

# HOUSTON PLANNING COMMISSION

## AGENDA

MAY 25, 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.  
Karun Sreerama, P.E.  
Dawn Ullrich  
Carrin F. Patman

## **SECRETARY**

Patrick Walsh, P.E.



## Meeting Policies and Regulations

### Order of Agenda

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

### Public Participation

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

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

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

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

### Limitations on the Authority of the Planning Commission

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

### Contacting the Planning Commission

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

### Contacting the Planning Department

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

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

The Departments website is:  
[www.houstonplanning.com](http://www.houstonplanning.com)

E-mail us at:  
Planning and Development  
[Dylan.Osborne@houstontx.gov](mailto:Dylan.Osborne@houstontx.gov)

Plat Tracker Home Page:  
[www.HoustonPlatTracker.org](http://www.HoustonPlatTracker.org)

## **Speakers Sign In Form**

### **Instructions:**

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

**Agenda Item Number:** \_\_\_\_\_

**Agenda Item Name:** \_\_\_\_\_

**Your Name (speaker):** \_\_\_\_\_

**How Can We Contact You? (optional):** \_\_\_\_\_

**Your Position Regarding the Item (supportive, opposed, undecided):** \_\_\_\_\_

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## **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**

**May 25, 2017**

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

### **Call to Order**

### **Director's Report**

### **Approval of the May 11, 2017 Planning Commission Meeting Minutes**

#### **I. Platting Activity (Subdivision and Development plats)**

- a. Consent Subdivision Plats (Devin Crittle)
- b. Replats (Devin Crittle)
- c. Replats requiring Public Hearings with Notification (Geoff Butler, Chad Miller, Devin Crittle, Arica Bailey)
- d. Subdivision Plats with Variance Requests (Suvidha Bandi, Arica Bailey, Muxian Fang, Geoff Butler, Carson Lucarelli)
- e. Subdivision Plats with Special Exception Requests (Christa Stoneham)
- f. Reconsiderations of Requirement (Chad Miller, Aracely Rodriguez, Geoff Butler)
- g. Extension of Approvals (Carlos G. Espinoza y Sánchez)
- h. Name Changes (Carlos G. Espinoza y Sánchez)
- i. Certificates of Compliance (Carlos G. Espinoza y Sánchez)
- j. Administrative
- k. Development Plats with Variance Requests (Eric Pietsch)

#### **II. Establish a public hearing date of June 22, 2017**

- a. Gillespie Street Sec 2 replat no 4
- b. Landing at Nineteenth Amending plat no 1 replat no 1 and extension
- c. Miracle of Hope Sec 1 partial replat no 1 and extension
- d. Rushwood Sec 6 partial replat no 1
- e. West Court partial replat no 7

#### **III. Excuse the absences of Commissioner Brave, Garza, Mares, Subinsky, and Mooney.**

#### **IV. Public Comment**

#### **V. Adjournment**

## **Minutes of the Houston Planning Commission**

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

**May 11, 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 2:39 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza

Absent

Susan Alleman

Bill Baldwin

Fernando Brave

Absent

Antoine Bryant

Lisa Clark

Algenita Davis

Absent

Mark A. Kilkenny

Lydia Mares

Absent

Paul R. Nelson

Linda Porras-Pirtle

Shafik Rifaat

Megan R. Sigler

Eileen Subinsky

Absent

Zafar Tahir

Left at 3:23 p.m. during item #99

Meera D Victor

Shaukat Zakaria

Mark Mooney for

Absent

The Honorable James Noack

Charles O. Dean for

The Honorable Robert E. Herbert

Raymond Anderson for

The Honorable Ed Emmet

### **EXOFFICIO MEMBERS**

Carol A. Lewis

Karun Sreerama P.E.

Dawn Ullrich

Carrin F. Patman

## **DIRECTOR'S REPORT**

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

## **APPROVAL OF THE APRIL 27, 2017 PLANNING COMMISSION'S LEGAL DEPARTMENT'S ETHICS TRAINING SESSION MEETING MINUTES**

Commission action: Approved the April 27, 2017 Planning Commission Legal Department's Ethics Training Session Meeting minutes.

Motion: **Alleman**      Second: **Kilkenny**      Vote: **Carries**      Abstaining: **Bryant, Nelson and Rifaat**

## **APPROVAL OF THE APRIL 27, 2017 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the April 27, 2017 Planning Commission meeting minutes.

Motion: **Porras-Pirtle**      Second: **Clark**      Vote: **Carries**      Abstaining: **Bryant, Nelson and Rifaat**

### **I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 87)**

Staff recommendation for item **25** was changed from Defer to Approve.

Items removed for separate consideration: **46, 53** and **54**

Staff recommendation: Approve staff's recommendation for items **1 – 87** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 87** subject to the CPC 101 form conditions.

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

### **Commissioner Alleman recused herself.**

Staff recommendation: Approve staff's recommendation for items **46, 53** and **54** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **46, 53** and **54** subject to the CPC 101 form conditions.

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

### **Commissioner Alleman returned.**

## **C PUBLIC HEARINGS**

### **88 Briardale partial replat no 3**

**C3N**

**Defer**

Staff recommendation: Defer the applications for two weeks for further study and give the Legal Department time to review the separately filed deed restrictions.

Commission action: Deferred the applications for two weeks for further study and give the Legal Department time to review the separately filed deed restrictions.

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

Speakers: Russell Laughead and Christi Myers – opposed.

### **89 Castle Court Views replat no 1**

**C3N**

**Approve**

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

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

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

**90 El Dorado Clear Lake City C3N Approve**  
**Sec 2 partial replat no 1**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Rifaat** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**91 Hickory Enclave partial replat C3N Approve**  
**no 1 and extension**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Clark** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**  
Speaker: Jody Wilding – opposed.

**92 Pine Forest Addition C3N Defer**  
**partial replat no 1**  
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: **Kilkenny** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**  
Speakers: Velda Faulkner, Jason Mier and Richard Goswick – opposed.

**93 Viet Hoa Estates 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: **Bryant** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

**Commissioner Alleman recused herself.**

**94 Westhaven Estates Sec 2 C3N Defer**  
**partial replat no 8**  
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: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**Commissioner Alleman returned.**

## **D VARIANCES**

**Items 95 and 96 were taken together at this time.**

**95 Bridgeland Parkland Village GP GP Defer**  
**96 Bridgeland Parkland Village Sec 20 C3P 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: **Kilkenny** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**97 Katy Creek Ranch Plaza C2 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: **Rifaat** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

**98 St Martins Episcopal Church C2R Approve**  
**partial replat no 2**

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: **Zakaria** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

**Commissioner Rifaat recused himself.**

**99 Thompson Villa Park 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: **Nelson** Vote: **Unanimous** Abstaining: **None**

Speaker: Narva Swearing for Polo Sun – undecided.

**Commissioner Rifaat returned.**

**E SPECIAL EXCEPTIONS**

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

**100 Hillsdale Creek GP GP Defer**  
**101 Hillsdale Creek Sec 1 C3R Defer**

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

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

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

**F RECONSIDERATION OF REQUIREMENTS**

**102 Christian Community Service Center ROR Defer**

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

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

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

**103 Terminal Expansion GP ROR Defer**

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

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

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

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

**G EXTENSIONS OF APPROVAL**

**104 Brumbelow Property EOA Approve**  
**105 Carpenters Landing**

	Sec 6 partial replat no 1	EOA	Approve
106	Crown Park Estates	EOA	Approve
107	FM 1960 Apartments	EOA	Approve
108	Klein ISD Central Office Complex Sec 1	EOA	Approve
109	Klein ISD Otis Davis Transportation Center	EOA	Approve
110	Northgrove Sec 7	EOA	Approve
111	Peralta LLC	EOA	Approve
112	Regency Glen	EOA	Approve
113	Tavola Gran Roble	EOA	Approve
114	Tidwell Lakes Sec 6	EOA	Approve
115	Tidwell Lakes Sec 7	EOA	Approve

## H NAME CHANGES

116	Forbes Crossing GP (prev. Forbes Landing GP)	NC	Approve
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## I CERTIFICATES OF COMPLIANCE

117	23109 Ford Road	COC	Approve
118	0 Burning Tree Lane	COC	Approve
119	0 Baptist Encampment	COC	Approve

Staff recommendation: Approve staff's recommendation for items 104-119.

Commission action: Approved staff's recommendation for items 104-119.

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

## J ADMINISTRATIVE NONE

## K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

120	515 Fargo Street	DPV	Deny
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Staff recommendation: Deny the development plat variance.

Commission action: Denied the development plat variance.

Motion: **Baldwin** Second: **Alleman** Vote: **Carries** Opposing: **Anderson, Bryant Kilkenney, Nelson, Porras-Pirtle, and Rifaat**

Speakers: Richard Hudson and Perry Jackson, applicants, Mamie Ewing and Heather Kress – supportive.

121	1803 Pressler Street	DPV	Approve
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Staff recommendation: Grant the variance(s) and approve the development plat subject to the conditions listed.

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

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



## **II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 8, 2017 FOR:**

- a. David Crockett Second Replat partial replat no 5
- b. Legends at Gleannloch Sec 1 partial replat no 1
- c. McCrary Meadows Detention Reserve
- d. Neuen Manor partial replat no 6
- e. Rivergrove Sec 5 partial replat no 1
- f. Southgate Addition Sec 3 replat no 1 partial replat no 3
- g. Southgate Addition Sec 3 replat no 1 partial replat no 4
- h. Stone Creek Ranch Sec 10 replat no 1
- i. Westhaven Estates Sec 1 partial replat no 4

Staff recommendation: Establish a public hearing date of June 8, 2017 for items II a-i.

Commission action: Established a public hearing date of June 8, 2017 for items II a-i.

Motion: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

## **III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 13719 WHITE HEATHER DRIVE –HISD MADISON HIGH SCHOOL**

Staff recommendation: Grant the off-street parking variance(s), and approve the development plat subject to the conditions listed.

Commission action: Granted the off-street parking variance(s), and approved the development plat subject to the conditions listed.

Motion: **Rifaat**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

## **IV. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR BLOSSOM HOTEL AND SUITES LOCATED AT 7118 BERTNER AVENUE**

Staff recommendation: Grant the hotel/motel variance(s), and approve the development plat subject to the conditions listed.

Commission action: Granted the hotel/motel variance(s), and approved the development plat subject to the conditions listed.

Motion: **Porras-Pirtle**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

## **V. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR AMERICA'S BEST VALUE INN LOCATED AT 8405 HEMPSTEAD HWY**

Staff recommendation: Deny the application.

Commission action: Denied the application.

Motion: **Baldwin**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Chhagan "Pete" Patel, owner/applicant, Caroline Ordener, applicant – supportive.

## **VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1400 BLOCK OF GODWIN STREET, NORTH AND SOUTH SIDES (MLS 647)**

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block Application for the 1400 block of Godwin Street, north and south sides, MLS 647, and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block Application for the 1400 block of Godwin Street, north and south sides, MLS 647, and forwarded to City Council.

Motion: **Baldwin**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Marco Matranga – supportive.

**VII. EXCUSE THE ABSENCES OF COMMISSIONER BRYANT, NELSON, RIFAAT, AND SUBINSKY**

Commissioner Bryant, Nelson and Rifaat were present, therefore no Commission action was required.

Commissioner Subinsky's absences were excused.

Motion: **Bryant**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

**VIII. PUBLIC COMMENT  
NONE**

**IX. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:20 p.m.

Motion: **Rifaat**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

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**Martha L. Stein, Chair**

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**Patrick Walsh, Secretary**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
<b>A-Consent</b>				
1	Aliana Sec 52	C3F		Approve the plat subject to the conditions listed
2	Baw Athletic Warehouse	C2		Approve the plat subject to the conditions listed
3	Breckenridge Park Sec 2	C3F		Approve the plat subject to the conditions listed
4	Bridgeland Lakeland Heights Sec 7	C3F		Approve the plat subject to the conditions listed
5	Bridgeland Lakeland Heights Sec 8	C3F		Approve the plat subject to the conditions listed
6	Bridgeland Parkland Village Sec 11	C3F		Approve the plat subject to the conditions listed
7	Bridgeland Parkland Village Sec 12	C3F		Approve the plat subject to the conditions listed
8	Chateaux at Edwards	C2	DEF1	Approve the plat subject to the conditions listed
9	Cinco Ranch Northwest Sec 20	C3F		Approve the plat subject to the conditions listed
10	City Park South Sec 5	C3P		Approve the plat subject to the conditions listed
11	Clearstone Circle and Sunhollow Drive Street Dedication Sec 1	SP	DEF1	Approve the plat subject to the conditions listed
12	Commons at Ella Forest	C2		Approve the plat subject to the conditions listed
13	Creekmont Grove	C3F		Approve the plat subject to the conditions listed
14	Cunningham Park Sec 1	C2		Approve the plat subject to the conditions listed
15	Cypress Nanes Addition	C2		Defer Applicant request
16	El Dorado Clear Lake City Sec 2 partial replat no 1	C3F		Approve the plat subject to the conditions listed
17	Elyson Reserves Sec 1	C2		Approve the plat subject to the conditions listed
18	Elyson Sec 16	C3F		Approve the plat subject to the conditions listed
19	Ernest Kim Estates	C2		Approve the plat subject to the conditions listed
20	Eureka Yards	C3P		Approve the plat subject to the conditions listed
21	Fieldstone Sec 15	C3F		Approve the plat subject to the conditions listed
22	Foxwood Sec 16	C3P		Approve the plat subject to the conditions listed
23	Grand Mission Estates Sec 4	C3F		Defer Chapter 42 planning standards
24	Grand Parkway Distribution Center Sec 2	C2		Approve the plat subject to the conditions listed
25	Grand Vista Lakes Commercial Reserves	C3F		Approve the plat subject to the conditions listed
26	Grant Road PUD WWTP	C2		Defer Chapter 42 planning standards
27	Greenmead Plaza	C2		Approve the plat subject to the conditions listed
28	Hickory Enclave partial replat no 1 and Extension	C3F		Approve the plat subject to the conditions listed
29	Iglesia Cristiana Fortaleza Y Esperanza	C2		Approve the plat subject to the conditions listed

**Platting Summary****Houston Planning Commission****PC Date: May 25, 2017**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
30	Iglesia Cristo de Poder	C2		Approve the plat subject to the conditions listed
31	Lakewood Pines Sec 6	C3F		Approve the plat subject to the conditions listed
32	North Vintage Centre	C2		Approve the plat subject to the conditions listed
33	Northpointe Reach Drive Street Dedication Sec 2	SP		Approve the plat subject to the conditions listed
34	Point Blank	C2	DEF1	Defer Applicant request
35	Promise Land replat no 1	C3F		Approve the plat subject to the conditions listed
36	Provence Memorial	C3F		Approve the plat subject to the conditions listed
37	Providence Place Estates	C3P		Defer Chapter 42 planning standards
38	Royal Brook at Kingwood Sec 14	C3F	DEF1	Approve the plat subject to the conditions listed
39	Royal Brook at Kingwood Sec 8	C3P		Approve the plat subject to the conditions listed
40	Royal Brook at Kingwood Sec 9	C3P		Approve the plat subject to the conditions listed
41	Sheldon Ridge Sec 10	C3P		Approve the plat subject to the conditions listed
42	Shop N Fuel	C2		Approve the plat subject to the conditions listed
43	Tavola Sec 33	C3P		Approve the plat subject to the conditions listed
44	Tower Oaks Center	C2	DEF1	Approve the plat subject to the conditions listed
45	Treviso Gardens Sec 2	C3P		Approve the plat subject to the conditions listed
46	Valley Ranch Town Center North	C3F	DEF1	Approve the plat subject to the conditions listed
47	Westfield Ranch Sec 2	C3F		Approve the plat subject to the conditions listed
48	Westfield Ranch Sec 3	C3F		Approve the plat subject to the conditions listed
49	Wildwood at Northpointe Sec 23	C3F		Approve the plat subject to the conditions listed
50	Windfern IV LLC	C2		Approve the plat subject to the conditions listed
51	Woodlands Creekside Park West Sec 26	C3P		Approve the plat subject to the conditions listed

**B-Replats**

52	Admiral Linen	C2R	DEF1	Approve the plat subject to the conditions listed
53	American Tank Beaumont Highway	C2R		Approve the plat subject to the conditions listed
54	Baker Holly	C2R		Defer Chapter 42 planning standards
55	Bedford Professional Buildings	C2R	DEF1	Disapprove
56	Bogs Road Plant South Site	C2R		Approve the plat subject to the conditions listed
57	Burden Street Landing	C2R		Approve the plat subject to the conditions listed
58	Carverdale Park replat no 1 and extension	C2R		Approve the plat subject to the conditions listed
59	Crocker Manor	C2R		Approve the plat subject to the conditions listed

**Platting Summary****Houston Planning Commission****PC Date: May 25, 2017**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
60	Dosey Doe	C2R		Defer Applicant request
61	Enterra At West 22nd	C2R		Approve the plat subject to the conditions listed
62	Environmental Allies North	C2R	DEF1	Approve the plat subject to the conditions listed
63	Ferguson Way Duplex	C2R		Approve the plat subject to the conditions listed
64	Forbes Crossing Sec 1	C3R		Approve the plat subject to the conditions listed
65	Fulshear Retail	C3R		Approve the plat subject to the conditions listed
66	Heights on West 22nd	C2R		Approve the plat subject to the conditions listed
67	Home Owned Estates Sec 1 partial replat no 1	C2R		Approve the plat subject to the conditions listed
68	Houston Foam and Plastic replat and extension	C2R		Approve the plat subject to the conditions listed
69	Houston Heights partial replat no 19	C2R		Approve the plat subject to the conditions listed
70	I 10 Bella Terra partial replat no 2	C2R		Approve the plat subject to the conditions listed
71	Iglesia De Dios Pentecostal	C2R		Approve the plat subject to the conditions listed
72	Kiel Court	C2R		Approve the plat subject to the conditions listed
73	Lakecrest Village Apartments replat no 1	C2R		Defer Chapter 42 planning standards
74	Larkin City Views	C2R		Defer Applicant request
75	Lockwood DTP Addition	C2R		Defer Chapter 42 planning standards
76	Mansfield Addition	C2R	DEF1	Approve the plat subject to the conditions listed
77	Mesa Road Reserve	C2R		Defer Chapter 42 planning standards
78	Nassar Addition	C2R		Approve the plat subject to the conditions listed
79	Neno Farm Houses	C2R	DEF1	Withdraw
80	Oliver Court	C2R		Approve the plat subject to the conditions listed
81	Socan	C2R		Approve the plat subject to the conditions listed
82	Sunrise Montrose	C2R		Approve the plat subject to the conditions listed
83	Trinity Gardens partial replat no 2	C2R		Defer for further study and review
84	Universal Church of God In Christ	C2R	DEF1	Withdraw
85	Victory Mart	C2R		Approve the plat subject to the conditions listed
86	Villas on Wellington Street	C2R		Defer for further study and review
87	West 25th Street Casitas	C2R		Approve the plat subject to the conditions listed
88	West Saulnier Place	C2R		Approve the plat subject to the conditions listed
89	Wheeler Terrace Place	C2R		Defer Additional information reqd
90	Wycliffe Enclave	C2R		Approve the plat subject to the conditions listed

**C-Public Hearings Requiring Notification**

91	Avondale Addition partial replat no 2	C3N		Approve the plat subject to the conditions listed
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Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
92	Briardale partial replat no 3	C3N	DEF2	Approve the plat subject to the conditions listed
93	Freeman Crossing replat no 1	C3N		Approve the plat subject to the conditions listed
94	Jaquelyn Meadows replat no 1	C3N		Approve the plat subject to the conditions listed
95	Martin partial replat no 2	C3N		Approve the plat subject to the conditions listed
96	Pine Forest Addition partial replat no 1	C3N	DEF1	Defer Applicant request
97	Shadyvilla Addition no 1 partial replat no 3	C3N		Approve the plat subject to the conditions listed
98	Shepherd Oaks partial replat no 1	C3N		Approve the plat subject to the conditions listed
99	Shops at Spring Forest	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed
100	Viet Hoa Estates replat no 1	C3N	DEF1	Approve the plat subject to the conditions listed
101	Westhaven Estates Sec 2 partial replat no 8	C3N	DEF1	Defer Applicant request

## D-Variances

102	Bridgeland Parkland Village GP	GP	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
103	Bridgeland Parkland Village Sec 20	C3P	DEF2	Approve the plat subject to the conditions listed
104	Cannonball Industrial Park	C2		Defer Additional information reqd
105	Development at Telge	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
106	Forest Village Sec 10	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
107	Gateway 290 Business Park	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
108	Hagerman Lodge	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
109	Heights MOB	C2R		Defer Additional information reqd
110	Junipers Gate	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
111	Katy Creek Ranch Plaza	C2	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
112	Katy Lakes Lift Station Reserve	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
113	Main Midtown replat no 1	C2R		Approve the plat subject to the conditions listed
114	Mesa Road Crossing	C2R		Defer Additional information reqd

## E-Special Exceptions

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
115	Hillsdale Creek GP	GP	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
116	Hillsdale Creek Sec 1	C3R	DEF1	Approve the plat subject to the conditions listed

**F-Reconsideration of Requirements**

117	Christian Community Service Center	C2R	DEF1	Withdraw
118	Houston Intercontinental Trade Center East GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
119	Isabella Court	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
120	Miramesa Sec 3	C3F		Grant the requested special exception(s) and Approve the plat subject to the conditions listed
121	Take 5 Westview	C2		Defer Applicant request
122	Terminal Expansion GP	GP	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed

**G-Extensions of Approval**

123	Buckys Store Number 1200	EOA		Approve
124	Grand Marketplace Spring Tract	EOA		Approve
125	Newport Sec 8 Partial Replat No 3	EOA		Approve
126	Newport Sec 8 partial replat no 4	EOA		Approve
127	Northgrove Sec 8	EOA		Approve
128	Westheimer Estates partial replat no 6	EOA		Approve

**H-Name Changes**

None

**I-Certification of Compliance**

129	21779 Dallas Street	COC		Approve
130	25865 Peach Creek Drive	COC		Approve
131	19764 Pin Oak Lane	COC		Approve
132	19914 S. Plantation Estates Drive	COC		Approve
133	710 Pemberton	COC		Approve
134	0 Baptist Encampment Road	COC		Approve
135	11509 Westway Drive	COC		Approve

**J-Administrative**

None

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

**K-Development Plats with Variance Requests**

136	3100 Fannin Street	DPV		Approve
137	1000 Gessner Road	DPV		Approve





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 1  
**Action Date:** 05/25/2017  
**Plat Name:** Aliana Sec 52  
**Developer:** Aliana Development Company  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2017-0813 C3F

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

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Total Acreage:	47.1240	Total Reserve Acreage:	28.5110
Number of Lots:	42	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	566D	ETJ

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

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

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

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

052. Aliana Trace Drive Street Dedication Sec 4 must be recorded prior to or simultaneously with this plat.

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (41)

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

159. Provide centerline tie.

160. Wastewater collection service note :: "All lots shall have adequate wastewater collection service".

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 1  
**Action Date:** 05/25/2017  
**Plat Name:** Aliana Sec 52  
**Developer:** Aliana Development Company  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2017-0813 C3F

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

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Fort Bend Engineer: 1) Provide additional UEs adjacent to 50' ROWs per FBC Subdivision Regulations 5.5.B.2

-

Kirkshaw south of Fairbairn

2) A temporary turnaround and easement will be required at the south end of Kirkshaw Drive

3) Submit to FBC for formal review

4) Submit civil construction plans

5) This review does not constitute a formal review by Fort Bend County as not all review comments are provided in this portal

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.

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 2  
**Action Date:** 05/25/2017  
**Plat Name:** Baw Athletic Warehouse  
**Developer:** BAW Athletic Wear LP  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2017-0856 C2

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

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Total Acreage:	7.7878	Total Reserve Acreage:	7.7878
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	444V	ETJ

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

047. Make minor corrections and additions as indicated on the marked file copy.
057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (41)
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
059. Provide the total acreage within the subdivision and the number of lots, blocks and reserves being platted. (41)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

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

The below comments were made by other agencies during this review period. These comments 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:** 2  
**Action Date:** 05/25/2017  
**Plat Name:** Baw Athletic Warehouse  
**Developer:** BAW Athletic Wear LP  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2017-0856 C2

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

---

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](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) .

Limited scope TIA will be required addressing driveway locations, median opening and left turn lane requirements

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 3  
**Action Date:** 05/25/2017  
**Plat Name:** Breckenridge Park Sec 2  
**Developer:** Woodmere Development Company, Limited  
**Applicant:** Van De Wiele & Vogler, Inc.  
**App No/Type:** 2017-0815 C3F

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

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Total Acreage:	15.7470	Total Reserve Acreage:	2.6377
Number of Lots:	70	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 82
County	Zip	Key Map ©	City / ETJ
Harris	77373	293U	ETJ

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

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

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (41)

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)

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

159. Provide centerline tie.

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

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

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

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

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

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

Verify if plat boundary location at L4 is correct.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 4  
**Action Date:** 05/25/2017  
**Plat Name:** Bridgeland Lakeland Heights Sec 7  
**Developer:** Bridgeland Development, LP  
**Applicant:** R.G. Miller Engineers  
**App No/Type:** 2017-0811 C3F

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

Total Acreage:	14.6990	Total Reserve Acreage:	2.9670
Number of Lots:	47	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 419
County	Zip	Key Map ©	City / ETJ
Harris	77433	366P	ETJ

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

012.2. Coordinate utility easements with CenterPoint Energy. Go to <http://www.centerpointenergy.com/> for Electricity, Builders and Developers, Electric Safety.

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.

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (41)

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

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

159. Provide centerline tie.

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 4  
**Action Date:** 05/25/2017  
**Plat Name:** Bridgeland Lakeland Heights Sec 7  
**Developer:** Bridgeland Development, LP  
**Applicant:** R.G. Miller Engineers  
**App No/Type:** 2017-0811 C3F

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

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City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION  
AND MISSING B.L.

5'WLE & 10' S.S.E CANNOT OVERLAPP, WHICH IS NOT ALLOWED.

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 a 4 foot garage building line for private alley template

Questions concerning the informational comments should be directed to the agency's author. Planning and Development  
Department 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:** 05/25/2017  
**Plat Name:** Bridgeland Lakeland Heights Sec 8  
**Developer:** Bridgeland Development, LP  
**Applicant:** R.G. Miller Engineers  
**App No/Type:** 2017-0809 C3F

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

Total Acreage:	7.4690	Total Reserve Acreage:	0.7841
Number of Lots:	45	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 419
County	Zip	Key Map ©	City / ETJ
Harris	77433	366P	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.

042. 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.

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.

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (41)

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)

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

159. Provide centerline tie.

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

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

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 5  
**Action Date:** 05/25/2017  
**Plat Name:** Bridgeland Lakeland Heights Sec 8  
**Developer:** Bridgeland Development, LP  
**Applicant:** R.G. Miller Engineers  
**App No/Type:** 2017-0809 C3F

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

---

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

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)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 05/25/2017  
**Plat Name:** Bridgeland Parkland Village Sec 11  
**Developer:** Bridgeland Development LP  
**Applicant:** Costello, Inc.  
**App No/Type:** 2017-0873 C3F

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

Total Acreage:	22.7000	Total Reserve Acreage:	5.5081
Number of Lots:	85	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. Summit Point Crossing Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat.

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (41)

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

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

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 6  
**Action Date:** 05/25/2017  
**Plat Name:** Bridgeland Parkland Village Sec 11  
**Developer:** Bridgeland Development LP  
**Applicant:** Costello, Inc.  
**App No/Type:** 2017-0873 C3F

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

---

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)  
Road easement would need to be abandoned before plat recordation  
UVE should be checked at Summit Point Crossing and Mason Road.  
UVE should be checked at Monument Hill Crossing and Summit Point Crossing.  
Driveway should be placed at 5' from west property line for Lot 59, Block 1 and 5' from east property line for Lot 64, Block 1.  
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:** 7  
**Action Date:** 05/25/2017  
**Plat Name:** Bridgeland Parkland Village Sec 12  
**Developer:** Bridgeland Development LP  
**Applicant:** Costello, Inc.  
**App No/Type:** 2017-0876 C3F

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

Total Acreage:	30.1900	Total Reserve Acreage:	4.2548
Number of Lots:	111	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 489
County	Zip	Key Map ©	City / ETJ
Harris	77433	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.

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

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

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (41)

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:** 7  
**Action Date:** 05/25/2017  
**Plat Name:** Bridgeland Parkland Village Sec 12  
**Developer:** Bridgeland Development LP  
**Applicant:** Costello, Inc.  
**App No/Type:** 2017-0876 C3F

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

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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)  
Mason road street dedication will need to be recorded prior to or simultaneously with this plat  
Road easement will need to be abandoned prior to plat recordation  
Easements outside of plat boundary will need to be recorded prior to plat recordation  
Construction plan (Project Number 1703070187) has not been approved  
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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 8  
**Action Date:** 05/25/2017  
**Plat Name:** Chateaux at Edwards  
**Developer:** Hanna Custom Homes, LLC  
**Applicant:** The Interfield Group  
**App No/Type:** 2017-0752 C2

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

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Total Acreage:	0.1140	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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493G	City

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

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

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

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

Owner(s) throughout the dedicatory acknowledgements must match at the time of recordation.

Property legal description in title and on plat must match at recordation.

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

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

PWE Utility Analysis: Approve.

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:** 9  
**Action Date:** 05/25/2017  
**Plat Name:** Cinco Ranch Northwest Sec 20  
**Developer:** Nash Cinco NW, LLC  
**Applicant:** BGE, Inc.  
**App No/Type:** 2017-0821 C3F

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

Total Acreage:	3.1500	Total Reserve Acreage:	0.1463
Number of Lots:	16	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 58
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	484N	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) Provide 25' BL in Reserve B along Cinco Trace Drive  
2) A variance is required for 20' BL's along 50' ROWs per FBC Subdivision Regulations  
3) The plat cannot be recorded until Crossover Road is abandoned  
4) This review does not constitute a formal review by Fort Bend County as not all review comments are provided in this portal  
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:** 10  
**Action Date:** 05/25/2017  
**Plat Name:** City Park South Sec 5  
**Developer:** D.R. Horton - Texas, LTD  
**Applicant:** AECOM  
**App No/Type:** 2017-0820 C3P

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

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Total Acreage:	14.8360	Total Reserve Acreage:	0.7410
Number of Lots:	83	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77047	573S	City

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

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

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. City park South Sec 4 must be recorded prior to or simultaneously with this plat.

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

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

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

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

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

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

For long form:

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

<b>Agenda Item:</b>	11	<b>Staff Recommendation:</b>	Approve the plat subject to the conditions listed
<b>Action Date:</b>	05/25/2017		
<b>Plat Name:</b>	Clearstone Circle and Sunhollow Drive Street Dedication Sec 1		
<b>Developer:</b>	CalAtlantic Homes of Texas, Inc.		
<b>Applicant:</b>	Jones Carter - Woodlands Office		
<b>App No/Type:</b>	2017-0767 SP		

Total Acreage:	3.4500	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524T	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. Creekside Ranch Sec 5 (App No 2015-2403) and Clearstone Circle 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)

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

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

159. Provide centerline tie.

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 11

**Action Date:** 05/25/2017

**Plat Name:** Clearstone Circle and Sunhollow Drive Street Dedication Sec 1

**Developer:** CalAtlantic Homes of Texas, Inc.

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

**App No/Type:** 2017-0767 SP

**Staff Recommendation:**

Approve the plat subject to the conditions listed

- 
- Fort Bend Engineer: 1) Update precinct 1 commissioner to Vincent M. Morales, Jr.  
2) According to the most recent GP in FBC records, Sunhollow Drive is shown as a minimum 60' collector roadway. Please revise to reflect the correct ROW width.  
3) Revise all radii onto Clearstone Circle and Sunhollow Drive to 30' radii.  
4) Provide second point of access from the subdivision due to 150+ total platted lots

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 12  
**Action Date:** 05/25/2017  
**Plat Name:** Commons at Ella Forest  
**Developer:** RNM Group, LLC  
**Applicant:** Karen Rose Engineering and Surveying  
**App No/Type:** 2017-0831 C2

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

Total Acreage:	8.2358	Total Reserve Acreage:	0.8627
Number of Lots:	38	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	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 propose re-plat to the WCR(Long or short form)application.

For long form:

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

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

City Engineer: DETENTION IS REQUIRED

PWE Traffic: On-site parking is provided.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 13  
**Action Date:** 05/25/2017  
**Plat Name:** Creekmont Grove  
**Developer:** Legion Builders, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2017-0747 C3F

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

Total Acreage:	3.4665	Total Reserve Acreage:	0.4452
Number of Lots:	49	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452E	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: NEED DRAINAGE PLAN

AND RELOCATE THE 10'X20' W.M.E ALONG ROSLYN RD.

PWE Traffic: On-site parking is provided.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 14  
**Action Date:** 05/25/2017  
**Plat Name:** Cunningham Park Sec 1  
**Developer:** TSW Land Holdings  
**Applicant:** Windrose  
**App No/Type:** 2017-0849 C2

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

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Total Acreage:	5.5530	Total Reserve Acreage:	5.5530
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	77433	327J	ETJ

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

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

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

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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 14  
**Action Date:** 05/25/2017  
**Plat Name:** Cunningham Park Sec 1  
**Developer:** TSW Land Holdings  
**Applicant:** Windrose  
**App No/Type:** 2017-0849 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 County Flood Control District: Flood Control review - include Key Map information on the Vicinity Map.

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

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

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

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

UVE should be checked at K-Z Road and Cypress Rosehill Road.

Limited scope TIA will be required addressing driveway locations, median opening and left turn lane requirements.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 15

**Action Date:** 05/25/2017

**Plat Name:** Cypress Nanes Addition

**Developer:** Vaquero Ventures Management, LLC

**Applicant:** JPH Land Surveying, Inc.

**App No/Type:** 2017-0761 C2

**Staff Recommendation:**

Defer Applicant request

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Total Acreage:	1.0010	Total Reserve Acreage:	1.0010
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 86
County	Zip	Key Map ©	City / ETJ
Harris	77090	332N	ETJ

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

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

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)

191. Appendix G:Harris County Engineer is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

191.1. Provide new Harris County Engineer certificate. Reference recordation dedicatory acknowledgement and certifications for requirements.

202. Include Harris County Road Law certificate to Appendix A: Owners Acknowledgement. (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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 15

**Action Date:** 05/25/2017

**Plat Name:** Cypress Nanes Addition

**Developer:** Vaquero Ventures Management, LLC

**Applicant:** JPH Land Surveying, Inc.

**App No/Type:** 2017-0761 C2

**Staff Recommendation:**

Defer Applicant request

---

PWE Utility Analysis: Approve

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

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

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

Dedicate 1 foot of ROW along FM 1960

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:** 05/25/2017  
**Plat Name:** El Dorado Clear Lake City Sec 2 partial replat no 1  
**Developer:** Clear Lake City Water Authority  
**Applicant:** Civil-Surv Land Surveying, L.C.  
**App No/Type:** 2017-0848 C3F

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

Total Acreage:	0.5133	Total Reserve Acreage:	0.5133
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	21	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77059	578T	City

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

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

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

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

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

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

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

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

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

For long form:

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

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 17  
**Action Date:** 05/25/2017  
**Plat Name:** Elyson Reserves Sec 1  
**Developer:** Nash FM 529, LLC a Delaware limited liability company  
**Applicant:** BGE, Inc.  
**App No/Type:** 2017-0818 C2

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

Total Acreage:	28.8700	Total Reserve Acreage:	28.8700
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 457
County	Zip	Key Map ©	City / ETJ
Harris	77493	405S	ETJ

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

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

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

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

052. Porter Road Street Dedication Sec 3 and Elyson Falls Drive Street Dedication 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)

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

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 17  
**Action Date:** 05/25/2017  
**Plat Name:** Elyson Reserves Sec 1  
**Developer:** Nash FM 529, LLC a Delaware limited liability company  
**Applicant:** BGE, Inc.  
**App No/Type:** 2017-0818 C2

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

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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)

For reserve C to have frontage, Elyson falls drive will need to be recorded prior to or simultaneously with this plat

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 18  
**Action Date:** 05/25/2017  
**Plat Name:** Elyson Sec 16  
**Developer:** Nash FM 529, LLC a Delaware limited liability company  
**Applicant:** BGE, Inc.  
**App No/Type:** 2017-0827 C3F

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

Total Acreage:	18.9300	Total Reserve Acreage:	1.6760
Number of Lots:	63	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 457
County	Zip	Key Map ©	City / ETJ
Harris	77493	405S	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. Porter Road Street Dedication Sec 3 and Elyson Falls Drive Street Dedication 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)

076. Lots not served by a wastewater collection system shall not be allowed unless the requirements of 42-181 are complied with. Reference attached Wastewater Collection System requirements.

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 18

**Action Date:** 05/25/2017

**Plat Name:** Elyson Sec 16

**Developer:** Nash FM 529, LLC a Delaware limited liability company

**Applicant:** BGE, Inc.

**App No/Type:** 2017-0827 C3F

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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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)

Elyson Falls Drive will need to be recorded prior to or simultaneously with this plat

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

Required UVE has not been shown on applicable sheets of construction plan (Project Number 1704070027).

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 19  
**Action Date:** 05/25/2017  
**Plat Name:** Ernest Kim Estates  
**Developer:** PRIME TEXAS SURVEYS LLC  
**Applicant:** SEM SERVICES  
**App No/Type:** 2017-0798 C2

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

Total Acreage:	0.9336	Total Reserve Acreage:	0.9336
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	450Y	City

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

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

134.10. Add to general notes on face of plat: This property(s) is located in Park Sector number 10.

203. Provide complete Recordation Package when submitting plat for 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 multi family note

2)show one unrestricted reserve and one block in the title block, as shown on the markup.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 19  
**Action Date:** 05/25/2017  
**Plat Name:** Ernest Kim Estates  
**Developer:** PRIME TEXAS SURVEYS LLC  
**Applicant:** SEM SERVICES  
**App No/Type:** 2017-0798 C2

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

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PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the 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 10.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 05/25/2017  
**Plat Name:** Eureka Yards  
**Developer:** Cityside Homes, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2017-0864 C3P

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

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Total Acreage:	1.9938	Total Reserve Acreage:	0.1889
Number of Lots:	38	Number of Multifamily Units:	0
COH Park Sector:	12	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	77008	492B	City

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

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

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

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

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

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)

1)the additional reserve use and s.f should be reflected in the reserve table on the 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>

City Engineer: DETENTION IS REQUIRED

PWE Traffic: On-site parking is provided.

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 21  
**Action Date:** 05/25/2017  
**Plat Name:** Fieldstone Sec 15  
**Developer:** Fieldstone (Houston) ASLI VI, L.L.L.P.  
**Applicant:** Jones | Carter  
**App No/Type:** 2017-0860 C3F

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

Total Acreage:	19.9700	Total Reserve Acreage:	1.0439
Number of Lots:	89	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 165
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526N	ETJ

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

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

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

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

1)record 2016-1399 Mason Road in Fieldstone street dedication Sec 2 prior to or simultaneously with this plat

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

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

Fort Bend Engineer: 1) Revise C7 to 30' radius

2) Fieldstone Section 15 will not be recorded through FBC until Mason Road in Fieldstone Street Dedication Section 2 is recorded and under construction, per the letter provided by the developer

3) This review does not constitute a formal review by Fort Bend County as not all review comments are provided in this portal

PWE Utility Analysis: Approved

City Engineer: B.L.'S, SSE & WLE CANNOT OVERLAPP, WHICH IS NOT ALLOWED.

AND CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 22  
**Action Date:** 05/25/2017  
**Plat Name:** Foxwood Sec 16  
**Developer:** Woodmere Development., LTD.  
**Applicant:** IDS Engineering Group  
**App No/Type:** 2017-0869 C3P

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

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Total Acreage:	12.0070	Total Reserve Acreage:	0.4780
Number of Lots:	78	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:	Hunter's Glen MUD
County	Zip	Key Map ©	City / ETJ
Harris	77338	334L	ETJ

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

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

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

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.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 05/25/2017  
**Plat Name:** Grand Mission Estates Sec 4  
**Developer:** 688 Development INC.  
**Applicant:** Jones | Carter  
**App No/Type:** 2017-0884 C3F

**Staff Recommendation:**  
 Defer Chapter 42 planning standards

Total Acreage:	44.9100	Total Reserve Acreage:	37.3000
Number of Lots:	26	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Grand Mission MUD 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526P	ETJ

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

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

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

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

1)a private street can not be a direct extension of a public street.

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

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

Fort Bend Engineer: 1) Clarify is Reserve C is for landscape or detention purposes  
 2) The Precinct 3 Commissioner is W.A. "Andy" Meyers  
 3) Bellaria Lake Lane should be an extension of Garland Hills Lane  
 4) Provide street name change arrows at Bellaria Lake and Songlark Cove  
 5) Provide recording information for easements proposed outside the plat boundary  
 6) Submit civil construction plans  
 7) Submit to FBC for formal review  
 8) This review does not constitute a formal review by Fort Bend County as not all review comments are provided in this portal  
 PWE Utility Analysis: Approved  
 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:** 24

**Action Date:** 05/25/2017

**Plat Name:** Grand Parkway Distribution Center Sec 2

**Developer:** Shell Federal Credit Union

**Applicant:** Windrose

**App No/Type:** 2017-0823 C2

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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Total Acreage:	1.0023	Total Reserve Acreage:	1.0023
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	445P	ETJ

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

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)

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

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

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

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

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

Limited scope TIA will be required addressing driveway locations, median opening, left turn lane and shared access requirements along Morton Ranch 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.



**Agenda Item:** 25  
**Action Date:** 05/25/2017  
**Plat Name:** Grand Vista Lakes Commercial Reserves  
**Developer:** DR Horton  
**Applicant:** Jones | Carter  
**App No/Type:** 2017-0862 C3F

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

Total Acreage:	9.5400	Total Reserve Acreage:	9.5400
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 190
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526H	ETJ

***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- 1)add wastewater note  
 2)record grand vista lakes sec 1 prior to or simultaneously with this plat.

***For Your Information:***

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

Fort Bend Engineer: 1) Provide 10' landscape easement along FM 1093  
 2) Provide recording information for dedicated right-of-way along FM 1093  
 3) Provide recording information for Horton Vista Drive for access to Reserve B  
 4) Submit to FBC for formal review  
 5) Submit civil construction plans  
 6) This review does not constitute a formal review by Fort Bend County as not all review comments are provided in this portal  
 PWE Utility Analysis: Approved  
 City Engineer: B.L.'S & WLE CANNOT OVERLAPP, WHICH IS NOT ALLOWED.  
 AND 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:** 26  
**Action Date:** 05/25/2017  
**Plat Name:** Grant Road PUD WWTP  
**Developer:** Grant Road PUD  
**Applicant:** GBI Partners, LP  
**App No/Type:** 2017-0852 C2

**Staff Recommendation:**  
Defer Chapter 42 planning  
standards

Total Acreage:	0.9870	Total Reserve Acreage:	0.9870
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:	Grant Road PUD
County	Zip	Key Map ©	City / ETJ
Harris	77429	328Y	ETJ

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

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

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

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

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

PWE Utility Analysis: Approved

City Engineer: B.L. NEED ON THE EAST SIDE OF MEADOW SWEET DR., WILL MEADOW SWEET DR. BE EXTENDED IN NEAR FUTURE, ALSO DETENTION IS REQUIRED

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

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

Coordinate with HCFCD if any additional drainage easements are required

Extend Meadow Sweet Drive per chapter 42 ordinance or submit variance to not extend or end in cul-de-sac

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 05/25/2017  
**Plat Name:** Greenmead Plaza  
**Developer:** Bowden Survey  
**Applicant:** Bowden Land Services  
**App No/Type:** 2017-0738 C2

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

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Total Acreage:	0.9722	Total Reserve Acreage:	0.9722
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452P	City

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

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

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

203. Provide complete Recordation Package when submitting plat for 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 multi-family note

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 27  
**Action Date:** 05/25/2017  
**Plat Name:** Greenmead Plaza  
**Developer:** Bowden Survey  
**Applicant:** Bowden Land Services  
**App No/Type:** 2017-0738 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 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.

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 1.

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





**Agenda Item:** 28  
**Action Date:** 05/25/2017  
**Plat Name:** Hickory Enclave partial replat no 1 and Extension  
**Developer:** Hickory St Houston Development, LLC  
**Applicant:** Bates Development Consultants  
**App No/Type:** 2017-0840 C3F

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

Total Acreage:	0.2582	Total Reserve Acreage:	0.0142
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493G	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>

Joint Referral Committee action required for abandonment and relocate of the existing sewer line.

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

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

PWE Traffic: On-site parking is provided.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 29  
**Action Date:** 05/25/2017  
**Plat Name:** Iglesia Cristiana Fortaleza Y Esperanza  
**Developer:** IGLESIA CRISTIANA FORTALEZA Y ESPERANZA  
**Applicant:** KM Surveying LLC  
**App No/Type:** 2017-0832 C2

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

Total Acreage:	1.4995	Total Reserve Acreage:	1.3233
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:	Fort Bend County FWSD 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	527Z	ETJ

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

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

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

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

Fort Bend Engineer: 1) Provide 10' building line along Paul Road  
 2) Submit to FBC for formal review  
 3) This review does not constitute a formal review by Fort Bend County as not all review comments are provided in this portal  
 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:** 30  
**Action Date:** 05/25/2017  
**Plat Name:** Iglesia Cristo de Poder  
**Developer:** Vistamont Realty Management  
**Applicant:** HRS and Associates, LLC  
**App No/Type:** 2017-0812 C2

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

Total Acreage:	4.1732	Total Reserve Acreage:	4.1732
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	77034	576L	City

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

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

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

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

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

203. Provide complete Recordation Package when submitting plat for 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 comments.

Parks and Recreation: This property(s) is located in Park Sector number 6.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 31  
**Action Date:** 05/25/2017  
**Plat Name:** Lakewood Pines Sec 6  
**Developer:** KB HOME LONE STAR, INC  
**Applicant:** Jones | Carter  
**App No/Type:** 2017-0886 C3F

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

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Total Acreage:	14.9200	Total Reserve Acreage:	0.5200
Number of Lots:	59	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 499
County	Zip	Key Map ©	City / ETJ
Harris	77044	377Q	City

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#### ***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.
- 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>

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 32  
**Action Date:** 05/25/2017  
**Plat Name:** North Vintage Centre  
**Developer:** PL Construction  
**Applicant:** John G. Thomas and Associates, Inc. dba Thomas Land Surveying  
**App No/Type:** 2017-0847 C2

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

Total Acreage:	2.0000	Total Reserve Acreage:	2.0000
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:	Storm Sewer	Utility District:	Cypress Forest PUD
County	Zip	Key Map ©	City / ETJ
Harris	77379	330S	ETJ

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

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

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

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

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

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

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

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)

Limited scope TIA will be required to determine driveway locations and shared access with adjacent properties

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 05/25/2017  
**Plat Name:** Northpointe Reach Drive Street Dedication Sec 2  
**Developer:** Lennar Homes of Texas Land and Construction, LTD  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2017-0817 SP

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

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Total Acreage:	1.8730	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:	Northwest Harris County MUD 5
County	Zip	Key Map ©	City / ETJ
Harris	77377	328K	ETJ

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

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

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.

Harris County Flood Control District: Flood Control review - Correct Key Map information on the Vicinity Map, it is 328 J and K.

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

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

Condemnation of land strip by county is required before plat is recorded

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 34  
**Action Date:** 05/25/2017  
**Plat Name:** Point Blank  
**Developer:** Dynamic Engineering Consultants, PC  
**Applicant:** Gruller Surveying  
**App No/Type:** 2017-0802 C2

**Staff Recommendation:**  
Defer Applicant request

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Total Acreage:	2.0216	Total Reserve Acreage:	2.0216
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 222
County	Zip	Key Map ©	City / ETJ
Harris	77065	368Z	ETJ

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

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

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

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)

Property under common ownership should be included in the plat or provide a general plan. If submitting a general plan, the name of the plat should match the general plan.

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

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

City Engineer: DETENTION IS REQUIRED

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

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

Owner owns adjacent property. May need to resubmit plat showing full ownership or submit general plan.

Construction plan (Project Number 1704130150 0) has not been approved

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 35  
**Action Date:** 05/25/2017  
**Plat Name:** Promise Land replat no 1  
**Developer:** KING'S LAND SURVEYING SOLUTIONS LLC  
**Applicant:** KING'S LAND SURVEYING SOLUTIONS, LLC  
**App No/Type:** 2017-0806 C3F

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

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Total Acreage:	3.2080	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	77447	285N	ETJ

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

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

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

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.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 35  
**Action Date:** 05/25/2017  
**Plat Name:** Promise Land replat no 1  
**Developer:** KING'S LAND SURVEYING SOLUTIONS LLC  
**Applicant:** KING'S LAND SURVEYING SOLUTIONS, LLC  
**App No/Type:** 2017-0806 C3F

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

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 36  
**Action Date:** 05/25/2017  
**Plat Name:** Provence Memorial  
**Developer:** Pulte Homes of Texas, L.P.  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2017-0828 C3F

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

Total Acreage:	4.9230	Total Reserve Acreage:	0.8800
Number of Lots:	62	Number of Multifamily Units:	0
COH Park Sector:	19	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	77043	449U	City

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

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

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

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

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

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

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

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

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

For long form:

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

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

City Engineer: IF THE F.H. ARE PRIVATE, IT NEED 15'X25' W.M.E. 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.. ALSO NEED 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:** 05/25/2017  
**Plat Name:** Providence Place Estates  
**Developer:** Fisher Arnold  
**Applicant:** AGS CONSULTANTS LLC  
**App No/Type:** 2017-0799 C3P

**Staff Recommendation:**  
Defer Chapter 42 planning  
standards

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Total Acreage:	10.5710	Total Reserve Acreage:	2.5980
Number of Lots:	60	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 86
County	Zip	Key Map ©	City / ETJ
Harris	77090	332N	ETJ

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 37  
**Action Date:** 05/25/2017  
**Plat Name:** Providence Place Estates  
**Developer:** Fisher Arnold  
**Applicant:** AGS CONSULTANTS LLC  
**App No/Type:** 2017-0799 C3P

**Staff Recommendation:**  
Defer Chapter 42 planning standards

- 
014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
051. Tie plat boundary to the nearest intersection of public street rights-of-way.
060. Provide the property owner's name, the person or firm who prepared the plat and the date on which the plat was drawn. (41)
061. Orient the layout of the plat with north to the top of the page (perpendicular to the bottom edge of the sheet) and provide a north arrow. (41)
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
077. Minimum lot size in the suburban area is 5000 square feet without compensating open space. (182)
080. Add the Lot Size - Suburban Compensating Open Space Table and plat notes to the plat. (184)
144. Provide a minimum 50-foot cul-de-sac radius as indicated on the marked file copy. Refer to PWE Design Manual. (131)
148. Change street name(s) as indicated on the marked file copy. (133-134)
155. All streets must have a name followed by a suffix. In addition, permanent access easements must have a suffix of "Private" or "PVT." (133-134)
157. Provide streets names for each street. (133-134)
- 157.1. Provide street name break(s) as indicated on the marked file copy. Street name breaks must be located at lot lines.
174. Add Permanent Access Easement note to the plat and/or add PAE paragraph to the Appendix A: Owner's Acknowledgement. (189)
177. All type 2 PAEs and private streets must have width of 28 ft. The paving width shall also be 28 ft. (122, 231)
- 180.1. Add this note to the face of the plat: This subdivision contains one or more permanent access easements that have not been dedicated to the public or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.
- 180.2. For PAE II or Shared driveways: Storm Sewer system within the private property or private easement is a private system and must be maintained by the property owners or the home owners association.(STM)
- 180.3. For PAE II or Shared driveways add this note to the face of the plat: Lots within this development are not eligible for City of Houston solid waste pickup. Any HOA agreement prepared for this subdivision should include notice to property owners of their ineligibility. (SWD)
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. Provide recording information shown on the plat for Ella BLVD. 2. Show where the fire hydrants will be located within plat boundary. 3. Utility easements not allowed to be dedicated with private street developments must be private utilities. 4. Renumber lots within each block to start with number 1.



## PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 37  
**Action Date:** 05/25/2017  
**Plat Name:** Providence Place Estates  
**Developer:** Fisher Arnold  
**Applicant:** AGS CONSULTANTS LLC  
**App No/Type:** 2017-0799 C3P

**Staff Recommendation:**  
Defer Chapter 42 planning standards

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

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

City Engineer: IF THE F.H. ARE PRIVATE, IT NEED 15'X25' W.M.E. 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.. ALSO NEED W.M.E.

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

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

Saint Michael Drive is a street name duplication. Choose another street name.

UVE should be checked at Saint Michael Drive and Ella Blvd.

Restriping of two-way LTL will be required on Ella Blvd to create designated SB left turn lane at Saint Michael Drive.

20'x20' ROW cutback at both corners of Saint Michael Drive and Ella Blvd should be provided.

Label street Vianney Chase Loop or Windwood Chase Loop

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 38  
**Action Date:** 05/25/2017  
**Plat Name:** Royal Brook at Kingwood Sec 14  
**Developer:** Friendswood Development  
**Applicant:** Jones | Carter  
**App No/Type:** 2017-0751 C3F

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

Total Acreage:	8.9300	Total Reserve Acreage:	1.1000
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.

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. Morning Creek Springs Lane Street Dedication must be recorded prior to or simultaneously with this plat.

159. Provide centerline tie.

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 38  
**Action Date:** 05/25/2017  
**Plat Name:** Royal Brook at Kingwood Sec 14  
**Developer:** Friendswood Development  
**Applicant:** Jones | Carter  
**App No/Type:** 2017-0751 C3F

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

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

<http://www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html>  
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

PWE Traffic: Parking can be accommodated on-street.  
Parks and Recreation: Row G on the Parks and Open Space table on the face of the plat must be changed to: 3.20 acres.  
PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR (long or short form) application.  
For long form:

<http://www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html>  
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

PWE Traffic: Parking can be accommodated on-street.  
Parks and Recreation: Row G on the Parks and Open Space table on the face of the plat must be changed to: 3.20 acres.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 05/25/2017  
**Plat Name:** Royal Brook at Kingwood Sec 8  
**Developer:** Friendswood Development Company  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2017-0867 C3P

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

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Total Acreage:	16.7300	Total Reserve Acreage:	6.9100
Number of Lots:	32	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Montgomery County MUD 24
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	297K	ETJ

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

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

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

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

052. Ricewood Drive Street Dedication Sec 2 must be recorded prior to or simultaneously with this plat.

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

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

PWE Utility Analysis: Approved  
City Engineer: DETENTION IS PROVIDED ON THIS SECTION

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 40  
**Action Date:** 05/25/2017  
**Plat Name:** Royal Brook at Kingwood Sec 9  
**Developer:** Friendswood Development Company  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2017-0871 C3P

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

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Total Acreage:	11.2000	Total Reserve Acreage:	0.4400
Number of Lots:	43	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Montgomery County MUD 24
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	297K	ETJ

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

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

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

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

052. Royal Brook at Kingwood Sec 8 must be recorded prior to or simultaneously with this plat.

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

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

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:** 41  
**Action Date:** 05/25/2017  
**Plat Name:** Sheldon Ridge Sec 10  
**Developer:** Woodmere Development Co., LTD.  
**Applicant:** IDS Engineering Group  
**App No/Type:** 2017-0882 C3P

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

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Total Acreage:	11.1150	Total Reserve Acreage:	0.7740
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:	Northeast Harris County MUD 1
County	Zip	Key Map ©	City / ETJ
Harris	77044	418N	ETJ

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

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

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

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

052. Sheldon Ridge Sec 9 must be recorded prior to or simultaneously with this plat.

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 41  
**Action Date:** 05/25/2017  
**Plat Name:** Sheldon Ridge Sec 10  
**Developer:** Woodmere Development Co., LTD.  
**Applicant:** IDS Engineering Group  
**App No/Type:** 2017-0882 C3P

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

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

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

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

Sec 9 will need to be recorded prior to or simultaneously with this plat  
UVE should be checked at Roaming River Trail and Upland Junction Trail.  
UVE should be checked at Wandering Creek Trail and Upland Junction Trail.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 42  
**Action Date:** 05/25/2017  
**Plat Name:** Shop N Fuel  
**Developer:** 4SITE LAND SURVEYING  
**Applicant:** 4Site Land Surveying  
**App No/Type:** 2017-0766 C2

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

---

Total Acreage:	1.6689	Total Reserve Acreage:	1.6689
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:	Combination	Utility District:	Harris County MUD 202
County	Zip	Key Map ©	City / ETJ
Harris	77066	371J	ETJ

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

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

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

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

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

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 42  
**Action Date:** 05/25/2017  
**Plat Name:** Shop N Fuel  
**Developer:** 4SITE LAND SURVEYING  
**Applicant:** 4Site Land Surveying  
**App No/Type:** 2017-0766 C2

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

---

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)  
UVE should be checked for making right turn on red by EB traffic on Champion Forest Drive onto Bammel N. Houston Road.  
Limited scope TIA will be required addressing 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:** 43  
**Action Date:** 05/25/2017  
**Plat Name:** Tavola Sec 33  
**Developer:** Friendswood Development Company  
**Applicant:** RVi Planning + Landscape Architecture  
**App No/Type:** 2017-0808 C3P

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

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Total Acreage:	15.1600	Total Reserve Acreage:	1.0900
Number of Lots:	42	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	East Montgomery County MUD 7
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	257E	ETJ

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

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

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

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

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

Record Sec 32 prior to or simultaneously with this plat. Approved public streets in Sec 32 need to be changed to Type 1 PAEs so that they may extend directly into the PAEs of Sec 33.

Submit an exhibit with the next Tavola section showing the location of the section numbers that have been skipped (Secs 22-24 and 26-31).

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

The below comments were made by other agencies during this review period. These comments 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:** 44  
**Action Date:** 05/25/2017  
**Plat Name:** Tower Oaks Center  
**Developer:** M LANZA  
**Applicant:** Century Engineering, Inc  
**App No/Type:** 2017-0792 C2

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

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Total Acreage:	2.8551	Total Reserve Acreage:	2.8505
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County FWSD 61
County	Zip	Key Map ©	City / ETJ
Harris	77065	368M	ETJ

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

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

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

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

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

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

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

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

City Engineer: DETENTION IS REQUIRED

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

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

UVE should be checked for making right turn on red by WB traffic on Cypress N. Houston onto N. Eldridge Pkwy.

Limited scope TIA will be required addressing driveway locations, shared access, median openings and left turn lane requirements.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 45  
**Action Date:** 05/25/2017  
**Plat Name:** Treviso Gardens Sec 2  
**Developer:** Marcello Lakes Ltd.  
**Applicant:** EHRA  
**App No/Type:** 2017-0872 C3P

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

---

Total Acreage:	14.2700	Total Reserve Acreage:	3.0000
Number of Lots:	86	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	445J	ETJ

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

034. COS areas shall be restricted for the use of the owners of property in and the residents of the subdivision. (185)

036. COS reserves shall be owned, managed and maintained under a binding agreement among the owners of property in the subdivision. (185)

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

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

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

052. Treviso Gardens Sec 1 must be recorded prior to or simultaneously with this plat.

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 45  
**Action Date:** 05/25/2017  
**Plat Name:** Treviso Gardens Sec 2  
**Developer:** Marcello Lakes Ltd.  
**Applicant:** EHRA  
**App No/Type:** 2017-0872 C3P

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

---

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

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

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

sec 1 will need to be recorded prior to or simultaneously with this plat

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf> ) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf> ). For wastewater related questions or to submit your report, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto: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:** 46  
**Action Date:** 05/25/2017  
**Plat Name:** Valley Ranch Town Center North  
**Developer:** Kimley-Horn, Inc  
**Applicant:** Terra Surveying Company, Inc.  
**App No/Type:** 2017-0617 C3F

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

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Total Acreage:	57.6200	Total Reserve Acreage:	56.6428
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	New Caney MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	256T	ETJ

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

012.2.1 Dead-end utility easements are not permitted.

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

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

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

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

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

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

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

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:** 47  
**Action Date:** 05/25/2017  
**Plat Name:** Westfield Ranch Sec 2  
**Developer:** Woodmere Development Co., LTD  
**Applicant:** AECOM  
**App No/Type:** 2017-0824 C3F

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

Total Acreage:	6.8310	Total Reserve Acreage:	0.3900
Number of Lots:	32	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77449	446F	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.

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

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

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

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

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

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

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)  
Construction plan (Project Number 1704210130 ) has not been approved.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 48  
**Action Date:** 05/25/2017  
**Plat Name:** Westfield Ranch Sec 3  
**Developer:** Woodmere Development Co., LTD  
**Applicant:** AECOM  
**App No/Type:** 2017-0825 C3F

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

Total Acreage:	11.1040	Total Reserve Acreage:	0.7110
Number of Lots:	53	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	77449	446F	ETJ

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

014. Establish 20' garage setback lines on Lots 19 and 20 of Block 3 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.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 190.2. Add 'Martha L. Stein, Chair' as Chair in the Planning Commission certificate.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 48  
**Action Date:** 05/25/2017  
**Plat Name:** Westfield Ranch Sec 3  
**Developer:** Woodmere Development Co., LTD  
**Applicant:** AECOM  
**App No/Type:** 2017-0825 C3F

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

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

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)  
utility easements outside of plat boundary will need to be recorded prior to plat recordation  
Construction plan (Project Number1704260108 ) has not been approved

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 49

**Action Date:** 05/25/2017

**Plat Name:** Wildwood at Northpointe Sec 23

**Developer:** Lennar Homes of Texas Land and Construction, LTD

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

**App No/Type:** 2017-0816 C3F

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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Total Acreage:	48.8970	Total Reserve Acreage:	35.0230
Number of Lots:	41	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:	Northwest Harris County MUD 5
County	Zip	Key Map ©	City / ETJ
Harris	77377	328K	ETJ

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

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

052. Northpointe Reach Drive STD Sec 2 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.

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)

Northpointe Reach Drive Sec 2 will need to be recorded prior plan approval of Sec 23 and prior to plat recordation

Construction plan (Project Number 1702210169) has not been approved.

Plat boundary should be extended to include proposed collector street, Northpointe Reach Drive.

A letter of commitment by the developer will be required for construction of Northpointe Reach Drive.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 50  
**Action Date:** 05/25/2017  
**Plat Name:** Windfern IV LLC  
**Developer:** Windfern IV LLC  
**Applicant:** Hovis Surveying Company Inc.  
**App No/Type:** 2017-0893 C2

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

Total Acreage:	1.2630	Total Reserve Acreage:	1.2630
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	77064	410A	ETJ

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

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

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

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

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

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

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

PWE Utility Analysis: Approved  
City Engineer: DETENTION IS REQUIRED

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

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

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

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



**Agenda Item:** 51  
**Action Date:** 05/25/2017  
**Plat Name:** Woodlands Creekside Park West Sec 26  
**Developer:** The Woodlands Land Development Company, L.P.  
**Applicant:** IDS Engineering Group  
**App No/Type:** 2017-0807 C3P

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

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Total Acreage:	19.6900	Total Reserve Acreage:	6.5634
Number of Lots:	30	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	249Q	ETJ

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***Conditions and Requirements for Approval***

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

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

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)

***For Your Information:***

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

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)

Show 60' drainage easement and storm sewer easement per recorded plat

Verify if Hooks Gas pipeline easement has been abandoned

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 05/25/2017  
**Plat Name:** Admiral Linen  
**Developer:** ALSCO, INC.  
**Applicant:** M2L Associates, Inc.  
**App No/Type:** 2017-0690 C2R

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

Total Acreage:	1.4348	Total Reserve Acreage:	1.4348
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493U	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 AND THE BUILDING HAS BEEN ENCROACHED TO ROW.  
THE ENCROACHMENT AGREEMENT IS REQUIRED.

Parks and Recreation: To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 15.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 05/25/2017  
**Plat Name:** American Tank Beaumont Highway  
**Developer:** American Tank and Vessel  
**Applicant:** Civil-Surv Land Surveying, L.C.  
**App No/Type:** 2017-0804 C2R

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

---

Total Acreage:	9.7560	Total Reserve Acreage:	9.7560
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77049	418W	ETJ

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

047. Make minor corrections and additions as indicated on the marked file copy.
057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (41)
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
059. Provide the total acreage within the subdivision and the number of lots, blocks and reserves being platted. (41)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 53  
**Action Date:** 05/25/2017  
**Plat Name:** American Tank Beaumont Highway  
**Developer:** American Tank and Vessel  
**Applicant:** Civil-Surv Land Surveying, L.C.  
**App No/Type:** 2017-0804 C2R

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

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PWE Utility Analysis: Approve.  
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](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) .

Documentation of TxDOT driveway approval should be submitted with site plans

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 54  
**Action Date:** 05/25/2017  
**Plat Name:** Baker Holly  
**Developer:** MP Construction & Development  
**Applicant:** MPC Development  
**App No/Type:** 2017-0793 C2R

**Staff Recommendation:**  
Defer Chapter 42 planning  
standards

Total Acreage:	0.0700	Total Reserve Acreage:	0.0000
Number of Lots:	1	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	493G	City

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

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

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (41)

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. Provide approved drainage plan, contact PWE at 1002 Washington Office.

2. Provide new City Planning Letter, following the requirements for it, under Chapter 42 definitions sections.

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

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

PWE Utility Analysis: Approve.

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

PWE Traffic: No comments.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 55  
**Action Date:** 05/25/2017  
**Plat Name:** Bedford Professional Buildings  
**Developer:** Ace Consulting Engineers, Inc.  
**Applicant:** Gruller Surveying  
**App No/Type:** 2017-0616 C2R

**Staff Recommendation:**  
Disapprove

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Total Acreage:	1.1976	Total Reserve Acreage:	1.1976
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	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	77031	569D	City

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

206. Staff recommendation is disapproval for the following reason. Subdivision replat is subject to the notification provisions of the Local Government Code, Section 212.015.

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 56  
**Action Date:** 05/25/2017  
**Plat Name:** Bogs Road Plant South Site  
**Developer:** Aqua Texas, Inc., a Texas corporation  
**Applicant:** Windrose  
**App No/Type:** 2017-0830 C2R

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

Total Acreage:	2.6840	Total Reserve Acreage:	2.6840
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	249T	ETJ

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

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

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (41)

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

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

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

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

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

City Engineer: DETENTION IS REQUIRED

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 57  
**Action Date:** 05/25/2017  
**Plat Name:** Burden Street Landing  
**Developer:** Barry Ross  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2017-0861 C2R

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

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Total Acreage:	0.2583	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	453D	City

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

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

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (41)

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

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

134.6. The then-current fee in lieu of dedication shall be applied to this number (3 units) of dwelling units.

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

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

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

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



## PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 57  
**Action Date:** 05/25/2017  
**Plat Name:** Burden Street Landing  
**Developer:** Barry Ross  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2017-0861 C2R

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

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

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.

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

For long form:

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

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

PWE Traffic: No comments.

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 58  
**Action Date:** 05/25/2017  
**Plat Name:** Carverdale Park replat no 1 and extension  
**Developer:** Taylor Made Designs  
**Applicant:** John G. Thomas and Associates, Inc. dba Thomas Land Surveying  
**App No/Type:** 2017-0851 C2R

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

Total Acreage:	0.6424	Total Reserve Acreage:	0.6424
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77041	450A	City

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

047. Make minor corrections and additions as indicated on the marked file copy.
057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (41)
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)
186. Appendix B: Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

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

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

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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 59  
**Action Date:** 05/25/2017  
**Plat Name:** Crocker Manor  
**Developer:** Roc Homes  
**Applicant:** Bates Development Consultants  
**App No/Type:** 2017-0853 C2R

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

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77019	493N	City

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

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

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

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

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

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

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

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

For long form:

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 60  
**Action Date:** 05/25/2017  
**Plat Name:** Dosey Doe  
**Developer:** L Squared  
**Applicant:** Town and Country Surveyors  
**App No/Type:** 2017-0855 C2R

**Staff Recommendation:**  
Defer Applicant request

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Total Acreage:	1.7300	Total Reserve Acreage:	1.7300
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Southern Montgomery County MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77380	252S	ETJ

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#### ***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)

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

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

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 61  
**Action Date:** 05/25/2017  
**Plat Name:** Enterra At West 22nd  
**Developer:** Enterra Homes  
**Applicant:** The Interfield Group  
**App No/Type:** 2017-0883 C2R

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

Total Acreage:	0.1604	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***

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

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

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

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

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

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

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

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

For long form:

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

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65% 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 (1 units) of dwelling units.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 62  
**Action Date:** 05/25/2017  
**Plat Name:** Environmental Allies North  
**Developer:** ENVIRONMENTAL ALLIES GP, INC.  
**Applicant:** Atkinson Engineers  
**App No/Type:** 2017-0732 C2R

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

Total Acreage:	4.9770	Total Reserve Acreage:	4.9770
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77064	410A	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: Approve.  
City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)  
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org). For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org).  
Check with city of Houston if GP should be submitted.  
Construction plan (Project Number 1701050129) has not been approved yet.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 63  
**Action Date:** 05/25/2017  
**Plat Name:** Ferguson Way Duplex  
**Developer:** Boyya Investments, Inc.  
**Applicant:** The Interfield Group  
**App No/Type:** 2017-0894 C2R

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

Total Acreage:	0.1560	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412N	City

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

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

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

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

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

For long form:

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

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

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

PWE Traffic: No comments.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 64  
**Action Date:** 05/25/2017  
**Plat Name:** Forbes Crossing Sec 1  
**Developer:** Pulte Homes  
**Applicant:** Pape-Dawson Engineers  
**App No/Type:** 2017-0800 C3R

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

Total Acreage:	52.1700	Total Reserve Acreage:	21.3760
Number of Lots:	164	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77075	575N	City

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

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (156)
047. Make minor corrections and additions as indicated on the marked file copy.
- 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)

provide parks and open space table.

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

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

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the 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: Needs Parks and Open Space table and all 5 notes.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 65  
**Action Date:** 05/25/2017  
**Plat Name:** Fulshear Retail  
**Developer:** J. Guidry Ltd.  
**Applicant:** Huitt-Zollars Dallas  
**App No/Type:** 2017-0702 C3R

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

Total Acreage:	9.2000	Total Reserve Acreage:	9.2000
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524Q	ETJ

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

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

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

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)match legal description in the title report.
- 2)add reason for replat

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

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

Fort Bend Engineer: 1) Update precinct 1 commissioner to Vincent M. Morales, Jr.  
2) Update street name to Fulshear-Gaston west of FM 723  
3) Submit civil construction plans  
4) Submit to FBC for formal review  
5) This review does not constitute a formal review by Fort Bend County as not all review comments are provided in this portal  
PWE Utility Analysis: Approve.  
City Engineer: DETENTION IS REQUIRED

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 66  
**Action Date:** 05/25/2017  
**Plat Name:** Heights on West 22nd  
**Developer:** Heights West 22nd LLC  
**Applicant:** Windrose  
**App No/Type:** 2017-0826 C2R

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

Total Acreage:	0.2258	Total Reserve Acreage:	0.2258
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452V	City

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

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

134.12. Add to general notes on face of plat: This property(s) is located in Park Sector number 12.

203. Provide complete Recordation Package when submitting plat for 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)add centerpoint note

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

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

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

For long form:

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 67  
**Action Date:** 05/25/2017  
**Plat Name:** Home Owned Estates Sec 1 partial replat no 1  
**Developer:** Vaquero Ventures Management, LLC  
**Applicant:** JPH Land Surveying, Inc.  
**App No/Type:** 2017-0675 C2R

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

Total Acreage:	0.2989	Total Reserve Acreage:	0.2989
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	77015	497E	City

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

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
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.
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
- 134.04. Add to general notes on face of plat: This property(s) is located in Park Sector number 4.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

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

The below comments were made by other agencies during this review period. These comments 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:** 67  
**Action Date:** 05/25/2017  
**Plat Name:** Home Owned Estates Sec 1 partial replat no 1  
**Developer:** Vaquero Ventures Management, LLC  
**Applicant:** JPH Land Surveying, Inc.  
**App No/Type:** 2017-0675 C2R

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

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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:** 68  
**Action Date:** 05/25/2017  
**Plat Name:** Houston Foam and Plastic replat and extension  
**Developer:** Kurtz Properties LTD  
**Applicant:** Hovis Surveying Company Inc.  
**App No/Type:** 2017-0857 C2R

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

Total Acreage:	9.3699	Total Reserve Acreage:	9.3699
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77026	493H	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.
- 134.17. Add to general notes on face of plat: This property(s) is located in Park Sector number 17.
- 203. Provide complete Recordation Package when submitting plat for 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. Abandonment documents must be provided at recordation
- 2. A complete plat legend with all abbreviations on the mylar, must be provided

***For Your Information:***

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

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

For long form:

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

Joint Referral Committee action required for the abandonment/relocation of the existing water, sanitary sewer and storm sewer lines located in the proposed abandonment of public easements and street right-of-ways.

City Engineer: DETENTION IS REQUIRED



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 69  
**Action Date:** 05/25/2017  
**Plat Name:** Houston Heights partial replat no 19  
**Developer:** Survey 1, Inc  
**Applicant:** Survey 1, Inc.  
**App No/Type:** 2017-0838 C2R

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

Total Acreage:	0.2255	Total Reserve Acreage:	0.2255
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452U	City

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

047. Make minor corrections and additions as indicated on the marked file copy.
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.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
- 134.12. Add to general notes on face of plat: This property(s) is located in Park Sector number 12.
203. Provide complete Recordation Package when submitting plat for 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:** 69  
**Action Date:** 05/25/2017  
**Plat Name:** Houston Heights partial replat no 19  
**Developer:** Survey 1, Inc  
**Applicant:** Survey 1, Inc.  
**App No/Type:** 2017-0838 C2R

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

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

For long form:

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

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

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 12.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 70  
**Action Date:** 05/25/2017  
**Plat Name:** I 10 Bella Terra partial replat no 2  
**Developer:** Bowden Survey  
**Applicant:** Bowden Land Services  
**App No/Type:** 2017-0630 C2R

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

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Total Acreage:	2.0000	Total Reserve Acreage:	2.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris Fort Bend Counties MUD 3
County	Zip	Key Map ©	City / ETJ
Harris	77494	485A	ETJ

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

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

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

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.

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

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 70  
**Action Date:** 05/25/2017  
**Plat Name:** I 10 Bella Terra partial replat no 2  
**Developer:** Bowden Survey  
**Applicant:** Bowden Land Services  
**App No/Type:** 2017-0630 C2R

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

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PWE Utility Analysis: Approve  
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)  
Label if property is a lot, restricted or unrestricted reserve  
Ernstes Road should be constructed per Harris county Standards before access is 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:** 71  
**Action Date:** 05/25/2017  
**Plat Name:** Iglesia De Dios Pentecostal  
**Developer:** PRIME TEXAS SURVEYS LLC  
**Applicant:** SEM SERVICES  
**App No/Type:** 2017-0693 C2R

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

Total Acreage:	4.3820	Total Reserve Acreage:	4.3820
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77045	571M	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.
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.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 134.08. Add to general notes on face of plat: This property(s) is located in Park Sector number 8.
- 146.1. Provide for dedication of cutback(s) as indicated on the marked file copy.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 71  
**Action Date:** 05/25/2017  
**Plat Name:** Iglesia De Dios Pentecostal  
**Developer:** PRIME TEXAS SURVEYS LLC  
**Applicant:** SEM SERVICES  
**App No/Type:** 2017-0693 C2R

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

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PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the 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 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:** 72  
**Action Date:** 05/25/2017  
**Plat Name:** Kiel Court  
**Developer:** Kiel Development Company  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2017-0834 C2R

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

Total Acreage:	0.2400	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412N	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>

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

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

PWE Traffic: No comments.



**Agenda Item:** 73  
**Action Date:** 05/25/2017  
**Plat Name:** Lakecrest Village Apartments replat no 1  
**Developer:** Houston Leased Housing Associates V, LLLP  
**Applicant:** Windrose  
**App No/Type:** 2017-0829 C2R

**Staff Recommendation:**  
 Defer Chapter 42 planning standards

Total Acreage:	18.5070	Total Reserve Acreage:	18.5070
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	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	77078	455D	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.
- 158. Provide for the dedication of 10' of ROW widening for Tidwell as indicated on the marked file copy.
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
- 1. Address stub street to the north.
- 2. Flood control easement to the west appears to be owned in fee. Verify whether said tract was dedicated to the county or is still under common ownership. Check plat acreage too.

***For Your Information:***

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

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

For long form:

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

City Engineer: DETENTION IS REQUIRED

Parks and Recreation: To be 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 4.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 74  
**Action Date:** 05/25/2017  
**Plat Name:** Larkin City Views  
**Developer:** FORE Partners Investments, LLC  
**Applicant:** Richard Grothues Designs  
**App No/Type:** 2017-0822 C2R

**Staff Recommendation:**  
Defer Applicant request

Total Acreage:	0.2431	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492C	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.
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
209. Applicant has requested that this item be deferred for two weeks.
1. A guest parking space (1 per 6 lots) shall be provided
2. The length of a 16' (performance standard) shared driveway shall not exceed 100' in length.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 74  
**Action Date:** 05/25/2017  
**Plat Name:** Larkin City Views  
**Developer:** FORE Partners Investments, LLC  
**Applicant:** Richard Grothues Designs  
**App No/Type:** 2017-0822 C2R

**Staff Recommendation:**  
Defer Applicant request

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PWE Traffic: 5/23/17:

There is no indication of where the proposed guest parking will be located.

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

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

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

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



**Agenda Item:** 75  
**Action Date:** 05/25/2017  
**Plat Name:** Lockwood DTP Addition  
**Developer:** Houston (Lockwood) DTP, LLC  
**Applicant:** John Cowan and Associates  
**App No/Type:** 2017-0711 C2R

**Staff Recommendation:**  
 Defer Chapter 42 planning standards

Total Acreage:	1.0390	Total Reserve Acreage:	1.0390
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77026	454U	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.

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

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

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.

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

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

***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 75  
**Action Date:** 05/25/2017  
**Plat Name:** Lockwood DTP Addition  
**Developer:** Houston (Lockwood) DTP, LLC  
**Applicant:** John Cowan and Associates  
**App No/Type:** 2017-0711 C2R

**Staff Recommendation:**  
Defer Chapter 42 planning  
standards

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

For long form:

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

City Engineer: DETENTION IS REQUIRED AND

NEED DRAINAGE PLAN

PWE Traffic: No comments.

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 76  
**Action Date:** 05/25/2017  
**Plat Name:** Mansfield Addition  
**Developer:** Leigh Custom Homes  
**Applicant:** HRS and Associates, LLC  
**App No/Type:** 2017-0736 C2R

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

Total Acreage:	1.7586	Total Reserve Acreage:	0.0000
Number of Lots:	19	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	452A	City

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

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

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (41)

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 corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (23 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:** 77  
**Action Date:** 05/25/2017  
**Plat Name:** Mesa Road Reserve  
**Developer:** NI MESA LLC  
**Applicant:** M2L Associates, Inc.  
**App No/Type:** 2017-0875 C2R

**Staff Recommendation:**  
 Defer Chapter 42 planning standards

Total Acreage:	39.6316	Total Reserve Acreage:	39.6316
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77078	415Z	City

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

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

158. Provide for the dedication of widening for Mesa Road as indicated on the marked file copy.

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

1. Provide copies of all recording instruments for Mesa Drive.
2. The plat name needs revised as the frontage is along "Mesa Drive," not "Mesa 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.

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.

Harris County Flood Control District: Flood Control review - Confusion with the plat name plat sub name make it complicated (or use Oakland Lakes). Plat must show channel top of banks, centerline, easements. Plat may require Right of Way 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:** 78  
**Action Date:** 05/25/2017  
**Plat Name:** Nassar Addition  
**Developer:** Gregory Nassar  
**Applicant:** C & C Surveying, Inc  
**App No/Type:** 2017-0881 C2R

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

Total Acreage:	0.1110	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493F	City

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

047. Make minor corrections and additions as indicated on the marked file copy.
078. Minimum lot size in the urban area is 3500 square feet without compensating open space. (183)
079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
1. Depict ROW dedication as shown on marker file. 2. Revise lot square footage. It will be reduced due to the ROW dedication.

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

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

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: B.L. MISSING ON ALAMO ST., 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: Needs Parks and Open Space table and all 5 notes.

PWE Traffic: No comments.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 79  
**Action Date:** 05/25/2017  
**Plat Name:** Neno Farm Houses  
**Developer:** Topaz Ventures, LLC  
**Applicant:** PLS  
**App No/Type:** 2017-0756 C2R

**Staff Recommendation:**  
Withdraw

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Total Acreage:	0.8881	Total Reserve Acreage:	0.0353
Number of Lots:	23	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	453Y	City

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

Applicant has requested a withdrawal at this time.

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

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

PWE Utility Analysis: 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: CALL-OUT B.L. ON FULTON ST. ALSO, MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Parks and Recreation: To be corrected on the general notes on face of plat: 1) This property(s) is located in Park Sector number 17. 2) The then-current fee in lieu of dedication shall be applied to this number (23 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:** 80  
**Action Date:** 05/25/2017  
**Plat Name:** Oliver Court  
**Developer:** Rezcom  
**Applicant:** PLS  
**App No/Type:** 2017-0868 C2R

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

Total Acreage:	0.1377	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	453S	City

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

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

134.12. Add to general notes on face of plat: This property(s) is located in Park Sector number 12.

203. Provide complete Recordation Package when submitting plat for 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. Label recording information for E 27th and Harvard streets.

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

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

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

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the 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:** 81  
**Action Date:** 05/25/2017  
**Plat Name:** Socan  
**Developer:** Moravas  
**Applicant:** Karen Rose Engineering and Surveying  
**App No/Type:** 2017-0805 C2R

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

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Total Acreage:	0.2583	Total Reserve Acreage:	0.0044
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494N	City

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

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

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

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

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

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

PWE Utility Analysis: Not all the lots in the project have access to the public utilities. 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:** 82  
**Action Date:** 05/25/2017  
**Plat Name:** Sunrise Montrose  
**Developer:** Sunrise Montrose Apartments LLC  
**Applicant:** BGE, Inc.  
**App No/Type:** 2017-0819 C2R

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

Total Acreage:	1.8720	Total Reserve Acreage:	1.8720
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	77019	493N	City

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

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

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

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

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

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

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 dimension for Montrose right-of-way.

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

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



## PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 82  
**Action Date:** 05/25/2017  
**Plat Name:** Sunrise Montrose  
**Developer:** Sunrise Montrose Apartments LLC  
**Applicant:** BGE, Inc.  
**App No/Type:** 2017-0819 C2R

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

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

For long form:

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

Joint Referral Committee action required for abandonment of sanitary sewer

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:** 83  
**Action Date:** 05/25/2017  
**Plat Name:** Trinity Gardens partial replat no 2  
**Developer:** JORGE HAYNE  
**Applicant:** Replat Specialists  
**App No/Type:** 2017-0697 C2R

**Staff Recommendation:**  
Defer for further study and  
review

Total Acreage:	0.7329	Total Reserve Acreage:	0.7329
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77016	454L	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.

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

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.

158. Provide for the dedication of widening for Lockwood as indicated on the marked file copy.

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

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

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

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

For long form:

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

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:** 84  
**Action Date:** 05/25/2017  
**Plat Name:** Universal Church of God In Christ  
**Developer:** Richard Willets  
**Applicant:** Universal Church Of God In Christ  
**App No/Type:** 2017-0717 C2R

**Staff Recommendation:**  
Withdraw

Total Acreage:	0.3068	Total Reserve Acreage:	0.3068
Number of Lots:	1	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	534Z	City

***Conditions and Requirements for Approval***

Please revise reason for replat to Create One Unrestricted 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>

PWE Traffic: No comment.

City Engineer: STREET NAME IS WRONG, CAN'T LOCATE THE PLAT

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

For long form:

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

PWE Traffic: No comment.

City Engineer: STREET NAME IS WRONG, CAN'T LOCATE THE PLAT

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

For long form:

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

PWE Traffic: No comment.

City Engineer: STREET NAME IS WRONG, CAN'T LOCATE THE PLAT



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 85  
**Action Date:** 05/25/2017  
**Plat Name:** Victory Mart  
**Developer:** ADVANCE SURVEYING, INC.  
**Applicant:** Advance Surveying, Inc.  
**App No/Type:** 2017-0810 C2R

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

Total Acreage:	1.3071	Total Reserve Acreage:	1.3071
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	77088	412T	City

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

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

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

187. 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

PWE Traffic: No comments.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 86  
**Action Date:** 05/25/2017  
**Plat Name:** Villas on Wellington Street  
**Developer:** Crencencio Hernandez  
**Applicant:** ICMC GROUP INC  
**App No/Type:** 2017-0843 C2R

**Staff Recommendation:**  
Defer for further study and review

Total Acreage:	0.2986	Total Reserve Acreage:	0.0000
Number of Lots:	2	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	413Z	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.

125. Add Residential Lots Adjacent to a Collector Street plat note: Lot(s) xx, Block xx are hereby denied driveway access to (name of street), a collector street.

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 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:** 87  
**Action Date:** 05/25/2017  
**Plat Name:** West 25th Street Casitas  
**Developer:** EHT of Texas, LP  
**Applicant:** Tetra Surveys  
**App No/Type:** 2017-0870 C2R

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

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

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

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

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

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

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

For long form:

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

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

PWE Traffic: The proposed on-street guest parking space is approved with the installation of the asphalt parking pad.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 88  
**Action Date:** 05/25/2017  
**Plat Name:** West Saulnier Place  
**Developer:** Roc Homes  
**Applicant:** Bates Development Consultants  
**App No/Type:** 2017-0889 C2R

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

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77019	493N	City

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

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

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

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

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

For long form:

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

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

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



**Agenda Item:** 89  
**Action Date:** 05/25/2017  
**Plat Name:** Wheeler Terrace Place  
**Developer:** Cameron Architects  
**Applicant:** AGS CONSULTANTS LLC  
**App No/Type:** 2017-0791 C2R

**Staff Recommendation:**  
 Defer Additional  
 information reqd

Total Acreage:	0.1504	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	13	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	77004	493X	City

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

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

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.

126. Add Single Family Residential plat notes: 2) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.

131. Requirements for Single Family Residential lots on a Major Thoroughfare. Single family residential lots are permitted to have direct vehicular access to a major thoroughfare. Extend shared driveway to the rear of the tract so that lot three garage arrow is parallel to the shared driveway.

175. Add Shared Driveway note to the plat. (159)

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

188. Appendix D: Notary Public Acknowledgement for All Signatures 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.

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

Extend shared driveway through lot three to allow for a garage entry parallel to the shared drive. This will make the shared drive longer than 100' and will require the driveway to be 18' wide instead of 16'.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 89  
**Action Date:** 05/25/2017  
**Plat Name:** Wheeler Terrace Place  
**Developer:** Cameron Architects  
**Applicant:** AGS CONSULTANTS LLC  
**App No/Type:** 2017-0791 C2R

**Staff Recommendation:**  
Defer Additional  
information reqd

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Add the following notes to the plat: Transit Corridor 42-401-406

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

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

Add back of curb diagram to the plat.

Submit Metro drawing showing the proposed back of curb location and revise the existing condition's survey to show the existing back of curb to property line dimension.

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

The below comments were made by other agencies during this review period. These comments 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 13 .

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. Not all of the lots front public utilities.

For long form:

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

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65% AND NEED B.L.

PWE Traffic: No comments.

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 90  
**Action Date:** 05/25/2017  
**Plat Name:** Wycliffe Enclave  
**Developer:** Habitat Construction  
**Applicant:** Bates Development Consultants  
**App No/Type:** 2017-0846 C2R

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

Total Acreage:	0.3336	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	19	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77043	449X	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.

203. Provide complete Recordation Package when submitting plat for 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)

Dimension shared driveway as indicated on the marked file copy.

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

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

Parks and Recreation: • To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 19.

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

For long form:

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 91  
**Action Date:** 05/25/2017  
**Plat Name:** Avondale Addition partial replat no 2  
**Developer:** Lower Westheimer Center LP  
**Applicant:** M2L Associates, Inc.  
**App No/Type:** 2017-0687 C3N

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

---

Total Acreage:	0.3787	Total Reserve Acreage:	0.3614
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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77006	493T	City

---

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

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

018. A 5-foot front building line is permitted in the city along a major thoroughfare (< 80 feet). Add BL 154 notes to the plat per the marked copy. (154)

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.

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.

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

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

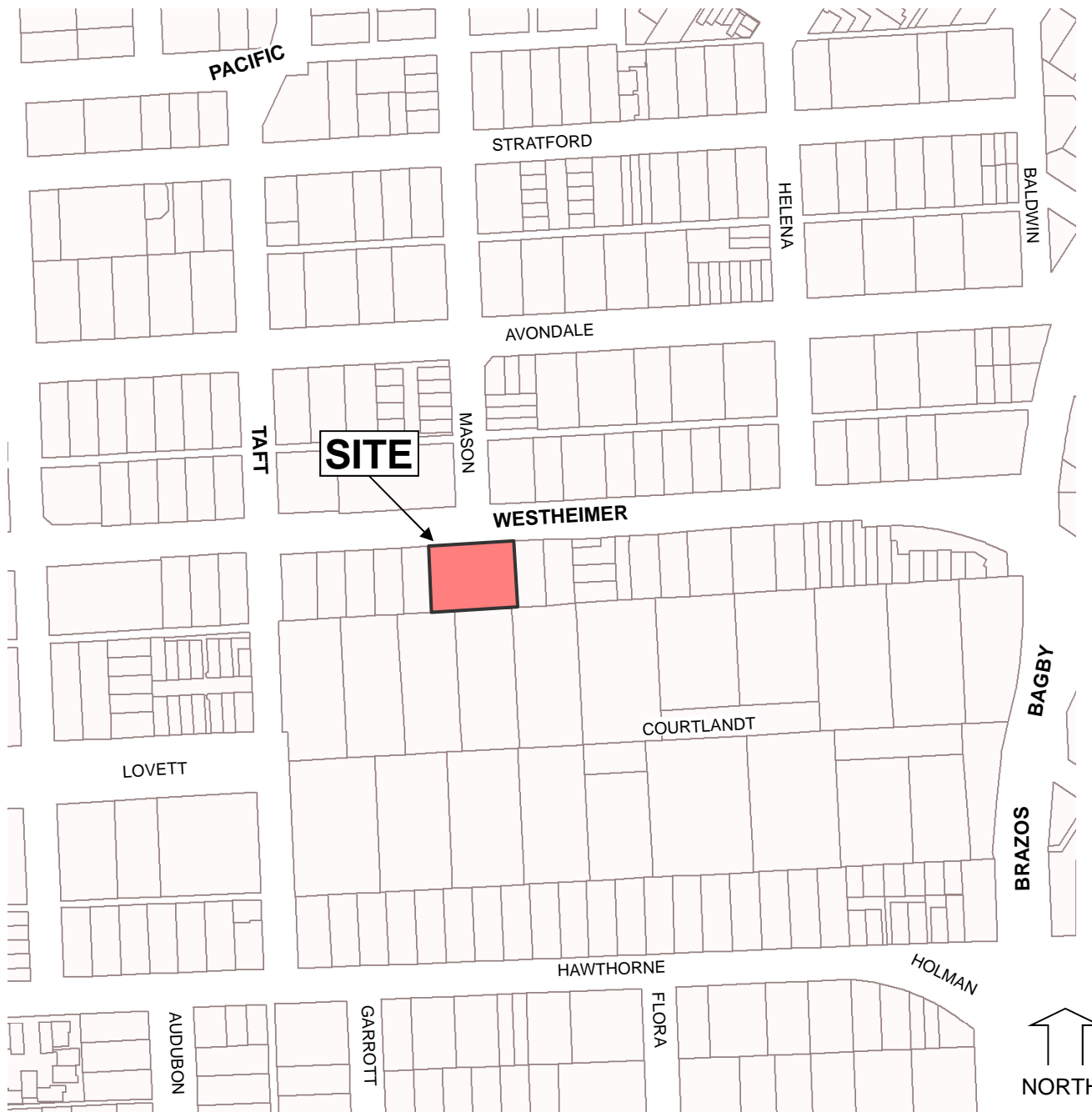
**ITEM: 91**

Planning and Development Department

Meeting Date: 05/25/2017

**Subdivision Name: Avondale Addition partial replat no 2**

**Applicant: M2L Associates, Inc.**



**C – Public Hearing**

**Site Location**

# Houston Planning Commission

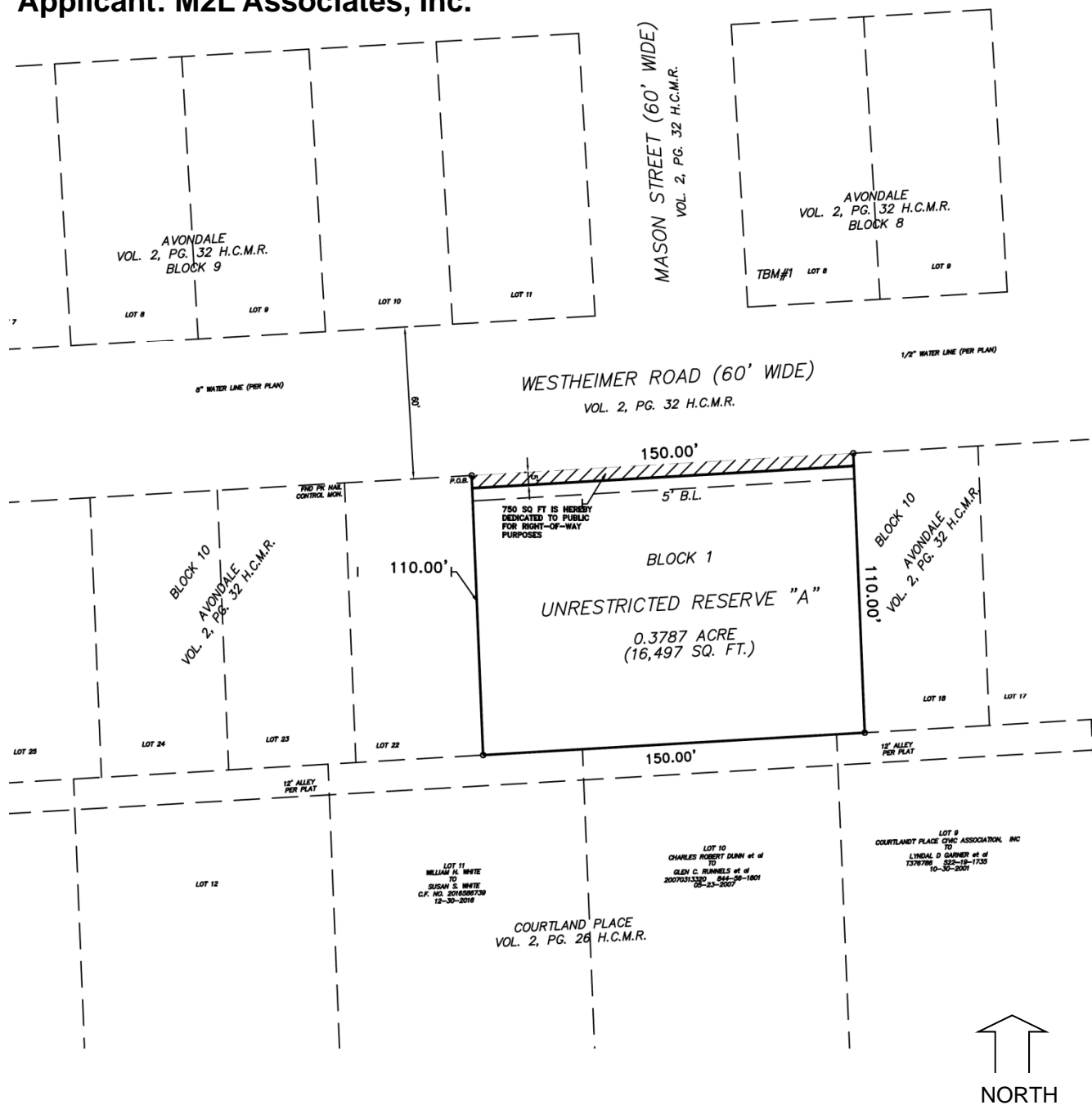
## ITEM: 91

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Avondale Addition partial replat no 2

Applicant: M2L Associates, Inc.



C – Public Hearing

Subdivision



# Houston Planning Commission

**ITEM: 91**

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Avondale Addition partial replat no 2

Applicant: M2L Associates, Inc.



**C – Public Hearing**

**Aerial**





1 SITE PLAN  
A.100 1/8" = 1'-0"

**SITE PLAN GENERAL NOTES:**

1. FIELD VERIFY ALL DIMENSIONS PRIOR TO BEGINNING NEW CONSTRUCTION.
2. ALL DIMENSIONS ARE TO FACE OF SLAB, FACE OF STUD, CENTERLINE OR EDGE OF STRUCTURAL MEMBER, OR CENTERLINE OF OBJECT, U.N.O.
3. REPAIR ANY DAMAGE TO EXISTING SITE CONDITIONS DUE TO CONSTRUCTION.
4. CONTRACTOR SHALL PROVIDE SITE DRAINAGE ON SIDES OF HOUSE AND ON THE PROPERTY TO ENSURE NO STANDING WATER.
5. STAGING OF ALL NEW MATERIAL SHALL BE WELL MANAGED IN ORDER NOT TO DISRUPT THE SITE, SITE ACCESS, AND OVERALL APPEARANCE TO THE NEIGHBORHOOD.
6. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY COMPANIES FOR PROPER CUT OFF OF UTILITIES.

**PLANTING CALCULATIONS:**

<b><u>STREET TREES</u></b>		
1 PER 30FT OF FRONTAGE		
FRONTAGE	REQUIRED	PROVIDED
150	5	5

<b><u>PARKING TREES</u></b>		
1 PER 10 PARKING COUNT		
PARKING COUNT	REQUIRED	PROVIDED
30	3	3

<b><u>SHRUBS</u></b>		
10 PER STREET TREES		
STREET TREES	REQUIRED	PROVIDED
5	50	50

**PARKING CALCULATIONS:**

<b>TOTAL PARKING REQUIRED</b>		
4 SPACES/1,000SF GROSS		
GFA	REQUIRED	PROVIDED
7,321 SF	30	27
<b>COMPACT SPACES</b>		
N/A - UP TO 35% OF PARKING WITH 40+ SPACES		
<b>BICYCLE PARKING</b>		
1 PARKING SPACE PER 4 BIKE SPACES (UP TO 10% TOTAL PARKING)		
REQUIRED	PROVIDED	
1	12 BIKE SPACES (= 3 CARS) = 1 + 1	
<b>STANDARD PARKING</b>		
TOTAL PARKING MINUS SUBSTITUTED COMPACT AND BICYCLE SPACES		
(INCLUDING 3 ADA SPACES W/ 1 VAN)		
SUBSTITUTES	REMAINDER	PROVIDED
3	27	
<b>ADA PARKING</b>		
REQUIRED	PROVIDED	
2	2	

**SITE PLAN KEYED NOTES:**

- |    |   |
|----|---|
| 01 | NEW CONCRETE SIDEWALK, DEMO EXISTING;<br>REFER TO CIVIL DWGS FOR DETAIL   |
| 02 | CONCRETE SIDEWALK   |
| 03 | 8" WIDE CURB  |
| 04 | WHEELCHAIR RAMP; SEE CITY OF HOUSTON<br>DETAIL, DWG #02775-02             |
| 06 | CONCRETE PARKING LOT  |
| 07 | GRASS AREA  |
| 07 | TREE: 1" CALIPER, LIVE OAK  |
| 08 | SHRUBS, JAPANESE BOXWOOD  |
| 09 | OUTLINE OF BUILDING ABOVE   |
| 10 | ADA SIGNAGE; REFER TO DETAIL ON SHEET A 101                               |
| 11 | BICYCLE RACK - FOR A TOTAL OF 12 BICYCLES;<br>SEE SPECS SHEET FOR DETAILS |
| 12 | DUMPSTER ENCLOSURE; SEE SHEET A 105                                       |
| 13 | NEW GRASS AREA  |
| 14 | LAMPPOST  |
| 15 | 6"DIA X 4' HIGH BOLLARDS  |

REVISIONS	
No.	Date

DATE ISSUED: \_\_\_\_\_

SHEET: \_\_\_\_\_

SPENGA







## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 92  
**Action Date:** 05/25/2017  
**Plat Name:** Briardale partial replat no 3  
**Developer:** Invidual  
**Applicant:** Texas Engineering And Mapping Company  
**App No/Type:** 2017-0423 C3N

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

Total Acreage:	0.4861	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	77056	491Q	City

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

012.2. Coordinate the relocation of 10 utility easement with CenterPoint Energy. Go to <http://www.centerpointenergy.com/> for Electricity, Builders and Developers, Electric Safety and Public Works and Engineering Utility Analysis Group prior to final plat submittal.

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

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

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

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

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

PWE Utility Analysis: Approve.  
Parks and Recreation: Correct Parks and Open Space table

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: 92**

Planning and Development Department

Meeting Date: 05/25/2017

**Subdivision Name: Briardale partial replat no 3 (DEF2)**

**Applicant: Texas Engineering And Mapping Company**



**C – Public Hearings**

**Site Location**

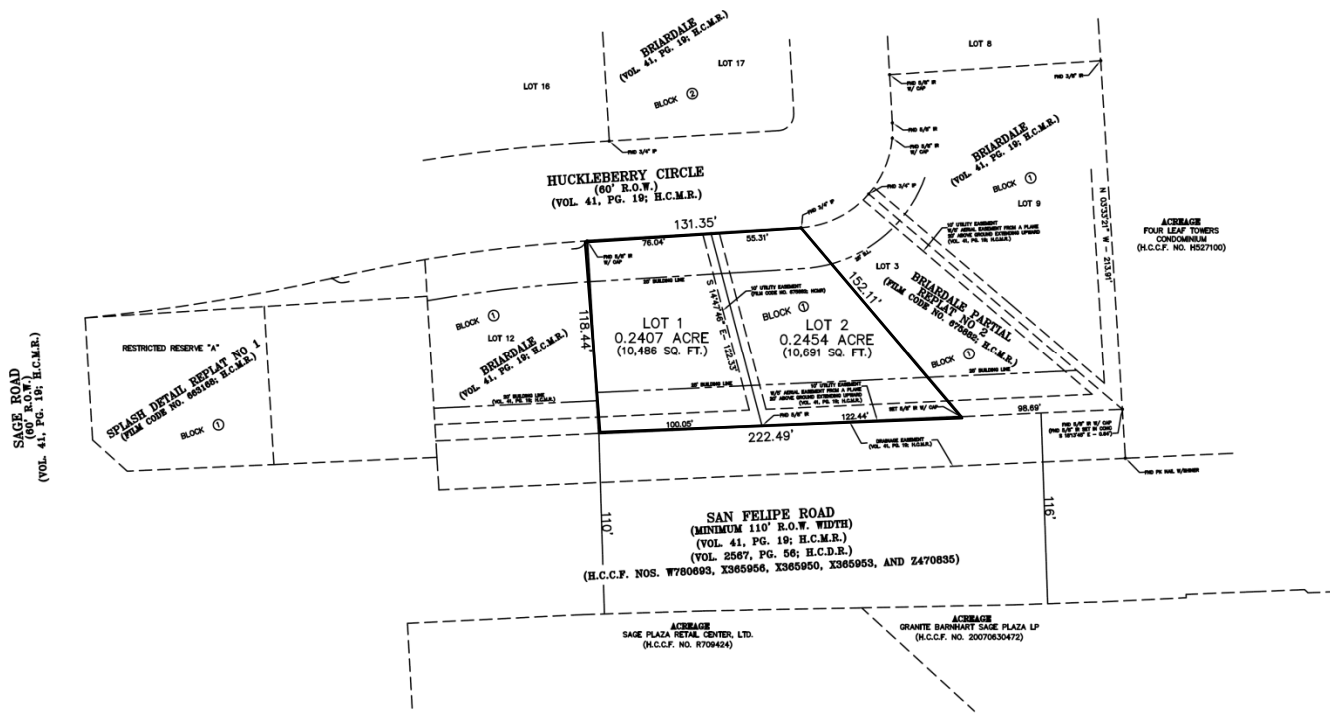
## Planning and Development Department

**ITEM: 92**

**Meeting Date: 05/25/2017**

**Subdivision Name: Briardale partial replat no 3 (DEF2)**

**Applicant: Texas Engineering And Mapping Company**



## C – Public Hearings

## Subdivision



# Houston Planning Commission

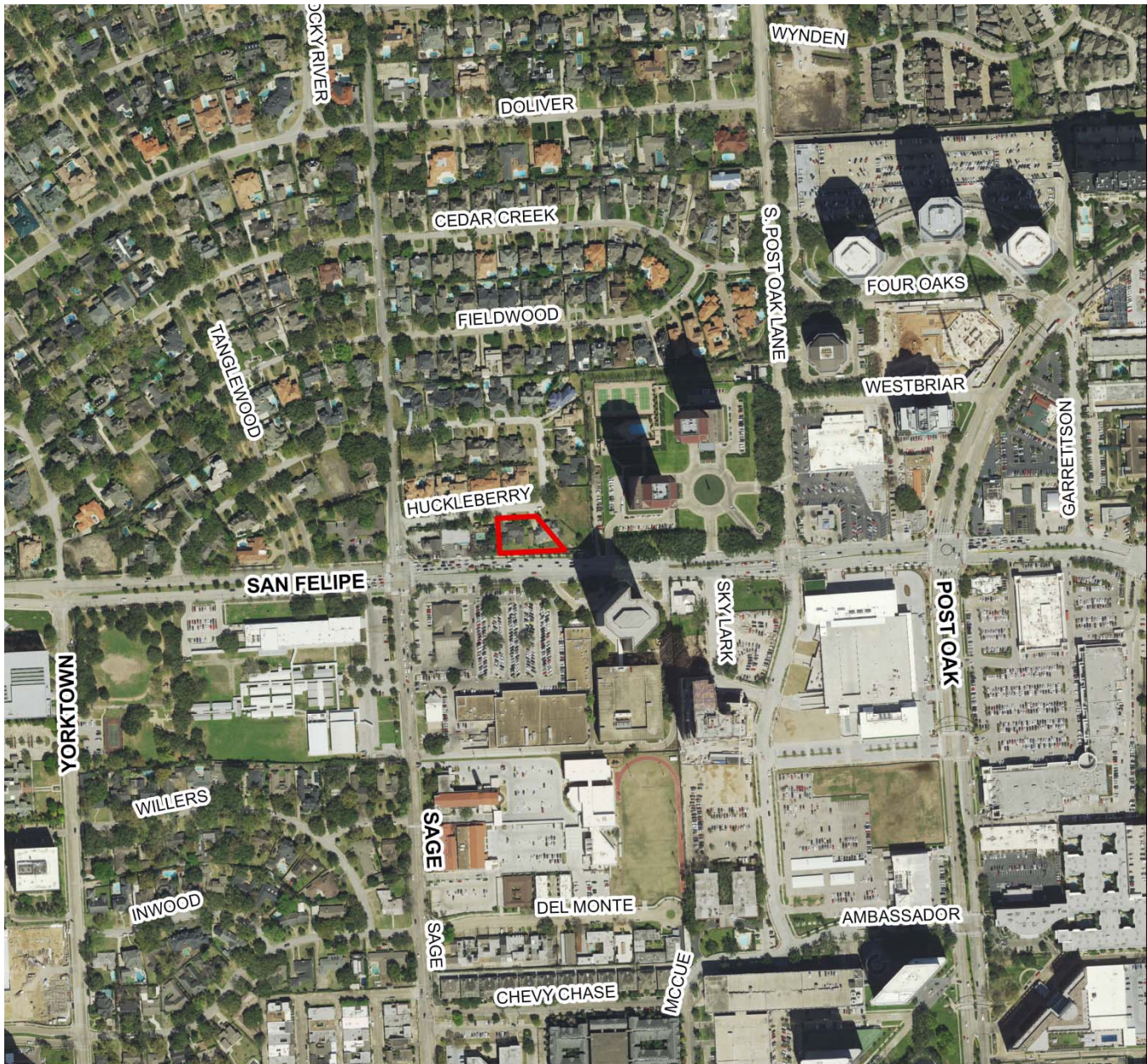
ITEM: 92

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Briardale partial replat no 3 (DEF2)

Applicant: Texas Engineering And Mapping Company



NORTH

C – Public Hearings

Aerial



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 93  
**Action Date:** 05/25/2017  
**Plat Name:** Freeman Crossing replat no 1  
**Developer:** Frich Investments LLC  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2017-0634 C3N

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

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Total Acreage:	0.3444	Total Reserve Acreage:	0.0000
Number of Lots:	3	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	493G	City

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

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

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

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

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

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

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# Houston Planning Commission

## ITEM: 93

Planning and Development Department

Meeting Date: 05/25/2017

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**Subdivision Name: Freeman Crossing replat no 1**

**Applicant: Owens Management Systems, LLC**



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**C – Public Hearings**

**Site Location**

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# Houston Planning Commission

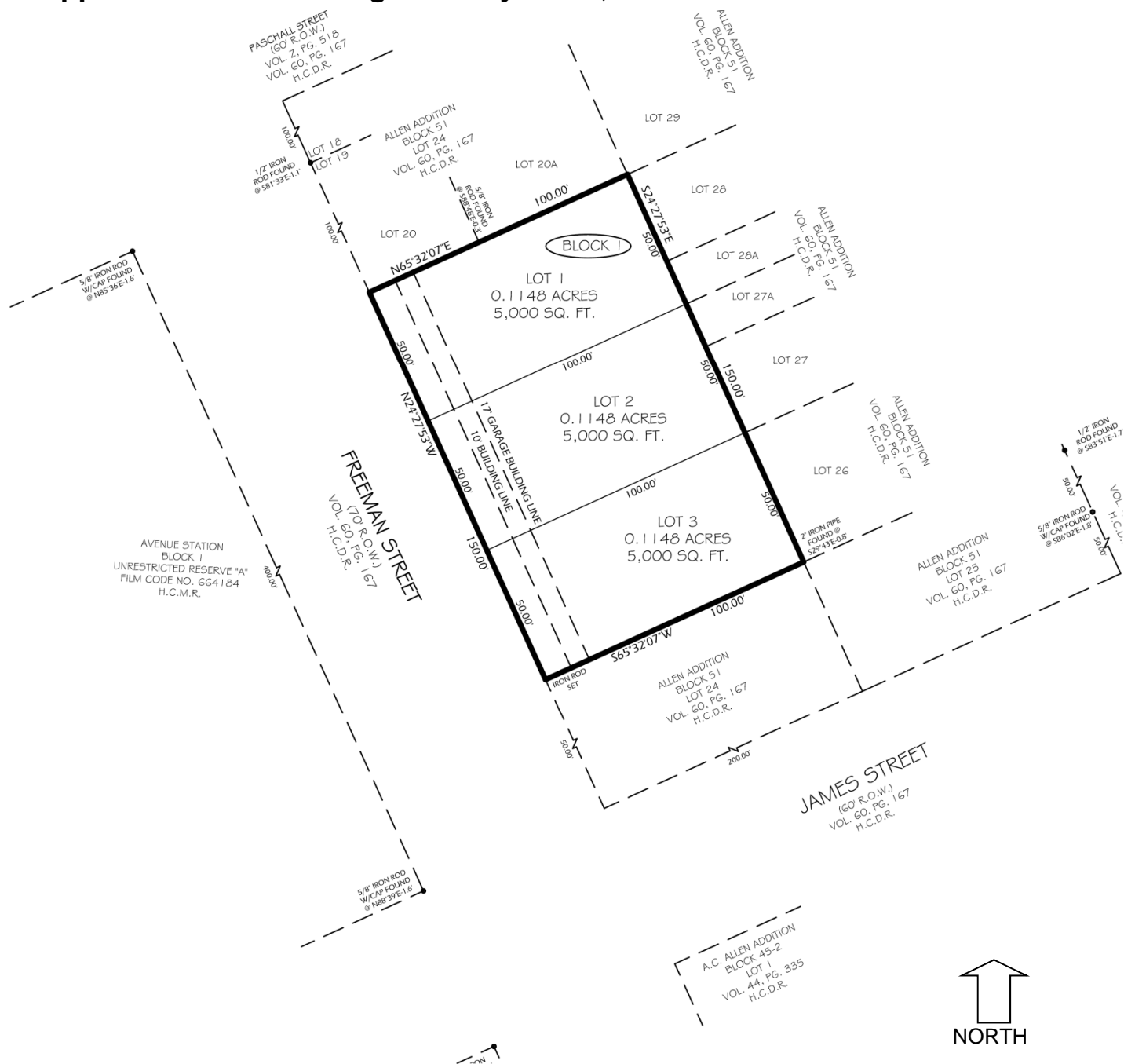
## ITEM: 93

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Freeman Crossing replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance

Subdivision

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# Houston Planning Commission

## ITEM: 93

Planning and Development Department

Meeting Date: 05/25/2017

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Subdivision Name: Freeman Crossing replat no 1

Applicant: Owens Management Systems, LLC



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**C – Public Hearings with Variance**

**Aerial**

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**Agenda Item:** 94  
**Action Date:** 05/25/2017  
**Plat Name:** Jaquelyn Meadows replat no 1  
**Developer:** KDKC LP  
**Applicant:** PLS  
**App No/Type:** 2017-0633 C3N

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

Total Acreage:	0.5053	Total Reserve Acreage:	0.0046
Number of Lots:	6	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	77055	451T	City

***Conditions and Requirements for Approval***

007.Coordinate with Public Works and Engineering for the removal of the water meter easement and to provide one by separate instrument. Provide a letter of no objection to staff prior to final plat approval Provide written approval of plat from Public Works and Engineering, Water Design with Recordation Package.

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 IS REQUIRED

AND NEED W.M.E.

PWE Traffic: The guest parking spot is shown on-site. The parking area shall be dimensioned. It shall be a minimum of 20' long on 8' wide.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 05/25/2017

Subdivision Name: Jaquelyn Meadows replat no 1

Applicant: PLS



**C – Public Hearings**

**Site Location**



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# Houston Planning Commission

## ITEM: 94

Planning and Development Department

Meeting Date: 05/25/2017

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Subdivision Name: Jaquelyn Meadows replat no 1

Applicant: PLS



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**C – Public Hearings**

**Aerial**

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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 95  
**Action Date:** 05/25/2017  
**Plat Name:** Martin partial replat no 2  
**Developer:** N/A  
**Applicant:** The Interfield Group  
**App No/Type:** 2017-0654 C3N

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

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Total Acreage:	0.1263	Total Reserve Acreage:	0.0000
Number of Lots:	3	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	77007	492M	City

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

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

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

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

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

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

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

# Houston Planning Commission

**ITEM: 95**

Planning and Development Department

Meeting Date: 05/25/2017

**Subdivision Name: Martin partial replat no 2**

**Applicant: The Interfield Group**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

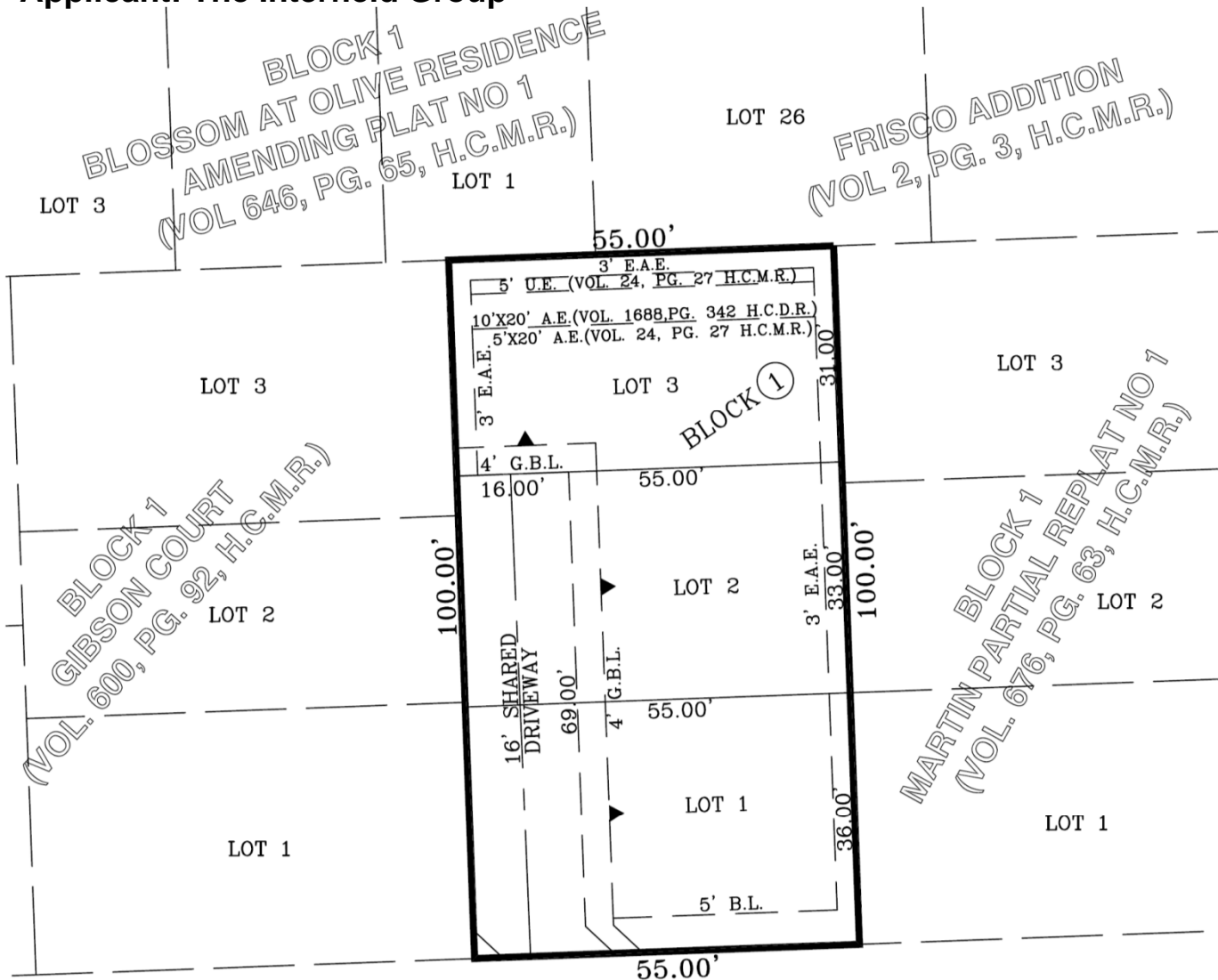
ITEM: 95

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Martin partial replat no 2

Applicant: The Interfield Group



**GIBSON STREET**  
( 50' R.O.W.)  
( VOL. 24, PG. 27, H.C.M.R.)



**C – Public Hearings**

**Subdivision**



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# Houston Planning Commission

**ITEM: 95**

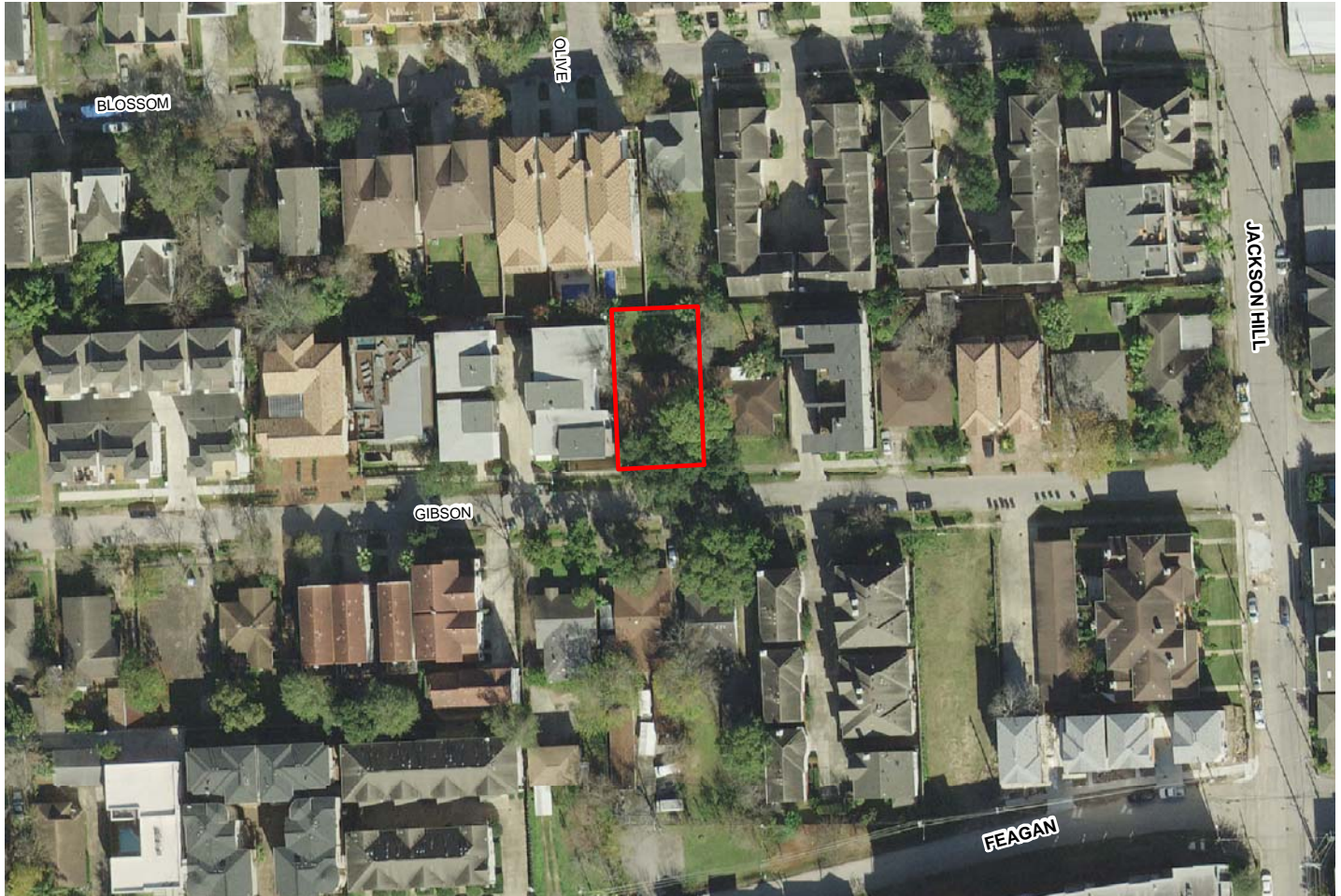
Planning and Development Department

Meeting Date: 05/25/2017

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**Subdivision Name: Martin partial replat no 2**

**Applicant: The Interfield Group**



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**C – Public Hearings**

**Aerial**

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 96  
**Action Date:** 05/25/2017  
**Plat Name:** Pine Forest Addition partial replat no 1  
**Developer:** Metro Living  
**Applicant:** PLS  
**App No/Type:** 2017-0589 C3N

**Staff Recommendation:**  
Defer Applicant request

Total Acreage:	0.5438	Total Reserve Acreage:	0.0092
Number of Lots:	10	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452G	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 to continue to confer with Legal.

Review by Legal indicates that this plat will violate applicable deed restrictions. Per Legal review, lots can only front on Sue Marie Lane and a 50 foot front building line is required.

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

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

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

For long form:

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

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

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

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

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



# Houston Planning Commission

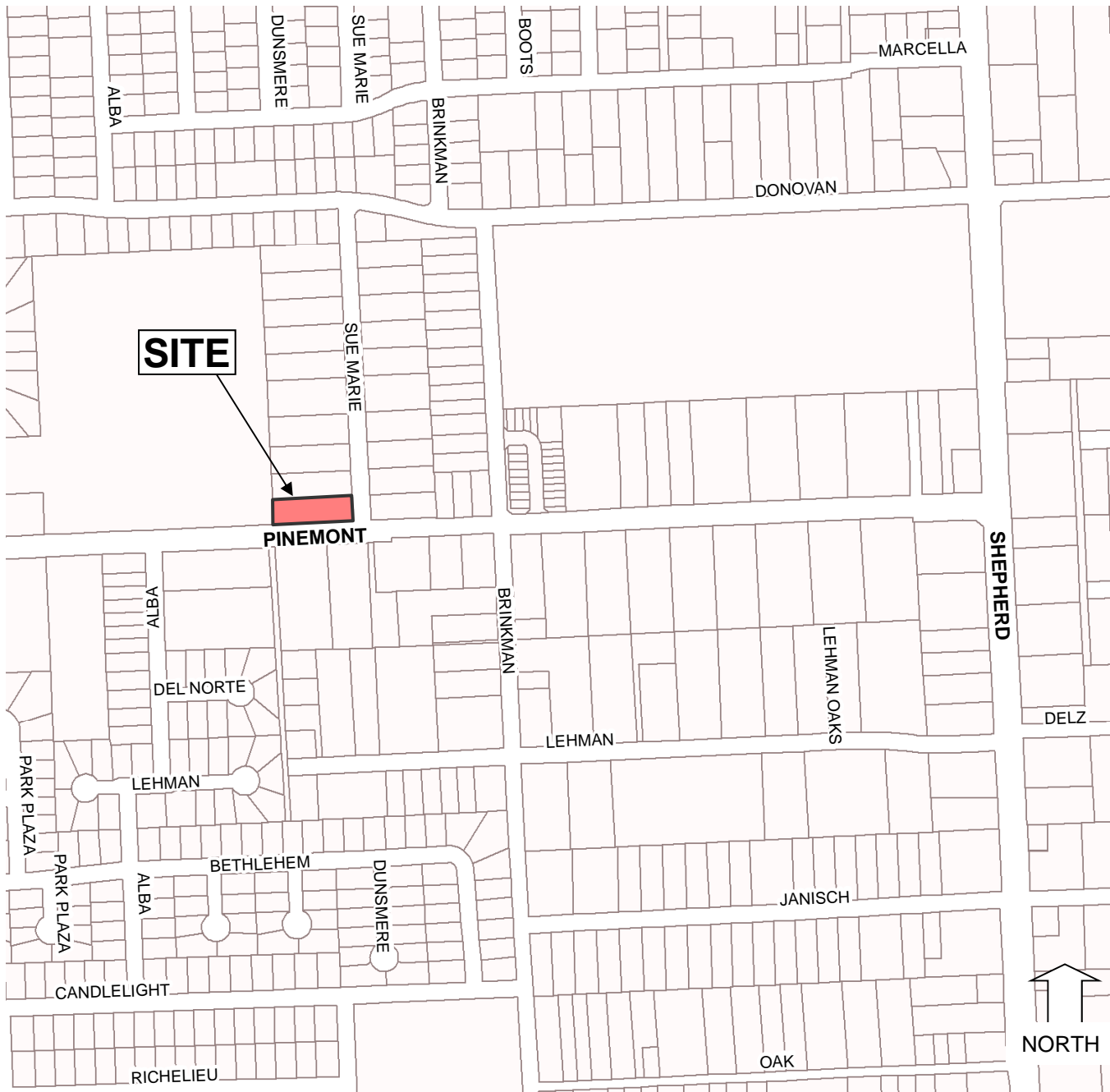
**ITEM: 96**

Planning and Development Department

Meeting Date: 05/25/2017

**Subdivision Name: Pine Forest Addition partial replat no 1 (DEF1)**

**Applicant: PLS**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

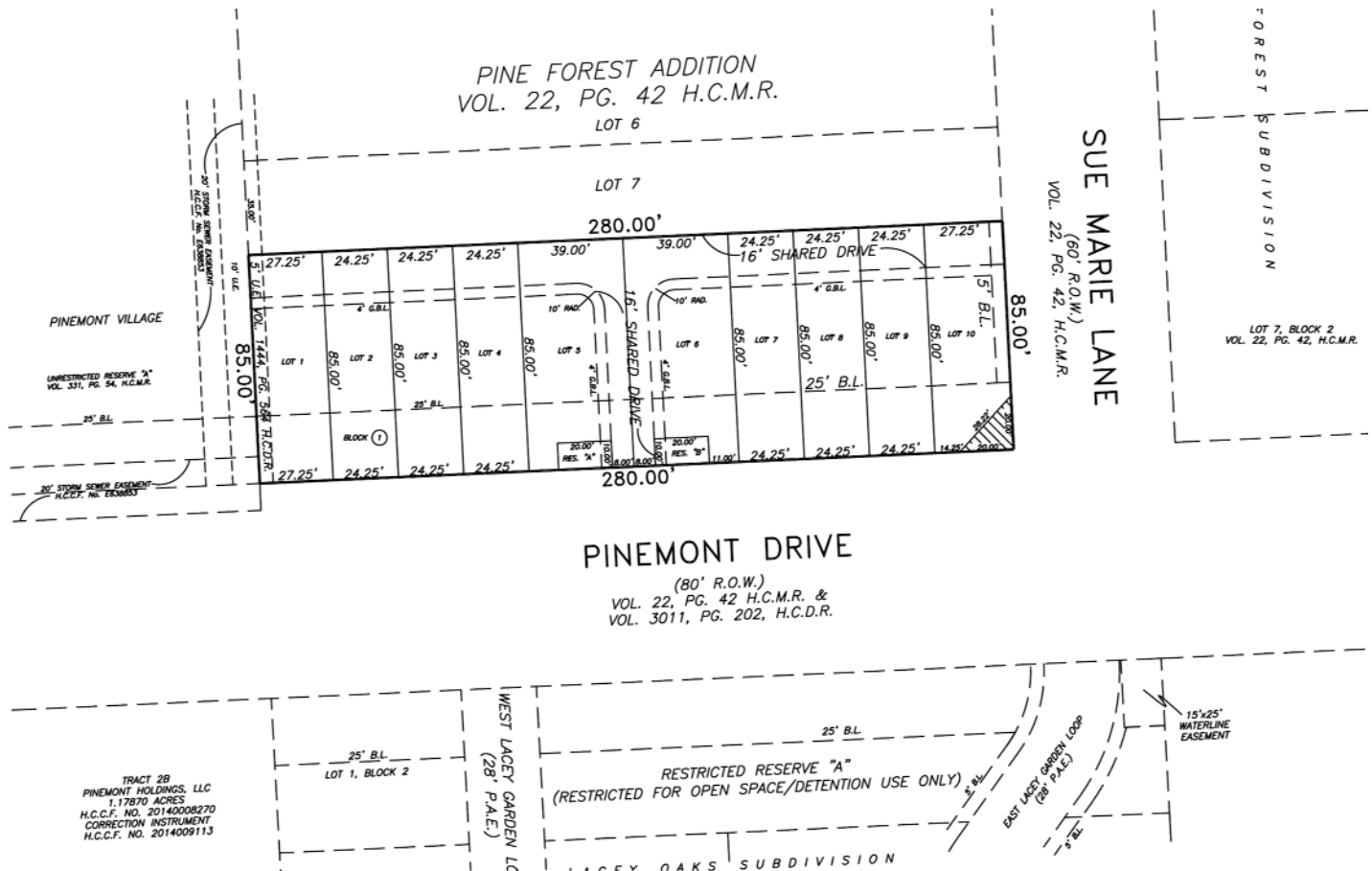
## ITEM: 96

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Pine Forest Addition partial replat no 1 (DEF1)

Applicant: PLS



C – Public Hearings

Subdivision

# Houston Planning Commission

**ITEM: 96**

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Pine Forest Addition partial replat no 1 (DEF1)

Applicant: PLS



**C – Public Hearings**

**Aerial**



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 97  
**Action Date:** 05/25/2017  
**Plat Name:** Shadyvilla Addition no 1 partial replat no 3  
**Developer:** Tickner Development, LLC  
**Applicant:** The Interfield Group  
**App No/Type:** 2017-0584 C3N

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

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Total Acreage:	0.2775	Total Reserve Acreage:	0.0000
Number of Lots:	2	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	451X	City

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#### ***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.

1)the reason for replat is to create two lots and reduce the 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: Approve

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

PWE Traffic: No comments.

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



# Houston Planning Commission

**ITEM: 97**

Planning and Development Department

Meeting Date: 05/25/2017

**Subdivision Name: Shadyvilla Addition no 1 partial replat no 3**

**Applicant: The Interfield Group**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

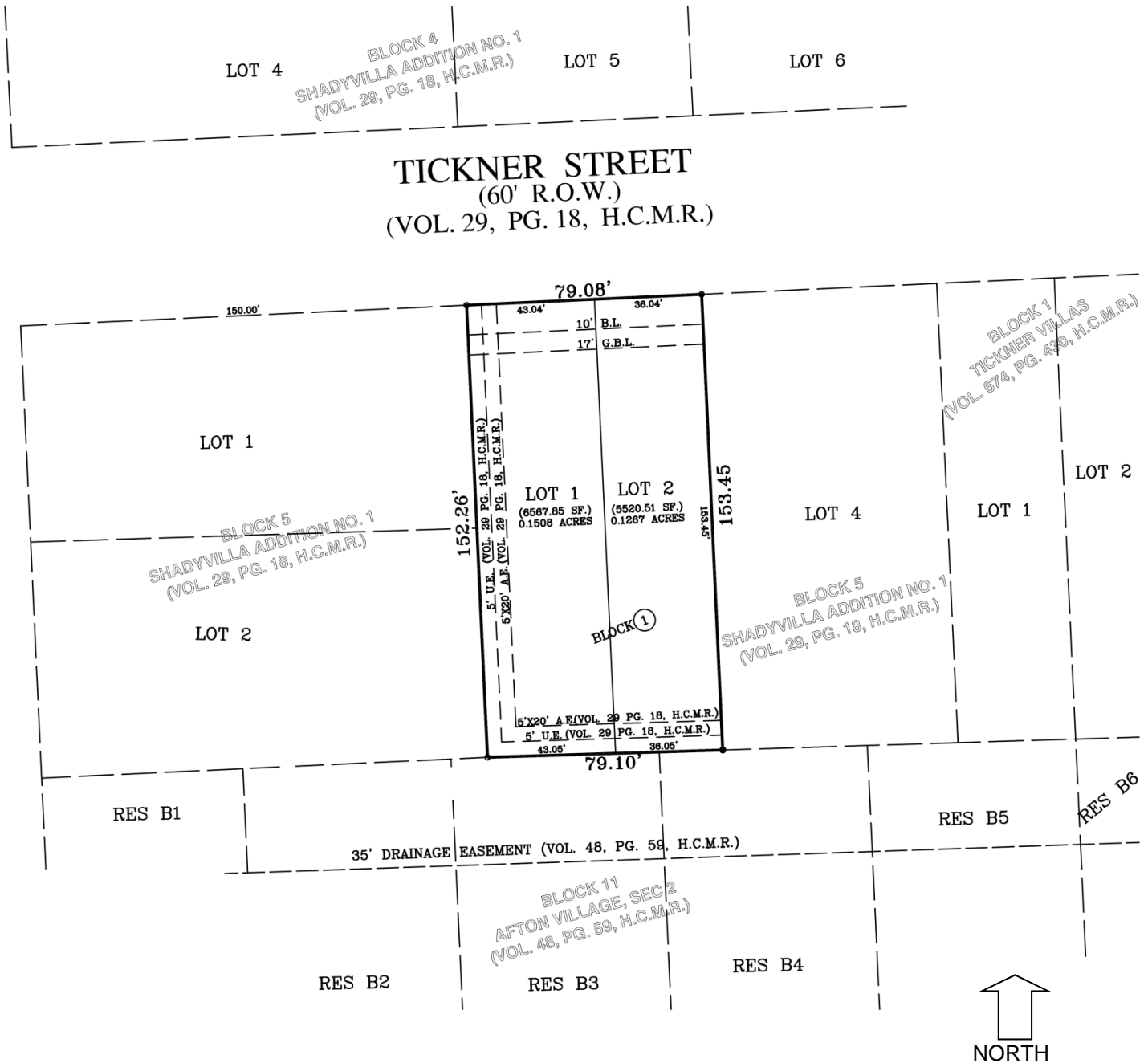
ITEM: 97

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Shadyvilla Addition no 1 partial replat no 3

Applicant: The Interfield Group



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 97

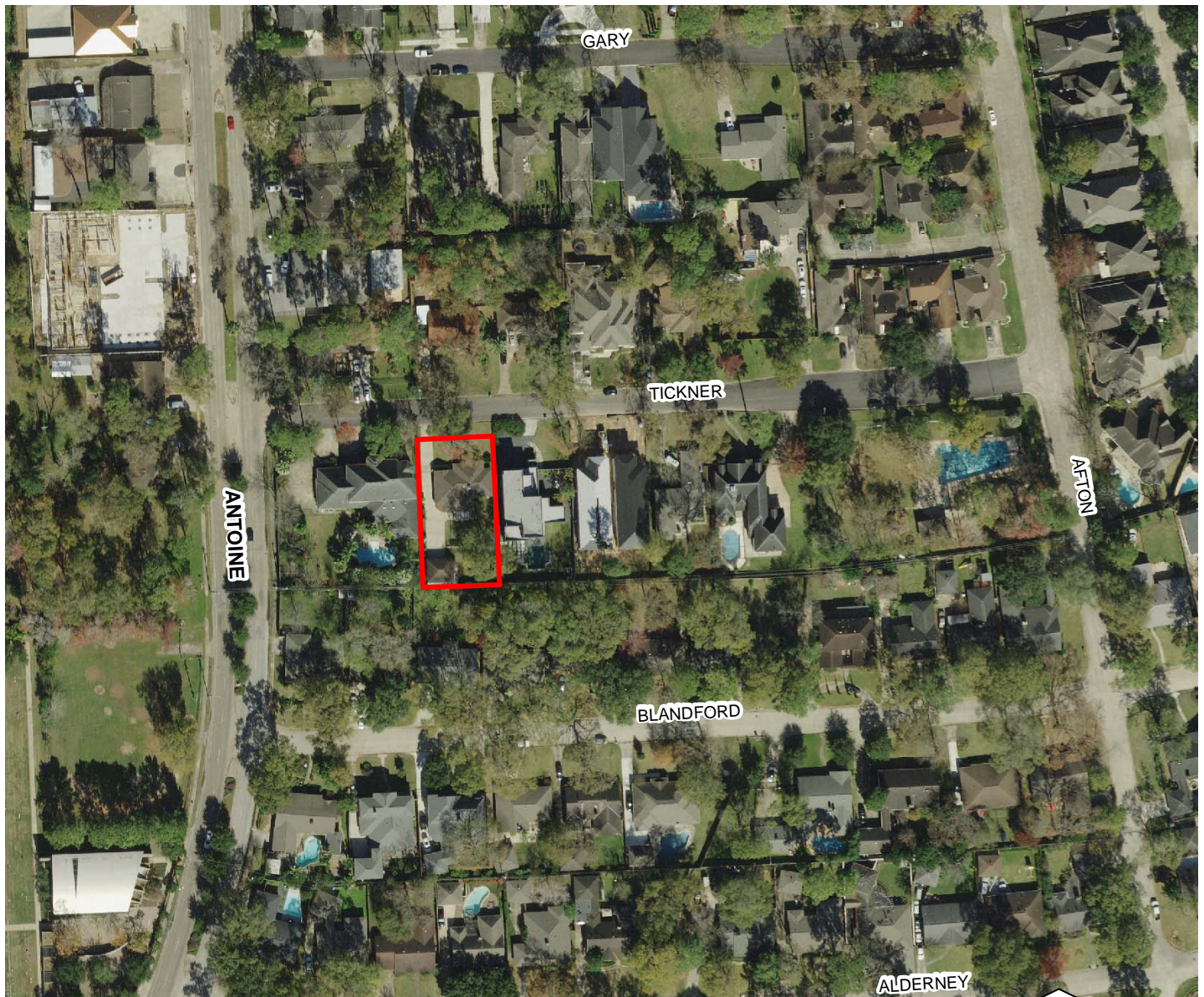
Planning and Development Department

Meeting Date: 05/25/2017

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Subdivision Name: Shadyvilla Addition no 1 partial replat no 3

Applicant: The Interfield Group



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**C – Public Hearings**

**Aerial**

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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 98  
**Action Date:** 05/25/2017  
**Plat Name:** Shepherd Oaks partial replat no 1  
**Developer:** WILLIAM STOKES  
**Applicant:** RSG Engineering  
**App No/Type:** 2017-0627 C3N

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

Total Acreage:	0.4100	Total Reserve Acreage:	0.0184
Number of Lots:	9	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452G	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.

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 \*\*\*\*\*.

065. Provide specific reason(s) for amendment on the face of the plat. Additionally, add appropriate Owners Certification of Restrictions note to the face of the plat.

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

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

134.6. The then-current fee in lieu of dedication shall be applied to this number (8 units) of dwelling units.

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

The below comments were made by other agencies during this review period. These comments 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:** 98  
**Action Date:** 05/25/2017  
**Plat Name:** Shepherd Oaks partial replat no 1  
**Developer:** WILLIAM STOKES  
**Applicant:** RSG Engineering  
**App No/Type:** 2017-0627 C3N

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

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

To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (8 units) of dwelling units.

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

For long form:

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

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

PWE Traffic: Guest parking is proposed on-site.

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

# Houston Planning Commission

**ITEM: 98**

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Shepherd Oaks partial replat no 1

Applicant: RSG Engineering



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

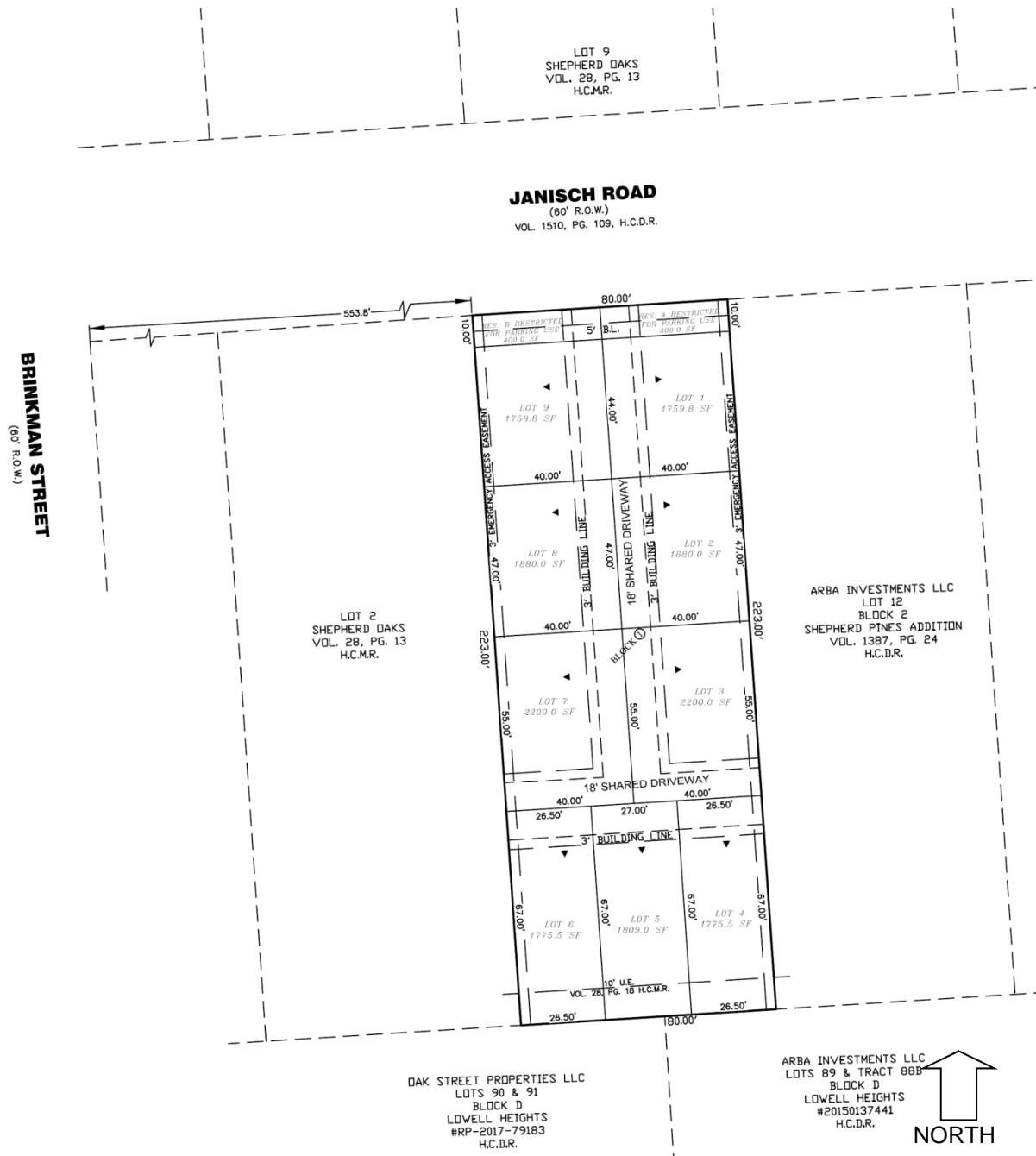
## ITEM: 98

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Shepherd Oaks partial replat no 1

Applicant: RSG Engineering



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 98

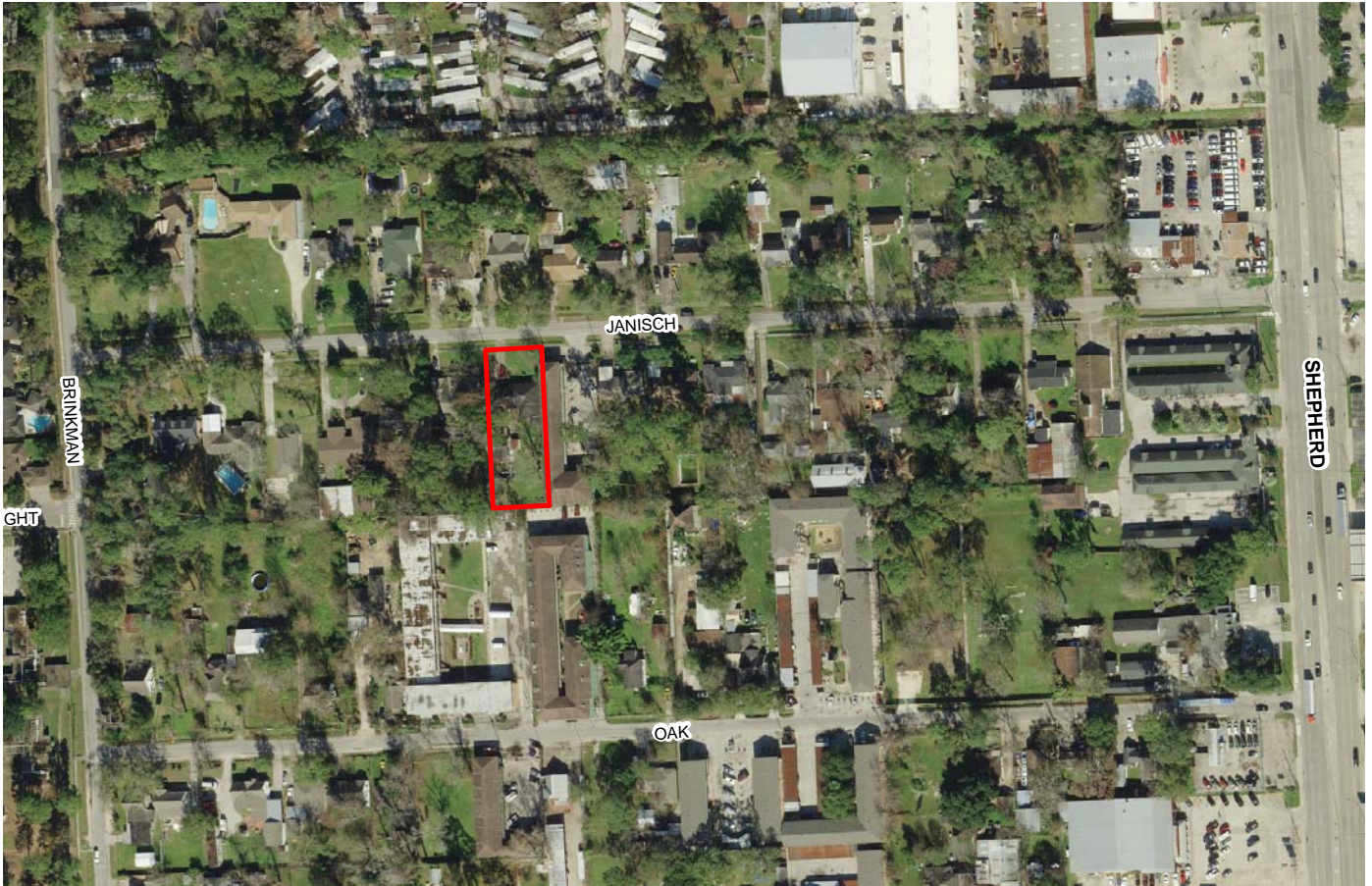
Planning and Development Department

Meeting Date: 05/25/2017

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Subdivision Name: Shepherd Oaks partial replat no 1

Applicant: RSG Engineering



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**C – Public Hearings**

**Aerial**

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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 99  
**Action Date:** 05/25/2017  
**Plat Name:** Shops at Spring Forest  
**Developer:** Vince Casimir  
**Applicant:** Lentz Engineering, L.C.  
**App No/Type:** 2017-0624 C3N

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

Total Acreage:	1.5120	Total Reserve Acreage:	1.4660
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77386	252Z	ETJ

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

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.

049.4. Add the following plat note for plats located in Montgomery and Liberty counties: The Coordinates shown hereon are Texas Central Zone no. 4203 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)

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

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

PWE Utility Analysis: Approved.

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

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



# Houston Planning Commission

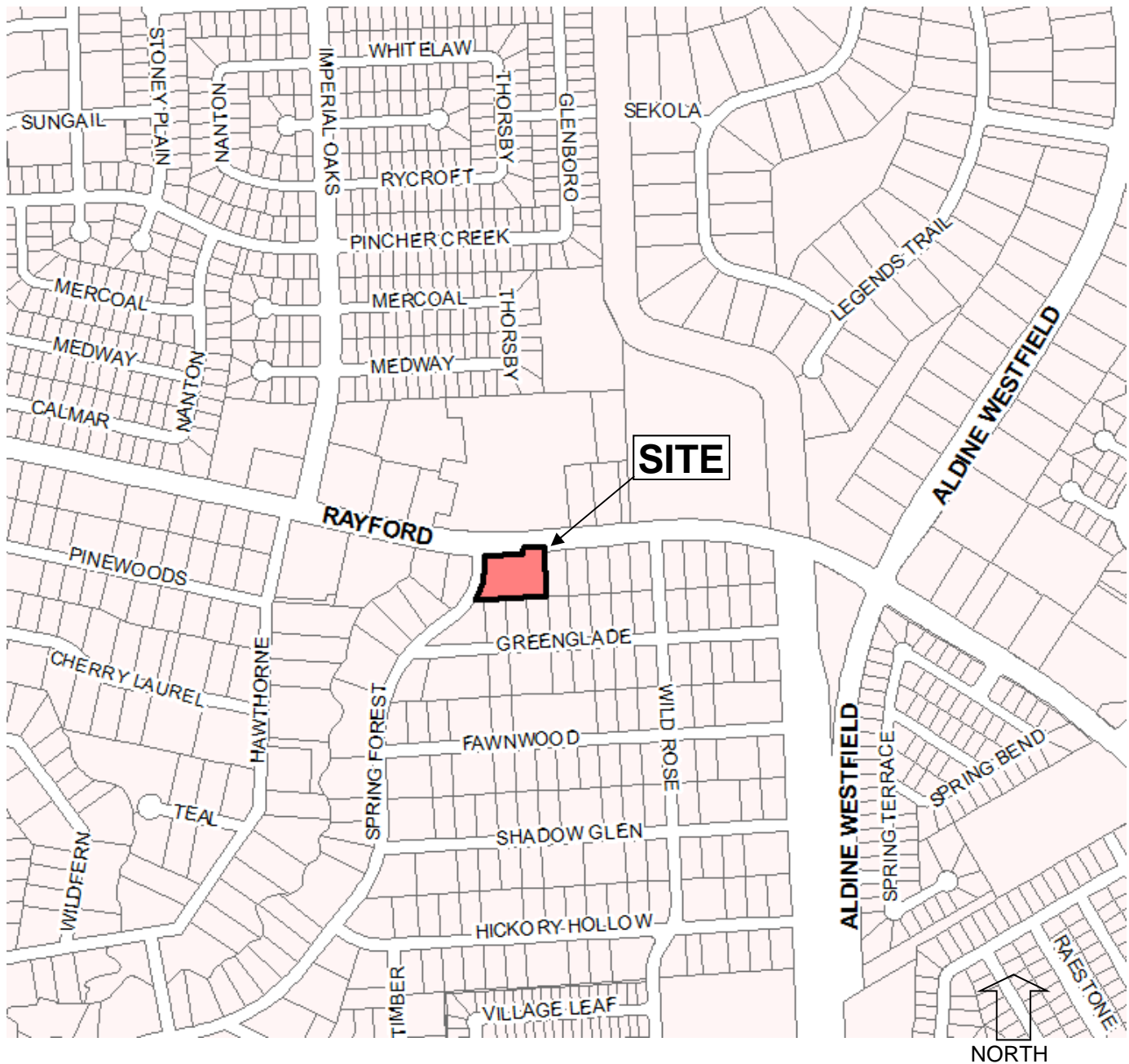
ITEM: 99

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Shops at Spring Forest

Applicant: Lentz Engineering, L.C.



C – Public Hearings with Variance

Site Location

## Subdivision



# Houston Planning Commission

**ITEM: 99**

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Shops at Spring Forest

Applicant: Lentz Engineering, L.C.



NORTH

**C – Public Hearings with Variance**

**Aerial**



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**VARIANCE  
Request Information Form**

**Application Number:** 2017-0624  
**Plat Name:** Shops at Spring Forest  
**Applicant:** Lentz Engineering, L.C.  
**Date Submitted:** 04/14/2017

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

**Specific Variance is being sought and extent of variance:**

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

**Chapter 42 Section: 41**

**Chapter 42 Reference:**

Sec. 42-41(1)(b) The name of a subdivision plat subject to the provisions of section 42-49 of this Code that is a partial replat of a preceding subdivision plat where all of the lots in the preceding plat are subject to the same separately filed deed restrictions shall be the name of the prior subdivision plat followed by "partial replat no. X", where "X" represents the next sequential number of partial replats of the prior subdivision. To illustrate, the first partial replat of "Sunny Land Subdivision" would be named "Sunny Land Subdivision partial replat no 1," the second partial replat would be named "Sunny Land Subdivision partial replat no 2," and so on;

**Statement of Facts**

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

(1a) According to Sec 42-41(b), the name of the subdivision plat subject to the provisions of section 42-49 of the subdivision code that is a partial replat of a preceding subdivision plat where all of the lots in the preceding plat are subject to the same separately filed deed restrictions shall be the name of prior subdivision followed by "partial replat no." The site consists of (3) lots coming out of separate subdivisions (Lot 144, Block 9, Spring Forest, Sec 1, Vol 7, page 379 and Lot 145 & 146, Block 10, Spring Forest Sec 2, Vol . 8, page 45 (both out of Montgomery County)). Since there is no provision for two lots that are coming out of two different subdivisions that have separately filed deed restrictions, we are hereby requesting a variance for a subdivision name change.

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

This variance request does not concern the existence of unusual physical characteristics

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

We are not requesting a variance due to a hardship.

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

We want to maintain the premise of subdivision name continuity prescribed by Chapter 42 by using a portion of the original name (Spring Forest).

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

The granting of the subdivision name variance will not be injurious to the public.

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

Economic hardship is not the sole justification for this variance.





**Application No:** 2017-0624

**Agenda Item:** 99

**PC Action Date:** 05/25/2017

**Plat Name:** Shops at Spring Forest

**Applicant:** Lentz Engineering, L.C.

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

**Chapter 42 Sections:** 41

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

To allow a partial replat to use a unique subdivision name.;

**Basis of Recommendation:**

This site is located in Montgomery County at the north east intersection of Rayford Road and Spring Forest Drive.

The reason for replat is to create an unrestricted reserve. The applicant is seeking a variance to allow a partial replat to use a unique subdivision name. Staff is in support of this request. The proposed plat is a replat of lot 144, Block 9 of Spring Forest Sec 1 and Lot 145 & lot 146, in Block 10 of Spring Forest Sec 2. The applicant is maintaining the name of the subdivisions by proposing the name Shops at Spring Forest. The new name would maintain a portion of the original subdivision names and would be significant to this area. Review by legal indicates that this plat would not violate any restrictions on the face of the plat or those filed separately. Staff's recommendation is to grant the requested variance and approve the plat per the CPC 101 forms conditions.

### Statement of Facts

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

The proposed replat is a replat of lots from two different sections of Spring Forest and there is no provision for naming a plat that is a replat of two separate sections that have separately filed single family deed restrictions.

**(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;**

The lots were platted many years ago and the applicant is combining the lots for new development. Granting of this variance will not result in a hardship created or imposed by the applicant.

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

The applicant has decided to keep a portion of the name with the original plat name. The intent and general purposes of this chapter will be preserved and maintained.

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

The applicant will keep a portion of the original name and this would have significance to this area. The variance is solely for the subdivision name.

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

This is an unique situation that not created by the applicant and this is no provision for combining two sections for a name. The applicant will keep a portion of the name with the original plat name and this will be significant to the site and neighborhood.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Platting Approval Conditions**

**Agenda Item:** 100  
**Action Date:** 05/25/2017  
**Plat Name:** Viet Hoa Estates replat no 1  
**Developer:** VN Builders  
**Applicant:** Ryan J Fuselier Land Surveying Services  
**App No/Type:** 2017-0528 C3N

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

Total Acreage:	3.4239	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	368H	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.

***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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](mailto:wastewater@hcpid.org). For drainage analysis related questions, please email [civildevel@hcpid.org](mailto: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

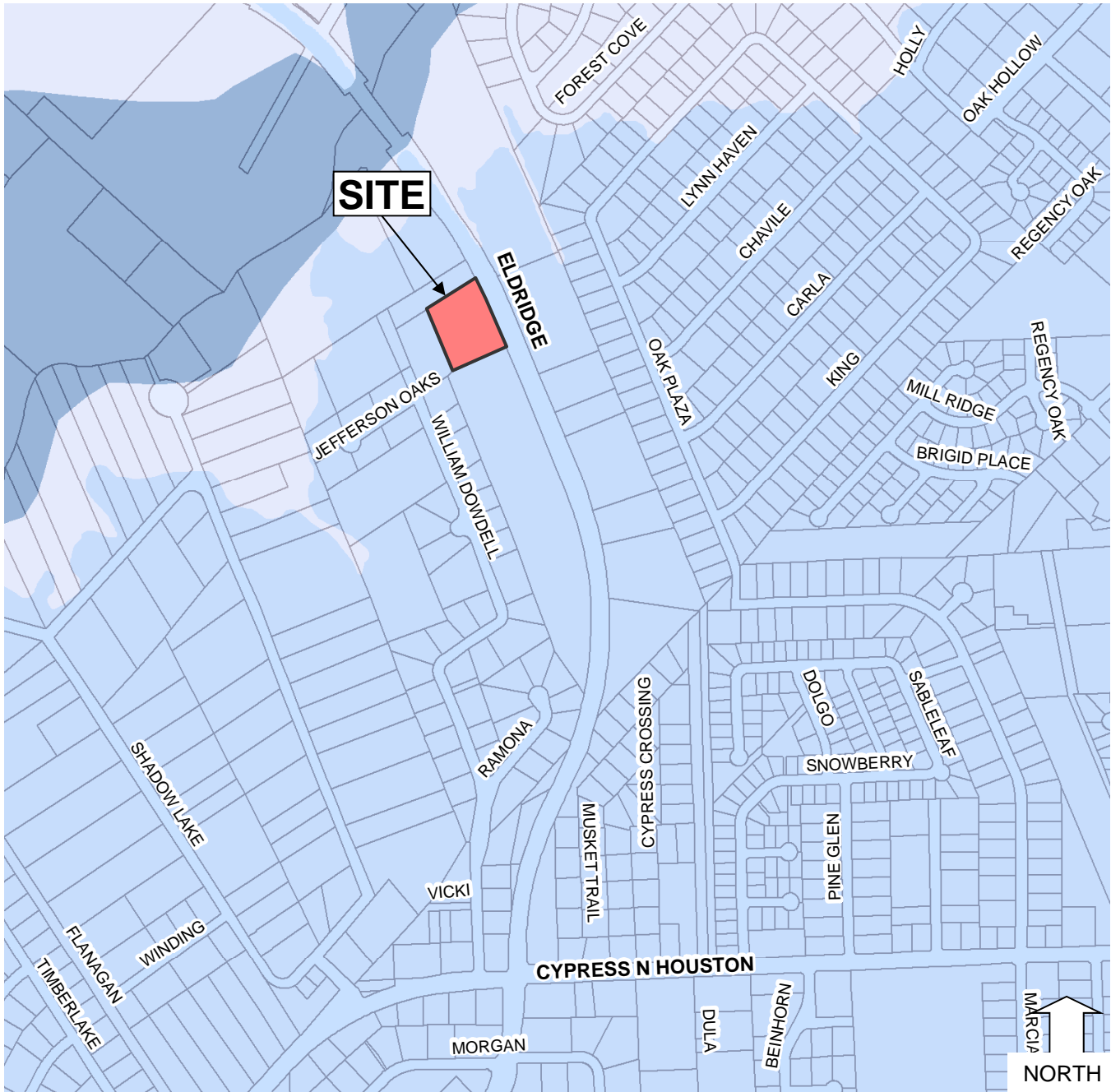
**ITEM: 100**

Planning and Development Department

Meeting Date: 05/25/2017

**Subdivision Name: Viet Hoa Estates replat no 1 (DEF1)**

**Applicant: Ryan J Fuselier Land Surveying Services**



**C – Public Hearings**

**Site Location**

## Subdivision



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# Houston Planning Commission

## ITEM: 100

Planning and Development Department

Meeting Date: 05/25/2017

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**Subdivision Name: Viet Hoa Estates replat no 1 (DEF1)**

**Applicant: Ryan J Fuselier Land Surveying Services**



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**C – Public Hearings**

**Aerial**

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

<b>Agenda Item:</b>	101	<b>Staff Recommendation:</b>	Defer Applicant request
<b>Action Date:</b>	05/25/2017		
<b>Plat Name:</b>	Westhaven Estates Sec 2 partial replat no 8		
<b>Developer:</b>	Lovett Homes		
<b>Applicant:</b>	TRI-TECH SURVEYING CO., L.P./BEC-LIN ENGINEERING, L.P./GLOBAL SURVEYORS, INC.		
<b>App No/Type:</b>	2017-0590 C3N		

Total Acreage:	0.3857	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77057	491N	City

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

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

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

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 IS REQUIRED

Parks and Recreation: To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 9.

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



# Houston Planning Commission

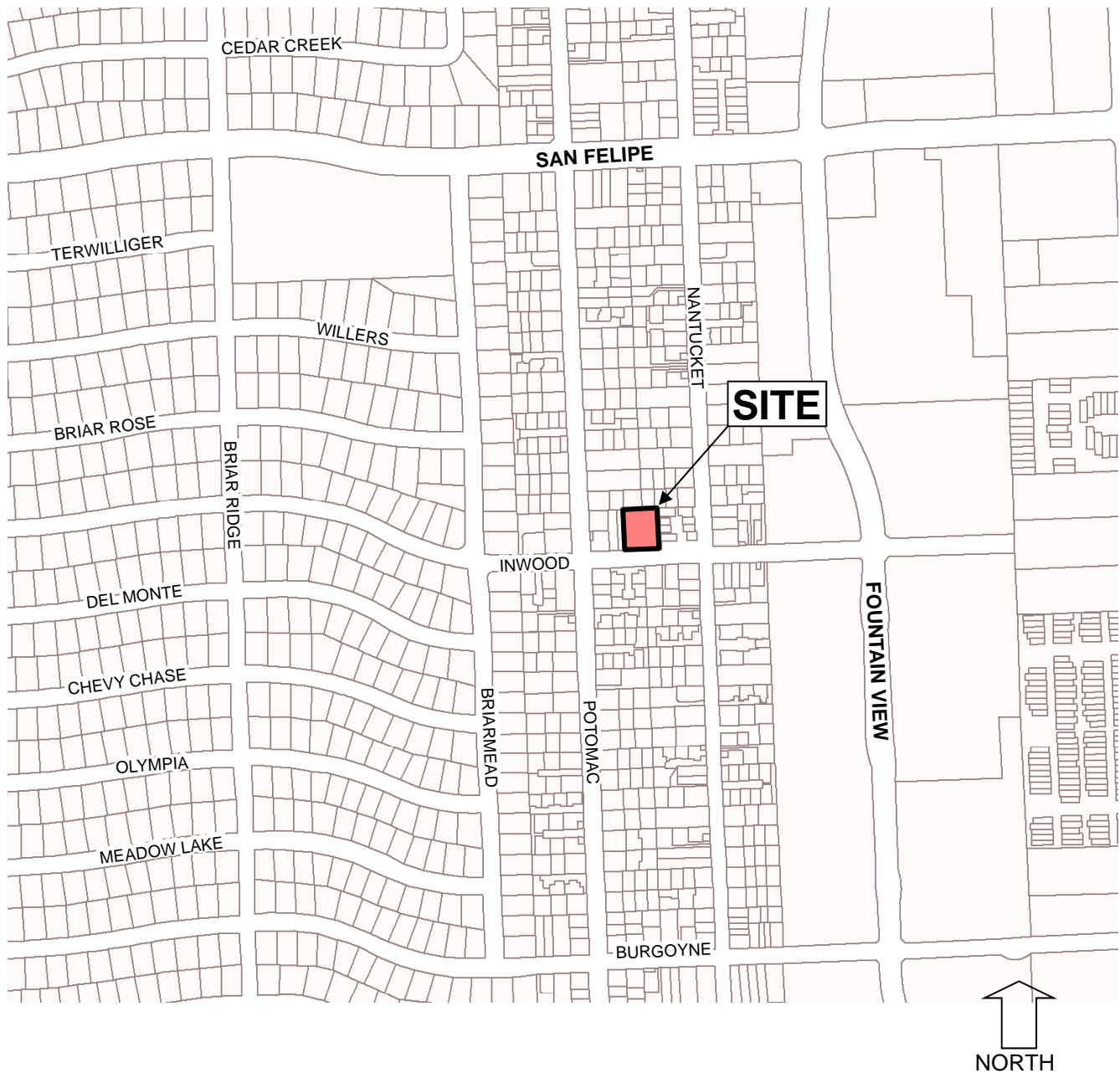
**ITEM: 101**

Planning and Development Department

Meeting Date: 05/25/2017

**Subdivision Name: Westhaven Estates Sec 2 partial replat no 8 (DEF1)**

**Applicant: Tri-Tech Surveying Co. L.P./BEC-LIN Engineering, L.P./Global Surveyors, INC.**



**C – Public Hearings**

**Site Location**

## Subdivision

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# Houston Planning Commission **ITEM: 101**

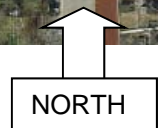
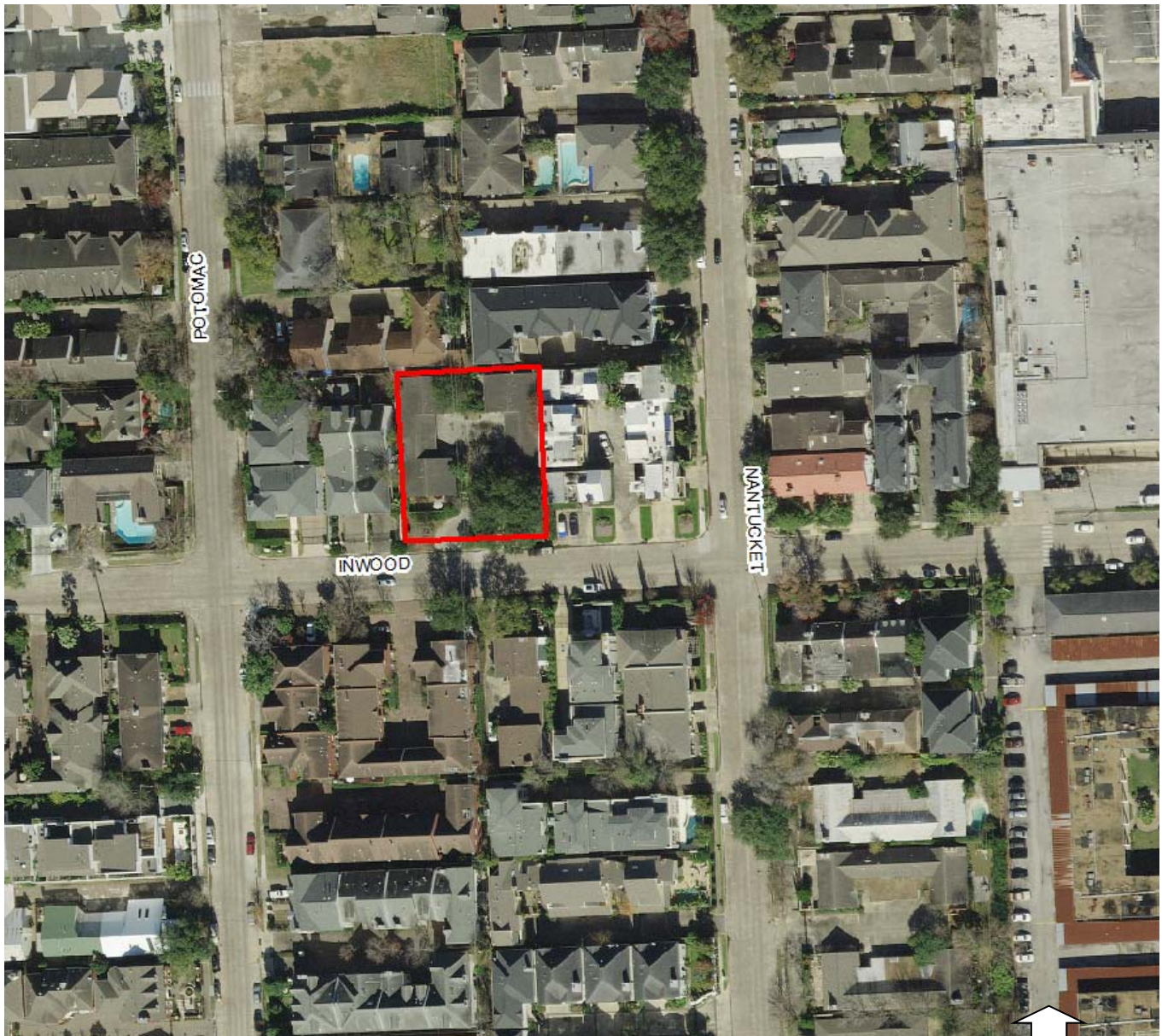
Planning and Development Department

Meeting Date: 05/25/2017

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**Subdivision Name: Westhaven Estates Sec 2 partial replat no 8 (DEF1)**

**Applicant: Tri-Tech Surveying Co. L.P./BEC-LIN Engineering, L.P./Global Surveyors, INC.**



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**C – Public Hearings**

**Aerial**

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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 102

**Action Date:** 05/25/2017

**Plat Name:** Bridgeland Parkland Village GP

**Developer:** Bridgeland Development L.P.

**Applicant:** LJA Engineering, Inc - (Woodlands Office)

**App No/Type:** 2017-0780 GP

**Staff Recommendation:**

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

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Total Acreage:	1795.0000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 489
County	Zip	Key Map ©	City / ETJ
Harris	77433	366S	ETJ

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

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

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

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

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

Only the portion within the dark black boundary identified on the markup has been reviewed during this submittal. All other areas outside the boundary should meet previous GP markups and meet all chapter 42 requirements.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 102

**Action Date:** 05/25/2017

**Plat Name:** Bridgeland Parkland Village GP

**Developer:** Bridgeland Development L.P.

**Applicant:** LJA Engineering, Inc - (Woodlands Office)

**App No/Type:** 2017-0780 GP

**Staff Recommendation:**

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

---

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

Variance request is difficult to understand. Defer GP.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

County has no objections for all three variances

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



# Houston Planning Commission

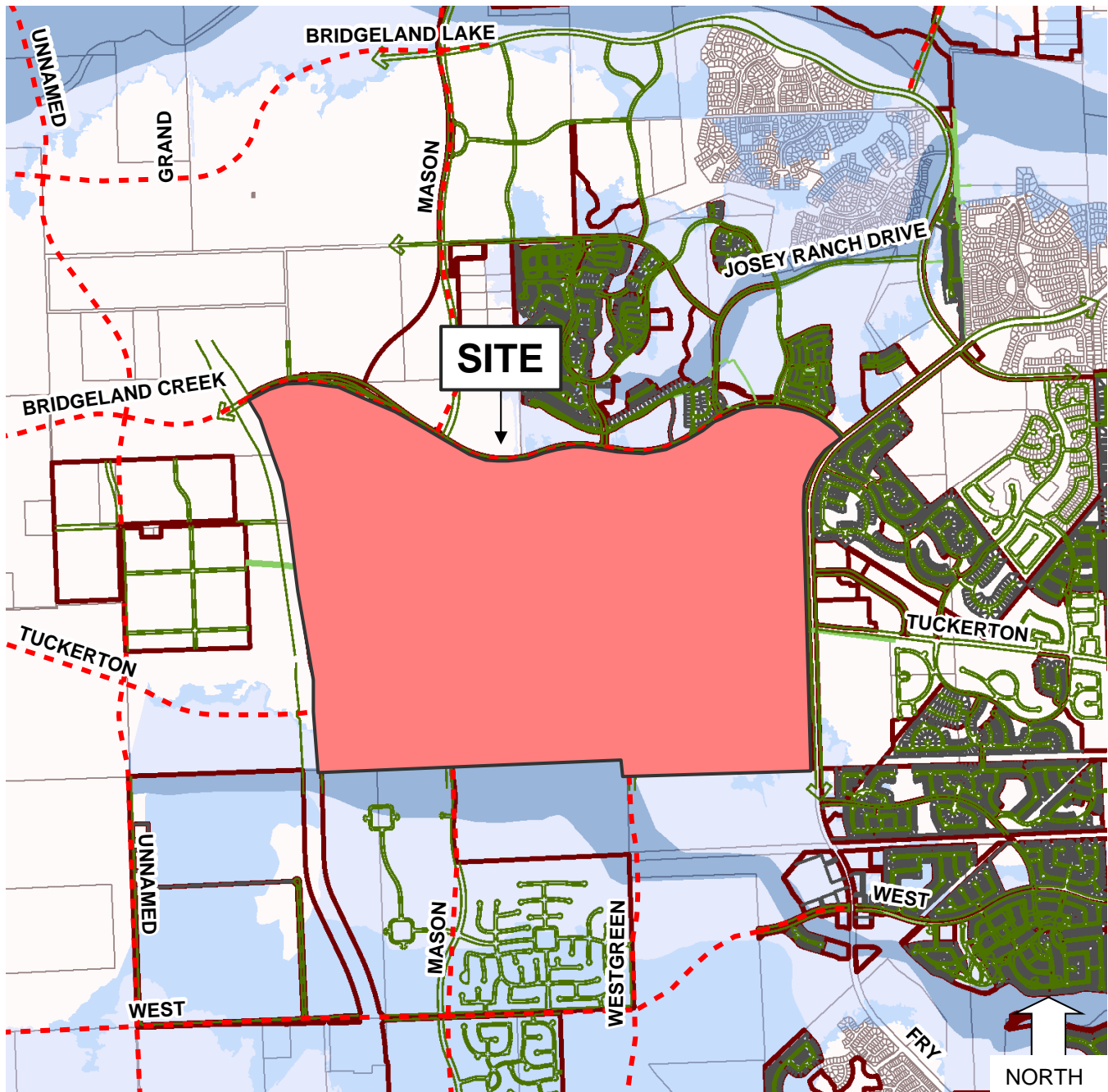
ITEM:102

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Bridgeland Parkland Village GP (DEF 1)

Applicant: LJA Engineering, Inc



D – Variances

Site Location

## Subdivision

## Subdivision



# Houston Planning Commission

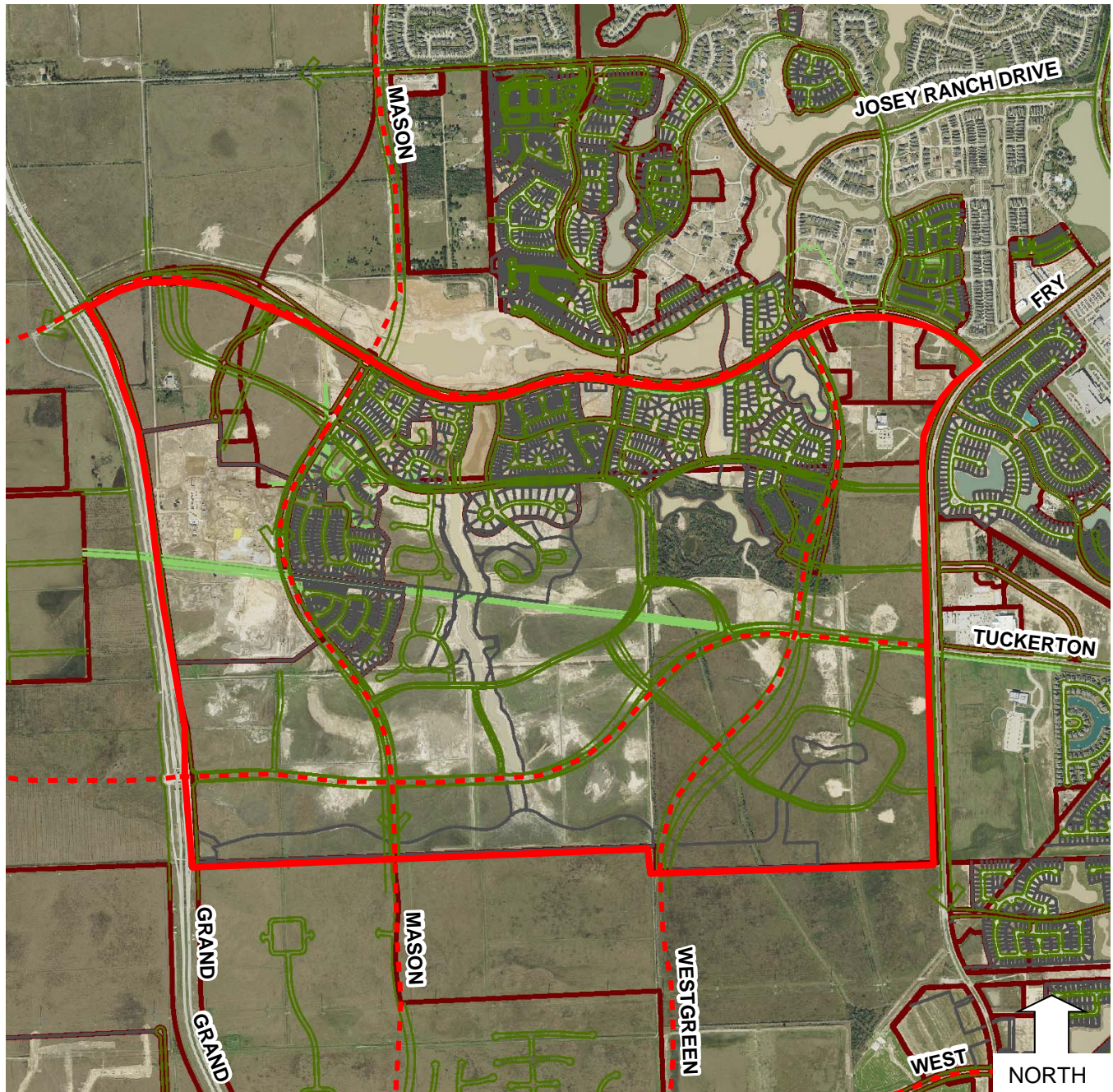
ITEM: 102

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Bridgeland Parkland Village GP (DEF 1)

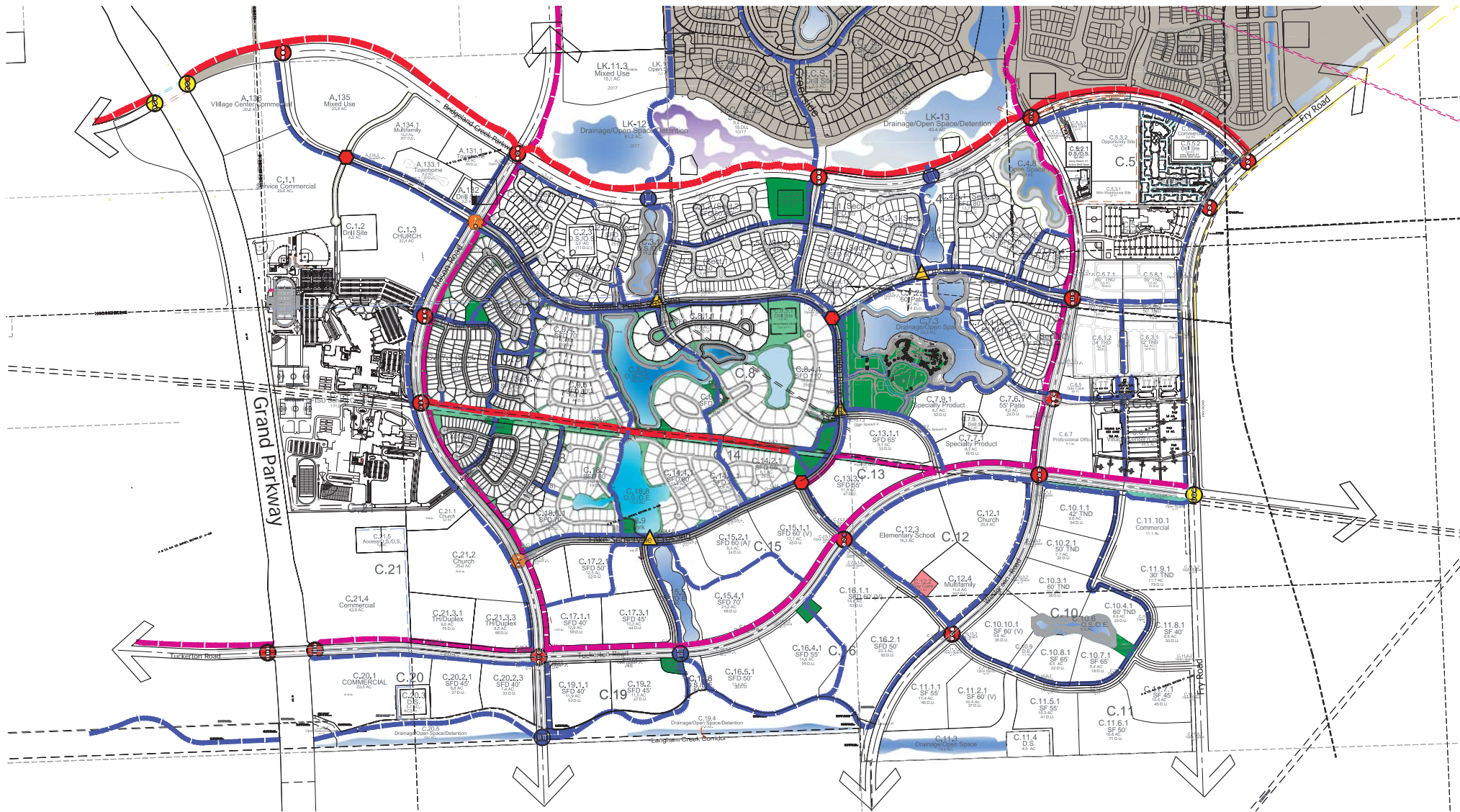
Applicant: LJA Engineering, Inc



D – Variances

Aerial





# BRIDGELAND PARKLAND VILLAGE CONCEPTUAL TRAIL PLAN

Houston, Texas  
THE HOWARD HUGHES CORPORATION

- Legend**
- Existing Traffic Signal
  - Proposed Traffic Signal
  - Proposed Two-way Stop converting to Traffic Signal when warranted.
  - Proposed Multiway Stop
  - Proposed Uncontrolled Crossing
  - Hike & Bike Trail (8')
  - Hike & Bike (10')
  - Commuter Trail (12')
  - Underpass

0 250 500 1000 1500

Scale: 1"=500'

MAY 17, 2017

NORTH

LA Planning

201 210 1150

All services and amenities indicated on this map are proposed and are purely conceptual in nature, and the depicting of such services or amenities should not be construed as a promise or representation that the developer will construct, build, or complete such services or amenities. Commitment of building is subject to a variety of business, financial and economic circumstances which are outside the developer's control. Other information provided is a graphic representation to aid in determining component relationships and is subject to change without notice.



**Application Number:** 2017-0780

**Plat Name:** Bridgeland Parkland Village GP

**Applicant:** LJA Engineering, Inc - (Woodlands Office)

**Date Submitted:** 05/01/2017

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

**Specific Variance is being sought and extent of variance:**

1. Block length in excess of 2,600' along Mason Road from the intersection of Summit Point Crossing to Lake Meridian Dr.
2. Block length in excess of 1,400' along Summit Point Crossing from the intersection of Mason Road to Blue Gill Dr.
3. Block length in excess of 1,400' along Summit Point Crossing from the intersection of Blue Gill Dr. to Roaming Bison Trail.

**Chapter 42 Section:** 127 128

**Chapter 42 Reference:**

42-127 A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600. 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 adherence of the 2,600' major thoroughfare intersection requirements would require two east-west connections along Mason Road between Summit Crossing and Lake Meridian Drive. Strict adherence of the 1,400' local street intersection requirements would require two north south connections along Summit Point Crossing between Mason Road and Roaming Bison Trail. Parkland Village utilizes a hierarchical system of streets with neighborhood streets connecting to collector streets, and collectors connecting to Major Thoroughfares at controlled intersections. Summit Point Crossing is a central loop collector within Parkland Village. Neighborhoods are connected to this central loop collector which connects to the future Town Center. This approach is a hierarchical system unlike a grid system, one that connect neighborhoods directly to the primary loop circulation system in the village. The neighborhood cells in this system are based on principles that discourage through traffic within the neighborhood, promote identity and security with single point entries into the neighborhoods, and link the neighborhood to an extensive pedestrian trail system that connect to major destinations. There is a mix of diverse lot sizes within the neighborhoods to promote a variety of housing type in each neighborhood. The pedestrian system in Parkland starts with 5' wide sidewalks along the neighborhood streets that connect to a series of 8', 10' & 12' local and regional trails forming loops that connect each neighborhood to the major destinations in the village. These trails are incorporated into the fabric of each neighborhood. The hierarchical road system encourages pedestrian and other non-vehicular short distance trips...reducing local traffic volumes and increasing neighborhood safety. Along a major pipeline/utility corridor in the center of the village the plan incorporates an expanded east/west pedestrian corridor that connects to the Cy-Fair ISD multi campus schools to the west, and the 21.6 Ac. Village Park and Village Center to the east. This corridor is designed to have minimal street crossings for pedestrian safety. The neighborhood trail system is tied to this corridor for easy access. Bridgeland has worked with Harris County on the placement of controlled, and uncontrolled crossing for the trail system, and incorporated a traffic signal at the school complex for the pedestrian crossing. Most crossings are at traffic signals or multiway stop conditions, as well as several grade separated pedestrian underpasses. Imbedded into the plan is a Parks system with a hierarchy of parks that range from passive lakeside parks, neighborhood parks for children's activities, to Village Parks that cater to all activities for various age groups. Parks are placed so that no home is more than a 5 minute walk from a park.

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

Within Parkland Village, the hierarchical road system with its associated control of access points, land uses and densities, especially along major thoroughfares, major collectors and collectors, typically results in a larger spacing of roadways than would be required in areas not having these controls. The spacing of block lengths within Bridgeland are often in excess of 2,600 feet, in areas with drainage and floodplain conditions. The placement of the proposed north-south minor collector crossing the center of the village is driven by several factors: 1. The major north-south drainage/detention system that serves the village forces the minor collector's placement east or west of the drainage corridor. 2. The plan is designed to minimize the crossings of the pedestrian corridor along the pipeline/utility easement in the center of the village. 3. A private gated section south of Summit Point Crossing west of Roaming Bison Trail (Section 20) is planned for that zone, additional crossing of the pipeline to serve the gated neighborhood is unnecessary. A secondary access point is planned along Roaming Bison Trail. The application of these principles results in neighborhoods that have greater security and identity because they do not promote thru traffic.

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

The intent and general purposes of Section 42 ordinance are preserved. The hierarchical road system within Bridgeland minimizes road connections to Major Thoroughfares (Bridgeland Creek Parkway) allowing only Collector roads (Summit Point Crossing) to intersect Major Thoroughfares. The General Plan for Parkland is consistent with this goal.

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

The distance along Mason Road from Summit Point Crossing to Lake Meridian Drive is approximately 3,200 feet. A variance was granted on the west side of Mason Road along the same route for the Cy-Fair school complex (application number 2017-0432). The distance along Summit Point Crossing from Mason Road to the future north-south road is approximately 2,560 feet. The distance along Summit Point Crossing from the future north-south road to the Roaming Bison Trail is approximately 2,040 feet. The neighborhoods in the center of Parkland have a much lower density, an average of 3 Du./Ac, and the proposed gated community has a density less than 1 Du./Ac. This results in less traffic demand in this zone. The Planning Commission has allowed equivalent variances within the Bridgeland community.

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

Economic hardship is not the sole justification for the variance, the structure of the village is for the neighborhoods to connect to the central loop collector, provide security and identity by minimizing through traffic, and promote alternate pedestrian routes for healthy living. The plan is consistent with the hierarchical street system being employed in Parkland Village.





**Application No:** 2017-0780

**Agenda Item:** 102

**PC Action Date:** 05/25/2017

**Plat Name:** Bridgeland Parkland Village GP

**Applicant:** LJA Engineering, Inc - (Woodlands Office)

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

**Chapter 42 Sections: 127 128**

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

1. Block length in excess of 2,600' along Mason Road from the intersection of Summit Point Crossing to Lake Meridian Drive. 2. Block length in excess of 1,400' along Summit Point Crossing from the intersection of Mason Road to proposed local street. 3. Block length in excess of 1,400' along Summit Point Crossing from proposed local street to Roaming Bison Trail. ;

**Basis of Recommendation:**

The site is located in Harris County, east of Grand Parkway and south of future Bridgeland Creek Parkway.

The applicant is requesting the following variances

1. Block length in excess of 2,600' along Mason Road from the intersection of Summit Point Crossing to Lake Meridian Drive.
2. Block length in excess of 1,400' along Summit Point Crossing from the intersection of Mason Road to proposed local street.
3. Block length in excess of 1,400' along Summit Point Crossing from proposed local street to Roaming Bison Trail.

Staff is in support of the variances.

Bridgeland Parkland GP is a master planned community and the overall development scheme features neighborhood cells connected to collector streets and major thoroughfares to provide traffic circulation. The developer also proposes a network of hike and bike trail system promoting other modes of transportation for internal connectivity.

The total distance along Mason Road from Summit Point Crossing to Lake Meridian Drive is approximately 3,200'.

Therefore, 1 connection to the east is required per the ordinance. However, the applicant is proposing Sec 11 and Sec 12 as individual neighborhood cells taking access from Summit Point Crossing and Mason Road as part of the development scheme.

The total distance between Mason Road and Roaming Bison Trail along the single pipeline is approx. 4470'. Therefore 2 local street crossing will be required per the ordinance. However, the applicant is providing only one crossing. This leads to excessive intersection spacing along Summit Point Crossing between Mason Road and Roaming Bison Trail.

The overall traffic circulation needs in the area will be met by the loop street system connection to Mason Road. The private neighborhood cell is supported by two connections to this loop. Additionally, 3 local street connections are provided to the development south of the pipeline maintaining the intent of the ordinance.

There is a north-south drainage detention system proposed with trails around it that serves the village and proposing a connection across this detention reserve will be impractical. The neighborhood cells east of the proposed local street have lower density and more than one connection to the collector loop. Therefore, granting the variances will not be injurious to public health and safety.

The circumstances supporting the granting of these variances are due to the existing pipeline across the GP boundary limiting connectivity, the hierarchical road system coupled with the overall low density residential development plan and drainage scheme for the neighborhood with trails connecting the neighborhood cells.

Harris County Engineers Office has voiced no objection to the variances.

Staff's recommendation is to grant the requested variances and approve the GP and section 20 subject to CPC 101 form conditions.

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**Statement of Facts**

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

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

There is a north-south drainage detention system proposed with trails around it that serves the village and proposing a connection across this detention reserve will be impractical.

**(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 these variances are due to the existing pipeline across the GP boundary limiting connectivity, the hierarchical road system coupled with the overall low density residential development plan and drainage scheme for the neighborhood with trails connecting the neighborhood cells.

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

The overall traffic circulation needs in the area will be met by the loop street system connection to Mason Road. The private neighborhood cell is supported by two connections to this loop. Additionally, 3 local street connections are provided to the development south of the pipeline maintaining the intent of the ordinance.

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

There is a north-south drainage detention system proposed with trails around it that serves the village and proposing a connection across this detention reserve will be impractical. The neighborhood cells east of the proposed local street have lower density and more than one connection to the collector loop. Therefore, granting the variances will not be injurious to public health and safety.

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

Economic hardship is not the sole justification. It is due to the existing pipeline across the GP boundary limiting connectivity.



**Agenda Item:** 103  
**Action Date:** 05/25/2017  
**Plat Name:** Bridgeland Parkland Village Sec 20  
**Developer:** Bridgeland Development L.P.  
**Applicant:** LJA Engineering, Inc - (Woodlands Office)  
**App No/Type:** 2017-0676 C3P

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

Total Acreage:	19.7800	Total Reserve Acreage:	2.9300
Number of Lots:	24	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	77433	366S	ETJ

***Conditions and Requirements for Approval***

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

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

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

provide 20' G.B.L as indicated on the markup.  
 record the summit point crossing st dedication prior to or simultaneously with this plat

***For Your Information:***

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

City Engineer: 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)  
 Summit Point Crossing will need to be recorded prior to or simultaneously with this plat  
 Remove reserve E  
 UVE should be checked at Sheldon Lake Drive (pvt) and Summit Point Crossing.

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

# Houston Planning Commission

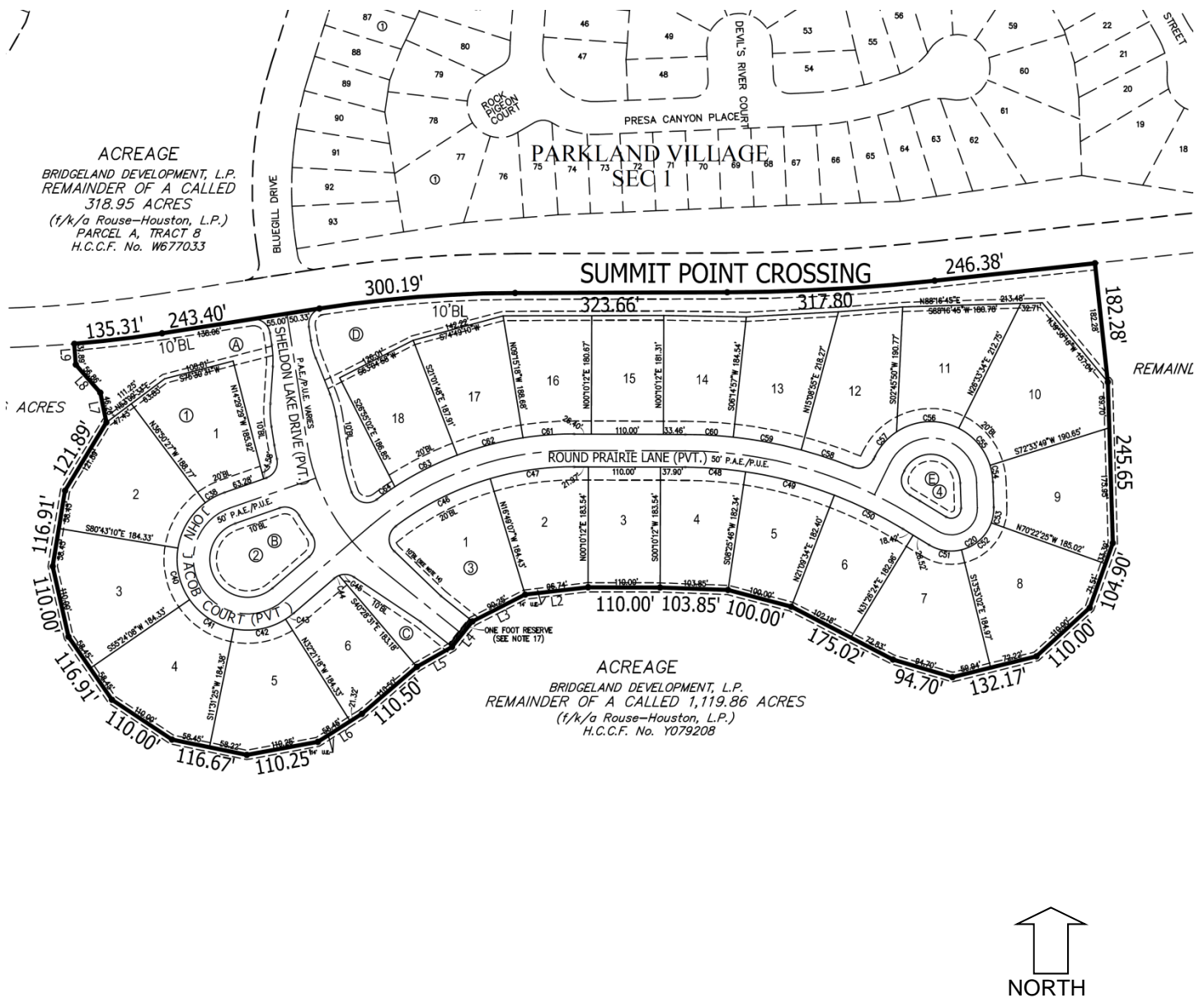
## ITEM: 103

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Bridgeland Parkland Village Sec 20 (DEF 1)

Applicant: LJA Engineering, Inc



D – Variances

Subdivision



**Agenda Item:** 104  
**Action Date:** 05/25/2017  
**Plat Name:** Cannonball Industrial Park  
**Developer:** Eubanks Properties LLC  
**Applicant:** E.I.C. Surveying Company  
**App No/Type:** 2017-0737 C2

**Staff Recommendation:**  
Defer Additional  
information reqd

Total Acreage:	23.5839	Total Reserve Acreage:	23.5839
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77075	575X	City

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

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

1. Provide a second application submittal for Reserve B to address the stub street variance. A new registry file will be required reflecting the two separate reserves.

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

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

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 7.

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

# Houston Planning Commission

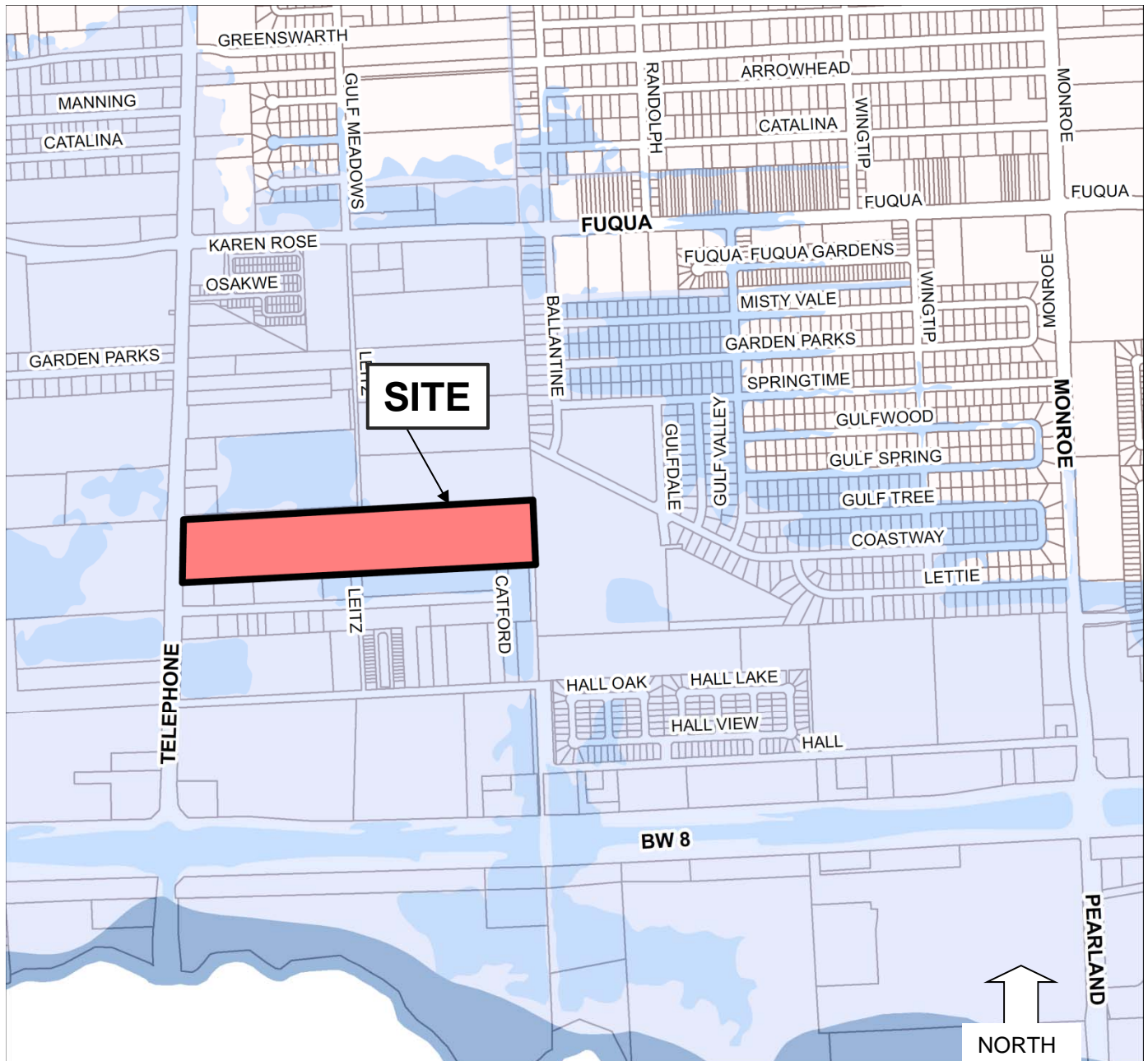
ITEM: 104

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Cannonball Industrial Park

Applicant: E.I.C. Surveying Company



D – Variances

Site Location

# Houston Planning Commission

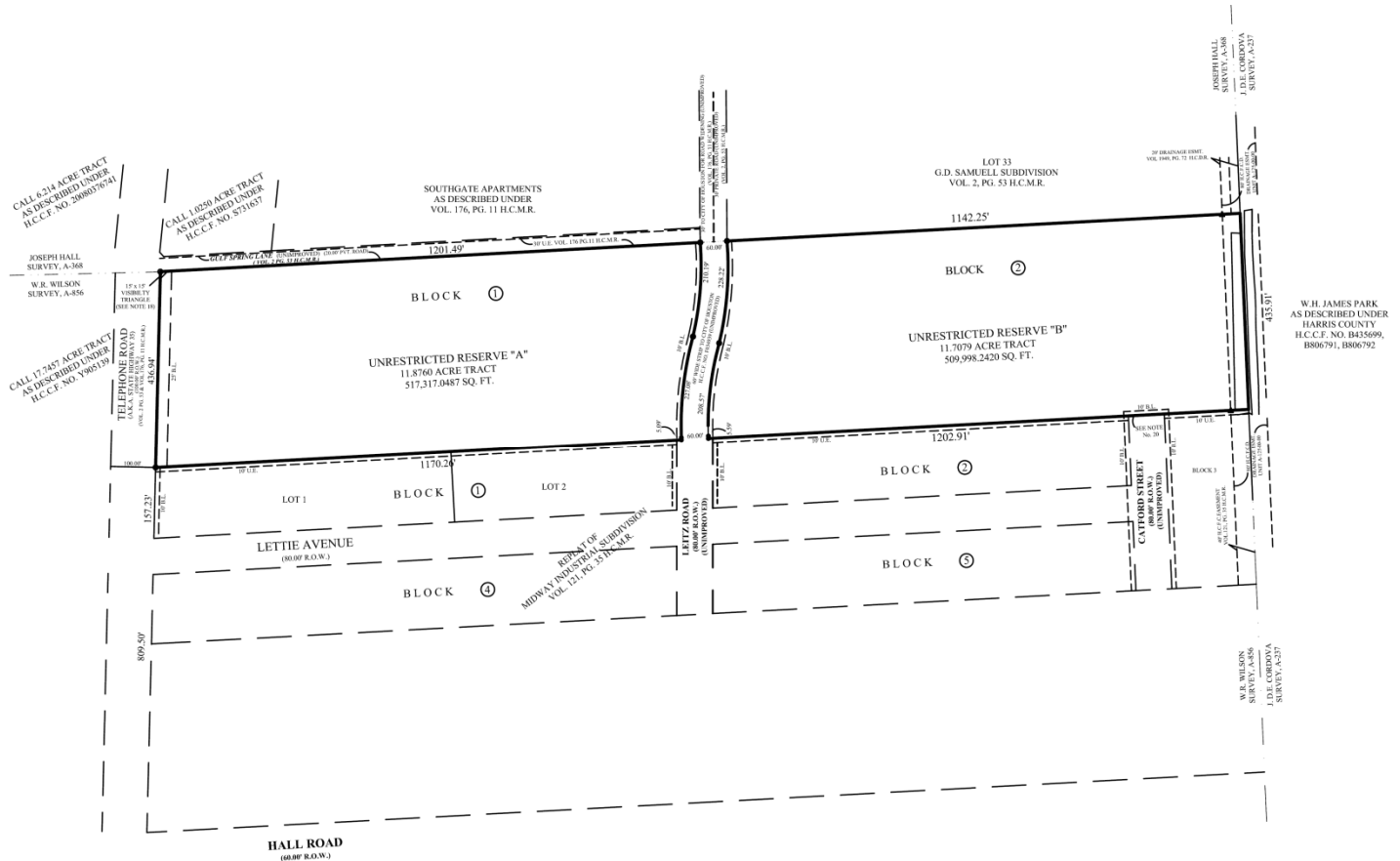
# ITEM: 104

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Cannonball Industrial Park

Applicant: E.I.C. Surveying Company



D – Variances

Subdivision



# Houston Planning Commission

ITEM: 104

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Cannonball Industrial Park

Applicant: E.I.C. Surveying Company



D – Variances

Aerial



## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Request Information Form

**Application Number:** 2017-0737

**Plat Name:** Cannonball Industrial Park

**Applicant:** E.I.C. Surveying Company

**Date Submitted:** 04/30/2017

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

**Specific Variance is being sought and extent of variance:**

Not to extend Catford Street, or to terminate it with a Cul-De-Sac.

**Chapter 42 Section:** 42-135

**Chapter 42 Reference:**

Sec. 42-135: Street Extension.(a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is designated as a collector or major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these of these criteria is met. The stub street is not required to be extended.

### Statement of Facts

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

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

The proposed subdivision of Cannonball Industrial Park is a 23.5839 acre tract with a 2 Unrestricted Reserves. It is serviced in the west side by Telephone Road (A.K.A. State Highway 35)a major Thoroughfare for Unrestricted Reserve "A" being 11.8760 acre tract. Leitz Road an unimproved 60'Road granted to the City Of Houston,filed on February 4,1977 and recorded under Harris County File no. F034939 (see attached instrument). Leitz road adjoins "Unrestricted Reserves A AND B" in the proposed Subdivision and runs North to South and intersects with Lettie Avenue that runs east from Telephone Road. (see attached HCAD map). The Replat of Midway Industrial Subdivision was platted and recorded on September 30th, 1964 in Volume 121, page 35 Harris County Map Records (see attached plat) as a commercial with two street running from the south property line to the north property line of said subdivision. Leitz Road (80'unimproved Road) being 1159.99' from the intersection of said Telephone Road averaging 393.52' deep. The other street is called Catford Street also (80' unimproved Street)(see attached Aerial map)and that is 925' from the west right of way line of Leitz Road averaging 396.40' deep. There is an 80' Harris County Flood Control Drainage Easement Known as Unit A-125-00-00 and centered on the west line of said Replat of Midway Industrial Subdivision and the said proposed plat of Cannonball Industrial Park, which leaves only a distance of 147.97' to the west right of way line of Catford Street as shown on the said Replat of Midway Industrial Subdivision. This area is in Zone A and shaded Zone X and the owners of the proposed subdivision proposed a Detention/ Mitigation area being 455'X426' that adjoins the said Harris County Flood Control Drainage Easement as shown on the Drainage Plan that was approved by the City Of Houston Flood Plain Group and Engineering Service Section on January 2016. (see attached Conceptual Drainage Plan). The Extension of Catford street and the establishment or constructing a Cul-De-Sac at the end of an undeveloped Catford Street would not provide accessibility benefit to this area and would not improve circulation and therefore would have no significant benefit to the public and would create an impractical development.. Also terminating Catford street in a cul-de-sac would provide an area in which illegal dumping might occur, such an area would also be a place in which cars may be parked by those engaging in illegal activities, including alcohol abuse.

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



For the reason as explained in 1(a) and because these conditions existed prior to the applicant's purchase of the tract, the circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant.

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

The owners of the proposed plat will fully support the intent and general purposes of this chapter and will be preserved and maintained due to the fact that this tract as well the adjacent residential neighborhood, has sufficient traffic circulation.

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

The owners believe that this report and for the reason given above has proven that granting of the variance there will be no negative impact and will not be injurious to the public health, safety or welfare

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

Economic hardship is not the sole justification of the variance. It is not the primary or even secondary justification, as explained in this report.



**Application Number:** 2017-0737  
**Plat Name:** Cannonball Industrial Park  
**Applicant:** E.I.C. Surveying Company  
**Date Submitted:** 04/30/2017

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

**Specific Variance is being sought and extent of variance:**

Right Of Way widening for Gulf Spring Lane not needed, as street does not exist.

**Chapter 42 Section:** 42-121 and 122

**Chapter 42 Reference:**

Sec. 42-121: (a) The applicant shall dedicate to the public the right-of-way for any street or alley designated in a subdivision plat as a public right-of-way in accordance with the requirements of this chapter and applicable state law. (b) When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of-way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision will not contribute to a significant increase in traffic on the street. Sec. 42-122: Right of way widths. The minimum right-of-way required for local streets shall be 60 feet if adjacent to any other development.

**Statement of Facts**

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

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

The proposed subdivision of Cannonball Industrial Park is a 23.5839 acre tract with a 2 Unrestricted Reserves. It is serviced in the west side by Telephone Road (A.K.A. State Highway 35) a major Thoroughfare for Unrestricted Reserve "A" being 11.8760 acre tract. Leitz Road an unimproved 60' Road granted to the City Of Houston, filed on February 4, 1977 and recorded under Harris County File no. F034939 (see attached instrument). Leitz road adjoins "Unrestricted Reserves A and B" in the proposed Subdivision and runs North to South and intersects with Lettie Avenue that runs east from Telephone Road. (see attached HCAD map). The Replat of Midway Industrial Subdivision was platted as a commercial and recorded on September 30th, 1964 in Volume 121, page 35 Harris County Map Records (see attached plat). The distance from the north line of the proposed subdivision to the north right of way line of Lettie Avenue is 594.17'. On the North of the proposed subdivision is a 1.0250 acre tract as recorded under Harris County Clerk's file no. S731637, also Southgate Apartments subdivision recorded on March 12, 1971 in Volume 176, page 11 Harris County Map Records (see attached Plat). The plat showing existing 20' pvt. Road recorded in Vol 2, Page 53 Harris County Map records (see attached plat). the plat of said Southgate Apartments also shows a note on the south property line being a strip of 30' as Gulf Spring Lane that is dedicated as a U.E. purposes and shall automatically become street ROW when the 30' become established as street right of way. Looking at the property from Telephone Road, there is no visible of an existing road or a street sign for Gulf Spring Lane. It is an improved 30' and does not exist (see aerial map). Also there is a note on the plat of said Southgate Apartments (vehicular access denied) on Gulf Spring Lane. Attach also letters from the owners of 1.0250 acre tract and the owners of Parkview Apartments (AKA Southgate Apartments) dated March 8, 2015 that they don't want Gulf Spring Lane to be widened and wanted to be abandoned. The subdivision plat or map of Joseph hall, 320 acres as recorded in Volume 2, page 53 of the Harris County Map Records (see attached map) shows a 20' private road from Telephone Road and at 1256.65' going North at a 90 degree angle to a 30' private road as shown on said Joseph Hall 320 acres and another 30' widening for Leitz Road as shown on Southgate Apartments. A total of 60' right-of-way and connect to Fuqua Street. (See attached HCAD map). The owners of the proposed subdivision wants to build an Industrial Park with 8 buildings. 4 on each unrestricted Reserve. (see attached site plan).

Widening Gulf Spring Lane will not contribute to a significant increase in traffic on the street that has not existed since August 21, 1908 when the subdivision of said Joseph Hall 320 acres was recorded. Also having the street at a 90 degree angle for a local street if it is widened will make it very dangerous for cars to drive. Such undesirable conditions conform to the public understanding of the phrase "contrary to sound policy".

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

For the reason as explained in 1(b) and because these conditions existed prior to the owners purchase of the tract, the circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant.

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

The owners of the proposed plat will fully support the intent and general purposes of this chapter and will be preserved and maintained due to the improvement that the owners will make in this property and in this neighborhood is a testimony to its desire.

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

The owners believe that this report and for the reason given above has proven that granting of the variance there will be no negative impact and will not be injurious to the public health, safety or welfare

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

Not only economic hardship is not the sole justification of the variance. It is not the primary or even secondary justification, as explained in this report.



**Application No:** 2017-0737

**Agenda Item:** 104

**PC Action Date:** 05/25/2017

**Plat Name:** Cannonball Industrial Park

**Applicant:** E.I.C. Surveying Company

**Staff Recommendation:** [Defer Additional information reqd](#)

**Chapter 42 Sections:** [42-135](#); [42-121](#) and [122](#)

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

[Not to extend Catford Street, or to terminate it with a Cul-De-Sac.;](#)

[Right Of Way widening for Gulf Spring Lane not needed, as street does not exist. ;](#)

**Basis of Recommendation:**

[Item 104 is Cannonball Industrial Park.](#)

[The site is located east of Telephone Rd, south of Fuqua and north of Beltway 8.](#)

[The applicant is requesting two variances:](#)

[1. To not provide right of way dedication for the widening of Gulf Spring](#)

[2. To not extend nor terminate with a cul de sac Catford](#)

[Staff is in support of this request but not the request to not provide widening for Gulf Spring.](#)

[However, staff recommends deferring this plat to allow the applicant to provide revised information by noon of next Wednesday.](#)

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**Statement of Facts**

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

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

<b>Agenda Item:</b>	105	<b>Staff Recommendation:</b>	Grant the requested
<b>Action Date:</b>	05/25/2017		variance(s) and Approve
<b>Plat Name:</b>	Development at Telge		the plat subject to the
<b>Developer:</b>	The Ray Earl England and Jo F. England Revocable Living Trust		conditions listed
<b>Applicant:</b>	Windrose		
<b>App No/Type:</b>	2017-0874 C2		

---

Total Acreage:	18.3820	Total Reserve Acreage:	18.2408
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	77377	287V	ETJ

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#### ***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.
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

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

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 105

**Action Date:** 05/25/2017

**Plat Name:** Development at Telge

**Developer:** The Ray Earl England and Jo F. England Revocable Living Trust

**Applicant:** Windrose

**App No/Type:** 2017-0874 C2

**Staff Recommendation:**

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

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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](mailto:wastewater@hcpid.org). For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org).

county has no objections to variance

plat and plan must be approved by CIP project manager Tina Liu prior to recordation

Coordinate with Harris County Traffic prior to recordation. (HC)

Dedicate 20 feet of ROW along Telge Road and adjust building line to 25 feet

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

# Houston Planning Commission

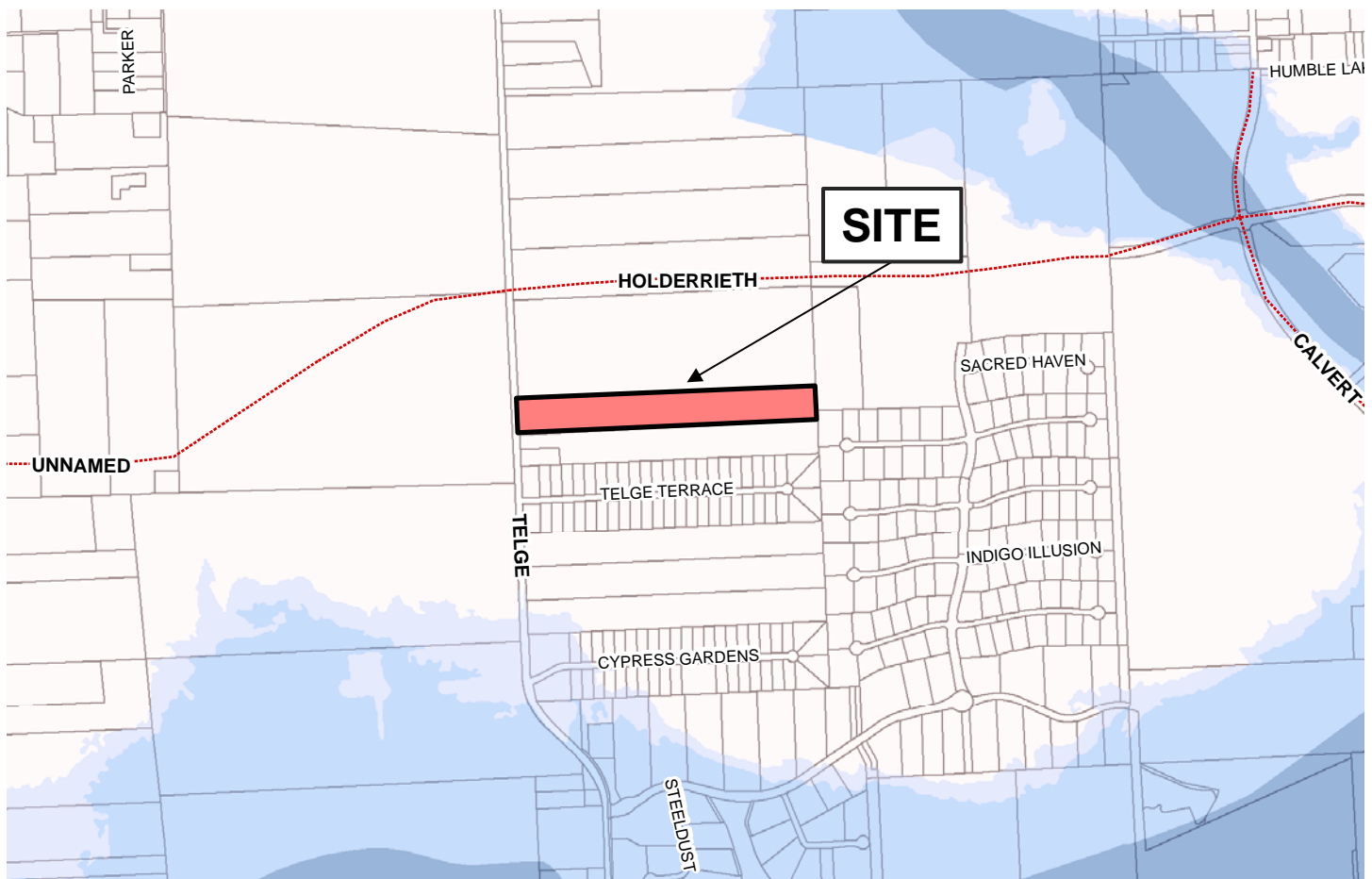
**ITEM: 105**

Planning and Development Department

Meeting Date: 05/25/2017

**Subdivision Name: Development At Telge**

**Applicant: Windrose**



**D – Variances**

**Site Location**

# Houston Planning Commission      ITEM: 105

## Planning and Development Department

**Subdivision Name: Development At Telge**

**Applicant: Windrose**



## D – Variances

## Subdivision

# Houston Planning Commission

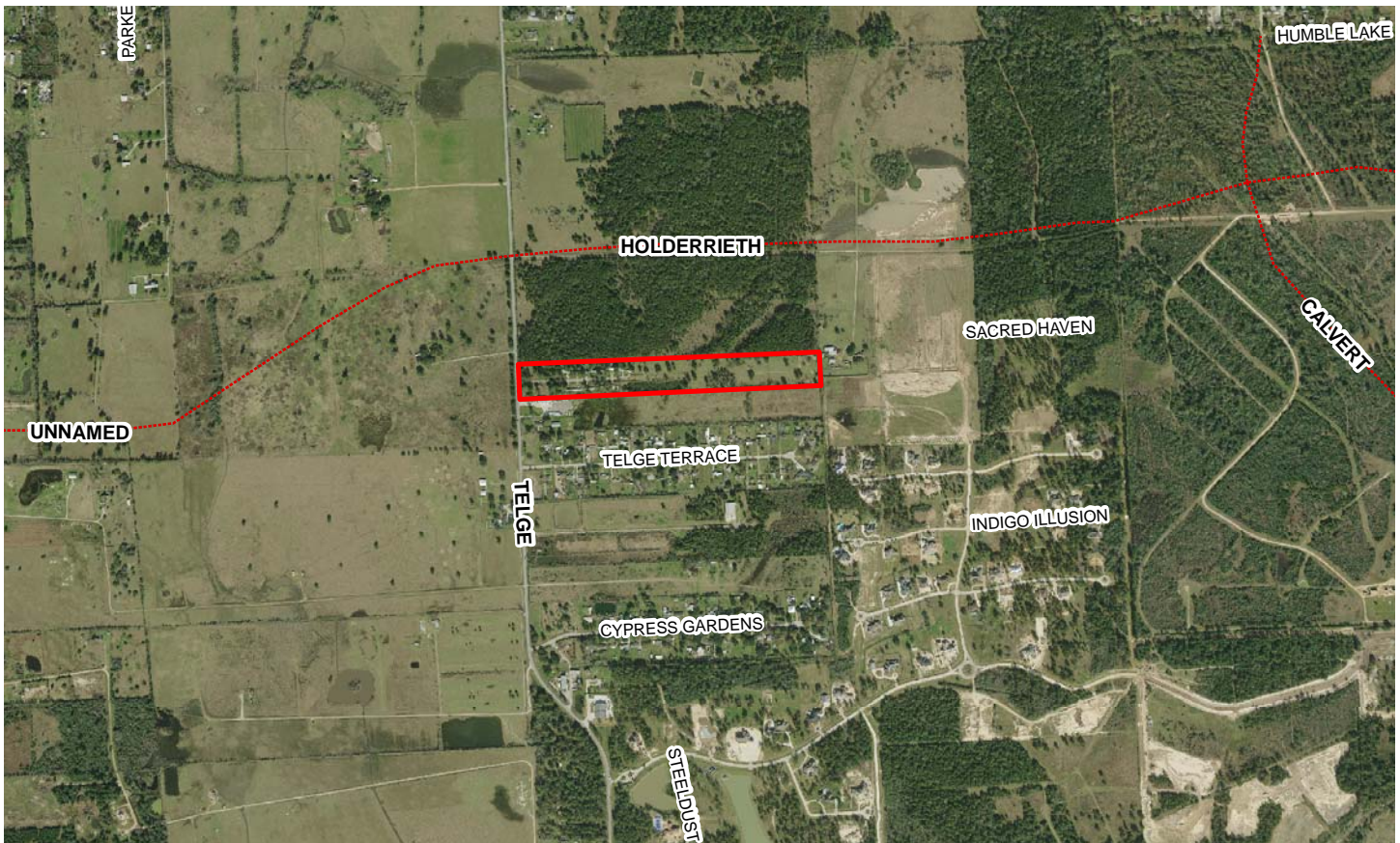
**ITEM: 105**

Planning and Development Department

Meeting Date: 05/25/2017

**Subdivision Name: Development At Telge**

**Applicant: Windrose**



**D – Variances**

**Aerial**



**Application Number:** 2017-0874  
**Plat Name:** Development at Telge  
**Applicant:** Windrose  
**Date Submitted:** 05/15/2017

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

**Specific Variance is being sought and extent of variance:**

Applicant is requesting to exceed north/south intersection spacing within the plan area.

**Chapter 42 Section:** 42-127

**Chapter 42 Reference:**

Sec. 42-127, Intersections of major thoroughfares, Paragraph (a) states "A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

### **Statement of Facts**

**(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 an 18.382-acre tract of land located on the East side of Telge Road, approximately 1,000 feet South of Humble Road (MTFP). This project is proposed to have one Unrestricted Reserve. We are requesting a variance to exceed the intersection spacing requirement of 2,600 feet for major thoroughfares or collector streets. The primary justification for the variance are the unusual characteristics that affect the land. There are limitations caused by the surrounding existing land uses. The site is bounded by single family homes to the South, and East, vacant land to the North and Telge Road to the West. The area is comprised primarily of large estate properties to the East and mobile home communities to the South. Humble Road (Future Holdereith Road) is a major collector approximately 1000 feet North of the subject tract, and per Chapter 42, would require a north-south street to run through the subject tract at or near the Eastern property line. The existing single-family homes to the South prohibit the possibility of a North-South street extending beyond our subject tract and as such would not add to the overall mobility in the area. Three Bars Trail, within the Willow Creek Farms Residential development to the East provides North-South access to residents in the area.

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

Circumstances of existing conditions surrounding the site support the granting of this variance. The existing single family homes to the South of the subject tract restricts the desired R.O.W. from being dedicated beyond the subject tract. And the existing ROW of Three Bars Trail to Humble Road and future Cavit Road (MTFP) will provide adequate traffic flow to the area without disrupting the developed homes that are adjoining the subject tract.

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

The makeup of the surrounding area being estate and large acreage tracts, allow for the existing MTFP of Telge Road, Humble Road and proposed Cavit Road along with Local Three Bars Trail to provide adequate access to the residents and development in this 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's health, safety, or welfare as the street network in the area-Humble Road, Telge Road and Three Bars Trail provide adequate vehicular and emergency access to the surrounding area.

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

The conditions supporting the variance are the unique physical characteristics of the site, particularly the limitations imposed by existing single family homes to the South and inability to adequately impact or increase mobility to the area creates an undue hardship on the subject property.





**Application No:** 2017-0874

**Agenda Item:** 105

**PC Action Date:** 05/25/2017

**Plat Name:** Development at Telge

**Applicant:** Windrose

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

**Chapter 42 Sections: 42-127**

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

Applicant is requesting to exceed north/south intersection spacing within the plan area.;

**Basis of Recommendation:**

The site is located in Harris County along Telge Rd, south of proposed MTF Holderrieth and North of proposed Grand Parkway.

The applicant is requesting a variance to not provide a north/south street.

Staff is in support of the request.

In 2011 and 2015 similar variances were granted for the recorded plat to the south and the general plan just east of the subject site, both shown in green. Due to the existing conditions of the area, requiring a north/south street would be injurious to safety of the public.

This proposed reserve is located within a low density area with large tract established residential neighborhoods.

A sufficient street grid will still be maintained with the proposed major thoroughfares and dedicated right of ways.

Therefore, staff recommends granting the requested variance to not provide a north/south street and approve the plat subject to the CPC 101 form conditions.

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**Statement of Facts**

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

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

Strict application of the rules would make this project infeasible as there are recorded and existing developments surrounding the site that would deem a north/south street coming through the property impractical.

**(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 this variance are not a result of a hardship created by the applicant but rather that of the existing conditions of the recorded plat, general plan and existing developments around the proposed site.

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

The intent and general purposes of the chapter will be preserved as there have already been similar variances granted in the area and the site has already been analyzed with previous applications.

**(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 safety and welfare of the public because there will not be street stubbing or intended to bisect existing single family developments.

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

Economic hardship is not the sole justification of the variance rather the existing conditions and previous platting activity are the sole justifications.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 106  
**Action Date:** 05/25/2017  
**Plat Name:** Forest Village Sec 10  
**Developer:** Woodmere Development Company, Limited  
**Applicant:** Van De Wiele & Vogler, Inc.  
**App No/Type:** 2017-0858 C3P

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

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Total Acreage:	9.8293	Total Reserve Acreage:	1.6600
Number of Lots:	54	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Spring Creek Utility District
County	Zip	Key Map ©	City / ETJ
Montgomery	77386	292D	ETJ

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

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

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

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

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.

## Planning and Development Department

**Meeting Date: 05/25/2017**

**Applicant: Van De Wiele & Vogler, Inc**



## Site Location

# Houston Planning Commission

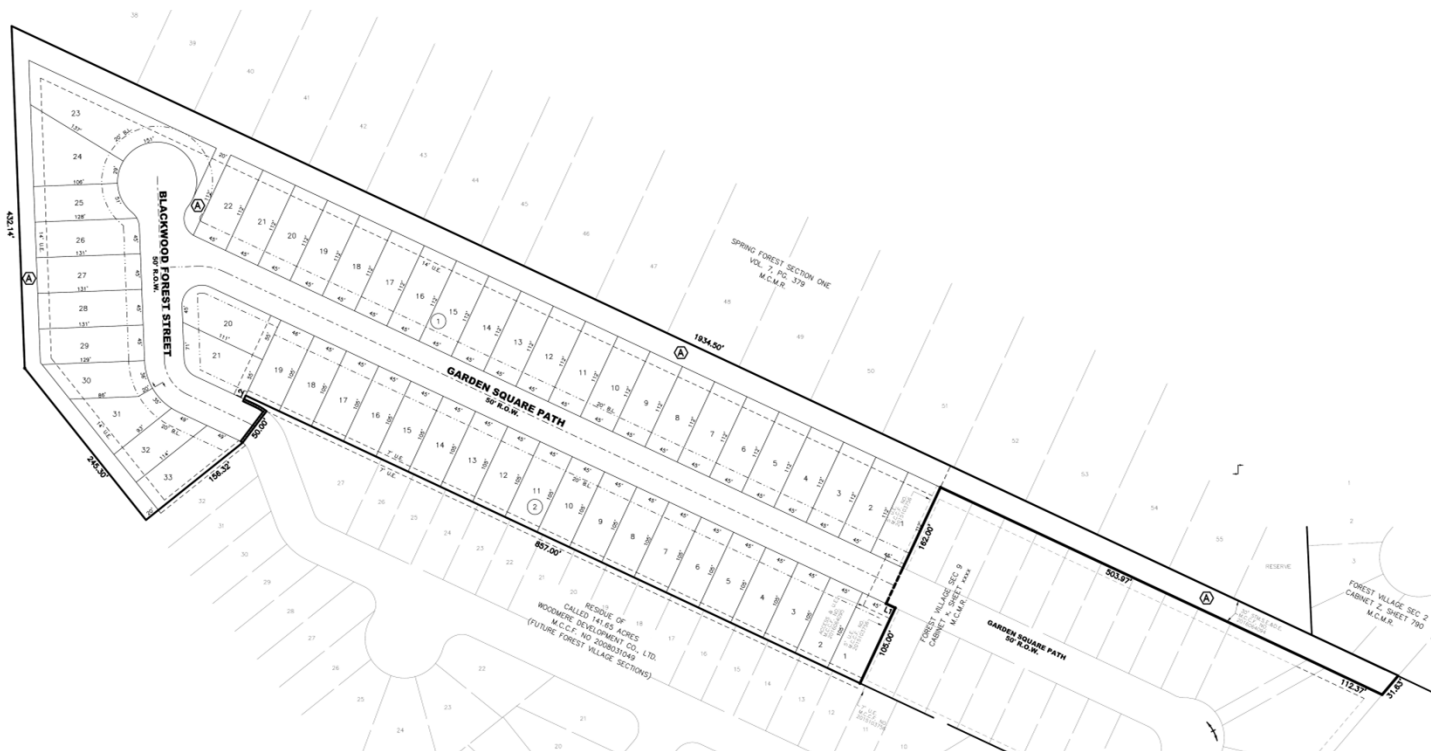
ITEM: 106

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Forest Village Sec 10

Applicant: Van De Wiele & Vogler, Inc



D – Variances

Subdivision



## Planning and Development Department

**Meeting Date: 05/25/2017**

**Applicant: Van De Wiele & Vogler, Inc**



## Aerial





**Application Number:** 2017-0858

**Plat Name:** Forest Village Sec 10

**Applicant:** Van De Wiele & Vogler, Inc.

**Date Submitted:** 05/15/2017

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

We are requesting to borrow compensating open space for Forest Village Section 10 from Forest Village Section 9.

**Chapter 42 Section:** 42-182

**Chapter 42 Reference:**

A subdivision plat may contain a lot of less than minimum lot size required by subsection (a) of section 42-181 of this code if compensating open space is provided within the boundaries of the subdivision plat in accordance with the following schedule and in conformance with the design standards of section 42-183 of this code.

### 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**

We are proposing to borrow 2,000 sq. ft. of COS from Reserves "A" and "B" of Forest Village Sec 9, which is in close proximity to Sec 10. There is a total of 94,159 sf of COS provided for Sec 9 and 900 sf of COS required for Sec 9, which leaves a balance of 93,259 of COS. Allowing us to borrow 2,000 sq. ft. for Sec 10 would leave a balance of 91,259 sf of COS for Sec 9, which is 97% more than what is required for the two sections.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

n/a

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The section boundaries for Sections 1 through 9 of Forest Village were chosen based on drainage patterns which do not coincide with the COS requirement for each section. However, each section provides more COS than is required, except Sec 10.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

We are only proposing to borrow COS from Forest Village Sec 9, However, if we reviewed the entire COS in Forest Village Sections 1-9 a total of 20,900 sf of COS was required and a total of 884,604 sf. was provided. We are proposing to borrow 2,000 sf of COS from Forest Village Sec 9 which will leave a total balance of 882,604 sf of COS, which is still more than 97% of what is required. In addition, the COS in Forest Village Sec 9 is located only approximately 687 ft. from Sec 10.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

While the COS is not located within the plat boundary, the proposed use of the COS in Forest Village Sec 9 is in close proximity to Sec 10 and is accessible for use by all residents. In addition, the developer is currently working on an Amenities Plan for Forest Village that will provide sidewalks, playground equipment, a splash pad and landscaped spaces throughout the existing subdivisions that will be available to all residents for their use and enjoyment (see attached plan).

**(5) Economic hardship is not the sole justification of the variance.**

It is reasonable to allow us to borrow 2,000 sq. ft. of COS from Forest Village Sec 9 when the COS requirement for the entire development has been greatly exceeded and the developer is still proposing additional recreational amenities with easy access to serve all of the residents of the subdivisions.



**Application No:** 2017-0858

**Agenda Item:** 106

**PC Action Date:** 05/25/2017

**Plat Name:** Forest Village Sec 10

**Applicant:** Van De Wiele & Vogler, Inc.

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 42-182**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

We are requesting to utilize compensating open space for Forest Village Section 10 from Forest Village Section 9.;

**Basis of Recommendation:**

The site is located in the Montgomery County ETJ south of Rayford Road, West of Aldine Westfield, and east of Hardy Road.

The applicant proposes to create a subdivision consisting of 54 lots and 1 reserve.

The applicant is requesting a variance to utilize 2000 square feet of platted compensating open space within the adjacent Section 9 in lieu of providing it within the Section 10 boundary.

Staff is in support of this request.

The site is located within the Forest Village General Plan. Twenty of the proposed lots are less than the standard lot size of 5000 square feet. The Ordinance requires 2,000 square feet of compensating open space (COS) to be provided within the subject section to offset the higher density of lots.

The site is adjacent to Forest Village Section 9, a subdivision that was platted with a large surplus of COS. When considered together, Sections 9 and 10 feature over 91,000 square feet of COS more than is required by Chapter 42.

Granting the variance allowing Section 10 to utilize COS from Sec 9 is consistent with the intent of Chapter 42 because both sections provide more than enough space when considered together.

In addition, the lots within Section 10 are in close proximity to the COS within Section 9. The furthest lot from Sec 9's COS is within a comfortable walking distance from this shared amenity. Strict application of the COS requirement would be contrary to sound public policy as the open space will be easily accessible by residents of both subdivisions.

Montgomery County has offered no objection to granting this variance.

Staff recommends granting the variance, and approving the plat per the CPC 101 form conditions.

**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

na

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The lots within Section 10 are in close proximity to the COS within Section 9. The furthest lot from Sec 9's COS is within a comfortable walking distance from this shared amenity. Strict application of the COS requirement would be contrary to sound public policy as the open space will be easily accessible by residents of both subdivisions.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The basis for supporting the variance is that there is a surplus of compensating open space within a short distance of the subject tract.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

When considered together, Sections 9 and 10 feature over 91,000 square feet of COS more than is required by Chapter 42. Granting the variance allowing Section 10 to utilize COS from Sec 9 is consistent with the intent of Chapter 42 because both sections provide more than enough space when considered together.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The COS being shared is within a comfortable walking distance of the lots within both sections.

**(5) Economic hardship is not the sole justification of the variance.**

The primary justification of the variance is the existence of a large tract of COS within close proximity to both sections.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 107  
**Action Date:** 05/25/2017  
**Plat Name:** Gateway 290 Business Park  
**Developer:** Clay & Company  
**Applicant:** Gruller Surveying  
**App No/Type:** 2017-0613 C2

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

Total Acreage:	59.5196	Total Reserve Acreage:	59.5196
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	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)

Coordinate with Centerpoint regarding the impact of this development on their energy transmission corridor.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



## PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 107  
**Action Date:** 05/25/2017  
**Plat Name:** Gateway 290 Business Park  
**Developer:** Clay & Company  
**Applicant:** Gruller Surveying  
**App No/Type:** 2017-0613 C2

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

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PWE Utility Analysis: Approve

CenterPoint: Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org). For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org).

UVE should be checked at Zube Road and US 290 Feeder Road.

Traffic Impact Analysis evaluating left turn lane on Zube Road, capacity and geometry for truck users at Zube /Roberts Road intersection will be required before the review of site development plan.

Documentation of TxDOT driveway approval should be submitted with site plans.

County has no objections to variance request.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



# Houston Planning Commission

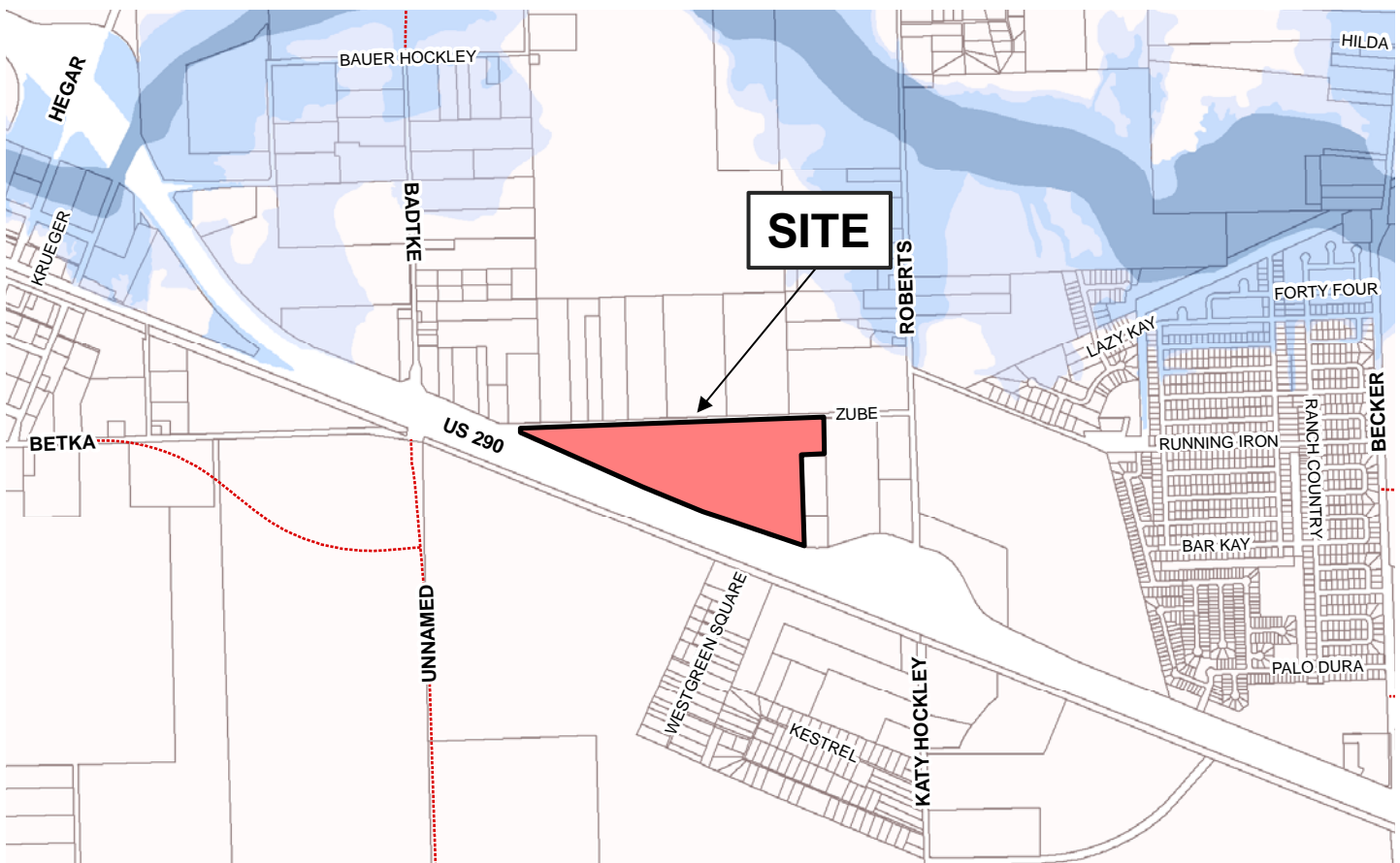
## ITEM:107

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Gateway 290 Business Park

Applicant: Gruller Surveying



**D – Variances**

**Site Location**

# Houston Planning Commission      ITEM: 107

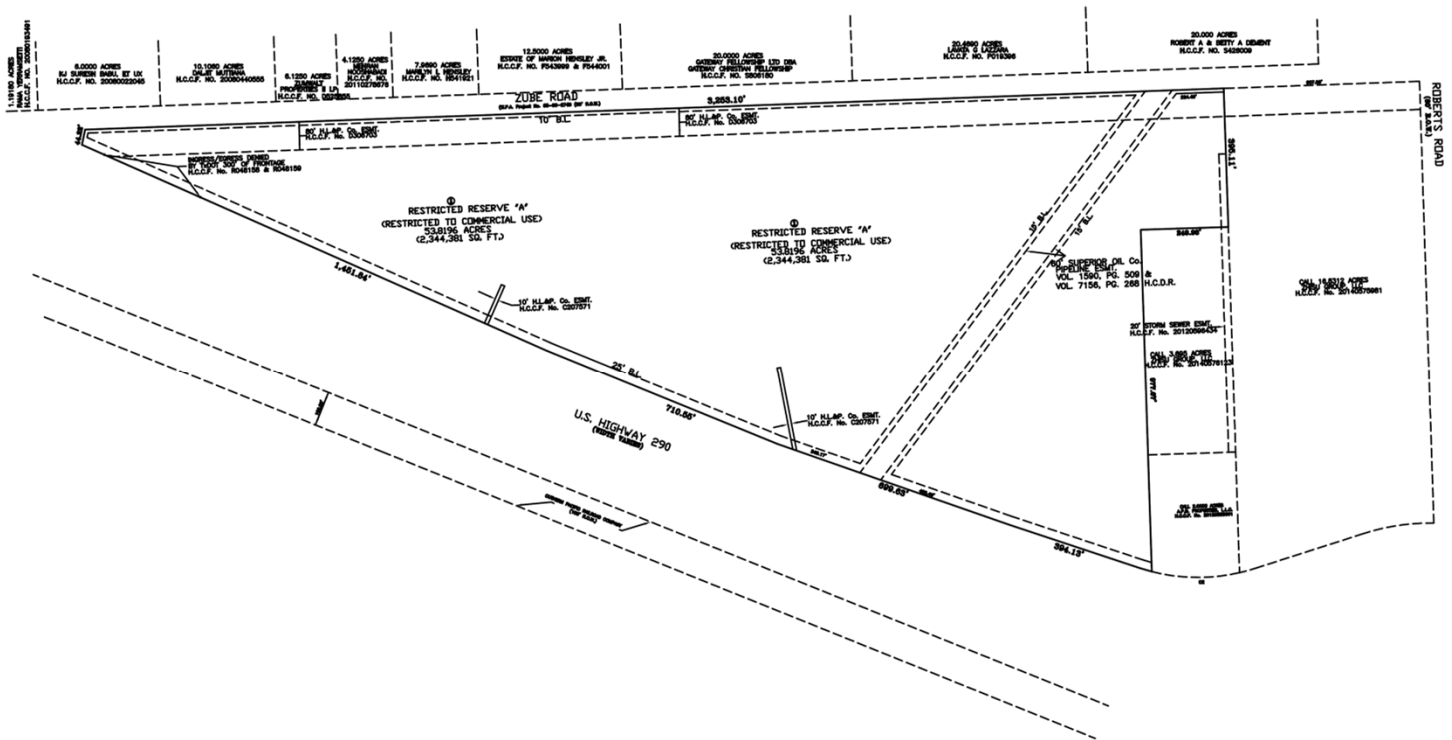
**ITEM: 107**

## Planning and Development Department

**Meeting Date: 05/25/2017**

**Subdivision Name: Gateway 290 Business Park**

**Applicant: Gruller Surveying**



## D – Variances

## Subdivision

# Houston Planning Commission

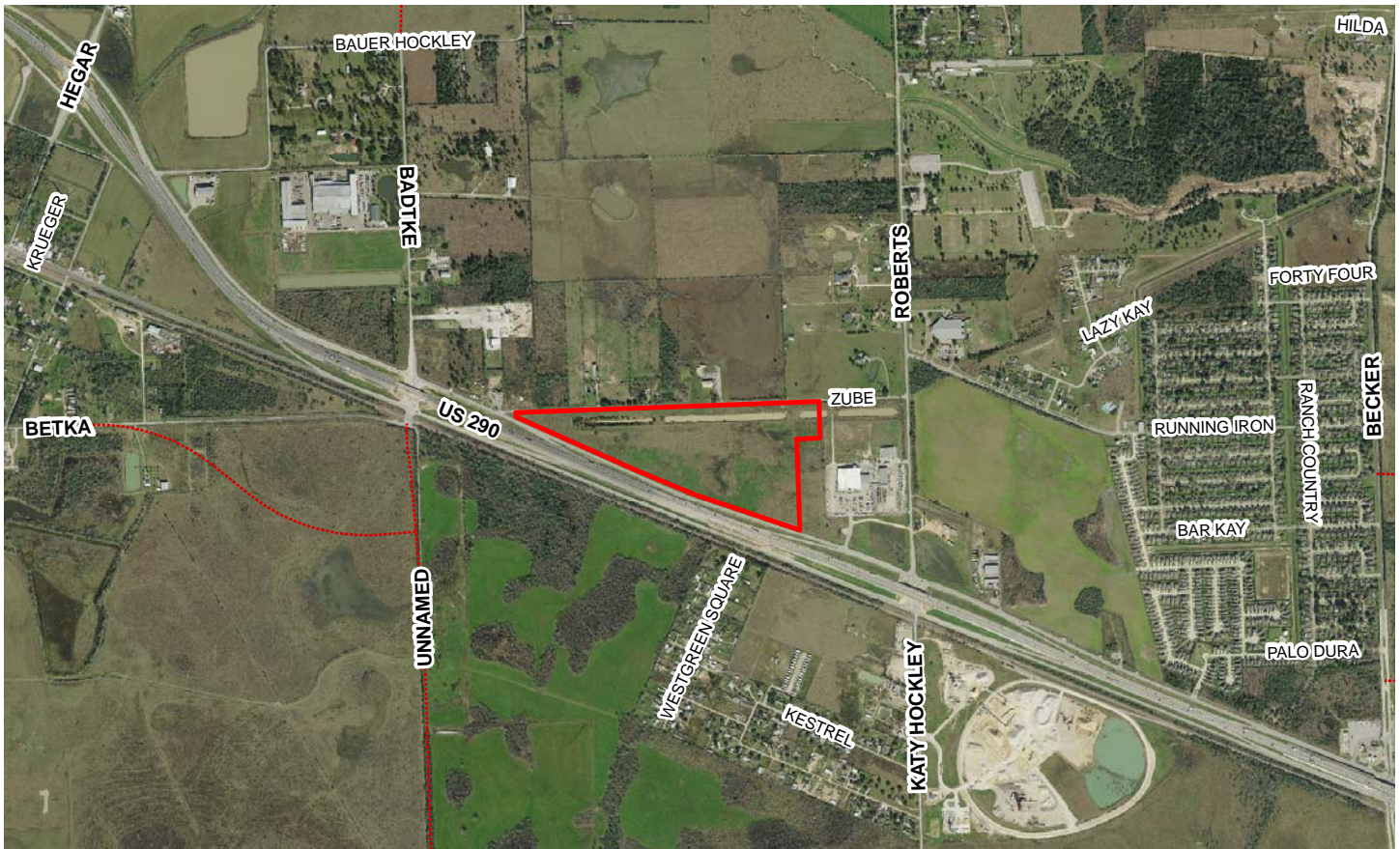
ITEM: 107

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Gateway 290 Business Park

Applicant: Gruller Surveying



D – Variances

Aerial



## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Request Information Form

**Application Number:** 2017-0613

**Plat Name:** Gateway 290 Business Park

**Applicant:** Gruller Surveying

**Date Submitted:** 04/14/2017

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

Variance is to not dedicate a north/south street due to block length.

**Chapter 42 Section: 42-127.**

**Chapter 42 Reference:**

Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

### Statement of Facts

**(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;**

(1b) The Rights-of-Way adjacent to the property (Highway 290, Zube Rd, and Roberts Rd.) currently provide a circulation of traffic around the subject parcel. Zube Road provides east/west connection between Roberts Rd. and Highway 290

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

(2) All tracts of land have access to and from Zube Road therefore would not require additional access. Not granting the variance will leave the site very hard to develop for commercial development. It is too narrow to dedicate R.O.W. and still develop. There will also be dedicated access easements throughout the business park providing access.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

(3) The intent of this chapter is to insure access over block length, this will be preserved due to the fact that if R.O.W. is dedicated, North/South it ultimately would have to have approval from TxDOT, and being between two dedicated streets at the current time would hinder the approval. The proposed R.O.W. would eliminate any plans of commercial development.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

(4) 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.

**(5) Economic hardship is not the sole justification of the variance.**

(5) Dedicating a R.O.W. through the site will be redundant, as the site is very easily accessible through Zube Road (dedicated R.O.W.) and Highway 290 (TxDOT R.O.W.), the site has adequate access from dedicated R.O.W.'s in its current configuration. At this time, and times past, there is very little traffic through this area, keeping the current configuration would not be a strain on vehicular travel.





**Application No:** 2017-0613

**Agenda Item:** 107

**PC Action Date:** 05/25/2017

**Plat Name:** Gateway 290 Business Park

**Applicant:** Gruller Surveying

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections:** 42-127.

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

Exceed 2600' intersection spacing along US 290 by not dedicating a north-south street through the subject property.;

**Basis of Recommendation:**

The site is located in the Harris County ETJ along US Highway 290 south of Zube Road, west of Roberts Road and east of Badke.

The applicant proposes creating two reserves.

The applicant is requesting a variance to exceed the 2600' intersection spacing requirement along Highway 290 by not providing a north to south street through the property.

Staff is in support of this request.

The site is located within Harris County and is bound by the northbound 290 frontage road, Zube, and Roberts Roads. These streets provide adequate traffic circulation for the site and the surrounding low-density neighborhood. Granting the variance for excessive intersections spacing is consistent with the intent of this chapter as the area already features sufficient traffic circulation.

In addition, the site is bound on the south and west by a one-way frontage road with no underpass to turn south. This limits the ability of a north-south street to improve traffic circulation because vehicles would not be able to turn in both directions. The one-way frontage road represents an unusual physical characteristic of the site that would make strict interpretation of the ordinance impractical.

Furthermore, this variance was previously granted to this tract in 2015. The item is before you today because the approved plat expired prior to recordation.

Harris County has offered no objection to granting this variance.

Staff recommends granting the variance, and approving the plat per the CPC 101 form conditions.

## Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

Na

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The site is bound on the south and west by a one-way frontage road with no underpass to turn south. This limits the ability of a north-south street to improve traffic circulation because vehicles would not be able to turn in both directions. The one-way frontage road represents an unusual physical characteristic of the site that would make strict interpretation of the ordinance impractical

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The justification for supporting the variance is the presence of adequate traffic circulation, the unusual physical characteristics of the site, and the fact that the variance has been previously granted. None of these reasons are the result of a hardship created by the applicant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The site is located within the Harris County ETJ and is bound by the northbound 290 frontage road, Zube, and Roberts Roads. These streets provide adequate traffic circulation for the site and the surrounding low-density neighborhood. Granting the variance for excessive intersections spacing is consistent with the intent of this chapter as the site already features sufficient traffic circulation.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Adequate traffic circulation already exists around the site. Not forcing the applicant to create a north-south street through the property will not be injurious to public health, safety, or welfare.

**(5) Economic hardship is not the sole justification of the variance.**

The justification for supporting the variance is the presence of adequate traffic circulation, the unusual physical characteristics of the site, and the fact that the variance has been previously granted.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 108  
**Action Date:** 05/25/2017  
**Plat Name:** Hagerman Lodge  
**Developer:** John and Linda Hagerman  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2017-0863 C3P

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

Total Acreage:	13.9120	Total Reserve Acreage:	13.6820
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	New Caney MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	256V	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)

Add the following note as indicated on the marked file copy:

Access to Heidi Lane is hereby denied.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: Approved  
City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

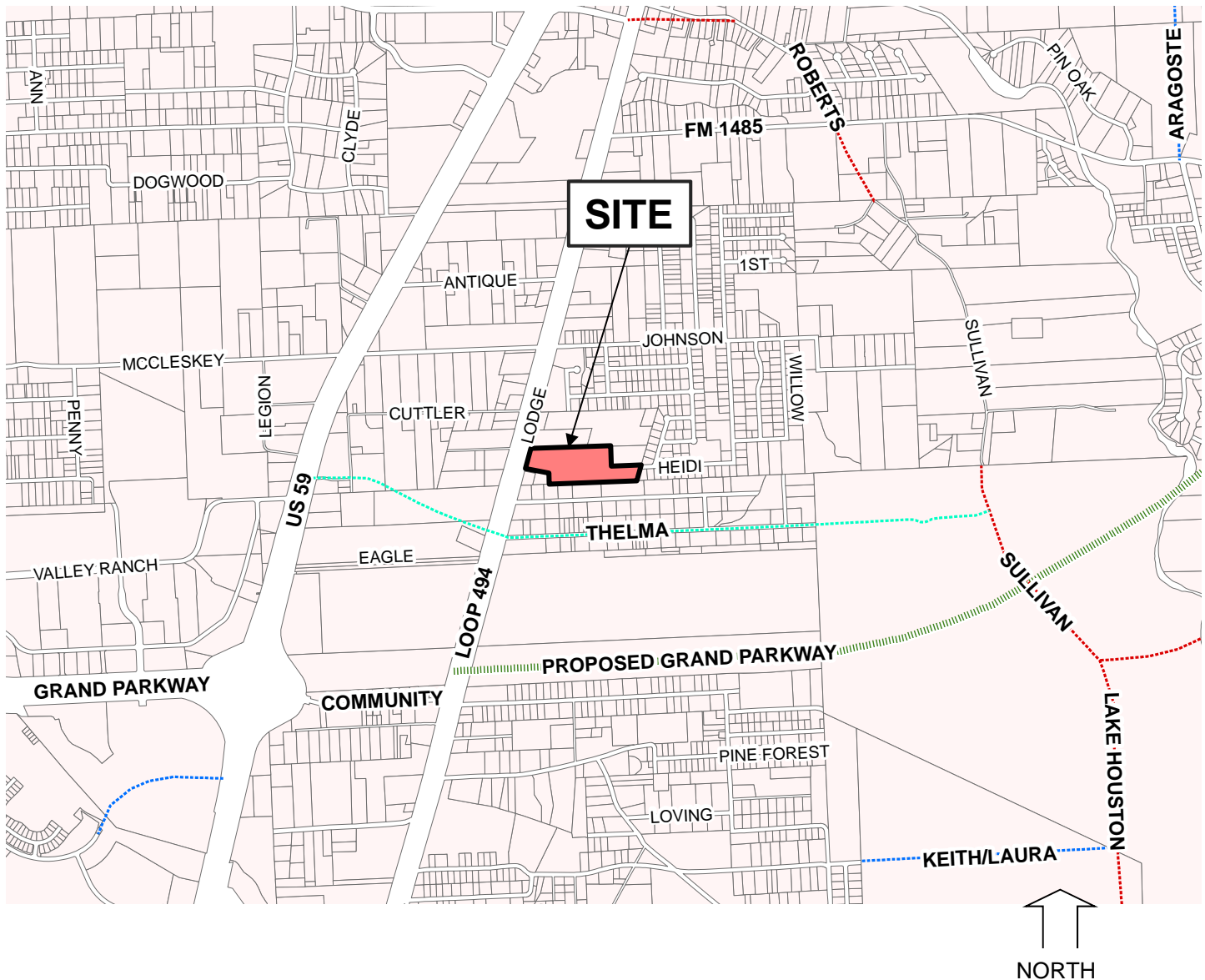
ITEM: 108

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Hagerman Lodge

Applicant: LJA Engineering, Inc.- (West Houston Office)



D – Variances

Site Location

# Houston Planning Commission

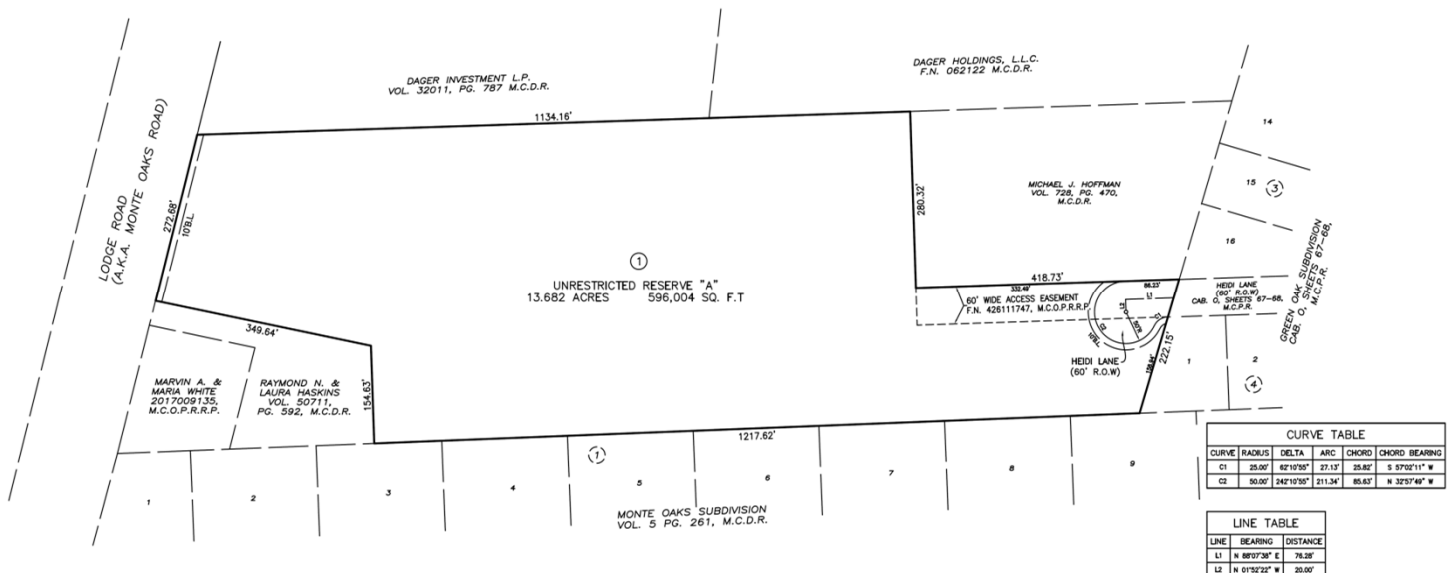
## ITEM: 108

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Hagerman Lodge

Applicant: LJA Engineering, Inc.- (West Houston Office)



D – Variances

Subdivision



# Houston Planning Commission

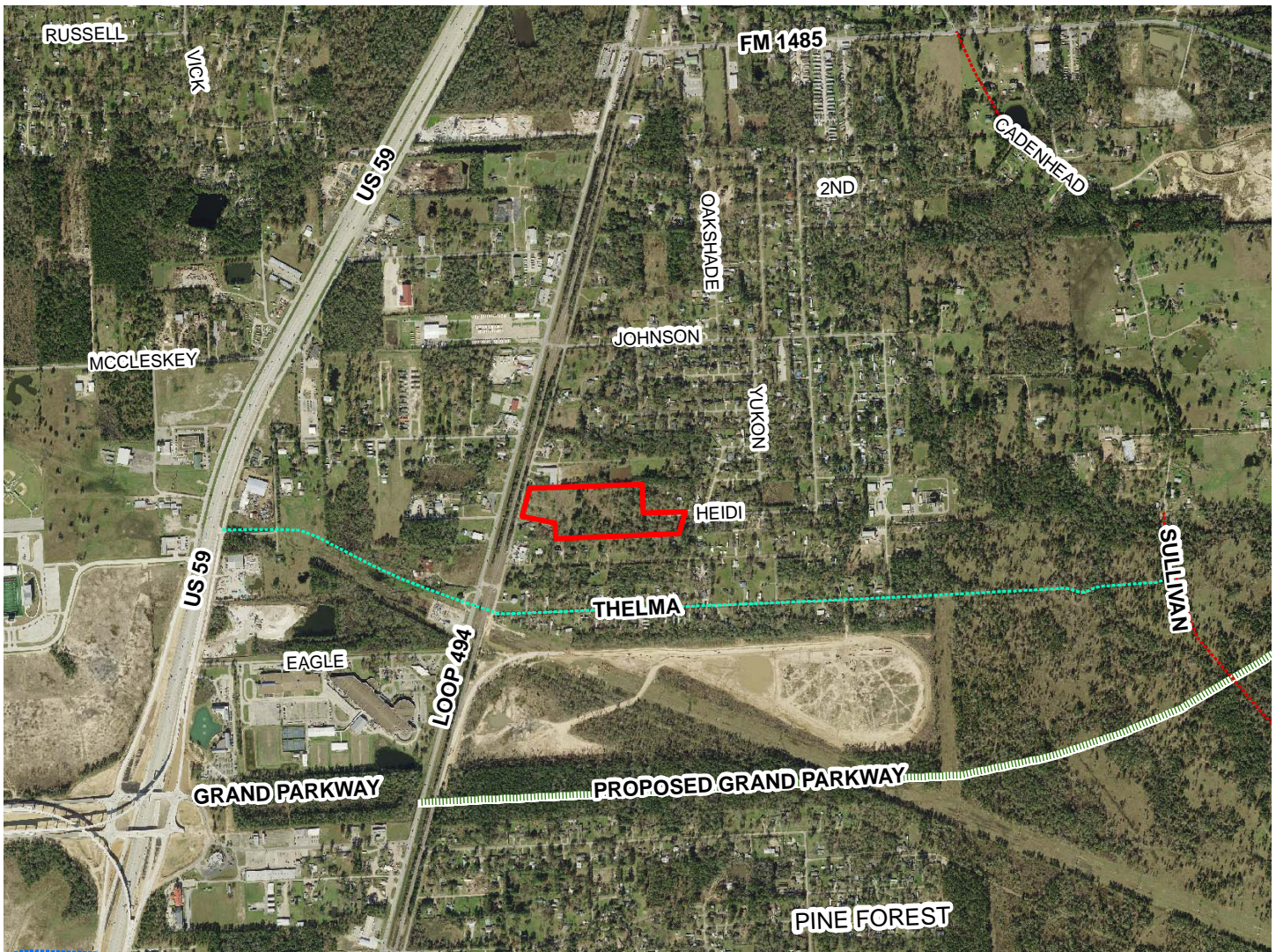
ITEM: 108

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Hagerman Lodge

Applicant: LJA Engineering, Inc.- (West Houston Office)



D – Variances

Aerial







## VARIANCE Request Information Form

**Application Number:** 2017-0863

**Plat Name:** Hagerman Lodge

**Applicant:** LJA Engineering, Inc.- (West Houston Office)

**Date Submitted:** 05/15/2017

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To exceed the intersection spacing on Lodge Rd. by not extending Heidi Ln through the subject tract and to terminate Heidi Ln with a cul-de-sac.

**Chapter 42 Section:** 128

**Chapter 42 Reference:**

(a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

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 13.9 acres is situated on Lodge Rd (a local street), east of Loop 494 (a major thoroughfare), north of future Grand Parkway (an Expressway) in Montgomery County. To the south of the tract is an existing large lot subdivision of Monte Oaks Subdivision (Vol. 5, Pg. 261, M.C.D.R.); directly to the north are two acreage tracts currently occupied by a couple businesses; and to the east is the existing Green Oak Subdivision (Cab. O, Sheets 67-68, M.C.P.R.). Heidi Ln is a local public street platted with the Green Oak Subdivision and has about 20 single family lots on it. It currently terminates at the eastern property line of the subject tract as a dead end stub street. There is an existing 60' access easement that extends from Heidi Ln. approx. 420' into the subject tract and provides driveway access to the Michael J. Hoffman tract directly north of that portion of the subject tract. Hagerman Lodge Subdivision will provide public street cul-de-sac to sufficiently and properly terminate Heidi Ln and still maintain driveway access to the Hoffman tract. The 60' access easement will remain in its current location and will not be disturbed by future development within this plat. Extending Heidi Ln through the subject tract would mix residential and non-residential vehicle traffic which would be contrary to sound public policy. The existing street patterns of Green Oaks and Monte Oaks are sufficient to handle mostly residential vehicle traffic in the area and therefore extending Heidi Ln through the tract to Lodge Rd is not needed.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The existing Heidi Ln stub street was not created by the applicant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

By not extending Heidi Ln and mixing residential and non-residential traffic and with the existing street patterns being sufficient to handle to the mainly residential vehicle traffic in the area; the intent and general purposes of this chapter will be preserved and maintained.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**



By not extending Heidi Ln and mixing residential and non-residential traffic and with the existing street patterns being sufficient to handle to the mainly residential vehicle traffic in the area; this variance will not be injurious to the public health, safety or welfare.

**(5) Economic hardship is not the sole justification of the variance.**

Not mixing residential and non-residential vehicle traffic is the justification for this request.



**Application Number:** 2017-0863

**Plat Name:** Hagerman Lodge

**Applicant:** LJA Engineering, Inc.- (West Houston Office)

**Date Submitted:** 05/15/2017

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

Not to provide a north – south public street through the subject tract.

**Chapter 42 Section:** 128

**Chapter 42 Reference:**

(a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

This 13.9 acres is situated on Lodge Rd (a local street), east of Loop 494 (a major thoroughfare), north of future Grand Parkway (an Expressway) in Montgomery County. To the south of the tract is an existing large lot subdivision of Monte Oaks Subdivision (Vol. 5, Pg. 261, M.C.D.R.); directly to the north are two acreage tracts currently occupied by a couple businesses; and to the east is the existing Green Oak Subdivision (Cab. O, Sheets 67-68, M.C.P.R.). Providing a north-south public street through the subject tract would not benefit circulation in the area as it would not connect to any existing street and would dead end into the property lines. There is very little chance for any north-south street through the tract to be extended in the future and would only be of any significant benefit in the area if it could be extended all the way north to Johnson Road or south through the Monte Oaks subdivision to Thelma Ln (a minor collector); which is highly unlikely. Therefore providing a north-south street through the tract would be infeasible due to the existing physical characteristics in the area and would create an impractical development.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The surrounding developments and property configuration were not created by the applicant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The existing street patterns are sufficient to handle to the mainly residential vehicle traffic in the area and therefore the intent and general purposes of this chapter will be preserved and maintained.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The existing street patterns are sufficient to handle to the mainly residential vehicle traffic in the area and therefore this variance will not be injurious to the public health, safety or welfare.

**(5) Economic hardship is not the sole justification of the variance.**

The surrounding developments, property configuration and the extremely low probability that any north-south street could be extended in the future are the justifications for this request.



**Application No:** 2017-0863

**Agenda Item:** 108

**PC Action Date:** 05/25/2017

**Plat Name:** Hagerman Lodge

**Applicant:** LJA Engineering, Inc.- (West Houston Office)

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections:** 128; 128

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

To exceed the intersection spacing on Lodge Rd. by not extending Heidi Ln through the subject tract and to terminate Heidi Ln with a cul-de-sac.;

Not to provide a north – south public street through the subject tract.;

**Basis of Recommendation:**

The site is located east of Loop 494, north of Thelma Lane and south of Johnson Road. The applicant is requesting two variances: 1. to not extend local street Heidi Lane but terminate it with a cul-de-sac to allow excessive intersection spacing along Lodge Street; 2. to allow an excessive intersection spacing along both the northern and southern property boundary. Staff support both of the requested variances.

The site is located in a suburban area with lower density development. The applicant proposes to develop a RV park on the subject site. Heidi Lane is a 60' wide public right-of-way stubbing at the eastern boundary of the subject tract. Strict application of the ordinance to extend Heidi Lane will bisect the subject tract. Furthermore, there is an existing railroad immediately west of Lodge Street. Even if Heidi Lane is extended through the subject tract, it will not be able to cross the railroad to connect with Loop 494. In other words, extending the street will not help to improve traffic circulation significantly. The current intersection spacing along Lodge Street is about 2700', and the intersection spacing along the northern and southern boundary is about 1800'. With the adjacent existing development, it's impractical to address a north south street through the subject tract. The existing street pattern in the overall area is sufficient to address traffic circulation in the overall area. Due to the existence of the adjacent railroad and the development characteristics in the overall area, granting the requested variances will meet the intent of the ordinance.

Therefore, staff recommends granting the requested variances and approving the plat subject to CPC 101 Form conditions.

## Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Due to the existence of the adjacent railroad and the development characteristics in the overall area, granting the requested variances will meet the intent of the ordinance.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

There is an existing railroad immediately west of Lodge Street. Even if Heidi Lane is extended through the subject tract, it will not be able to cross the railroad to connect with Loop 494. In other words, extending the street will not help to improve traffic circulation significantly. The current intersection spacing along Lodge Street is about 2700', and the intersection spacing along the northern and southern boundary is about 1800'. With the adjacent existing development,

it's impractical to address a north south street through the subject tract. The existing street pattern in the overall area is sufficient to address traffic circulation in the overall area.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The existing street pattern in the overall area is sufficient to address traffic circulation in the overall area. The intent and general purposes of this chapter will be preserved and maintained.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The applicant proposes a cul-de-sac at the end of the stub street to improve traffic circulation and public safety for the adjacent neighborhood. The granting of the variance will not be injurious to the public health, safety or welfare.

**(5) Economic hardship is not the sole justification of the variance.**

The main justification for granting the requested variances is based on the existence of the adjacent railroad and the development characteristics in the overall area.



**Agenda Item:** 109  
**Action Date:** 05/25/2017  
**Plat Name:** Heights MOB  
**Developer:** Pulmonary/Critical Care  
**Applicant:** R.G. Miller Engineers  
**App No/Type:** 2017-0698 C2R

**Staff Recommendation:**  
Defer Additional  
information reqd

Total Acreage:	0.3030	Total Reserve Acreage:	0.2800
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452Z	City

***Conditions and Requirements for Approval***

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

- Provide the Parking analysis showing the location, layout and number of required parking spaces and number of provided parking spaces for the on-site and offsite parking

- Provide the correct width for the proposed sidewalk along 11th street on the site plan, cross section plan and variance request form

- If landscaping is proposed, reflect it on the site plan and cross section

- Provide a revised plat showing the requested 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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 109

**Action Date:** 05/25/2017

**Plat Name:** Heights MOB

**Developer:** Pulmonary/Critical Care

**Applicant:** R.G. Miller Engineers

**App No/Type:** 2017-0698 C2R

**Staff Recommendation:**

Defer Additional  
information reqd

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PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR (long or short form) application.

For long form:

<http://www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html>

City Engineer: DETENTION IS REQUIRED

PWE Traffic: No comments.

Parks and Recreation: This property(s) is located in Park Sector number 12.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



# Houston Planning Commission

**ITEM: 109**

Planning and Development Department

Meeting Date: 05/25/2017

**Subdivision Name: Heights MOB**

**Applicant: R.G. Miller Engineers**

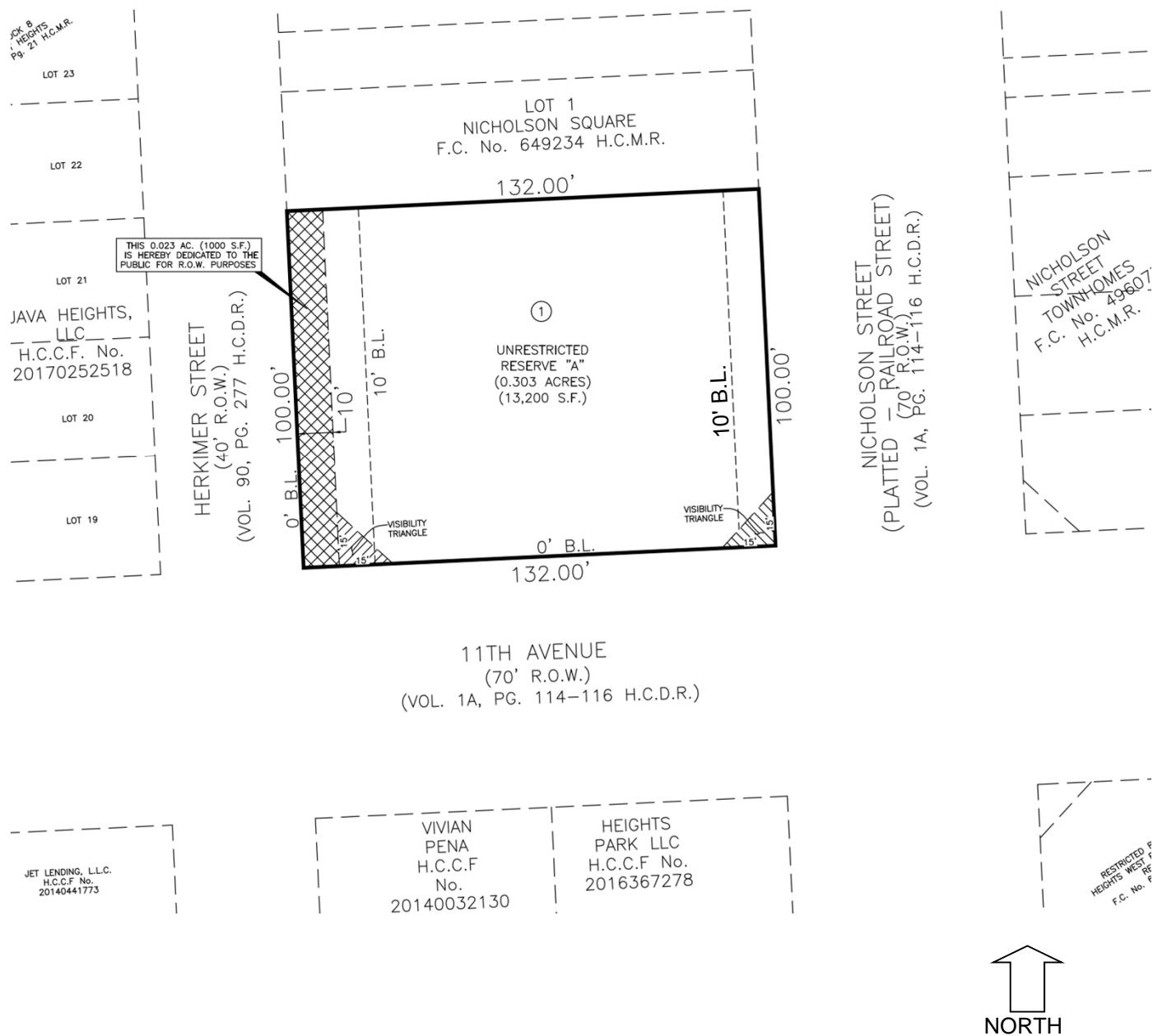


**D – Variances**

**Site Location**

**Meeting Date: 05/25/2017**

**Applicant: R.G. Miller Engineers**



## D – Variances

## Subdivision

# Houston Planning Commission

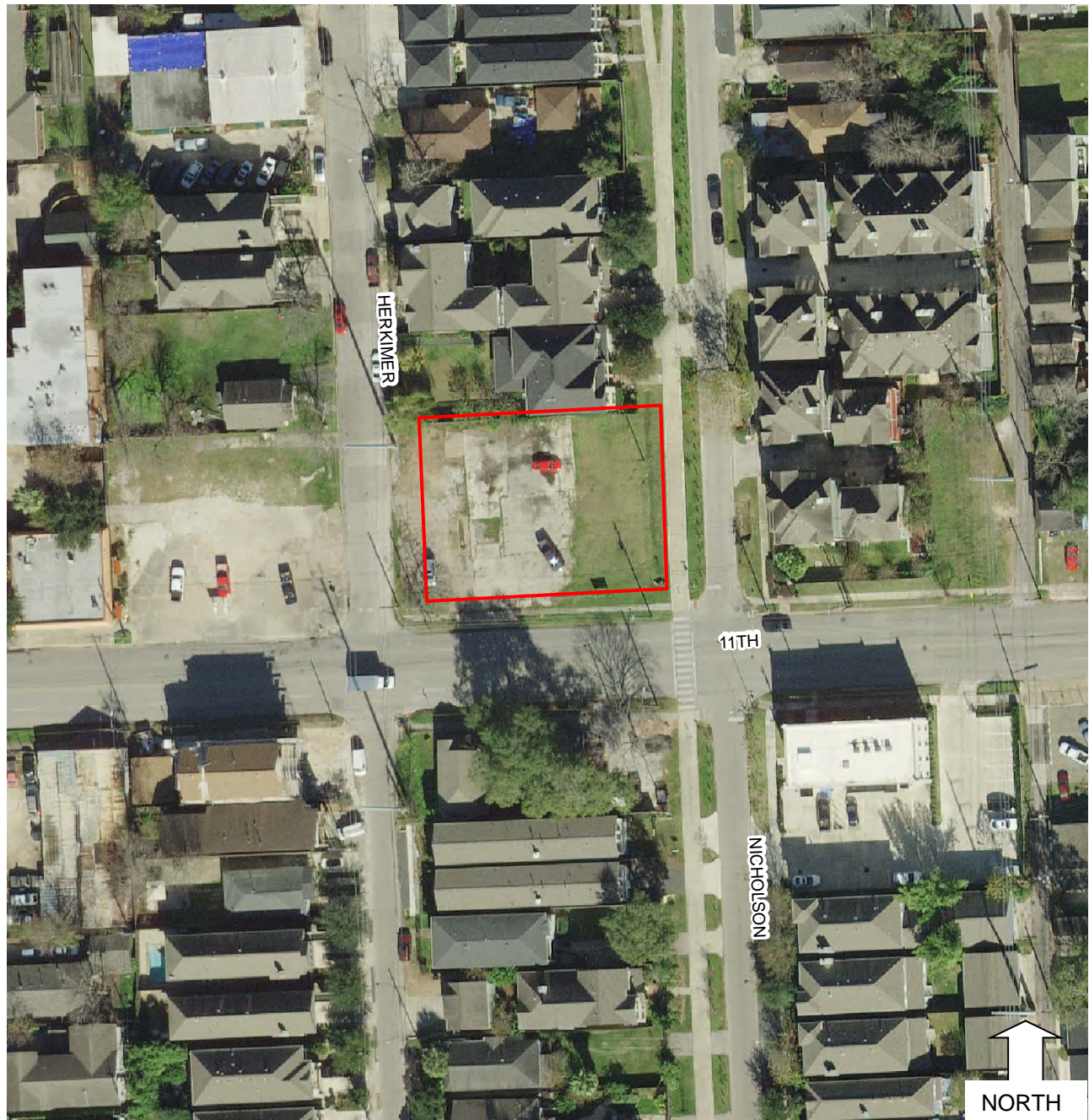
**ITEM: 109**

Planning and Development Department

Meeting Date: 05/25/2017

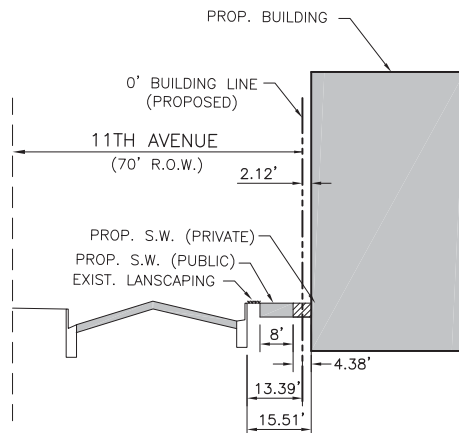
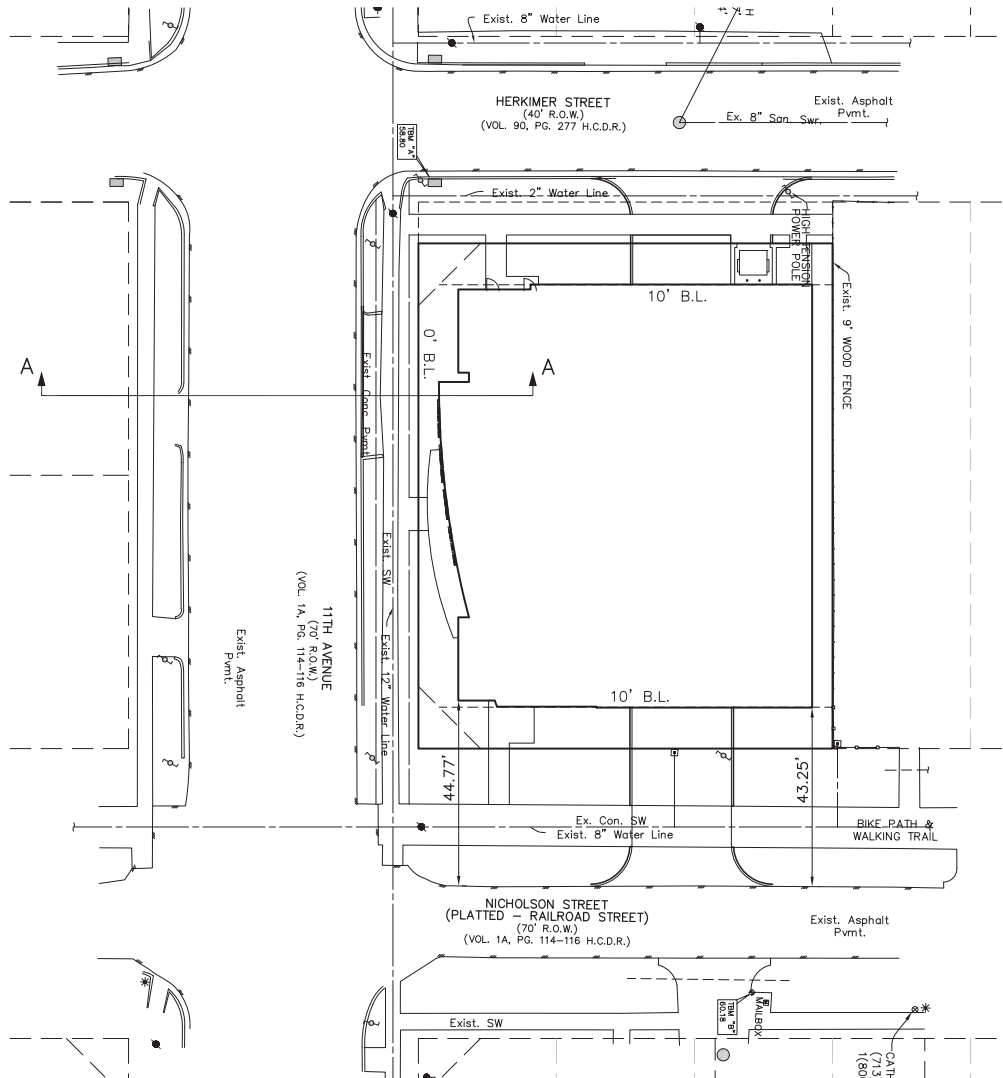
Subdivision Name: Heights MOB

Applicant: R.G. Miller Engineers



**D – Variances**

**Aerial**



SECTION A-A

HEIGHTS MOB  
EXHIBIT OF BUILDING  
LINE VARIANCE W/8' SW



16340 Park Ten Place  
Suite 350  
Houston, Texas 77084  
(713) 461-9600

TEXAS FIRM REGISTRATION NO. F-487

DATE: MAY, 2017 SCALE: 1"=30'



**PROPOSED SITE**

Scale: As indicated

1 SITE PLAN

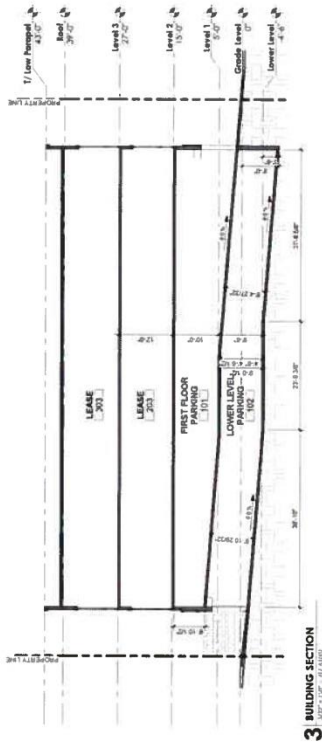


Heights Medical Office Building

901 W 11th Street, Houston, TX 77008

A101

1/20/2017



### 3 BUILDING SECTION



**Application Number:** 2017-0698

**Plat Name:** Heights MOB

**Applicant:** R.G. Miller Engineers

**Date Submitted:** 04/17/2017

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow a zero foot building line along 11th Street.

**Chapter 42 Section:** 152

**Chapter 42 Reference:**

Building lines along a major thoroughfare.

### **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**

In conformance with other developments in this area the applicant is following the terms, rules, conditions, policies and standards of this chapter. The applicant reason for providing a development in this area would make a medical facility more convenient for the surrounding neighborhood and enhance the area to have a friendlier atmosphere. The bike path along Nicholson Street will not be hindered as to the residence in the area. Improving the area with a medical office building to serve the neighborhood and provide a friendly pedestrian realm as an addition to the area. The applicant is in compliance with to other developments in the area. The issue would be depriving the applicant the unreasonable use of utilizing the land to improve and provide service to the community. Exhibits for this site are provided along with this application. Improving the area with a medical office building to serve the neighborhood and provide a friendly pedestrian realm as an addition to the area. The applicant is in compliance with to the other developments in the area.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The applicant concern would be to improve the sidewalk by providing an 8' sidewalk/shared use to allow access along Nicholson trail from 11th Street. Applicant will also provide relevant signs posts for the bike route along Nicholson Street for extra caution entering and exiting the building. Applicant will provide additional landscaping and lights to enhance building frontage. There will be no driveway access taken from W. 11th Street for entrance to the building which is a major thoroughfare.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes that the applicant wants to insure the community is that they will be preserving and maintaining the integrity of this chapter, by providing a more transparency entrance along the first floor entrance which will be a great attraction for the neighborhood. By adding the extra wide sidewalk width of 8' along W. 11th Street with improved landscaping, benches and lighting with the providing a bike ramp along Nicholson Street will be preserved and maintained.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Granting of this variance will not impact the public safety or welfare of this area. The site 15' x 15' visibility at each corner will not be impacted by this variance request. The emergency vehicles and overall traffic movements will not be affected in any way. Granting of this variance will bring an appeal to the area and may attract the drivers and bike riders along this route to feel more at ease on Nicholson Street when passing through.

**(5) Economic hardship is not the sole justification of the variance.**

The economic hardship is not the sole justification for the variance; the developer's intent is not for profit, but to provide a safe high quality environment for the area. The existing conditions along W. 11th street presents a difference in appearance of the overall current condition which presents an economic hardship case for the applicant to be able to utilize more of the property site.





**Application No:** 2017-0698

**Agenda Item:** 109

**PC Action Date:** 05/25/2017

**Plat Name:** Heights MOB

**Applicant:** R.G. Miller Engineers

**Staff Recommendation:** [Defer](#)

**Chapter 42 Sections:** 152

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

[To allow a zero foot building line along 11th Street.;](#)

**Basis of Recommendation:**

The site is located along 11th street between Nicholson Street and Herkimer Street. The applicant is requesting a variance to allow a 0' BL instead of the required 25 feet BL along Major Thoroughfare 11th street. Staff is recommending to defer the plat for two weeks to allow the applicant time to submit revised information by noon next Wednesday.

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### **Statement of Facts**

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[N/A](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[N/A](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[N/A](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[N/A](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[N/A](#)

(5) Economic hardship is not the sole justification of the variance.

[N/A](#)



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 110

**Action Date:** 05/25/2017

**Plat Name:** Junipers Gate

**Developer:** Rush Advanced Airbrush Studios

**Applicant:** Broussard Land Surveying, LLC

**App No/Type:** 2017-0787 C2

**Staff Recommendation:**

Grant the requested variance(s) and Approve the plat subject to the conditions listed

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Total Acreage:	2.7504	Total Reserve Acreage:	2.7504
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77389	291G	ETJ

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#### ***Conditions and Requirements for Approval***

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

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)

203. Provide complete Recordation Package when submitting plat for 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:** 110  
**Action Date:** 05/25/2017  
**Plat Name:** Junipers Gate  
**Developer:** Rush Advanced Airbrush Studios  
**Applicant:** Broussard Land Surveying, LLC  
**App No/Type:** 2017-0787 C2

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

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PWE Utility Analysis: Approve.  
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](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) .

There are no objections to variance request.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

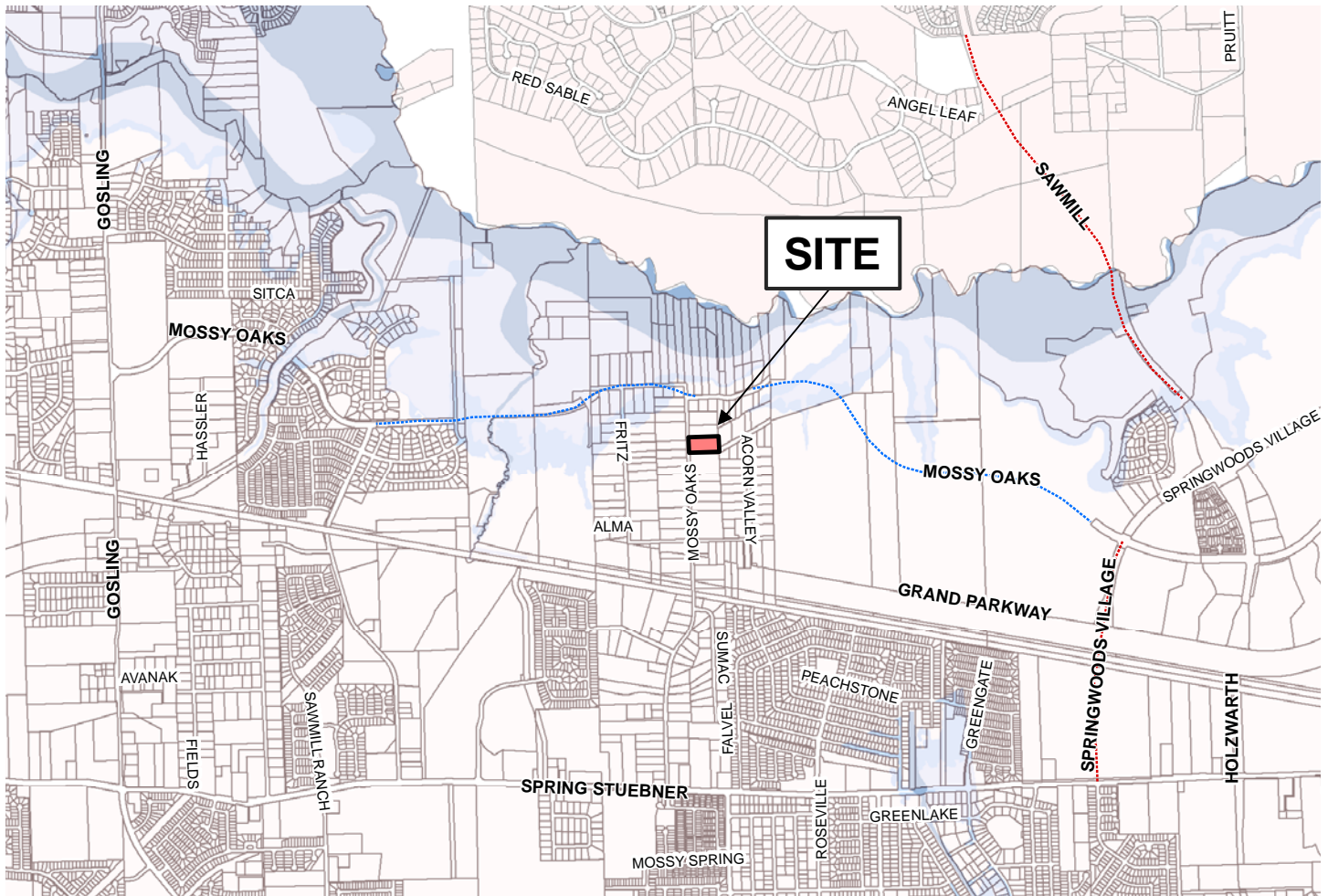
ITEM: 110

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Junipers Gate

Applicant: Broussard Land Surveying, LLC



D – Variances

Site Location

# Houston Planning Commission

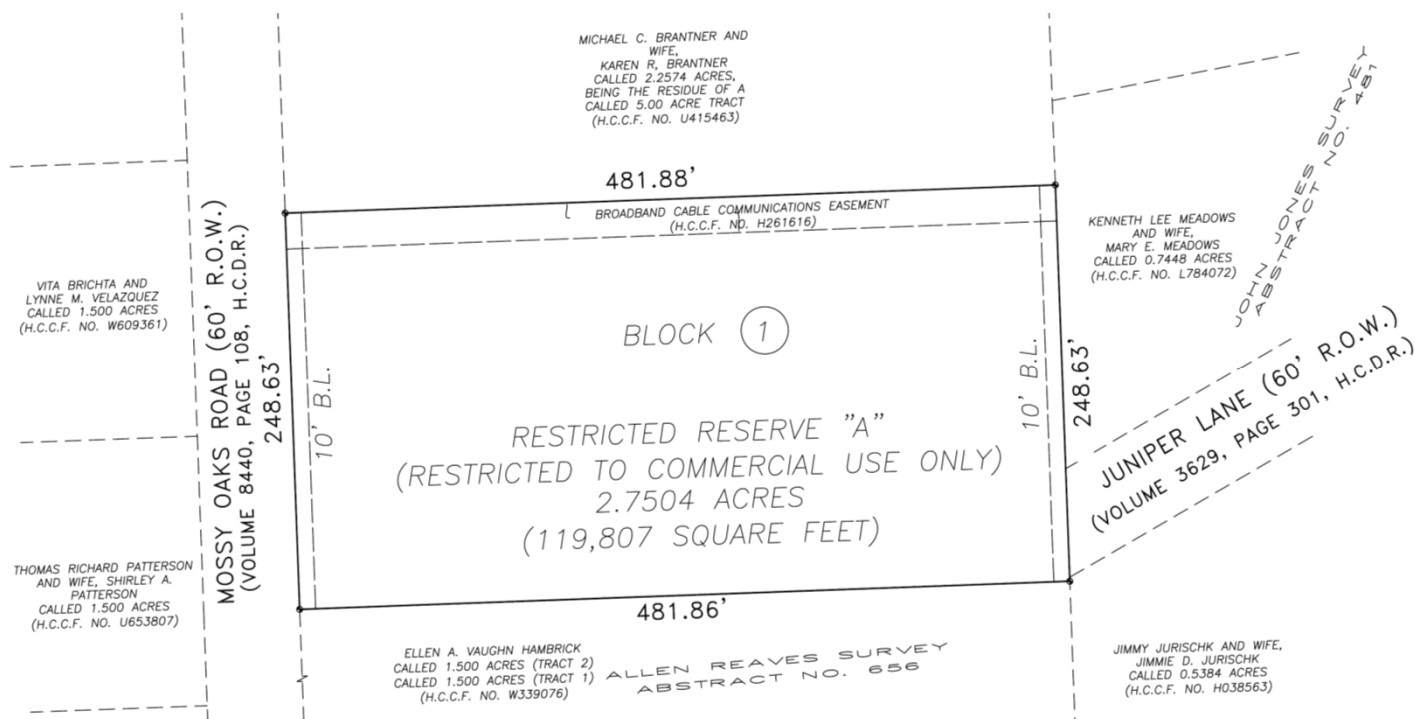
## ITEM: 110

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Junipers Gate

Applicant: Broussard Land Surveying, LLC



D – Variances

Subdivision



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# Houston Planning Commission

## ITEM: 110

Planning and Development Department

Meeting Date: 05/25/2017

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**Subdivision Name: Junipers Gate**

**Applicant: Broussard Land Surveying, LLC**



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**D – Variances**

**Aerial**

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**Application Number:** 2017-0787

**Plat Name:** Junipers Gate

**Applicant:** Broussard Land Surveying, LLC

**Date Submitted:** 05/01/2017

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

Request to remove the ordinance of excessive intersection spacing along Mossy Oaks Road by extending Juniper Lane through the plat boundary

**Chapter 42 Section:** 42-128

**Chapter 42 Reference:**

Sec. 42-128 – Intersection of local streets. a(1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The strict application of this requirement would make the project of extending Juniper Lane across the area to the platted as Junipers Gate infeasible because an existing one story commercial sheet metal building on a concrete slab, which is the owners facility to conduct his commercial business, currently exists where the proposed right-of-way would be placed. In order to fulfill this requirement, the owner would have to tear down, relocate and rebuild the entire structure. The owner would not be able to continue his business due to the financial burden this would place on him.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

No. The owner has complied with all the rules and regulations as described in the deed restrictions of Mossy Oaks Subdivision and has not violated any laws or statutes that govern his property.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Yes. The current street of Juniper Lane is a dead end at the owners East property line. Only a few land owners off the surrounding properties within the subdivision would utilize this proposed new right-of-way because it does not lead to a street that exits the neighborhood. It actually would lead deeper into the interior of the subdivision and result in a longer route to exit the subdivision.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

No. Nothing will change on the owners tract, or any adjoining property or other land in the area. Everything will remain as it is now with no changes to the existing areas around the proposed plat.

**(5) Economic hardship is not the sole justification of the variance.**

No. In the future the owner may try and expand his business which would require him to add on to the existing structure, possibly laying out a concrete paved driveway and detention may be required if he does this at a later date. The detention requirement would also take up a portion of the owners tract in addition to the right-of-way taking as the chapter requirement.



**Application No:** 2017-0787

**Agenda Item:** 110

**PC Action Date:** 05/25/2017

**Plat Name:** Junipers Gate

**Applicant:** Broussard Land Surveying, LLC

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 42-128**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

Request to remove the ordinance of excessive intersection spacing along Mossy Oaks Road by extending Juniper Lane through the plat boundary;

**Basis of Recommendation:**

Subject site is located along and east of Mossy Oaks Rd, north of Grand Parkway and west of Acorn Valley Drive. The applicant is creating one commercial reserve and is requesting a variance to not extend Juniper Lane through the site and to not terminate it with a Cul-de-sac.

Staff is in support of the variance.

Juniper Lane is a 60' public street created with an old unrecorded subdivision, Mossy Oaks Sec 2 in 1900's. Subject site has an existing structure and extending Juniper Lane will require for the structure to be removed which is impractical. All the properties along Mossy Oaks Rd have proper access to Public Street and extending this street will not improve circulation. Therefore, granting of the variance will meet the intent of the ordinance. The applicant does not intend to take access from this street. Providing a cul-de-sac is not required as it will encourage mix of residential and commercial traffic that is discouraged. Therefore, granting of the variance will not be injurious to public health and safety. The overall circulation in the area will be met by the Mossy Oaks Rd, collector street East Mossy Oaks Rd, and Grand parkway. The circumstances supporting the granting of this variance are due to the existing conditions.

Staff's recommendation is to grant the requested variances and approve the plat subject to CPC 101 form conditions.

**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Juniper Lane is a 60' public street created with an old unrecorded subdivision, Mossy Oaks Sec 2 in 1900's. Subject site has an existing structure and extending Juniper Lane will require for the structure to be removed which is impractical.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The overall circulation in the area will be met by the Mossy Oaks Rd, collector street East Mossy Oaks Rd, and Grand parkway. The circumstances supporting the granting of this variance are due to the existing conditions.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

All the properties along Mossy Oaks Rd have proper access to Public Street and extending this street will not improve circulation. Therefore, granting of the variance will meet the intent of the ordinance.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The applicant does not intend to take access from this street. Providing a cul-de-sac is not required as it will encourage mix of residential and commercial traffic that is discouraged. Therefore, granting of the variance will not be injurious to 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. It is due to the existing conditions of structure on the site.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 111  
**Action Date:** 05/25/2017  
**Plat Name:** Katy Creek Ranch Plaza  
**Developer:** YY Brothers Investment, Inc.  
**Applicant:** HRS and Associates, LLC  
**App No/Type:** 2017-0735 C2

**Staff Recommendation:**  
 Grant the requested  
 variance(s) and Approve  
 the plat subject to the  
 conditions listed

Total Acreage:	3.0543	Total Reserve Acreage:	3.0543
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 Fort Bend Counties MUD 5
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	485N	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)

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)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Fort Bend Engineer: 1) Provide to the approved FBC plat format - county signatures on the right  
 2) Update precinct 1 commissioner to Vincent M. Morales, Jr.  
 3) Revise C7 to a 30' radius  
 4) Submit civil construction plans

PWE Utility Analysis: Approved

City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

# Houston Planning Commission

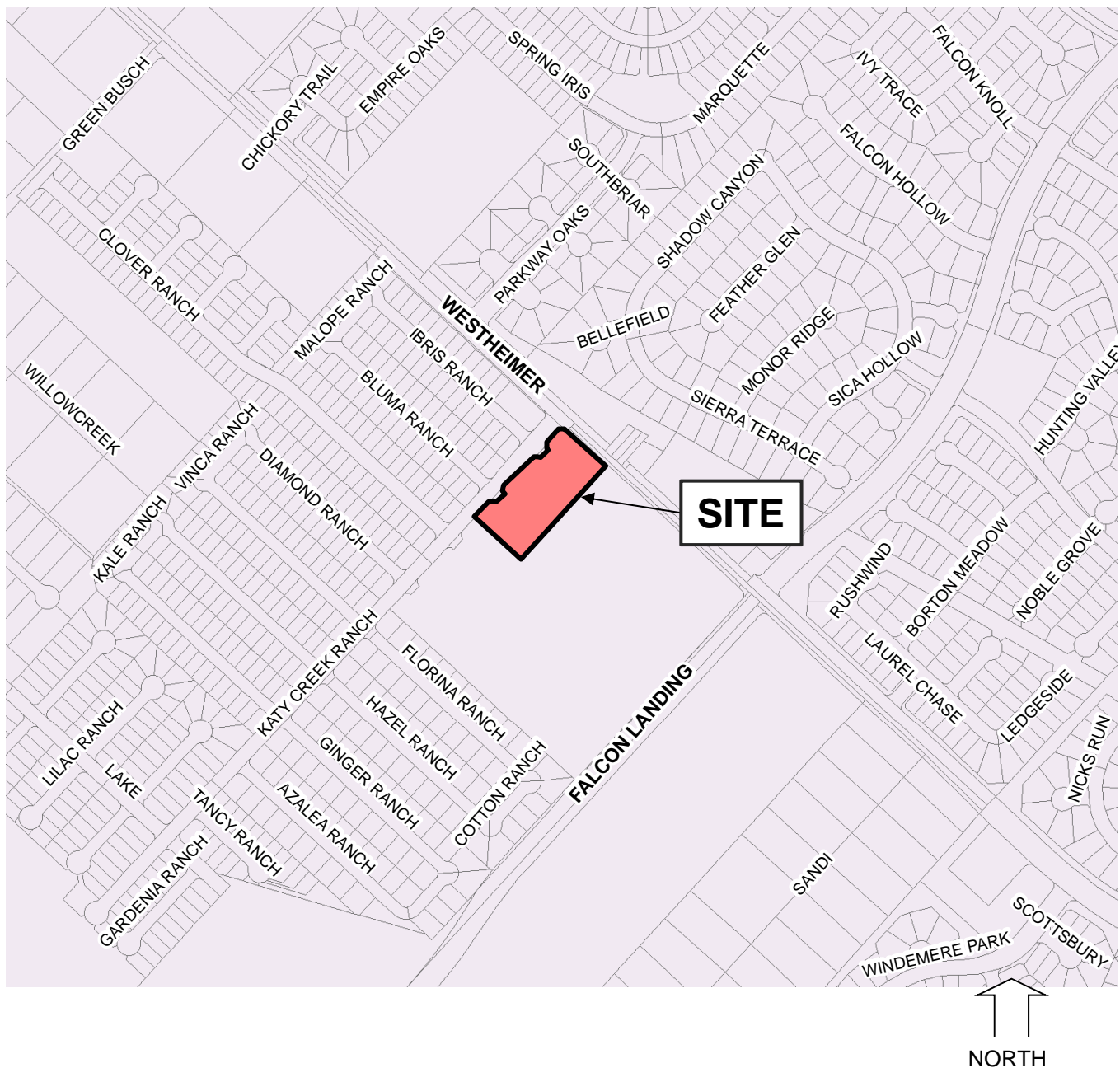
**ITEM: 111**

Planning and Development Department

Meeting Date: 05/25/2017

**Subdivision Name: Katy Creek Ranch Plaza (DEF 1)**

**Applicant: HRS and Associates, LLC**



**D – Variances**

**Site Location**

# Houston Planning Commission

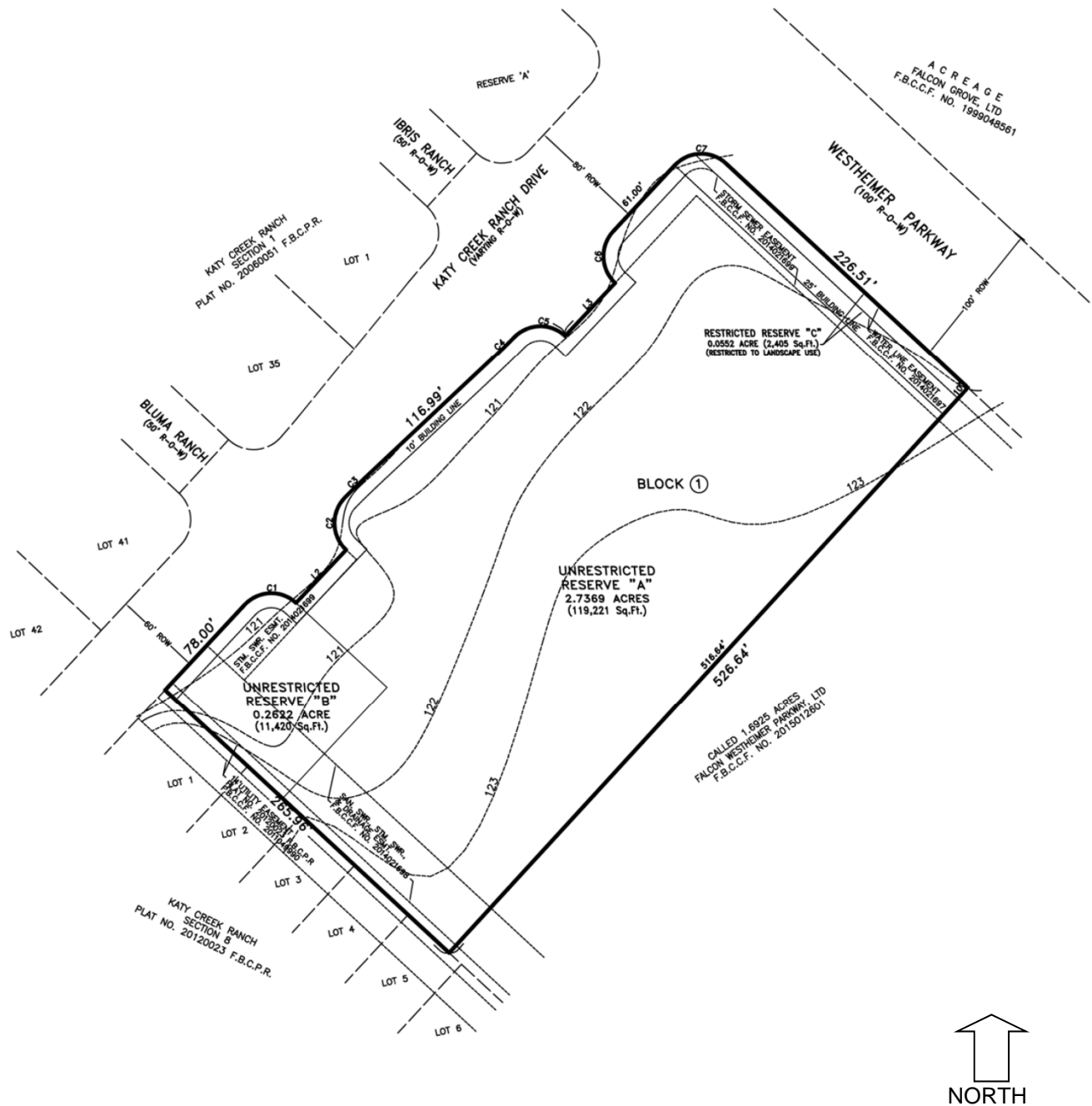
ITEM:111

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Katy Creek Ranch Plaza (DEF 1)

Applicant: HRS and Associates, LLC



D – Variances

Subdivision



# Houston Planning Commission

ITEM: 111

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Katy Creek Ranch Plaza (DEF 1)

Applicant: HRS and Associates, LLC



D – Variances

Aerial





**Application Number:** 2017-0735

**Plat Name:** Katy Creek Ranch Plaza

**Applicant:** HRS and Associates, LLC

**Date Submitted:** 04/30/2017

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To not extend public streets that terminates at the boundary of a plat previously approved by the commission without a turnaround.

**Chapter 42 Section:** 42-135

**Chapter 42 Reference:**

42-135 Street Extension Access, 42-135(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**

The imposition of extending two streets (Ibris Ranch Drive and Bluma Ranch Drive) that were established by Katy Creek Ranch, Section 1 would create an undue hardship by extending two 50-ft street stubs that would need to be widened to 60 ft (60 ft is required for streets adjacent to any reserve) into a proposed plat that is only 265 ft deep. The stub streets are approximately 200 ft apart from each other. The requirement of extending two street stubs would make the proposed plat of one unrestricted reserve divided into three reserves that could not contain the retail center that is being planned for development.

**(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;**

Katy Creek Ranch Plaza is a plat that will have an unrestricted reserve 3 acres in size. A 30,000 square foot retail center with parking and landscaping are being planned to be in this reserve. On the north side, the proposed plat will front on Westheimer Parkway, on the west side, frontson Katy Creek Ranch Drive. Katy Creek Ranch Section 8 to the south, and an undeveloped acreage on the east side. Katy Creek Ranch Drive was dedicated by the plat of Katy Creek Ranch, Section 1 in 2006. Katy Creek Ranch Drive is the main entry road that serves the Katy Creek Ranch development as depicted in the general plan. This main entry road was dedicated with stub streets so that future residential sections would have stubs that would connect to Katy Creek Ranch Drive. These stub streets are 50 ft in width that would need to be widened to 60 ft. Sixty foot rights-of-way are required for streets abutting commercial or unrestricted reserves. Strict application of 42-135a which would require the street extension of Ibris Ranch Drive and Bluma Ranch Drive would be infeasible because the street stubs dedicated by Katy Creek Ranch, Section 1 are 50 ft rights-of-way and the distance between the two streets would be 180 ft (after widening to 60 ft rights-of-way). The extensions of 60 ft Ibris Ranch Drive and Bluma Ranch Drive would make this proposed plat and plan infeasible by dividing the property into three pieces with two 60 ft rights-of-way and corresponding building lines.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstance supporting the granting of the variance is that this is an existing condition that was created when the street stubs of Ibris Ranch Drive and Bluma Ranch Drive were dedicated with Katy Creek Ranch, Section 1. The length of this property from Katy Creek, Section 8 to Westheimer Parkway is 526 ft, but there is an 35-ft sanitary sewer and storm easement along with a 7-ft utility easement (total of 42 ft) that abuts Section 8 and Bluma Ranch Drive and Ibris Ranch Drive are separated by 200 ft, which would decrease to 180 ft if widened to 60 ft rights-of-way. The distance between Bluma Ranch Drive (stub street) and Westheimer Parkway is approximately 100 ft. The Katy Creek Ranch development created the circumstance where the extension of two rights-of-way might have served a residential subdivision but would not support a commercial reserve because it would divide the property into three parcels, which

would not be wide enough to allow for any commercial building let alone allow for parking and landscaping. These stub streets were created to extend single family lots but were not needed for intersection spacing as well as block length.

**(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. Ibris Ranch Drive and Blum Ranch Drive are not needed for block lengths or intersection spacing. Streets are required every 1400 ft along a local or collector streets and the entire width of the property along Katy Creek Ranch Drive is 526 ft. The proposed reserve contains about 250 ft of frontage along Westheimer Parkway, and about 526 ft of frontage along Katy Creek Ranch Drive. As a property on the corner of a major thoroughfare and a collector, this is an ideal tract of land for commercial development because of its proximity to two major streets. Majority of properties along Westheimer Parkway are commercial uses (hardly and residential uses), and this proposed development will continue that trend. Additionally, there is an existing Walmart store about 150 ft to the east of this tract that was reserve of the plat of Katy Creek Ranch Commercial, which was recorded in April 2014. Katy Creek Ranch Commercial (Walmart store) was allowed to be platted without a variance from the two streets (Ibris Ranch Drive and Bluma Ranch Drive) that would have run into the parcel that now is the Walmart store. The areas along Westheimer parkway are becoming non-residential in nature. The parcel to the west is the neighborhood's swimming pool and playground. Our proposed parcel will become retail stores, to the east of our proposed plat is the Walmart Neighborhood Market, and across the street from Falcon Landing Boulevard is Rylander Elementary School. The intent and general purposes will be preserved by allowing for more commercial or retail center along Westheimer Parkway. A retail center will not be possible if the owner is required to extend both street rights-of-way along the length of the property because there would not be enough property to build a structure and establish parking.

**(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 or safety of the area because the right-of-way extensions are simply not needed for block length. The Katy Creek Ranch area has three entrance/exit streets and the vehicular circulations are well-maintained. The extension of both Ibris Ranch Drive and Bluma Ranch Drive would not serve any purpose because of the Walmart Neighborhood Market located east of this proposed retail center. The extension of the two rights-of-way would dead-end at the east end of the property and not connect to any streets, either currently or in the future. The granting of this variance would allow for continued commercial development along Westheimer Parkway

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the justification of the variance but the feasibility of the site is. The extension of two street rights-of-way would not allow for the proposed site to be commercially developed and therefore would make the parcel unusable for this property owner. A 30,000 square-foot retail center needs the full three acres for the building, parking, and landscaping areas that are needed for this type of use.



**Application No:** 2017-0735

**Agenda Item:** 111

**PC Action Date:** 05/25/2017

**Plat Name:** Katy Creek Ranch Plaza

**Applicant:** HRS and Associates, LLC

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 42-135**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

To not extend public streets that terminates at the boundary of a plat previously approved by the commission without a turnaround.;

**Basis of Recommendation:**

Subject site is located at the intersection of Westheimer Parkway and Katy Creek Ranch Drive in Fort Bend County. The applicant is creating 3 reserves and is requesting a variance to not extend and to not terminate with Cul-de-sac two public streets Bluma Ranch Drive and Ibris Ranch Drive that stub into the plat's northwestern boundary. Staff is in support of the variance.

The site is included within a larger area as represented by the Katy Creek Ranch General Plan (GP). The initial GP, submitted in 2003, established a street pattern that supported single family residential developments. Accordingly, the existing stub streets Bluma Ranch Drive and Ibris Ranch Drive were platted and recorded in 2004 with Katy Creek Ranch Sec 1. In 2008, subsequent revisions to the GP indicated a future commercial development along Westheimer Parkway, south of Katy Creek Ranch Drive.

Typically, such stubs are abandoned prior to submitting a plat to 'clean up' the plat boundary. In this scenario, the applicant is taking an alternative approach in requesting the variance to not extend nor terminate with a cul-de-sac both stub streets. The applicant proposes to take driveway access from these stub streets and Fort Bend County Engineer's office has expressed support for this project and the variances. The circumstances supporting the granting of this variance are due to the existing site conditions with platted and constructed stubs.

These streets are not needed to meet intersection spacing requirements and therefore, it will be impractical to have them extended further into the site. The intent of the ordinance will be preserved as the extension of these streets will not improve traffic circulation. Granting of the variance will not be injurious to public health and safety as it is an existing condition and Fort Bend County has no objection.

Therefore, staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

These streets are not need to meet intersection spacing requirements and therefore it will be impractical to have them extended further into the site.

**(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 this variance are due to the existing site conditions with platted and constructed stubs.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent of the ordinance will be preserved as these streets cannot be extended further into an existing development south of the site.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Granting of the variance will not be injurious to public health and safety as it is an existing condition currently and the stubs will function like driveways.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. These street are not required for intersection spacing requirements. Fort Bend County Engineer's Office has voiced no objection to the requested variance, as well as the ability of the development to take access from the street stubs.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 112  
**Action Date:** 05/25/2017  
**Plat Name:** Katy Lakes Lift Station Reserve  
**Developer:** Mini-B, Inc.  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2017-0859 C2

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

Total Acreage:	0.2700	Total Reserve Acreage:	0.2700
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	405S	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)

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)

203. Provide complete Recordation Package when submitting plat for 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:** 112

**Action Date:** 05/25/2017

**Plat Name:** Katy Lakes Lift Station Reserve

**Developer:** Mini-B, Inc.

**Applicant:** Jones|Carter - Woodlands Office

**App No/Type:** 2017-0859 C2

**Staff Recommendation:**

Grant the requested variance(s) and Approve the plat subject to the conditions listed

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PWE Utility Analysis: Approved

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

Harris County Flood Control District: Flood Control review - No comments.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

County has no objections to variance

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

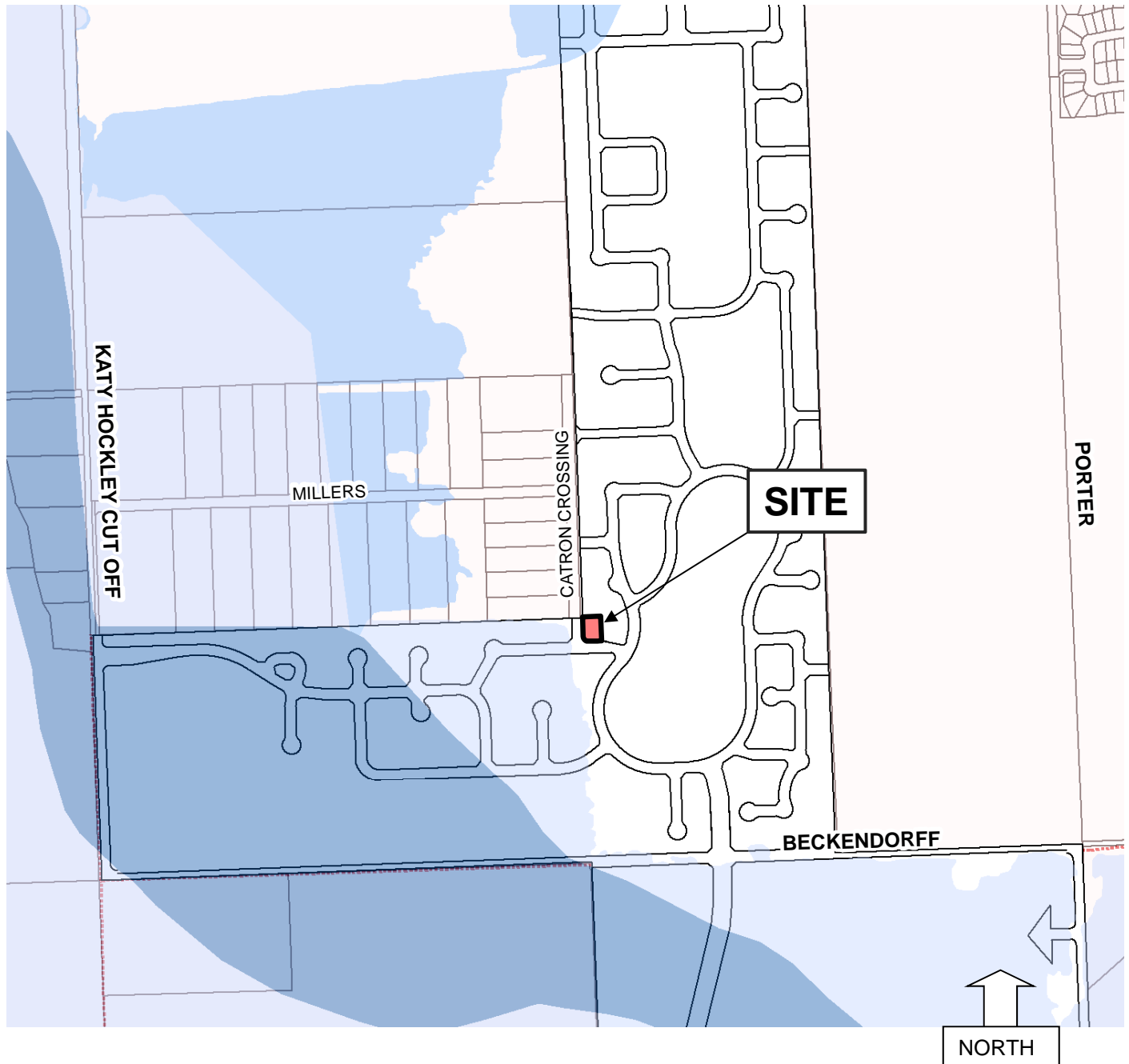
ITEM:112

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Katy Lakes Lift Station Reserve

Applicant: Jones|Carter - Woodlands Office



D – Variances

Site Location

# Houston Planning Commission

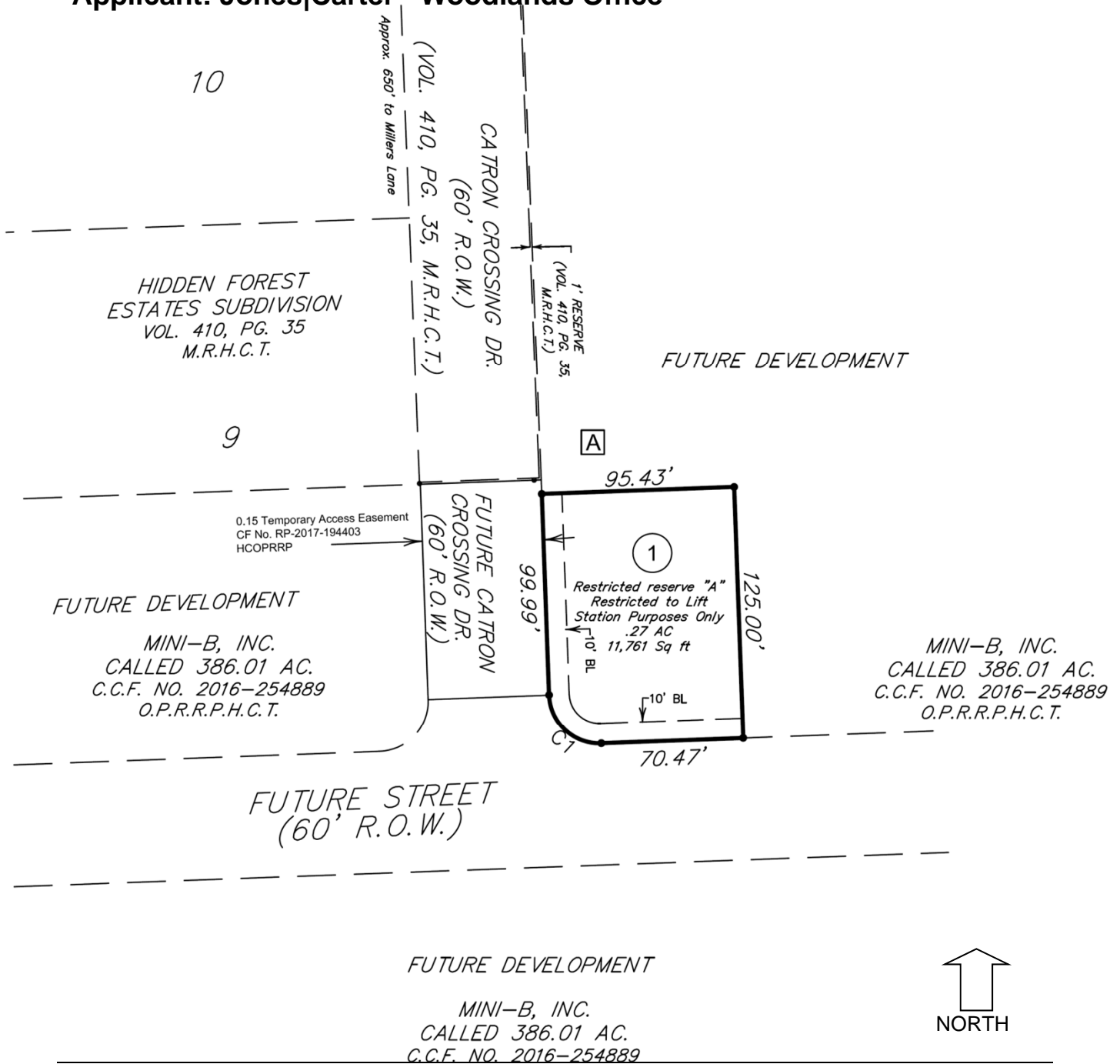
## ITEM:112

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Katy Lakes Lift Station Reserve

Applicant: Jones|Carter - Woodlands Office



D – Variances

Subdivision

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# Houston Planning Commission

## ITEM:112

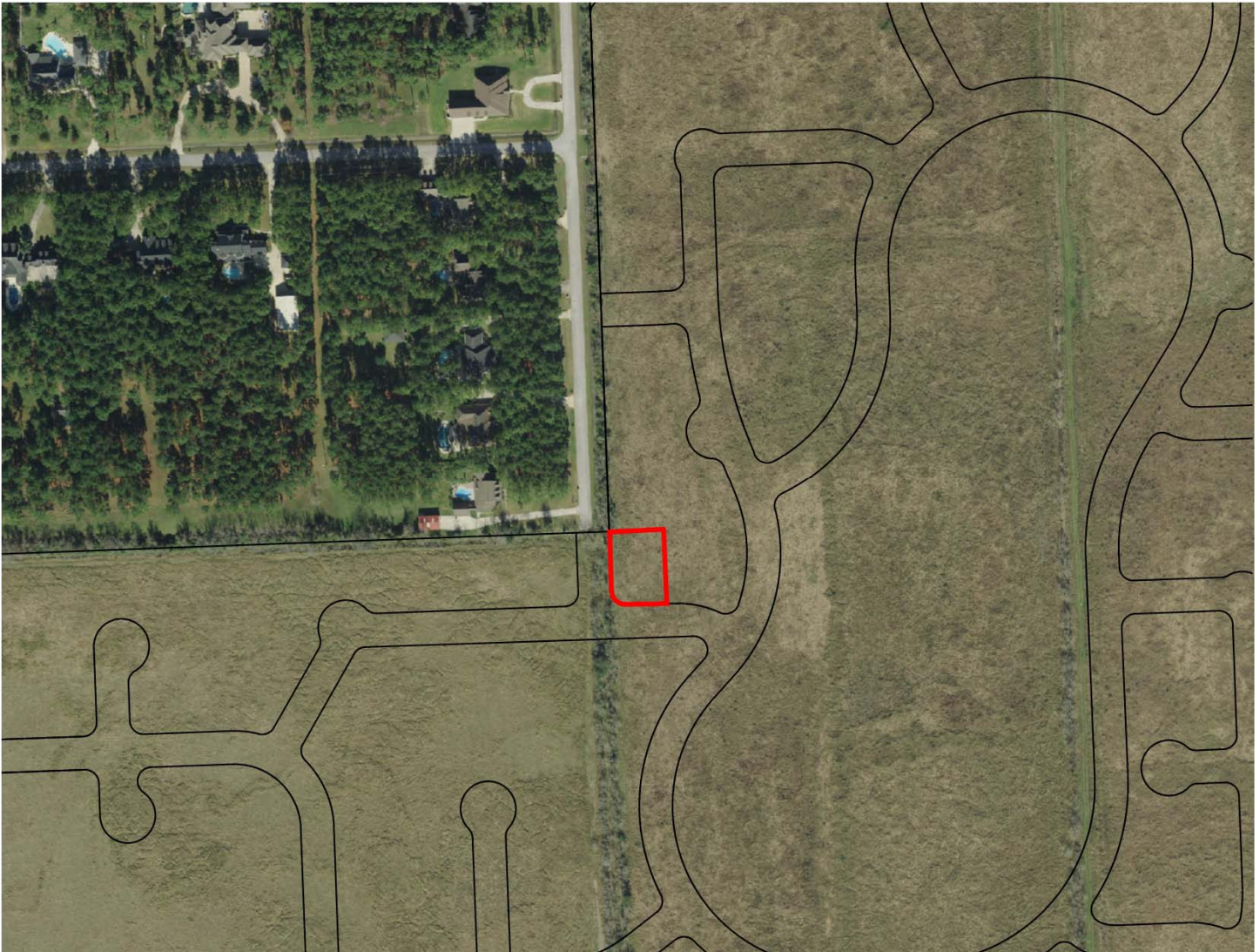
Planning and Development Department

Meeting Date: 05/25/2017

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**Subdivision Name: Katy Lakes Lift Station Reserve**

**Applicant: Jones|Carter - Woodlands Office**

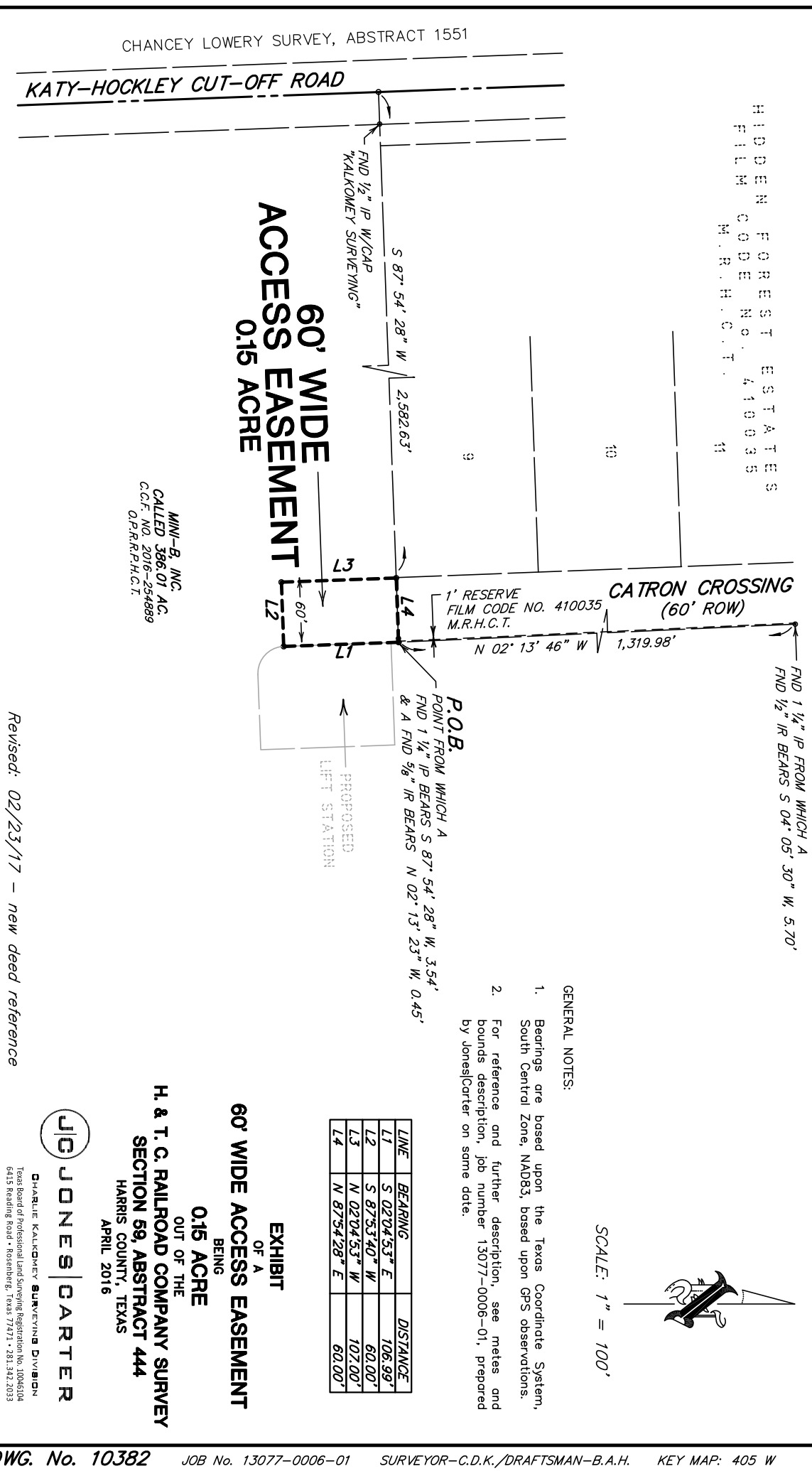


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**D – Variances**

**Aerial**

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**Application Number:** 2017-0859

**Plat Name:** Katy Lakes Lift Station Reserve

**Applicant:** Jones|Carter - Woodlands Office

**Date Submitted:** 05/15/2017

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow the proposed lift station reserve to have temporary access and frontage via an access easement until the adjacent public street is platted with Katy Lakes Sec 2

**Chapter 42 Section: 42-190 (c)**

**Chapter 42 Reference:**

Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: TYPE OF RESERVE - Restricted Reserve- Lift Station MINIMUM SIZE - Minimum size required by the design manual TYPE OF STREET OR SHARED DRIVEWAY - public street or type 1 permanent access easement MINIMUM STREET OR SHARED DRIVEWAY WIDTH - 50 feet MINIMUM STREET OR SHARED DRIVEWAY FRONTAGE - 20 feet

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The sequence of development for the Katy Lakes subdivision will be north-to-south beginning at FM 529. Per the approved General Plan, the proposed lift station reserve is located at the intersection of two public streets - the extension of Catron Crossing and future 60' east-west street. Lift stations provide utility infrastructure for the overall development and are often constructed in advance of the lots they serve. The variance being requested is to allow only the proposed lift station to take temporary access via a 60' access easement (future extension of Catron Crossing) until such time as future Katy Lakes Sec 2 plats the adjacent public streets. The access easement will automatically terminate upon the platting and recordation of the public streets.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the granting of the variance is based on the necessity and ability to provide utility infrastructure in advance of lot development. The variance being requested is to allow only the proposed lift station to take temporary access via a 60' recorded temporary access easement (future extension of Catron Crossing) until such time as future Katy Lakes Sec 2 plats the adjacent public streets. The access easement will allow for an all-weather road for the construction of the lift station. The easement will automatically terminate upon the platting and recordation of the public streets.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The proposed lift station reserve will have adequate frontage on two public streets (over 99' of frontage along extension of Catron Crossing, and over 70' of frontage on the future east-west 60' public street) which will be platted with Katy Lakes Sec 2 later this year (2017). The 60' temporary access easement will automatically terminate upon the recordation of said public streets.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The proposed lift station will have adequate public street frontage and access once the adjacent section plats. The 60' access easement is temporary and necessary to facilitate the construction of the lift station, as utility facilities are needed



in advance of the development of the adjacent lots. The access easement will automatically terminate upon the recordation of said public streets.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. The hardship is based on the short term need for access prior to the public streets beings platted and recorded. Lift stations generally develop ahead of the lots in order to provide the required utility facilities.



**Application No:** 2017-0859

**Agenda Item:** 112

**PC Action Date:** 05/25/2017

**Plat Name:** Katy Lakes Lift Station Reserve

**Applicant:** Jones|Carter - Woodlands Office

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 42-190 (c)**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

To allow the proposed lift station reserve to have temporary access and frontage via an access easement until the adjacent public street is platted with Katy Lakes Sec 2;

**Basis of Recommendation:**

Subject site is a Lift station located at the end of Catron Crosson east of Katy Hockley Cut Off Road and north of Beckendorff Road, part of Katy Lakes GP; a 495 acres master planned community.

The applicant is requesting a variance to allow a proposed lift station reserve to not have required frontage on a public street and gain access through a 60' temporary access easement until a public street is dedicated within a recorded plat of Katy Lakes Sec 2. Staff is in support of the requested variance.

The alignment of the recorded temporary access easement follows the street pattern shown in the GP, extending 60' public street Catron Crossing to a future 60' east-west street.

Catron Crossing is a 60' public street platted in 1998 with the adjacent development Hidden Forest Estates. It is the closet public street to connect to and access utility lines for the Lift station. The proposed Lift station is vital to provide infrastructure for the early phase of development but it is impractical to extend Catron Crossing until later phases of development to the south. The extension of Catron Crossing will be dedicated and constructed in the future, once the sequence of development migrates south and adjoins the lift station site. Until then the lift station proposes to get access via a dedicated 60' temporary access easement following the street pattern in the approved GP. Strict application of the ordinance will make this project infeasible and the circumstances supporting the granting of this variance are due to the phasing of the development and its proximity to Catron Crossing.

The applicant proposes the temporary access easement to be all weather road, only to serve the lift station site and it will automatically terminate once the public ROW is dedicated and recorded within a plat. Granting of the variance will not affect the public health and welfare as there is no need for public to approach the lift station site. Ultimately, the reserve will have access and frontage on a public street as required by the ordinance once Katy Lakes Sec 2 is recorded. Harris County has expressed no objection to the variance request.

Therefore, staff's recommendation is to grant the requested variance and approve the plat.

**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Strict application of the ordinance will make this project infeasible due to the phasing of the development.

**(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 this variance are due to the phasing of the development and its proximity to Catron Crossing.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The proposed lift station will connect to a Waste Water Treatment Plant through a recorded Sanitary Sewer and Water Line Easement located to the east of the property.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Granting of the variance will not effect the public health and welfare as there is no need for public to approach the lift station site.

**(5) Economic hardship is not the sole justification of the variance.**

Lack of frontage is not economic hardship. Hardship is due to the phasing of development.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 113  
**Action Date:** 05/25/2017  
**Plat Name:** Main Midtown replat no 1  
**Developer:** Caydon Houston Property, LP  
**Applicant:** Windrose  
**App No/Type:** 2017-0892 C2R

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

Total Acreage:	1.1386	Total Reserve Acreage:	1.1386
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77002	493T	City

#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.

059.1. Acreage in title and on plat must match at recordation.

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

1. Provide the approved Encroachment Agreement for the canopy encroachment along Main Street and Drew Street at permitting stage.

2. Add the following note to the face of the plat: The Planning Commission granted a variance to allow a 10' vertical encroachment into the visibility triangles along Main, Tuam, Drew and Fannin.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 113  
**Action Date:** 05/25/2017  
**Plat Name:** Main Midtown replat no 1  
**Developer:** Caydon Houston Property, LP  
**Applicant:** Windrose  
**App No/Type:** 2017-0892 C2R

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

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Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

**ITEM: 113**

Planning and Development Department

Meeting Date: 05/25/2017

**Subdivision Name: Main Midtown replat no 1**

**Applicant: Windrose**



**D – Variances**

**Site Location**



# Houston Planning Commission

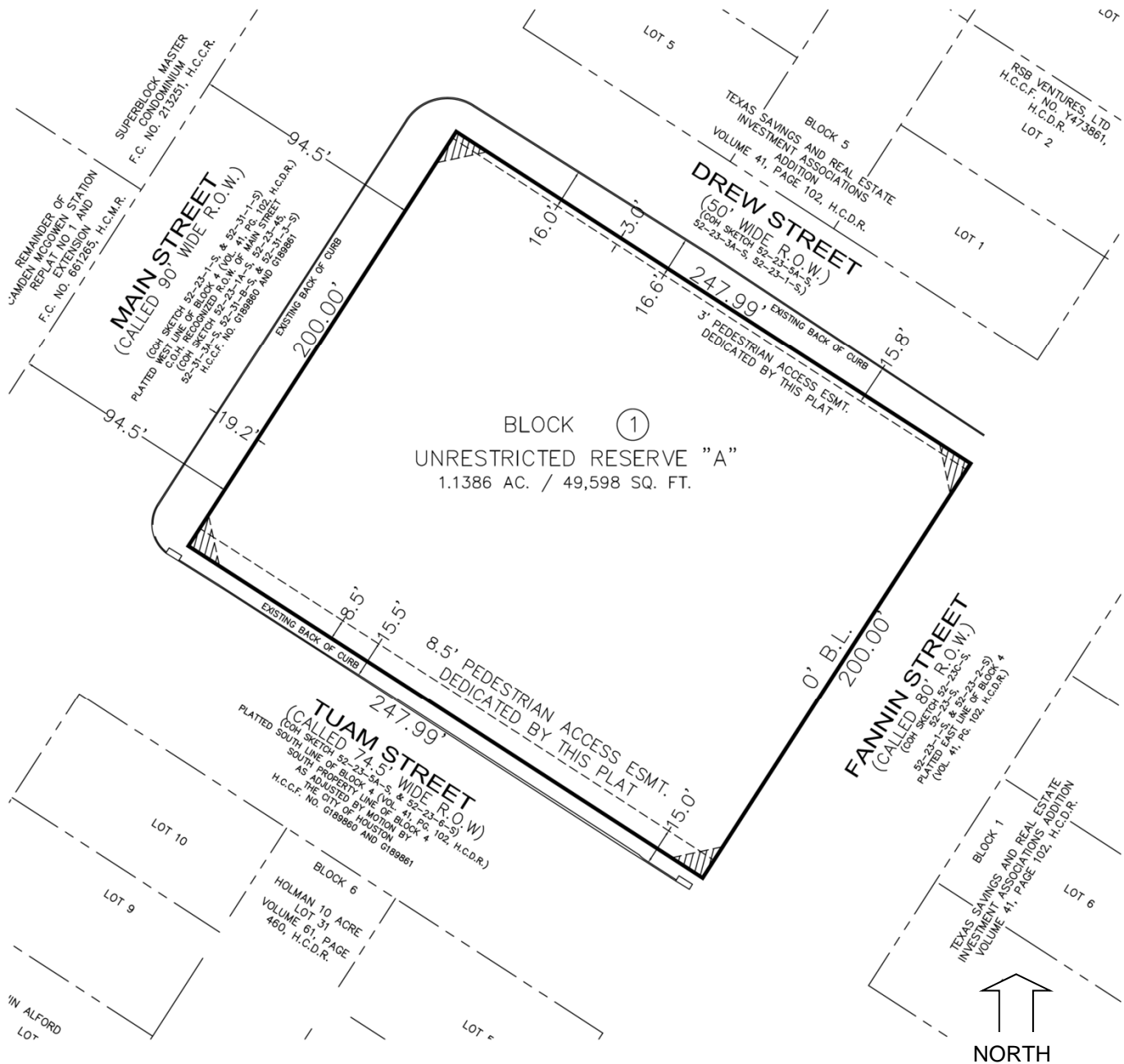
# ITEM: 113

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Main Midtown replat no 1

Applicant: Windrose



D – Variances

Subdivision

# Houston Planning Commission

ITEM: 113

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Main Midtown replat no 1

Applicant: Windrose



D – Variances

Aerial



ISSUES AND REVISIONS

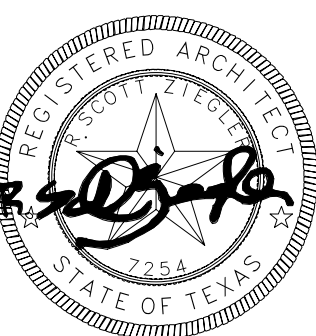
NO	DATE	DESCRIPTION
2016 APR 29	2016 APR 29	ISSUE FOR SCHEMATIC DESIGN
2016 JUL 22	2016 JUL 22	DO CHECKSET
2016 AUG 29	2016 AUG 29	DESIGN DEVELOPMENT
2017 JAN 16	2017 JAN 16	ISSUE FOR PERMIT
2017 MAR 17	2017 MAR 17	PERMIT COMMENT RESPONSE #2
2017 MAY 26	2017 MAY 26	BULLETIN #1

GENERAL NOTES - FLOOR PLANS	
A	REFER TO SHEET G0.04 FOR PROJECT GENERAL NOTES, TYPICAL SYMBOLS AND ABBREVIATIONS.
B	REFER TO SHEET A01.11 FOR TYPICAL PARTITION TYPES, DETAILS AND NOTES.
C	REFER TO SHEET A20.01 FOR ARCHITECTURAL SITE PLAN. GENERAL CONTRACTOR SHALL REVIEW AND COORDINATE ALL DISCIPLINES DOCUMENTS WITH RESPECT TO BUILDING PLACEMENT, CONSTRUCTION DATUM POINTS AND UTILITY TIE IN POINTS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
D	REFER TO THE A43 XX SERIES OF DRAWINGS FOR TYPICAL UNIT FLOOR PLANS AND CEILING PLANS.
E	ALL CORRIDOR WALLS ADJACENT TO RESIDENTIAL UNITS SHALL BE A MINIMUM OF 30 MINUTE FIRE RESISTANT CONSTRUCTION. ALL DOORS IN 30 MINUTE PARTITION SHALL BE 20 MINUTE RATED FIRE RESISTANT ASSEMBLY.
F	GENERAL CONTRACTOR SHALL REVIEW AND COORDINATE ALL DISCIPLINES DOCUMENTS WITH RESPECT TO ALL FLOOR OPENINGS, SHAFTS, AND SLEEVES IN THE STRUCTURAL SLABS AND SHEER WALLS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES AND OR CLEARANCE ISSUES PRIOR TO CONSTRUCTION.
G	GARAGE PAVEMENT PARKING STRIPING SHALL BE 4" WIDE PAINTED (TRAFFIC YELLOW OR WHITE). ALL NO PARKING AND DESIGNATED ACCESS AREA OR AISLES SHALL BE DIAGONALLY STRIPED WITH 4" WIDE STRIPES AT 24" O.C.
H	ALL EXPOSED HORIZONTAL OR VERTICAL DRAIN OR WATER PIPES FROM 6" AFF TO 4'-6" AFF SHALL BE PROTECTED BY BENT STEEL PLATE GUARD. REFER TO DETAIL XX ON SHEET A81.XX. COORDINATE LOCATIONS OF ALL PIPING WITH PLUMBING AND STRUCTURAL DOCUMENTS.
J	ALL EXPOSED STRUCTURAL STEEL IN PARKING GARAGE, INCLUDING SLAB SUPPORT STEEL ANGLES, SHALL BE PROTECTED WITH 2 HOUR SPRAY ON FIREPROOFING MATERIAL.
K	ALL CMU WALLS AT GARAGE STAIR AND ELEVATOR CORE SHALL BE PAINTED
L	REFER TO PLUMBING PLANS FOR ALL PARKING LEVEL FLOOR DRAIN LOCATIONS AND SIZES. THE CONTRACTOR SHALL REVIEW AND COORDINATE ALL DISCIPLINES DOCUMENTS WITH RESPECT TO FLOOR OR AREA DRAINS, DOWNSPOUTS AND OTHER PIPING. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CLEARANCE ISSUES PRIOR TO CONSTRUCTION.
M	MINIMUM GARAGE HEIGHT CLEARANCE IS 7'-2" AT LIGHT FIXTURES, SPRINKLER SYSTEM, ETC. U.N.O.
N	VEHICULAR PATH TO AND FROM VAN ACCESSIBILITY SPACE MUST MAINTAIN 8'-2" CLEAR
O	ALL PARTITIONS TO BE TYPE "A30" U.N.O. ALL GYPSUM WALLBOARD TO BE 5/8" THICK U.N.O. REFER TO FINISH PLAN FOR FINISHES

BUILDING PLAN NOTES AND LEGEND:

- REINFORCED CONCRETE CAP SLAB OVER 4" POLYSTYRENE INSULATION OVER DRAINAGE COMPOSITE OVER AMERICAN HYDROTECH 61025 WATERPROOFING SYSTEM OVER STRUCTURAL SLAB
- SHELL SPACE ONLY FINISH TO BE PERMITTED SEPARATELY
- VEHICULAR TRAFFIC COATING VC-2

EABPRJB7808022



05/08/17

MAIN MIDTOWN

CAYDON

SHEET TITLE

LEVEL 2 -  
COMPOSITE PLAN

SHEET NUMBER

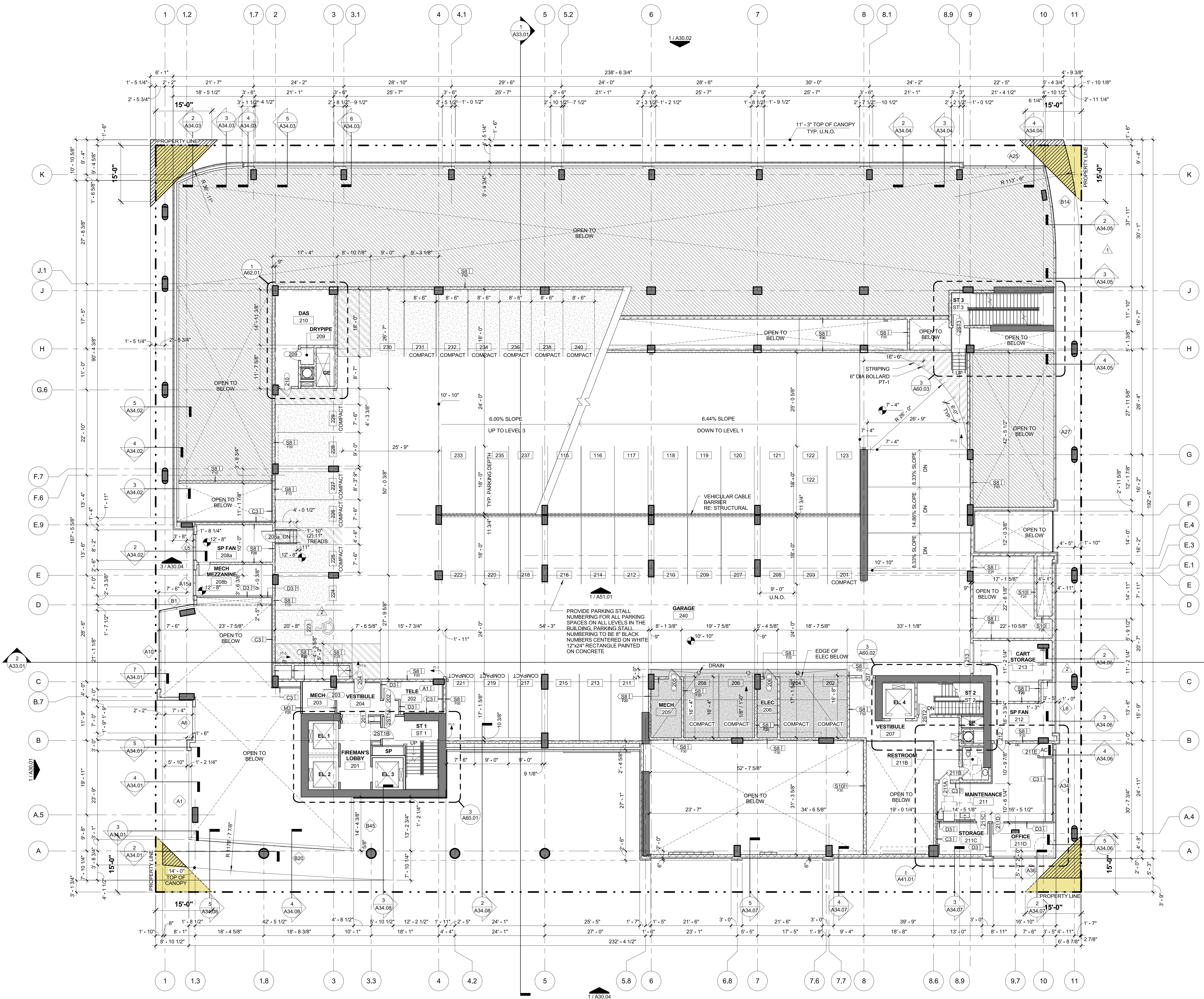
A20.02  
20187

ZCA PROJECT #

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LEVEL 2 - FLOOR PLAN

3/32" = 1'-0"





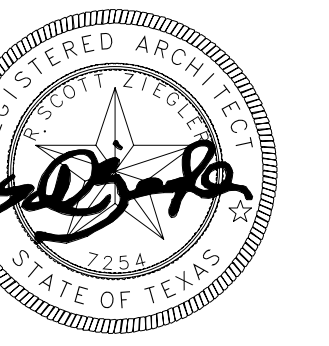
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TRANSPARENT FACADE LF			
STREET		TOTAL FACADE (LF)	TRANS- PARECY (T) (LF)
FANNIN		185.58	131.25
DREW		232.75	192.73
MAIN		176.00	161.66
TUAM		232.17	156.42

TRANSPARENT FACADE SF				
STREET		TOTAL FACADE (SF)	TRANS- PARECY REQ. (3) (SF)	TRANS- PARECY PROV. (SF)
FANNIN		1484.64	0	1050.00
DREW		1862.00	558.60	1541.84
MAIN		1408.00	422.40	1293.28
TUAM		1857.36	557.208	1251.36

EABPRJB7808022



7/20/16

## MAIN MIDTOWN

CAYDON

SHEET TITLE

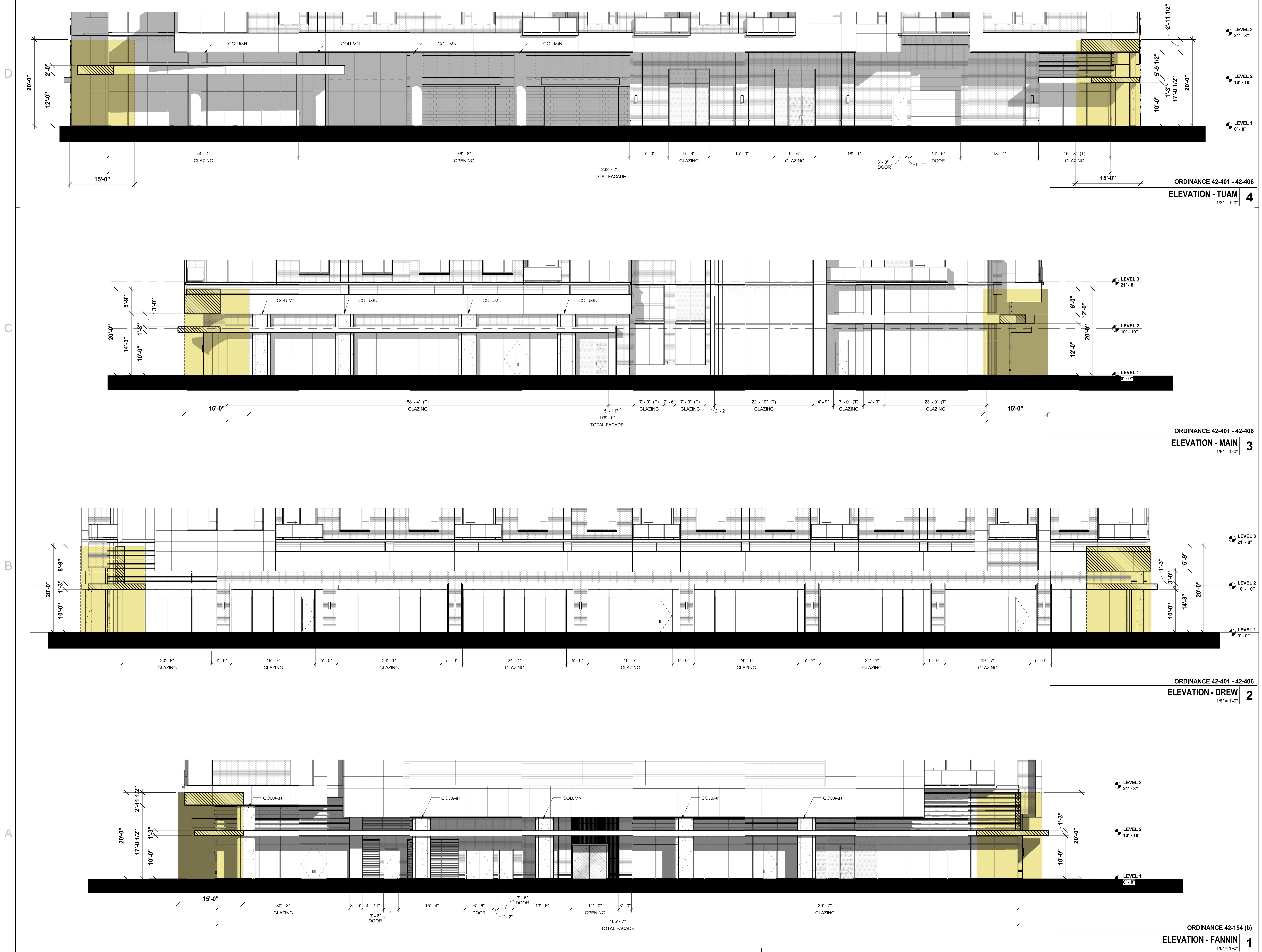
**BUILDING  
TRANSPARENCY**

SHEET NUMBER

**G01.20**

ZCA PROJECT # 20187

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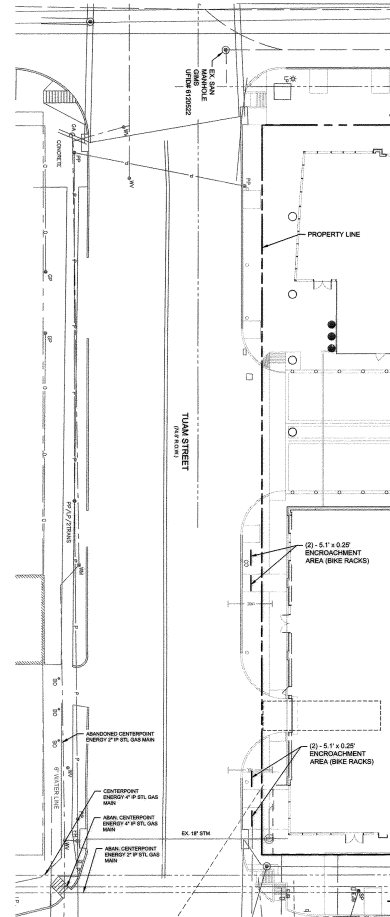




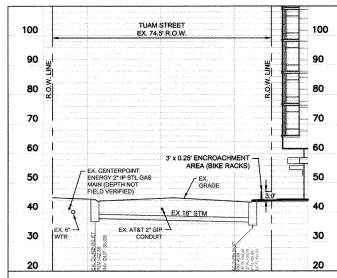




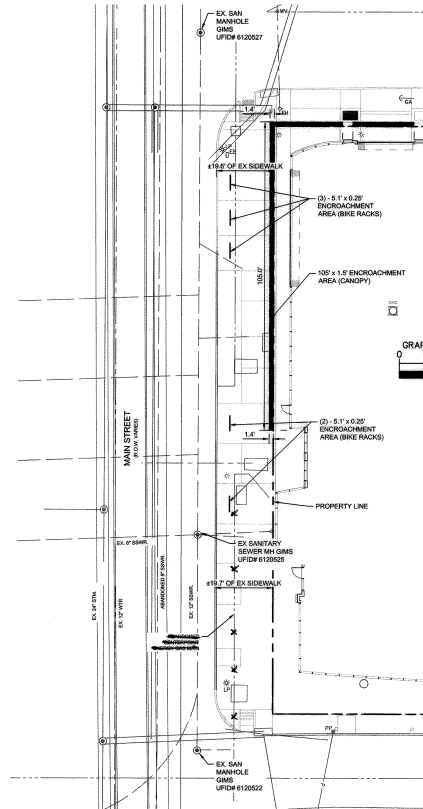




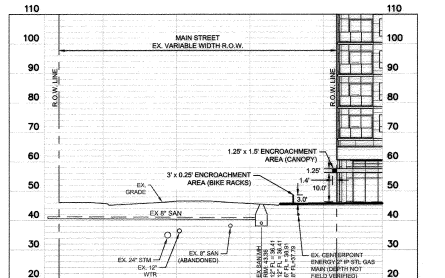
PROP ENCROACHMENTS ALONG  
TUAM STREET



**BIKE RACK ENCROACHMENT VOLUME 2**  
4 X (3.0'H X 0.25' W X 5.1' L)  
= 15.3 CF



PROP ENCROACHMENTS ALONG  
MAIN STREET



**BIKE RACK ENCROACHMENT VOLUME 3**  
5 X (3.0'H X 0.25' W X 5.1' L)  
= 19.1 CF

**CANOPY ENCROACHMENT VOLUME 2**  
1.25'H X 1.4'W X 105'L  
= 183.8 CF

#### SWPPP CONSTRUCTION NOTES

- CONTRACTOR SHALL IMPLEMENT INLET PROTECTION DEVICES AND REINFORCED FILTER FABRIC BARRIER ALONG ROAD AND SIDE DITCHES AT LOCATIONS SHOWN ON THE TYPICAL STORM WATER POLLUTION PREVENTION (SWPPP) PLANS TO KEEP SILT AND OR EXCAVATED MATERIALS FROM ENTERING INTO THE STORM WATER DITCHES AND DITCHES EVENTUALLY POLLUTING THE RECEIVING STORM.
- DURING THE EXCAVATION PHASE OF THE PROJECT, CONTRACTOR SHALL REDEVELOP THE WORK IN SHORT SEGMENTS SO THAT EXCAVATION MATERIAL CAN BE SUCCESSFULLY HAUL AWAY FROM THE SITE AND TO PREVENT UNLINED CREEPS ON THE EXISTING PAVEMENT. ANY LOOSE EXCAVATED MATERIAL WHICH FALLS ON PAVEMENT OR DRIVEWAYS SHALL BE SWEEPED BACK INTO THE EXCAVATED AREA.
- CONTRACTOR SHALL CLEAN UP THE EXISTING STREET INTERSECTIONS AND DRIVEWAYS, AS NECESSARY, TO REMOVE ANY EXCESS MUD, SILT OR ROCK TRACKED FROM THE EXCAVATED AREA.
- CONTRACTOR SHALL FOLLOW AND MAINTAIN THE AREA LINED BELIEV AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER.
- CONTRACTOR TO INSPECT AND MAINTAIN THE AREA LINED BELIEV AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER.
- DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
- AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.
- STRUCTURAL CONTROL MEASURES.
- LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.
- CONTRACTOR TO BE RESPONSIBLE TO MAINTAIN EXISTING DITCHES AND OR CULVERTS FOR UNSTRUCTURED DRAINAGE AT ALL TIMES WHERE SODDING IS DISTURBED BY EXCAVATION OR BACKFILLING OPERATIONS, SUCH AREAS SHALL BE REPLACED BY SEEDING OR SODDING. SLOPES 4:1 OR STEEPER SHALL BE REPLACED BY BLOCK SODDING.

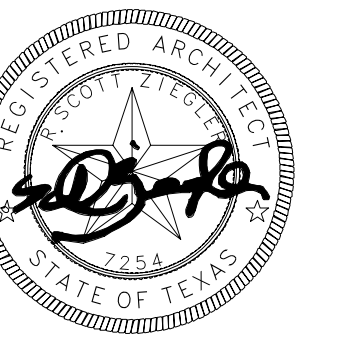
#### STORM CONSTRUCTION NOTES

- STORM SEWER SHALL BE REINFORCED CONCRETE PIPE (C-76, CLASS III), AND SHALL BE INSTALLED, BEDDED, AND BACK FILLED IN ACCORDANCE WITH THE CITY OF HOUSTON STANDARD DETAILS DRAWING NOS. 02317-01, 02317-02, 02317-03, 02317-04, 02317-05, 02317-06, 02317-07, 02317-08, 02317-09, 02317-10, 02317-11, 02317-12, 02317-13, 02317-14, 02317-15, 02317-16, 02317-17, 02317-18, 02317-19, 02317-20, 02317-21, 02317-22, 02317-23, 02317-24, 02317-25, 02317-26, 02317-27, 02317-28, 02317-29, 02317-30, 02317-31, 02317-32, 02317-33, 02317-34, 02317-35, 02317-36, 02317-37, 02317-38, 02317-39, 02317-40, 02317-41, 02317-42, 02317-43, 02317-44, 02317-45, 02317-46, 02317-47, 02317-48, 02317-49, 02317-50, 02317-51, 02317-52, 02317-53, 02317-54, 02317-55, 02317-56, 02317-57, 02317-58, 02317-59, 02317-60, 02317-61, 02317-62, 02317-63, 02317-64, 02317-65, 02317-66, 02317-67, 02317-68, 02317-69, 02317-70, 02317-71, 02317-72, 02317-73, 02317-74, 02317-75, 02317-76, 02317-77, 02317-78, 02317-79, 02317-80, 02317-81, 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5/19/17

## MAIN MIDTOWN

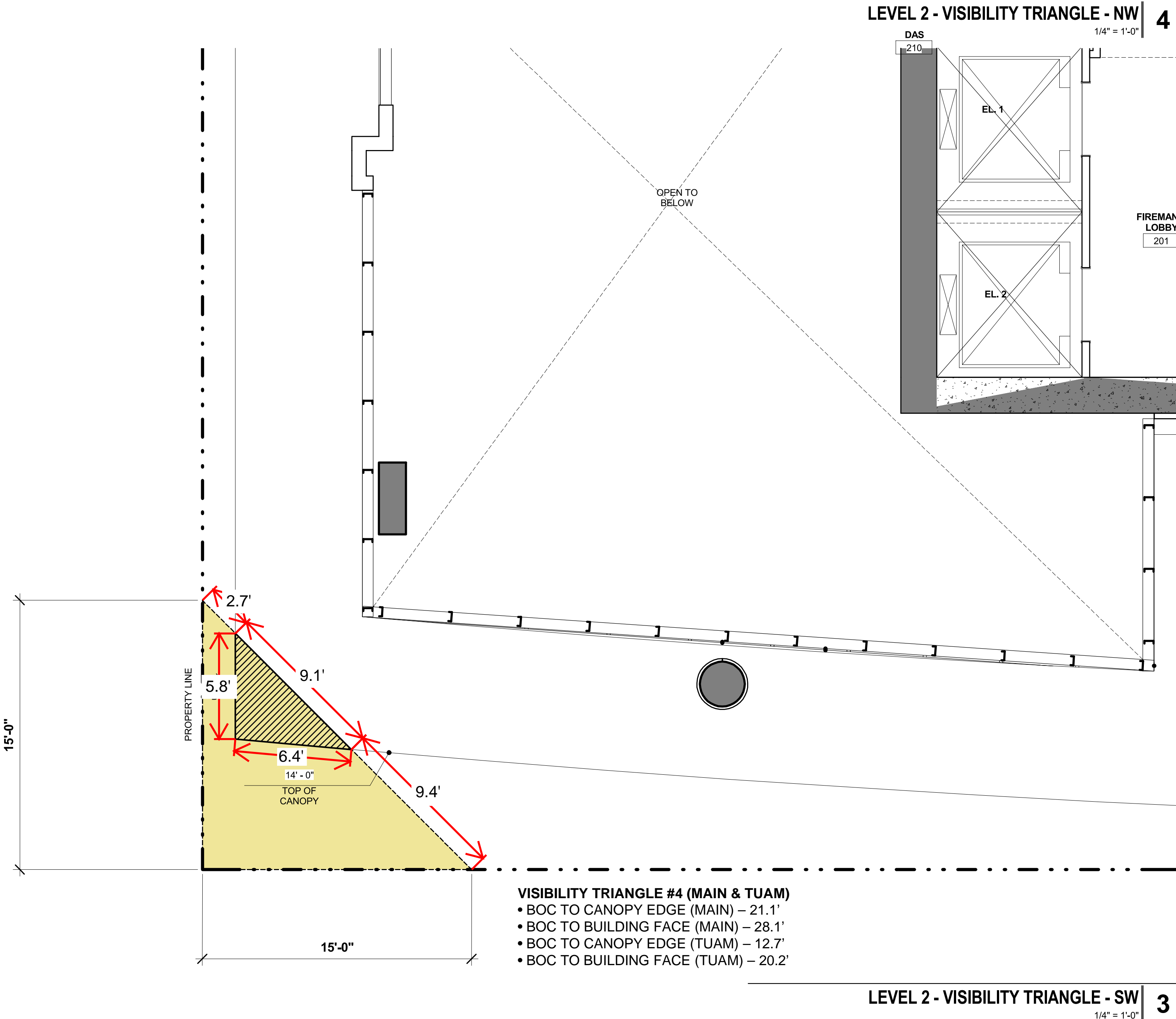
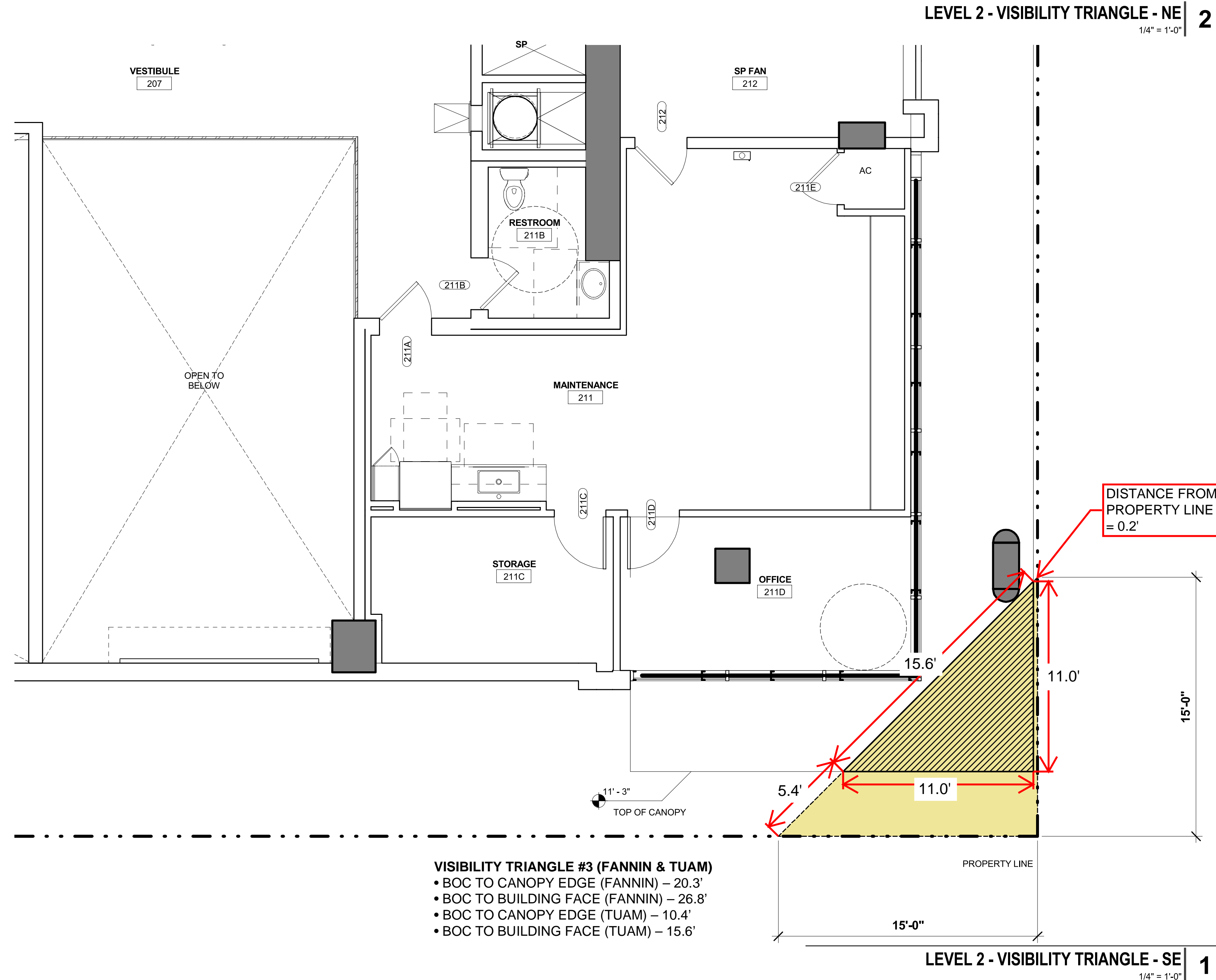
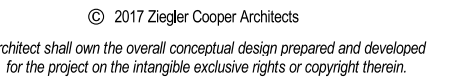
CAYDON

# Visibility Triangle

SHEET NUMBER

**G01.21**

PROJECT # 20187







**Application Number:** 2017-0892

**Plat Name:** Main Midtown replat no 1

**Applicant:** Windrose

**Date Submitted:** 05/15/2017

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

to allow canopies to encroach 10' into the visibility triangles on all abutting streets

**Chapter 42 Section:** 42-161

**Chapter 42 Reference:**

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**

The project consumes the entire block south of Drew Street, north of Tuam Street, east of Main Street and west of Fannin Street. The applicant has already received plat and variance approval to develop a high-rise lifestyle center consisting of multi-family residential, retail, and restaurant uses. A holistic approach has been taken to plan this project as an urban walkable development on all four sides of the site, and this includes locating the building service spaces on Tuam Street and Fannin Street to consolidate and minimize their impact on the overall development as a walkable and activated space. The project was designed in conformance with the City's Transit Corridor Development ordinance (Sec. 42-402) on the Drew, Main and Tuam Street sides and the Retail Commercial Center ordinance (Sec. 42-154(b)) on the Fannin Street side. The variance along Fannin Street allowed this frontage to proceed in full conformance with the Retail Commercial Center Ordinance and ensured that this block face was compatible with the context of the holistic design of this urban and pedestrian-focused development. The parking variance accounted for the fact that the development has secured off-site parking for its tenants in combination with the plan that residents are being encouraged to walk in order to interface with the Midtown Area. The applicant is applying for a variance to allow encroachments in to the platted visibility triangles. Chapter 42 requires that at least 20-feet in height be kept clear. The applicant is requesting that that height be reduced to 10-feet. While the actual building envelopes are outside of the visibility triangles, the associated canopies encroach through the visibility triangle areas in to the right-of-way at a height of 10-foot above finished grade. The applicant has an approved encroachment plan for the canopies and this plat variance will eliminate any conflicting information on the plat

**(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;**

Several site conditions support modification of the visibility triangle height requirement. The configuration of the existing pavement sections in relation to the building face provides ample sight distance for traffic maneuver at all four intersections. The pedestrian realms along Drew Street (18.2 feet), Tuam Street (15.5 feet) and Main Street (20.0 feet) provide ample clearance around the building footprint. Traffic turning right from Drew on to Main and turning right from Tuam on to Fannin has more than adequate site visibility due to the pedestrian realms and the 10-foot high site visibility triangle areas that will be clear of any visual impediment. Further, the principal streets that frame the development are both one-way, low-speed thoroughfares. Main Street is a one-lane northbound street, so traffic turning right on Main from Tuam has no conflict point with the proposed building. Fannin Street is a five-lane southbound thoroughfare, so traffic

turning right from Drew Street has no conflict point with the proposed building. The high-level of control, one-way street configurations, and good visibility at the intersections more than mitigate the need for the required 20-foot high visibility setback.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The architectural design elements of the proposed development meet all of the requirements of Chapter 42, to include removing the development's building footprint from within the 15' by 15' visibility triangle areas. The applicant is only trying to account for the canopy encroachments, which is a common design consideration in pedestrian-friendly, urban designs that seek to shelter as much of the pedestrian realm as possible. The proposed variance will allow the applicant to maintain sight lines at all intersections while providing for an inviting street for tenants and visitors. Without consideration of the variance request, the quality of the project will be severely compromised. The end result will be cutoff canopies that will be incompatible with the cohesive pedestrian realm that wraps around every block face of the mixed-use center.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public health, safety or welfare as adequate vehicular and pedestrian circulation will be available, including access for emergency vehicles. The reduction of the visibility triangle heights will not negatively impact the sight lines around the proposed structure, given the unobstructed configuration of the pedestrian realm areas and one-way traffic movement of the two main adjoining streets.

**(5) Economic hardship is not the sole justification of the variance.**

The primary justifications for the requested variance are the unusual physical characteristics and design requirements of the site and the Midtown Area. Without the variance, the developer will not be able to provide a mixed-used design that is compatible with the City's Transit Corridor Development Ordinance. Because the concept is dependent on building a cohesive, pedestrian-focused design, the need for consistent canopy coverage over as much of the walkable area is essential. If the canopies were raised to 20-feet or removed entirely within the visibility triangles, then the project would lose viable shelter over the highest traffic areas. With the City's continued support, the applicant will provide a safe, modern, and full integrated project that will be a tremendous addition to Midtown along one of the principal METRO light rail corridors.



**Application No:** 2017-0892

**Agenda Item:** 113

**PC Action Date:** 05/25/2017

**Plat Name:** Main Midtown replat no 1

**Applicant:** Windrose

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections:** 42-161

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81) to allow canopies to encroach 10' into the visibility triangles on all abutting streets ;

**Basis of Recommendation:**

The site is located East of Main Street, west of Fannin and North of Elgin Streets. The applicant is requesting a variance to allow canopies for a vertical mixed-use highrise to encroach at a vertical height of 10' into the visibility triangles along all four corners of the site, instead of the ordinance required 20'.

In October of 2016, the Houston Planning Commission approved a variance to allow a proposed transit oriented mixed-use high-rise, one block east of the Midtown Superblock, to have a 0' building line along Fannin Street, a major thoroughfare. While the applicant was able to opt into the transit corridor performance standards along Main Street, and Type-A streets Tuam and Drew, strict application of the rules would have required a 25' BL to be imposed along the eastern boundary of the site, Fannin Street. At the same time, Planning Commission also approved a parking variance for the site's retail component.

The canopies, which run continuously above the buildings ground floor, provide covering from the elements and are consistent with designs that embrace the human condition. The proposed design is in keeping with the intent of the transit corridor ordinance by creating walkable mixed-use activity nodes along Houston's growing network of light-rail transit.

Based on the proposed distances from the back-of-curb, staff believes that the granting of this variance will not be contrary to sound public policy, nor will it create a situation that would be injurious to the public's health, safety or welfare. The request is in keeping with the spirit of Ch. 42 as these canopies will ensure adequate pedestrian connectivity throughout the site.

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## Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Strict application of the ordinance would create a pedestrian environment that is inconsistent with the intent of Ch. 42. The canopies, which rise above the activated ground floor of the development, enhance the sense of human scale and would create a design aesthetic that is consistent with the

overall goal of the project; to create a transit oriented development centered around active living and human interaction; which is enhanced by the proposed developments mix of retail, restaurant and residential. The distance from the back of curb to the proposed structures will not hinder site visibility nor will they create a situation by which health safety of welfare would be compromised.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The justification for the variance is that the canopies will enhance the human experience throughout the development by creating continuous pedestrian connections that shield the general public from the elements.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this chapter will be preserved and maintained

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Due to the proposed canopies distance from the back of curb, staff believes that the granting of the variance will not be injurious to the public health, safety or welfare.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. The encroachment of the canopies into the visibility triangle at a vertical height of 10' creates a consistent design aesthetic conducive to enhancing the pedestrian experience along all four sides of the of site.





**Agenda Item:** 114  
**Action Date:** 05/25/2017  
**Plat Name:** Mesa Road Crossing  
**Developer:** NI MESA LLC  
**Applicant:** M2L Associates, Inc.  
**App No/Type:** 2017-0880 C2R

**Staff Recommendation:**  
 Defer Additional  
 information reqd

Total Acreage:	48.0787	Total Reserve Acreage:	48.0787
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77078	415Z	City

***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.

135. Provide a minimum 60-foot cul-de-sac radius as indicted on the marked file copy. Refer to PWE Design Manual. (131)

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.

1. Revise signs on property to 6/8/17
2. provide ROW dedication to Mesa Road. Mesa Rd is to be a 100' ROW
3. Revise subdivision name to Mesa Drive Crossing

***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the propose re-plat to the WCR(Long or short form)application.

For long form:

<http://www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html>

City Engineer: DETENTION IS REQUIRED, AND NEED B.L.

Harris County Flood Control District: Flood Control review - Plat name confusion uploaded plat with name Mesa Road Crossing Section 2 (5.15.17 Karen Rodgers), no other optional or additional plat sub names to be used.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

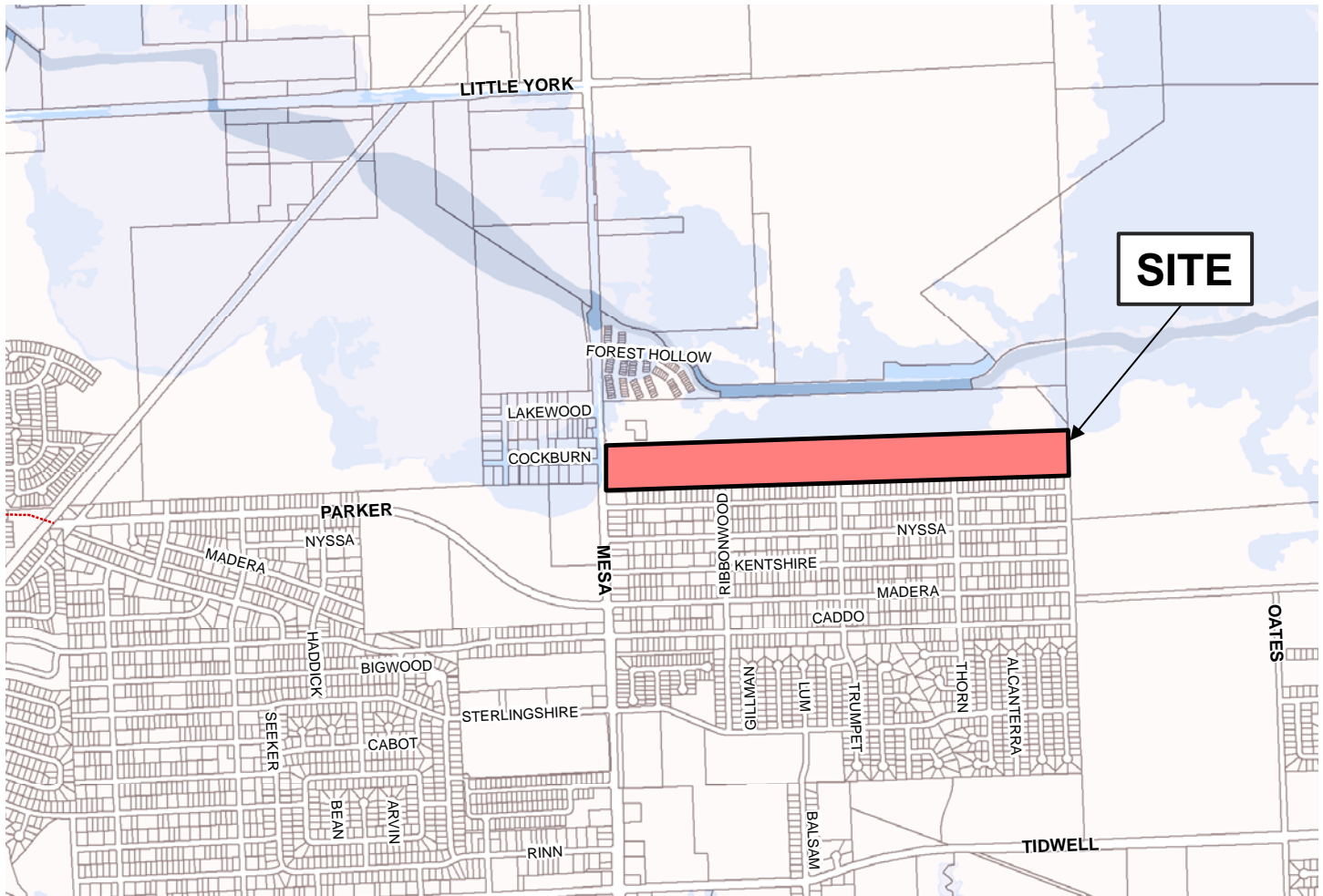
ITEM: 114

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Mesa Road Crossing

Applicant: M2L Associates, Inc.



D – Variances

Site Location

# Houston Planning Commission

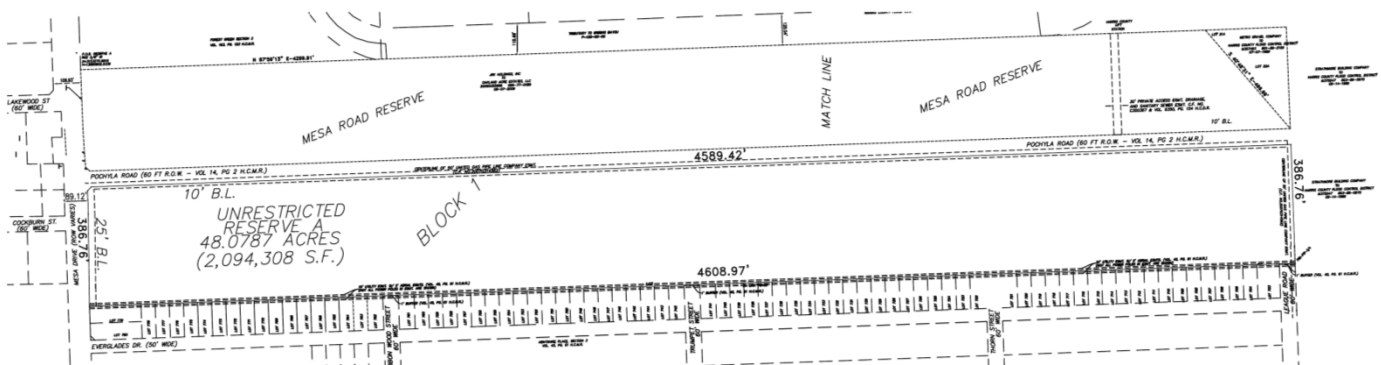
ITEM: 114

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Mesa Road Crossing

Applicant: M2L Associates, Inc.



D – Variances

Subdivision



# Houston Planning Commission

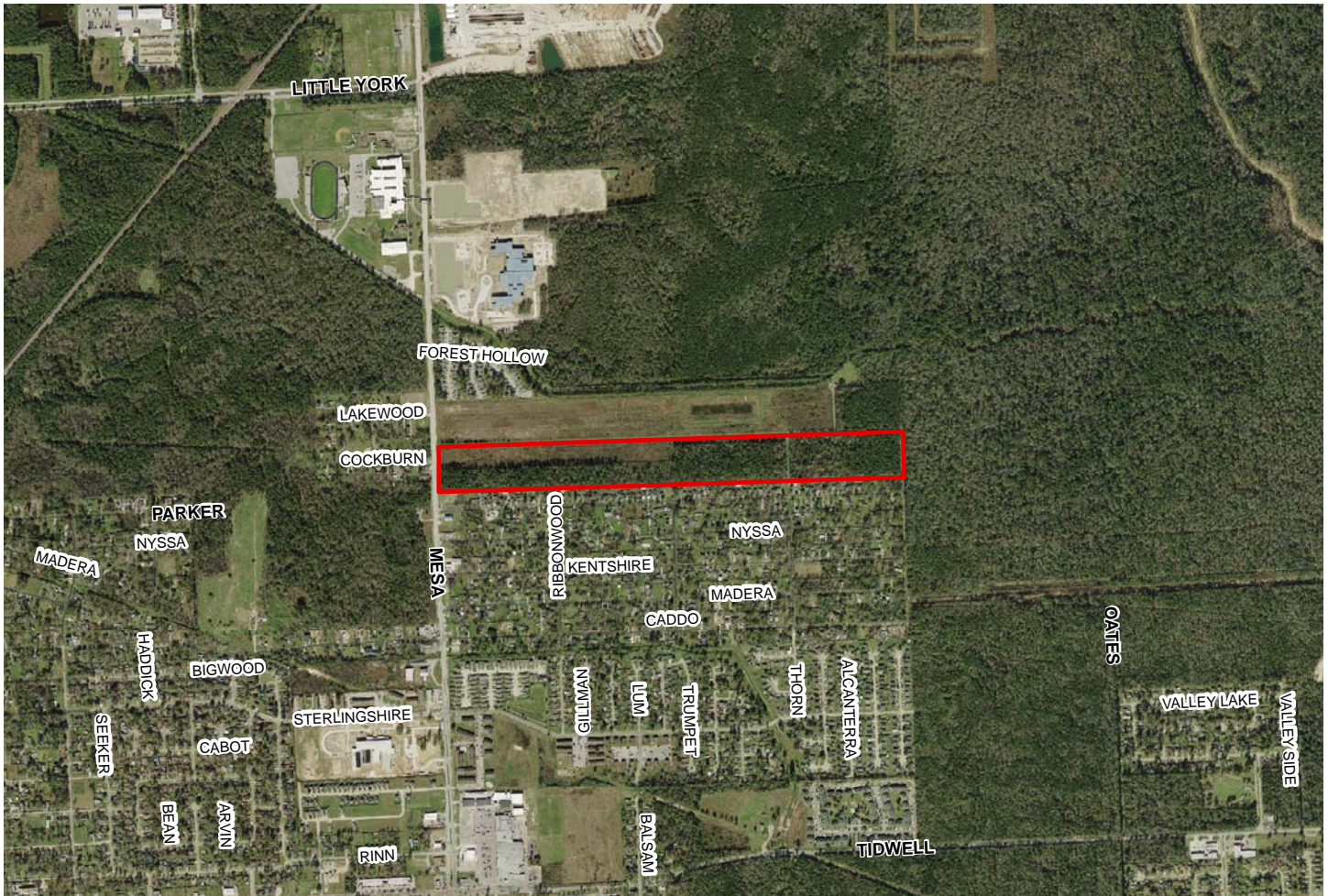
## ITEM:114

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Mesa Road Crossing

Applicant: M2L Associates, Inc.



**D – Variances**

**Aerial**



## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Request Information Form

**Application Number:** 2017-0880

**Plat Name:** Mesa Road Crossing

**Applicant:** M2L Associates, Inc.

**Date Submitted:** 05/15/2017

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To not provide a north south street

**Chapter 42 Section:** 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**

Mesa Road Crossing is a replat of Oakland Acres recorded in 1938. The proposed development will be two reserves along the previously dedicated Pochyla Road, both reserves have access on Mesa Road. Section 1 of Mesa Road Crossing is on the north side of Pochyla Road. On its northern border is Forest Green Townhomes a City of Houston Housing Authority Development, 120 ft Drainage way to Greens Bayou, HISD North Forest High School property, Harris County Lift Station Facility and Harris County Flood Control District property to the north east and east. As HISD North Forest High School property was granted a variance for excessive block length north of this section, providing this roadway could not continue to the north.

**(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;**

As HISD North Forest High School property was granted a variance for excessive block length north of this section, providing this roadway could not continue to the north. Providing this connection through the site and to the south would encourage Truck traffic from this proposed Industrial development to Kentshire Place and existing residential subdivision with adequate internal. The existing stub streets in Kentshire Place that abut Sect 2 are Ribbon Wood, Trumpet St, Thorn and League Rd are only one lot deep. A cul de sac terminus will be provided for Thorn Street.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The granting of HISD North Forest High School variance for excessive block length north of this section in 2014 is an existing condition and not a self imposed hardship. If we provide the block length it could not continue to the north of our north property line.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The general intent and purpose is to provide connectivity and internal circulation for the proposed development and surrounding area. The surrounding area has ample circulation and connectivity for the existing residents and should not have industrial traffic connect on local streets directly into the neighborhood.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The existing neighborhood to the South Kentshire Place, currently has adequate circulation and access for connectivity. To provide connectivity from the proposed industrial development to the existing resident to the south would create a hazard, therefore not providing the connection would be in the best interest of public health, safety and welfare.

**(5) Economic hardship is not the sole justification of the variance.**

The proposed plan provides adequate circulation and access for connectivity and emergency vehicles and therefore is not injurious to the public health, safety and welfare





**Application No:** 2017-0880

**Agenda Item:** 114

**PC Action Date:** 05/25/2017

**Plat Name:** Mesa Road Crossing

**Applicant:** M2L Associates, Inc.

**Staff Recommendation:** [Defer Additional information reqd](#)

**Chapter 42 Sections:** 128

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

[To not provide a north south street ;](#)

**Basis of Recommendation:**

The site is located north of Tidwell Rd, east of Mesa Drive, and west of John Ralston Road. The applicant is requesting a variance to not provide a north south street by not extending 4 stub streets. Staff's recommendation is to defer to allow the applicant time to provide revised information by noon of next Wednesday.

### Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[n/a](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[n/a](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[n/a](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[n/a](#)

(5) Economic hardship is not the sole justification of the variance.

[n/a](#)



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 115  
**Action Date:** 05/25/2017  
**Plat Name:** Hillsdale Creek GP  
**Developer:** KB Home  
**Applicant:** RVi Planning + Landscape Architecture  
**App No/Type:** 2017-0797 GP

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

Total Acreage:	29.5700	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:	Northwest Harris County MUD 16
County	Zip	Key Map ©	City / ETJ
Harris	77084	407R	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.Record roadway easement over HCFCD from Bouldgreen Street to Smithstone Plaza Drive prior to recordation of Hillsdale Sec1.

2.Provide approved construction drawings of proposed bridge from Bouldgreen Street to Smithstone Plaza Drive prior to or simultaneously with the recordation of Hillsdale Sec

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 115  
**Action Date:** 05/25/2017  
**Plat Name:** Hillsdale Creek GP  
**Developer:** KB Home  
**Applicant:** RVi Planning + Landscape Architecture  
**App No/Type:** 2017-0797 GP

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

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City Engineer: DETENTION IS PROVIDED ON GP

Harris County Flood Control District: HCFCD plat release letter required prior to plat recordation.

PWE Traffic: No comment.

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 land is needed for drainage purposes

UVE should be checked at unnamed street and Hillsdale Creek Drive.

Traffic Impact Analysis will be required before the review of construction plan addressing off-street parking for development of recreation facility and small lot size, and parking restrictions.

Variance needs to be more clear to identify which roads are proposed to be constructed

County requests commitment letter for channel crossing and easement dedication across channel before sec 1 is recorded

Section plats will need county to sign off on plat

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

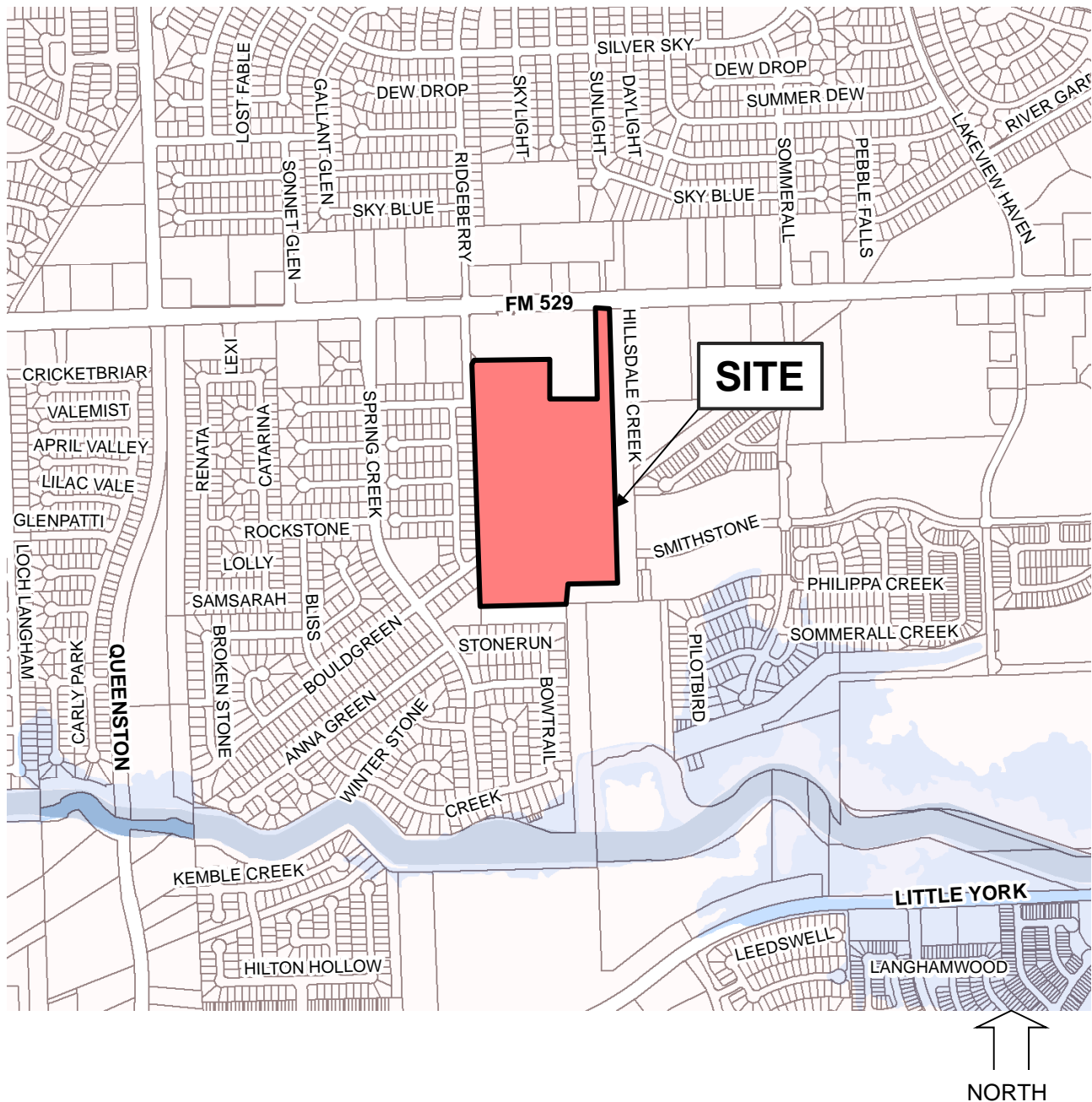
ITEM: 115

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Hillsdale Creek GP (DEF 1)

Applicant: RVi Planning + Landscape Architecture



E – Special Exceptions

Site Location

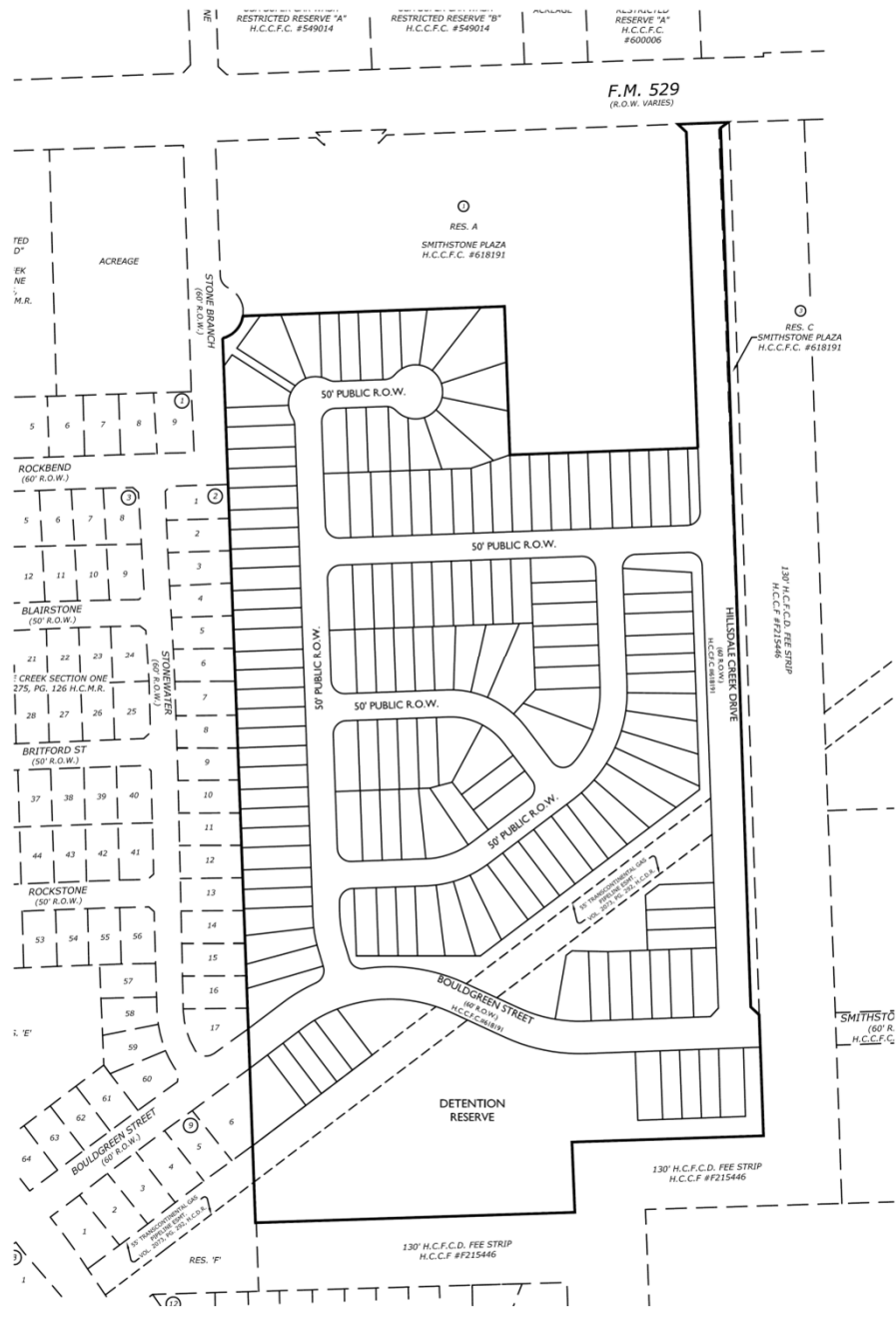
## Planning and Development Department

**ITEM: 115**

**Meeting Date: 05/25/2017**

**Subdivision Name: Hillsdale Creek GP (DEF 1)**

## Applicant: RVi Planning + Landscape Architecture



## E – Special Exceptions

## Subdivision



# Houston Planning Commission

ITEM: 115

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Hillsdale Creek GP (DEF1)

Applicant: RVI Planning + Landscape Architecture



E – Special Exceptions

Aerial





F.M. 529

S.H. 6

SPRING CREEK

SOMMERALL

LAKEVIEW HAVEN

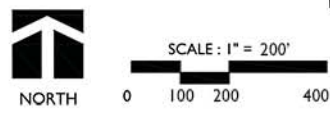
SMITHSTONE

BOULDRGREEN

HILLSDALE CREEK



# Hillsdale Creek





May 15, 2017

Christa Stoneham  
Senior Planner  
City of Houston  
Planning & Development Department  
611 Walker, 6<sup>th</sup> Floor  
Houston, TX 77002

**Re:** Hillsdale Creek

Ms. Stoneham:

The purpose of this letter is to inform you of KB Home's intention to construct a bridge across the existing 130 foot Harris County Flood Control drainage ditch in order to connect Bouldgreen Street to Smithstone Drive as part of the referenced project. We believe that this connection will greatly improve circulation for our buyers as well as existing residents. We are currently in the process of coordinating with Flood Control and expect to begin the engineering design process soon. We understand that the construction of the bridge would be a condition of the granting of the requested special exception and willingly accept this condition.

Sincerely,

A handwritten signature in black ink, appearing to read "Melanie Folkert", with a long horizontal line extending to the right.

Melanie Folkert, AICP  
Forward Planning Manager



**Application Number:** 2017-0797

**Plat Name:** Hillsdale Creek GP

**Applicant:** RVi Planning + Landscape Architecture

**Date Submitted:** 05/01/2017

**(Sec. 42-48 and Sec. 42-82)**

**Specific requirement for which the special exception is being sought:**

To allow an intersection spacing of approximately 1,650 feet rather than 1,400 feet between F.M. 529 and Bouldgreen Street by not extending or terminating Rockbend with a cul-de-sac.

**Chapter 42 Section:** 128

**Chapter 42 Reference:**

Intersections of Local Streets: (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

### Statement of Facts

**(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;**

Rockbend was established as part of Stonecreek, Section 1, immediately to the west of the subject property. Stonecreek, Section 1 was developed in 1978 and remains a stable single family residential neighborhood. At the time, the subject property was intended to be part of the Stonecreek community and was platted as Stonecreek, Section 2 in 1979. However, due to changes in the market, this section was never developed. In 2006, the property was platted as a reserve restricted to commercial use. At that time, the Commission granted a special exception not to extend or terminate Rockbend. However, the property has remained vacant. The proposed plat provides for the extension of Bouldgreen Street through the subject tract which is designed to function like a collector street and will allow for a connection to Highway 6 to the east via Smithstone Drive as well as multiple north/south connections between Bouldgreen/Smithstone and F.M. 529 to the north. These connections will significantly improve circulation in the area. This network of streets meets the intent of the ordinance by providing for adequate mobility and because Bouldgreen is located only 1,650 feet from F.M. 529, the extension of Rockbend is not necessary. During the design process, the developer reached out to the Stonecreek Home Owner's Association to discuss the proposed development. The HOA expressed interest in the extension of Bouldgreen to the east, however, they are strongly opposed to the extension of Rockbend which has existed in its current configuration since the neighborhood was established nearly forty years ago. A letter from the HOA requesting that Rockbend not be extended has been included with the request. The proposed plan will significantly improve circulation and mobility in the area while respecting the wishes of the neighborhood.

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

The proposed plat will improve mobility in the area and provides for safe and efficient traffic flow, which is consistent with the intent and general purposes of Chapter 42.

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

The proposed request represents an 18 percent modification of the standard and therefore is not considered disproportionate to the requirement.

**(4) The intent and general purposes of this chapter will be preserved and maintained;**

The proposed plat will improve mobility in the area and provides for safe and efficient traffic flow, which is consistent with the intent and general purposes of Chapter 42.

**(5) The granting of the special exception will not be injurious to the public health, safety or welfare.**

The proposed plat will improve mobility in the area and ingress/egress for police, fire and emergency vehicles. Therefore, the granting of the special exception will not be injurious to the public health, safety or welfare.



Application No: 2017-0797  
Agenda Item: 115  
PC Action Date: 05/25/2017  
Plat Name: Hillsdale Creek GP  
Applicant: RVi Planning + Landscape Architecture

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 128**

**Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)**

To allow an intersection spacing of approximately 1,650 feet rather than 1,400 feet between F.M. 529 and Bouldgreen Street by not extending or terminating Rockbend with a cul-de-sac.;

**Basis of Recommendation:**

The site is located south of FM 529, east of Queenston Blvd and west of Hwy 6. The applicant is requesting a special exception to allow an intersection spacing of 1,650 feet instead of the required 1400 foot along the western property boundary. Staff is in support of the request.

In 2006, a special exception request was granted by the Planning Commission to allow an excessive intersection spacing of 1650 feet along the plat's western boundary. At the time, the subdivision plat was named Smithstone Plaza and the proposed use was an unrestricted reserve. Since 2007, the property has remained vacant and the ownership has changed, the proposed use is a single family subdivision. Due to the change of land use, the applicant is required to readdress the variance request.

With the granting of the special exception, the proposed intersection spacing will be an 18% deviation from the 1400 foot requirement. The applicant has dedicated a north/south street from FM 529 and east/west connection from the stub street Bouldgreen Street which additionally will meet the intent and purpose of Chapter 42. Harris County's Engineering department has voice no objection and the proposal will achieve a result as contemplated by the ordinance.

To improve the public's safety, health and welfare, the applicant will be required to dedicate and construct a roadway easement over the HCFCD easement, adjacent to the plat's eastern boundary, by separate instrument prior to recordation. This connection from Bouldgreen Street and Smithstone Drive will improve traffic circulation within the vicinity. The developer of the property has agreed to this condition and mobility will be improved with the applicant's proposal. Therefore, staff's recommendation is to grant the special exception request and the plat subject to the CPC 101 form conditions.

**Staff Evaluation**

**(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;**

Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply; In 2006, a special exception request was granted by the Planning Commission to allow an excessive intersection spacing of 1650 feet along the plat's western boundary. At the time, the subdivision plat was named Smithstone Plaza and the proposed use was an unrestricted reserve. Since 2007, the property has remained vacant and the ownership has changed, the proposed use is a single family subdivision. Due to the change of land use, the applicant is required to readdress the variance request.

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards); The applicant has dedicated a north/south street from FM 529 and east/west connection from the stub street Bouldgreen Street



**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

The modification of the standard requested is not disproportionate to the requirement of the standard; the deviation is 18%.

**(4) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this chapter will be preserved and maintained; the applicant will be required to dedicate and construct a roadway easement over the HCFCF easement.

**(5) The granting of the special exception will not be injurious to the public health, safety or welfare.**

The granting of the special exception will not be injurious to the public health, safety or welfare; the connection from Bouldgreen Street and Smithstone Drive will improve traffic circulation within the vicinity.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 116  
**Action Date:** 05/25/2017  
**Plat Name:** Hillsdale Creek Sec 1  
**Developer:** KB Home  
**Applicant:** RVi Planning + Landscape Architecture  
**App No/Type:** 2017-0778 C3R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	18.8600	Total Reserve Acreage:	5.0100
Number of Lots:	93	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Northwest Harris County MUD 16
County	Zip	Key Map ©	City / ETJ
Harris	77084	407R	ETJ

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#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

- 1.Record roadway easement over HCFCD from Bouldgreen Street to Smithstone Plaza Drive prior to recordation of Hillsdale Sec1.
- 2.Provide approved construction drawings of proposed bridge from Bouldgreen Street to Smithstone Plaza Drive prior to or simultaneously with the recordation of Hillsdale Sec 2.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 116  
**Action Date:** 05/25/2017  
**Plat Name:** Hillsdale Creek Sec 1  
**Developer:** KB Home  
**Applicant:** RVi Planning + Landscape Architecture  
**App No/Type:** 2017-0778 C3R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Harris County Flood Control District: Label ditch as "HCFCD Unit U118-00-00". Show ditch top banks.  
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

PWE Traffic: Parking can be accommodated on-street.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Coordinate with HCFCD if additional land is needed for drainage purposes

UVE should be checked at Fall Canyon Drive at Hillsdale Creek Drive.(Traffic)

Traffic Impact Analysis will be required before the review of construction plan addressing off-street parking for development of recreation facility and small lot size, and parking restrictions.

county requests commitment letter for channel crossing and easement dedication across channel before sec 1 is recorded

county owns Bouldgreen and Hillsdale Creek Drive in fee. provide county owners acknowledgment and execution of owners acknowledgment. Add Harris county as owner on plat

L1 and L3 should be 28.28 feet for a corner cut

commitment letter and roadway easement dedication will be needed for Bouldgreen/Smithstone street connection across HCFCD channel before plat recordation

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

## ITEM: 116

Planning and Development Department

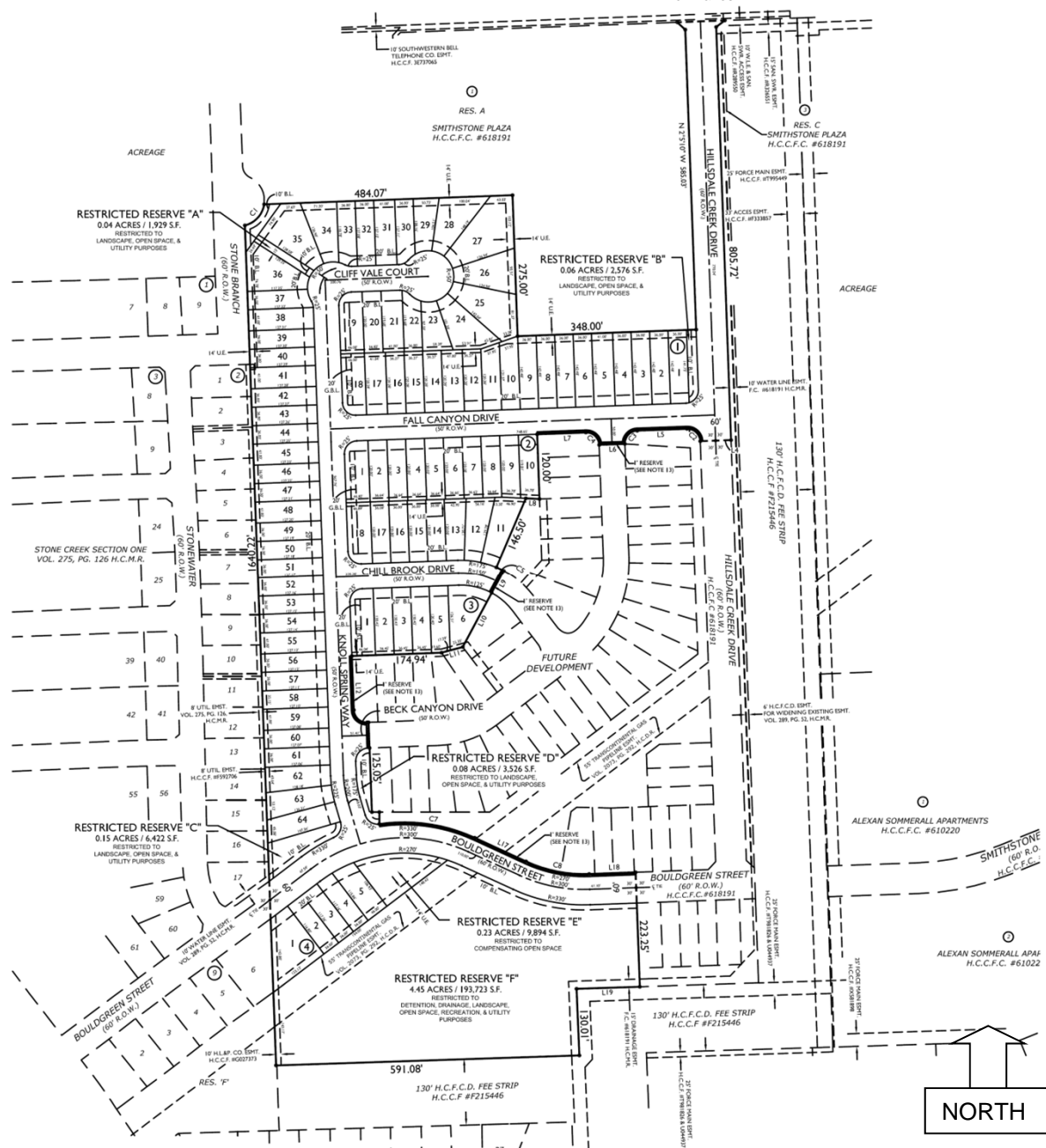
Meeting Date: 05/25/2017

Subdivision Name: Hillsdale Creek Sec 1 (DEF 1)

Applicant: RVi Planning + Landscape Architecture

F.M 529

Row varies



### E – Special Exceptions

### Subdivision



**Agenda Item:** 117

**Action Date:** 05/25/2017

**Plat Name:** Christian Community Service Center

**Developer:** Christian Community Service Center, Inc.

**Applicant:** Total Surveyors, Inc.

**App No/Type:** 2017-0749 C2R

**Staff Recommendation:**

Withdraw

Total Acreage:	0.6158	Total Reserve Acreage:	0.6158
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	492T	City

### ***Conditions and Requirements for Approval***

Add: "Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing."

### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR (long or short form) application.

For long form:

<http://www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html>

City Engineer: DETENTION IS REQUIRED

PWE Traffic: No comment.

Parks and Recreation: To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 14.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

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# Houston Planning Commission    ITEM: 117

Planning and Development Department

Meeting Date: 05/25/2017

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**Subdivision Name: Christian Community Service Center (DEF 1)**

**Applicant: Total Surveyors, Inc.**



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## F- Reconsideration of Requirement    Site Location

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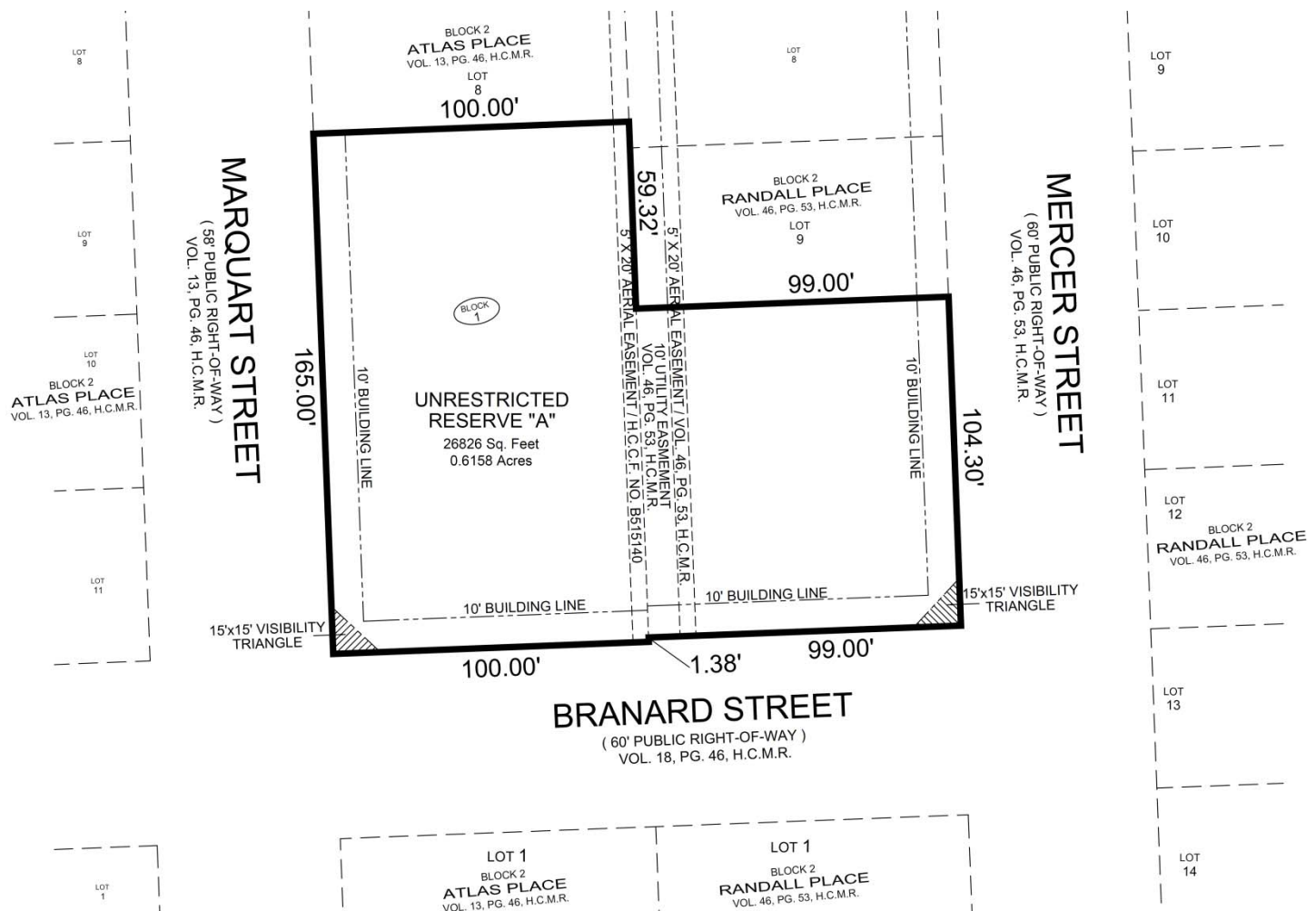
# Houston Planning Commission      ITEM: 117

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Christian Community Service Center (DEF 1)

Applicant: Total Surveyors, Inc.



## F- Reconsideration of Requirement      Subdivision

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# Houston Planning Commission    ITEM: 117

Planning and Development Department                      Meeting Date: 05/25/2017

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**Subdivision Name: Christian Community Service Center (DEF 1)**

**Applicant: Total Surveyors, Inc.**



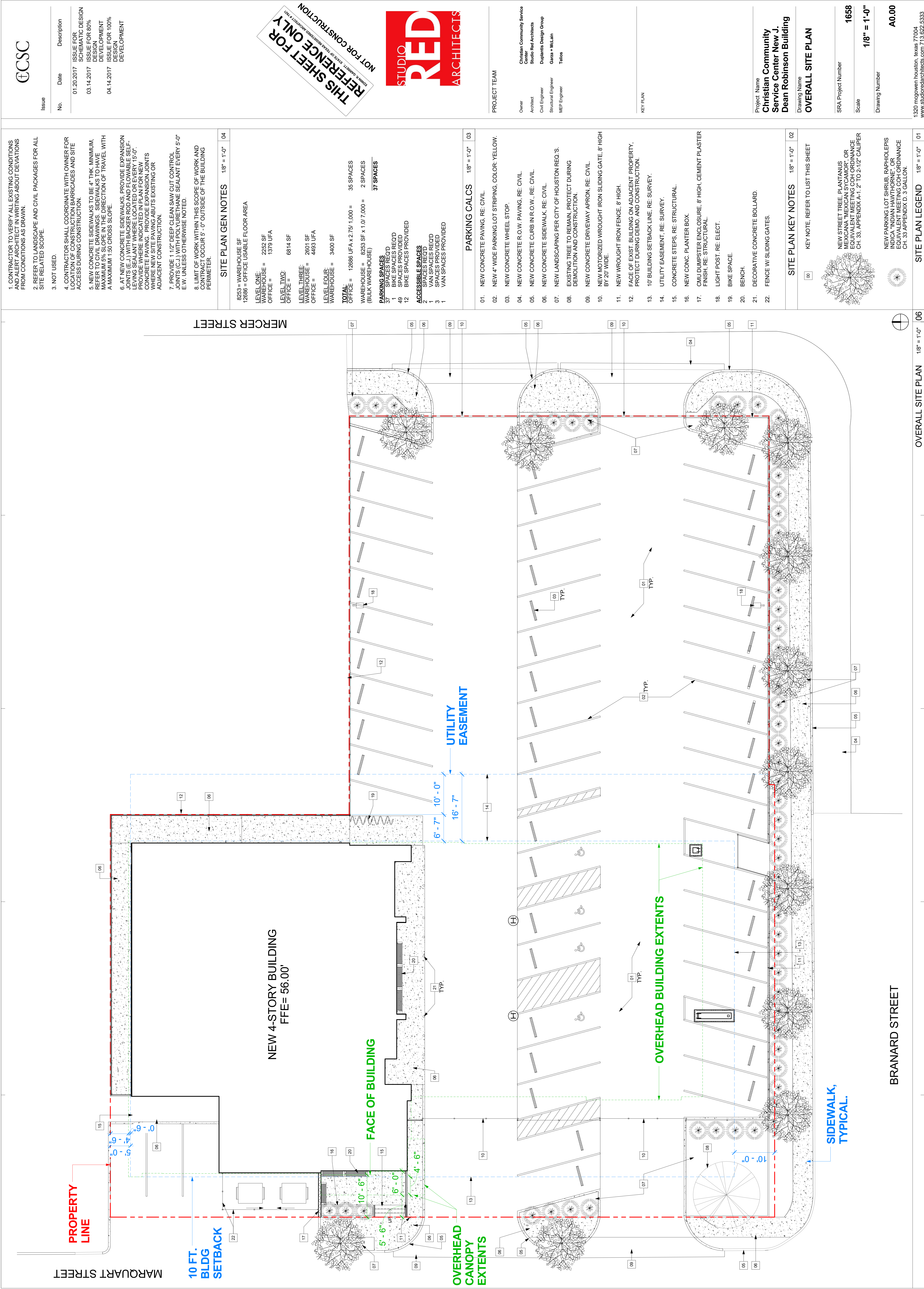
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**F- Reconsideration of Requirement**

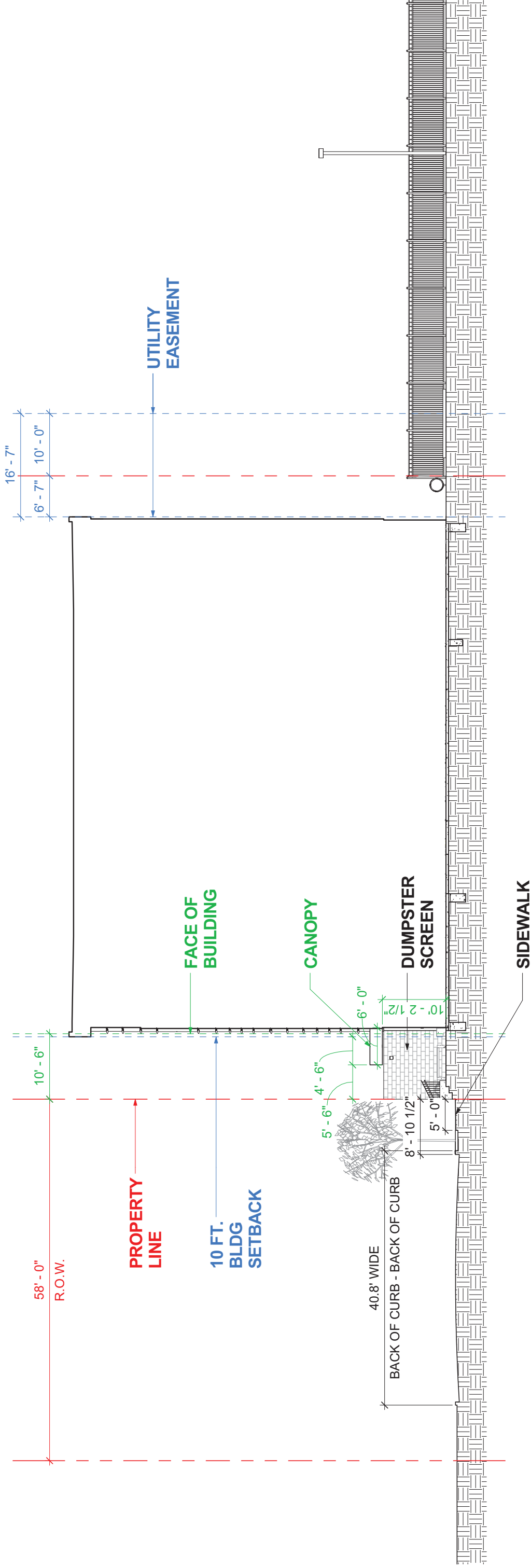
**Aerial**

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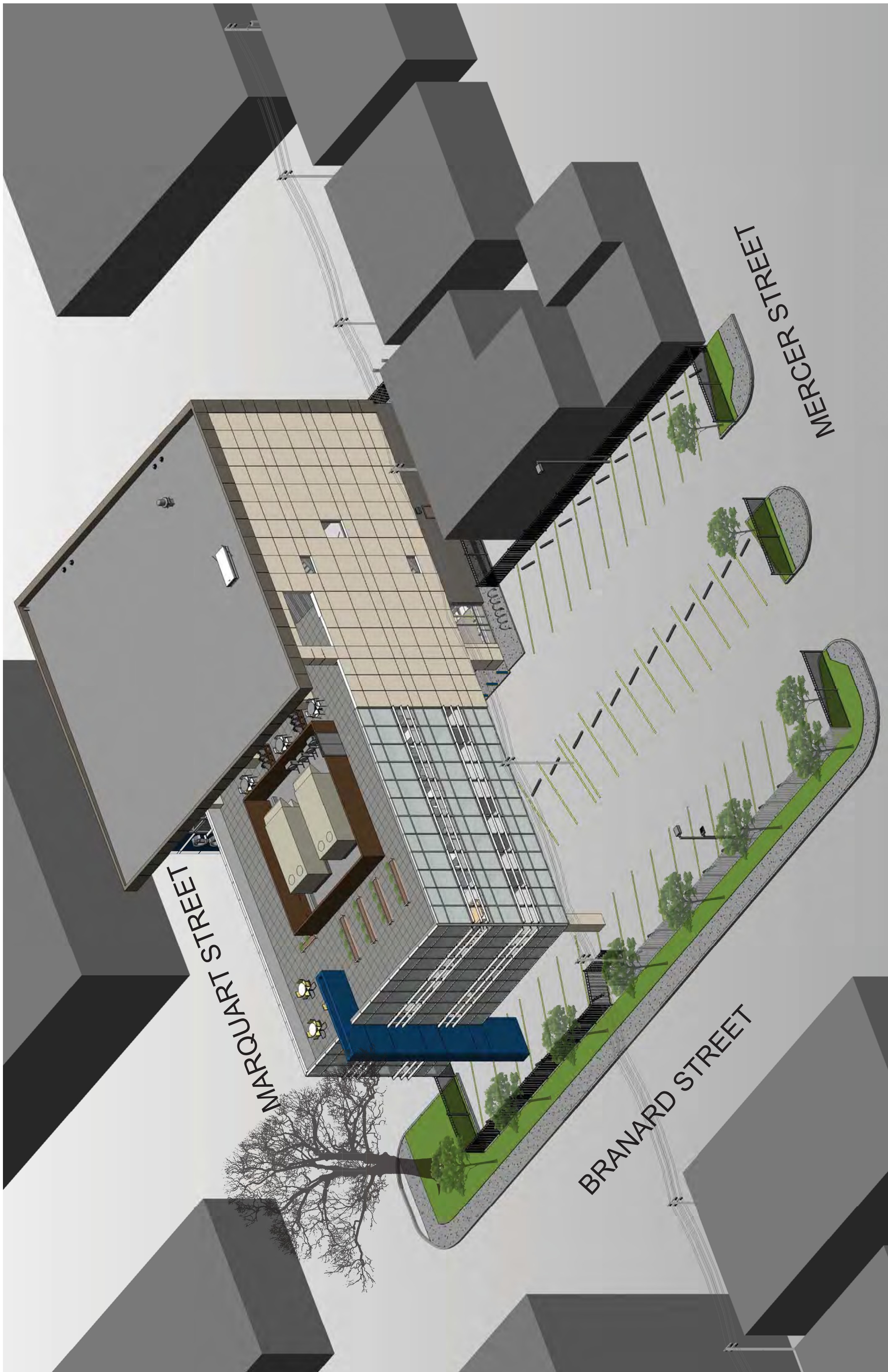




# Christian Community Service Center

SITE SECTION  
SCALE: 1/16" = 1'-0"









## RECONSIDERATION OF REQUIREMENT Request Information Form

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**Application No:** 2017-0749  
**Plat Name:** Christian Community Service Center  
**Applicant:** Total Surveyors, Inc.  
**Date Submitted:** 05/01/2017

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**(Sec. 42-47 and Sec. 42-81)**

**Specific requirement or condition being sought:**

To not require the dedication of 1' of right-of-way along Marquart Street.

**Chapter 42 Section:** 42-121 (b)

**Chapter 42 Reference:**

When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

**STATEMENT OF FACTS:**

This request does require a variance.





**Application Number:** 2017-0749

**Plat Name:** Christian Community Service Center

**Applicant:** Total Surveyors, Inc.

**Date Submitted:** 05/01/2017

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To not require the dedication of 1' of right-of-way along Marquart Street.

**Chapter 42 Section:** 42-121 (b)

**Chapter 42 Reference:**

When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of-way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street.

## Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

This property is owned by the Christian Community Service Center (CCSC), a non-profit organization working to reduce the effects of poverty in the Greater Houston community. It was incorporated in 1980 and since that time CCSC has grown to encompass a coalition of 42 churches united in service. Its mission is accomplished through various resources: volunteerism, in-kind donations, operating a resale shop, and donations from the private, nongovernmental sector. The CCSC intends to undergo an aggressive master plan to completely replace all of the aging buildings on their urban campus near Greenway plaza with a single new building. The project consists of the demolition of three existing buildings; these buildings will be replaced with approximately 28,700 gsf of conditioned space across 4 floors. The 26,821 sf (0.615 acre) urban site is located along Branard Street between Mercer and Marquart Streets; the physical address is 3230 Mercer Street. The project will include surface parking with a raised 4-story building partially built over the parking area. The new facility will alleviate continual maintenance concerns with their existing facilities by creating a new, efficient building which will also accommodate their growth needs to support their continued mission in the community. The Marquart Street right-of-way was dedicated to the public, by subdivision plat, in 1937, as a 58' wide right-of-way. Over the years, Marquart Street and all surrounding streets have been developed exclusively as commercial properties, along all block faces. The current paving width in Marquart Street is 40.8' wide, which is extremely large compared to the other pavement sections in the area. Marquart Street currently does not have a continuous sidewalk along it, but through the proposed development of this site, pedestrian and landscaping improvements will be made to all surrounding rights-of-way. A majority of the commercial buildings along Marquart Street have been built against the 58' wide right-of-way and would not allow for a 60' width unless demolished. Marquart Street has functioned for 83 years as a 58' wide right-of-way without the need for widening. A large contributing factor to the need for a variance for this site is the 10' wide utility easement with 5' x 20' aerial easements, which bisect the property from north to south, parallel to Marquart Street. There are high voltage overhead power lines located within the 10' utility easement, which are approximately 35' – 37' high. The ultimate goal of the CCSC is to create a safe and friendly working environment for its employees and volunteers. As a part of that goal and Centerpoint Energy standards, the proposed building must meet certain distance requirements from the overhead power lines. Allowing the 10' clear space of separation from the overhead power, combined with the 1' of ROW dedication would create an undue hardship on the CCSC and limit the potential building and the working space within. Although 1' of ROW dedication does not sound like a tremendous amount to dedicate, but when combined with the overhead power line spacing, it does greatly impact the ability to develop their land with most impact. Marquart Street has existed at a 58' wide right-of-way with commercial developments along its block faces for many years with no need for widening and we expect that to continue for many years to come.

**(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 are based on the existing conditions on and surrounding this the tract. This includes the existing right-of-way width, power lines and utility easements. All of these factors existed prior to CCSC owning the property.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The development pattern of this neighborhood is exclusively commercial and the Marquart Street right-of-way has served without the need for widening. By allowing the variance, the property will function just as it has for 83 years. The proposed building will help ensure the public health and safety and will still maintain the current traffic flow, which is part of the intent and general purpose of Chapter 42.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of this variance will maintain the existing traffic patterns and help improve the current pedestrian flow surrounding this project. Also, the health and welfare of the construction workers, volunteers and employees will be greatly improved by ensuring the proper spacing from the high voltage overhead power lines. By granting this variance, it will maintain the public health, safety and welfare, in the neighborhood.

**(5) Economic hardship is not the sole justification of the variance.**

The existing conditions, structures, development patterns and street patterns on and surrounding the property are the justification of the variance.



**Application No:** 2017-0749

**Agenda Item:** 117

**PC Action Date:** 05/25/2017

**Plat Name:** Christian Community Service Center

**Applicant:** Total Surveyors, Inc.

**Staff Recommendation:** [Withdraw](#)

**Chapter 42 Sections:** [42-121 \(b\)](#)

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

[To not require the dedication of 1' of right-of-way along Marquart Street.;](#)

**Basis of Recommendation:**

[The applicant has requested that this item be withdrawn.](#)

---

### Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[n/a](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[n/a](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[n/a](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[n/a](#)

(5) Economic hardship is not the sole justification of the variance.

[n/a](#)



**Agenda Item:** 118  
**Action Date:** 05/25/2017  
**Plat Name:** Houston Intercontinental Trade Center East GP  
**Developer:** HITC Partners, LLC, A Texas Limited Liability Company  
**Applicant:** EHRA  
**App No/Type:** 2017-0788 GP

**Staff Recommendation:**  
 Grant the requested  
 variance(s) and Approve  
 the plat subject to the  
 conditions listed

Total Acreage:	111.2100	Total Reserve Acreage:	0.0000
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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77338	335W	City

***Conditions and Requirements for Approval***

046. General Plan approval is for street patterns as shown on the plat only. (24)

046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.

047. 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)

***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR (long or short form) application. For long form: <http://www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html>

City Engineer: DETENTION IS REQUIRED AND NEED DRAINAGE PLAN

Harris County Flood Control District: Flood Control review - the plat is not showing channel P130-11-00 neither several HCFCD Easements and a Fee from Harris County these need to be shown and labeled as long as the channel top of bank, centerline, etc. see uploaded PDF.  
 May need to dedicate ROW for drainage purposes.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

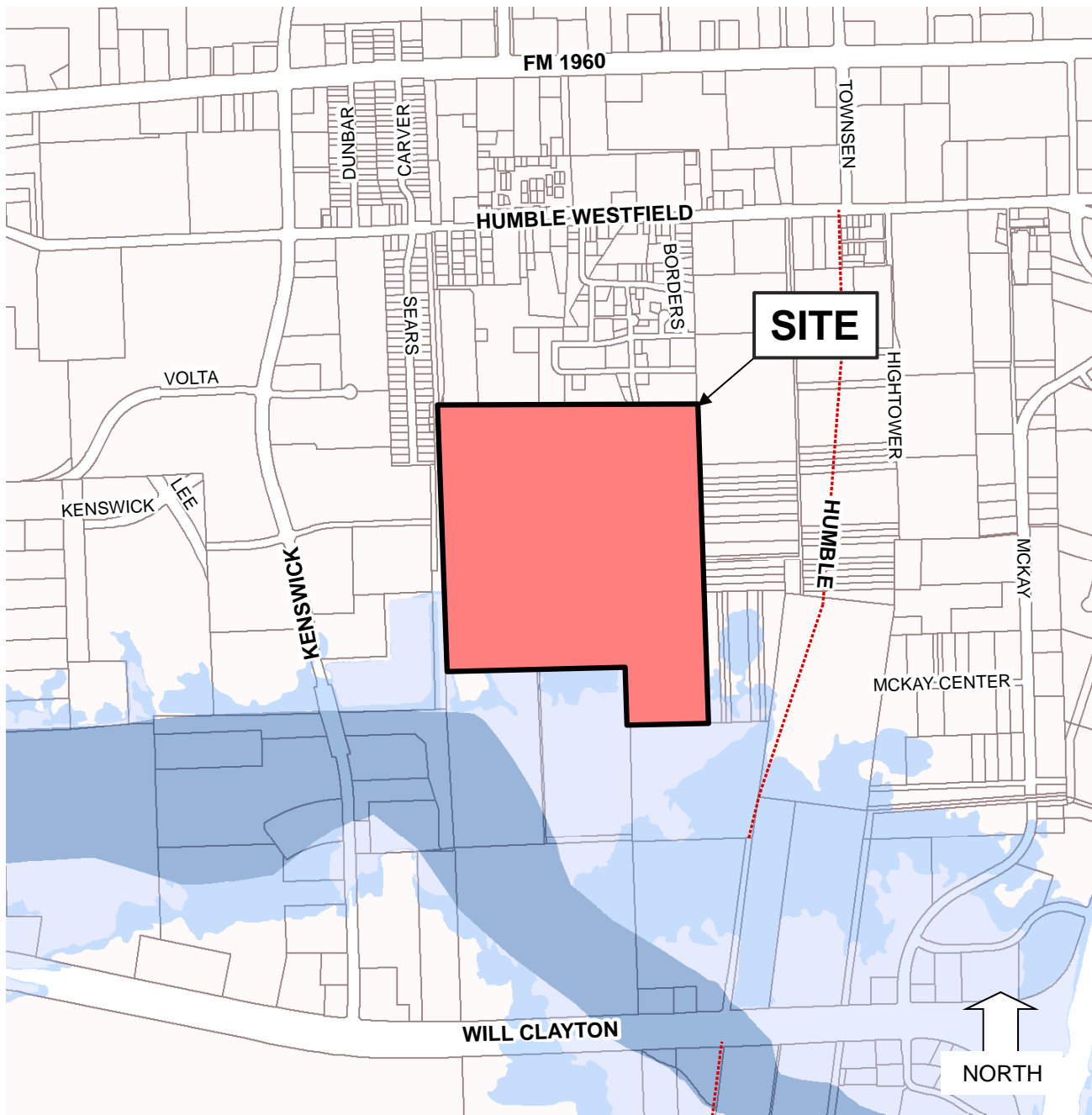
ITEM: 118

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Houston Intercontinental Trade Center East GP

Applicant: EHRA



F – Reconsideration of Requirements

Site Location

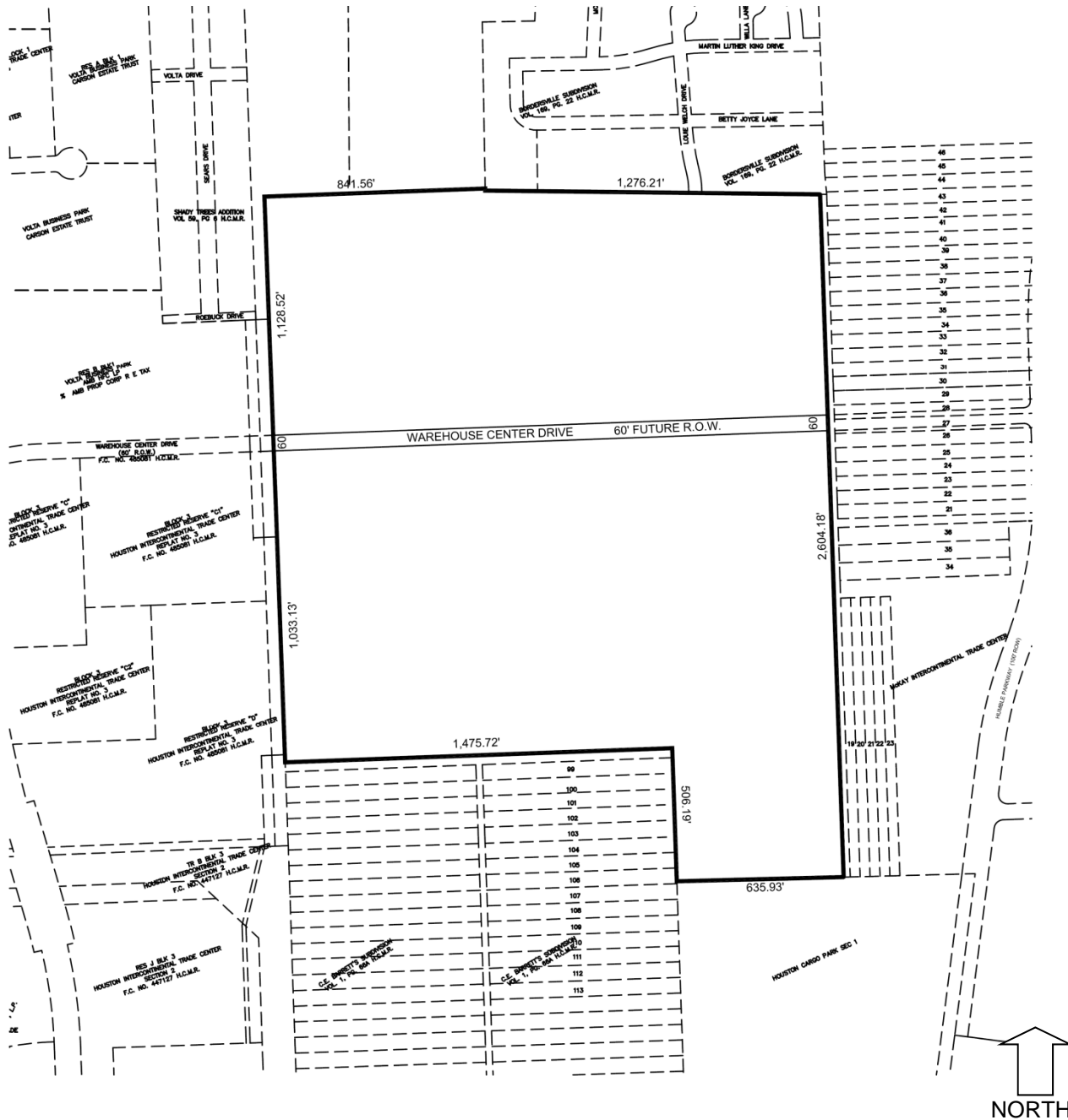
## Planning and Development Department

**ITEM: 118**

**Meeting Date: 05/25/2017**

**Subdivision Name: Houston Intercontinental Trade Center East GP**

**Applicant: EHRA**



## F – Reconsideration of Requirements

## Subdivision



# Houston Planning Commission

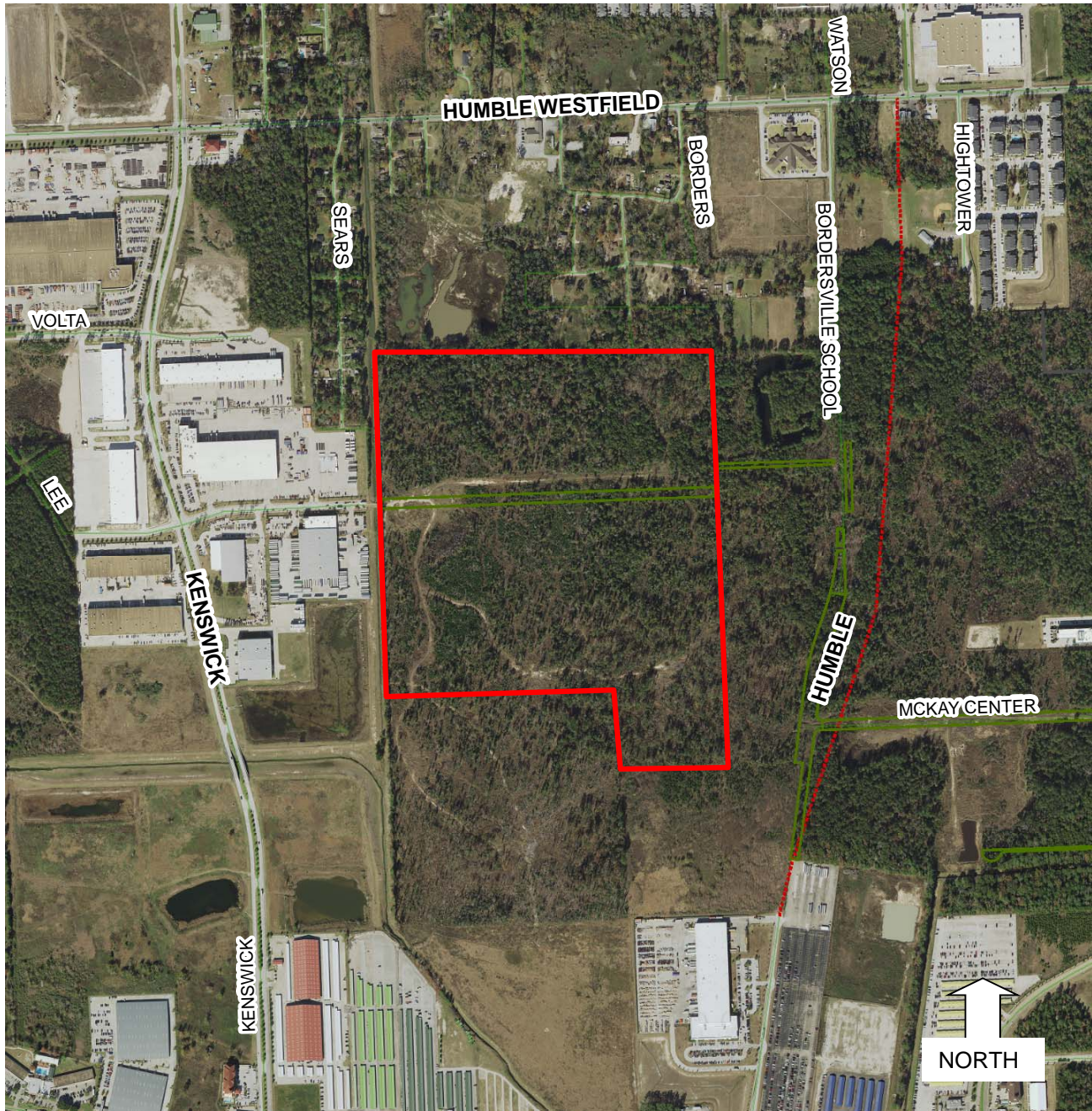
ITEM: 118

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Houston Intercontinental Trade Center East GP

Applicant: EHRA



F – Reconsideration of Requirements

Aerial



## RECONSIDERATION OF REQUIREMENT Request Information Form

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**Application No:** 2017-0788  
**Plat Name:** Houston Intercontinental Trade Center East GP  
**Applicant:** EHRA  
**Date Submitted:** 05/01/2017

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**(Sec. 42-47 and Sec. 42-81)**

**Specific requirement or condition being sought:**

Reconsideration of requirement to provide a north/south public street on the south side of Warehouse Center Drive to the southern property boundary.

**Chapter 42 Section:** 42-128(a)(1)

**Chapter 42 Reference:**

Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

**STATEMENT OF FACTS:**

See variance request form.



**Application Number:** 2017-0788

**Plat Name:** Houston Intercontinental Trade Center East GP

**Applicant:** EHRA

**Date Submitted:** 05/01/2017

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

A variance is requested to not provide a stub street along the southern GP boundary.

**Chapter 42 Section:** 42-128(a)(1)

**Chapter 42 Reference:**

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;**

Houston Intercontinental Trade Center East GP (2019-1879) was approved previously with several variances regarding street connectivity and block length due to existing conditions and likely development patterns. At the time of approval, the Planning Department placed a requirement to provide one stub street along the southern GP boundary in order to provide access to a +/-47 acre tract owned by the City of Houston Airport System (HAS). Following discussions with HAS, the Developer has been provided a letter stating that the HAS has no objection to our request to not only remove the existing 25' access strips which are prevalent in this area, but also that no public street access to this tract is desired by HAS per their master plan for the airport.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The HAS tract is within the 100-year floodplain and is intended to be used for future drainage and detention. Please refer to the supplied letter from the HAS which refers to their future plans for their property. They state no need for ROW connection to their tract.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Street connectivity in the general area surrounding the HITC East GP is provided by future Humble Parkway, McKay Center Crossing and Warehouse Center Drive. The projected land uses in this area feed off of the proximity to the airport and is best suited to large warehouse and distribution facilities. Local street intersections per Chapter 42 do not easily allow for such large footprint uses and the traffic generated by such uses is less than other commercial uses. Therefore, despite fewer street connections in the area, local circulation will be appropriately distributed and the intent of Chapter 42 will be preserved.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Vehicular circulation will not be negatively affected if the local stub street to the south is not provided because the warehouse/distribution land use envisioned for this tract is most appropriate on thoroughfares and collectors such as Warehouse Center Drive. Thus public health, safety and welfare is not affected by granting this variance request.

**(5) Economic hardship is not the sole justification of the variance.**



Justification for this variance request is the fact that the HAS intends the +/-47 acre tract south of the HITC GP to be used for drainage and detention purposes which is inconsistent with through street ROW alignments, therefore the stub street requirement is not necessary.



**Application No:** 2017-0788

**Agenda Item:** 118

**PC Action Date:** 05/25/2017

**Plat Name:** Houston Intercontinental Trade Center East GP

**Applicant:** EHRA

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 42-128(a)(1)**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

A variance is requested to not provide a stub street along the southern GP boundary.;

**Basis of Recommendation:**

The site is located north of Will Clayton Parkway, east of Kenswick Drive, south of Humble Westfield Road and west of future Humble Parkway.

The applicant is requesting a variance to allow excessive intersection spacing along the southern GP boundary by not providing any north-south public street.

Staff is in support of the request.

The general plan will be used for warehouse and industrial purposes and will have access to both Kenswick Road and future Humble Parkway via Warehouse Drive. The distance between Kenswick Road and future Humble Parkway along Warehouse Center Drive is approximately 4,460'.

Strict application of the ordinance would require two north-south public streets, which would create an impractical development due to existing physical characteristics. Due to the location of Garners Bayou floodway and the 100-year floodplain to the south, extending any north-south public street further south may not be practical at this location.

Immediately south of the GP, City of Houston Airport System (HAS) owns a landlocked tract. Per HAS's master plan, this City-owned tract is located completely within the floodway and 100-year flood plain and will be used solely for drainage and detention purposes for future airport expansion. HAS submitted a letter of support and confirmed to have no need or desire of a public street through their site. The likelihood to extend the required north-south street further south is very low as it is not needed for internal traffic circulation.

These existing conditions were not created by the applicant and granting of the variance will not be injurious to public safety. The intent of the ordinance would still be met as the overall GP will have adequate vehicular access to a public street and traffic circulation will be addressed by the adjacent street pattern.

Therefore, staff's recommendation is to grant the requested variance and approve the GP subject to the CPC 101 form conditions.

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**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Strict application of the ordinance would require two north-south public streets, which would create an impractical development due to existing physical characteristics of the surrounding areas. Due to the location of Garners Bayou

floodway and the 100-year floodplain to the south, extending any north-south public street further south may not be practical at this location.

**(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 of the granting of the variance were not the result of a hardship created by the applicant. The likelihood to extend the required north-south street further south is very low due to existing physical characteristics. City of Houston Airport System owns a landlocked tract, immediately south of the general plan, that will be used solely for drainage and detention. HAS submitted a letter of support and confirmed to have no need or desire of a public street at this location.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The general plan will have access to both Kenswick Road and future Humble Parkway via Warehouse Drive. Traffic circulation will be addressed by the adjacent street pattern.

**(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 public safety. The overall general plan will be used mainly for warehouse and industrial purposes and will have adequate vehicular access to a public street.

**(5) Economic hardship is not the sole justification of the variance.**

The existing physical characteristic is the justification for granting the variance.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 119

**Action Date:** 05/25/2017

**Plat Name:** Isabella Court

**Developer:** Lovett Homes

**Applicant:** TRI-TECH SURVEYING CO., L.P./BEC-LIN ENGINEERING,  
L.P./GLOBAL SURVEYORS, INC.

**App No/Type:** 2017-0713 C2R

**Staff Recommendation:**

Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

Total Acreage:	0.1435	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493X	City

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#### **Conditions and Requirements for Approval**

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

059.1. Property legal description 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)

Provide 4' off-set at the intersection as indicated on the marked file copy.

#### **For Your Information:**

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 119

**Action Date:** 05/25/2017

**Plat Name:** Isabella Court

**Developer:** Lovett Homes

**Applicant:** TRI-TECH SURVEYING CO., L.P./BEC-LIN ENGINEERING,  
L.P./GLOBAL SURVEYORS, INC.

**Staff Recommendation:**

Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

**App No/Type:** 2017-0713 C2R

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR (long or short form) application.

For long form:

<http://www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html>

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%,  
AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

**ITEM: 119**

Planning and Development Department

Meeting Date: 05/25/2015

**Subdivision Name: Isabella Court**

**Applicant: TRI-TECH SURVEYING CO., L.P./BEC-LIN ENGINEERING,  
L.P./GLOBAL SURVEYORS, INC.**



**F- Reconsideration of Requirement Site Location**

## F- Reconsideration of Requirement Subdivision



# Houston Planning Commission

**ITEM: 119**

Planning and Development Department

Meeting Date: 05/25/2015

**Subdivision Name: Isabella Court**

**Applicant: TRI-TECH SURVEYING CO., L.P./BEC-LIN ENGINEERING,  
L.P./GLOBAL SURVEYORS, INC.**



**F- Reconsideration of Requirement**

**Aerial**







## RECONSIDERATION OF REQUIREMENT Request Information Form

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**Application No:** 2017-0713  
**Plat Name:** Isabella Court  
**Applicant:** TRI-TECH SURVEYING CO., L.P./BEC-LIN ENGINEERING, L.P./GLOBAL SURVEYORS, INC.  
**Date Submitted:** 04/28/2017

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**(Sec. 42-47 and Sec. 42-81)**

**Specific requirement or condition being sought:**

A variance from the 25' Building Line requirement along SH 288 and the Southwest Freeway (variance application filed).

**Chapter 42 Section:** 42-152

**Chapter 42 Reference:**

The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

**STATEMENT OF FACTS:**

Variance is being filed.



**Application Number:** 2017-0713

**Plat Name:** Isabella Court

**Applicant:** TRI-TECH SURVEYING CO., L.P./BEC-LIN ENGINEERING, L.P./GLOBAL SURVEYORS, INC.

**Date Submitted:** 04/28/2017

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

A variance is sought for a 3' building line along the north line of the subject tract and a 16' building line along SH 288 and to not provide visibility triangles.

**Chapter 42 Section: 152; 161**

**Chapter 42 Reference:**

42-152: 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. 42-161: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

TXDOT acquired land adjacent to this tract under Harris County Clerk's File (HCCF) No. E763345, and under Volume 5817, Page 531, and Volume 5959, Page 231, of the Harris County Deed Records. Construction of both highways caused a steep grade separation at the north and east property lines and in reality, the TXDOT properties separate the subject tract from SH 288 and the Southwest Freeway by over 67 feet at its closest point to the edge of paving. Because of the high grade difference, the visibility triangle will have no effect on visibility safety at the intersection.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

TXDOT created a steep grade separation along SH 288 and the Southwest Freeway. The developer is proposing three lots on a 16' shared driveway with a four-foot garage building line. This will create at least 16-20' feet between the proposed houses and the property along the east of the subject tract. There is over 146 feet between the north property line and the edge of paving of the Southwest Freeway with an over 13 foot rise and there is over 137 & 67 (two locations) feet between the edge of paving and the property line along the east of the subject tract with an over 18 foot rise.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The paved lanes of the Southwest freeway is over 140 feet away from the north property line of the subject tract. The paved lanes of SH 288 is over 67 feet away from the east property line of the subject tract. There is no direct access to SH 288 or the Southwest Freeway from the subject tract and therefore will have no impact on traffic. The proposed 16' shared driveway with a 4' building line will not contradict with the intent and purpose of Chapter 42.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The proposed development includes semi-opaque fencing, new six foot sidewalks along Isabella Street, and 3-inch caliper trees and shrubs which will enhance the pedestrian experience. The development is consistent with new townhome developments in Midtown and the Third Ward, most notably Komorebi Court Subdivision.

**(5) Economic hardship is not the sole justification of the variance.**

TXDOT's steep grade prohibits any new development north and east of the subject tract.



**Application No:** 2017-0713

**Agenda Item:** 119

**PC Action Date:** 05/25/2017

**Plat Name:** Isabella Court

**Applicant:** TRI-TECH SURVEYING CO., L.P./BEC-LIN ENGINEERING, L.P./GLOBAL SURVEYORS, INC.

**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 3' building line along the north line of the subject tract and a 16' building line along SH 288 and to not provide visibility triangles. ;

**Basis of Recommendation:**

The site is located along Isabella Street, south of US 59, west of SH 288 and east of Alameda Road.

The applicant is requesting two variances:

1. to allow a 3' building line along the northern property boundary and a 16' B.L. along eastern property boundary instead of the required 25' building line and
2. to not provide any visibility triangles.

Staff is in support of the requests.

The applicant is proposing to create 3 single-family residential lots with a shared driveway taking access to Isabella Street, a local public street. However, the northern and eastern property boundaries abut US 59 and SH 288 and must comply with the 25' building line and visibility triangle requirements. Strict application of the ordinance will significantly reduce the buildable area of the lot depriving the applicant of reasonable use of land.

The subject site was platted as interior lots with frontage on a local street with Holman 10 Acre Lot No. 58 subdivision in 1906. In 1965, TxDOT acquired multiple adjacent lots within this subdivision for ROW purposes and the subject site became a corner lot. US 59 and SH 288 are both above grade freeways and the distances between the travel lanes and the property line are more than 100'. Along the northern boundary, the distance between the property line and the travel lanes is about 114'. Along the eastern boundary, the distance between the property line and the travel lanes is about 102'. These circumstances were not created by the applicant and granting of these variances will not be injurious to public safety due to the significant distances between the proposed development and the freeways. Furthermore, the proposed lots will not have direct vehicular access to these freeways; therefore, will have very minimum or no negative impacts on the visibility sights along Isabella Street.

Overall, the proposed development will still meet the intent of the ordinance as there is sufficient space along the right-of-way for any future right-of-way improvements. Additionally, the applicant proposes to provide pedestrian enhancements, including 6' wide unobstructed sidewalk, 3-inch caliper trees and 8' maximum height semi-opaque fence.

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;**

The applicant is proposing to create 3 SFR lots with a shared driveway taking access to Isabella Street, a local public street. However, the northern and eastern boundaries abut US 59 and SH 288 and must comply with the 25' building line and visibility triangle requirements. Strict application of the ordinance will significantly reduce the buildable area of the lot depriving the applicant of reasonable use of land.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the granting of the variance are not the result of a hardship created by the applicant. The subject site was platted as interior lots with frontage on a local street with Holman 10 Acre Lot No. 58 subdivision in 1906. In 1965, TxDOT acquired multiple adjacent lots within this subdivision for ROW purposes and the subject site became a corner lot. US 59 and SH 288 are both above grade freeways and the distances between the travel lanes and the property line are more than 100'.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Along the northern boundary, the distance between the property line and the travel lanes is about 114'. Along the eastern boundary, the distance between the property line and the travel lanes is about 102'. The intent of the ordinance is still met due to these significant distances between the proposed development and the freeways.

**(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 lots will not have direct vehicular access to the freeways and will have very minimum or no negative impacts on the visibility sight along Isabella Street.

**(5) Economic hardship is not the sole justification of the variance.**

Existing condition is the justification of the variance.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 120

**Action Date:** 05/25/2017

**Plat Name:** Miramesa Sec 3

**Developer:** Meritage Homes of Texas, LLC

**Applicant:** Jones|Carter - Woodlands Office

**App No/Type:** 2017-0896 C3F

**Staff Recommendation:**

Grant the requested special exception(s) and Approve the plat subject to the conditions listed

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Total Acreage:	13.3000	Total Reserve Acreage:	0.1561
Number of Lots:	70	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 165
County	Zip	Key Map ©	City / ETJ
Harris	77433	406D	ETJ

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#### ***Conditions and Requirements for Approval***

014. Establish garage building setback lines for Lots 1 and 47 of Block 1 and Lots 1 and 23 of Block 2 as indicated on the marked copy.

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown of the face of the plat.

047. Make minor corrections and additions as indicated on the marked file copy.

052. The temporary public access easement, providing the second point of access, must be recorded by separate instrument prior to this plat.

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)

Correct plat name in PC Paragraph.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.





## PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 120

**Action Date:** 05/25/2017

**Plat Name:** Miramesa Sec 3

**Developer:** Meritage Homes of Texas, LLC

**Applicant:** Jones|Carter - Woodlands Office

**App No/Type:** 2017-0896 C3F

**Staff Recommendation:**

Grant the requested  
special exception(s) and  
Approve the plat subject to  
the conditions listed

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PWE Utility Analysis: Approved

City Engineer: B.L.'S, SSE & WLE CANNOT OVERLAPP, WHICH IS NOT ALLOWED.  
AND MAKE SURE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Easements outside of plat boundary will need to be recorded prior to plat recordation or remove  
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

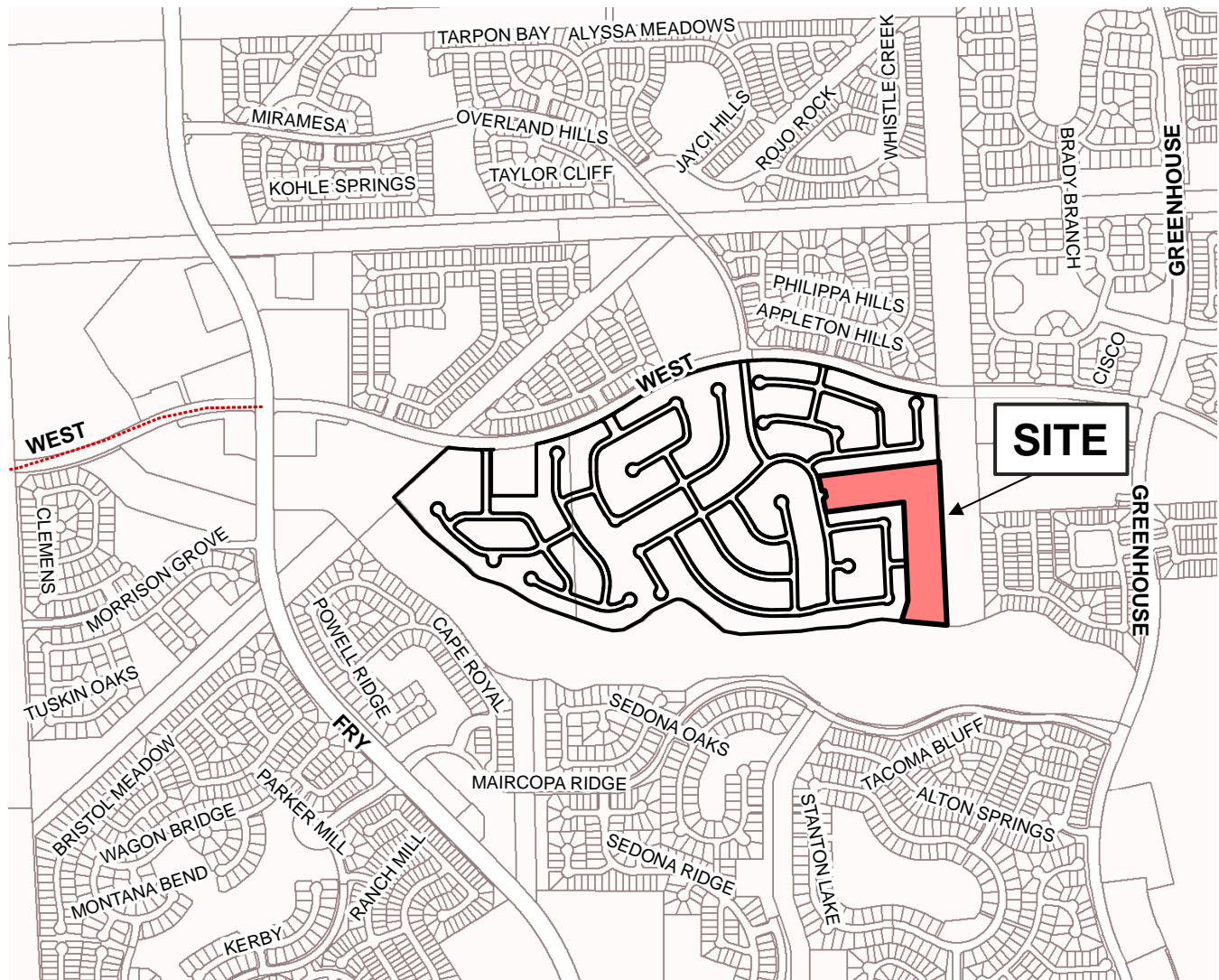
ITEM: 120

Planning and Development Department

Meeting Date: 05/25/2015

Subdivision Name: Miramesa Sec 3

Applicant: Jones|Carter - Woodlands Office



F- Reconsideration of Requirement

Site Location

# Houston Planning Commission

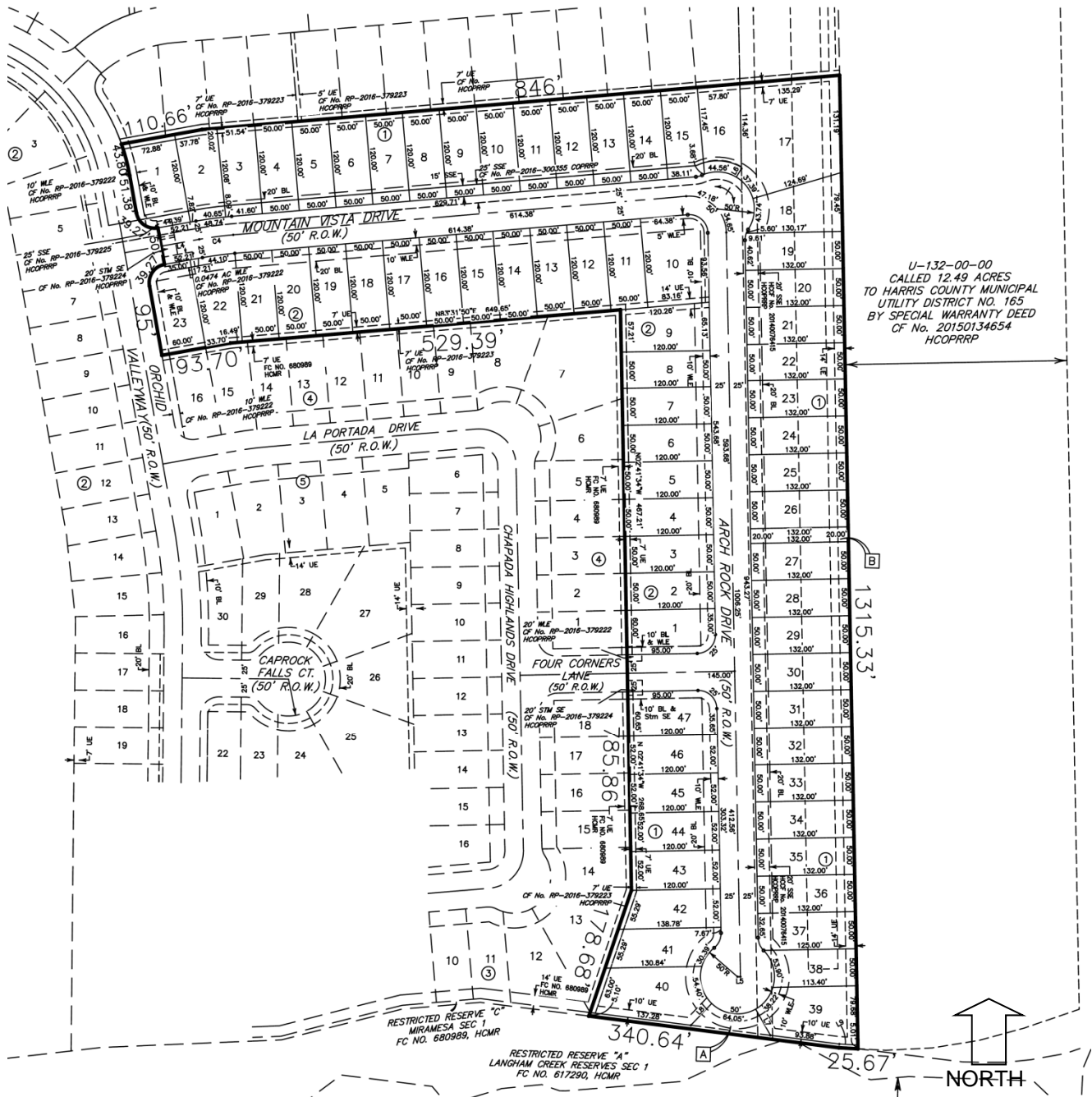
# ITEM: 120

Planning and Development Department

Meeting Date: 05/25/2015

Subdivision Name: Miramesa Sec 3

Applicant: Jones|Carter - Woodlands Office



F- Reconsideration of Requirement

Subdivision



# Houston Planning Commission

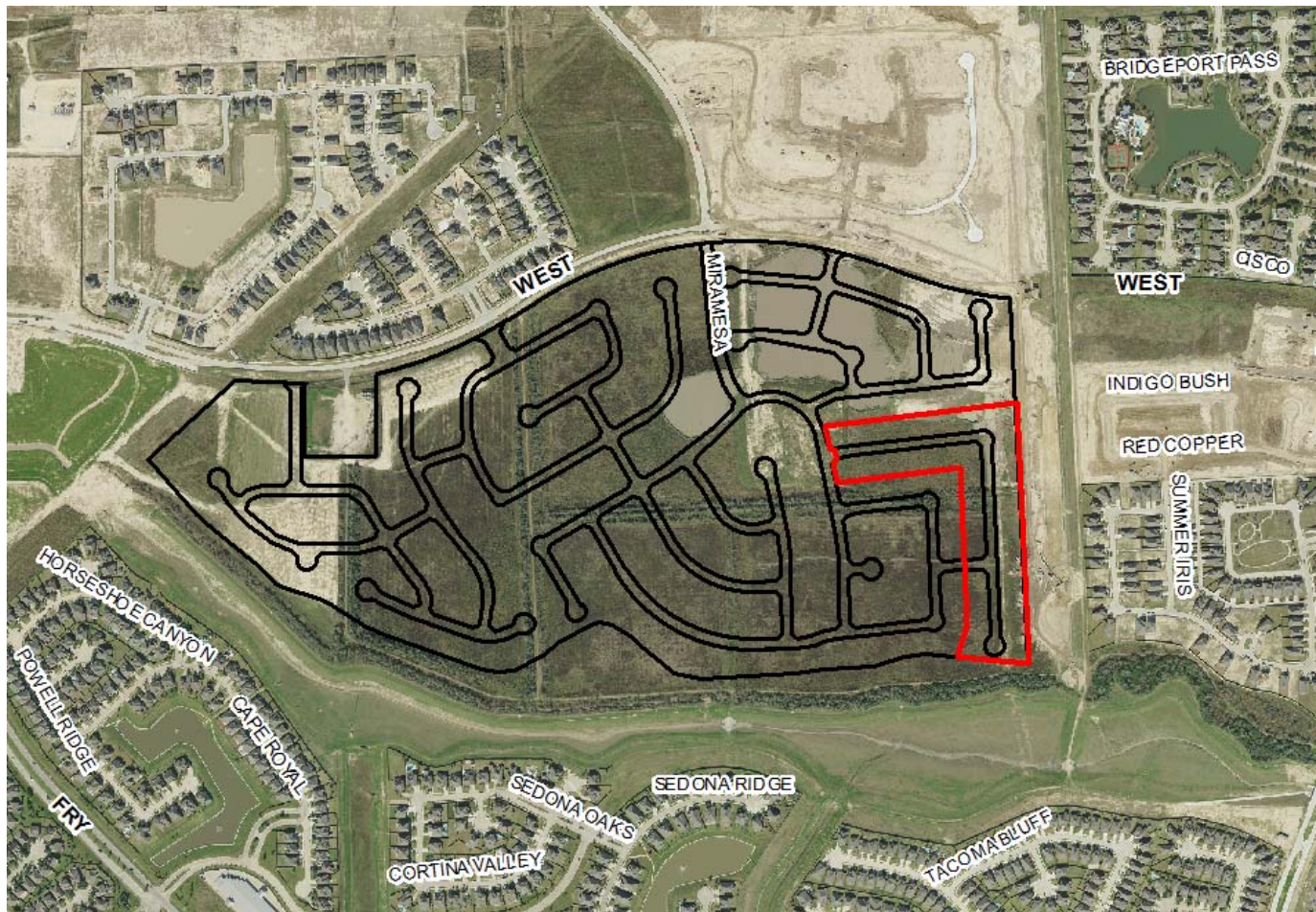
ITEM: 120

Planning and Development Department

Meeting Date: 05/25/2015

Subdivision Name: Miramesa Sec 3

Applicant: Jones|Carter - Woodlands Office



F- Reconsideration of Requirement

Aerial





THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE PLANNING AND DESIGN OF THIS PROJECT IS THE RESPONSIBILITY OF THE CLIENT. THE PLANNING AND DESIGN OF THIS PROJECT IS THE RESPONSIBILITY OF THE CLIENT. THE PLANNING AND DESIGN OF THIS PROJECT IS THE RESPONSIBILITY OF THE CLIENT.





## RECONSIDERATION OF REQUIREMENT Request Information Form

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Application No: 2017-0896  
Plat Name: Miramesa Sec 3  
Applicant: Jones|Carter - Woodlands Office  
Date Submitted: 05/15/2017

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(Sec. 42-47 and Sec. 42-81)

**Specific requirement or condition being sought:**

To allow 172 lots on one point of access until adjacent Miramesa Sections 5 and 6 are recorded.

**Chapter 42 Section: 42-189**

**Chapter 42 Reference:**

Sec 42-189. Points of Access Any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

**STATEMENT OF FACTS:**

Proposed Miramesa Sec 3 contains 70 lots and has access through Sec 1. Combined Miramesa Sec 1 and 3 contain a total of 172 lots, which represents 12 lots in excess of ordinance requirement of 150 lots on one point of access. It's anticipated that Miramesa Sec 5 will be recorded within the year, but no schedule has been determined for Sec 6. Accordingly, the developer is requesting this special exception to allow 172 lots on one point of access.



## SPECIAL EXCEPTION Request Information Form

Application Number: 2017-0896

Plat Name: Miramesa Sec 3

Applicant: Jones|Carter - Woodlands Office

Date Submitted: 05/15/2017

(Sec. 42-48 and Sec. 42-82)

**Specific requirement for which the special exception is being sought:**

To allow 172 lots on one point of access until adjacent Miramesa Sections 5 and 6 are recorded

**Chapter 42 Section: 189**

**Chapter 42 Reference:**

Any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision.

### Statement of Facts

**(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;**

Platted sections within the overall Miramesa development are proceeding to recordation at different times. Miramesa Sec 1 was recorded in March 2017, and Sections 9, 3 and 2 are next in line for recordation. Miramesa Sec 3 was approved with the requirement that Sec 1, 5 and 6 be recorded prior to/ simultaneously with, in order to provide a second point of access to West Road. Proposed Miramesa Sec 3 contains 70 lots and has access through Sec 1. Combined Miramesa Sec 1 and 3 contain a total of 172 lots, which represents 12 lots in excess of ordinance requirement of 150 lots on one point of access. It's anticipated that Miramesa Sec 5 will be recorded within the year, but no schedule has been determined for Sec 6. Accordingly, the developer is requesting this special exception to allow 172 lots on one point of access. Miramesa Sec 1 and 3 contain a total of 172 lots, which represents 12 lots in excess of or an 8% modification of the standard. The developer is also willing to record a temporary access easement, which will follow the alignment of public streets through Sections 5 & 6 to West Road, thereby providing a second point of access until such time as Sections 5 & 6 are recorded.

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

Combined Miramesa Sec 1 and 3 contain a total of 172 lots, which represents 12 lots in excess of ordinance requirement. The developer is proposing to record a temporary access easement, which will follow the alignment of public streets through Sections 5 & 6 to West Road, thereby providing a second point of access until such time as Sections 5 & 6 are recorded.

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

Combined Miramesa Sec 1 and 3 contain a total of 172 lots, which represents 12 lots in excess of or an 8% modification of the standard. This modification is not disproportionate to the standard.

**(4) The intent and general purposes of this chapter will be preserved and maintained;**

The developer is proposing to record a temporary access easement, which will follow the alignment of public streets through Sections 5 & 6 to West Road, and provide a second point of access until such time as Sections 5 & 6 are recorded.

**(5) The granting of the special exception will not be injurious to the public health, safety or welfare.**

The proposed access agreement, which follows the alignment of streets through Sections 5 and 6 to West Road, will provide a second point of access for Sec 3, until such time as Sections 5 and 6 are recorded.



Application No: 2017-0896  
Agenda Item: 120  
PC Action Date: 05/25/2017  
Plat Name: Miramesa Sec 3  
Applicant: Jones|Carter - Woodlands Office

Staff Recommendation: Grant the requested special exception(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 42-189**

**Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)**

To allow 162 lots on one point of access until adjacent Miramesa Sections 5 and 6 are recorded.;

**Basis of Recommendation:**

The site is located in the Harris County ETJ South of West, East of Fry, and West of Greenhouse Road. The applicant is proposing a subdivision consisting of 70 lots. When combined with Miramesa Sec 1, the two subdivisions feature 162 lots with one point of access to West Road by public ROW. The applicant is seeking a reconsideration of the requirement to provide second point of access by temporarily providing access through a recorded public access easement.

Staff is in support if this request.

The site is located within the Miramesa GP south of West Road. The subject site already has one point access to this thoroughfare by way Miramesa Drive. A second point of access will eventually be provided once future sections 5 and 6 are approved and recorded. Allowing the applicant to use a separately filed easement to provide a temporary point of access will be consistent with the intent and general purpose of this chapter as this subdivision will be provided with sufficient access to the public ROW.

In addition, the temporary access easement follows the exact route of the street pattern of the approved GP. This street pattern was found to meet Chapter 42 standards for right of way width, alignment, and intersection spacing. Granting the variance will achieve the result contemplated by the Planning Standards chapter because it matches the street pattern of the approved GP and future sections 5 and 6.

Harris County has voiced no objection to granting this variance.

Staff recommends granting the variance and approving the plat subject to the CPC 101 form conditions.

**Staff Evaluation**

**(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;**

Allowing the applicant to provide a second point of access through a separately filed access easement will enable the lots of Sec 3 to have adequate access to the surrounding street system before a permanent second point of access is ready to be recorded.

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

The temporary access easement follows the exact route of the street pattern of the approved GP. This street pattern was found to meet Chapter 42 standards for right of way width, alignment, and intersection spacing. Granting the variance will achieve the result contemplated by the Planning Standards chapter because it matches the street pattern of the approved GP and future sections 5 and 6.

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

Combined Miramesa Sec 1 and 3 contain a total of 162 lots, which represents 12 lots in excess of or an 8% modification of the standard. This modification is not disproportionate to the standard.

**(4) The intent and general purposes of this chapter will be preserved and maintained;**

The site is located in the ETJ within the Miramesa GP south of West Road. The subject site already has one point access to this thoroughfare by way Miramesa Drive. A second point of access will eventually be provided once future sections 5 and 6 are approved and recorded. Allowing the applicant to use a separately filed easement to provide a temporary point of access will be consistent with the intent and general purpose of this chapter as this subdivision will be provided with sufficient access to the public ROW.

**(5) The granting of the special exception will not be injurious to the public health, safety or welfare.**

Adequate access will be provided to the surrounding street system through a temporary public access easement. Once the adjacent sections are platted and recorded, public streets will replace this easement as the second point of access to Sec 3.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 121  
**Action Date:** 05/25/2017  
**Plat Name:** Take 5 Westview  
**Developer:** Edry, Inc.  
**Applicant:** GBI Partners, LP  
**App No/Type:** 2017-0774 C2

**Staff Recommendation:**  
Defer Applicant request

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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451W	City

#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.

139. Provide for widening of Glenmore Forest Drive local street. (122)

209. Applicant has requested that this item be deferred for two weeks.

Provide ROW widths for Westview Drive as indicated on the marked file copy.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR (long or short form) application.

For long form:

<http://www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html>

City Engineer: DETENTION IS REQUIRED

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



# Houston Planning Commission

ITEM: 121

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Take 5 Westview

Applicant: GBI Partners, LP



F- Reconsideration of Requirement Site Location

# Houston Planning Commission

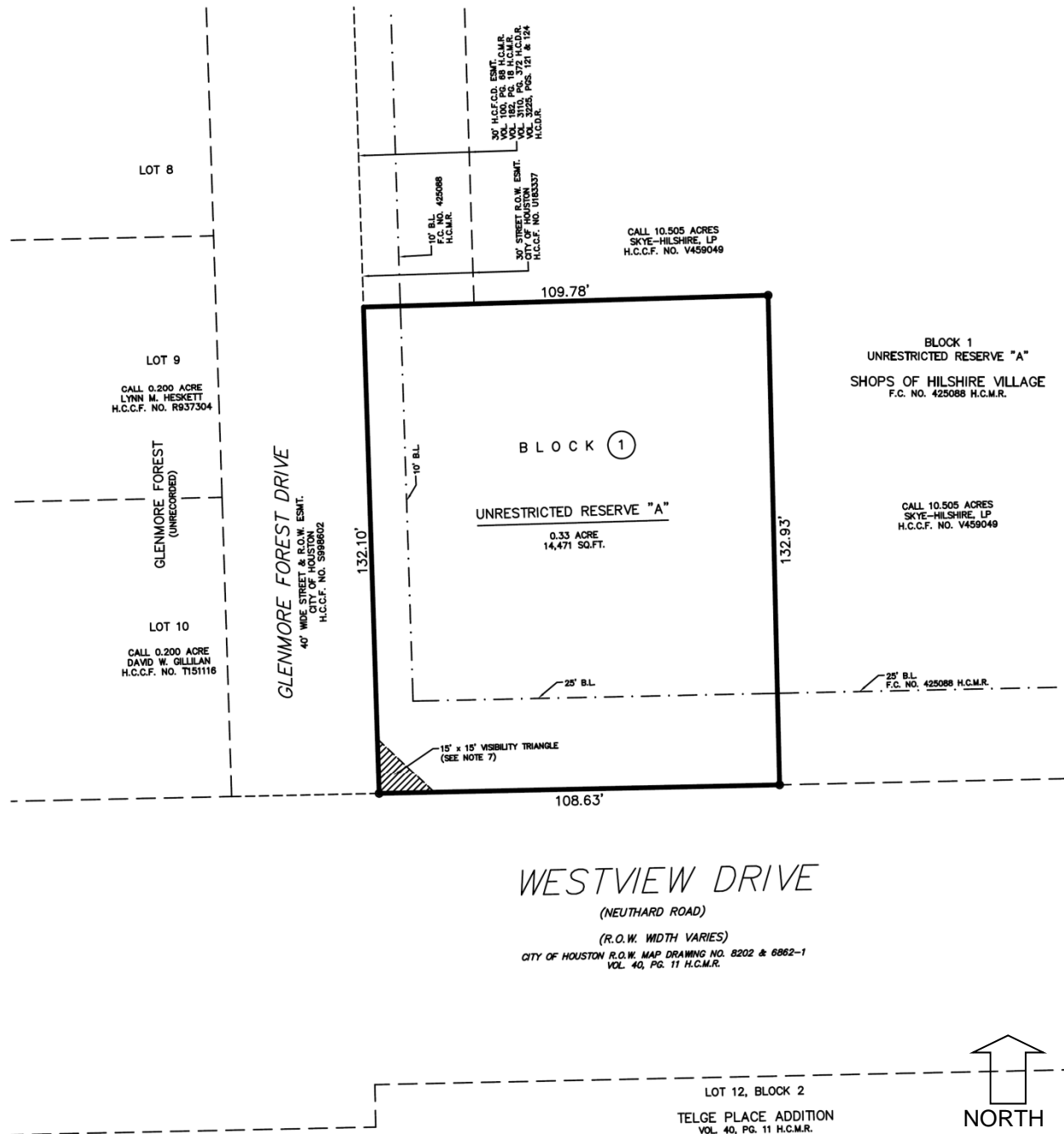
## ITEM: 121

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Take 5 Westview

Applicant: GBI Partners, LP



F- Reconsideration of Requirement Subdivision

# Houston Planning Commission

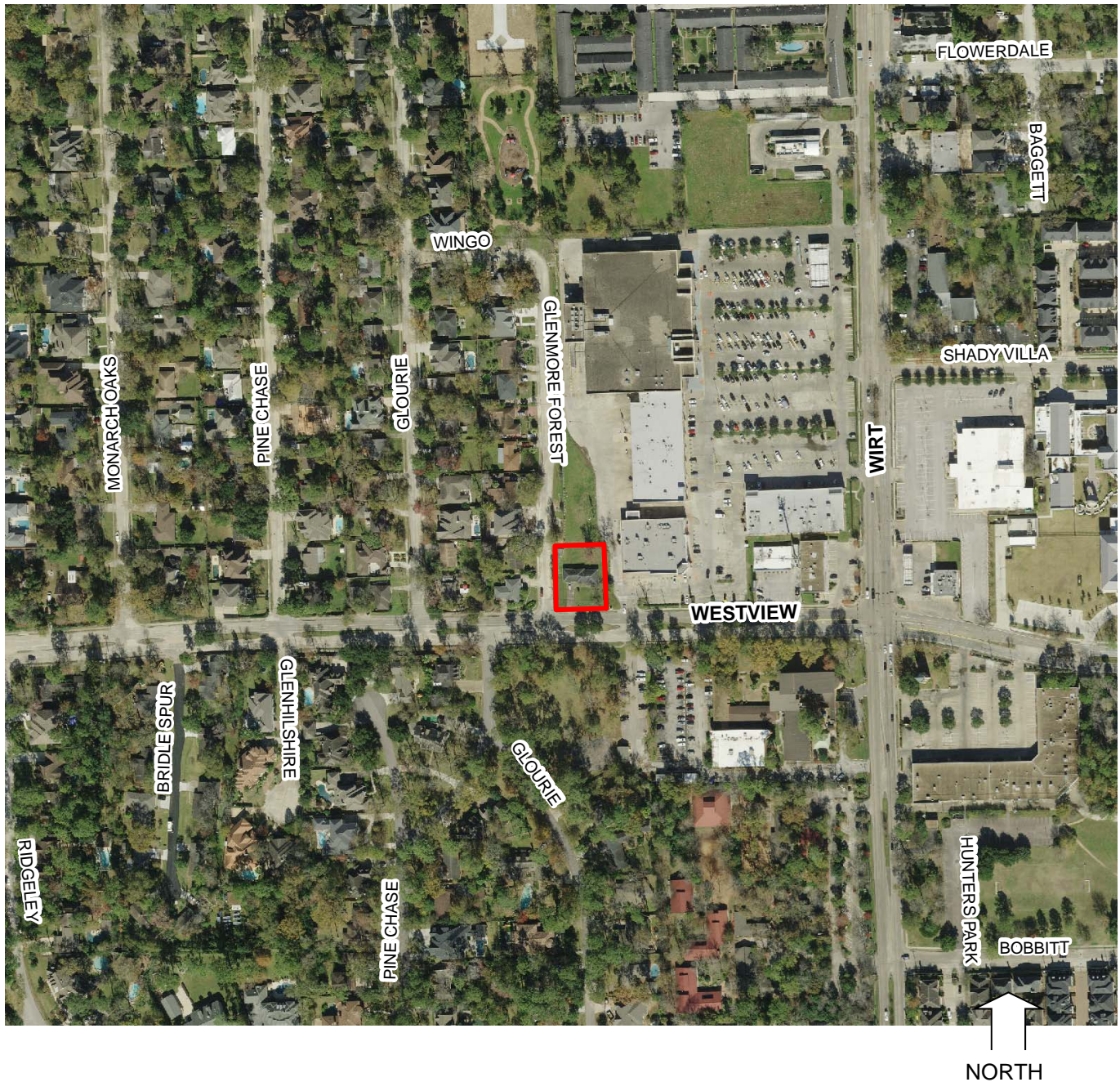
ITEM: 121

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Take 5 Westview

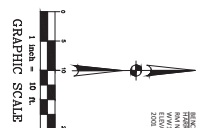
Applicant: GBI Partners, LP



F- Reconsideration of Requirement

Aerial





**LEGEND**

POPCOATED BUILDING PENUMETER: SOLIDBLACK  
POPCOATED CARB: HMP

EX. MONITOR

EX. STROU SERIES

EX. WITTE LINE

EX. SOUTHERN STAINL. LINE

EX. OVERHEAD POWER LINE

EX. UNDERGROUND GAS LINE

EX. CATHODIC

- ### GENERAL NOTES
1. PARAPET DIMENSIONS AND RADI ARE FACE TO FACE CURB, UNLESS OTHERWISE NOTED.
  2. RADI ARE 3' UNLESS OTHERWISE NOTED.
  3. REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
  4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING/FOUNDATION DIMENSIONS.

CALL BEFORE YOU DIG  
TEXAS ONE CALL PARTICIPANTS REQUEST  
72 HOURS NOTICE BEFORE YOU DIG, DRILL  
OR BUST - STOP CALL  
TEXAS ONE CALL SYSTEM  
1-800-545-6005  
IN HOUSTON  
(713)-223-4567



No.	REVISIONS	DATE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

RECONSIDERATION OF REQUIREMENT  
Request Information Form

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Application No: 2017-0774  
Plat Name: Take 5 Westview  
Applicant: GBI Partners, LP  
Date Submitted: 05/01/2017

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(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

139. Provide for widening of Glen Forest Drive, local street. (122)

Chapter 42 Section: 122

Chapter 42 Reference:

Right-of-way widths; 60 feet if adjacent to any other development.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

See variance request.





**Application Number:** 2017-0774

**Plat Name:** Take 5 Westview

**Applicant:** GBI Partners, LP

**Date Submitted:** 05/01/2017

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

Not to provide 10' of widening to Glenmore Forest Drive, a local street. We request a variance to not widened and wish to leave the width as it exists, 40'

**Chapter 42 Section: 122**

**Chapter 42 Reference:**

Right-of-way widths; 60 feet if adjacent to any other development.

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

This commercial tract is located at the northeast intersection of Westview Drive and Glen Forest Drive. The available area for construction on site (with setback lines) is less than 95' as it exists now. Westview Drive is a major thoroughfare with adequate R.O.W. width. Glen Forest Drive is a 40' wide street and R.O.W. easement that is less than 800' in total length before it ends into Glenmore Forest Park. There are 10 single family structures making up the entire block along the west side of the road and each have direct driveway access. The east side of the road is made up of existing drainage ditch and drainage structures in the adjacent drainage easement. Immediately next to this easement is an existing large shopping/retail development occupied by Kroger as the anchor. The subject property has been in its current configuration for more than 50 years. The proposed redevelopment of the tract will not have any direct driveway access to Glenmore Forest Drive. The space currently being required for widening is proposed for parking, which will be the only parking available on the site due to its small size. There is no availability for increased development anywhere along Glenmore Forest Drive and we wish to leave it in its current state as a residential access only for the 10 adjacent homes.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The tract dimensions are slightly less than 110' x 133'. This is a very small site for commercial use by any standards. There is a 10' building setback line required along Glenmore Forest Drive and a 25' building setback line along Westview Drive. The remaining space taking into account all standard setbacks on all boundary lines is roughly 93' x 123'. Any additional widening decreases the tract to a size that is not sufficient for development and may also prevent the possibility of direct access to Westview Drive. This tract is a residual piece of land that was never platted and left behind.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Glenmore Forest Drive is used for residential access only by the adjacent 10 homes only. IT will remain that way and the improved road was recently updated within its current R.O.W. All storm utilities are in place and all other utilities are being access in Westview Drive. Additionally, the subject tract will be able to be used for its planned purpose to meet the harmony of the area and serve as a commercial site along a major thoroughfare.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Leaving Glenmore Forest Drive in its current R.O.W. will actually prevent unwanted traffic to/from the commercial development. The residents will continue to enjoy protected access to/from Westview Drive. By being a residential street

only, the residents' children can continue to enjoy low traffic in the area. Homeowners can continue to enjoy the increased land values that this area of Houston has realized by being able to differentiate between residential and commercial areas.

**(5) Economic hardship is not the sole justification of the variance.**

The variance makes sense for the neighboring community while allowing a small, residual tract to become a revamped commercial site with purpose to serve the community. Widening of the road will only decrease the ability to develop the site while reducing the safety of the residents' point of access. The site will lose any room for parking vehicles, which also means more stationary vehicles on a major thoroughfare (Westview) causing traffic and safety issues.



**Application No:** 2017-0774

**Agenda Item:** 121

**PC Action Date:** 05/25/2017

**Plat Name:** Take 5 Westview

**Applicant:** GBI Partners, LP

**Staff Recommendation:** [Defer Applicant request](#)

**Chapter 42 Sections:** 122

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

[Not to provide 10' of widening to Glen Forest Drive, a local street. We request a variance to not widened and wish to leave the width as it exists, 40';](#)

**Basis of Recommendation:**

[The site is located north of Westview Drive and west of Wirt Road.](#)

[The applicant is requesting a variance to not dedicate 10' for the widening of Glenmore Forest Street.](#)

[Staff's recommendation is to defer the plat per the applicant's request.](#)

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## Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

[N/A](#)

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

[N/A](#)

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

[N/A](#)

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

[N/A](#)

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

[N/A](#)

**(5) Economic hardship is not the sole justification of the variance.**

[N/A](#)



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 122  
**Action Date:** 05/25/2017  
**Plat Name:** Terminal Expansion GP  
**Developer:** Lloyd Engineering  
**Applicant:** Town and Country Surveyors  
**App No/Type:** 2017-0523 GP

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

Total Acreage:	43.9543	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77011	495S	City

#### ***Conditions and Requirements for Approval***

046. General Plan approval is for street patterns as shown on the plat only. (24)

046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR (long or short form) application.

For long form:

<http://www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html>

City Engineer: DETENTION IS REQUIRED AND NEED DRAINAGE PLAN

Harris County Flood Control District: Flood Control review - Identify Buffalo bayou as channel W100-00-00 (see uploaded PDF).

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

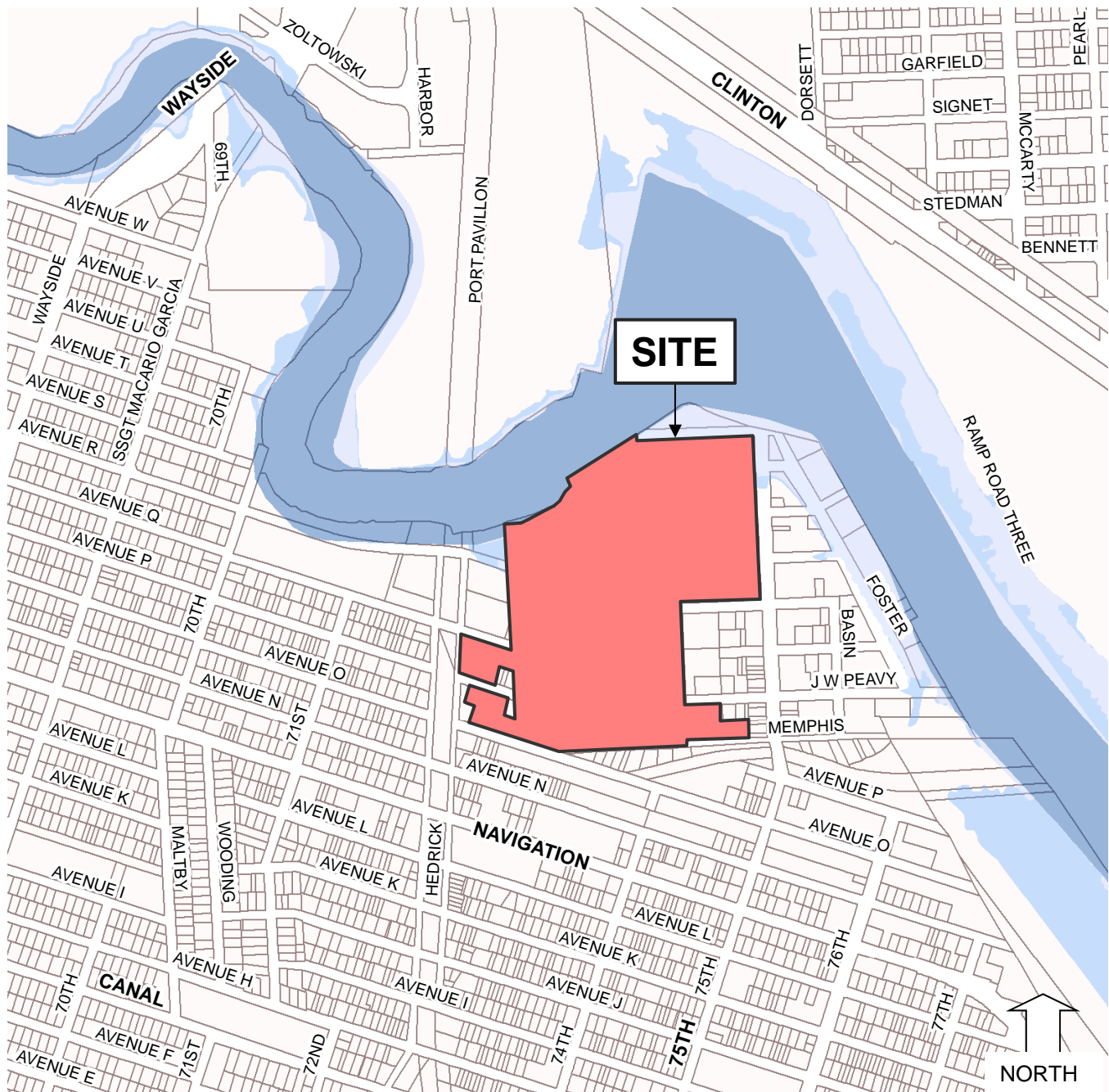
ITEM: 122

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Terminal Expansion GP (DEF 1)

Applicant: Town and Country Surveyors



F- Reconsideration of Requirement

Site Location



# Houston Planning Commission

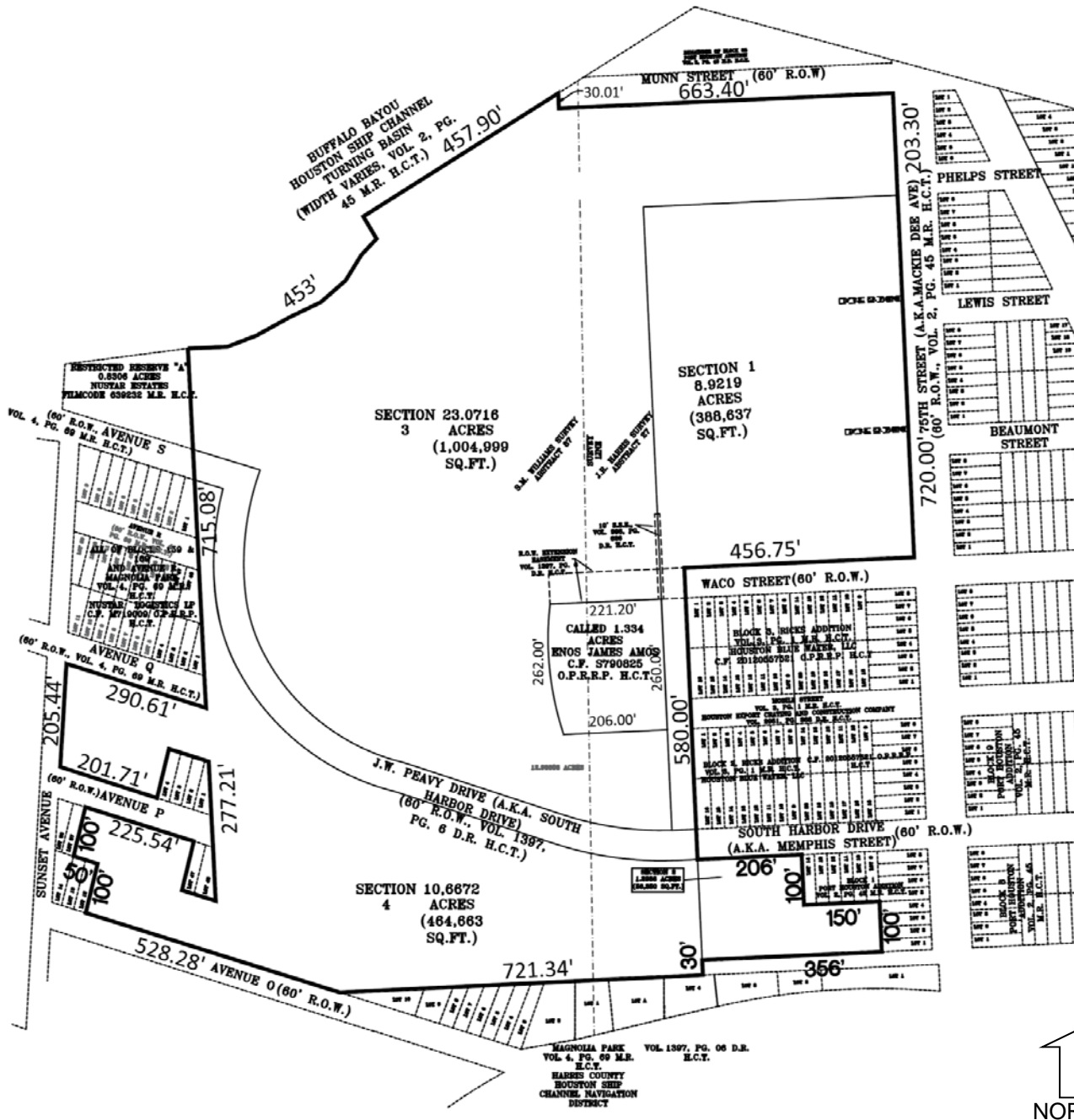
ITEM: 122

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Terminal Expansion GP (DEF 1)

Applicant: Town and Country Surveyors



F- Reconsideration of Requirement Subdivision

# Houston Planning Commission

ITEM: 122

Planning and Development Department

Meeting Date: 05/25/2017

Subdivision Name: Terminal Expansion GP (DEF 1)

Applicant: Town and Country Surveyors



F- Reconsideration of Requirement

Aerial





## RECONSIDERATION OF REQUIREMENT Request Information Form

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**Application No:** 2017-0523  
**Plat Name:** Terminal Expansion GP  
**Applicant:** Town and Country Surveyors  
**Date Submitted:** 03/31/2017

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(Sec. 42-47 and Sec. 42-81)

**Specific requirement or condition being sought:**

Variance to not extend stub streets Avenue Q, Avenue P and Waco Street

**Chapter 42 Section: 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 unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

**STATEMENT OF FACTS:**



**Application Number:** 2017-0523

**Plat Name:** Terminal Expansion GP

**Applicant:** Town and Country Surveyors

**Date Submitted:** 03/31/2017

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

The Variance being sought is not to extend local stub streets Avenue Q, Avenue P and Waco Street

**Chapter 42 Section: 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 unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Certain physical characteristics makes the following Stub Streets impractical to develop; Avenue Q, Avenue P and Waco Street. The entire development is located on a peninsula, all existing properties on the peninsula are currently serviced by existing roads. The ship channel is planning on developing the proposed property as one large terminal. Extending roads into the site would not serve the community. J.W. Peavy provides access to two sides of the property, creating Southeast and Northwest access thru the property. Extending the stub Street for Avenue Q, would go over four private railroad lines and the future rebuilding of an abandoned railroad track. J.W. Peavy is sufficient to current and future development both east and West. Extending the stub street for Avenue P would have to go over two railroad lines, the southerly north south line is a main line. It would need a new crossing from Missouri Pacific Company -Union Pacific Railroad the owner of the line. I believe that it is unlikely for the Railroad to allow a new crossing. In addition the road would parallel J.W.Peavy Drive for much of its length. Avenue P which borders by Blocks 149 and 159 of the existing Magnolia Park have never been developed. This portion crosses three railroad lines within that one block. A portion of which is an easement over the Union Pacific Railroad. In order to extend this road you would need to go thru a portion of block 149 of Magnolia Park which is north of the Missouri Pacific Company Union Pacific line. Extending the stub street for Waco street (formerly Wingate) would only provide limited additional access from 75th street. The easement as extended stops at the abandoned railroad. Then it would have to cross another railroad line and pass through J.W.. Peavy, less than a block from where J.W. Peavey intersects at Avenue R. Almost all of the rational to not put in the roads is because the many railroad lines would cause impractical development and be a hazard to public safety.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances involved are because of the many railroad crossings that would be involved and create a hazard to public safety.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

This property will only be used by the Houston Port Authority and that the general public will not accessing this site and that the east/west JW Peavy provides e/w circulation for the entire site.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The variance would actually be better for public safety and welfare. The proposed development is currently and will continue to be an industrial site that serves the Port of Houston. This development will not change or add to the flow of traffic in the area. The property sits on a peninsula that is surround by railroad lines. If we have to extend these streets the roads would have to cross railroad lines at multiple locations. The north part of the peninsula is restricted access for the Port of Houston. The current configuration of the railroad lines isolates the industrial area from the surrounding residential area. By granting the variance the current configuration of the area will continue.

**(5) Economic hardship is not the sole justification of the variance.**

Economics does not come into play in this variance request. The sole justification of this variance is the safety of the public and the Port of Houston.





**Application No:** 2017-0523

**Agenda Item:** 122

**PC Action Date:** 05/25/2017

**Plat Name:** Terminal Expansion GP

**Applicant:** Town and Country Surveyors

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 134**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

The Variance being sought is not to extend local stub streets Avenue Q, Avenue P and Waco Street ;

**Basis of Recommendation:**

Site is located north of Navigation, east of Wayside Dr and south of Buffalo Bayou. The applicant is requesting a variance to not extend three stub streets. Staff is in support of the request.

The subject property is owned by Houston Port Authority and they are planning to develop a new terminal along the southern portion of Buffalo Bayou. The three stub streets were created by Magnolia Park and Port Houston in 1908 and 1913. The proposed property is located within both subdivisions and raw acreage, thus contributing to a unique physical characteristic. An additional five stubs were previously abandoned (Ave R, Mobile, Beaumont, Lewis, Phelps) in the area. The multiple stub streets that currently stub into the GP were not created by the applicant and were intended for a different type of use. Overtime, this property has changed due to the impact of the Port of Houston. In 1945, a right of way deed was recorded and therefore provided a public east west connection through the site.

The subject property is pushed up along the southern boundary of Buffalo Bayou and excluded from heavy everyday traffic. Staff believes the existing east west connection provides sufficient circulation for the proposed use and area, therefore meeting the intent of the ordinance. Providing extensions of the additional stub streets could be injurious to public safety as well as to the Port Authority and is not solely economic hardship on the applicant.

Therefore, staff recommends approving the requested variances and approving the General Plan 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**

n/a

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The subject site is out of two different subdivisions and acreage. Magnolia Park to the west and Port Houston to the east dedicate the stub streets in the early 1900's. The proposed GP is both out of those subdivisions and acreage in between the two subdivisions. This property is considered to have unique physical characteristics due to the number of stubs and both out of two different subdivisions and raw acreage in between. In addition, one east west connection is already made which is sufficient for this area.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

Houston Port Authority has owned this property for decades and has been used for such with the connection to Buffalo Bayou. The stubs were created in the early 1900's before this land was developed as such, and thus not created by the applicant. The original plats created small tracts but as this property has changed, it is used for commercial use for the Port Authority, as public connections are not necessary with this use. Extending the stubs would not enhance traffic circulation in this area as there is an existing e/w connection.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

One public east west connection is sufficient circulation for the proposed use and meets the intent of the ordinance in regards to circulation/access. In addition, multiple public streets through the Port Authority property that is used as a heavy commercial use will not be best suited for either the general public or the existing/proposed land use.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Not granting the variance would be more injurious to the public safety. Public streets through a heavy commercial use for the Port Authority could potentially cause safety concerns for both the public and Port Authority. Less vehicle activity through a site such as this one would benefit both the public and the property owner in regards to health and safety.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification. One east west connection is already dedicated for circulation and will be sufficient for the area.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 123  
**Action Date:** 05/25/2017

**Staff Recommendation:**  
Approve

**Original Action Date:** 05/26/2016

**Plat Name:** Buckys Store Number 1200

**Developer:** Terra Surveying Company, Inc.

**Applicant:** Terra Surveying Company, Inc.

**App No :** 2016-0719

**App Type:** C2R

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Total Acreage:	5.9133	Total Reserve Acreage:	5.9133
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	77082	528A	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 124  
**Action Date:** 05/25/2017

**Staff Recommendation:**  
Approve

**Original Action Date:** 05/26/2016

**Plat Name:** Grand Marketplace Spring Tract

**Developer:** BGE, Inc.

**Applicant:** BGE, Inc.

**App No :** 2016-0818

**App Type:** C2

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Total Acreage:	36.4700	Total Reserve Acreage:	35.6600
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:	Bridgestone MUD

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County	Zip	Key Map ©	City / ETJ
Harris	77388	290L	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 125  
**Action Date:** 05/25/2017  
**Original Action Date:** 06/09/2016  
**Plat Name:** Newport Sec 8 Partial Replat No 3  
**Developer:** LJA Engineering, Inc.- (West Houston Office)  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No :** 2016-0893  
**App Type:** C3F

**Staff Recommendation:**  
Approve

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Total Acreage:	11.6970	Total Reserve Acreage:	1.5250
Number of Lots:	41	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Newport MUD

County	Zip	Key Map ©	City / ETJ
Harris	77532	419F	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 126  
**Action Date:** 05/25/2017  
**Original Action Date:** 06/09/2016  
**Plat Name:** Newport Sec 8 partial replat no 4  
**Developer:** LJA Engineering, Inc.- (West Houston Office)  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No :** 2016-0894  
**App Type:** C3F

**Staff Recommendation:**  
Approve

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Total Acreage:	19.9820	Total Reserve Acreage:	6.7120
Number of Lots:	43	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Newport MUD

County	Zip	Key Map ©	City / ETJ
Harris	77532	419F	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 127

**Action Date:** 05/25/2017

**Original Action Date:** 06/09/2016

**Plat Name:** Northgrove Sec 8

**Developer:** Costello, Inc.

**Applicant:** Costello, Inc.

**App No :** 2016-0961

**App Type:** C3F

**Staff Recommendation:**

Approve

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Total Acreage:	35.8716	Total Reserve Acreage:	7.2457
Number of Lots:	128	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	MUD No. 137

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County	Zip	Key Map ©	City / ETJ
Montgomery	77354	249K	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 128  
**Action Date:** 05/25/2017  
**Original Action Date:** 07/07/2016

**Staff Recommendation:**  
Approve

**Plat Name:** Westheimer Estates partial replat no 6  
**Developer:** Total Surveyors, Inc.  
**Applicant:** Total Surveyors, Inc.  
**App No :** 2016-1124  
**App Type:** C3F

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Total Acreage:	0.3142	Total Reserve Acreage:	0.0000
Number of Lots:	6	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

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 05/25/17

**ITEM: 129**

**Applicant:** MARBEL ARROYO

**Contact Person:** MARBEL ARROYO

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
<b>SOUTH OF: FM 1485 WEST OF: US 59</b>	<b>17-1267</b>	77357	5674	256-P	ETJ

**ADDRESS:** 21779 Dallas St

**ACREAGE:**

**LEGAL DESCRIPTION:**

ALL TRACT OF LAND BEING IN THE JAMES H. STEWART SURVEY, A-688, ALSO BEING KNOWN AS LOT EIGHTY-NINE (89), OF TRINITY WAY, AN UNRECORDED SUBDIVISION IN MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Mobile Home

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 05/25/17

**ITEM: 130**

**Applicant:** SUSANA GUTIERREZ AND JOSE ALFREDO GARCIA

**Contact Person:** SUSANA GUTIERREZ AND JOSE ALFREDO GARCIA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
<b>SOUTH OF: FM 1485 WEST OF: DEER RUN</b>	<b>17-1268</b>	77557	5874	257-L	ETJ

**ADDRESS:** 25865 Peach Creek Drive

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOT 347, OF PEACH CREEK FOREST, SECTION 3, AN UNRECORDED SUBDIVISION OUT OF A 325.74 ACRE TRACT IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Mobile Home

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 05/25/17

**ITEM: 131**

**Applicant:** JOHNY CASELL

**Contact Person:** AMBER LOPEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	17-1269	77357	5874	257-M	ETJ
<b>SOUTH OF:</b> NORTHPARK <b>WEST OF:</b> MILLS BRANCH					

**ADDRESS:** 19764 Pin Oak Lane

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOT 223 OF PEACH CREEK FOREST, SECTION 2, AN UNRECORDED SUBDIVISION OUT OF 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 :**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 05/25/17

**ITEM: 132**

**Applicant:** HERMENEGILDO VALENCIA

**Contact Person:** HERMENEGILDO VALENCIA

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	17-1270	77365	5671	295-Q	ETJ
<b>SOUTH OF:</b> NORTH PARK <b>WEST OF:</b> MILLS BRANCH					

**ADDRESS:** 19914 S. Plantation Estates Drive

**ACREAGE:**

**LEGAL DESCRIPTION:**

A 0.826 ACRE TRACT OF LAND BEING KNOWN AS LOTS 21 AND 22. BLOCK 2, THE PLANTATION SUBDIVISION, SECTION 2, AN UNRECORDED SUBDIVISION IN THE ROBERT HOWELL SURVEY, ABSTRACT A-254, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Residence

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 05/25/17

**ITEM: 133**

**Applicant:** GARINO TRUJILLO

**Contact Person:** SAM RODRIGUEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	17-1271	77530	6058	498-G	ETJ
<b>SOUTH OF:</b> MARKET STREET <b>EAST OF:</b> SOUTH SHELDON ROAD					

**ADDRESS:** 710 Pemberton Street

**ACREAGE:**

**LEGAL DESCRIPTION:**

BEING THE SOUTH 70 FEET OF LOT THREE (3), BLOCK FIVE (5), OF CHANNELVIEW ACRES, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREFORE RECORDED IN VOLUME 10, PAGE 66 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Mobile Home

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 05/25/17

**ITEM: 134**

**Applicant:** ANA G. TREJO

**Contact Person:** ANA G. TREJO

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	17-1272	77357	5874	257-P	ETJ
<b>NORTH OF:</b> PROPOSED GRAND PARKWAY <b>EAST OF:</b> BAPTIST ENCAMPMENT ROAD					

**ADDRESS:** 0 Baptist Encampment Road

**ACREAGE:**

**LEGAL DESCRIPTION:**

BEING A 1.30822 ACRES SITUATED IN LOT 12 AND 1.98522 ACRES SITUATED IN LOT 13 OF SHADY OAKS, AN UNRECORDED SUBDIVISION IN VOLUME 128, PAGE 7, DEED RECORDS, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Mobile Home

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 05/25/17

**ITEM: 135**

**Applicant:** JOSE LIRA

**Contact Person:** JOSE LIRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	17-1273	77093	5563	414-Q	ETJ
<b>SOUTH OF:</b> MOUNT HOUSTON ROAD <b>EAST OF:</b> HIRSCH ROAD					

**ADDRESS:** 11509 Westway Drive

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOT 3 IN BLOCK 4, OF GISH SUBDIVISION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 11 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAVE AND EXCEPT THE SOUTH 104.46 FEET THEREOF CONVEYED BY DEED DATED APRIL 25, 1963, RECORDED IN VOLUME 5103, PAGE 120 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Residence

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

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# CERTIFICATE OF COMPLIANCE

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## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Tetra Surveys	Dave White	713-462-6100	dwhite@tsatx.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3100 Fannin Street	17040747	77004	5356	493T	D
HCAD ACCOUNT NUMBER(S):		0191460000014			
PROPERTY LEGAL DESCRIPTION:		Lots 1 and 2 and the East 75 Feet of Lots 3 and 3, Block 4, Holman Outlot 31			
PROPERTY OWNER OF RECORD:		3100 Fannin Realty, LTD			
ACREAGE (SQUARE FEET):		0.4000 Acres (17,419 square feet)			
WIDTH OF RIGHTS-OF-WAY:		Elgin Street (80 feet), Fannin Street (80 feet), Rosalie Street (50 feet)			
EXISTING PAVING SECTION(S):		Elgin Street (54.5 feet), Fannin Street (53.1 feet), Rosalie Street (31.4 feet)			
OFF-STREET PARKING REQUIREMENT:		Complies			
OFF-STREET PARKING PROVIDED:		Complies			
LANDSCAPING REQUIREMENTS:		Complies			
LANDSCAPING PROVIDED:		Complies			
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:		Multi-use (16,679 Sq.Ft.)			
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:		Elevator and Stairwell addition to existing structure (395 Sq.Ft.)			

**PURPOSE OF VARIANCE REQUEST:** To allow a building line of 3'-7" for the construction of an ADA/TAS compliant elevator and stairwell.

**CHAPTER 42 REFERENCE(S):** Ch. 42-152(a): Building line requirement along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):** We are seeking a variance for a reduced building line along Fannin Street to allow the construction of an ADA and TAS fire code compliant elevator and stairwell as an addition to a legal non-conforming structure. The location of the existing structure in relation to the property line does not allow for a compliant elevator and stairwell to be built in a location that would be compliant with the building lines in Chapter 42, Section 150 of the City of Houston Code of Ordinances.

*The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov).*

- (1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**
- (1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Strict application of the building line requirements of Chapter 42-150 would prevent bringing the existing structure up to current fire code and ADA standards due to the location of the existing structure in relation to the property lines.
- (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 this variance are the physical location of the existing structure and compliance with current ADA, TAS and Fire Code standards, ensuring the safety of tenants and visitors of the property.
- (3) The intent and general purposes of this chapter will be preserved and maintained;**

The granting of this variance would not be contrary to the intent and purpose of this chapter as it would assist in maintaining the safety and welfare of the public.
- (4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance would be beneficial to the public health, safety and welfare as it would allow the property owner to bring the existing structure up to current ADA and Fire Code standards.
- (5) Economic hardship is not the sole justification of the variance.**

Compliance with current ADA, TAS and fire code standards is the sole justification for this variance.

## DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 136**

Meeting Date: 5/25/2017

## Houston Planning Commission

Location Map



## DEVELOPMENT PLAT VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 136**

Meeting Date: 5/25/2017

## Houston Planning Commission

Aerial Map



# DEVELOPMENT PLAT VARIANCE

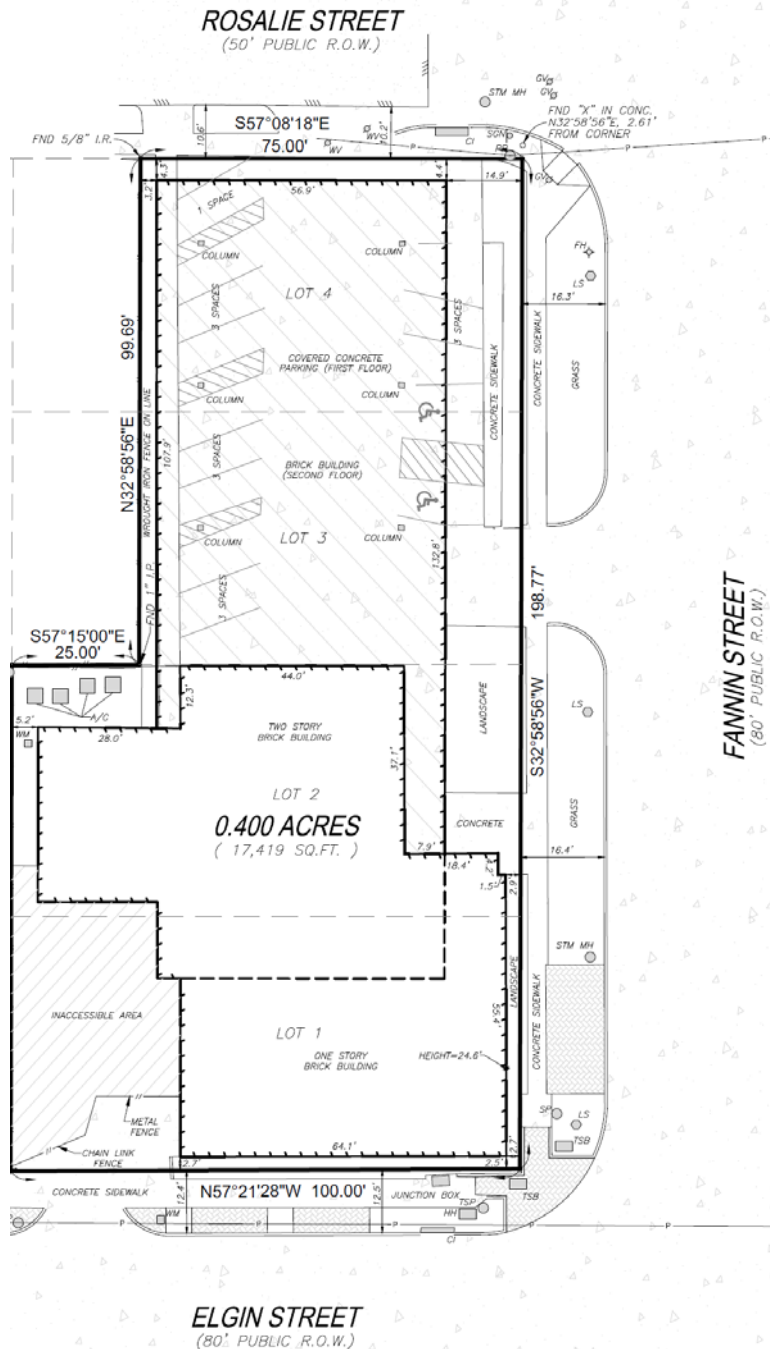






## Houston Planning Commission

### Survey



# DEVELOPMENT PLAT VARIANCE



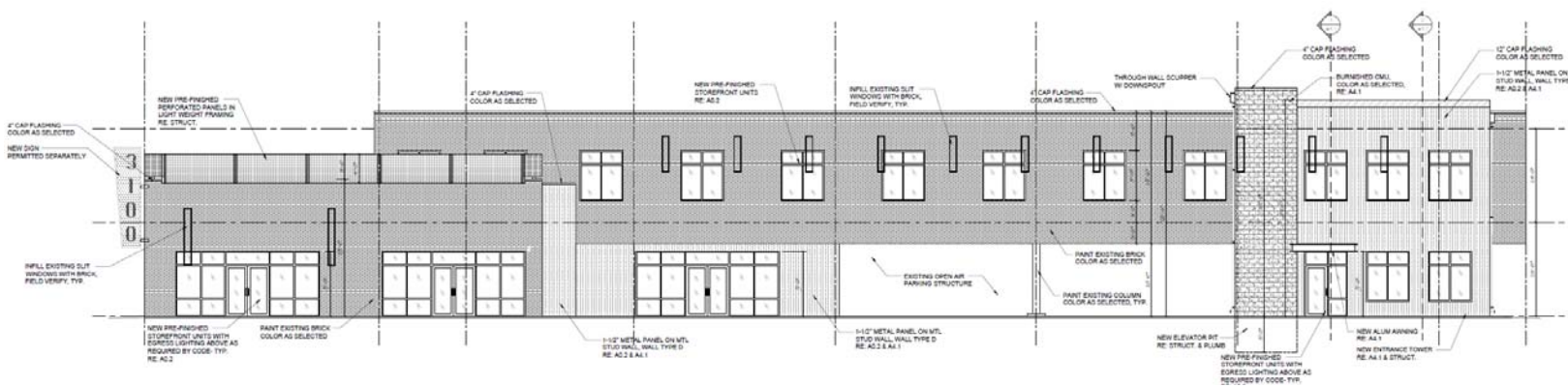
PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

**ITEM: 136**

Meeting Date: 5/25/2017

### Building Rendering & Elevations



# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### STAFF REPORT

**Staff Recommendation:** Approve

**Basis of Staff Recommendation:**

The site is located at the intersection of Fannin and Elgin Streets, east of Main Street. The applicant is requesting a variance to allow a building line of 3'-7" for the construction of an ADA/TAS compliant elevator and stairwell. Staff is in support of the request.

The applicant is proposing to renovate and remodel an existing, commercial building, and to construct a new, 2-story, elevator and stairwell structure along Fannin Street in order to comply with ADA, TAS, and Fire Code standards. The proposed use will be office-retail on the ground floor and available, finished commercial space on the second level. The ground floor of the north half of the existing structure consists of a vehicular parking area below the structure which will remain to meet some of the parking requirements of the proposed multi-tenant facility.

The proposed elevator and stairwell structure will be built close to the corner of Fannin and Rosalie Streets. The proposed building line would be 3'-7" instead of the required 25' building line along Fannin. The distance between the proposed structure and the back of curb along Fannin Street is about 19'-10". The structure will not encroach into the visibility triangle at the intersection of Fannin and Rosalie Streets. The site proposes no new curb cuts and the remaining, required parking spaces will be located in a surface parking lot across Fannin Street from the subject site. Staff supports the proposed improvements as they are consistent with adjacent development characteristics of the Midtown area.

To promote a pedestrian friendly environment for the surrounding area, as a condition of variance approval, the applicant must provide 8 foot sidewalks, where possible, up to the face of the building resulting in at least a minimum 6', unobstructed, pedestrian clear zone along the major thoroughfares of Fannin and Elgin Streets at the subject site. Provide minimum 6' sidewalks along Fannin and Elgin Streets at the adjacent surface parking lot. The sidewalk along Rosalie Street must have 5' sidewalks at both locations. Provide a Landscape Plan, with street trees and shrubs, per the requirements of Chapter 33 Code of Ordinance. Street trees along the subject site must be 3" caliper in size. The applicant must coordinate with the Urban Forestry Department to propose street tree removal or street tree preservation for credit toward the site improvements. All existing curb cuts at both locations that are not utilized must be removed.

The Department of Public Works and Engineering poses no objection to staff's recommendation and the Midtown Management District has provided support. Staff's recommendation is to grant the requested variance to allow a building line of 3'-7" for the construction of an ADA/TAS compliant elevator and stairwell.

**Planning Commission Action:**

**Basis of Planning Commission Action:** *(see above staff evaluation)*

**Additional Findings by Planning Commission:**

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Vernon Henry & Associates on behalf of Metro National	Mary Lou Henry, F.A.I.C.P.	713-627-8666	marylou.henry@vhaplanning.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1000 S. Gessner Road	17050456	77024	4958	490A	G

HCAD ACCOUNT NUMBER(S):	0952550010001
PROPERTY LEGAL DESCRIPTION:	Tracts 9N-1A, 9N-2, 14B-1, 53A, 61A-1, 61B-1, A, A2, A4, Memorial City Section 1
PROPERTY OWNER OF RECORD:	Memorial City Mall, L.P.
ACREAGE (SQUARE FEET):	40,000 square feet
WIDTH OF RIGHTS-OF-WAY:	128.7'
EXISTING PAVING SECTION(S):	Divided paving section: 57' and 46.9'
OFF-STREET PARKING REQUIREMENT:	N/A
OFF-STREET PARKING PROVIDED:	N/A
LANDSCAPING REQUIREMENTS:	N/A
LANDSCAPING PROVIDED:	N/A

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Surface parking lot with 130 parking spaces
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Parking garage with 272 parking spaces

**PURPOSE OF VARIANCE REQUEST:** To allow a reduced building line of 10 feet along Gessner Road in lieu of the ordinance-required 25' building line for a new parking garage.

**CHAPTER 42 REFERENCE(S):** 42-152(a)

The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

A reduced building setback line along Gessner Road is being requested for a new parking garage. The original platted setback was 10' but that entire area, together with additional land, was dedicated to widen Gessner. The current setback of 25' was established by the passage of Chapter 42. Along Gessner Road, the proposed garage will be 21'5" from the curb on the north end of the garage and 19'8" from the curb at the south end. The garage is being built for the convenience of the many patrons who prefer to use the entries in the northwest area of the mall.

*The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov).*

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**

**(1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The Memorial City Mall site was first platted in 1964 and had a 10' building setback line along Gessner Road. Since then, the mall has grown greatly in size and popularity. While the mall, as a whole, has more than adequate parking, the distribution of that parking does not match the desires of the patrons. An unusually large number prefer to enter in the northwest corner, either directly into specific stores or into the mall entrance. Target and the ice rink are especially popular. People often circulate for several minutes, looking for a parking space in the area and regularly complain that there are not enough. The new garage will increase the number of spaces in this vicinity by 142. The garage will be open and will have decorative metal screen panels inset into the openings between columns facing toward Gessner. The sidewalk on the north side of the garage will be increased to 8' in width. Pedestrian scale lights and additional landscape materials will be added along Gessner. Few pedestrians use the public sidewalk along Gessner for several reasons. Out of concern for the safety of the pedestrians from the medical, office, and hotel complex on the west side of Gessner, Metro National constructed an overhead walkway to get people safely back and forth in mid-block. A shopping mall is basically oriented to shoppers who come in autos from a distance and not to neighborhood retail. There are no nearby residents or destinations adjacent to Gessner. And despite the fact that the TIRZ has already enhanced the streetscape along Gessner with pavers and land quality plantings, it is not pleasant for a pedestrian to walk beside a high-volume street.

The size of the new garage was determined by the space available without disrupting the well-used circulation system of the mall and by the dimensions needed for parking spaces and aisles. If Metro National had not dedicated widening for Gessner, the proposed parking garage would have met the 25' setback required by Chapter 42.

## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

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- (2) **The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

Despite efforts to balance tenant mix and location within the mall, some uses are inherently more popular than others and patrons prefer to park as close as possible to them. If Metro National had not dedicated widening for Gessner in cooperation with a request from TxDOT and the City of Houston, the proposed parking garage would have met the 25' setback required by Chapter 42 even though the mall site was platted with a 10' setback 20 years before Chapter 42 was passed by City Council. When the widening was dedicated, the mall and its driveway circulation system already existed. This narrower space taken together with the necessary dimensions of a parking garage, make it necessary to reduce the setback in order to fit the garage into the available space.

- (3) **The intent and general purposes of this chapter will be preserved and maintained;**

The intent of the Chapter is to allow updating of uses and facilities as needs change without wasting resources in good condition.

- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**

Public health and welfare will be improved lessening the amount of exhaust and time from numerous of drivers circulating to find a parking space.

- (5) **Economic hardship is not the sole justification of the variance.**

The justification is the need for additional parking located close to the area that patrons wish to enter the mall and the space available to provide that parking.

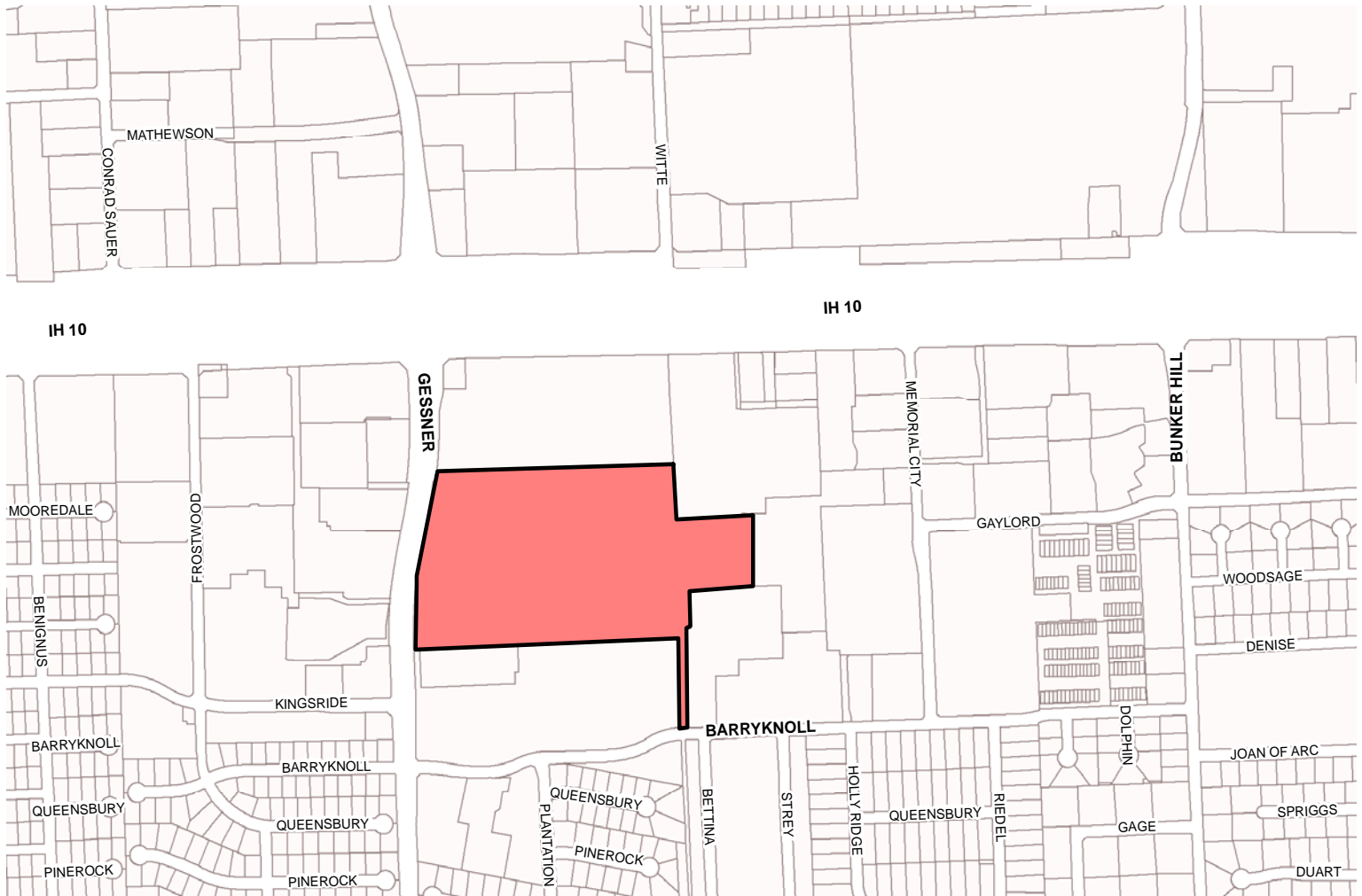
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## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

Site Map



# DEVELOPMENT PLAT VARIANCE



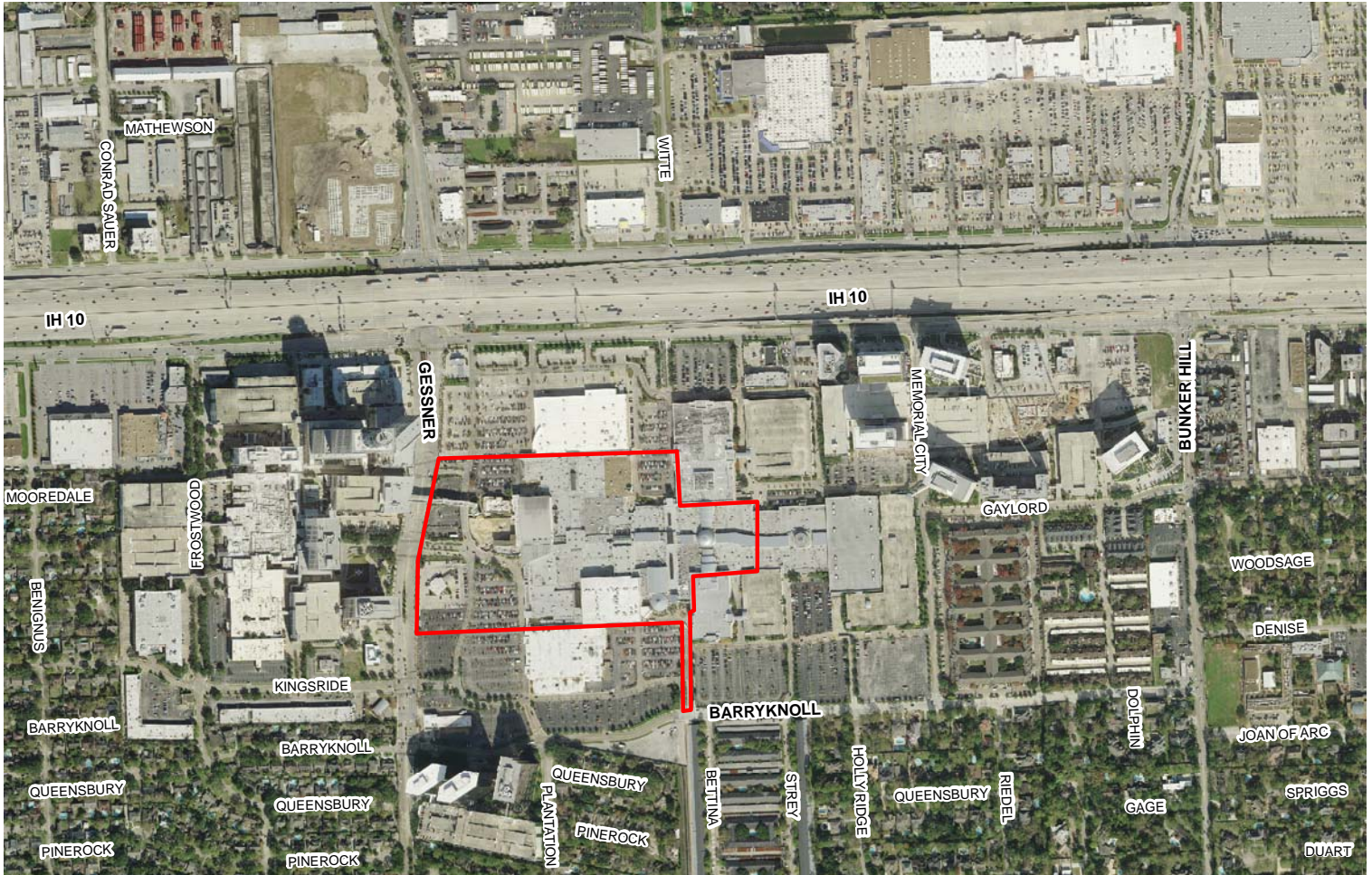
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 137**

Meeting Date: 5/25/2017

## Houston Planning Commission

Aerial Map



# DEVELOPMENT PLAT VARIANCE

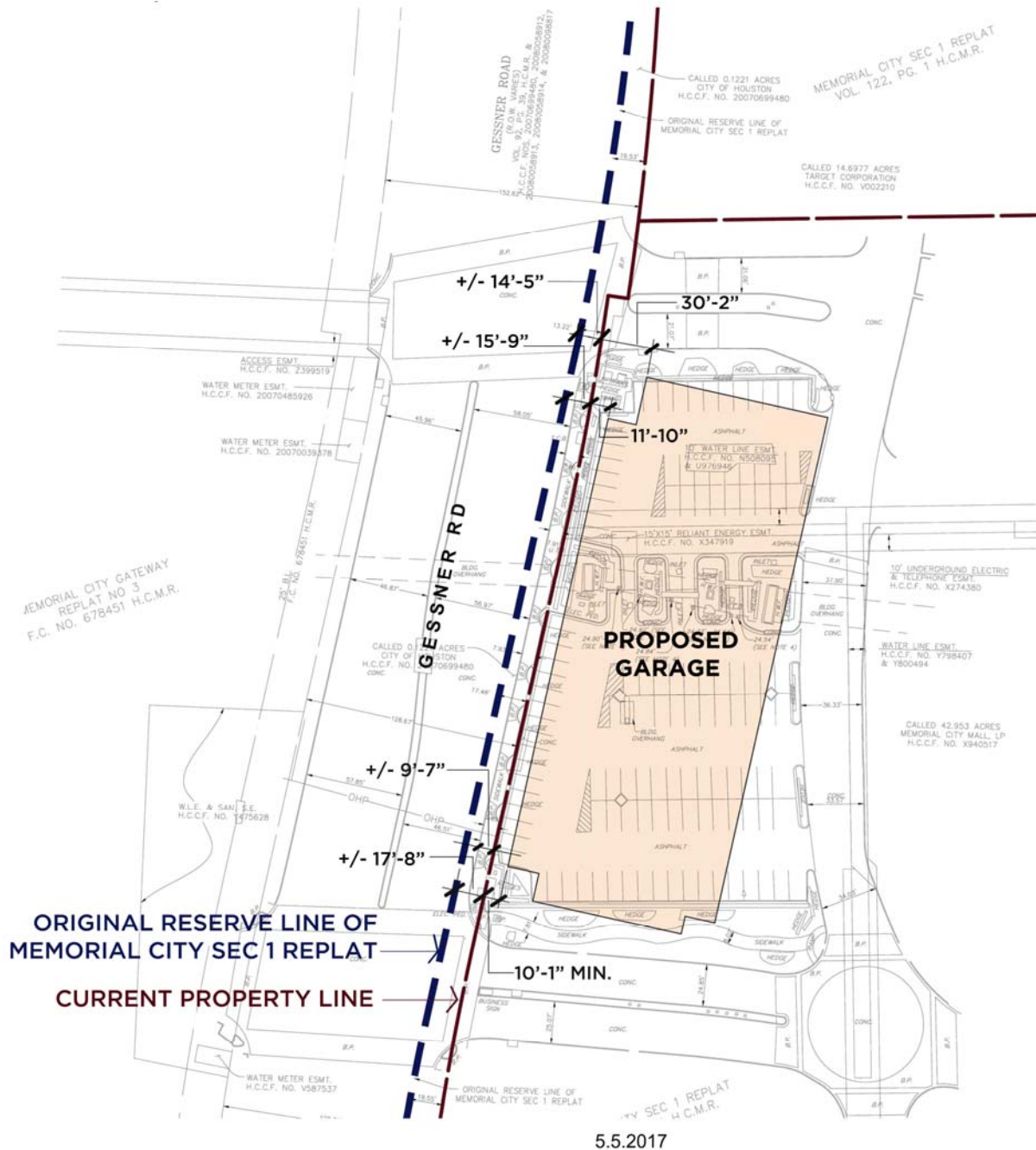






## Houston Planning Commission

Site Plan



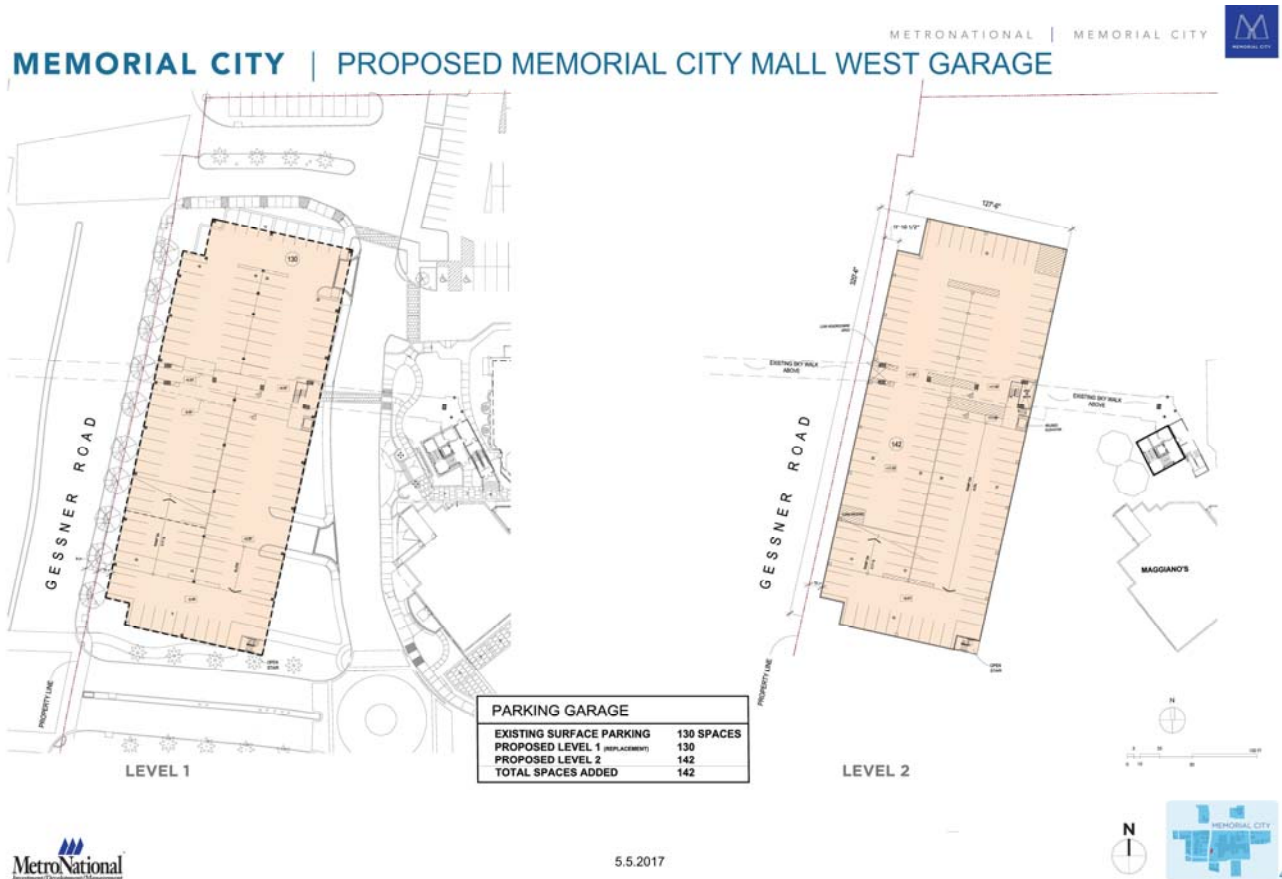
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### Floor Plans



## DEVELOPMENT PLAT VARIANCE



PLANNING &  
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## Houston Planning Commission

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### Elevations



## DEVELOPMENT PLAT VARIANCE



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### STAFF REPORT

**Staff Recommendation:** Approve

**Basis of Staff Recommendation:**

The site is located along Gessner Road, south of Interstate 10 and north of Barryknoll Lane. The applicant is requesting a variance to allow a reduced building line of 10 feet along Gessner Road in lieu of the ordinance-required 25' building line for a new parking garage. Staff is in support of the request.

The applicant is proposing to construct a new, 3-level, 142-space, open parking garage on top of an existing, surface parking lot at Memorial City Mall. If approved at a 10' setback, the placement of the garage will result in a back-of-curb distance between 19'-8" and 21'-5". The applicant has identified the northwest corner of the mall as being more popular for parking and mall entrances than other locations and is proposing a garage to alleviate the localized demand for parking. The mall site currently exceeds its parking requirement by 274 spaces, with parking provided in a number of garages and surface lots throughout the property.

In 2007, the TIRZ 17 Redevelopment Authority, along with TXDOT, widened Gessner Road from a 6-lane, divided boulevard to an 8-lane divided boulevard street section. This project improved turning lanes and traffic flow, updated the traffic signal system, improved drainage, widened sidewalks, and enhanced the streetscape. In order to achieve these improvements; the property line on the east side of Gessner was moved a distance of approximately 15' to 19'. The footprint of the mall structure was already existing so the distance from the mall to Gessner Road shrunk, leaving a circulating drive and existing surface parking. It would be difficult to move the circulating driveway to accommodate the new parking garage structure dimensions.

Staff is in support of the reduced building line variance and would like to recommend the usual conditions for supporting a reduced building line, which includes enhancing the pedestrian realm. The proposed, open, garage structure, with its screened façade, offers little enhancement to the pedestrian uses of the Gessner Road public right-of-way. Gessner Road plays a vital transportation role in providing multi-modal access to the area in which the applicant can benefit from. Data provided by METRO confirms the corridor serves high bus ridership. The corridor's stops provide service to a number of bus lines, and the shelter closest to the proposed garage is heavily used. The transit authority provides high frequency service to these locations, with buses arriving every 15 minutes and there is also an express service to and from the Downtown Transit Center every 15 minutes.

The applicant is proposing a new, 8', internal sidewalk along the north side of the garage and there will remain an existing 8' sidewalk on the south side of the garage. Both north and south locations tie into signaled intersections that include 12' wide pedestrian crosswalks to the west side of Gessner Road. These wide interior sidewalks are design in such a way as to enhance the pedestrian experience inside the development. As a condition of variance approval, staff recommends widening the sidewalk along Gessner an additional 6', by way of a sidewalk easement within the 10' building line area. The existing sidewalk along Gessner narrows to 5' in width where the street trees and shrubs are located. In some places the sidewalk is encumbered by street light and utility poles. Traffic along this portion of Gessner can be congested with many types of vehicles running at high speeds. Also, the high

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volume of buses in the area warrant safer sidewalks. A wider pedestrian realm will improve safety for pedestrians. . The remaining 4', from the edge of the 6' unobstructed sidewalk to the proposed structure, will include decorative landscaping. All existing landscaping and hardscaping may remain as is.

Staff's recommendation is to grant the requested variance to allow a reduced building line of 10 feet along Gessner Road in lieu of the ordinance-required 25' building line for a new parking garage with the condition of a 6' wide unobstructed sidewalk along Gessner.

**Planning Commission Action:**

**Basis of Planning Commission Action:** *(see above staff evaluation)*

**Additional Findings by Planning Commission:**

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# DEVELOPMENT PLAT VARIANCE