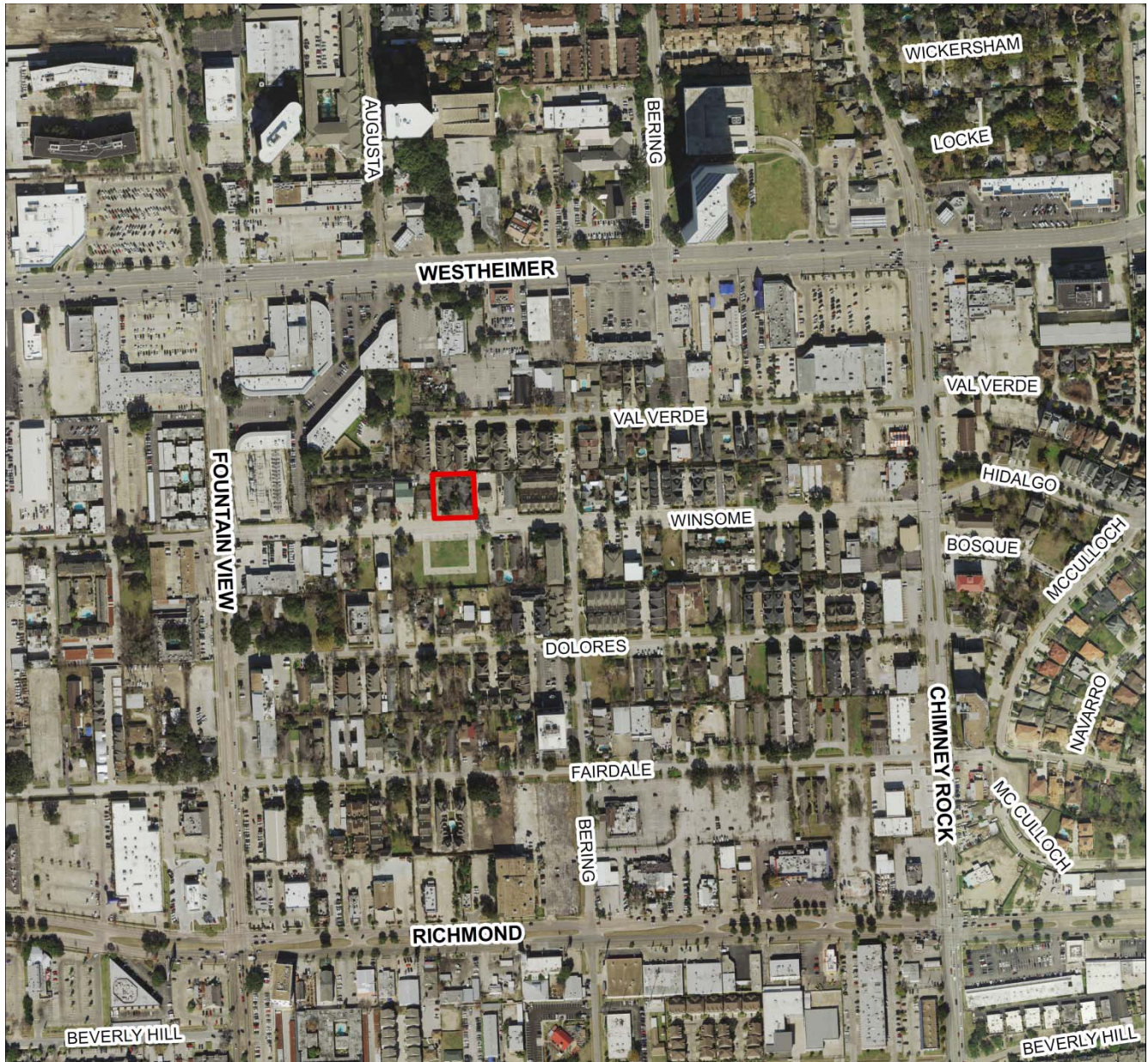
ITEM: 97

Planning and Development Department

Meeting Date: 04/13/2017

Subdivision Name: Westheimer Gardens Extension partial replat no 4

Applicant: Total Surveyors, Inc.



NORTH

C – Public Hearings

Aerial



Agenda Item: 98
Action Date: 04/13/2017
Plat Name: Eunice Villas
Developer: Consortium Operations LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2017-0470 C2R

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

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493C	City

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
1. remove fence and landscaping obstructions within ROW of north street. Coordinate with Parks and Recreation Department for tree removal and PWE.
2. pedestrian access must be provided in order to be eligible for a 5' building line

For Your Information:

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

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

For long form:

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

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

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.

Houston Planning Commission

ITEM: 98

Planning and Development Department

Meeting Date: 4/13/2017

Subdivision Name: Eunice Villas (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Houston Planning Commission

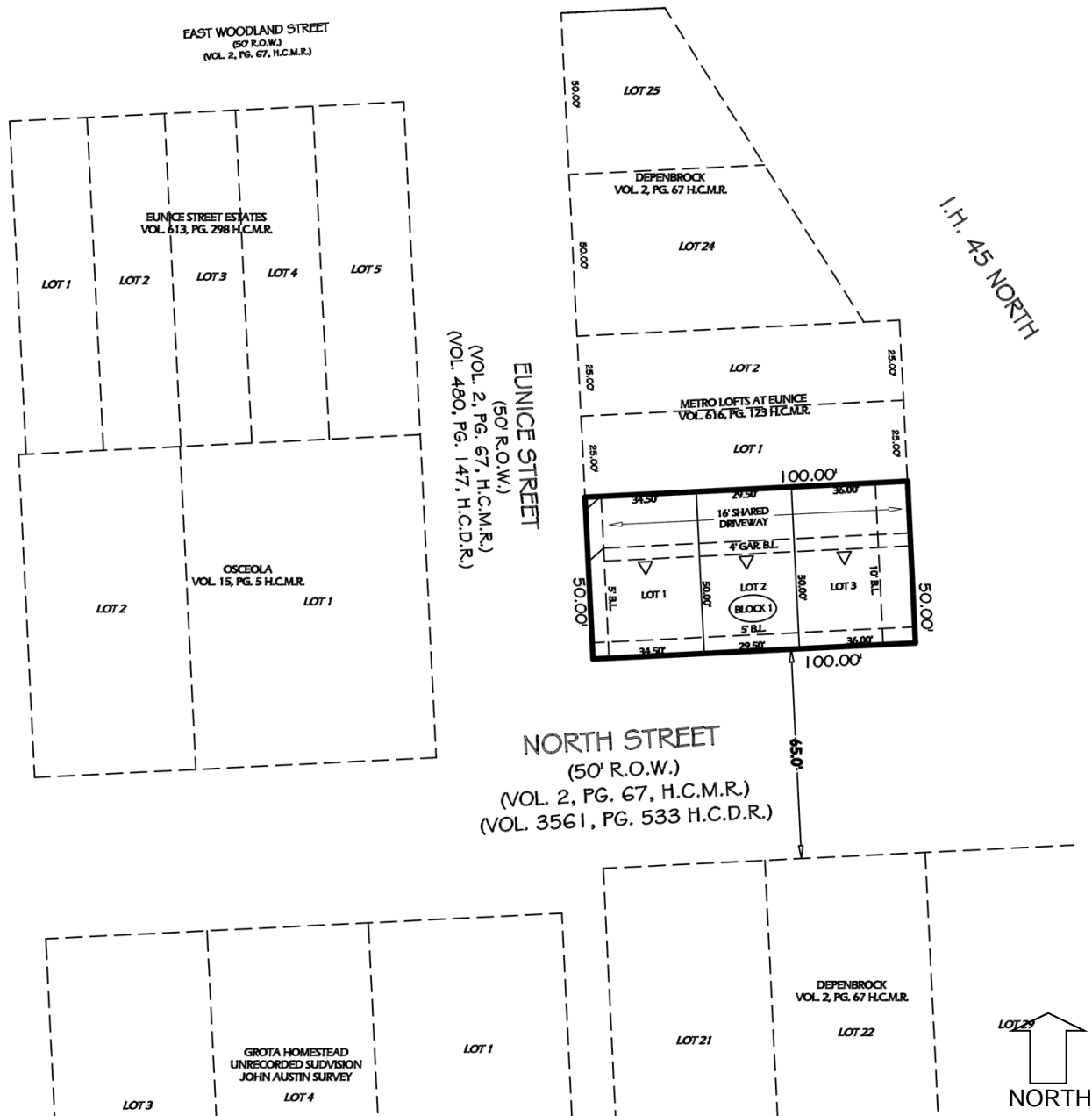
ITEM: 98

Planning and Development Department

Meeting Date: 04/13/2017

Subdivision Name: Eunice Villas (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

Houston Planning Commission

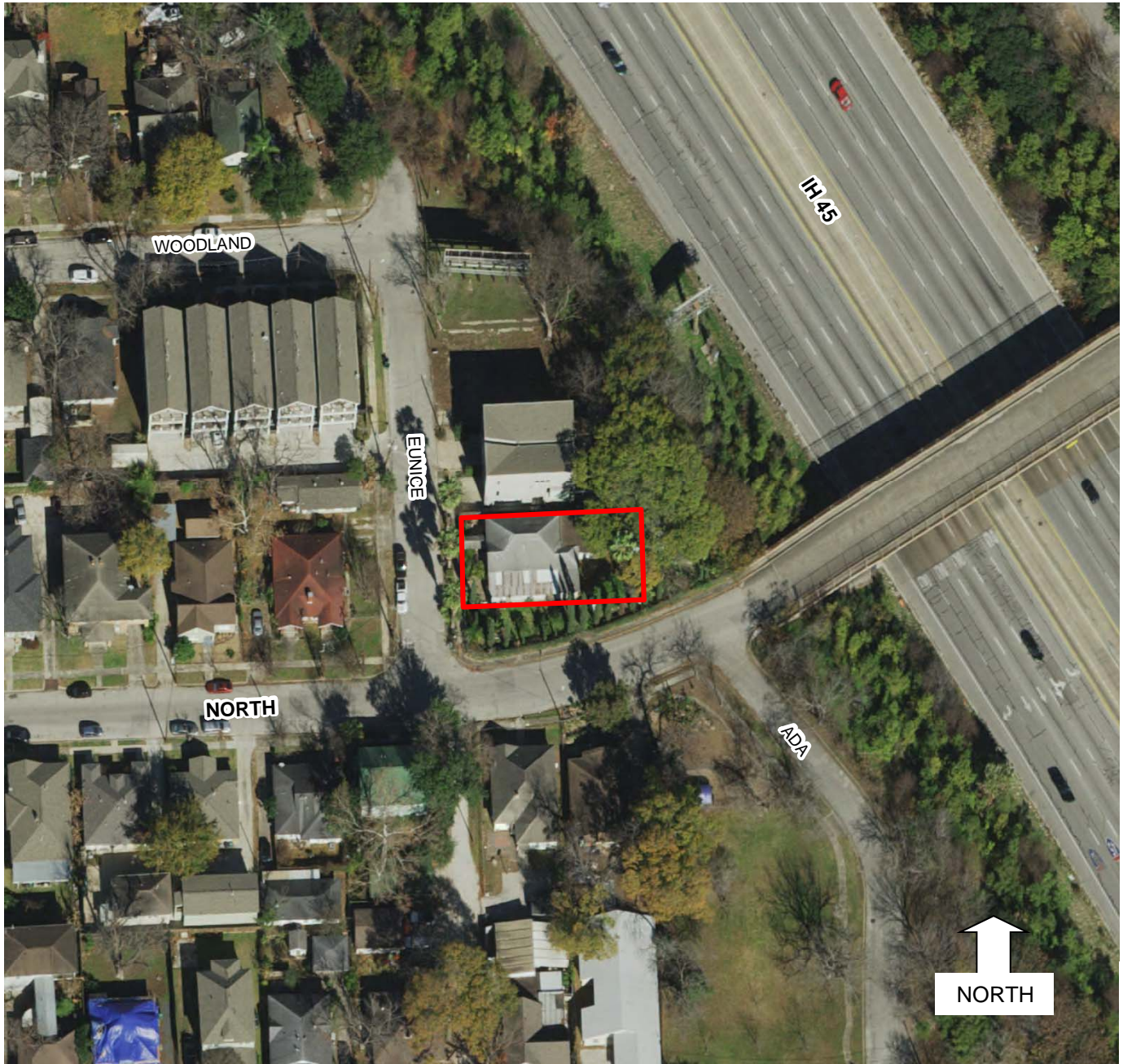
ITEM: 98

Planning and Development Department

Meeting Date: 4/13/2017

Subdivision Name: Eunice Villas (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances

Aerial



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Email: lastrapecollection@yahoo.com

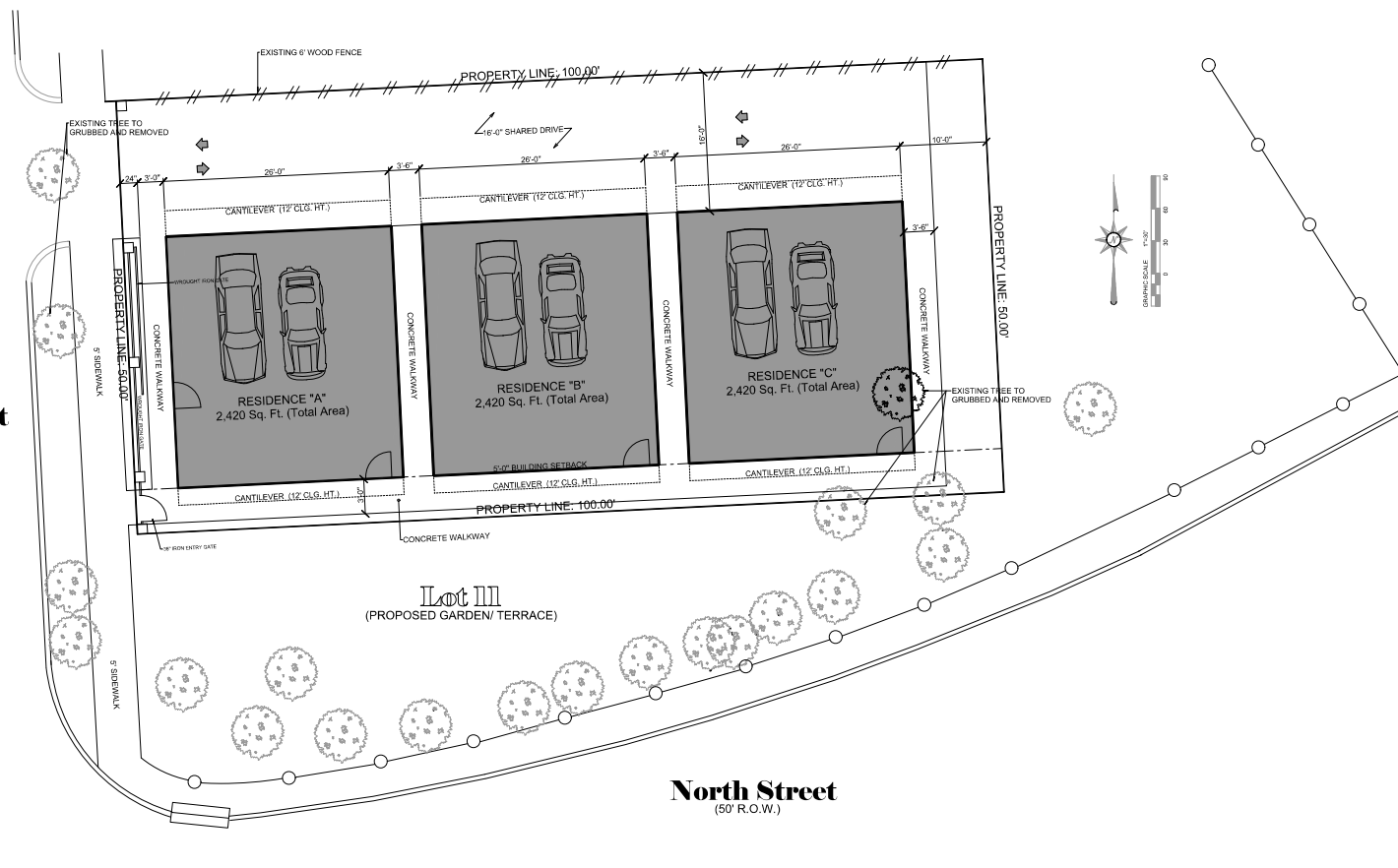
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PROJECT #:
CAD DRAWING FILE:
DRAWN BY: J.A.L.
CHECKED BY:

SCALE: 1" = 10'-0"
PRELIMINARY SITE PLAN
SHEET TITLE

A0.00 - Site

Eunice Street
(50' R.O.W.)



North Street
(50' R.O.W.)

Project Description

(4) SINGLE FAMILY HOMES ARE PROPOSED TO BE CONSTRUCTED AT THE FOLLOWING ADDRESS:
3106 EUNICE ST., HOUSTON, TX., 77009
STRUCTURE TYPE: SINGLE FAMILY
STORIES/ FLOORS: 3 (HABITABLE)
STRUCTURE DIMENSIONS: 26'-0" x 29'-0"

Owner:

CONSORTIUM OPERATIONS, LLC
CONTACT: JUAN CARLOS CARDENAS
ADDRESS: 22026 NORTH FORK DRIVE, KATY, TX., 77540
PHONE: 281.901.9177 (CELL)

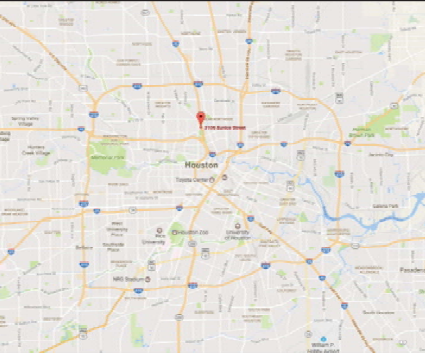
Architectural Drawings

- A0.00 COVER SHEET
- A0.01 SITE PLAN
- A0.02 SPECIFICATIONS & REQUIREMENTS
- A1.03 EXTERIOR ELEVATIONS - FRONT & REAR
- A1.04 EXTERIOR ELEVATIONS - LEFT & RIGHT SIDE
- A1.05 UNIT FLOOR PLANS & NOTES - 1ST & 2ND FLOOR
- A1.06 UNIT FLOOR PLANS & NOTES - 3RD & 4TH FLOOR
- A1.07 UNIT ROOF PLAN
- AE.03 ELECTRICAL POWER PLANS
- A2.04 COMPOSITE ROOF LEVEL PLANS
- A2.05 LANDSCAPE PLAN
- A6.01 WALL SECTIONS
- A6.02 STAIR DETAILS
- A6.03 EXTERIOR WALL DETAILS
- A6.04 EXTERIOR WALL DETAILS
- A6.05 WINDOW DETAILS
- A6.06 DOOR DETAILS
- A6.07 ROOF DETAILS
- A6.08 MISC. DETAILS
- A6.09 EXTERIOR DETAILS
- A6.10 FLASHING DETAILS

Structural Drawings

- AS.01 FOUNDATION PLAN
- AS.02 FOUNDATION DETAILS
- AS.03 FOUNDATION NOTES
- AS.04 FRAMING PLAN - FIRST & SECOND FLOOR
- AS.05 FRAMING PLAN - THIRD & FOURTH FLOOR
- AS.06 FRAMING DETAILS
- AS.07 FRAMING NOTES

Vacinity Map



PROPOSED FRONT ELEVATION
SCALE: N.T.S.



PROPOSED REAR ELEVATION
SCALE: N.T.S.



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ARCHITECTURE - ENGINEERING

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Business: (832) 908-8835
Email: lastapecollection@yahoo.com

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Project: Eunice St. Villas
Project Address: 3106 Eunice St, Houston, Tx., 77009

Consortium Operations, LLC

DATE:	4.10.2017
PROJECT #:	
CAD DRAWING FILE:	
DRAWN BY:	J.A.L.
CHECKED BY:	

SCALE: N.T.S.
NOT FOR CONSTRUCTION
SHEET TITLE
Cover Sheet

A0.00

General Notes

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES. THESE PLANS ARE INTENDED TO MEET STANDARD APPLICABLE 2012 INTERNATIONAL RESIDENTIAL CODE. (IRC)
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO LASTRAPE SIGNATURE COLLECTION. FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTING TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTHS, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO ENSURE A QUALITY AND SAFE STRUCTURE.
8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND THROUGH THE LEVELS BELOW AND TERMINATE AT THE BASEMENT OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.

Miscellaneous Code Notes

1. ALL ANGLES TO BE 45 DEGREES, UNLESS NOTED OTHERWISE (UNO)
2. ALL BEDROOM WINDOWS TO BE 44" AFF (MAX.) (2012 IRC 310.1.1) 24" HIGH X 20" WIDE (MIN.) (2012 IRC 310.1.2), 3 OPENINGS WITH 5.7 SQ. FT. NET CLEAR OPENING (2012 IRC)
3. APPROVED SMOKE DETECTOR LOCATIONS SHALL COMPLY WITH 2012 IRC
4. LOCATE WATER HEATER IN ATTIC OVER FRAMING. REQUIRES WATERTIGHT PAN W/ 1" IN. PRESSURE & TEMPERATURE RELIEF LINE (2012 IRC), DRAIN ENDS OUTSIDE.
5. STAIRWAYS SHALL COMPLY WITH 2006 IRC 312.1 THROUGH 316.2 OR EQ. ALL GUARDRAILS & HANDRAILS SHALL COMPLY WITH 2012 IRC.
6. HANDRAILS TO BE 34" TO 38" ABOVE NOSE OF TREAD (2012 IRC), GUARDRAILS TO BE 38" MIN. A.F.F. (34" STAIR HANDRAIL) (2012 IRC) WITH BALUSTERS AT 4" O.C. (MAX.) (2012). HAND GRIPPING PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/4" AND NOT MORE THAN 2-5/8" IN CROSS SECTION DIMENSION (2012 IRC.).
7. ENCLOSE UNDERSIDE OF STAIRWELL WITH 5/8" TYPE X FIRE RATED GYP. BD., UNO. UNLESS OTHERWISE PERMITTED OR REQUIRED
8. DRYER MANUFACTURERS INSTALLATION INSTRUCTIONS OR APPROVED BY THE BUILDING OFFICIAL. DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14' INCLUDING TWO 90 DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO.
9. ATTIC ACCESSSES ARE PROVIDED ON PLANS TO SERVICE MECH. EQUIPMENT AND LIMITED LIGHT STORAGE, BUT IN NO CASE SHALL THE COMBINED DECKED ATTIC AREAS EXCEED 500 SQ. FT.

Building System Schedule

ROOF/CEILING AT PITCHED ROOF SHALL BE ANY CLASS A, B, OR C ROOFING SYSTEM ON 19/32" MIN. PLYWOOD ON WOOD TRUSSES AT 24" O.C. MAX. WOOD TRUSSES SHALL HAVE A MINIMUM SLOPE OF 3-1/2". FINISH CEILING WITH (1) LAYER OF 5/8" F.C. GYP. BOARD OVER GALVANIZED METAL RESILIENT CHANNELS @ 12" O.C. ON WOOD TRUSSES. PROVIDE MIN. R-38 BATT INSULATION DRAFTED OVER RESILIENT CHANNELS.

ROOF/CEILING AT LOW-SLOPE ROOF SHALL BE 3/4" T&G EXTERIOR PLYWOOD (ALTERNATE O.S.B.) ON 18" MIN. DEPTH (20" PROVIDED), PREFABRICATED, PRE-ENGINEERED WOOD TRUSSES AT 24" O.C. (MAX.) FINISH CEILING WITH 5/8" F.C. GYPSUM BOARD ON GALVANIZED METAL RESILIENT CHANNELS AT 12" O.C. PROVIDE R-38 INSULATION SECURED TO PLYWOOD ROOF DECKING.

ALL TYPICAL EXTERIOR WALLS TO BE 2X4 OR 2X6 STUDS (RE: STRUCT.) WITH FULL THICK. MINIMUM R-13 OR R-19 UNFACED BATT INSULATION, FINISH INTERIOR WITH 5/8" F.C. GYPSUM BOARD, FINISH EXTERIOR AS INDICATED ON ELEVATIONS.

FLOOR CEILING ASSEMBLY AT CARPETED LOCATIONS SHALL BE 3/4" GYPSUM CONCRETE OVER PRIMER ON 23/32" (48/24) T&G EXTERIOR PLYWOOD (ALTERNATE O.S.B.) ON PREFABRICATED 18" MIN. DEPTH (18" PROVIDED), PRE-ENGINEERED WOOD TRUSSES AT 24" O.C. (MAX.) FINISH CEILING WITH (1) LAYER OF 5/8" F.C. GYPSUM BOARD ON GALVANIZED METAL RESILIENT CHANNELS AT 16" O.C. PROVIDE 3-1/2" MAX. BATT. INSULATION SECURED TO PLYWOOD SUB-FLOORING. (RE: A2.02)

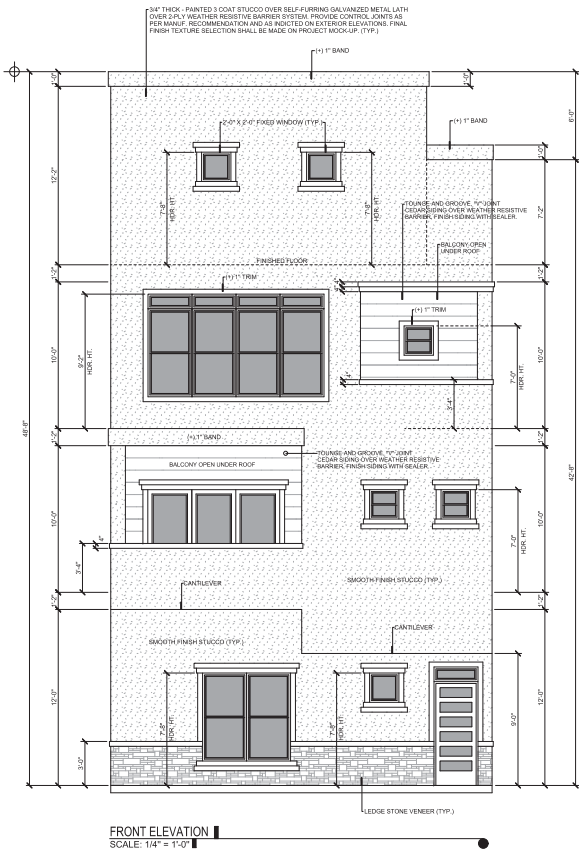
FLOOR CEILING ASSEMBLY AT HARD SURFACE LOCATIONS SHALL BE ON A ISOLATION MAT (0.085" 2-12 MM) OVER 3/4" GYPSUM CONCRETE OVER PRIMER ON 23/32" (48/24) T&G EXTERIOR PLYWOOD (ALTERNATE O.S.B.) ON PREFABRICATED 18" MIN. DEPTH (18" PROVIDED), PRE-ENGINEERED WOOD TRUSSES AT 24" O.C. (MAX.) FINISH CEILING WITH (1) LAYER OF 5/8" F.C. GYPSUM BOARD ON GALVANIZED METAL RESILIENT CHANNELS AT 16" O.C. PROVIDE 3-1/2" MAX. BATT. INSULATION SECURED TO PLYWOOD SUB-FLOORING. (RE: A2.02)

UNIT BALCONIES - 1-1/2" (MIN.) NORMAL WEIGHT CONCRETE (3000 PSI) SLOPED TO DRAIN. ON APPROVED DRAINAGE MAT ON APPROVED SELF-ADHERED WATERPROOFING MEMBRANE, ON 23/32" (48/24) T&G EXTERIOR PLYWOOD (ALTERNATE O.S.B.) ON PREFABRICATED, 12" MIN. PRE-ENGINEERED WOOD TRUSSES AT 24" O.C. MAX. (RE: STRUCT.), FINISH CEILING WITH (1) LAYER 5/8" EXTERIOR F.C. GYPSUM BOARD ON GALVANIZED METAL RESILIENT CHANNELS AT 16" O.C. (RE: A2.02)

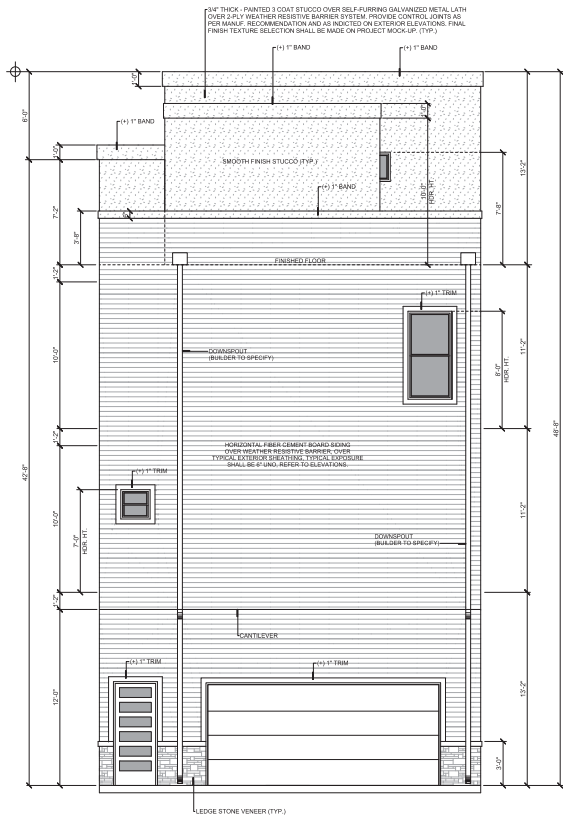
Elevation Notes

ALL PLATE HEIGHTS MEASURED ABOVE FIRST FLOOR PROVIDE GUTTERS AND DOWNSPOUTS AS DIRECTED BY BUILDER. PROVIDE STUCCO BAND SURROUND AT ALL WINDOWS. (+) 1" PROVIDE STUCCO BAND SURROUND AT ALL DOORS. (+) 1" STUCCO NOTE: 3/4" THICK - PAINTED 3 COAT STUCCO OVER SELF-FURRING GALVANIZED METAL LATH OVER 2-PLY WEATHER RESISTIVE BARRIER SYSTEM. PROVIDE CONTROL JOINTS AS PER MANUF. RECOMMENDATION AND AS INDICATED ON EXTERIOR ELEVATIONS. FINAL FINISH TEXTURE SELECTION SHALL BE MADE ON PROJECT MOCK-UP.

- CEDARMILL LAP FIBER CEMENT SIDING PANEL (ACTUAL: 0.312" x 8.25"x14")
- SMOOTH FINISH STUCCO
- LEDGE STONE VENEER
- TONGUE AND GROOVE, "J" JOINT CEDAR SIDING
- OPENING



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



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Project: Eunice St. Villas
Project Address: 3106 Eunice St, Houston, Tx., 77009

Consortium Operations, LLC






DATE:	4.10.2017
PROJECT#:	
CAD DRAWING FILE:	
DRAWN BY:	J.A.L.
CHECKED BY:	

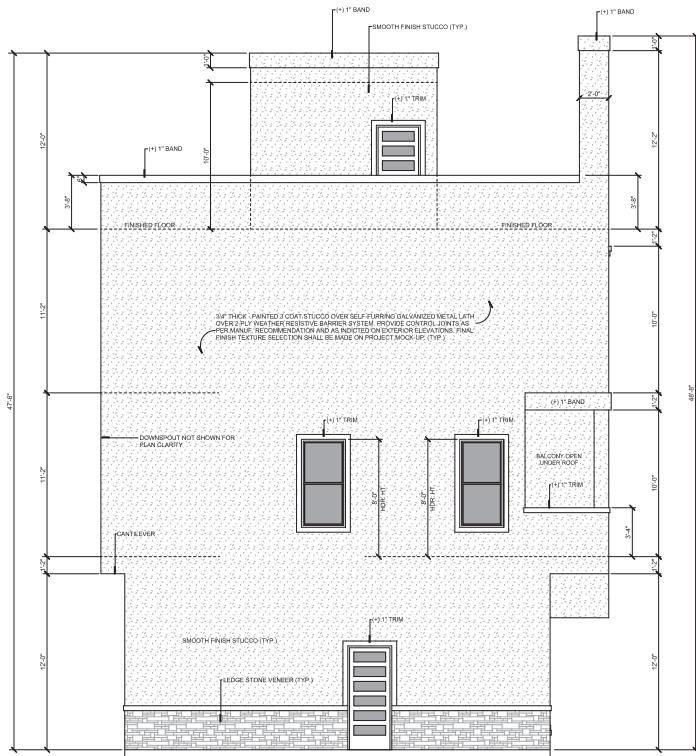
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NOT FOR CONSTRUCTION
SHEET TITLE
Elevations - Exterior

A1.03

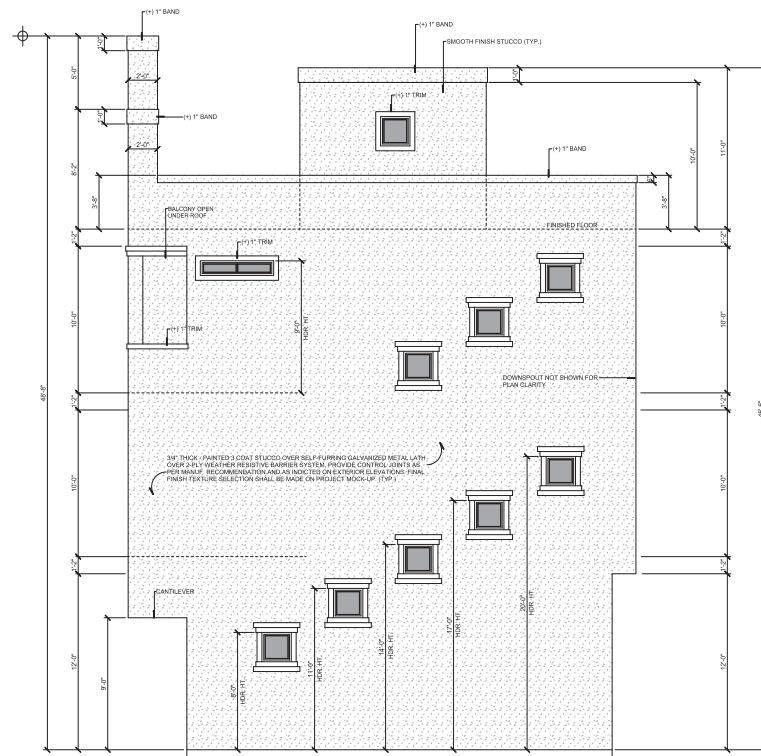
Elevation Notes

ALL PLATE HEIGHTS MEASURED ABOVE FIRST FLOOR
 PROVIDE GUTTERS AND DOWNSPOUTS AS DIRECTED BY BUILDER.
 PROVIDE STUCCO BAND SURROUND AT ALL WINDOWS. (+) 1"
 PROVIDE STUCCO BAND SURROUND AT ALL DOORS. (+) 1"
 STUCCO NOTE: 3/4" THICK - PAINTED 3 COAT
 STUCCO OVER SELF-FURRING GALVANIZED
 METAL LATH OVER 2-PLY WEATHER RESISTIVE
 BARRIER SYSTEM. PROVIDE CONTROL JOINTS AS
 JOINTS AS PER MANUF. RECOMMENDATION AND
 AS INDICED ON EXTERIOR ELEVATIONS.
 FINAL FINISH TEXTURE SELECTION SHALL BE
 MADE ON PROJECT MOCK-UP.

-  CEDARMILL LAP FIBER CEMENT SIDING PANEL (ACTUAL: 0.312" x 8.25"x14")
-  SMOOTH FINISH STUCCO
-  LEDGE STONE VENEER
-  TONGUE AND GROOVE, 1" JOINT
CEDAR SIDING
-  OPENING



LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



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Project: Eunice St. Villas
Project Address: 3106 Eunice St, Houston, Tx., 77009

Consortium Operations, LLC

DATE:	4.10.2017
PROJECT #:	
CAD DRAWING FILE:	
DRAWN BY:	J.A.L.
CHECKED BY:	

SCALE: 1/4" = 1'-0"
NOT FOR CONSTRUCTION
SHEET TITLE
Elevations - Exterior

A1.04



Application Number: 2017-0470

Plat Name: Eunice Villas

Applicant: Owens Management Systems, LLC

Date Submitted: 03/20/2017

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

Specific Variance is being sought and extent of variance:

A variance is sought for a 10-foot building line for residential lot that backs onto a major thoroughfare and to not provide a visibility triangle.

Chapter 42 Section: 152, 161

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. (b) A building line requirement of ten feet is authorized for that portion of a single-family residential lot that backs onto a major thoroughfare, provided that the subdivision plat contains a notation that: (1) The area 15 feet behind the building line along the major thoroughfare is restricted to use as a one-story, uninhabited garage; and (2) Vehicular access cannot be taken from the major thoroughfare. 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

Depenbrook Block subdivision was recorded in 1809 as one block with 20 lots. In 1985, per Volume 3561, Page 533 HCDR, State of Texas House Bill 179, all of lot 11 and part of lot 10, 4,075 sq. ft. was acquired for I-45. The residual undeveloped right-of-way is 36.2 feet from the subject lot rear property line to I-45 grade separation and approximately 25 feet from the east property line to North Street. Eunice Street is a platted 50' right-of-way with a 27.9 foot paved section, curb and gutter. The property is 25.8 feet from the corner of North Street and Eunice Street. North Street, west of Eunice leads to the North Street bridge over I-45. The owner proposes to construct 3 townhomes with a shared driveway.

(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 widening configuration along I-45 created the residual undeveloped right-of-way between the rear property line with a steep grade separation. The undeveloped ROW along North Street is 25'8 feet from the southern property line. The residual undeveloped ROW along North Street caused the subject lot to become a corner lot.

(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. Due to the steep grade separation, there is no vehicular access to I-45. Requiring a 25' bl along the rear property line will create an undue hardship since there is no access to the rear lot from I-45. The plat does include a 10-foot building line. North and Eunice are local streets. The existing corner at North Street provides sufficient visibility.

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

The granting of the variance will not be injurious to the public health, safety or welfare. Vehicular access is prohibited from I-45. There is an existing chain link fence along the residual undeveloped right-of-way along the property boundary. Per CIP, there are no plans to widen North Street.

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

Economic hardship is not the sole justification of the variance. The only point of access to the lot is from Eunice Street. The current undeveloped ROW provides a 25.8 foot buffer between North Street and plat boundary



Application No: 2017-0470

Agenda Item: 98

PC Action Date: 04/13/2017

Plat Name: Eunice Villas

Applicant: Owens Management Systems, LLC

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

Chapter 42 Sections: 152, 161

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

A variance is sought for a 10-foot building line for residential lot that backs onto a major thoroughfare and to not provide a visibility triangle.;

Basis of Recommendation:

The site is located west of I-45, east of Houston Ave and north of White Oak Drive. The applicant is requesting a variance to not provide a visibility triangle and to provide a 10' BL from the eastern property boundary instead of the required 25' setback. Staff is in support of both requests.

The lot was platted in 1909 with frontage on the local street Eunice, however after TxDOT condemned several lots in the Deckenbrock subdivision, the subject site became a corner lot. I-45 is currently below grade and the distance the paving section to the property line is approximately 94 feet. There are plans to reconstruct I-45, however the distance will be from the planned reconstructed freeway and the proposed structure will be over 83 feet. Requiring a 25' setback will be impractical due to the significant distance from the freeway and the subject site.

The applicant is also requesting variance to not provide a visibility triangle. Staff is in support of this request due the excess ROW along North Street. The distance from the property line to the paving section of North Street over 20 feet and the applicant will be required to remove any existing obstructions within the ROW as a condition of approval. Although North Street was acquired by TxDOT it is a City of Houston maintained road on the MTFP. A 25' BL is not required because the ROW functions as a local street.

Staff has coordinated with the Transportation Division in relation to the proposed plans for Interstate 45 and the Department of Public Works and Engineering in relation to the proposed visibility triangle who has voiced no objection to the variance requests.

The applicant is proposing a shared driveway which is more pedestrian friendly and the Planning Commission has granted similar variances granted along I-45 and Hwy 288.

The widening of I-45 is not a hardship created by the applicant and acquisition from TxDOT has created an unusual physical characteristic that affects the property in question. Therefore staff's recommendation is to grant the requested variances and the plat subject to the CPC 101 from 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 25' BL is unnecessary due to the excessive ROW of I-45.

(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 ROW taking of I 45 was not a hardship imposed by the applicant.

(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 applicant there will be a significant distance from the freeway.

(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 variance request will not conflict with the variance request.

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

Economic hardship is not the sole justification of the variance, the ROW taking of I 45 was not a hardship imposed by the applicant



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 99

Action Date: 04/13/2017

Plat Name: Fuchs Tract GP

Developer: Klein ISD

Applicant: American-Lupher Land Surveyors, Inc.

App No/Type: 2017-0409 GP

Staff Recommendation:

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

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.

For Your Information:

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

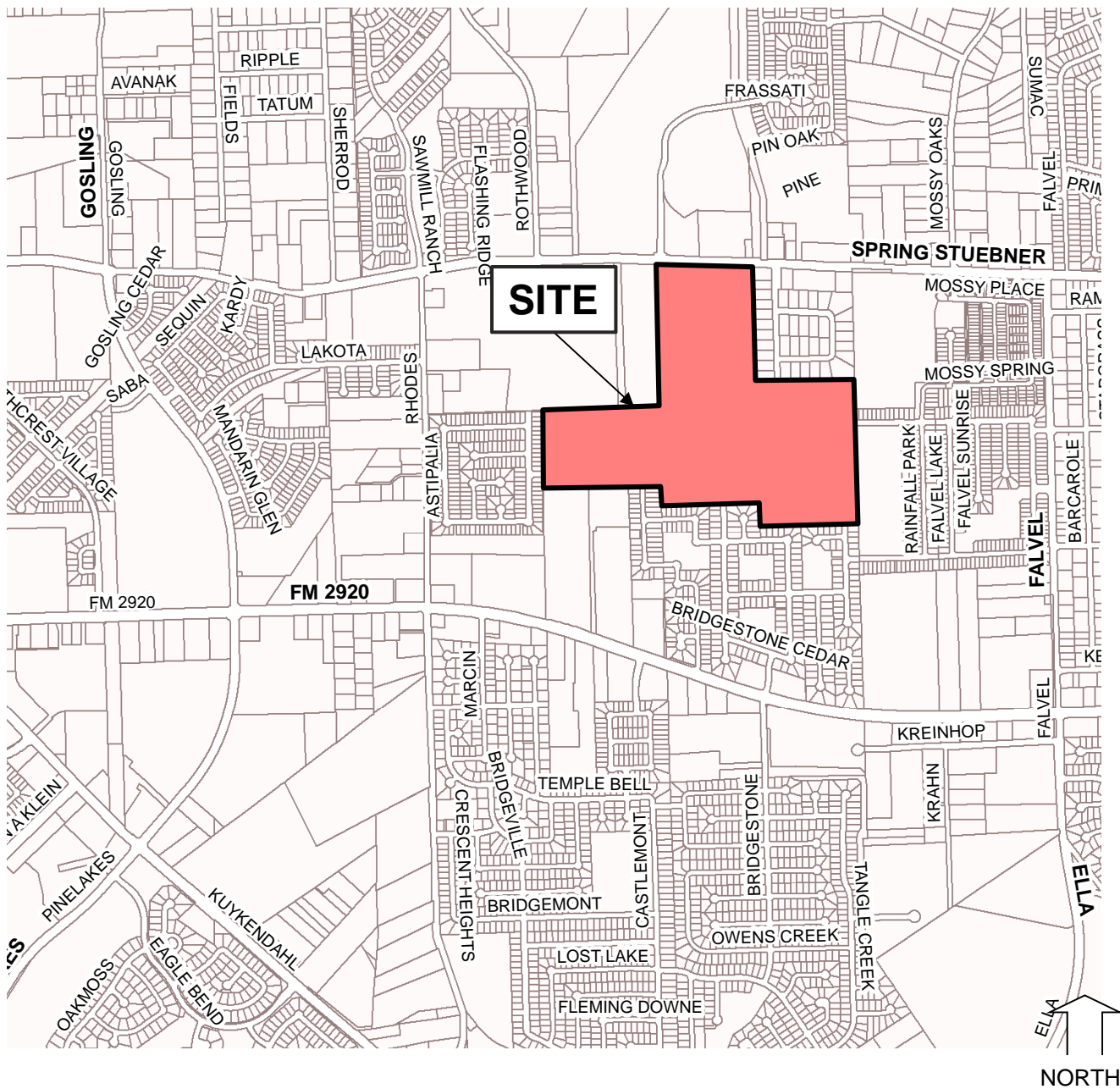
ITEM: 99

Planning and Development Department

Meeting Date: 04/13/2017

Subdivision Name: Fuchs Tract GP (DEF 2)

Applicant: American-Lupher Land Surveyors, Inc.



D – Variances

Site Location

Subdivision

Houston Planning Commission

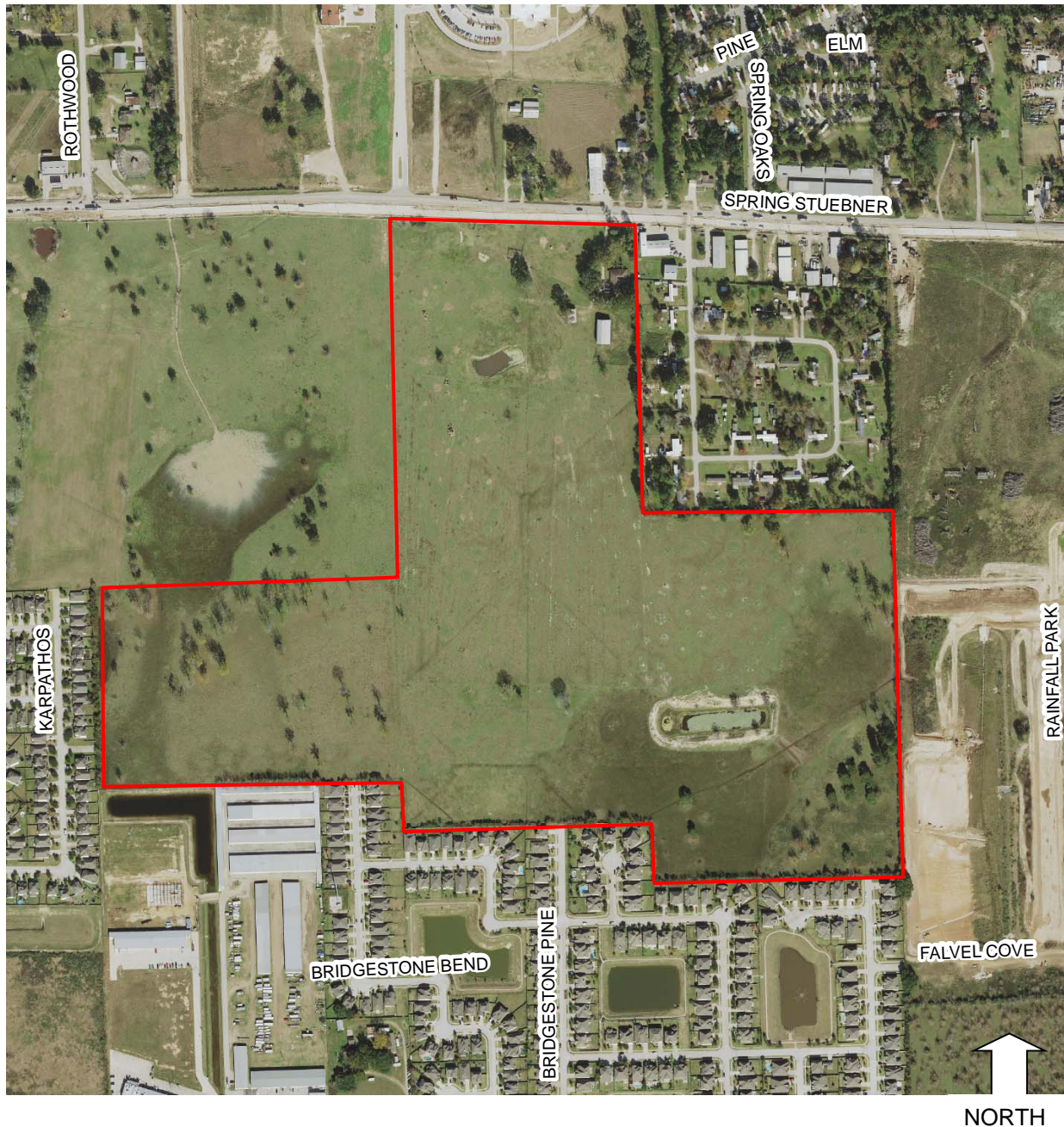
ITEM: 99

Planning and Development Department

Meeting Date: 04/13/2017

Subdivision Name: Fuchs Tract GP (DEF 2)

Applicant: American-Lupher Land Surveyors, Inc.



D – Variances

Aerial





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, where Falvel Shadow Creek Drive stubs out and is requested not to be extended, 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. The northern portion of the east line does not have a stub street. As shown on the GP, the owner is requesting that Port Aegean Drive does not extend to Frassati Way. Extending the street would require the school district to lower the existing high pressure pipeline or design the road with a 3-foot hump above adjacent natural ground surface. In addition, extending the road would create a traffic problem at Frassati and Bridgestone Ridge Drive (200 feet west). Vehicles would be stopped at the intersection of Frassati and Port Aegean causing other vehicles at Bridgestone Ridge Drive to be blocked. Having to intersection so close together would be injurious to the public. Exhibit A is provided to indicate ability to travel from Falvel Road to Rhodes Road thru existing adjacent subdivisions and proposed extension of Port Aegean Drive.

(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.

(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 that a street must intersect with a major thoroughfare at least every 2600 feet.

Chapter 42 Section: 127

Chapter 42 Reference:

Section 42-127(a)

Statement of Facts

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

Intentionally left blank.

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

Strict application of this requirement will create an impractical development which will be contrary to sound public policy. The owner is planning to dedicate future Frassati Way in a north-south direction over a portion of the subject property. The choice to dedicate Frassati Way at its proposed location is based on the current Frassati Way north of Spring-Stuebner Road. In addition, there will be a signal required at this location which will help with traffic safety. Lastly, extending Cricket Drive instead of providing Frassati Way does not create a direct connection to the south. See Exhibit A provided.

(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 proposed signal at Spring-Stuebner and Frassati Way is the reason the owner choose to locate the proposed street as shown and is not a hardship created by the owner. In addition, the acreage to the east of Cricket Hill Estates will eventually be platted and could dedicate a future north-south street.

(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. The owner would like to place the north-south street at a signal to help with safety.

(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 location of Frassati Way.

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

Economic hardship is not the reason for the variance request. The location of Frassati Way as shown on the GP is the best location to help protect citizens exiting the owner's property.



VARIANCE Request Information Form

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: 131

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: 99

PC Action Date: 04/13/2017

Plat Name: Fuchs Tract GP

Applicant: American-Lupher Land Surveyors, Inc.

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

Chapter 42 Sections: 128; 127; 131

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

To not provide an east-west street;

The owner is requesting a variance from the requirement that a street must intersect with a major thoroughfare at least every 2600 feet.;

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 3 variances:

1. to not extend nor terminate 3 stub streets
2. to exceed minimum intersection spacing along a MTF
3. to not provide an East/West street

Staff is in support of Variance request 1 and 2 but not the request to not provide an East/West street connection.

The proposed GP is within a street grid that exceeds minimum intersection spacing for both a local and a MTF.

2 North/South streets are required between Falvel Rd and Rhodes Rd. The applicant is proposing one north/south street, Frassati Way, shown in black. This proposed street will create excessive intersection spacing along Spring Stuebner Road, however staff is in support of the request due to it's enhancing traffic circulation between Spring Stuebner and FM 2920, thus meeting the intent of the ordinance. Staff is in support of not extending stub streets Cricket and Pacific Ocean Drive as they are not needed with the proposal of Future Frassati Way.

The applicant is also requesting a variance to not extend Falvel Shadow Creek, shown with the red arrow, staff is not in support of this request. Two streets are required between Spring Stuebner and FM 2920, so it is important that at least one connection be preserved for each direction.

The Planning Commission granted a variance in 2013 for the GP east of the subject site to exceed 1400' intersection spacing. The justification of the granting of the variance was based on the condition that Falvel Shadow Creek be extended in the future to make an East/West connection. Based on Staff's analysis, the location of the stub was most suitable for adequate traffic circulation.

With the proposed uses of a church and two schools, extending Falvel Shadow Creek and Future Port Aegean Dr to Future Frassati Way will allow the existing and recorded subdivisions within the area, a more direct route.

Staff has no objection to how Falvel Shadow Creek be extended. The applicant has shown in their site plan the street cannot be extended due to the proposed layout of the school site.

However, there are alternate route options for the extension as shown in green.

The extension of Falvel Shadow Creek and the connection of Future Port Aegean, as shown in green, will create adequate traffic circulation and will alleviate the MTF grid. There is also potential of a N/S street west of the subject site. (Karpathos must be extended in the future.)

Harris County's Engineering Department is in support of staff's recommendation, and the applicant has not articulated a hardship. Therefore, staff's recommendation is to approve to plat subject to the condition that both Falvel Shadow Creek Drive and Future Port Aegean Drive be extended to connect with Future Frassati Way.

Statement of Facts

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

(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 because all 6 stub streets would have to be extended but creating an impractical street grid and intersection spacing issues and making the proposed uses of church and schools impractical to develop.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant but being the existing conditions of the site and the recorded sections with platted stub streets.

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

The intent and general purposes of this chapter will be preserved and maintained as the purpose is to have adequate traffic circulation and we believe this can be achieved with one East/West and North/South street connection between Spring Stuebner and FM 2920 and Rhodes Rd and Falvel Rd.

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

The granting of this variance will not be injurious to the public health, safety or welfare as with the approval and conditions of this plat, traffic circulation will be improved within the current street grid thus contributing public health and safety.

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

Economic hardship is not the sole justification of the variance as the existing conditions of the site cause impractical development.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 04/13/2017
Plat Name: Gosling Office Park
Developer: Gosling Office Park, LLC
Applicant: Paksima Group, Inc.
App No/Type: 2017-0564 C2

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

Total Acreage:	7.4480	Total Reserve Acreage:	7.4480
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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77389	250V	ETJ

Conditions and Requirements for Approval

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

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.

203. Provide complete Recordation Package when submitting plat for 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 HCCF No. A125953 to the Gosling Road ROW record info. Change Gosling ROW to 180' wide.

For Your Information:

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

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

Houston Planning Commission

ITEM: 100

Planning and Development Department

Meeting Date: 04/13/2017

Subdivision Name: Gosling Office Park

Applicant: Paksima Group, Inc.



D- Variances

Site Location

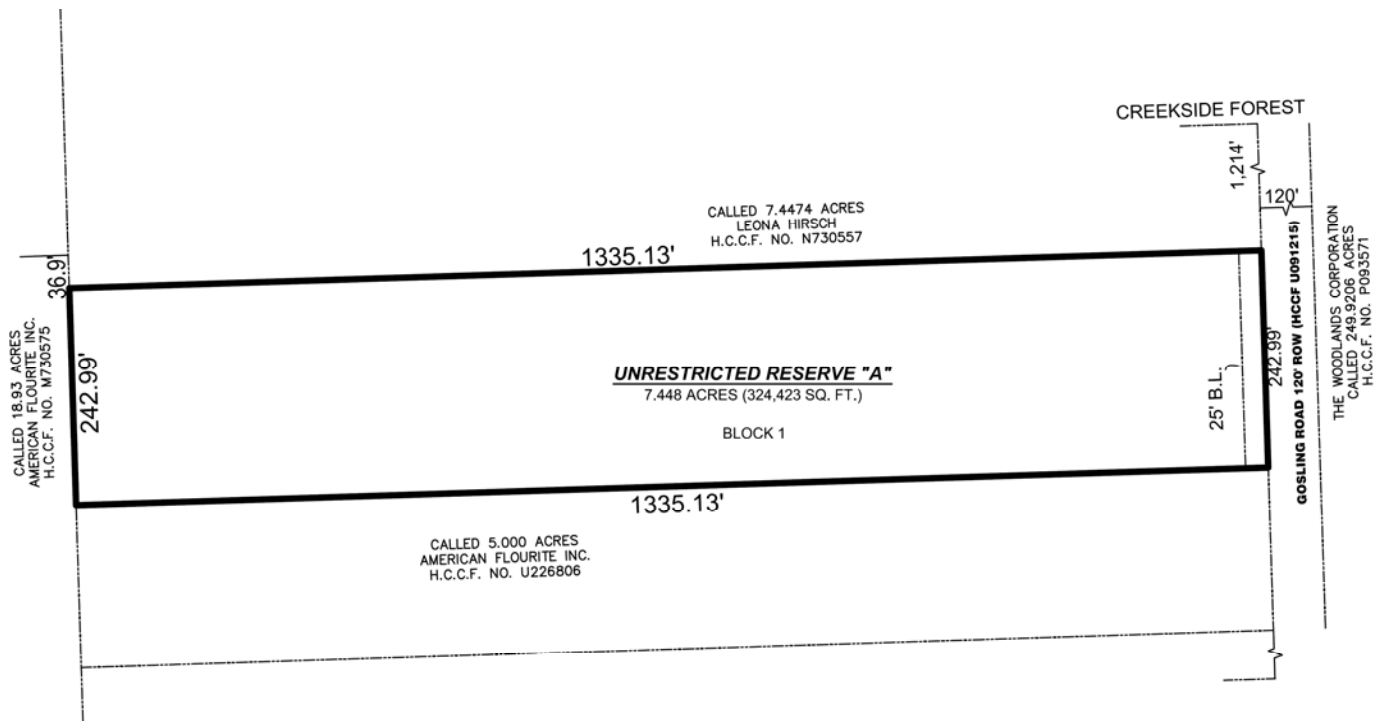
Houston Planning Commission ITEM: 100

Planning and Development Department

Meeting Date: 04/13/2017

Subdivision Name: Gosling Office Park

Applicant: Paksima Group, Inc.



D- Variances

Subdivision

Houston Planning Commission

ITEM: 100

Planning and Development Department

Meeting Date: 04/13/2017

Subdivision Name: Gosling Office Park

Applicant: Paksima Group, Inc.



D- Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2017-0564

Plat Name: Gosling Office Park

Applicant: Paksima Group, Inc.

Date Submitted: 04/02/2017

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

Specific Variance is being sought and extent of variance:

Exceed the 1400' local street intersection spacing requirement by not creating a north to south street through the subject site.

Chapter 42 Section: 128

Chapter 42 Reference:

Each Class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400'; 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 2 points.

Statement of Facts

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

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 due to the fact that 2 plats previously recorded without North/South streets to the North of this property will result in a dead end street not serving any purpose.

(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 since there are no possibilities of any East/West street to be located with approximately 1400' of the property. The closest East/West streets are North Woodsedge Drive and Creekside Forest Drive being approximately 860' and 1200' respectively. Going North, there are 2 plats that have been recorded without a through street. If a dedication were to happen, the street would dead end at these developments.

(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 since the depth of this property is only 1335 feet. The area does not support a North/South street due to previously approved plats.

(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 since there is not a possibility of a North/South street ever going through to Creekside Forest Drive because of previously platted developments.

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

Economic hardship is not the sole justification of the variance since we are below the 1400' requirement at 1335' and previously platted properties prevent a North/South street.



Application No: 2017-0564

Agenda Item: 100

PC Action Date: 04/13/2017

Plat Name: Gosling Office Park

Applicant: Paksima Group, 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)

Exceed the 1400' local street intersection spacing requirement by not creating a north to south street through the subject site. ;

Basis of Recommendation:

The site is located in northern Harris County along Gosling Road north of West Rayford Road and south of Creekside Forest Drive.

The purpose of this plat is to create an unrestricted reserve for an office park.

The applicant is requesting a variance to exceed local street intersection spacing requirements by not creating a north to south street through the tract. The Planning Commission has already granted this variance for the subject property in 2014. This request is before you today because the previous plat expired before it could be recorded.

Staff is in support of this request.

The site is located in the Harris County ETJ. The subject tract is situated within a group of acreage tracts bound by platted reserve tracts to the north and south. These tracts do not feature public streets that could ultimately be connected with a street required for the subject tract. Creating a north-south street through the subject property would be impractical because it would likely not be extended beyond the neighboring platted reserves.

In addition, a drainage channel to the northwest of the subject tract further limits connecting a north south street through the subject property with surrounding tracts. Requiring this street would not improve traffic circulation within the immediate area.

Harris County has voiced no objections to this application.

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;

Strict application of Chapter 42 would be impractical due to the existence of platted reserves, with no public streets, to the north and south, Requiring a north-south street through the subject property would ultimately result in a street that dead-ends at the nearby platted tracts. In addition, a drainage channel to the northwest serves as an additional barrier preventing connection of a north-south street with the surrounding public street system.

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

The platted reserves and drainage channel are the primary impediments to a north-south street. These barriers have not been created or imposed by the applicant.

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

Adequate traffic circulation is provided by the existing public street system. The platted reserves and adjacent acreage tracts all take access from Gosling Road. Requiring a north-south street would not improve local traffic circulation because it would be obstructed from connecting with nearby roads by the nearby reserve tracts and drainage/detention channel.

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

Adequate traffic circulation is provided by the existing road system. Granting the variance would not be injurious to public health, safety, or welfare because a north-south street would not improve traffic circulation.

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

The reserve tracts and drainage/detention area barriers are the primary justification for granting the variance. In addition, this variance was granted by the Planning Commission in 2014. The applicant is required to re-address this variance because the approved plat expired prior to recordation.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 04/13/2017
Plat Name: I 10 East at Freeport partial replat no 1
Developer: RCI Holdings,
Applicant: Windrose
App No/Type: 2017-0495 C2R

Staff Recommendation:
Defer for further study and
review

Total Acreage:	6.8084	Total Reserve Acreage:	6.8084
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	77015	497K	ETJ

Conditions and Requirements for Approval

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

208. Harris County Flood Control District requests a two week deferral for further study and review.

Change reserve form unrestricted to restricted to commercial uses.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 04/13/2017
Plat Name: I 10 East at Freeport partial replat no 1
Developer: RCI Holdings,
Applicant: Windrose
App No/Type: 2017-0495 C2R

Staff Recommendation:
Defer for further study and
review

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

For Long form:

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

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: -Please show and call out ROW on HCFCD facilities per Appendix 9 of the HCFCD PCPM.

-Abandonment is under review by HCFCD Executive Management.

-An HCFCD plat release letter will be 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 .

Coordinate with HCFCD to determine if any additional drainage easement is required

Table for Tangents Data should be provided. Approval from HCFCD will be required for modifications to drainage structures.

Sight distance analysis along Haden Road would not be required if existing driveway is used to the north, but analysis would be needed if new driveway is added

show access easement to be dedicated by separate instrument. This will need to be done prior to recordation.

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

Houston Planning Commission

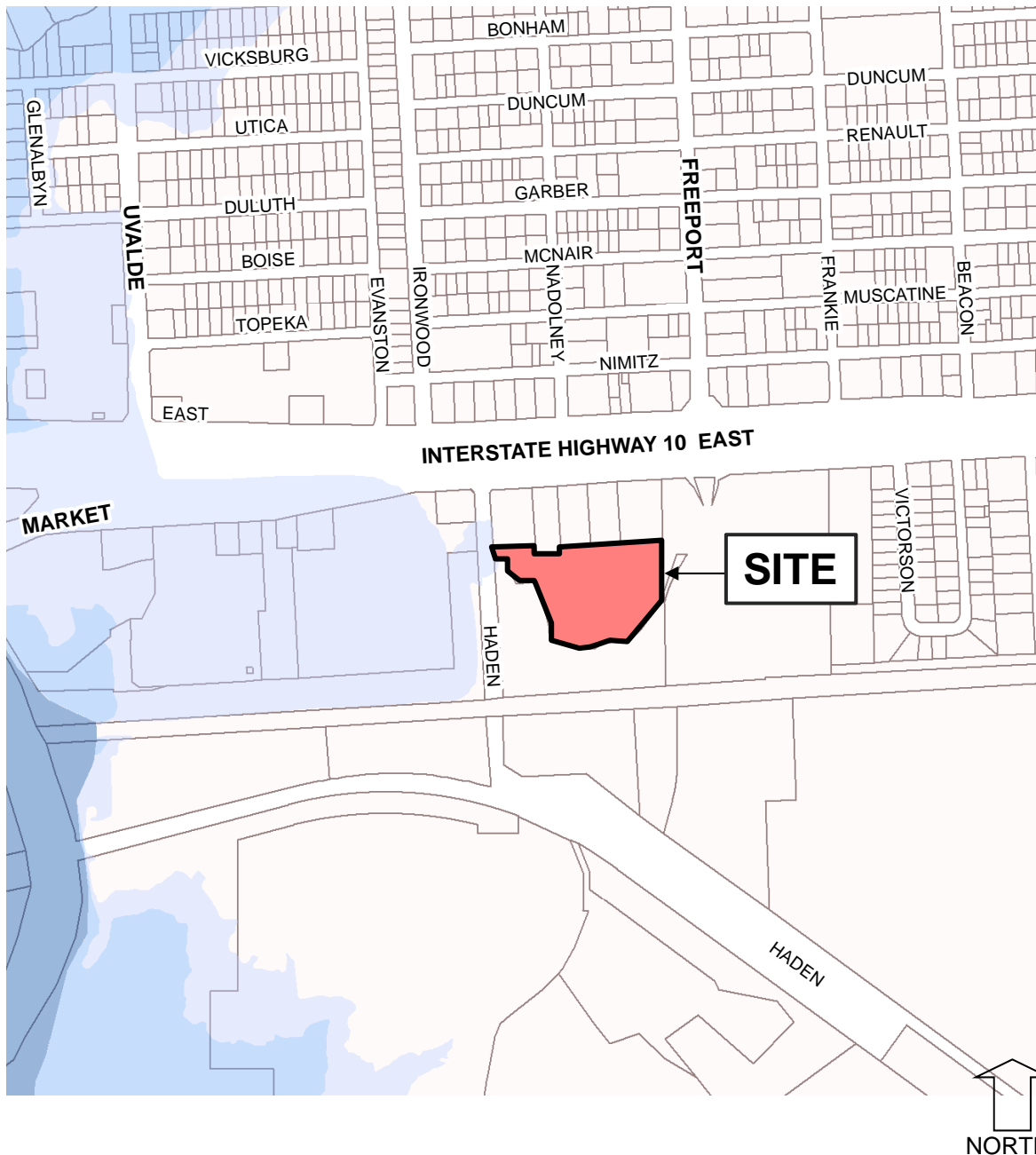
ITEM: 101

Planning and Development Department

Meeting Date: 4/13/2017

Subdivision Name: I 10 East at Freeport partial replat no 1 (DEF 1)

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

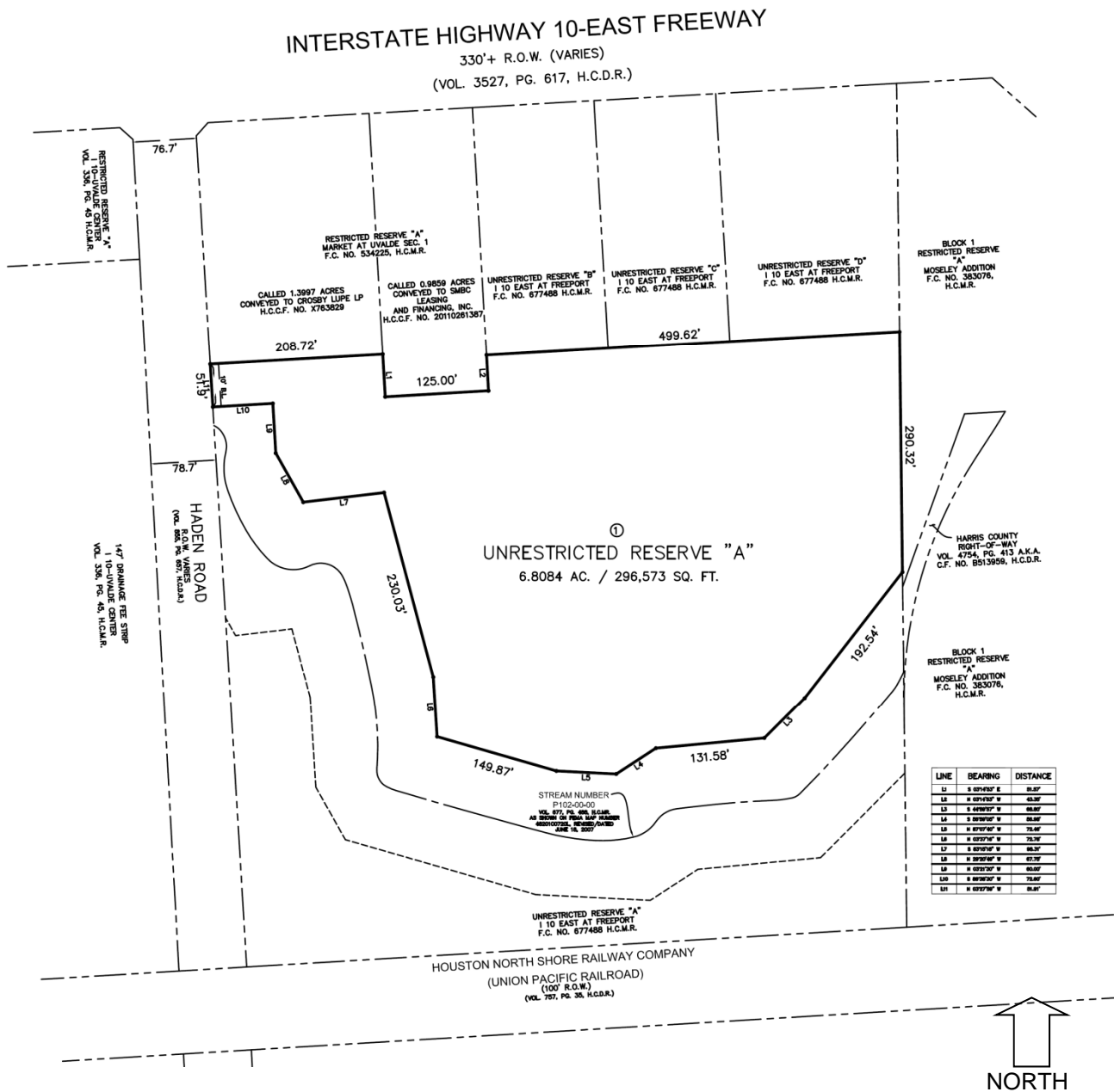
ITEM: 101

Planning and Development Department

Meeting Date: 4/13/2017

Subdivision Name: I 10 East at Freeport partial replat no 1 (DEF 1)

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

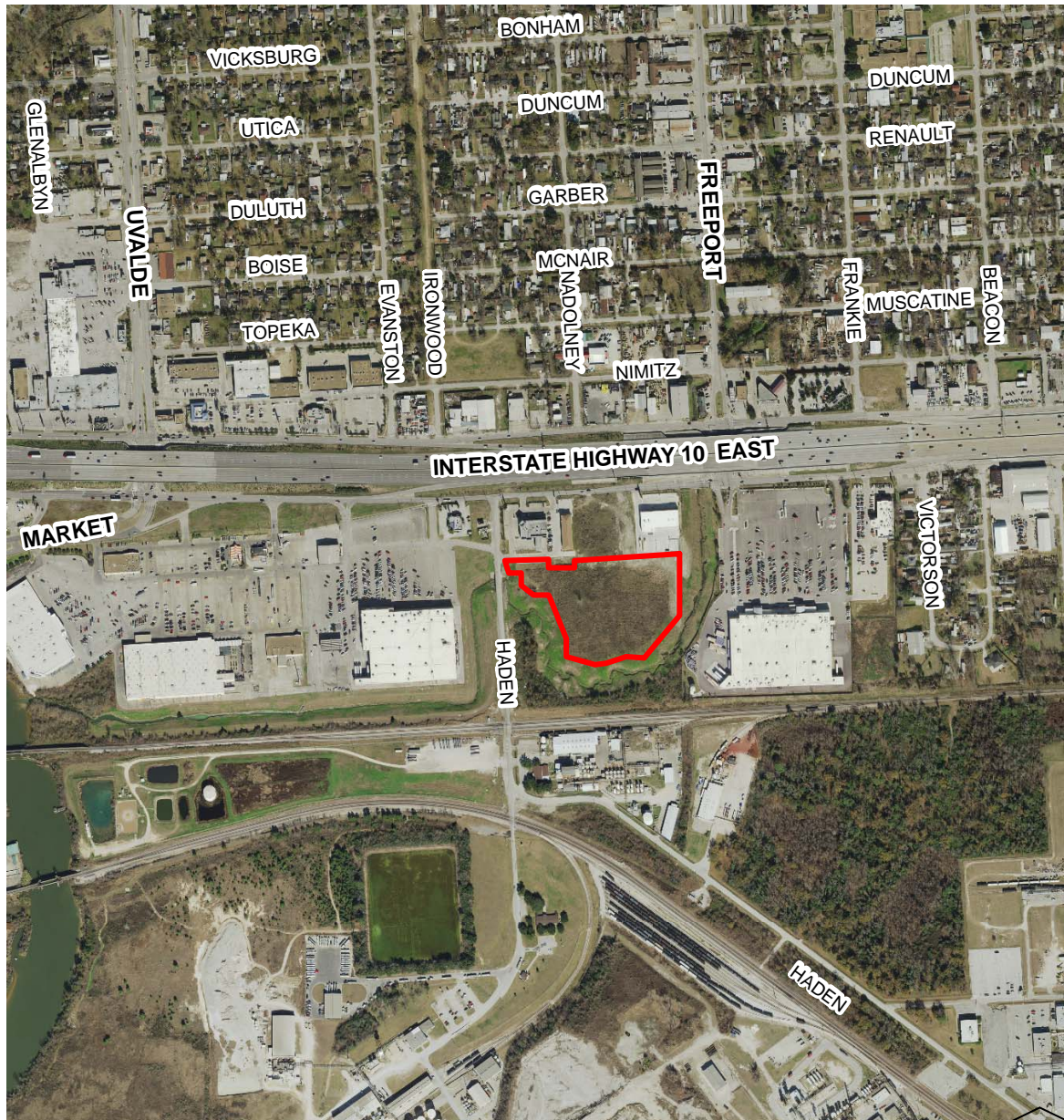
ITEM: 101

Planning and Development Department

Meeting Date: 4/13/2017

Subdivision Name: I 10 East at Freeport partial replat no 1 (DEF 1)

Applicant: Windrose



D – Variances

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**VARIANCE
Request Information Form**

Application Number: 2017-0495

Plat Name: I 10 East at Freeport partial replat no 1

Applicant: Windrose

Date Submitted: 03/20/2017

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

Specific Variance is being sought and extent of variance:

To not meet the minimum amount of street frontage for a reserve along Haden Road.

Chapter 42 Section: 42-190

Chapter 42 Reference:

Sec. 42-190, Tracts for non-single-family use--Reserves, Paragraph (c), statesd, "Each reserve shall meet the following requirements for minimum size, the type of width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve."

Statement of Facts

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

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

The subject property is 9 acres located on the east side of Haden Road just south of the intersection with I 10 East Freeway. The subject property is an ideal site for commercial/industrial development (the intended use is a restaurant), being located near the intersection of Haden Road and I 10 East Freeway, providing the general area with excellent connectivity to the regional road network. The applicant is requesting a variance to not adhere to the minimum street or shared driveway frontage of 60 feet along Haden Road. The primary justifications for the variance are the unusual physical characteristics that affect the land, particularly the drainage easement adjacent to the southern boundary of the subject property. The site is bounded by commercial subdivisions to the north and east, and a 150-foot drainage easement to the south. The current frontage for the subject tract along Haden Road is 51 feet. Widening the frontage for this property is not feasible. The physical limitations prevent any widening of frontage along Haden Road.

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

Widening the frontage along Haden Road for the subject property is not possible due to the existing drainage easement located to the south.

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

Significant physical features limit the ability to extend any roadways; primarily the drainage easement to the south prohibits the applicant from widening the subject property. The subject property is part of a master planned commercial/retail/restaurant development at the corner of Haden and I10. All uses have dedicated cross-access with adjoining properties and the subject site will have direct access via a private drive to Haden 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's health, safety, or welfare as access to I10 and Haden Road is more than sufficient due to provide and planned cross-access easements. Further, the subject property will have direct access to Haden Road.

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

The conditions supporting the variance are the unique physical characteristics of the site. The Harris County drainage easement to the south of the subject tract strictly prohibits the applicant from widening the frontage along Haden Road.



Application No: 2017-0495

Agenda Item: 101

PC Action Date: 04/13/2017

Plat Name: I 10 East at Freeport partial replat no 1

Applicant: Windrose

Staff Recommendation: [Defer for further study and review](#)

Chapter 42 Sections: **42-190**

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

[To not meet the minimum amount of street frontage for a reserve along Haden Road.;](#)

Basis of Recommendation:

The site is located in the Harris County ETJ along the East Freeway west of Freeport and east of Haden Road. The purpose of this replat is to create a reserve restricted to commercial uses and to remove a 60' platted drainage easement. The applicant is requesting a variance to create a reserve with 51' of frontage along a public street as opposed to the required 60'. Staff recommends deferral per Harris County Flood Control's request.

Statement of Facts

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

[Na](#)

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

[Na](#)

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

[Na](#)

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

[Na](#)

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

[Na](#)

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

[Na](#)



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 04/13/2017
Plat Name: Irise Park
Developer: Alpine Engineering and Construction, LLC
Applicant: Gruller Surveying
App No/Type: 2017-0505 C2

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

Total Acreage:	9.0000	Total Reserve Acreage:	9.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	327M	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
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 ITEM: 102

Planning and Development Department

Meeting Date: 04/13/2017

Subdivision Name: Irise Park

Applicant: Gruller Surveying



D – Variances

Site Location

Houston Planning Commission

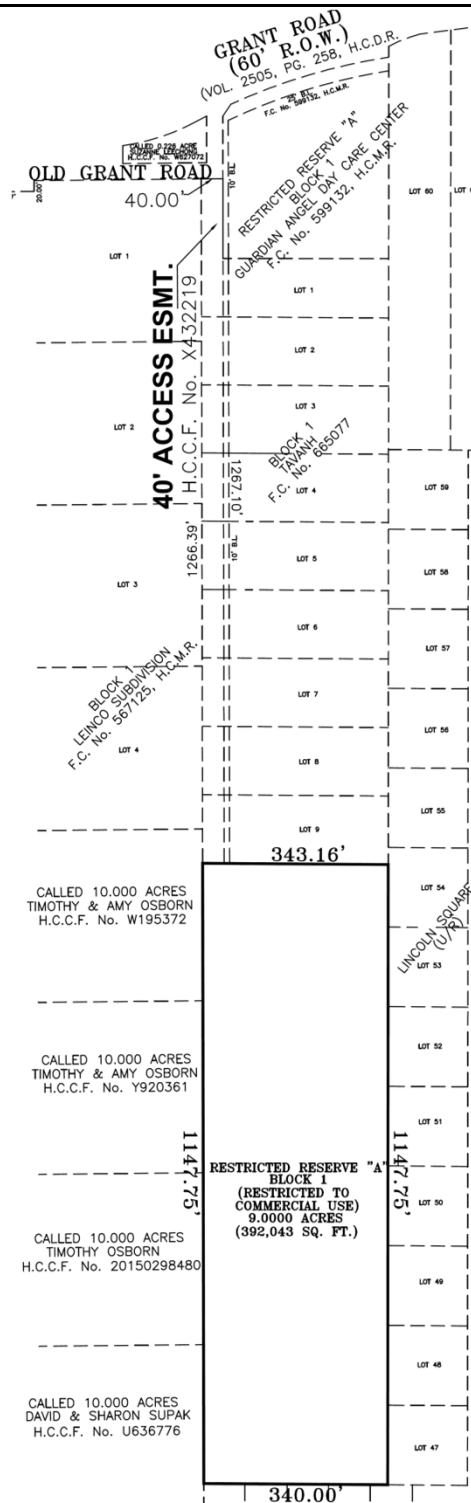
ITEM: 102

Planning and Development Department

Meeting Date: 04/13/2017

Subdivision Name: Irise Park

Applicant: Gruller Surveying



D – Variances

Subdivision

Houston Planning Commission ITEM: 102

Planning and Development Department

Meeting Date: 04/13/2017

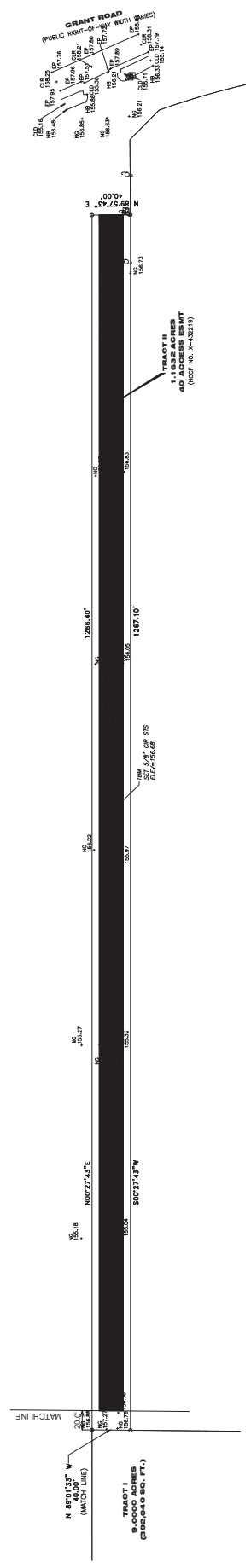
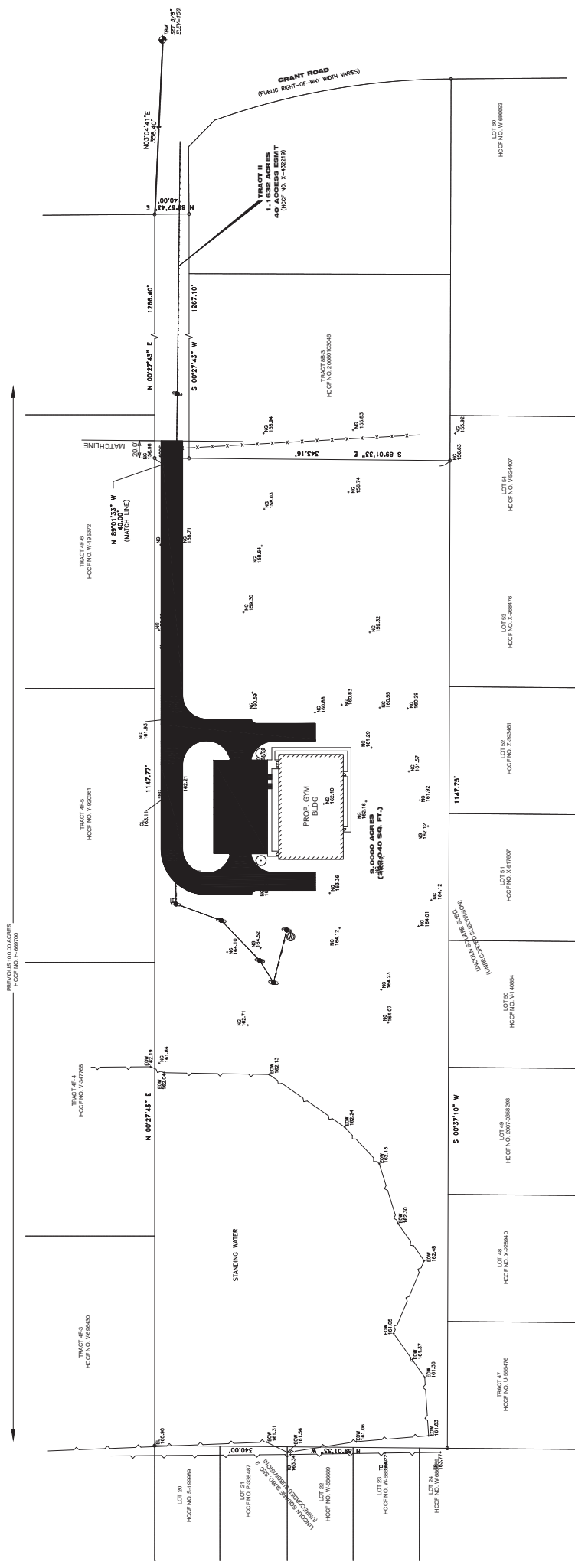
Subdivision Name: Irise Park

Applicant: Gruller Surveying



D – Variances

Aerial





Application Number: 2017-0505

Plat Name: Irise Park

Applicant: Gruller Surveying

Date Submitted: 03/20/2017

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

Specific Variance is being sought and extent of variance:

To not dedicate a north/south or east/west street

Chapter 42 Section: 42-128

Chapter 42 Reference:

Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet;

Statement of Facts

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

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

Strict application of this chapter would leave the parcel split into two pieces; leaving the land useless dedication of a R.O.W. East/West would land lock (physically) the south portion of the land. The east and west adjoiners are residential tracts with sufficient access, therefore would be no dedication to extend the R.O.W. for access to an intersection. Strict application of this chapter would leave the parcel split into two pieces; leaving the land useless dedication of a R.O.W. north/south would void the current access easement that is in place to service the subject property as well as the property to the north.

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

No hardship will be created, all tracts of land have access, therefore would not require additional access, dedication a R.O.W. east/west would ultimately lead into existing residential houses. granting the variance will leave the site undevelopable for commercial development. It is too narrow to dedicate R.O.W. and still develop. No hardship will be created, all tracts of land have access, therefore would not require additional access, dedication a R.O.W. south would ultimately lead into existing residential houses the site has sufficient access via the access easement to the north. Granting the variance will leave the site undevelopable for commercial development. It is too narrow to dedicate R.O.W. and still develop

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

The intent of this chapter is to insure access over block lengths, this will be preserved due to the fact that if R.O.W. is dedicated, East/West it would lead into a residential subdivision which on the east has a private access easement and on the west leads to a residential R.O.W. which all in turn end up to at Grant Road; The proposed R.O.W. would eliminate any plans of commercial development. The intent of this chapter is to insure access over block lengths, this will be preserved due to the fact that if R.O.W. is dedicated, North/south it would lead into a residential subdivision which on the south has a private access easement and on the north has access to Grant Road via the access easement; The north adjoiner has recently platted and was not required to dedicate a R.O.W. therefore us dedicating the R.O.W. would ultimately lead to the access easement that is already in place and is granting us access.

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

This block has had the same R.O.W.'s for 70+ years, granting the variance would maintain the same access that has been in place for that time period and not cause any additional problems or safety concerns. Granting the variance will not be injurious as it will keep it the same configuration as it has been for 13+ years.

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

No, the sole justification of this variance is to keep the land in a configuration that is developable



Application Number: 2017-0505

Plat Name: Irise Park

Applicant: Gruller Surveying

Date Submitted: 03/20/2017

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

Specific Variance is being sought and extent of variance:

Allow creating a reserve taking access from a 40' wide easement instead of the required 60' frontage on a 60' wide public street should be sufficient.

Chapter 42 Section: 42-190

Chapter 42 Reference:

Sec. 42-190. - Tracts for non-single-family use—Reserves. 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: 60' of frontage along a 60' wide public ROW.

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;

Strict Application of this chapter would cause the land to not have access to their site from Grant Road, The access easement in place has been recorded and utilized since March of 2004. Strict application would ultimately void the already in place access agreement and cause unjust hardship due to the dedication of a road through multiple lots and owners.

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

The hardship was not created by the applicant, it was in place and designed this way before the applicant took possession of the land. The tract north of our site was platted in January 2013 into multiple lots with the same type of access to Grant Road

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

The purpose of this chapter will be preserved as the site will have adequate access via the Access Easement that is in place, this will be one development and not multiple lots therefore will not cause a traffic issue. The north tract performed and had granted the same variance that we are proposing.

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

Granting the variance will not be injurious as it will keep it the same configuration as it has been for 13+ years.

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

Economic hardship is not the sole justification, access to Grant Road is, The property to the north has platted using the same access easement that the applicant is proposing. Without the granting of this variance it will require up to Ten separate owners to dedicate sixty (60') feet of their land simply so our applicant can design and utilize the land that they had purchased.



Application No: 2017-0505

Agenda Item: 102

PC Action Date: 04/13/2017

Plat Name: Irise Park

Applicant: Gruller Surveying

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

Chapter 42 Sections: 42-190; 42-128

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

Allow creating a reserve taking access from a 40' wide easement instead of the required 60' frontage on a 60' wide public street should be sufficient. ;

To not dedicate a north/south or east/west street;

Basis of Recommendation:

The site is located in northwest Harris County, south of Grant Road and west of Telge Road. The applicant is requesting two variances- 1) a commercial reserve to take access from a 40' access easement instead of a public street as required by the ordinance, and 2) to exceed 1,400' block length by not requiring a north-south or east-west public street through the site. Staff is in support of both requests.

The 40' access easement was created in 2004 to provide access to several landlocked tracts. Requiring an east-west public street will be impractical as the single family subdivisions to the east, north, and west of the site do not provide for a public street connection.

Additionally in 2013, the Planning Commission granted a variance to allow excessive E/W intersection spacing and to allow access and frontage from an access easement with the subdivision plat called Tavanh.

The major thoroughfare grid system provides sufficient access in this vicinity due to the low density and context. Additionally, the perpetual non-exclusive access easement is an existing condition and Harris County Engineers Office has voiced no objection to the variance requests. Therefore, staff's recommendation is to grant the requested variances 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 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 access easement is an existing condition that is sufficient.

(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; Tavanh was granted a similar variance in 2013. The circulation was analyzed at that time.

(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 MTFP provides sufficient 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; existing developments do not provide public ROWs.

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

) Economic hardship is not the sole justification of the variance. All road are private in the vicinity.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 04/13/2017
Plat Name: Paradise Park RV Community
Developer: Spartan Group LTD CO LLC
Applicant: Hovis Surveying Company Inc.
App No/Type: 2017-0550 C2

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

Total Acreage:	7.1547	Total Reserve Acreage:	7.1547
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	324L	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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 04/13/2017
Plat Name: Paradise Park RV Community
Developer: Spartan Group LTD CO LLC
Applicant: Hovis Surveying Company Inc.
App No/Type: 2017-0550 C2

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

PWE Utility Analysis: Approved

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

Harris 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 .

County has no objections to variance.

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

Houston Planning Commission

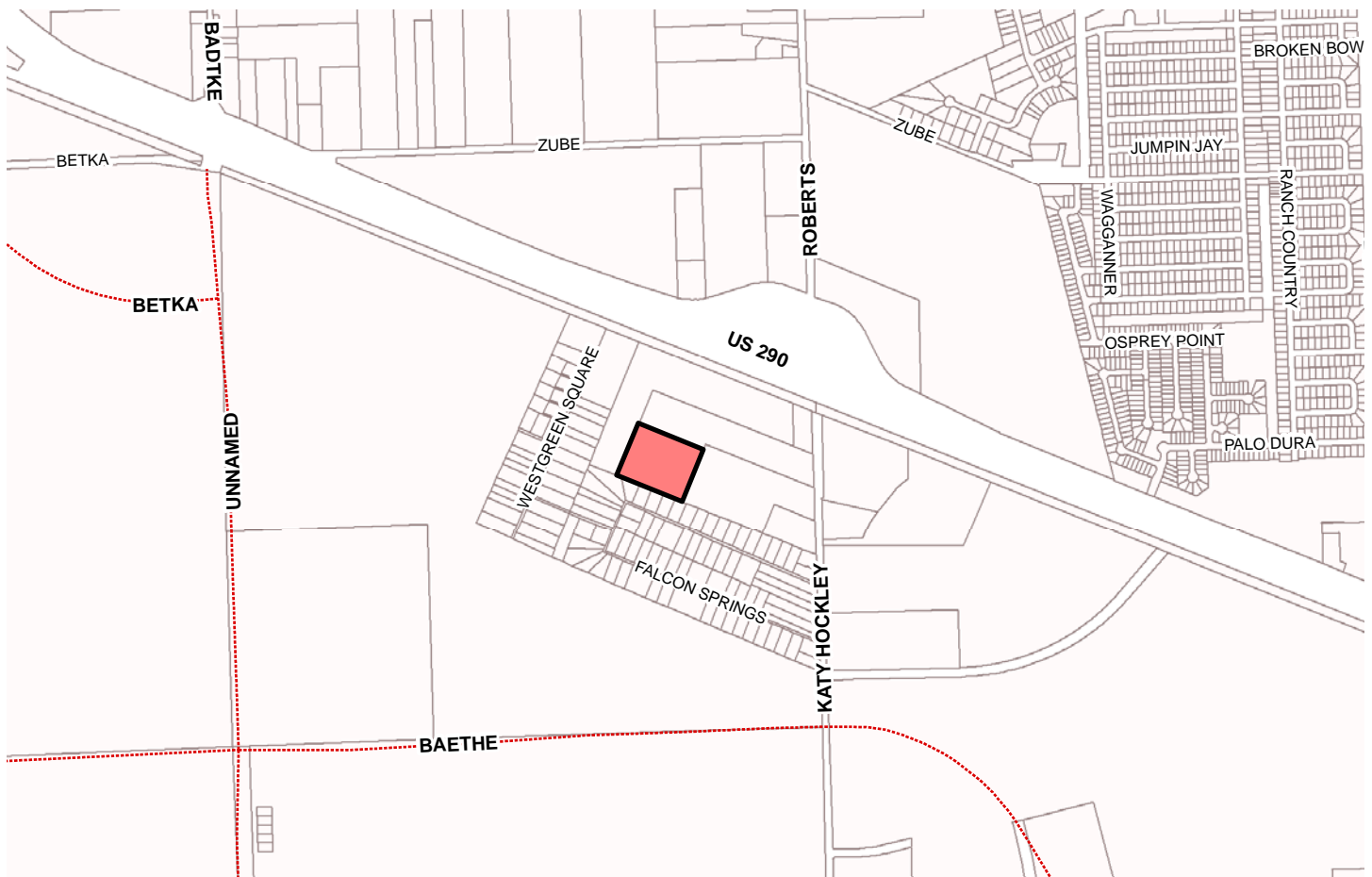
ITEM: 103

Planning and Development Department

Meeting Date: 04/13/2017

Subdivision Name: Paradise Park RV Community

Applicant: Hovis Surveying Company Inc.



D – Variances

Site Location

Houston Planning Commission

ITEM: 103

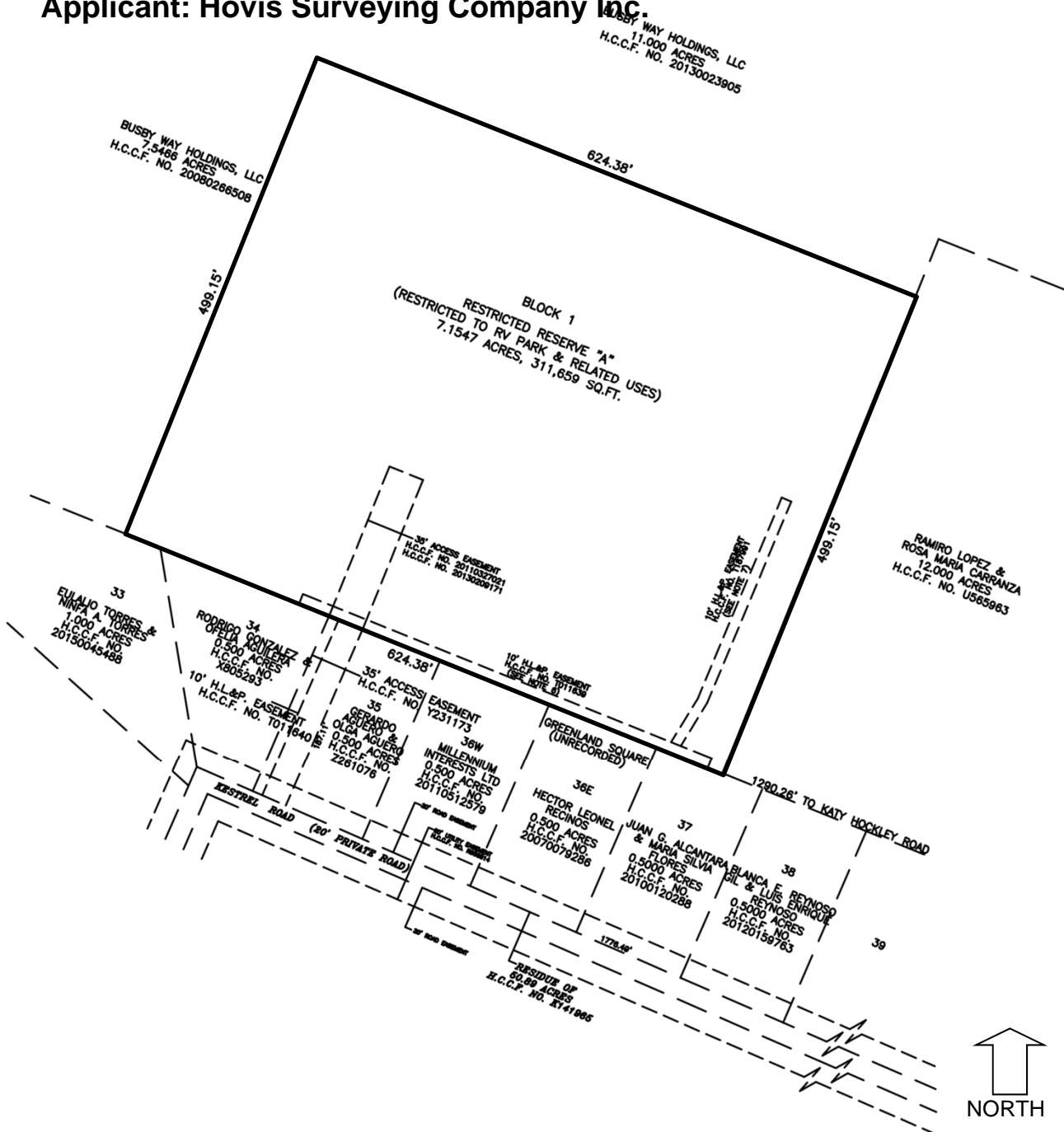
ITEM: 103

Planning and Development Department

Meeting Date: 04/13/2017

Subdivision Name: Paradise Park RV Community

Applicant: Hovis Surveying Company Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 103

Planning and Development Department

Meeting Date: 04/13/2017

Subdivision Name: Paradise Park RV Community

Applicant: Hovis Surveying Company Inc.



D – Variances

Aerial



Application Number: 2017-0550

Plat Name: Paradise Park RV Community

Applicant: Hovis Surveying Company Inc.

Date Submitted: 03/31/2017

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

Specific Variance is being sought and extent of variance:

To allow a restricted reserve to take access from a 35 foot access and private street instead of the required 60 foot of frontage on a 60 foot public street and to not provide a north south or East West street through this development and allow for an overlong block length

Chapter 42 Section: 190 & 128

Chapter 42 Reference:

A Restricted Reserve must have a minimum of 60 feet of frontage on a 60 foot public street. Intersections of local streets (a)(1) Each local street shall intersect with street that meets the requirements of subsection (b) at least every 1400 feet.

Statement of Facts

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

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

This 7.1547 acre development was originally part of a 14.701 acre tract that was created in March of 1998. The 14.701 acre tract is bounded on the South and West by Greenland Square, an unrecorded residential subdivision and on the North by the H. & T.C. Railroad. The 14.701 acre tract has been taking access via a 35' Access Easement that was created in January of 2005 under Harris County Clerk's File Number Y231173. The access easement extends from the South line of the 7.1547 acre tract to the North line of a Kestrel Road, a 20' Private Road created by the unrecorded plat. There is also a 20 foot road easement on either side of the Private Road which was reserved when the original lots were created. Greenland Square is developed and there is no other means of access available to this 7.1547 acre tract other than the existing access easement through Lot 35. In 2008, the Westerly portion of the 14.701 acre tract was sold off leaving this residue tract. The original 14.701 acre tract went to the South line of the H & T.C. 100 foot Railroad Right-of-way and did not have access to an existing public street. This property has been used as an RV Park since around 2005 and has been using Kestrel Road and the 35 foot access easement as it's only means of access. This development does not have another point of access available to it. Due to the existing physical characteristics of this development there is no way for the property to have 60 foot of frontage to a public street. The most Southerly corner of this development is 1,290.26 feet Northwesterly of Katy Hockley Road and there is not a East West street off of Katy Hockley Road other than the existing private streets created by Greenland Square. Since this development does not have access to a public street the creation of a North-South Street through this development would not increase overall circulation within this area because there is no where for the street to connect to the South and there would be no extension North due to the existing Railroad right-of-way. The creation of an East West Street through this development would have no extension to the West due to existing development within Greenland Square.

(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 because these existing conditions were in place when the property was purchased in 2013 and the site was already being used as an RV park when the property was purchased. This property currently operates as an RV park and the access to and from the development is from Kestrel and the 35 foot access easement.

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

The intent and general purposes of this chapter will be preserved and maintained because there is no other means of access available to this development and it has been taking access this way for over 12 years. Also, because there is an existing railroad track to the north of this development there is no requirement for a north south street since it would require the crossing of the railroad track. The Railroad is parallel and adjacent to the Southerly right-of-way line of US Highway 290. The creation of an East West Street through this development would have no extension to the West due to the existing houses within Greenland Square and would not create circulation within 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 because this property currently operates as an RV Community with 29 RV spaces available and the only access to the property is via the existing access easement and Private Road. The has been operating as such for around 12 years.

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

Economic hardship is not the sole justification of the variance because when the developer purchased the property these existing conditions and characteristics were already in place. The property was purchased in 2013 as an operating RV park. This tracts only means of access has been the 35 foot access easement since the tract was created. The existing development adjacent to and surrounding this 7.1547 acre tract limits the parcels access to a public street, leaving the only means of access via a 35 foot access easement that was created to provide ingress and egress to this parcel.



Application No: 2017-0550

Agenda Item: 103

PC Action Date: 04/13/2017

Plat Name: Paradise Park RV Community

Applicant: Hovis Surveying Company Inc.

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

Chapter 42 Sections: 190 & 128

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

To allow a restricted reserve to take access from a 35 foot access and private street instead of the required 60 foot of frontage on a 60 foot public street and to not provide a north south or East West street through this development and allow for an overlong block length;

Basis of Recommendation:

The site is located in Harris County, south of US 290 and west of Katy Hockley Road.

The applicant is requesting two variances:

(1) to exceed intersection spacing by not providing a north-south and east-west public streets through the subject site and (2) to allow the proposed reserve to have access and frontage via an access easement instead of the required 60' wide public street.

Staff is in support of the requests.

The subject site is located in a suburban area, adjacent to large undeveloped areas. The site is bounded by unrecorded subdivisions to the south (Greenland Square) and west (Westgreen Square) and by the Southern Pacific Railroad to the north. Due to these existing physical characteristics, requiring a north-south and east-west public streets would be impractical as the required streets cannot be extended further north or further west.

The applicant is proposing to expand the existing RV Park. However, the proposed reserve does not have frontage on a public street and cannot meet the frontage requirements per the ordinance. Therefore, the applicant is requesting a variance to allow the proposed reserve to take access from a 35' easement to Krestel Road – a 60' roadway easement. The 35' access easement was created in 2005 to provide access to the existing RV park.

Harris County Engineer's Office has no objections to the variances. Per Harris County Engineer's Office, the existing 35' roadway easement is adequate to serve the proposed RV park and will not create safety traffic concerns.

Staff's recommendation is to grant the variances 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 property is bounded by an unrecorded subdivision to the south and west and by the Southern Pacific Railroad to the north. Due to these existing physical conditions, requiring a north-south and east-west public streets would be impractical as the required streets cannot be extended and would make the project infeasible.

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

The subject site is currently used as an RV park and has no frontage on a public street. The 35' roadway easement was created in 2005 to provide access to the RV Park.

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

The north-south street cannot cross the existing railroad to the north and the east-west street cannot be extended further west due to the existing mobile homes. Overall, the required street connections would not significantly improve traffic circulation in this area. Also, the subject site currently does not have frontage on a public street and the roadway easement was created in 2005 to provide access to this site.

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

Harris County Engineer's Office has no objections to the variances. Per Harris County Engineer's Office, the existing 35' access easement with minimum 15' turning radius is adequate for RV for turning and will not create safety traffic concerns.

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

Economic hardship is not the sole justification of the variance. The justification of the variance is based on existing conditions.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 04/13/2017
Plat Name: Presidents Park B
Developer: Prologis, L.P.
Applicant: Halff Associates, Inc.
App No/Type: 2017-0506 C2R

Staff Recommendation:
Withdraw

Total Acreage:	59.9753	Total Reserve Acreage:	59.9753
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	20	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	77032	374N	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.

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

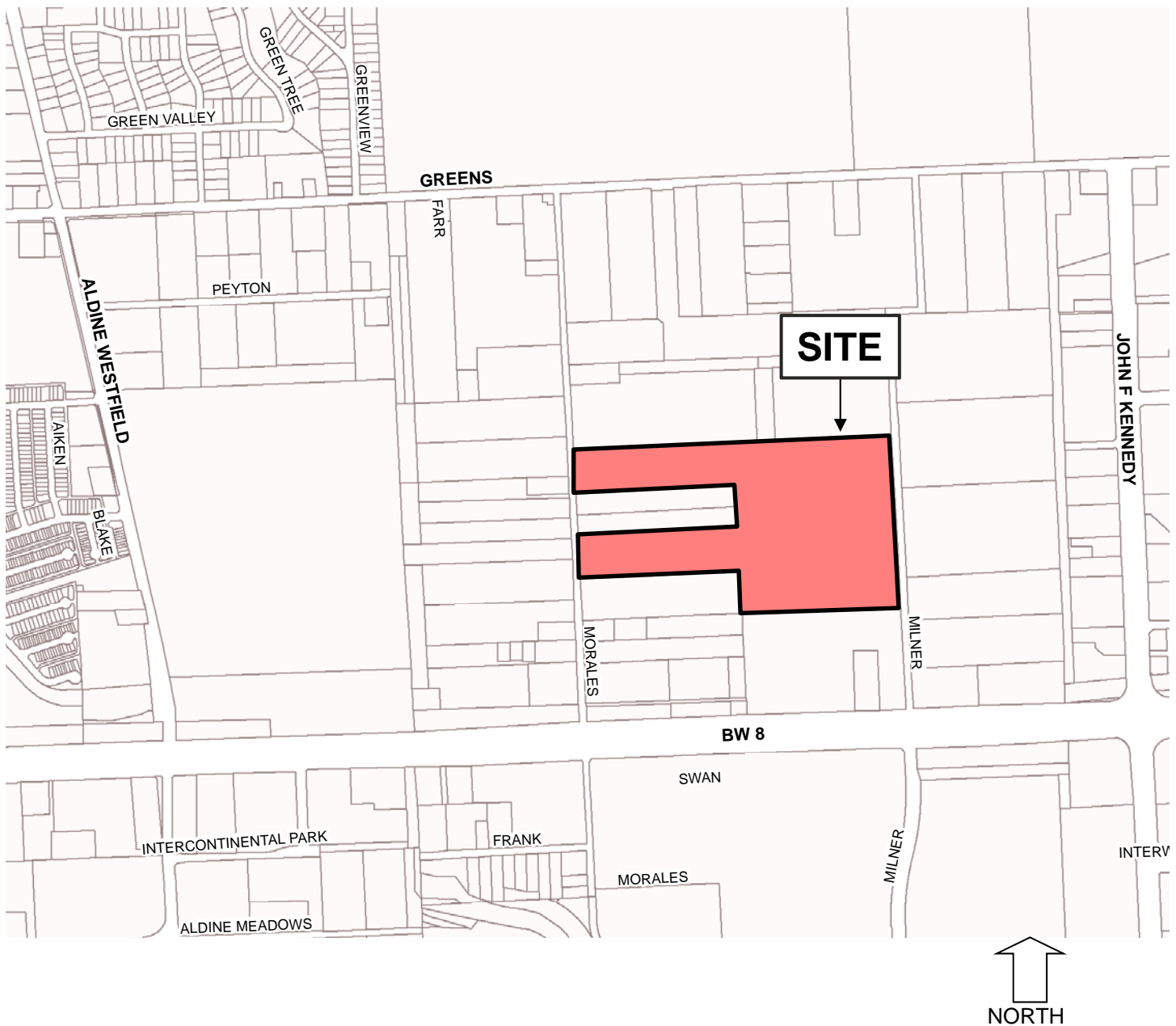
Houston Planning Commission ITEM: 104

Planning and Development Department

Meeting Date: 04/13/2017

Subdivision Name: Presidents Park B (DEF 1)

Applicant: Halff Associates, Inc



D – Variances

Site Location

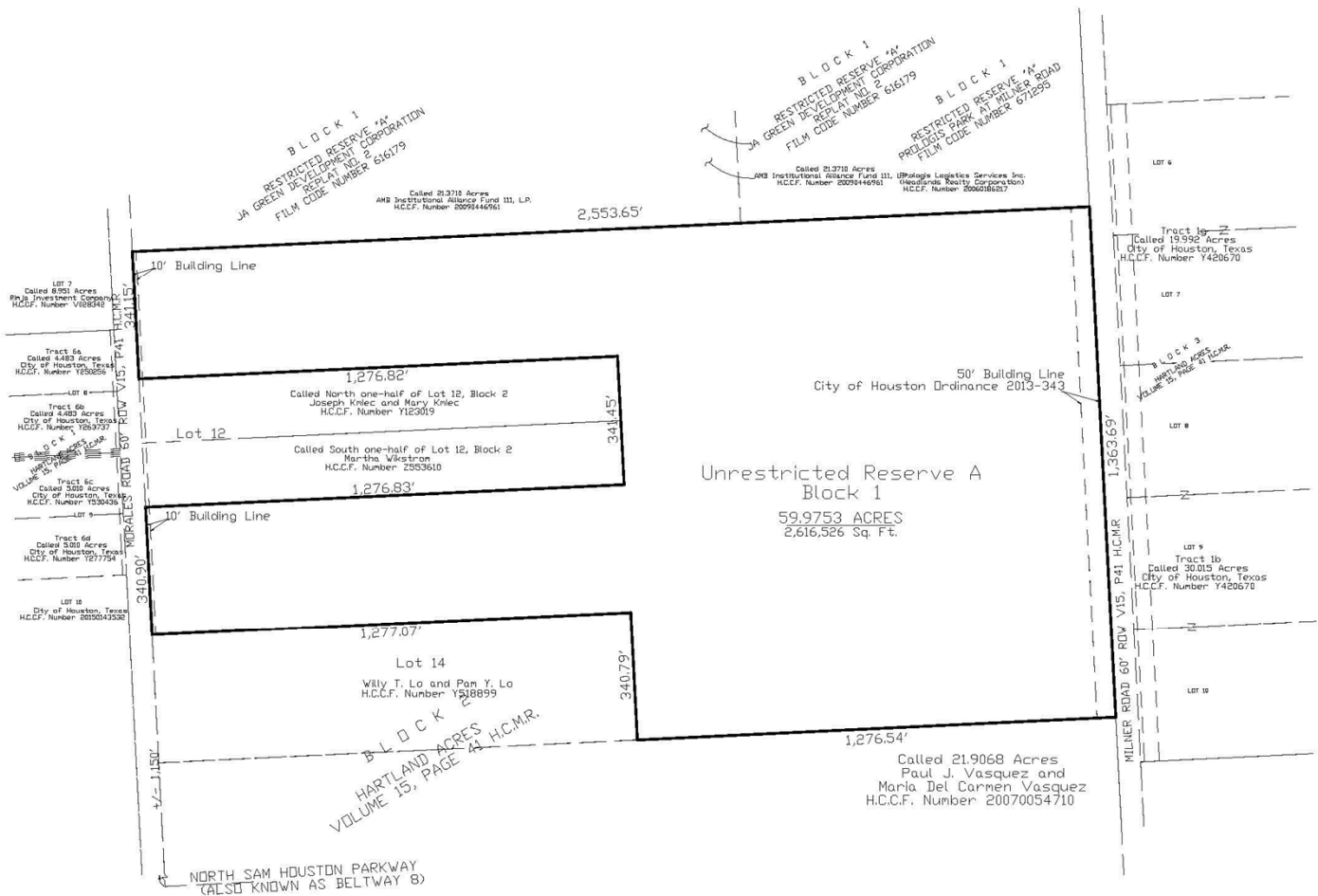
Houston Planning Commission ITEM: 104

Planning and Development Department

Meeting Date: 04/13/2017

Subdivision Name: Presidents Park B (DEF 1)

Applicant: Halff Associates, Inc



D – Variances

Subdivision

Houston Planning Commission **ITEM: 104**

Planning and Development Department

Meeting Date: 04/13/2017

Subdivision Name: Presidents Park B (DEF 1)

Applicant: Halff Associates, Inc



D – Variances

Aerial



Application Number: 2017-0506

Plat Name: Presidents Park B

Applicant: Halff Associates, Inc.

Date Submitted: 03/20/2017

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

Specific Variance is being sought and extent of variance:

To exceed the 1400' requirement by not providing an east/west street or north/south street

Chapter 42 Section: 128

Chapter 42 Reference:

Section 42-128. – Intersection of local streets (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

Statement of Facts

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

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

Strict application of Sections 42-127 and 42-128 would create an impractical development by dedicating streets that would benefit few property owners in the area and does not serve a practical need for public traffic circulation. Dedication of right-of-way in the North/South and East/West directions would bisect the property or create quarters, thus severely limiting the feasibility of a development similar to the existing developments in the area. Existing development along Greens and adjacent to the northern property line of the proposed reserve would prevent the extension of a roadway north to intersect with Greens Rd. In addition, there is an existing 60 foot Mobil Pipeline Easement (see Exhibit A) and a 20 foot City of Houston Water Line Easement located on the J.A. Green Development Corporation Replat No. 1 property. To the south of the proposed reserve, along the Sam Houston Tollway right-of-way, there is an existing 150 foot CenterPoint Energy Transmission corridor. The CenterPoint corridor contains transmission towers as well as multiple pipelines. Per Sec. 42-130(a)(1,2) and 42-130(b)(4), the existence of these easements/corridors exempts Prologis from dedicating right-of-way in the North/South direction. Dedication of right-of-way in the East/West direction would result in a roadway between Milner Rd. and Morales Rd. only. The roadway would never extend beyond those local streets to serve a larger area because a variance request for properties to the west of Morales Rd. and to the east of Milner Rd. have been granted based on exemptions (Sec. 42-130(a)(4,5) for property west of Morales Rd. and Sec. 42-130(b)(4) for property east of Milner Rd.). As a result of previous variances granted, a proposed East/West right-of-way would serve very few property owners other than Prologis (approximately 5 per HCAD, 3 of which own property in the Floodway which is undevelopable). In addition, the proposed property frontage along Morales Rd. consists of 2, non-adjacent, 10 acre parcels (lots 11 and 13 of Block 2 of Hartland Acres, see Exhibit B). Each of these parcels have approximately 340 feet of frontage on Morales Rd. If the City requires a 60 foot right-of-way dedication in the East/West direction, one of those 10 acre parcels would be undevelopable with the industrial warehouse type development that mimics the existing development in the area. A 60 foot right-of-way dedication would limit the amount of developable area by reducing the frontage to 280 feet which is insufficient to construct a functional warehouse building, including truck courts, parking and drive aisles to serve the facility (see Exhibit H). Prologis purchased the property from the City of Houston Airport System. In Sect. 4.13 of the Bid Specifications provided to bidders (see Exhibit C), a list of non-permitted uses is provided. This section eliminates almost all uses except industrial warehouse and commercial development. As such, Prologis is restricted in the type of development they can construct. Also, the sale was for all or none of the parcels included in the sale. Prologis did not have the opportunity to select only the parcels they hoped to develop. They were forced to buy all of the parcels including parcels located in the floodway (which are undevelopable) and parcels in the 100-year floodplain which will require significant floodplain mitigation to develop (see Exhibit D).

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

Existing developments to the north of the proposed property and the existing CenterPoint Transmission corridor prevent the construction of a roadway in the North/South direction from connecting Sam Houston Tollway to Greens Rd. In addition, Bush Intercontinental Airport lies immediately north of Greens Rd. As a result, there will be no future major or minor streets in the North/South direction to provide additional regional circulation in the area. Existing development in the area appears to have been permitted without planning for a future street in the East/West direction. There are no existing stub streets between JFK Blvd. and Aldine Westfield Rd. to connect with a future East/West right-of-way between Milner Rd. and Morales Rd. In addition, the J.A. Green Development Corporation Replat No. 1 (see Exhibit A), located directly north of the proposed reserve, was approved with no right-of-way dedication in either the North/South or East/West direction. As stated previously, the property was purchased from the City of Houston Airport System as all or none purchase. That resulted in the purchase of parcels that are less than desirable for development and likely would not have been purchased on their own. With the purchase, also came deed restrictions on the property limiting the uses of the property. The above hardships are not hardships created by the applicant, but that are existing due to outside factors outside of the property owner's control.

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

Granting of the variance request to not provide right-of-way in the North/South and/or East/West direction will not impact the intent and general purpose of Sec. 42-120, 42-127 and 42-128. The purpose of the intersection spacing requirements is to provide traffic circulation in the development area. Since the late 1930's, when the Hartland Acres plat was recorded, the proposed property and surrounding properties have had access to Milner Rd., Morales Rd., Greens Rd. and Swan Rd. (see Exhibit E). The existing roadways have provided adequate traffic circulation through the development of the properties along Greens Rd. and the northern portions of Milner Rd. and Morales Rd. In addition, the City of Houston has acquired additional right-of-way for Greens Rd. and will begin construction on roadway and drainage improvements on Greens Rd. within the next few months (WBS # N-000686-0002). The plans for Greens Rd. call for it to be improved to major thoroughfare standards to "improve traffic circulation, mobility and drainage in the service area" per the City's Form A. Through private funding and due to the current conditions and alignment of Milner Rd., Prologis is proposing improvements to the public infrastructure of Milner Rd. in an effort to support mobility in the area. These improvements will include a realignment of the north end of the roadway to better meet the City's geometric requirements for public streets and increase the safety of the drivers in the area. Also, the roadway improvements would include the extension of public utilities to serve the property in the area (see Exhibit F). The distance between Aldine Westfield Rd. and JFK Blvd. is approximately 7,700 feet at the narrowest point and the distance between Milner Rd. and Morales Rd. is approximately 2,600 feet at the narrowest point. The City's Major Thoroughfare and Freeway Plan (MTFP) does not indicate that additional right-of-way is required in the North/South or East/West right-of-way in this vicinity. The existing development in the area and the development proposed by Prologis will generate very little "pass-through" traffic by the public. The traffic generated by the proposed development will be truck traffic and employee passenger vehicle traffic accessing certain buildings. Also, there are no existing residential or retail developments in the area. These types of developments are not permitted for the GBIA Tier 2 designation without special construction considerations as required by the City Code of Ordinances. That said, the existing roadways provide sufficient traffic circulation and mobility in the area for the existing and proposed uses.

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

The proposed reserve will maintain traffic flow north and south along Milner Rd. and Morales Rd. As can be seen on the preliminary site plans provided (see Exhibit G), Prologis is providing for internal circulation through their proposed development which would provide access to both Milner Rd. and Morales Rd. from the proposed development. The layout of the proposed development is similar to the existing developments north of the proposed reserve as well as the development to the east of Milner Rd. (see Exhibit H). The simplicity of the preliminary site plans indicate accessibility to buildings and fire protection will be direct and unimpeded in the event of an emergency by providing private drive access between Milner Rd and Morales Rd.

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

As stated above in Section 2, the hardships on the property were created by existing conditions and are not economic. Prologis purchased the property with the intent to develop the property with industrial warehouse development similar to the existing surrounding developments. Dedicating right-of-way in the East/West direction would leave one of the parcels off Morales Rd. undevelopable with an industrial warehouse development. Rendering a 10 acre parcel undevelopable will reduce the economic gain the City will receive from the tax revenue. As stated above, dedicating right-of-way in the North/South direction is not feasible due to the existing development in the area and the existence of existing pipeline and transmission corridors. 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, the existing Major Thoroughfare and Freeway Plan, and historic City precedent.



Application No: 2017-0506

Agenda Item: 104

PC Action Date: 04/13/2017

Plat Name: Presidents Park B

Applicant: Halff Associates, Inc.

Staff Recommendation: [Withdraw](#)

Chapter 42 Sections: 128

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

To exceed the 1400' requirement by not providing an east/west street or north/south street;

Basis of Recommendation:

Applicant has requested that this item be withdrawn at this time.

Statement of Facts

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 04/13/2017
Plat Name: Rice Village Amherst
Developer: Kimley-Horn, Inc
Applicant: Terra Surveying Company, Inc.
App No/Type: 2017-0458 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	2.7497	Total Reserve Acreage:	2.7497
Number of Lots:	0	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	77005	532C	City

Conditions and Requirements for Approval

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

127. Provide Visibility Triangle at intersections and add plat

1. All pedestrian zones (by trellis) must be sidewalks
2. Dedicate 3.5' of ROW to Kirby, add as plat note "This Right-of-way dedication to become effective immediately and automatically when the parking lot is reconstructed"
3. Provide visibility triangle note
4. Coordinate with METRO on access from University Blvd to development

For Your Information:

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

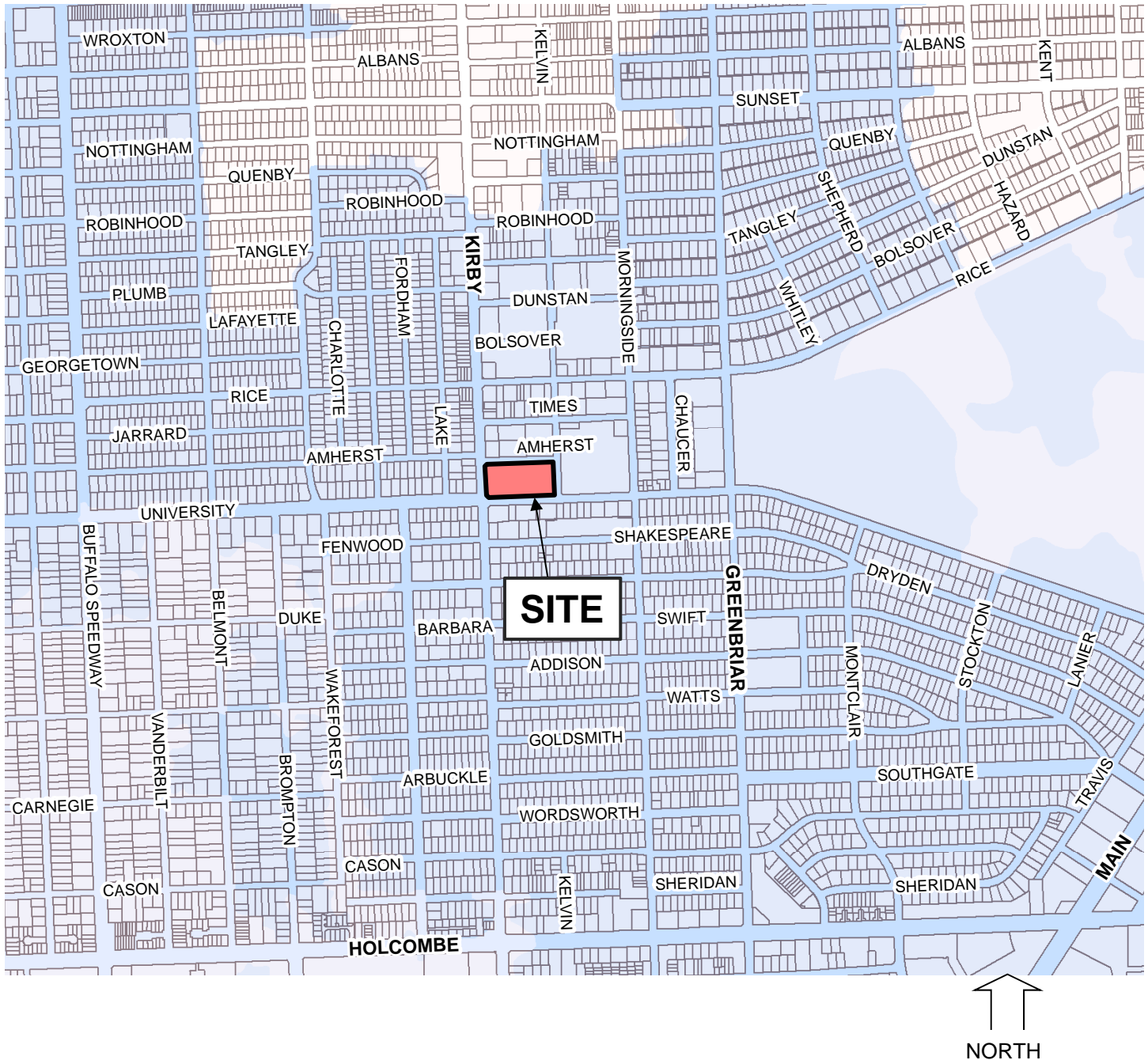
ITEM: 105

Planning and Development Department

Meeting Date: 04/13/2017

Subdivision Name: Rice Village Amherst (DEF 1)

Applicant: Terra Surveying Company, Inc.



D – Variances

Site Location

Houston Planning Commission

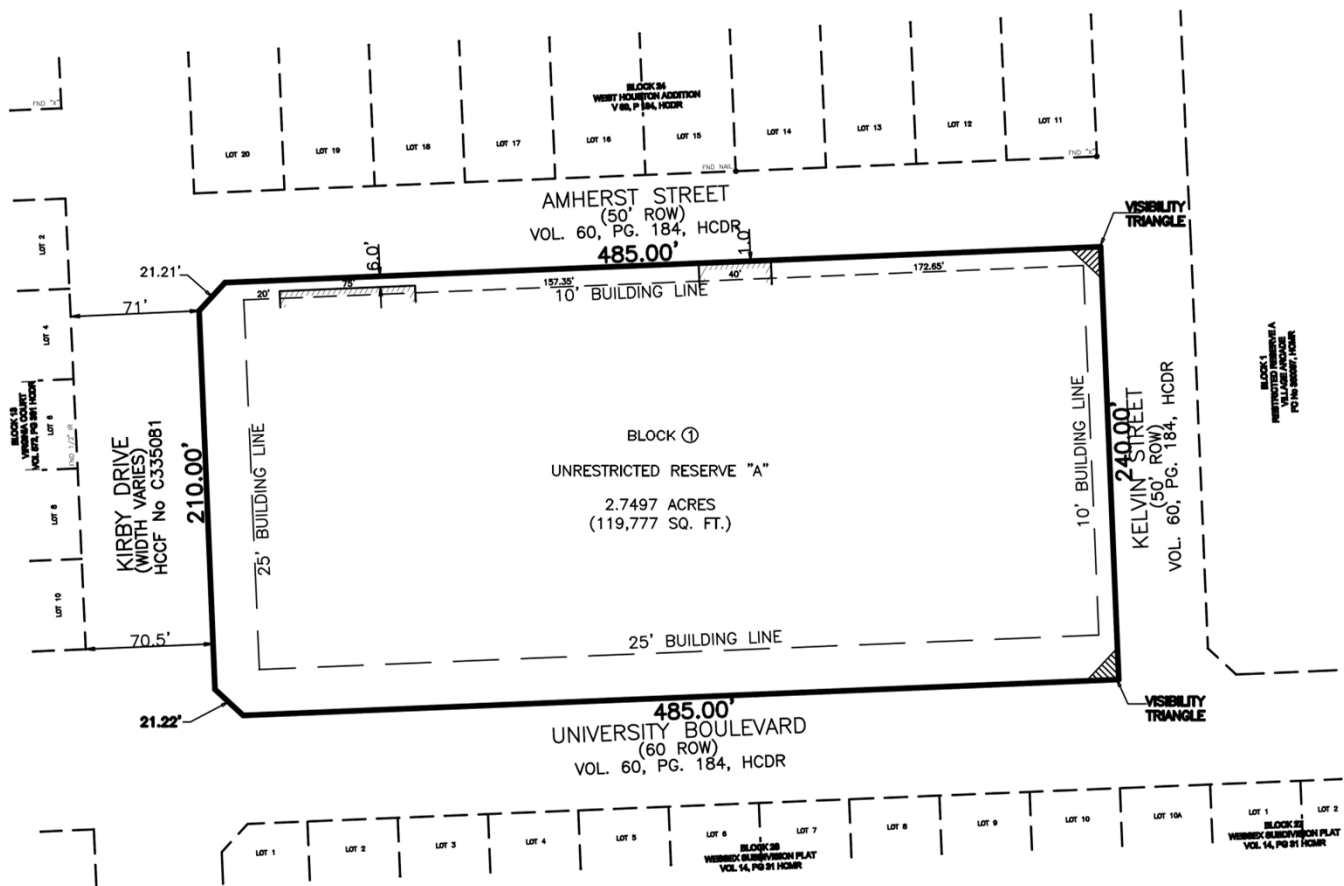
ITEM: 105

Planning and Development Department

Meeting Date: 04/13/2017

Subdivision Name: Rice Village Amherst (DEF 1)

Applicant: Terra Surveying Company, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 105

Planning and Development Department

Meeting Date: 04/13/2017

Subdivision Name: Rice Village Amherst (DEF 1)

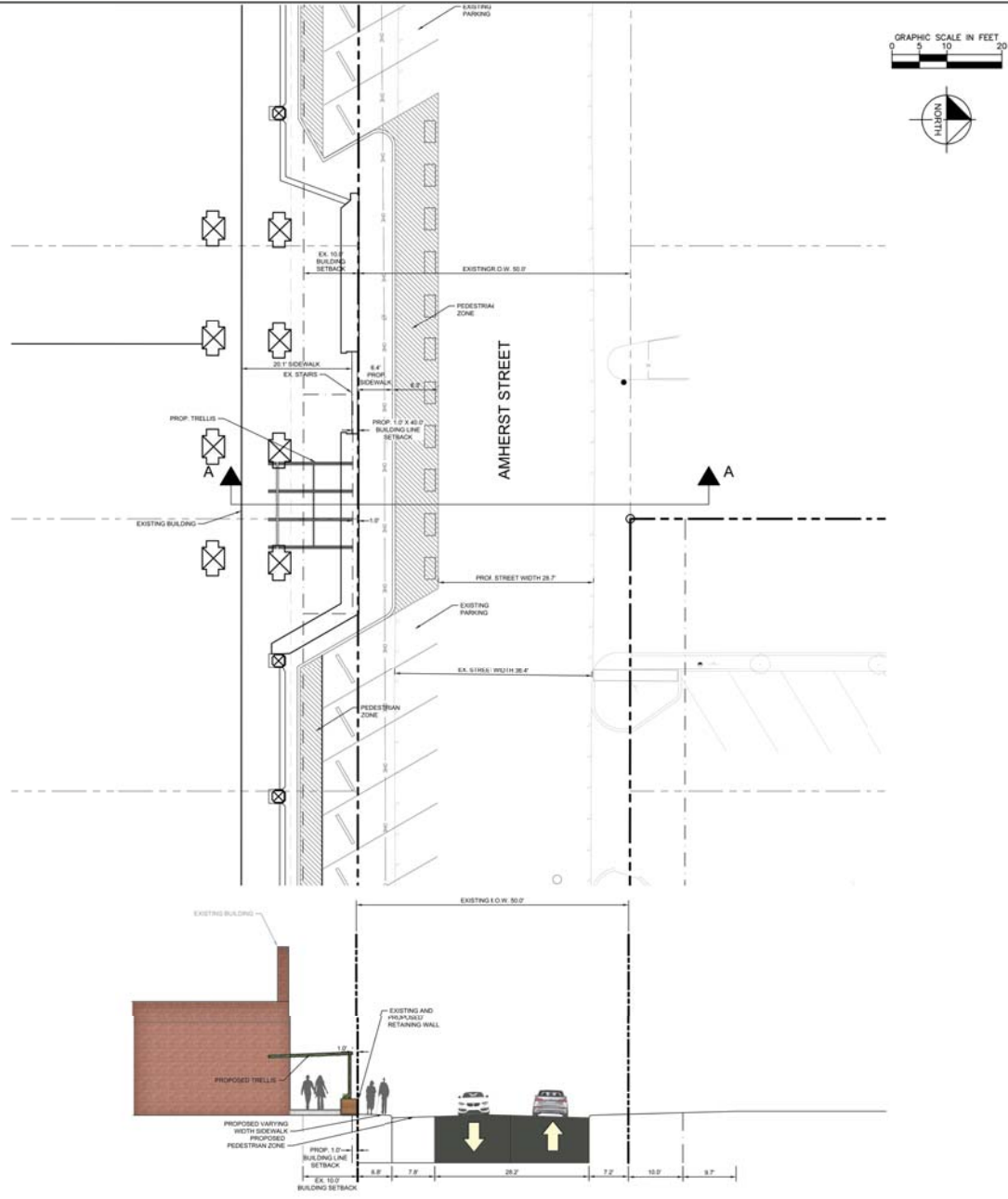
Applicant: Terra Surveying Company, Inc.




NORTH

D – Variances

Aerial



SHEET NUMBER		2		RV-AMHERST STREET PREPARED FOR TRADEMARK PROPERTY COMPANY HOUSTON		TEXAS		RICE VILLAGE BUILDING LINE VARIANCE (SHEET 2 OF 3)		RWA PROJECT 061171066 DATE MARCH 2017 SCALE: AS SHOWN DESIGNED BY: KLM DRAWN BY: KLM CHECKED BY:		 Kimley»Horn © 2015 KIMLEY-HORN AND ASSOCIATES, INC. 13012 WACKERLE LANE, SUITE 500, HOUSTON, TX 77079 PHONE: 281-597-8300 FAX: 281-597-8032 TYPED FROM REGISTRATION T-928		No. DATE REVISIONS	
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Application Number: 2017-0458

Plat Name: Rice Village Amherst

Applicant: Terra Surveying Company, Inc.

Date Submitted: 03/19/2017

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

Specific Variance is being sought and extent of variance:

To not dedicate ROW to Kirby Drive

Chapter 42 Section: 121

Chapter 42 Reference:

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.

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 taking of additional 3.5-ft of ROW along Kirby Drive places existing parking areas partially into the public ROW by approximately 2.0-ft. This parking area is not being reconstructed or remodeled and contains existing private parking meters. A parking easement would be required for the portion of the proposed ROW where the existing parking is located. This negates the intent of the additional ROW request and renders it ineffective. The parking in this area is needed for the shopping center to meet City of Houston Parking requirements. Removal of the existing parking in the future would result in a hardship created by the ROW request.

(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 taking of additional 3.5-ft of ROW along Kirby Drive places existing parking areas partially into the public ROW by approximately 2.0-ft. This parking area is not being reconstructed or remodeled and contains existing private parking meters. A parking easement would be required for the portion of the proposed ROW where the existing parking is located. This negates the intent of the additional ROW request and renders it ineffective. The parking in this area is needed for the shopping center to meet City of Houston Parking requirements. Removal of the existing parking in the future would result in a hardship created by the ROW request. On the west side of Kirby are residential homesites, facing Kirby Drive and gaining access from Kirby Drive. There is currently a five (5) lane section of paving, 2 lanes for north traffic, 2 lanes for south traffic, and a center turn lane. Additional right-of-way will not provide enough space for an additional lane and provide sidewalks.

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

The intent of this chapter will be preserved and maintained; north and south traffic mobility preserved and maintained, as well as pedestrian traffic preserved and maintained by the existing sidewalks.

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

Granting this variance will not be injurious to the public health, safety or welfare. The existing and adequate mobility for general traffic, pedestrian traffic and mobility for emergency vehicle will maintain the public health, safety and welfare.

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

The request of this Variance is not based on Economic hardship, but the existing conditions of residential lots on the west side of Kirby Drive and the needed and required parking of the commercial tract on the east side of Kirby Drive.



Application Number: 2017-0458

Plat Name: Rice Village Amherst

Applicant: Terra Surveying Company, Inc.

Date Submitted: 03/19/2017

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

Specific Variance is being sought and extent of variance:

The property owner is requesting a 6-foot build line and a 1-foot build line in two locations along Amherst Street between Kirby Drive and Kelvin Drive. The 6-foot build line variance location is near the corner of Amherst Street and Kirby Drive and will support the proposed Shake Shack restaurant canopy. The proposed canopy will extend from the existing building and provided a covered area for customers to enjoy the restaurant and development. The 1-foot build line variance location is located near the mid-block of Amherst Street and will support a covered trellis for a future restaurant or similar use.

Chapter 42 Section: Sec. 42-150.

Chapter 42 Reference:

Building line requirement.

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 current 10-ft build line does not allow the property owner to create covered pedestrian areas along Amherst Street to enhance the pedestrian and customers experience within the Rice Village development. The owner is proposing a trellis in the mid-block of Amherst that will extend from the existing building for a future restaurant or other similar use. This will allow pedestrians a shaded location to sit and enjoy the area outside during all seasons. The owner is also proposing a restaurant canopy at the corner of the building along Amherst Street near Kirby Drive for a new Shake Shack restaurant. This canopy will improve the customers experience at the restaurant and within the development by creating an open, friendly environment that invites pedestrians into the restaurant from the public realm.

(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 public sidewalk and public space on Amherst Street is limited by existing structures such as a bike rack and power pole. The existing sidewalk along Amherst is also not ADA compliant between Kirby Drive and Kelvin Drive. Part of this project will move the sidewalk into the roadway, narrow the roadway and create ADA compliant sidewalks. The project will also create a pedestrian friendly space and overall improve the public realm. Not allowing this project will cause the existing structures to remain in place which renders the public sidewalk impractical and not ADA compliant.

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

There are no hardships created or imposed by the applicant. There are pre-existing hardships on the public sidewalk and within the parkway.

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

The intent of this project is to create an enhanced pedestrian realm between the existing building and property line. This project will also support the proposed ADA compliant sidewalks along Amherst between Kelvin Drive and Kirby Drive. It is believed that this project falls within the intent and general purposes of chapter 42. This project will create enhanced, covered pedestrian areas. It will also take an unsafe public sidewalk and create a safe walking space for pedestrians.

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

The granting of this variance will take an unsafe, non-ADA compliant public sidewalk and create a safe walking space for pedestrians. This will not be injurious to public health, safety, or welfare.

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

The granting of this Variance is not based on an Economic hardship. The request is to improve the pedestrian access and mobility and to enhance the urban environment.



Application No: 2017-0458

Agenda Item: 105

PC Action Date: 04/13/2017

Plat Name: Rice Village Amherst

Applicant: Terra Surveying Company, Inc.

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: [Sec. 42-150.](#) ; [121](#)

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

[dual building line of 6 feet for a canopy and 1 foot for a covered trellis ;](#)
[To not dedicate ROW to Kirby Drive ;](#)

Basis of Recommendation:

The site is located in the street width exception area north of Holcombe Boulevard and east of Kirby Drive. The applicant is requesting a variance for a dual building line to encroach the 10' BL along Amherst Street, in addition to a variance not dedicate 3.5 feet to Kirby Drive. Staff's recommendation is to defer per the applicant's request. The site is an existing development that is proposing a 6' BL for a for a canopy and a 1 foot building line for a covered trellis, staff is in support of these requests. The applicant is also requesting a variance to not dedicate 3.5 feet to the major thoroughfare Kirby Drive; staff is not in support of this request. However, the applicant has requested a second deferral to coordinate with the developer and staff.

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](#)



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 106
Action Date: 04/13/2017
Original Action Date: 04/14/2016

Staff Recommendation:
Approve

Plat Name: Aldine ISD Homestead
Developer: Jones|Carter - Woodlands Office
Applicant: Jones|Carter - Woodlands Office
App No : 2016-0583
App Type: C2

Total Acreage:	22.4000	Total Reserve Acreage:	22.3000
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	77396	414D	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 107
Action Date: 04/13/2017
Original Action Date: 04/14/2016
Plat Name: Bosch Hall
Developer: South Texas Surveying Associates, Inc.
Applicant: South Texas Surveying Associates, Inc.
App No : 2016-0618
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	6.7000	Total Reserve Acreage:	6.7000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 200

County	Zip	Key Map ©	City / ETJ
Harris	77014	372F	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 108

Action Date: 04/13/2017

Original Action Date: 04/14/2016

Plat Name: Cypresswood Green Plaza

Developer: BM DESIGN LLC

Applicant: BM DESIGN LLC

App No : 2016-0485

App Type: C2

Staff Recommendation:

Approve

Total Acreage:	3.5589	Total Reserve Acreage:	3.5589
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77388	332B	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 109
Action Date: 04/13/2017
Original Action Date: 04/14/2016
Plat Name: Greens Mart
Developer: Windrose
Applicant: Windrose
App No : 2016-0558
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	1.0642	Total Reserve Acreage:	1.0047
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	Forests Edge MUD

County	Zip	Key Map ©	City / ETJ
Harris	77067	372P	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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 110
Action Date: 04/13/2017
Original Action Date: 04/28/2016

Staff Recommendation:
Approve

Plat Name: Haynes Road Business Park
Developer: John G. Thomas and Associates, Inc. dba Thomas Land Surveying
Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying
App No : 2016-0611
App Type: C2R

Total Acreage:	2.4995	Total Reserve Acreage:	2.4995
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77066	370G	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 111
Action Date: 04/13/2017
Original Action Date: 05/12/2016

Staff Recommendation:
Approve

Plat Name: HISD Northside High School
Developer: Landtech, Inc.
Applicant: Landtech, Inc.
App No : 2016-0708
App Type: C2R

Total Acreage:	15.5000	Total Reserve Acreage:	15.4000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	493D	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 112
Action Date: 04/13/2017
Original Action Date: 04/28/2016

Staff Recommendation:
Approve

Plat Name: Stages Repertory Theatre
Developer: C.L. Davis & Company
Applicant: C.L. Davis & Company
App No : 2016-0699
App Type: C2R

Total Acreage:	2.1325	Total Reserve Acreage:	2.1325
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77019	492M	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 113

Action Date: 04/13/2017

Original Action Date: 04/28/2016

Plat Name: Union Park Sec 1

Developer: Action Surveying

Applicant: Action Surveying

App No : 2016-0623

App Type: C2

Staff Recommendation:

Approve

Total Acreage:	0.6550	Total Reserve Acreage:	0.6550
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77532	379S	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 114

Action Date: 04/13/2017

Original Action Date: 05/26/2016

Plat Name: Union Park Sec 2

Developer: Action Surveying

Applicant: Action Surveying

App No : 2016-0624

App Type: C2

Staff Recommendation:

Approve

Total Acreage: 56.9700

Number of Lots: 0

COH Park Sector:

Water Type: Existing Utility District

Drainage Type: Combination

Total Reserve Acreage: 56.9700

Number of Multifamily Units: 0

Street Type (Category): Combination

Wastewater Type: Existing Utility District

Utility District: Newport MUD

County

Zip

Key Map ©

City / ETJ

Harris

77532

379S

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: 115

Action Date: 04/13/2017

Original Action Date: 05/12/2016

Plat Name: Union Park Sec 3

Developer: Action Surveying

Applicant: Action Surveying

App No : 2016-0625

App Type: C2

Staff Recommendation:

Approve

Total Acreage:	160.5319	Total Reserve Acreage:	160.5319
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 19

County	Zip	Key Map ©	City / ETJ
Harris	77532	379T	ETJ

Extension of Approval Notes:

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 116

Action Date: 04/13/2017

Original Action Date: 04/28/2016

Plat Name: Wolf Trot Properties

Developer: CobbFendley

Applicant: CobbFendley

App No : 2016-0631

App Type: C3P

Staff Recommendation:

Approve

Total Acreage:	426.1900	Total Reserve Acreage:	0.0000
Number of Lots:	49	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:	May PUD

County	Zip	Key Map ©	City / ETJ
Harris/Liberty	77535	299V	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Subdivision Name Change Approval Conditions

Agenda Item: 117
Action Date: 04/13/2017
Plat Name: Ecclesia at Kingwood
Original Action Date: 08/04/2016
Original Plat Name: Solea Kingwood
Developer: EPC Stream Copperfield
Applicant: Windrose
App No : 2016-1244
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	8.3348	Total Reserve Acreage:	8.3348
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:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77339	336B	City

Subdivision Name Change Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/13/17

ITEM: 118

Applicant: RAHIMALI VAKALIAY

Contact Person: KAREN BALLARD

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	17-1256	77504	5852	577-J	City
SOUTH OF: CRENSHAW RD WEST OF: ALLEN GENOA RD					

ADDRESS: 4910 Allen Genoa

ACREAGE: 0

LEGAL DESCRIPTION:

LOT 15, OF HIGHLAND ACRES, HARRIS 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

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/13/17

ITEM: 119

Applicant: MISTY MARTIN

Contact Person: KAREN BALLARD

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	17-1257	77357	5673	256-S	ETJ
NORTH OF: GRAND PARKWAY WEST OF: US 59					

ADDRESS: 21418 Dunn Road.

ACREAGE: 0.33

LEGAL DESCRIPTION:

LOT 54, SILVER TRAILS SEC 1, 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

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/13/17

ITEM: 120

Applicant: INES GOMEZ

Contact Person: MATTHEW JOHNSON

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	17-1258	77357	5974	258-J	ETJ
NORTH OF: FM 1485 EAST OF: DEER RUN LANE					

ADDRESS: 26944 Coachlight Lane.

ACREAGE:

LEGAL DESCRIPTION:

LOT 1145 & 1146 OF PEACH CREEK FOREST SEC 5, 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: 04/13/17

ITEM: 121

Applicant: JOSE LIRA

Contact Person: JOSE LIRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	17-1259	77093	5462	414-S	ETJ
NORTH OF: LITLE YORK ROAD WEST OF: BENTLEY STREET					

ADDRESS: 10922 Shady Lane

ACREAGE:

LEGAL DESCRIPTION:

LOT THIRTY-SIX (36) OF WOODSDALE ADDITION, SECTION ONE (1) A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 7 OF THE MAP RECORDS OF HARRIS COUNTY MAP RECORDS.

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



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		
Houston Independent School District	Steven Gee	713)-556-9261	sgee@houstonisd.org		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
James Madison High School 13719 White Heather Dr.	16073108	77045	5252C	572J	K

HCAD ACCOUNT NUMBER(S):	0934560000001
PROPERTY LEGAL DESCRIPTION:	TR D, BRENTWOOD SEC 4
PROPERTY OWNER OF RECORD:	Houston ISD
ACREAGE (SQUARE FEET):	872,898 SF
WIDTH OF RIGHTS-OF-WAY:	White Heather Dr. 60', Beran Dr. 60', W. Orem 120' (two lanes)
EXISTING PAVING SECTION(S):	White Heather Dr. 40', Beran Dr. 38' W. Orem 32' (lane)
OFF-STREET PARKING REQUIREMENT:	1,124 Spaces (25 Bicycle racks)
OFF-STREET PARKING PROVIDED:	501 Spaces
LANDSCAPING REQUIREMENTS:	Meets requirements

EXISTING STRUCTURE(S) [SQ. FT.]:	228,707 SF
PROPOSED STRUCTURE(S) [SQ. FT.]:	272,839 SF

PURPOSE OF VARIANCE REQUEST: To request a reduction in the number of off-street parking spaces provided from 1124 spaces (25 bicycle racks) to 501 parking spaces at the new Madison High School.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

CHAPTER 26 REFERENCE(S): a) Section 26-492, Class 5 Religious & Educational, c. School, 3. Senior High School-1.0 parking spaces per every 3 occupants. b) Section 26-497. Reduced parking space requirement for additional bicycle spaces. (b) The maximum reduction in the number of parking spaces under this section shall be 10 percent of the number of parking spaces required by Sec 26-492 of this Code.

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

Houston Independent School District strives to provide each new high school campus with, at minimum, a regulation sized football field, soccer field, softball field, baseball field and tennis courts. Building the required 1149 (1124 after bicycle reduction) off-street parking spaces would prevent the new Madison HS from having a regulation football field and track as well as multi-purpose athletic fields, which are part of the Physical Education program. These exclusions would prevent the Madison High School from having comparable athletic and Physical Education facilities to other new high schools in HISD. HISD is requesting a reduction in the required number of off-street parking spaces from 1149 (1124 after bicycle reduction) to 501 at the new James Madison High School. This request is based on the projected parking needs of the proposed new school and the analysis of the occupancy load for the non-simultaneous use spaces. We feel the 501 off-street parking spaces will adequately serve the new campus now and for the next 25-30 years. Please see the attached reduced occupant load for educational use analysis. HISD is committed to providing an equitable educational experience as part of the 2012 Bond Program.

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.

(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;

If Houston ISD is required to build the required number of off-street parking spaces, the District will not have adequate room on-site to provide the new James High School with comparable athletic and Physical Education facilities as compared to other new high schools in the District. Specifically, Madison High School will not have a regulation sized baseball field which would also lead to the loss of the softball fields to avoid violation of Title IX.

(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;

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Houston ISD is designing all new schools in the most compact footprint possible. Our square foot requirement per student is 140 SF. This SF requirement requires the designers to be very efficient as they design the new schools and results in the most compact building possible.

We have prepared a comparative summary of similar high schools with and without magnet programs and have analyzed the modes of transportation used by students, staff and teachers to arrive at the school. Based on this analysis, created with the assistance of HISD demographer and General Manager for Transportation, we can project the future parking needs of the new Madison High School.

Existing Campus Transportation Comparison													
School Name	Magnet Program	Current Enrollment (including magnet students)	Magnet Enrollment	Bus			Drive		Other*		Teacher, Visitor & Staff parking	Parking Spaces Used	Current Parking Spaces
				No.	Magnet Trans.	Percent	No.	Percent	No.	Percent			
Lee HS	N/A	1,348	0	809	0	60%	73	5%	465	35%	145	218	346
Milby HS	Science Institute	1,960	400	350	250	18%	85	4%	1,525	78%	190	275	424
Yates HS	Communications	961	333	259	52	27%	25	3%	673	70%	115	140	478
Madison HS	N/A	1,765	50	350	50	20%	200	11%	1,215	69%	165	330	330

*This data was collected from the business managers and principals at each campus, the HISD Senior Manager of Transportation and independent Traffic Impact Analysis.

Madison High School currently has 50 magnet transfers who attend the magnet class and 50 ride the HISD Bus to school.

Madison High School is served by Metro bus routes in close proximity to the campus.

The table below provides the projected transportation requirements for the new campus. Based on projected enrollment and potential event parking, 464 parking spaces would meet the need for off-street parking at the new school.

Projected Transportation Requirements for new campus													
											X	Y	X + Y
School Name	Maximum Enrollment (including Magnet students)	Magnet Enrollment	HISD Bus			Drive		Other		Teacher, Visitor & Staff parking	Parking spaces required	Event parking*	Total spaces required
			# of Riders	Magnet Trans.	%	Quantity	%	Quantity	%	Quantity			
James Madison	1,900	50	380	54	20%	209	11%	1,311	69%	178	387	77	464

*Based on 1 parking space per 3 seats, Madison's 600 seat auditorium requires 200 parking spaces. Because events using the auditorium by visitors to campus will generally occur after school hours, we are providing 20% of that total as a buffer in case of overlap of use by school and after hour events

(3) The intent of this article is preserved;

Adequate off-street parking will be provided on the site of the new school. The reduced number of off-street parking spaces will be sufficient to prevent overflow street parking in the surrounding community.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

- (4) **The parking provided will be sufficient to serve the use for which it is intended;**

The new James Madison High School has been approved for a Reduced Occupant Load for an Educational Occupancy. The school facilities will be used for joint use programs and itemized Non-simultaneous Use Spaces shall be restricted and designated for non-use by anyone other than the school staff and students. Daily student, faculty, staff and visitor needs along with special event parking needs have been addressed.

- (5) **The granting of such a variance will not be injurious to the public health, safety or welfare; and**

The new James Madison High School will have adequate off-street parking spaces for students, faculty, staff and visitors. The parking will be conveniently and strategically located to prevent parking on the surrounding streets. Providing convenient off-street parking will keep the campus parking and traffic onsite and away from the surrounding community.

- (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



Houston Planning Commission

STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE



**PLANNING &
DEVELOPMENT
DEPARTMENT**

ITEM: III
Meeting Date: 04/13/2017

Houston Planning Commission



*Resubmitted 9/30/16
New/Revised Request*
Department of Public Works & Engineering
Building Code Enforcement Branch



REQUEST FOR A REDUCED OCCUPANT LOAD FOR AN EDUCATIONAL OCCUPANCY

The purpose of this form is to calculate an *actual* occupant load in an educational space that is governed by Texas Educational Agency (TEA) rules that limit maximum class sizes. The code review will be based on the *design* occupant load. Once the code review is approved, the *actual* value will be used to correlate the Wastewater Capacity Reservation letter with the Certificate of Occupancy. This will eliminate unnecessary Wastewater Capacity fees for the school.

PART I. APPLICATION - Use the instructions in Part II, to help complete this form.

General Information			
1. School Name: Madison High School			5. Date: 9/1/2016
School District: Houston Independent School District			
2. Project Address: 13719 White Heather Drive			6. Project Number: 16044557
Mailing Address: Same as Above			
3. Contact Name: Mr. Steven Gee			7. Phone: 713-556-9329
Email: sgee@houstonisd.org			Fax: 713-556-9277
4. District Representative: Mr. Steven Gee			8. Phone: 713-556-9329
Email: sgee@houstonisd.org			Fax: 713-556-9277
Occupant Load Calculation.			
9. Number of Buildings: (1 unless Temporary Buildings)	1	12. Total TEA student allocation per building:	1904
10. Number of Classrooms:	69	13. Assigned School Staff per building:	+ 146
11. Design Occupant Load:	10,084	14. Additional Occupant Load: **Optional**	+ N/A
DISTRICT REPRESENTATIVE SIGNATURE **REQUIRED** <i>Steven Gee</i> Note: Applications without the signature will not be processed.		15. Actual Occupant Load:	= 3447
Comments and Explanations - Please list any additional information to assist with approval			
Occupant load reduction request to reduce required parking from 684 to 501.			

PART II. DEFINITIONS AND INSTRUCTIONS

Definitions: Use these definitions to help with the terms in Part I of the form.

TEA - The Texas Education Agency.

DESIGN OCCUPANT LOAD - The number of persons for which the means of egress of a building or a portion thereof is designed. Using the formulas in Section 1004 of the Building Code.

ACTUAL OCCUPANT LOAD - The number of students allowed by TEA in an educational space plus the maximum number of staff assigned to those students. This may be increased by a proposed simultaneous use that adds more people.

Instructions: Use these instructions to complete the Occupant Load Calculation of Part I. Application.

- Enter the name of the school and district for which the request is being made.
- Enter the project address as it appears on the building permit application. Enter mailing address.
- Enter the name and email of the person requesting the occupant load reduction.
- Enter the name and email of the district representative.
- Enter today's date.
- Enter the project number.
- Enter the phone number and fax number of the person requesting the occupant load reduction.
- Enter the phone number and fax number of the district representative.
- Enter the total number of buildings. Only 1 (one) building is allowed per request, unless they are temporary buildings.
- Enter the number of classrooms.
- Enter the Design Occupant Load, calculated by Section 1004.1.1 of the Building Code.
- Enter the value assigned by TEA.
- Enter the number of staff assigned to this school by the district.
- This is an optional additional number of persons, groups or organizations that will be using the school simultaneously- during school hours. Enter the number of additional persons that would be using the school in the box.
- Enter the sum of boxes 10, 11, and 12 (if used).

PART III. FEES

STANDARD REQUEST \$71.93 (\$44.27 + \$27.66 Administrative Fee)

FOR OFFICE USE ONLY			
Approving Initials: <i>NGH</i>	Building Official: <i>[Signature]</i>	Date: 10/20/16	Receipt # 6321222

Form No: CE-1131 rev 01/01/2016

(832) 394-9042

Public Works & Engineering

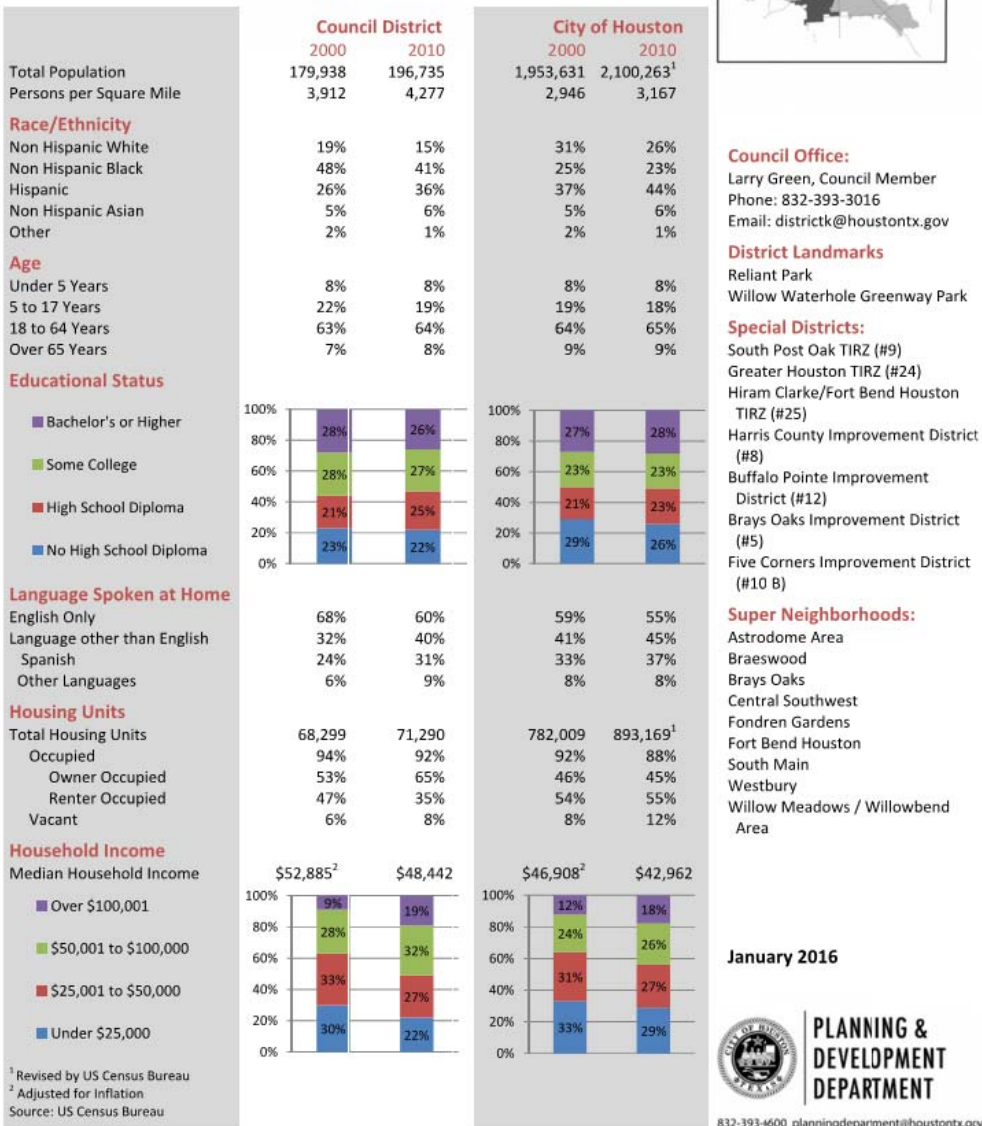
Page 1 of 1

OFF-STREET PARKING VARIANCE



Houston Planning Commission

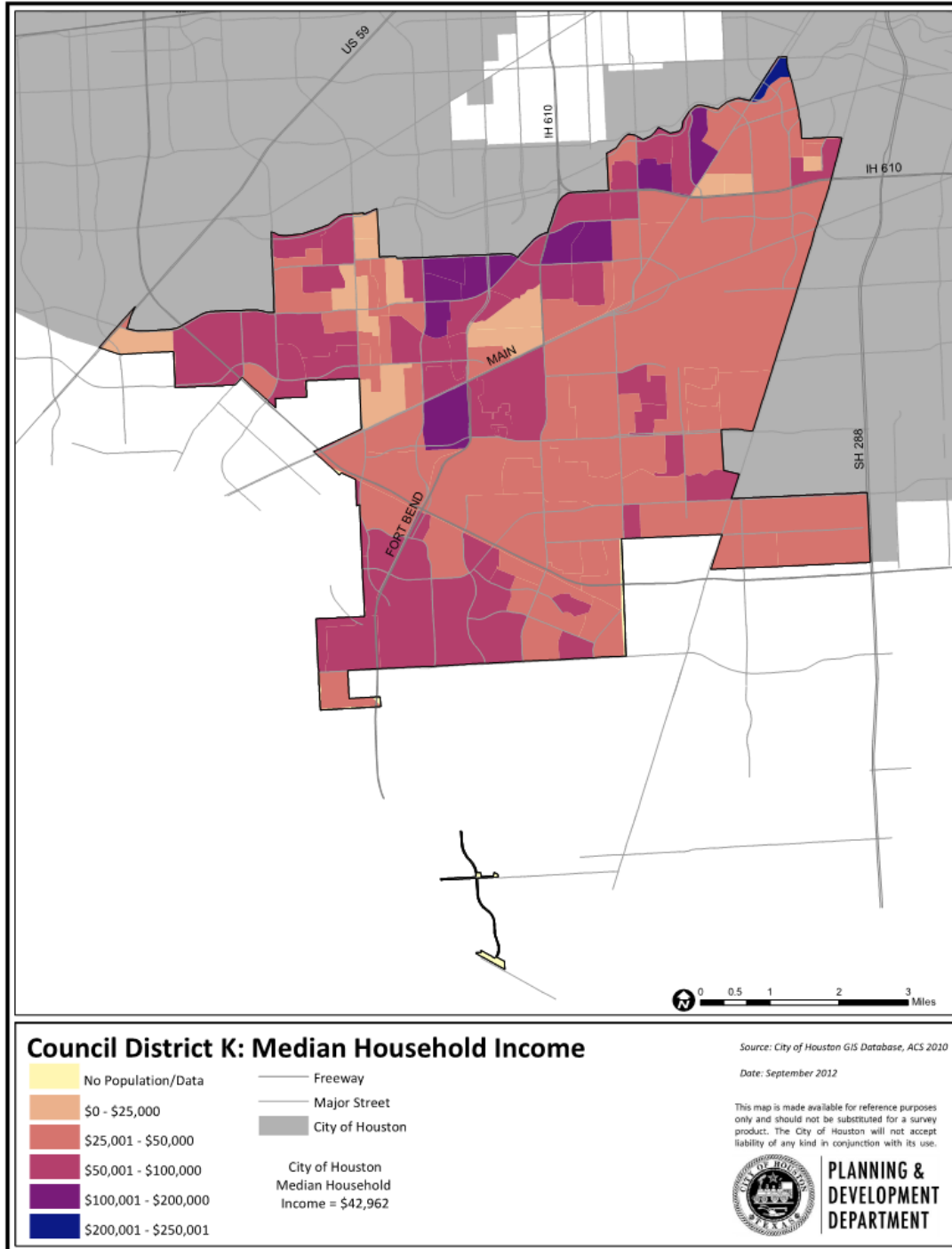
K Council District Profile



OFF-STREET PARKING VARIANCE



Houston Planning Commission



OFF-STREET PARKING VARIANCE



Houston Planning Commission



Madison High School

(010)

Campus Enrollment		
Snapshot 2016	Students	Share
Living in Zone	1,663	94%
Transfers In	107	6%
Membership	1,770	
Facility Capacity	2,571	
Facility Utilization	69%	
Group	Students	% Total
American Indian	6	0%
Asian/Pac. Islander	9	1%
African-American	718	41%
Hispanic	1,023	58%
Multi-Racial	5	0%
White	9	1%
Econ. Disadvantaged	1,309	74%
Recent Immigrant	105	6%

Zone Population Enrolled in HISD Schools				
Grades 9-12	2014	2015	2016	
American Indian	10	0%	14	0%
Asian/Pac. Islander	43	2%	43	1%
African-American	1,126	41%	1,180	39%
Hispanic	1,553	56%	1,597	58%
Multi-Racial	20	1%	8	0%
White	27	1%	35	1%
Total	2,779	2,877	2,971	
Econ. Disadvantaged	2,036	73%	2,052	71%
Recent Immigrant	88	3%	88	3%

Schools the Zone Population Attend		
Campus	Type	Students
Madison	Zone	1,663
Lamar	HISD	217
Bellaire	HISD	141
Victory Prep South	HISD	114
Westbury	HISD	97
CECHS	HISD	95
Westside	HISD	87
South Early College	HISD	58
All Other Schools	HISD	499
Total in HISD		2,971
Campus	Type	Students
Yes Prep Southwest	CHARTER	352
KIPP Sunnyside	CHARTER	74
Yes Prep Brays Oaks	CHARTER	51
Yes Prep Gulfton	CHARTER	25
Other Public School		109
Total in Charters/Other Districts		611
Not in Public School (estimate)		402
Census Estimate (Fall 2014)		3,984

Transfers In Campus of Residence	
Campus	Students
Worthing	83
Sterling	12
Westbury	7
Yates	2
Sharpstown	1
All Other Schools	2

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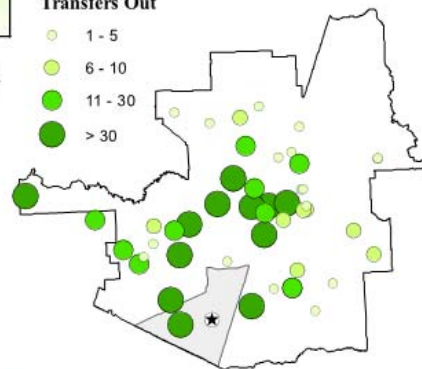
1,308

Transfers Out

1 - 5
6 - 10
11 - 30
> 30

Race of Transfers Out

3% Asian/Pac. Islander
38% African-American
56% Hispanic
2% White
1% Multi-Racial



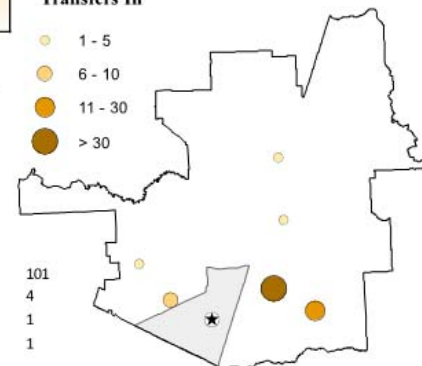
107

Transfers In

1 - 5
6 - 10
11 - 30
> 30

Race of Transfers In

1% Asian/Pac. Islander
62% African-American
36% Hispanic
1% White
1% Multi-Racial



Transfer In Reasons

Principal's Agreement
Other
Boundary Option
Out of District

101
4
1
1

OFF-STREET PARKING VARIANCE



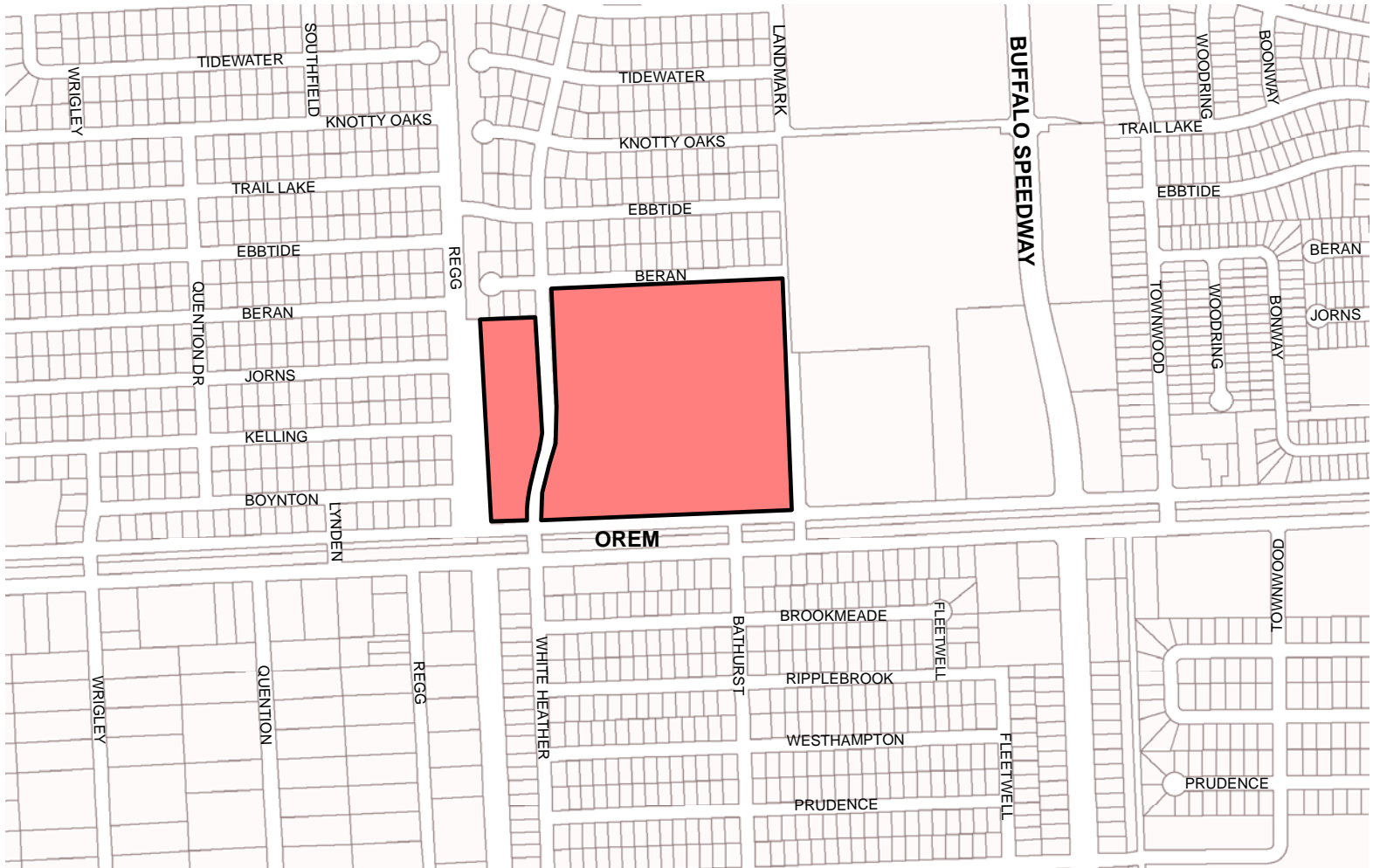
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 04/13/2017

Houston Planning Commission

SITE LOCATION MAP



OFF-STREET PARKING VARIANCE



Houston Planning Commission

AERIAL MAP



OFF-STREET PARKING VARIANCE



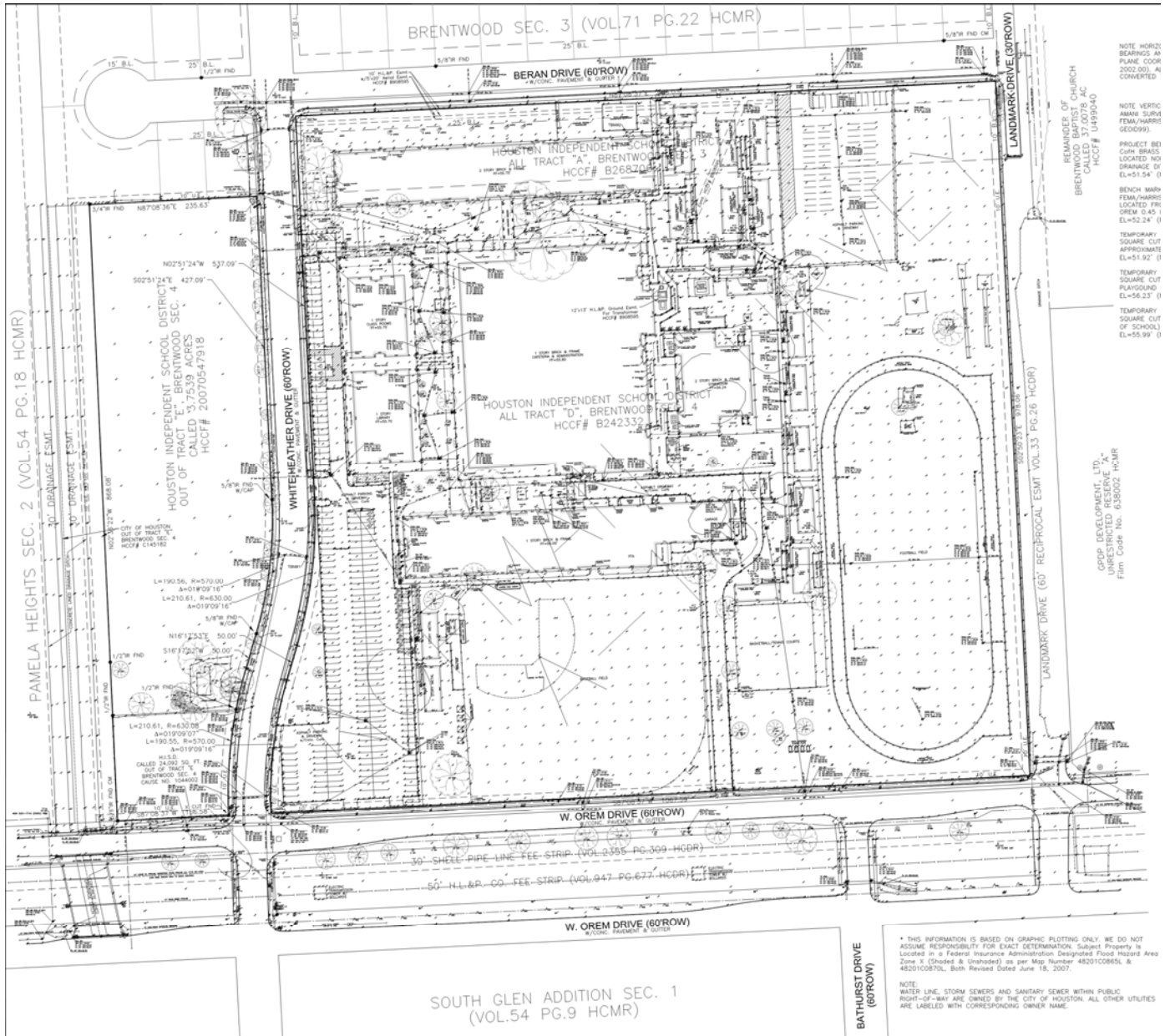
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DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 04/13/2017

EXISTING MADISON HIGH SCHOOL SURVEY

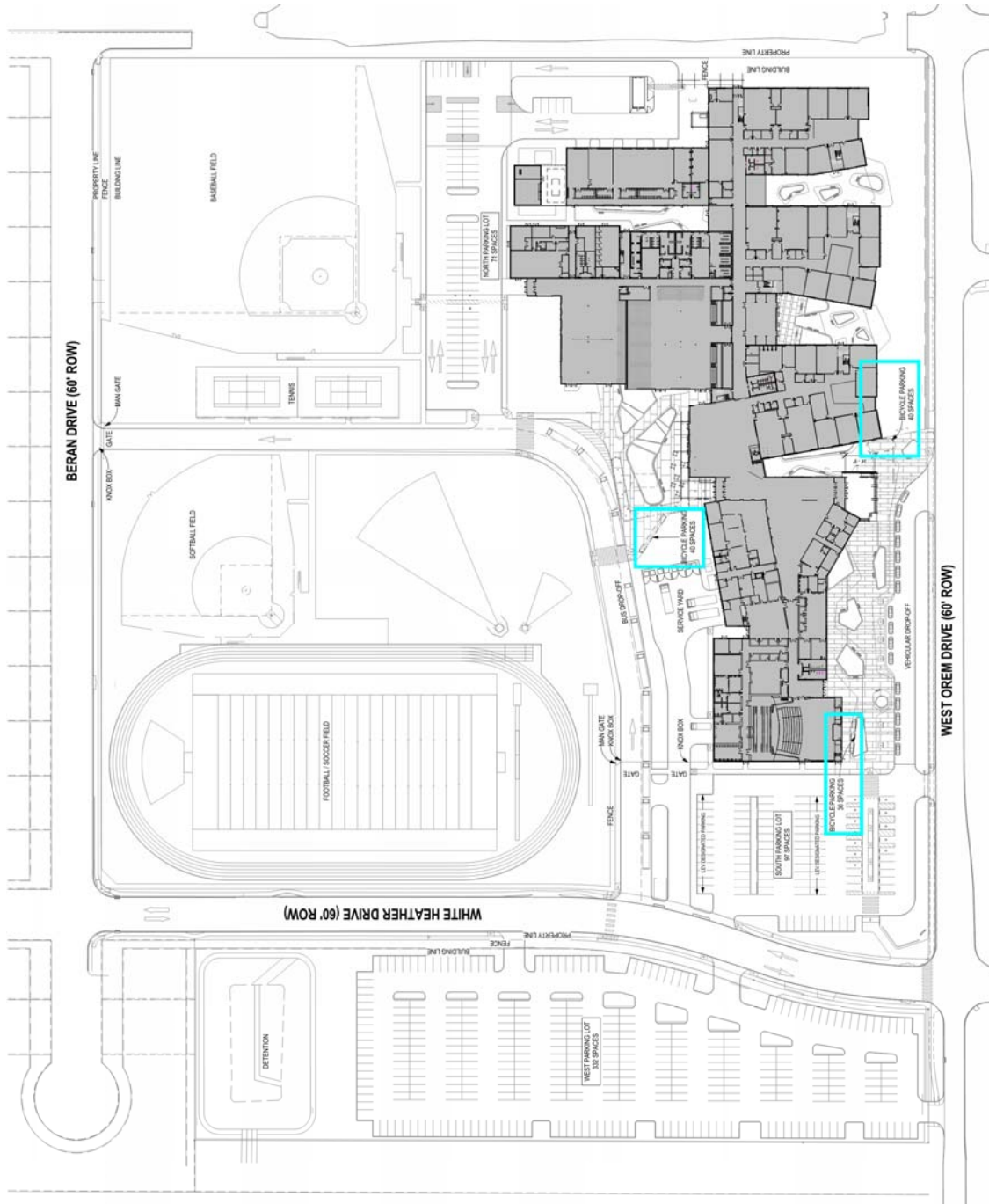


OFF-STREET PARKING VARIANCE



Houston Planning Commission

NEW MADISON HIGH SCHOOL PROPOSED SITE PLAN

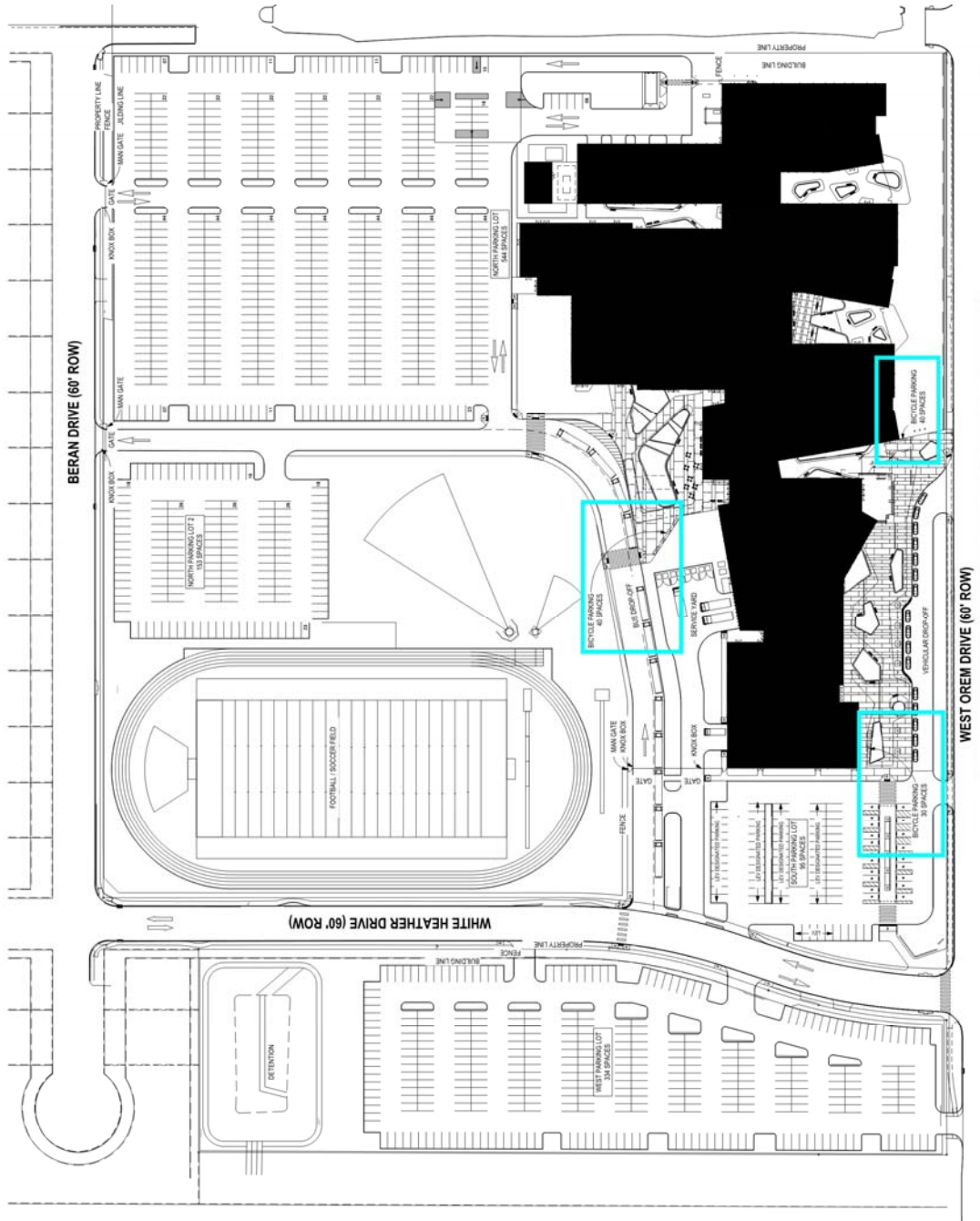


OFF-STREET PARKING VARIANCE



Houston Planning Commission

NEW MADISON HIGH SCHOOL PROPOSED SITE PLAN WITH REQUIRED PARKING



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 04/13/2017

Houston Planning Commission

RENDERING



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III
Meeting Date: 04/13/2017

Houston Planning Commission

STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation: The site is located north of Orem Road, east of Hiram Clarke Road and west of Buffalo Speedway. The applicant requests a variance to allow a high school to provide 501 off-street parking spaces, instead of the required 1124 spaces. Staff recommends deferring this application four weeks until May 11th to allow the applicant time to submit revised information.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

OFF-STREET PARKING VARIANCE

AGENDA: IV.

SMLSB Application No. 641: 1300 block of Shearn Street, north and south sides, between Goliad and Hickory Streets

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 1300 block of Shearn Street, north and south sides, between Goliad and Hickory Streets. Analysis shows that a minimum lot size of 3,750 sf exists for the blockfaces. A petition was signed by the owners of 65% of the property within the proposed Special Minimum Lot Size Block. One protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one block face, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for forty years from the effective date of the ordinance.

STAFF ANALYSIS:

The application includes fourteen (14) lots along the 1300 block of Shearn Street, north and south sides, between Goliad and Hickory Streets.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSB must include all properties within at least one block face, and no more than two opposing block faces;*
The application comprises two blockfaces, the north and south sides of Shearn Street.
- *At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
Land uses of the properties consist of twelve (12) of twelve (12) single-family residential properties (representing 100% of the total lots within the boundary area) and two (2) lots excluded from the land use calculation.
- *The applicant has demonstrated sufficient support for the SMLSB;*
The applicant obtained nine (9) of fourteen (14) signatures of support from property owners in the proposed SMLSB (owning 65% of the total area). There was one protest.
- *Establishment of the SMLSB will further the goal of preserving the area lot size character;*
A minimum lot size of 3,750 sf exists on nine (9) lots in the blockfaces.
- *The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
The subdivisions were platted in 1824, 2013, and 2016. The earliest home was constructed in 1900. The establishment of a 3,750 sf minimum lot size will preserve the lot size character of the area.
- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
Eight (8) out of fourteen (14) lots (representing 70% of the application area) are at least 3,750 square feet in size.

Public notice of the public hearing was transmitted to all property owners on the block face.

ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Additional Map(s)
4. Protest Letter(s)
5. Application

6. Boundary Map

SPECIAL MINIMUM LOT SIZE BLOCK

Application No. **641**

Date Received: **1/24/2017**

Date Complete: **1/26/2017**

Street(s) Name: **Shearn Street**

1300 block of Shearn Street

Lot(s)

Cross Streets: **Goliad Street** and

Hickory Street

Side of street: **North and South**

MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
0 Goliad	SFR		1,900
1302 Shearn	SFR	Y	5,000
1306	SFR		2,500
1308	SFR	Y	2,500
1309	SFR		5,000
1310	SFR	Y	2,500
1311	SFR	Y	5,000
1312	SFR	Y	3,750
0 Shearn (1314)	SFR	Y	3,750
1315	SFR	Y	5,000
1317	SFR	Y	5,000
1319	SFR	Y	3,200
1320 (LT 5)	EXE		5,000
1320 (LT 6)	EXE		5,000

Evidence of Support (must be 51% or more by area for Director administrative approval):

Of **55,100** Square Feet in the Proposed Application Area **35,700** Square Feet are Owned by Property Owners Signing in Support of the Petition = **65%**

Single Family Calculation:

Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 60%):

12	# developed or restricted to no more than two SFR Units	Of	Total number of SFR lots in the Proposed Application Area	Total number of lots in the Proposed Application Area	100%
			12	12	
0	# of Multifamily lots				
0	# of Commercial lots				
0	# of Vacant Lots				
12	Total				

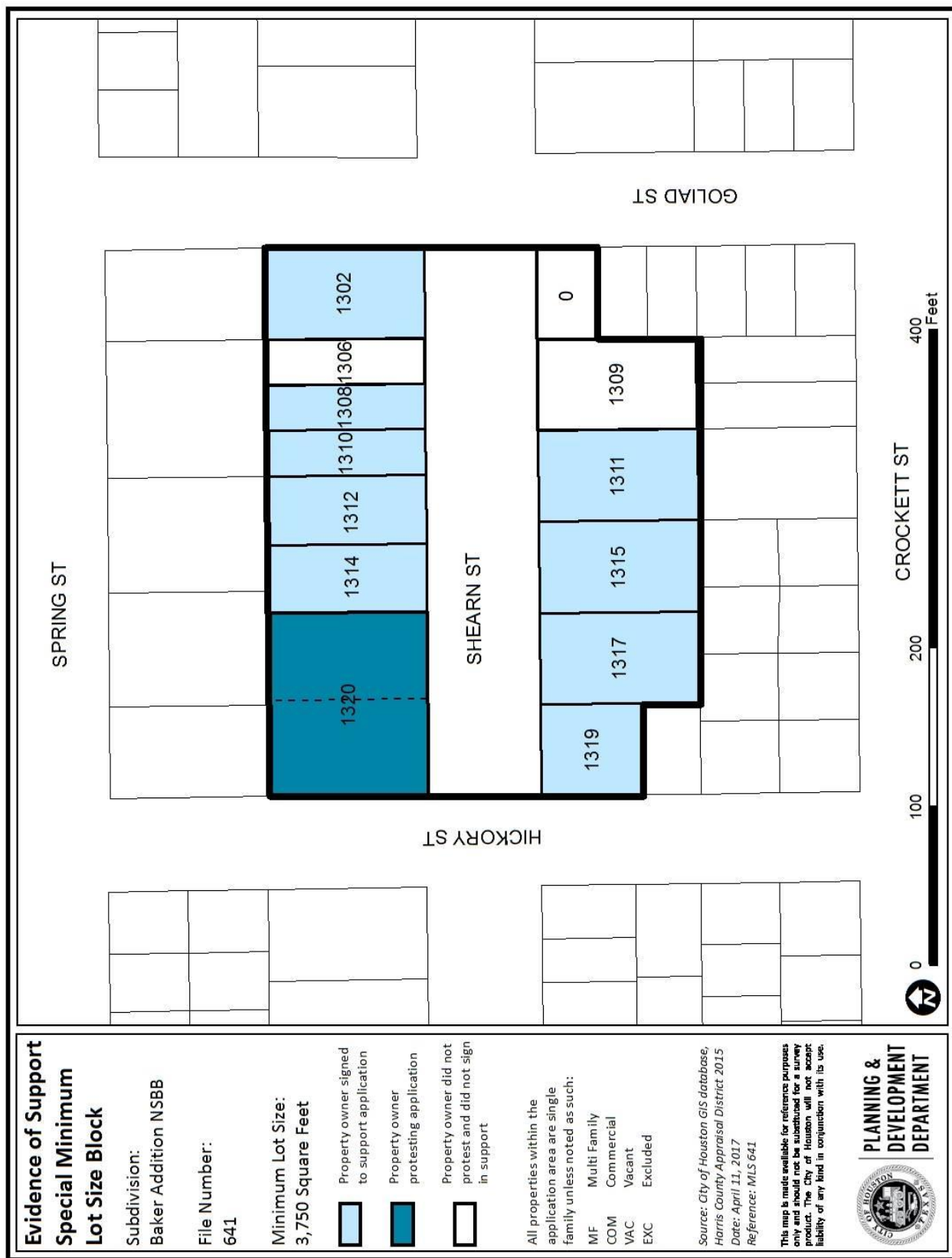
Minimum Lot Size Calculations:

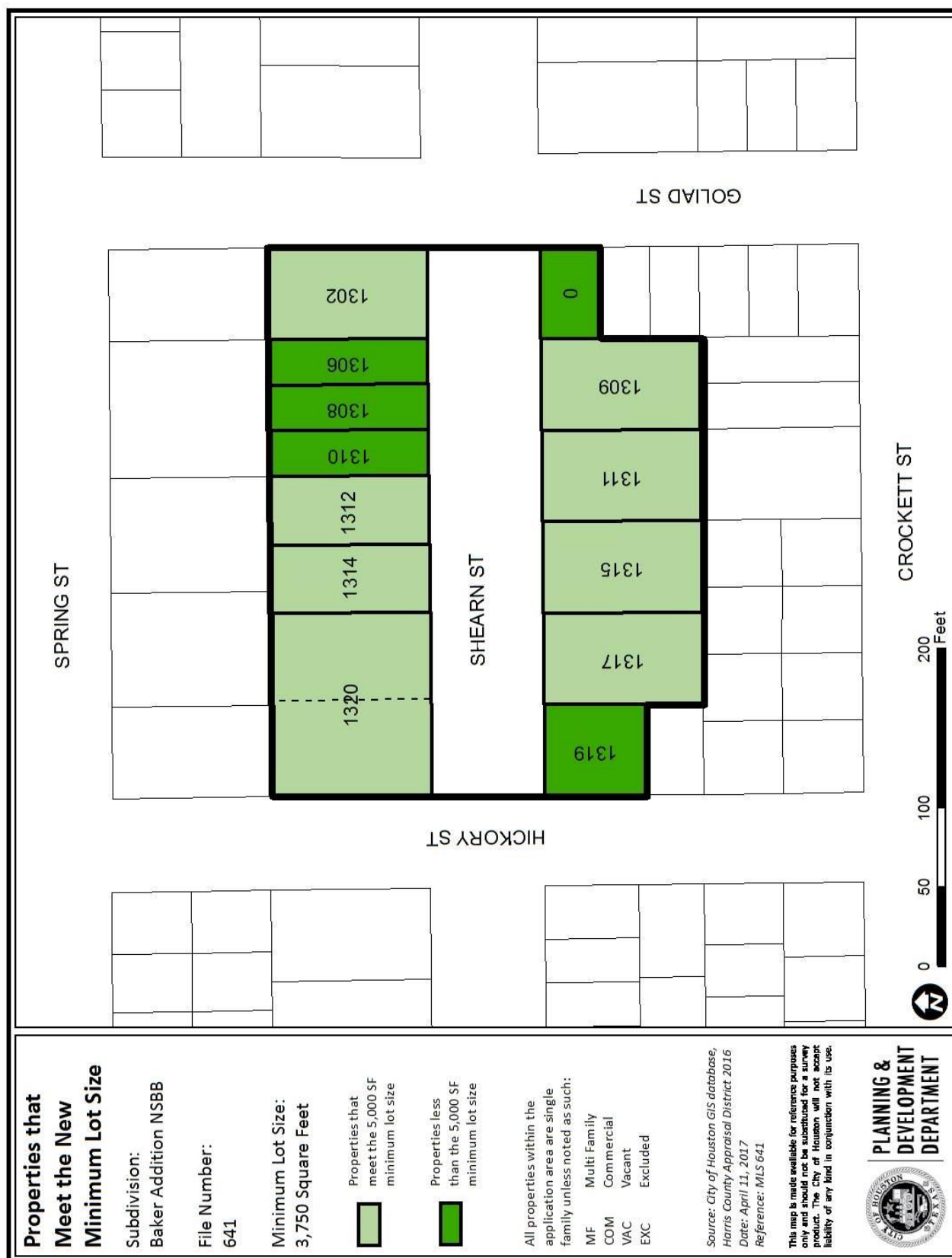
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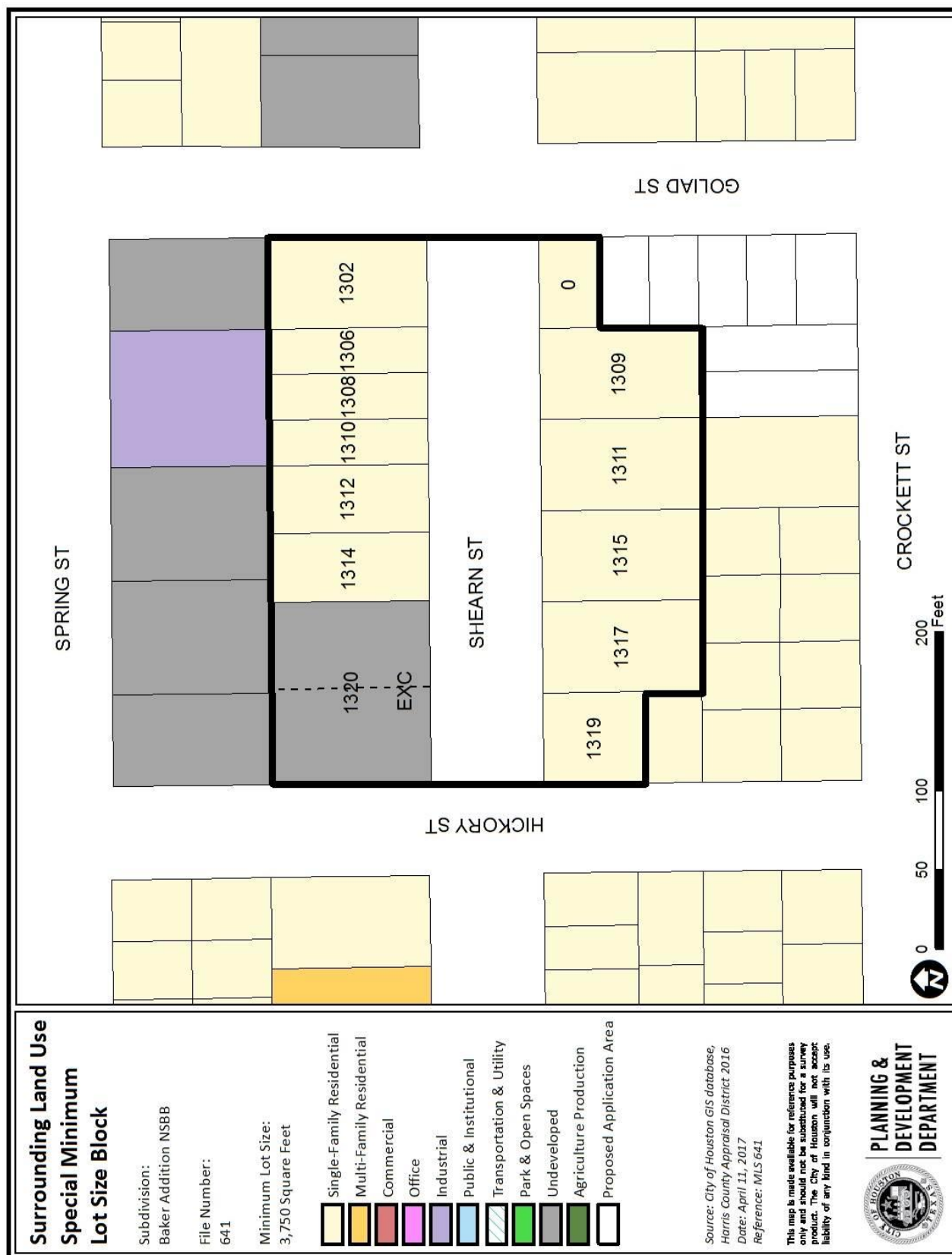
70 %

Lots ranked by size	Size	% by Area	Cumulative % by Area
1	5,000	9.1%	9.1%
2	5,000	9.1%	18.1%
3	5,000	9.1%	27.2%
4	5,000	9.1%	36.3%
5	5,000	9.1%	45.4%
6	5,000	9.1%	54.4%
7	5,000	9.1%	63.5%
8	3,750	6.8%	70.3%
9	3,750	6.8%	77.1%
10	3,200	5.8%	82.9%
11	2,500	4.5%	87.5%
12	2,500	4.5%	92.0%
13	2,500	4.5%	96.6%
14	1,900	3.4%	100.0%
Total	55,100	100.0%	

This application qualifies for a **3,750** Square Feet Special Minimum Lot Size







Hickory Street Development, LLC

Dt. March 10, 2017

To,

The City of Houston
Planning and Development

Subject: Special Minimum Lot Size Block Application
1300 block of Shearn Street, north and south sides,
Between Goliad and Hickory Street

Dear City of Houston,

We own the following lots in the neighborhood:

1. 1315 Spring Street.
2. 1918 Hickory Street
3. 1920 Hickory Street
4. 1320 Shearn Street.

The following lots are affected by the above referred ordinance:


1. 1320 Shearn Street.

We would like to file a formal protest to the ordinance restricting the development of the above mentioned properties due to the enforcement of the minimum lot size restriction. These properties were purchased based on the trend of existing development in the neighborhood. Majority of the new construction is focused on town homes and condominiums.

We would request you to please schedule a hearing so our point of view can be heard.

Thanking you,

Sincerely,


Sanjay Varma
Member

5723 STAR LANE, HOUSTON TX 77057

Special Minimum Lot Size Block Application

According to

Section 42-197 of Chapter 42 of the Code of Ordinances



PLANNING &
DEVELOPMENT
DEPARTMENT

Received 1/24/17

Please complete entire application form.

1. Location:

General Location: North and South side of Shearn St.
between Hickory and Goliad

Example: North side of Golden Retriever Drive between Boxer and Schnauzer Streets

Specific Legal Description Blk 267 & 268, Lots 1-12 Baker NSBB

Example: Blocks 15, Lots 1-5, in Cocker Spaniel Subdivision

2. Contacts:

Primary Applicant Jody Wilding Phone # _____

Address 1312 Shearn St. E-mail _____

City Houston State TX Zip 77007

Alternate Applicant _____ Phone # _____

Address _____ E-mail _____

City _____ State _____ Zip _____

3. Project Information (Staff Use Only-Do Not Fill In):

File # 641 Key Map # _____ TIRZ _____

Lambert # _____ Super N'hood _____ Census Tract _____

City Council District H

4. Submittal Requirements:

Please Check

- Completed application form (this page) ☐
- Petition signed by the applicant (page 4) ☐
- Evidence of support from the property owners within the boundary (page 5) ☐
- Signed deed restriction statement (page 6) ☐
- Copy of deed restrictions, if applicable ☐
- Sample of Notification Sign (page 8) ☐
- Map or sketch showing the address, land use and size of all lots within boundary area ☐
- Data showing the actual size of each lot ☐

