

HOUSTON PLANNING COMMISSION

AGENDA

SEPTEMBER 14, 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

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.
Carol Haddock, P.E.
Dawn Ullrich
Carrin F. Patman

SECRETARY

Patrick Walsh, P.E.

Meeting Policies and Regulations

Order of Agenda

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

Public Participation

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

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

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

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

Limitations on the Authority of the Planning Commission

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

Contacting the Planning Commission

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

Contacting the Planning Department

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

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

The Departments website is:
www.houstonplanning.com

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

Plat Tracker Home Page:
www.HoustonPlatTracker.org



PLANNING & DEVELOPMENT DEPARTMENT

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

SPEAKER GUIDELINES

WELCOME to a meeting of the City's Planning and Development Department. Your input is valued. Commissioners take action according to established standards; see rules or policies for details. Staff is available to help orient you on meeting procedures. **For the City's I SPEAK language line, including traducción en Español, call (832) 393-3000.**

Submit a **SPEAKER FORM** to be recognized as a speaker. Turn in the completed, legible form to the staff near the front desk, normally before the item is called for consideration. Organized groups may submit forms in a desired speaker sequence to staff. However, the Chair may take items out of order.

One recognized speaker at the podium at a time. As your name is called, move to the podium to speak, or announce from your seat if you wish to decline. Any handouts can be provided to staff near the podium, for distribution while you begin speaking. Speakers may speak only one time per item, including if the item is deferred. Speaker's time cannot be allocated to another person. Speaker's times are normally 1-2 minutes or as otherwise identified.

At the podium, state your name for the record. Ideally, also state your position on the item, and then deliver your comments. A bell is rung if the allowed speaking time is exceeded. There may also be questions for you, from the Chair or recognized Commissioners, before you return to your seat. No audible expressions from the audience, including no applause, boos, or verbal outbursts.

Speakers with general comments can sign up to speak during the public comment section of the agenda. Turn in visitor badges at the building's check stations at departure. **THANK YOU.**

...

Commission or Group:

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER _____

AGENDA ITEM NAME _____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

Do you have handouts or items to be distributed during your comments? _____ (Check if Yes)

Your position or comments: ____ **Applicant** ____ **Supportive** ____ **Opposed** ____ **Undecided**

Houston Planning Commission

AGENDA

September 14, 2017

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

Call to Order

Director's Report

Approval of the August 17, 2017 Major Thoroughfare and Freeway Plan Meeting Minutes

Approval of the August 24, 2017 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

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

II. Establish a public hearing date of October 12, 2017

- a. Amblake Court Two replat no 1
- b. Development at Moritz replat no 1
- c. Garden Oaks Terrace
- d. Martin partial replat no 3
- e. Park Place Sec 2 partial replat no 2
- f. Royden Oaks partial replat no 1
- g. Spring Oaks replat no 1 partial replat no 5
- h. Westhaven Estates Sec 1 partial replat no 6

III. Public Hearing and Consideration of a Special Minimum Lot Size Block for the 1400 block of Lombardy Street, north side, between Dumble and Broadmoor Streets (MLS 669) (Abraham Zorrilla)

IV. Public Comment

V. Adjournment

**Minutes of the Houston Planning Commission
Major Thoroughfare and Freeway Plan Amendments**

August 17, 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 2:32 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Susan Alleman

Bill Baldwin

Absent

Fernando Brave

Antoine Bryant

Absent

Lisa Clark

Arrived at 3:57 during item I-23

Algenita Davis

Mark A. Kilkenny

Lydia Mares

Paul R. Nelson

Linda Porras-Pirtle

Absent

Shafik Rifaat

Absent

Megan R. Sigler

Left at 3:54 pm during item I-11 – I-15

Eileen Subinsky

Zafar Tahir

Arrived at 2:50 pm during item III-B

Meera D. Victor

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

Carol Haddock

Dawn Ullrich

Carrin F. Patman

DIRECTOR'S REPORT

NONE

I. APPROVAL OF THE MEETING MINUTES FROM THE 2017 MAJOR THOROUGHFARE AND FREEWAY PLAN AMENDMENTS PLANNING COMMISSION PUBLIC HEARING HELD ON JULY 20, 2017

Commission Action: Approved the July 20, 2017 meeting minutes.

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

II. INTRODUCTION

Presentation was given by Matthew Seubert and Kevin McNally with the Planning and Development Department.

III. MAJOR THOROUGHFARE AMENDMENT REQUESTS – PRIVATE SECTOR

A. Windrose Surveying & Platting – Cypresswood Drive

A-1: Cypresswood Drive – Grant Road to North Eldridge Parkway

Staff recommendation: Deny amendment A-1.

Commission action: Denied amendment A-1.

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

B. LJA Engineering – Town Center Blvd. / Via Dora Drive

B-1a: Town Center Blvd. – FM 2100 to Via Dora Drive

B-1b: Via Dora Drive – Golf Club Drive to Unnamed Street

B-1c: Via Dora Drive – Unnamed Street to Beaumont Highway

Staff recommendation: Approve amendments B-1a to B-1c, per the staff recommendation report.

Commission action: Approved amendments B-1a to B-1c, per the staff recommendation report.

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

B-1d: Unnamed Street – FM 2100 to Via Dora Drive

Staff recommendation: Deny amendments B-1d.

Commission action: Denied amendments B-1d.

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

C. Maplewood Civic Club – Renwick Drive

C-1: Renwick Drive – Beechnut Street to North Braeswood Blvd.

Staff recommendation: Approve amendments C-1, per the staff recommendation report.

Commission action: Approved amendments C-1, per the staff recommendation report.

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

IV. Major Thoroughfare Amendment Requests – Public Sector

D. Fort Bend County Engineering Department

D-1: Beechnut Street – Peek Road to SH 99 (Grand Parkway)

Staff recommendation: Approve amendments D-1, per the staff recommendation report.

Commission action: Approved amendments D-1, per the staff recommendation report.

Motion: **Alleman** Second: **Anderson** Vote: **Carries** Abstaining: **Dean**

D-2a: Addicks Clodine Road – Bissonnet Street to W. Bellfort Ave.

D-2b: Addicks Clodine Road – W. Bellfort Ave. to Old Richmond Rd.

D-2c: Old Richmond Road – McKaskle Road to W. Airport Blvd.

Staff recommendation: Approve amendments D-2a to D-2c, per the staff recommendation report.

Commission action: Approved amendments D-2a to D-2c, per the staff recommendation report.

Motion: **Mares**

Second: **Alleman**

Vote: **Carries**

Abstaining: **Dean**

E. Harris County Engineering Department

E-1: Brown Road Collector Network

E-1a: Brown Road, Lutheran School Road, Fred Petrich Road - Tomball ETJ line to Kobs Road

E-1b: Kobs Road – FM 2920 to Brown Road

E-1c: Lutheran Church Road – FM 2920 to Brown Road

E-1d: Telge Road – FM 2920 to proposed unnamed E-W minor collector Road

E-1e: Unnamed E-W Road – Tomball Cemetery Road to Kobs Road

E-1f: Tomball Cemetery Road – FM 2920 to Brown Road

Staff recommendation: Approve amendments E-1a to E-1f, per the staff recommendation report.

Commission action: Approved amendments E-1a to E-1f, per the staff recommendation report.

Motion: **Kilkenny**

Second: **Anderson**

Vote: **Unanimous**

Abstaining: **None**

E-2: Ernestes Road – 1-10 to Kingsland Road

Staff recommendation: Approve amendment E-2, per the staff recommendation report.

Commission action: Approved amendment E-2, per the staff recommendation report.

Motion: **Anderson**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

E-3: Hamblen Road

E-3a: Hamblen Road – Trail Tree Lane to Loop 494

E-3b: Loop 494 – Sorter McClellan Road to Hamblen Road

Staff recommendation: Approve amendments E-3a to E-3b, per the staff recommendation report.

Commission action: Approved amendments E-3a to E-3b, per the staff recommendation report.

Motion: **Mares**

Second: **Victor**

Vote: **Carries**

Abstaining: **Anderson**

Commissioner Sigler recused herself.

E-4: Holderrieth Road – Mason Road to Cypress Hill Road

Staff recommendation: Approve amendment E-4, per the staff recommendation report.

Commission action: Approved amendment E-4, per the staff recommendation report.

Motion: **Anderson**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Sigler returned.

E-5: Huffman Cleveland Road / Wolf Road

E-5a: Huffman Cleveland Road – FM 2100 to Magnolia Point Drive

E-5b: Huffman Cleveland Road – Magnolia Point Dr. to Plantation Hills Dr.

E-5c: Huffman Cleveland & Wolf Rd. – Plantation Hills Dr. to the Liberty County Line

E-5d: Wolf Road – Liberty County line to Wolf Trot Road

Staff recommendation: Approve amendments E-5a to E-5d, per the staff recommendation report.

Commission action: Approved amendments E-5a to E-5d, per the staff recommendation report.

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

E-6: Kitzman Road Collector Network Road

E-6a: Kitzman Road – Grant Road to Barker Cypress Road

E-6b: Kitzman Road – Barker Cypress Road to Telge Road

E-6c: Unnamed E-W Road 1 – Kitzman Road to Barker Cypress Road

E-6d: Unnamed E-W Road 2 – Kitzman Road to Barker Cypress Rosehill Road

E-6e: Unnamed N-S Road – Kitzman Road to future Boudreaux Road

Staff recommendation: Approve amendments E-6a to E-6e, per the staff recommendation report.

Commission action: Approved amendments E-6a to E-6e, per the staff recommendation report.

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

E-7: Stuebner Airline Road – FM 2920 to Hufsmith Kuykendahl Road

Staff recommendation: Approve amendments E-7, per the staff recommendation report.

Commission action: Approved amendments E-7, per the staff recommendation report.

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

E-8: Ralston Road – Will Clayton Parkway to Atascocita Road

Staff recommendation: Approve amendments E-8, per the staff recommendation report.

Commission action: Approved amendments E-8, per the staff recommendation report.

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

Motion made to reconsider items E-1, E-2, E-4, E-5, E-6, E-7 and E-8.

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

Motion made to approve items E-1, E-2, E-4, E-5, E-6, E-7 and E-8, per the staff recommendation report.

Motion: **Davis** Second: **Mares** Vote: **Carries**

Abstaining: **Anderson, Sigler (E-4)**

F. Texas Southern University (TSU) – Blodgett Street

Withdrawn

G. City of Houston, Council Member Larry Green (District K) – Hillcroft Avenue

G-1: Hillcroft Avenue – Willowbend Blvd. to S. Main Street

Staff recommendation: Approve amendments G-1, per the staff recommendation report.

Commission action: Approved amendments G-1, per the staff recommendation report.

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

H. City of Houston, Parks and Recreation Department – Reed Road

H-1: Reed Road – Mykawa Road to Bellfort Avenue

Staff recommendation: Approve amendment H-1, per the staff recommendation report.

Commission action: Approved amendment H-1, per the staff recommendation report.

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

I. City of Houston, Planning and Development Department – West Houston Mobility Plan & Westchase Mobility Plan

I-1: Elrod Rod - Morton Ranch Road to Franz Road

I-2: Elrod Road - Clay Road to Morton Ranch Road

I-3: Raintree Village Drive - Franz Road to Clay Road

I-4: Westfield Village Drive - Clay Road to Kieth Harrow Blvd.

Staff recommendation: Approve amendments I-1 to I-4, per the staff recommendation report.

Commission action: Approved amendments I-1 to I-4, per the staff recommendation report.

Motion: **Sigler**

Second: **Davis**

Vote: **Carries**

Abstaining: **Dean**

I-5a: Merchants Way - Grand Circle Blvd to Katy Freeway

I-5b: Westside Pkwy. - Colonial Pkwy to Katy Freeway

Staff recommendation: Approve amendments I-5a to I-5b, per the staff recommendation report.

Commission action: Approved amendments I-5a to I-5b, per the staff recommendation report.

Motion: **Mares**

Second: **Davis**

Vote: **Carries**

Abstaining: **Dean**

I-6: Windsong Trail - Clay Road to Kieth Harrow Blvd.

Staff recommendation: Approve amendments I-6, per the staff recommendation report.

Commission action: Approved amendments I-6, per the staff recommendation report.

Motion: **Davis**

Second: **Garza**

Vote: **Carries**

Abstaining: **Dean**

Item I-24a and I-24b were taken out of order and acted on at this time.

I-24a: Grisby Road - SH 6 to City Limit line

I-24b: Grisby Road - City Limit line to Barker Cypress Road

Staff recommendation: Deny amendments I-24a to I-24b.

Commission action: Denied amendments I-24a to I-24b.

Motion: **Garza**

Second: **Davis**

Vote: **Carries**

Abstaining: **Dean**

I-7: Park Ten Blvd. - Katy Freeway to Park Row Drive

Staff recommendation: Approve amendments I-7, per the staff recommendation report.

Commission action: Approved amendments I-7, per the staff recommendation report.

Motion: **Alleman**

Second: **Kilkenny**

Vote: **Carries**

Abstaining: **Dean**

I-8: Addicks-Sasuma Road / Timber Creek Place - FM 529 to SH 6

Staff recommendation: Approve amendments I-8, per the staff recommendation report.

Commission action: Approved amendments I-8, per the staff recommendation report.

Motion: **Garza**

Second: **Alleman**

Vote: **Carries**

Abstaining: **Dean**

I-9: Groeschke Road - Barker Cypress Road to SH 6

I-10: Patterson Road - Elderidge Pkwy to Brittmoore Road

Staff recommendation: Approve amendments I-9 to I-10, per the staff recommendation report.

Commission action: Approved amendments I-9 to I-10, per the staff recommendation report.

Motion: **Mares**

Second: **Garza**

Vote: **Carries**

Abstaining: **Dean**

I-11: Witte Road - Katy Freeway to Neuens Road

I-12: Neuens Road - Blalock Road to Gessner Road

I-13: W. Wingfoot Road - Blalock Road to Windfern Road

I-14: Windfern Road - Clay Road to Sommermeyer Street

I-15: Windfern Road - US 290 to Hempstead Road

Staff recommendation: Approve amendments I-11 to I-15, per the staff recommendation report.

Commission action: Approved amendments I-11 to I-15, per the staff recommendation report.

Motion: **Garza**

Second: **Tahir**

Vote: **Carries**

Abstaining: **Dean**

I-16: Campbell Road / Sommermeyer Street / Roxburgh Drive - Tanner Road to Little York Road

Staff recommendation: Approve amendments I-16, per the staff recommendation report.

Commission action: Approved amendments I-16, per the staff recommendation report.

Motion: **Davis**

Second: **Garza**

Vote: **Carries**

Abstaining: **Dean**

I-17: Hempstead Road - Gessner Road to Brittmoore Road

Staff recommendation: Approve amendments I-17, per the staff recommendation report.

Commission action: Approved amendments I-17, per the staff recommendation report.

Motion: **Alleman**

Second: **Kilkenny**

Vote: **Carries**

Abstaining: **Dean**

I-18: Withdrawn

I-19: Greenwind Chase Drive - Barker Cypress Road to Fry Road

I-20: Baker Road - IH-10 to Greenwind Chase

Staff recommendation: Approve amendments I-19 to I-20, per the staff recommendation report.

Commission action: Approved amendments I-19 to I-20, per the staff recommendation report.

Motion: **Alleman**

Second: **Mares**

Vote: **Carries**

Abstaining: **Dean**

I-21: Baker Road - Barker Cypress Road to Highland Knolls Drive

I-22: Briar Forest Drive - SH 6 to Highland Knolls

Staff recommendation: Approve amendments I-21 to I-22, per the staff recommendation report.

Commission action: Approved amendments I-21 to I-22, per the staff recommendation report.

Motion: **Davis**

Second: **Garza**

Vote: **Carries**

Abstaining: **Dean**

I-23: Grand Mission Blvd. - Westpark Tollway to Westheimer Pkwy.

Staff recommendation: Approve amendments I-23, per the staff recommendation report.

Commission action: Approved amendments I-23, per the staff recommendation report.

Motion: **Garza**

Second: **Davis**

Vote: **Carries**

Abstaining: **Dean**

Items I-24a and I-24b were taken and acted on earlier in the meeting.

I-25: Addicks-Howell Road - SH 6 to Katy Freeway

Staff recommendation: Approve amendments I-25, per the staff recommendation report.

Commission action: Approved amendments I-25, per the staff recommendation report.

Motion: **Davis**

Second: **Alleman**

Vote: **Carries**

Abstaining: **Dean**

I-26: Westlake Park Blvd. - Katy Freeway to Memorial Drive

Staff recommendation: Approve amendments I-26, per the staff recommendation report.

Commission action: Approve amendments I-26, per the staff recommendation report.

Motion: **Mares**

Second: **Alleman**

Vote: **Carries**

Abstaining: **Dean**

I-27: Whittington Drive - Dairy Ashford Road to Eldridge Pkwy.

I-28a: Winkelman Road - Bellaire Blvd. to Alief Clodine Road

I-28b: Winkelman Road - Bellaire Blvd. to Fort Bend County line

Staff recommendation: Approve amendments I-27 to I-28b, per the staff recommendation report.

Commission action: Approved amendments I-27 to I-28b, per the staff recommendation report.

Motion: **Mares**

Second: **Davis**

Vote: **Carries**

Abstaining: **Dean**

I-29a: Westhollow Drive - Westpark Drive to Westheimer Road

I-29b: Howell-Sugarland Road - Bellaire Blvd. to Alief Clodine Road

I-29c: Howell-Sugarland Road - Bellaire Blvd. to Bissonnet

Staff recommendation: Approve amendments I-29a to I-29c, per the staff recommendation report.

Commission action: Approved amendments I-29a to I-29c, per the staff recommendation report.

Motion: **Kilkenny**

Second: **Davis**

Vote: **Carries**

Abstaining: **Dean**

I-30: Tully Road - Katy Freeway to Memorial Drive

Staff recommendation: Approve amendments I-30, per the staff recommendation report.

Commission action: Approved amendments I-30, per the staff recommendation report.

Motion: **Davis**

Second: **Alleman**

Vote: **Carries**

Abstaining: **Dean**

I-31: Hayes Road / Lakeside Place - Richmond Ave. to Willcrest Drive

I-32a: Woodland Park Road - Richmond Ave. to Southlake Drive

I-32b: Southlake Drive/Woodland Park Road - Kirkwood Road to Briar Forest Drive

I-33: West Houston Center Blvd. - Westheimer Road to Westpark Tollway

I-34: Meadowglen Lane - Rogerdale Road to BW 8

I-35a: Seagler Road / Westcenter Drive - Westheimer Road to Westpark Drive

I-35b: Seagler Road - Westheimer Road to Briar Forest Drive

I-36: Jeanetta Street - Westheimer Road to Westpark Drive

I-37: Pagewood Lane / Windswept Lane - Fondren Road to Tanglewilde Street

I-38: Tanglewilde Street - Pagewood Lane to Westpark Drive

I-39a: Town Park Drive – Beltway 8 to Rogerdale Road

I-39b: Town Park Drive / High Star Drive - Rogerdale Road to Boone Road

I-40: Rogerdale Road - Harwin Drive to Bellaire Blvd.

Staff recommendation: Approve amendments I-31 to I-40, per the staff recommendation report.

Commission action: Approved amendments I-31 to I-40, per the staff recommendation report.

Motion: **Davis**

Second: **Victor**

Vote: **Carries**

Abstaining: **Dean, and Alleman on I-31, I-32a, I-32b, I-34, I-35a, I-35b, I-39a, I-39b, I-40.**

V. CONSIDERATION TO FORWARD THE APPROVED CHANGES TO THE 2016 MTFP TO CITY COUNCIL FOR ADOPTION AS THE 2017 MTFP MAP

Staff's recommendation: Forward the approved changes to the 2016 MTFP to City Council for adoption as the 2017 MTFP map.

Commission action: Forwarded the approved changes to the 2016 MTFP to City Council for adoption as the 2017 MTFP map.

Motion: **Davis**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

VI. PUBLIC COMMENT NONE

VII. ADJOURNMENT

There being no further business, Chair Martha L. Stein adjourned the meeting at 4:03 p.m.

Motion: **Davis**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Martha L. Stein, Chair

Patrick Walsh, Secretary

Minutes of the Houston Planning Commission

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

August 24, 2017

Meeting held in

Council Chambers, Public Level, City Hall Annex

2:30 p.m.

Call to Order

Chair Martha L. Stein called the meeting to order at 2:31 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Susan Alleman

Arrived at 2:47 p.m. during item #95

Bill Baldwin

Fernando Brave

Absent

Antoine Bryant

Lisa Clark

Absent

Algenita Davis

Left at 3:35 p.m. during item #125

Mark A. Kilkenny

Lydia Mares

Absent

Paul R. Nelson

Linda Porras-Pirtle

Shafik Rifaat

Megan R. Sigler

Eileen Subinsky

Zafar Tahir

Absent

Meera D. Victor

Mark Mooney for

Left at 3:14 p.m. during item #117

The Honorable James Noack

Charles O. Dean for

Left at 3:55 during item #III

The Honorable Robert E. Herbert

Raymond Anderson for

The Honorable Ed Emmet

EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

Dawn Ullrich

Carrin F. Patman

Executive Secretary

Patrick Walsh, P.E., Director, Planning and Development

DIRECTOR'S REPORT

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

APPROVAL OF THE AUGUST 10, 2017 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 10, 2017 Planning Commission meeting minutes.

Motion: **Subinsky** Second: **Rifaat** Vote: **Carries** Abstaining: **Baldwin, Bryant**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 93)

Items removed for separate consideration: **33**

Staff recommendation: Approve staff's recommendation for items **1 – 93** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 93** subject to the CPC 101 form conditions.

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

Commissioner Sigler recused herself.

Staff recommendation: Approve staff's recommendation for item(s) **33** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for item(s) **33** subject to the CPC 101 form conditions.

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

Commissioner Sigler returned.

C PUBLIC HEARINGS

94 Avondale partial replat no 3 C3N Approve

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

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

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

Speaker(s): Mitchell Cohen

95 Avondale partial replat no 4 C3N Approve

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

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

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

Speakers: Rick Grothues, Andrew Lang, applicant(s); Re-Anna and Bo Bell, Mitchell Cohen, Marc Roche, Eugene Nosal, Angela E. Partida, opposed

96 Benders Landing Estates Sec 4 C3N Defer partial replat no 2

Staff recommendation: Defer the application for 3 weeks per Applicant's request.

Commission action: Deferred the application for 3 weeks per Applicant's request.

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

- 97 Bicycle Bungalows replat no 1 C3N Defer**
 Staff recommendation: Defer the application for 3 weeks for further study and review.
 Commission action: Defer the application for 3 weeks for further study and review.
 Motion: **Bryant** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
- 98 Binglewood Sec 2 partial replat no 1 C3N Withdraw**
- 99 Broadmoor partial replat no 3 C3N Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Rifaat** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 100 Cottage Grove Lake partial replat no 1 C3N Approve**
 Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Kilkenny** Second: **Davis** Vote: **Unanimous** Abstaining: **None**
- 101 Facundo Plaza C3N Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Sigler** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 102 Houston Acreage Estates C3N Defer**
partial replat no 1
 Staff recommendation: Defer the application for 3 weeks per Applicant's request.
 Commission action: Deferred the application for 3 weeks per Applicant's request.
 Motion: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 103 Longwoods partial replat no 2 C3N Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Baldwin** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**
- 104 Neuen Manor partial replat no 7 C3N Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Rifaat** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 105 Newport Sec 4 partial replat no 4 C3N Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Anderson** Second: **Byrant** Vote: **Unanimous** Abstaining: **None**
- 106 Raintree Village Sec 1 partial replat no 2 C3N Withdraw**

107 Spring Forest Sec 2 partial replat no 2 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Mooney** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

108 Spring Forest Sec 2 partial replat no 3 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Mooney** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

109 Aldine Land Holding Inc C2R Defer
Staff recommendation: Defer the application for 3 weeks for additional information.
Commission action: Deferred the application for 3 weeks for additional information.
Motion: **Kilkenny** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Items 110 and 111 were taken together at this time.

110 Bauer Landing Sec 5 C3P Approve
111 Bauer Sunlight Drive Street Dedication C3P Approve
Sec 1 and Reserve

Staff recommendation: Grant the requested variance(s) and approve the plat(s) subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat(s) subject to the CPC 101 form conditions.
Motion: **Anderson** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

112 Blue Ridge Hillcroft K8 School C2 Defer
Staff recommendation: Defer the application(s) for 3 weeks, per Councilmember Green's request.
Commission action: Deferred the application(s) for 3 weeks, per Councilmember green's request.
Motion: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Items 113 and 114 were taken together at this time.

113 CG7600LP GP GP Defer
114 CG7600LP Sec 1 C2 Defer
Staff recommendation: Defer the application(s) for 3 weeks for additional information.
Commission action: Deferred the application(s) for 3 weeks for additional information.
Motion: **Bryant** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

115 Clarkson Court C2 Withdraw

116 Cypress Telge Park C2 Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Anderson** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

- 117 EaDo Lofts** **C2R** **Approve**
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Davis** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Ryan Bibbs, City of Houston Housing Department, applicant, supportive; Richard Smith, Managing Engineer, Public Works and Engineering Department
- 118 Elon** **C2R** **Withdraw**
- 119 Fairgrounds Addition partial replat no 1** **C2R** **Defer**
Staff recommendation: Defer the application per Ch. 42 standards.
Commission action: Deferred the application per Ch. 42 standards.
Motion: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 120 Hardy Road Industrial Park** **C2R** **Defer**
Staff recommendation: Defer the application per Harris County's request.
Commission action: Deferred the application per Harris County's request.
Motion: **Anderson** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 121 Harris County WCID No 110** **C2** **Approve**
Waste Water Treatment Plant no 1
Staff recommendation: Approve the plat as a C3P, subject to the CPC 101 form conditions.
Commission action: Approved the plat as a C3P, subject to the CPC 101 form conditions.
Motion: **Sigler** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**
- 122 Holocaust Museum Houston** **C2R** **Approve**
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Nelson** Second: **Davis** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Mark Streich, opposed
- 123 Hyatt Place Reserve** **C2** **Defer**
Staff recommendation: Defer the application per Applicant's request.
Commission action: Deferred the application per Applicant's request.
Motion: **Bryant** Second: **Davis** Vote: **Unanimous** Abstaining: **None**
- 124 Kingwood Elite Storage** **C2** **Approve**
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Nelson** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

125 Koehler Iron Works C2 Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.

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

126 Luz de Atardecer C2 Defer
Staff recommendation: Defer the application per Ch. 42 standards.
Commission action: Deferred the application per Ch. 42 standards.
Motion: **Anderson** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

127 Ranch at Magnolia Point C3P Defer
Staff recommendation: Defer the application per Ch. 42 standards.
Commission action: Deferred the application per Ch. 42 standards.
Motion: **Kilkenny** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

128 Retreat at Lakewood Forest C2 Approve
partial replat no 1
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Anderson** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman recused herself.

129 Sheldon ISD High School GP Defer
Staff recommendation: Defer the application for 3 weeks for further study and review.
Commission action: Deferred the application for 3 weeks for further study and review.
Motion: **Baldwin** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

130 Somerset Green Sec 7 C3R Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Bryant** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

131 Wu Eunice Homes C2R Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Porras-Pirtle** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS
NONE**

**F RECONSIDERATION OF REQUIREMENTS
NONE**

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

G EXTENSIONS OF APPROVAL

132	Greystone Commerce Park	EOA	Approve
133	Muoneke Estates	EOA	Approve

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

134	22150 TX 494	COC	Defer
135	25231 Fawn Lane	COC	Defer

Staff recommendation: Approve staff's recommendation for items 132-135.

Commission action: Approved staff's recommendation for items 132-135.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

136	6261 Briar Rose Drive	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: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 28, 2017 FOR:

- a. Amended Plat of Alameda Place partial replat no 9
- b. Chevy Chase partial replat no 3
- c. Chasewood Meadows partial replat no 3
- d. Craig Woods partial replat no 21
- e. East 29th Street Grove
- f. Goldquest Group
- g. Houston Skyscraper Shadows partial replat no 2
- h. West Court partial replat no 8

Staff recommendation: Establish a public hearing date of September 28, 2017 for items II a-h.

Commission action: Established a public hearing date of September 28, 2017 for items II a-h.

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

III. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR SUPER 8 HOTEL LOCATED AT 7660 SOUTH LOOP EAST

Staff recommendation: Approve the Hotel/Motel variance for Super 8 Hotel located at 7660 South Loop East.

Commission action: Approved the Hotel/Motel variance for Super 8 Hotel located at 7660 South Loop East.

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

Speaker(s): Ankit Sarolita, applicant; Terry Gobert, opposed

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR PORTIONS OF THE NORTH MACGREGOR OAKS AND TIMBER CREST SUBDIVISIONS (MLSA 651)

Staff recommendation: Approve the Special Minimum Lot Size Area application for portions of the North MacGregor Oaks and Timber Crest Subdivisions, MLSA 651, and forward to City Council.

Commission action: Approved the Special Minimum Lot Size Area application for portions of the North MacGregor Oaks and Timber Crest Subdivisions, MLSA 651, and forwarded to City Council.

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

Speaker(s): Meghan Hoffnagle, applicant; Eric Hoffnagle, Quincy Ollison, Jim Plummer-supportive

V. EXCUSE THE ABSENCES OF COMMISSIONERS BALDWIN AND BRYANT

Commissioners Baldwin and Bryant were present; therefore, no Commission action was required.

VI. PUBLIC COMMENT NONE

VII. ADJOURNMENT

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

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

Martha L. Stein, Chair

Patrick Walsh, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
A-Consent				
1	Avondale partial replat no 3	C3F		Approve the plat subject to the conditions listed
2	Balmoral Park Lakes East Sec 5	C3P		Approve the plat subject to the conditions listed
3	Balmoral Park Lakes East Sec 6	C3P		Approve the plat subject to the conditions listed
4	Balmoral Thompson Bend Drive Street Dedication Sec 1	SP	DEF1	Approve the plat subject to the conditions listed
5	Bosniaks Cultural Community of Houston	C3P		Approve the plat subject to the conditions listed
6	Braeburn Gardens partial replat no 2	C3F		Approve the plat subject to the conditions listed
7	Bridgeland Parkland Village Sec 15	C3P		Approve the plat subject to the conditions listed
8	Brookwood Forest Sec 6	C3F		Approve the plat subject to the conditions listed
9	Cottage Grove Lake partial replat no 1	C3F		Approve the plat subject to the conditions listed
10	Development at Aliana	C2		Defer Additional information reqd
11	Emerald Gardens	C3P		Defer Chapter 42 planning standards
12	Hardy Industrial Complex	C2		Defer Chapter 42 planning standards
13	Harris County WCID No 110 Waste Water Treatment Plant no 1	C3F		Approve the plat subject to the conditions listed
14	Hernandez Reserve on Tidwell	C2	DEF1	Approve the plat subject to the conditions listed
15	Highland Glen Sec 5	C3F		Defer Additional information reqd
16	Intercontinental Crossing Business Park Sec 2	C3P		Approve the plat subject to the conditions listed
17	Katy Crossing Sec 1	C3P		Approve the plat subject to the conditions listed
18	Lakes of Bella Terra West Sec 2	C3F	DEF1	Approve the plat subject to the conditions listed
19	Melody Oaks partial replat no 19	C3F		Approve the plat subject to the conditions listed
20	Miramesa Sec 2	C3P		Approve the plat subject to the conditions listed
21	Oak Estates partial replat no 2	C3F		Approve the plat subject to the conditions listed
22	Old Town Spring Business Park Reserve	C3F		Defer Additional information reqd
23	Riverside Terrace Sec 1 partial replat no 4	C3F		Approve the plat subject to the conditions listed
24	Rosehill Reserve GP	GP	DEF1	Withdrawn
25	Rosehill Reserve Sec 8	C3P	DEF1	Approve the plat subject to the conditions listed
26	Summit Place Addition partial replat no 2	C3F		Approve the plat subject to the conditions listed
27	Timbergrove Yards	C3F		Approve the plat subject to the conditions listed
28	Uvalde Business Park GP	GP		Approve the plat subject to the conditions listed
29	Vaquero Gosling Addition	C2		Approve the plat subject to the conditions listed
30	West Cavalcade Heights	C2		Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: September 14, 2017**

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
31	Westfield Ranch Sec 4	C3F		Approve the plat subject to the conditions listed
32	Westview Landing Sec 4	C3P		Approve the plat subject to the conditions listed
33	Wildwood at Oakcrest North Sec 23	C3P		Approve the plat subject to the conditions listed
34	Windrow Sec 1	C3P	DEF1	Approve the plat subject to the conditions listed

B-Replats

35	Ansari Homes on Tulane	C2R		Approve the plat subject to the conditions listed
36	Autosales in Blalock	C2R		Withdrawn
37	Brayden Park	C2R		Approve the plat subject to the conditions listed
38	Briargrove Animal Clinic Expansion	C2R		Withdrawn
39	Downey Oaks Place	C2R	DEF1	Approve the plat subject to the conditions listed
40	First Industrial Texas	C2R		Approve the plat subject to the conditions listed
41	Furay Park View	C3R	DEF1	Approve the plat subject to the conditions listed
42	Giorgetti	C2R		Approve the plat subject to the conditions listed
43	Gonzalez Corner	C2R	DEF1	Approve the plat subject to the conditions listed
44	Gonzalez Estates	C2R	DEF1	Approve the plat subject to the conditions listed
45	Hammock Place	C2R		Disapprove
46	Hollyoak Senior Living	C2R		Approve the plat subject to the conditions listed
47	Incarnatio Consecratio Missio	C3R		Defer Chapter 42 planning standards
48	Jacqueline Court	C3R		Approve the plat subject to the conditions listed
49	Jacquelyn Vista	C3R		Approve the plat subject to the conditions listed
50	KNZSK Patio Homes	C3R		Approve the plat subject to the conditions listed
51	Lincoln Heights partial replat no 1	C2R	DEF1	Approve the plat subject to the conditions listed
52	Lyons Redev Fortieth Venture	C2R	DEF1	Approve the plat subject to the conditions listed
53	Main Street Gardens Sec 2 partial replat no 1	C2R		Approve the plat subject to the conditions listed
54	Northmore Addition partial replat no 1	C2R		Approve the plat subject to the conditions listed
55	Park View at Oak Forest	C2R	DEF1	Approve the plat subject to the conditions listed
56	Sanberg Investments LTD	C2R	DEF1	Approve the plat subject to the conditions listed
57	Spring Cypress Industrial Park	C2R		Approve the plat subject to the conditions listed
58	Trails on North Saint Charles	C2R		Defer Additional information reqd
59	Trinity Christian Reserve	C2R		Approve the plat subject to the conditions listed
60	Valley Ranch Medical Suites	C2R		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
61	Villas on Noble Street	C2R		Defer Additional information reqd
62	Winsome Court	C2R		Withdrawn
63	Woodlands United Methodist Church	C2R		Approve the plat subject to the conditions listed
64	Wortham Falls Sec 1 partial replat no 1	C2R		Withdrawn

C-Public Hearings Requiring Notification

65	Benders Landing Estates Sec 4 partial replat no 2	C3N	DEF1	Approve the plat subject to the conditions listed
66	Bicycle Bungalows replat no 1	C3N	DEF1	Deny the requested variance(s) and Disapprove the plat
67	Brundage Woods replat no 1	C3N		Approve the plat subject to the conditions listed
68	Clayton Sec 1 partial replat no 1	C3N		Approve the plat subject to the conditions listed
69	Craig Woods partial replat no 20	C3N		Approve the plat subject to the conditions listed
70	Houston Acreage Estates partial replat no 1	C3N	DEF1	Approve the plat subject to the conditions listed
71	Melody Oaks partial replat no 20	C3N		Approve the plat subject to the conditions listed
72	Shadyvilla Addition no 2 partial replat no 5	C3N		Approve the plat subject to the conditions listed

D-Variances

73	Aldine Land Holding Inc	C2R	DEF1	Withdrawn
74	Blue Ridge Hillcroft K8 School	C2	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
75	Fairview Addition partial replat no 1	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
76	Hardy Road Industrial Park	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
77	Harris County MUD no 1 Water Plant no 4	C3P		Defer Applicant request
78	Hyatt Place Reserve	C2	DEF1	Withdrawn
79	Luz de Atardecer	C2	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
80	Ranch at Magnolia Point	C3P	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
81	Santa Fe Business Park GP	GP	DEF1	Approve the plat subject to the conditions listed
82	Santa Fe Business Park Sec 1	C2	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
83	Sheldon ISD High School GP	GP	DEF1	Withdrawn

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
84	Stonebridge Ellington Sec 1 partial replat no 1 and extension	C3R		Grant the requested variance(s) and Approve the plat subject to the conditions listed: Variance granted to not extend stub streets Ellington Park Drive and Bay Star Boulevard through the subject property. Bay Star Boulevard will not be terminated with a cul-de-sac.

E-Special Exceptions

85	Jasmine Heights Sec 10	C3P		Grant the requested special exception(s) and Approve the plat subject to the conditions listed
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F-Reconsideration of Requirements

86	Bridges on Lake Houston GP	GP		Grant the requested Reconsideration of Requirement and Approve the plat subject to the conditions listed
87	Bridges on Lake Houston Sec 8	C3P		Approve the plat subject to the conditions listed
88	Jasmine Heights Sec 9	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed

G-Extensions of Approval

89	Ashley Pointe Sec 14	EOA		Approved
90	Ashley Pointe Sec 15	EOA		Approved
91	Clay Commerce Park	EOA		Approved
92	Commerce Park Reserve at Clay	EOA		Approved
93	Gosling Road Reserve partial replat no 1 and extension	EOA		Approved
94	Kickapoo Plaza	EOA		Approved
95	North Lake Houston Parkway Street Dedication Sec 1	EOA		Approved
96	Royal Brook at Kingwood Sec 21	EOA		Approved
97	Spring Pines Commercial Development	EOA		Approved

H-Name Changes

None

I-Certification of Compliance

98	19950 Mercedell Drive	COC		Approve
99	22150 TX 494	COC		Approve
100	25231 Fawn Lane	COC		Approve
101	20654 Sullivan Road	COC		Approve
102	302 Hill Drive	COC		Approve
103	21200 Sullivan Road	COC		Approve

Platting Summary**Houston Planning Commission****PC Date: September 14, 2017**

Item		App		PC Action
No.	Subdivision Plat Name	Type	Deferral	

J-Administrative

None

K-Development Plats with Variance Requests

104	5639 Benning Drive	DPV	Defer	
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Agenda Item: 1
Action Date: 09/14/2017
Plat Name: Avondale partial replat no 3
Developer: John J. Toomey Jr. et al.
Applicant: Atkinson Engineers
App No / Type: 2017-1549 C3F

Total Acreage:	0.5225	Total Reserve Acreage:	0.5225
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	77006	493T	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.

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)

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

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)

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

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 09/14/2017
Plat Name: Avondale partial replat no 3
Developer: John J. Toomey Jr. et al.
Applicant: Atkinson Engineers
App No / Type: 2017-1549 C3F



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to 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 application.

(Low or high impact process)

Appointments may be scheduled using the Online Queuing Service

Submit application online at houstonpermittingcenter.org

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: 2
Action Date: 09/14/2017
Plat Name: Balmoral Park Lakes East Sec 5
Developer: LGI Homes - Texas, LLC
Applicant: Pape-Dawson Engineers
App No / Type: 2017-1555 C3P

Total Acreage:	25.1390	Total Reserve Acreage:	5.0820
Number of Lots:	101	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 400
County	Zip	Key Map ©	City / ETJ
Harris	77396	376U	ETJ

Conditions and requirements for approval:

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

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. Balmoral Thompson Bend Drive 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)

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)

159. Provide centerline tie.

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 09/14/2017
Plat Name: Balmoral Park Lakes East Sec 5
Developer: LGI Homes - Texas, LLC
Applicant: Pape-Dawson Engineers
App No / Type: 2017-1555 C3P



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to 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 application.

(Low or high impact process)

Appointments may be scheduled using the Online Queuing Service

Submit application online at houstonpermittingcenter.org

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

Coordinate with HCFCD to determine if any additional drainage easements are required for this plat

Thompson Bend Drive will need to be recorded prior to or simultaneously with this plat

UVE should be checked at Cherry Timber Dr and Thompson Bend Dr (Traffic)

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



Agenda Item: 3
Action Date: 09/14/2017
Plat Name: Balmoral Park Lakes East Sec 6
Developer: LGI Homes - Texas, LLC
Applicant: Pape-Dawson Engineers
App No / Type: 2017-1553 C3P

Total Acreage:	12.4370	Total Reserve Acreage:	1.0790
Number of Lots:	62	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 400
County	Zip	Key Map ©	City / ETJ
Harris	77396	376U	ETJ

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Balmoral Park Lakes East 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)
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)
- 143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (128)
- 143.2. Measure from ROW edge to ROW edge to accurately measure intersection spacing.

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 09/14/2017
Plat Name: Balmoral Park Lakes East Sec 6
Developer: LGI Homes - Texas, LLC
Applicant: Pape-Dawson Engineers
App No / Type: 2017-1553 C3P



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to 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 application.

(Low or high impact process)

Appointments may be scheduled using the Online Queuing Service

Submit application online at houstonpermittingcenter.org

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)

UVE should be checked at Balmoral Park Lakes East and Thompson Bend Drive.

Driveway should be located 5' from east property line for Lot 4, Block 2.

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



Agenda Item: 4
Action Date: 09/14/2017
Plat Name: Balmoral Thompson Bend Drive Street Dedication Sec 1
Developer: LGI Homes - Texas, LLC
Applicant: Pape-Dawson Engineers
App No / Type: 2017-1482 SP

Total Acreage:	2.3640	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:	Harris County MUD 400
County	Zip	Key Map ©	City / ETJ
Harris	77396	376T	ETJ

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
052. Balmoral Park Lakes East Sec 4 must be recorded prior to or simultaneously with this plat.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 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)

Per Harris Co: 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)
Balmoral Park Lakes East Sec 4 and Ralston road street dedication will need to be recorded prior to plat recordation

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 09/14/2017
Plat Name: Balmoral Thompson Bend Drive Street Dedication Sec 1
Developer: LGI Homes - Texas, LLC
Applicant: Pape-Dawson Engineers
App No / Type: 2017-1482 SP



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to 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 application.

(Low or high impact process)

Appointments may be schedule using the online service.

Submit application online at houstonpermittingcenter.org

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

Addressing: Label the street on the plat.

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)

Balmoral Park Lakes East Sec 4 and Ralston road street dedication will need to be recorded prior to plat recordation.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 09/14/2017
Plat Name: Bosniaks Cultural Community of Houston
Developer: R&T ARCHITECTS
Applicant: Advance Surveying, Inc.
App No / Type: 2017-1514 C3P

Total Acreage:	1.2500	Total Reserve Acreage:	1.2500
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77084	447L	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.

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)

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)

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 09/14/2017
Plat Name: Bosniaks Cultural Community of Houston
Developer: R&T ARCHITECTS
Applicant: Advance Surveying, Inc.
App No / Type: 2017-1514 C3P

For Your Information:

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

PWE Utility Analysis: Approved

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

PWE Traffic: No comments.

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

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

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

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



Agenda Item: 6
Action Date: 09/14/2017
Plat Name: Braeburn Gardens partial replat no 2
Developer: Ace Consulting Engineers, Inc.
Applicant: Gruller Surveying
App No / Type: 2017-1506 C3F

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):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77031	569D	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.

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)

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

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)

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 09/14/2017
Plat Name: Braeburn Gardens partial replat no 2
Developer: Ace Consulting Engineers, Inc.
Applicant: Gruller Surveying
App No / Type: 2017-1506 C3F



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to 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 application.
Submit applications online at houstonpermittingcenter.org

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - correct easement information on the plat (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.



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 09/14/2017
Plat Name: Bridgeland Parkland Village Sec 15
Developer: Bridgeland Development, LP
Applicant: McKim & Creed, Inc.
App No / Type: 2017-1524 C3P

Total Acreage:	5.6970	Total Reserve Acreage:	1.4190
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:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	366S	ETJ

Conditions and requirements for approval:

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 047.1. Make minor corrections and additions as indicated on scanned image file attached to the application.
- 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)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
09/14/2017

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 09/14/2017
Plat Name: Bridgeland Parkland Village Sec 15
Developer: Bridgeland Development, LP
Applicant: McKim & Creed, Inc.
App No / Type: 2017-1524 C3P

The below comments were made by other agencies during this review period. These comments are not to 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: 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)
roadway/access easement will need to be abandoned prior to recordation.

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



Agenda Item: 8
Action Date: 09/14/2017
Plat Name: Brookwood Forest Sec 6
Developer: KB Home Lone Star Inc.
Applicant: Pape-Dawson Engineers
App No / Type: 2017-1546 C3F

Total Acreage:	11.1320	Total Reserve Acreage:	0.4830
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:	Montgomery County MUD 96
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	295R	ETJ

Conditions and requirements for approval:

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

052. Brookwood Forest Sec 5 must be recorded prior to or simultaneously with this plat.

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 09/14/2017
Plat Name: Brookwood Forest Sec 6
Developer: KB Home Lone Star Inc.
Applicant: Pape-Dawson Engineers
App No / Type: 2017-1546 C3F



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to 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

Addressing: Croftmeadow Court Drive has 2 street types: both Court and Drive. Choose one or the other.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 09/14/2017
Plat Name: Cottage Grove Lake partial replat no 1
Developer: Fendway Development
Applicant: Windrose
App No / Type: 2017-1519 C3F

Total Acreage:	4.5521	Total Reserve Acreage:	0.0279
Number of Lots:	100	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492B	City

Conditions and requirements for approval:

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

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

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

On-street parking requires PWE approval. Provide copy of Completion and Acceptance of Kansas Street prior to recordation.

This project must provide:

1. 3" caliber streets
2. 6' wide sidewalks
3. 8' maximum heights wrought iron or semi-opaque fence

Shared driveway lots along the public street must have front door and pedestrian gate facing the street.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
09/14/2017

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 09/14/2017
Plat Name: Cottage Grove Lake partial replat no 1
Developer: Fendway Development
Applicant: Windrose
App No / Type: 2017-1519 C3F

The below comments were made by other agencies during this review period. These comments are not to 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 application.
Submit applications online at houstonpermittingcenter.org

Addressing: Add streets to plat tracker.
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Solid Waste: The proposed development contains more than 25 units taking access from private streets and therefore does not qualify for COH garbage collection.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 10
Action Date: 09/14/2017
Plat Name: Development at Aliana
Developer: Aliana Development Company
Applicant: Windrose
App No / Type: 2017-1523 C2

Total Acreage:	1.2380	Total Reserve Acreage:	1.2380
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Fort Bend County MUD 134 B
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	566D	ETJ

Conditions and requirements for approval:

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 047.1. Make minor corrections and additions as indicated on scanned image file attached to the application.
- 059.1. Acreage in title and on plat must match at recordation.
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
- 116. Add BL plat note: Unless otherwise indicated, the building line (b.l.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time. (150)
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 189. Appendix E: Certificate for Engineer or Surveyor is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 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. Add Center Point 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. Identify 800+sq ft area as shown in marked filed. It must be included within plat boundary.
- 3. Provide new registry drawing that aligns correctly within GP boundary. The current registry locates on top of the adjacent Plat Shops at Aliana.

Commission Action:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 09/14/2017
Plat Name: Development at Aliana
Developer: Aliana Development Company
Applicant: Windrose
App No / Type: 2017-1523 C2

Defer Additional information reqd



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 building lines along West Aliana Trace and West Airport
2) Provide 10' landscape reserve or easement along W. Airport Blvd
3) Identify C1 (or add curve table)
4) Right turn lane may be required at this corner coordinate with adjacent development "Shops at Aliana" through LJA Engineering
5) Submit civil construction plans
6) This 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: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED
AND NEED B.L.

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



Agenda Item: 11
Action Date: 09/14/2017
Plat Name: Emerald Gardens
Developer: Inderra Builders, Inc.
Applicant: Windrose
App No / Type: 2017-1550 C3P

Total Acreage:	4.2970	Total Reserve Acreage:	0.8340
Number of Lots:	39	Number of Multifamily Units:	0
COH Park Sector:	7	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	77047	573T	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.
- 073.1. Replat Legal Descriptions shall follow guidelines and/or examples.
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)
- 134.07. Add to general notes on face of plat: This property(s) is located in Park Sector number 7.
- 134.4. This percentage (XX%) shall be applied to the then-current fee in lieu of dedication.
- 134.6. The then-current fee in lieu of dedication shall be applied to this number (39units) of dwelling units.
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Commission Action:

Defer Chapter 42 planning standards



Agenda Item: 11
Action Date: 09/14/2017
Plat Name: Emerald Gardens
Developer: Inderra Builders, Inc.
Applicant: Windrose
App No / Type: 2017-1550 C3P



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to 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 application.

(Low or high impact process)

Appointments may be scheduled using the Online Queuing Service

Submit application online at houstonpermittingcenter.org

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

DETENTION IS REQUIRED.

Parks and Recreation: Provide parks and open space table

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

- To be corrected on the general notes on face of plat: This property(s) is located in Park Sector 7 .

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

To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (39units) of dwelling units.

- No land is being established as Private Park or dedicated to the public for Park purposes.

PWE Traffic: The applicant needs to provide a more detailed parking exhibit. Many of the reserves labeled as restricted to parking are not usable as such. A parking exhibit detailing the size, number, and layout of each parking space is preferred.

Questions concerning the informational comments should be directed to the agency's author. Planning 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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 09/14/2017
Plat Name: Hardy Industrial Complex
Developer: CBDR Industrial LLC
Applicant: Hovis Surveying Company Inc.
App No / Type: 2017-1569 C2

Total Acreage:	10.0000	Total Reserve Acreage:	10.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77073	332M	ETJ

Conditions and requirements for approval:

- 001. Provide cutback per county standards as indicated on the PDF markup
- 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.
- 1. Revise plat boundary to include all property under common ownership.

Commission Action:

Defer Chapter 42 planning standards



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 09/14/2017
Plat Name: Hardy Industrial Complex
Developer: CBDR Industrial LLC
Applicant: Hovis Surveying Company Inc.
App No / Type: 2017-1569 C2

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)

Provide 20' X 20' corner cut

Check for UVE at intersection

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 09/14/2017
Plat Name: Harris County WCID No 110 Waste Water Treatment Plant no 1
Developer: HCWCID No. 110
Applicant: Hovis Surveying Company Inc.
App No / Type: 2017-1567 C3F

Total Acreage:	6.0170	Total Reserve Acreage:	5.8960
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 WCID 110
County	Zip	Key Map ©	City / ETJ
Harris	77388	332F	ETJ

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
09/14/2017

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 09/14/2017
Plat Name: Harris County WCID No 110 Waste Water Treatment Plant no 1
Developer: HCWCID No. 110
Applicant: Hovis Surveying Company Inc.
App No / Type: 2017-1567 C3F

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

City Engineer: DETENTION IS REQUIRED

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Coordinate with HCFCD to determine if any additional drainage easements are required.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 09/14/2017
Plat Name: Hernandez Reserve on Tidwell
Developer: josefina hernandez
Applicant: Houston Platting
App No / Type: 2017-1286 C2

Total Acreage:	0.6487	Total Reserve Acreage:	0.6487
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	454D	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)

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

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

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

1. Dimension the ROW width of Tidwell and label the recording information that dedicated the street.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
09/14/2017

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 09/14/2017
Plat Name: Hernandez Reserve on Tidwell
Developer: josefina hernandez
Applicant: Houston Platting
App No / Type: 2017-1286 C2

The below comments were made by other agencies during this review period. These comments are not to 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 application.
Submit applications online at houstonpermittingcenter.org

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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 09/14/2017
Plat Name: Highland Glen Sec 5
Developer: Highland Resources
Applicant: Van De Wiele & Vogler, Inc.
App No / Type: 2017-1533 C3F

Total Acreage:	14.9480	Total Reserve Acreage:	2.5241
Number of Lots:	67	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Timber Lane Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77373	332D	ETJ

Conditions and requirements for approval:

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

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

1. Verify parcel information regarding jog along Hardy Toll Road.

Commission Action:

Defer Additional information reqd



Action Date:
09/14/2017

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 09/14/2017
Plat Name: Highland Glen Sec 5
Developer: Highland Resources
Applicant: Van De Wiele & Vogler, Inc.
App No / Type: 2017-1533 C3F

PWE Utility Analysis: Approve.
Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 09/14/2017
Plat Name: Intercontinental Crossing Business Park Sec 2
Developer: INTERCONTINENTAL CROSSING, LP
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2017-1575 C3P

Total Acreage:	33.0000	Total Reserve Acreage:	31.2000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77073	333Y	ETJ

Conditions and requirements for approval:

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

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

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 09/14/2017
Plat Name: Intercontinental Crossing Business Park Sec 2
Developer: INTERCONTINENTAL CROSSING, LP
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2017-1575 C3P

The below comments were made by other agencies during this review period. These comments are not to 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 application.

(Low or high impact process)

Appointments may be scheduled using the Online Queuing Service

Submit application online at houstonpermittingcenter.org

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)

Temp access easement will need to be recorded prior to plat recordation.

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



Agenda Item: 17
Action Date: 09/14/2017
Plat Name: Katy Crossing Sec 1
Developer: Pulte Group
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No / Type: 2017-1512 C3P

Total Acreage:	41.1770	Total Reserve Acreage:	13.8660
Number of Lots:	142	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	404Y	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.

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

053. Change street name(s) as indicated on the file copy to avoid duplication.

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)

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 09/14/2017
Plat Name: Katy Crossing Sec 1
Developer: Pulte Group
Applicant: LJA Engineering, Inc. - (West Houston Office)
App No / Type: 2017-1512 C3P



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
UVE should be checked at Katy Crossing Blvd and Katy-Hockley Road (Traffic)
SB left turn lane will be required on Katy-Hockley Road at Katy Crossing Blvd (Traffic)

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 09/14/2017
Plat Name: Lakes of Bella Terra West Sec 2
Developer: LOB West, Inc
Applicant: Benchmark Engineering Corporation
App No / Type: 2017-1435 C3F

Total Acreage:	14.5590	Total Reserve Acreage:	3.0880
Number of Lots:	63	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
Fort Bend	77406	525J	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 1).record lakes of bella terra sec 1 prior to or simultaneously with this plat
- 2)The remaining pipeline north of this plat will be recorded with section 6 of lakes of bella terra

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 09/14/2017
Plat Name: Lakes of Bella Terra West Sec 2
Developer: LOB West, Inc
Applicant: Benchmark Engineering Corporation
App No / Type: 2017-1435 C3F

Fort Bend Engineer: 1) Provide 25' BL on Lot 3, Block 1 fronting Zanubia Court
2) Provide transition between BL at Lot 19, Block 1 and Reserve A
3) Submit civil construction plans
4) This does not constitute a formal review by Fort Bend County as not all review comments are provided in this portal.

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.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 09/14/2017
Plat Name: Melody Oaks partial replat no 19
Developer: Uptown Houston Development, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2017-1522 C3F

Total Acreage:	0.2390	Total Reserve Acreage:	0.0000
Number of Lots:	3	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	451X	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
- 134.10. 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)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
09/14/2017

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 09/14/2017
Plat Name: Melody Oaks partial replat no 19
Developer: Uptown Houston Development, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2017-1522 C3F

The below comments were made by other agencies during this review period. These comments 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 10.

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 application.
Submit applications online at houstonpermittingcenter.org

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 09/14/2017
Plat Name: Miramesa Sec 2
Developer: Westin Homes and Properties, L.P.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2017-1529 C3P

Total Acreage:	11.3700	Total Reserve Acreage:	0.8382
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:	Harris County MUD 165
County	Zip	Key Map ©	City / ETJ
Harris	77433	406D	ETJ

Conditions and requirements for approval:

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

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

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

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)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
09/14/2017

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 09/14/2017
Plat Name: Miramesa Sec 2
Developer: Westin Homes and Properties, L.P.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2017-1529 C3P

The below comments were made by other agencies during this review period. These comments are not to 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 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)
UVE at Astrapia Valley Lane needs to be recorded by separate instrument prior to plat recordation.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 09/14/2017
Plat Name: Oak Estates partial replat no 2
Developer: Carnegie Homes
Applicant: Total Surveyors, Inc.
App No / Type: 2017-1526 C3F

Total Acreage:	0.5010	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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77027	492S	City

Conditions and requirements for approval:

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

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)

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 09/14/2017
Plat Name: Oak Estates partial replat no 2
Developer: Carnegie Homes
Applicant: Total Surveyors, Inc.
App No / Type: 2017-1526 C3F

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 application.
(Low or high impact process)
Appointments may be scheduled using the Online Queuing Service
Submit application online at houstonpermittingcenter.org
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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 09/14/2017
Plat Name: Old Town Spring Business Park Reserve
Developer: Giddy Up Development, LLC
Applicant: Windrose
App No / Type: 2017-1518 C3F

Total Acreage:	21.9280	Total Reserve Acreage:	21.9280
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:	
County	Zip	Key Map ©	City / ETJ
Harris	77373	292L	ETJ

Conditions and requirements for approval:

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

139. Provide for widening of West Hardy Road local street. (122)

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

- 1)reserve acreage will decrease after r.o.w dedication along west hardy road
- 2)It appears that tract 13 B is owned by one of the multiple owners shown in the title report.Either provide proof of ownership or include tract in plat boundary
- 3)Access is denied from Booker road

Commission Action:

Defer Additional information reqd



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For Your Information:

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 09/14/2017
Plat Name: Old Town Spring Business Park Reserve
Developer: Giddy Up Development, LLC
Applicant: Windrose
App No / Type: 2017-1518 C3F

PWE Utility Analysis: Approved

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

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

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

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

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

UVE should be checked at Spring Stuebner Road and West Hardy Road.

Traffic Impact Analysis will be required before the review of site development plan. It should address, but not limited to, driveway locations, left turn lane requirement and impact at the intersection of Spring Stuebner Road and West Hardy Road.

Plan and plat will need to be approved by CIP project manager, Tina Liu.

Dedicate additional ROW along West Hardy 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: 23
Action Date: 09/14/2017
Plat Name: Riverside Terrace Sec 1 partial replat no 4
Developer: NNE, Inc.
Applicant: Gruller Surveying
App No / Type: 2017-1509 C3F

Total Acreage:	0.1652	Total Reserve Acreage:	0.0000
Number of Lots:	3	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	533B	City

Conditions and requirements for approval:

025. Remove 10'/17' diagram and notes

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

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

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

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

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

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

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

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

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.

Use short replat paragraph

Commission Action:



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 09/14/2017
Plat Name: Riverside Terrace Sec 1 partial replat no 4
Developer: NNE, Inc.
Applicant: Gruller Surveying
App No / Type: 2017-1509 C3F

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to 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 application.
Submit applications online at houstonpermittingcenter.org

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 09/14/2017
Plat Name: Rosehill Reserve GP
Developer: Rosehill Reserve
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No / Type: 2017-1451 GP

Total Acreage:	329.1960	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286Q	ETJ

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

210. Applicant has requested that this item be withdrawn at this time.

Commission Action:

Withdrawn



Action Date:
09/14/2017

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 09/14/2017
Plat Name: Rosehill Reserve GP
Developer: Rosehill Reserve
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No / Type: 2017-1451 GP

PWE Utility Analysis: Approve.
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)
Relocate stub street at east boundary to avoid conflict with existing pond and church structures.

Questions concerning the informational comments should be directed to the agency's author. Planning 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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 09/14/2017
Plat Name: Rosehill Reserve Sec 8
Developer: Rosehill Reserve
Applicant: LJA Engineering, Inc. - (West Houston Office)
App No / Type: 2017-1333 C3P

Total Acreage:	17.5890	Total Reserve Acreage:	1.8230
Number of Lots:	70	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286R	ETJ

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
143. Minimum intersection spacing along a local street shall be 75 feet. (128)
- 143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. Add a stub street to the north and extend Yellow Lilly to the adjacent tract to the east. (128)
- Replace "Trace" street suffix with one that is allowable per the street naming standards.

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 09/14/2017
Plat Name: Rosehill Reserve Sec 8
Developer: Rosehill Reserve
Applicant: LJA Engineering, Inc. - (West Houston Office)
App No / Type: 2017-1333 C3P

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to 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

Addressing: Change Royal Rose Road to Royal Bush Road on final plat. Add street breaks to plat.

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)

"Trace" doesn't appear to be a street name suffix. Choose another suffix.

Easements outside plat boundary will need to be recorded before plat recordation

Label Rose Hill Church Road with recording information at east boundary L2

Revise Royal Rose at Blooming Hill to eliminate Reserve E blocking a northerly extension of Blooming Hill

needed for compliance with Chapter 42 block length, add 1 ft. reserves where ROW is adjacent to acreage

Provide all-way stop neighborhood collector warrant recommendation letter Royal Rose at Blooming Hill

Questions concerning the informational comments should be directed to the agency's author. Planning 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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 09/14/2017
Plat Name: Summit Place Addition partial replat no 2
Developer: Novatecture Design Group
Applicant: Daram Engineers, Inc.
App No / Type: 2017-1516 C3F

Total Acreage:	0.1239	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	492V	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 185.2. Appendix A: Provide an attesting individual 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)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- Zoom in vicinity map.

Commission Action:

Approve the plat subject to the conditions listed



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For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 09/14/2017
Plat Name: Summit Place Addition partial replat no 2
Developer: Novatecture Design Group
Applicant: Daram Engineers, Inc.
App No / Type: 2017-1516 C3F

The below comments were made by other agencies during this review period. These comments are not to 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 application.
Submit applications online at houstonpermittingcenter.org

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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 09/14/2017
Plat Name: Timbergrove Yards
Developer: Cityside Homes, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2017-1574 C3F

Total Acreage:	1.9938	Total Reserve Acreage:	0.2663
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

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)

Commission Action:

Approve the plat subject to the conditions listed



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For Your Information:

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 09/14/2017
Plat Name: Timbergrove Yards
Developer: Cityside Homes, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2017-1574 C3F

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

Addressing: Roads on the plat do not match roads in plat tracker.
PWE Traffic: Sufficient 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 09/14/2017
Plat Name: Uvalde Business Park GP
Developer: CEI
Applicant: Gruller Surveying
App No / Type: 2017-1517 GP

Total Acreage:	7.8528	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	Harris County FWSD 51
County	Zip	Key Map ©	City / ETJ
Harris	77015	457T	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.

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 09/14/2017
Plat Name: Uvalde Business Park GP
Developer: CEI
Applicant: Gruller Surveying
App No / Type: 2017-1517 GP

PWE Utility Analysis: Approved

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

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)

Property is developed. SB Left turn lane will be required on Uvalde Road at existing shared driveway in line with median opening.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 09/14/2017
Plat Name: Vaquero Gosling Addition
Developer: Vaquero Ventures Management, LLC
Applicant: JPH Land Surveying, Inc.
App No / Type: 2017-1564 C2

Total Acreage:	2.9600	Total Reserve Acreage:	2.9600
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77388	290R	ETJ

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
186. Appendix B: Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
188. Appendix D: Notary Public Acknowledgement for All Signatures is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
189. Appendix E: Certificate for Engineer or Surveyor is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
09/14/2017

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 09/14/2017
Plat Name: Vaquero Gosling Addition
Developer: Vaquero Ventures Management, LLC
Applicant: JPH Land Surveying, Inc.
App No / Type: 2017-1564 C2

For Your Information:

The below comments were made by other agencies during this review period. These comments 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)
Documentation of TxDOT driveway approval should be submitted with site plans (Traffic)

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



Agenda Item: 30
Action Date: 09/14/2017
Plat Name: West Cavalcade Heights
Developer: Kimley-Horn, Inc
Applicant: Terra Surveying Company, Inc.
App No / Type: 2017-1558 C2

Total Acreage:	7.9000	Total Reserve Acreage:	7.9000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453T	City

Conditions and requirements for approval:

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

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

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

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.

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

069. Provide the complete Plat Legend that includes the type of plat; subdivision name; acreage; legal description of the property; county name; survey and abstract number; number of blocks, lots and reserves; owner and engineer; drawing scale and north arrow. (Plat_Legend.doc)

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

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

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)

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 09/14/2017
Plat Name: West Cavalcade Heights
Developer: Kimley-Horn, Inc
Applicant: Terra Surveying Company, Inc.
App No / Type: 2017-1558 C2



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 09/14/2017
Plat Name: Westfield Ranch Sec 4
Developer: Woodmere Development Co., LTD
Applicant: AECOM
App No / Type: 2017-1420 C3F

Total Acreage:	8.4710	Total Reserve Acreage:	0.3340
Number of Lots:	51	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77449	446F	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.

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)

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

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

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 09/14/2017
Plat Name: Westfield Ranch Sec 4
Developer: Woodmere Development Co., LTD
Applicant: AECOM
App No / Type: 2017-1420 C3F

For Your Information:

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

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 09/14/2017
Plat Name: Westview Landing Sec 4
Developer: KB Home
Applicant: RVi Planning + Landscape Architecture
App No / Type: 2017-1530 C3P

Total Acreage:	23.1100	Total Reserve Acreage:	1.5700
Number of Lots:	111	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	Mount Houston Road MUD
County	Zip	Key Map ©	City / ETJ
Harris	77038	411H	ETJ

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.

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. Westview Landing Sec 3 must be recorded prior to or simultaneously with this plat.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
09/14/2017

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 09/14/2017
Plat Name: Westview Landing Sec 4
Developer: KB Home
Applicant: RVi Planning + Landscape Architecture
App No / Type: 2017-1530 C3P

The below comments were made by other agencies during this review period. These comments are not to 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 County Flood Control District: Flood Control review - Include Key Map information on the vicinity map.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

SB left turn lane will be required on T.C. Jester Blvd at Upland Willow Lane (Traffic)

UVE should be checked at Upland Willow Ave and T.C. Jester Blvd (Traffic)

Sec 3 will need to be recorded prior to or simultaneously with this plat

Driveways for lots 8 and 9, blk 2 need to be located as far as possible from intersection.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 33
Action Date: 09/14/2017
Plat Name: Wildwood at Oakcrest North Sec 23
Developer: Friendswood Development Company
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2017-1576 C3P

Total Acreage:	32.1100	Total Reserve Acreage:	12.4300
Number of Lots:	70	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	328A	ETJ

Conditions and requirements for approval:

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

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

052. Wildwood at Oakcrest North Sec 18 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)

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

157. Provide streets names for each street. (133-134)

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 09/14/2017
Plat Name: Wildwood at Oakcrest North Sec 23
Developer: Friendswood Development Company
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2017-1576 C3P



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

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

Addressing: In order for a street to have Crossing as the street type, it has to be a major thoroughfare or major collector street designed to handle traffic volume in excess of normal neighborhood traffic or a divided street with at least two lanes of traffic in each direction separated by a median per our Ordinance. Does this apply to Fleetwood Grove Crossing?

Preston Branch Lane makes a 90 degree turn and will need to separate street names.
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 18 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 09/14/2017
Plat Name: Windrow Sec 1
Developer: Affiliated Properties, LP
Applicant: Costello, Inc.
App No / Type: 2017-1491 C3P

Total Acreage:	34.8900	Total Reserve Acreage:	5.6756
Number of Lots:	157	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	325E	ETJ

Conditions and requirements for approval:

- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
09/14/2017

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 09/14/2017
Plat Name: Windrow Sec 1
Developer: Affiliated Properties, LP
Applicant: Costello, Inc.
App No / Type: 2017-1491 C3P

Addressing: Add Holstein Country Drive to plat tracker. Rye Grass is two separate words on the plat and one word in plat tracker. Pick one or the other. Also, in order for a street to have Boulevard as the street type, it has to be a major thoroughfare or major collector street designed to handle traffic volume in excess or normal neighborhood traffic or a divided street with at least two lanes of traffic in each direction separated by a median per our Ordinance. Does this apply to Windrow Farm Blvd?

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

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)

Adjust building line to 25 feet along Becker Road

Limited scope TIA required prior to plan approval for definition of required Becker Road improvements include recommended improvements in Section One plans

UVE analysis required at Becker Road intersections increase corner clip dimensions at Becker to comply with Geometric Guidelines

Provide all-way stop neighborhood collector warrant recommendation letter Widflower Park at Hay iron, Friesian Saddle at Planted Orchard,

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 35
Action Date: 09/14/2017
Plat Name: Ansari Homes on Tulane
Developer: ANSARI BUILDERS, INC.
Applicant: MOMENTUM ENGINEERING
App No / Type: 2017-1525 C2R

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

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)

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

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)

Coordinate alley access with Public Works and Engineering Department during permitting process.

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 09/14/2017
Plat Name: Ansari Homes on Tulane
Developer: ANSARI BUILDERS, INC.
Applicant: MOMENTUM ENGINEERING
App No / Type: 2017-1525 C2R



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to 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 application.

(Low or high impact process)

Appointments may be scheduled using the Online Queuing Service

Submit application online at houstonpermittingcenter.org

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65% AND NEED B.L.

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 09/14/2017
Plat Name: Autosales in Blalock
Developer: TERAN GPOUP
Applicant: Teran Group LLC
App No / Type: 2017-1539 C2R

Total Acreage:	0.5387	Total Reserve Acreage:	0.5387
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450P	City

210. Applicant has requested that this item be withdrawn at this time.

Commission Action:

Withdrawn



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 09/14/2017
Plat Name: Autosales in Blalock
Developer: TERAN GPOUP
Applicant: Teran Group LLC
App No / Type: 2017-1539 C2R

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 application.
(Low or high impact process)
Appointments may be scheduled using the Online Queuing Service
Submit application online at houstonpermittingcenter.org
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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 09/14/2017
Plat Name: Brayden Park
Developer: Roc Homes
Applicant: Bates Development Consultants
App No / Type: 2017-1577 C2R

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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492L	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)

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 09/14/2017
Plat Name: Brayden Park
Developer: Roc Homes
Applicant: Bates Development Consultants
App No / Type: 2017-1577 C2R

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 application.
(Low or high impact process)
Appointments may be scheduled using the Online Queuing Service
Submit application online at houstonpermittingcenter.org
City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 09/14/2017
Plat Name: Briargrove Animal Clinic Expansion
Developer: J.A. GREENE CONSTRUCTION
Applicant: Advance Surveying, Inc.
App No / Type: 2017-1537 C2R

Total Acreage:	0.2896	Total Reserve Acreage:	0.2896
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77057	491S	City

210. Applicant has requested that this item be withdrawn at this time.

Commission Action:

Withdrawn



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

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

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



PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 09/14/2017
Plat Name: Briargrove Animal Clinic Expansion
Developer: J.A. GREENE CONSTRUCTION
Applicant: Advance Surveying, Inc.
App No / Type: 2017-1537 C2R

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 09/14/2017
Plat Name: Downey Oaks Place
Developer: downey oaks llc
Applicant: Replat Specialists
App No / Type: 2017-1256 C2R

Total Acreage:	0.4619	Total Reserve Acreage:	0.0046
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77076	413T	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
 - 1. Add Solid Waste notes
 - 2. Revise Solid Waste plan for eligibility
 - 3. Show garage entry arrows for each lot

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
09/14/2017

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 09/14/2017
Plat Name: Downey Oaks Place
Developer: downey oaks llc
Applicant: Replat Specialists
App No / Type: 2017-1256 C2R

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

- To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number .
- This percentage (100%) shall be applied to the then-current fee in lieu of dedication.

To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (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 application.
Submit applications online at houstonpermittingcenter.org

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

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 09/14/2017
Plat Name: First Industrial Texas
Developer: FIRST INDUSTRIAL TEXAS LP
Applicant: REKHA ENGINEERING, INC.
App No / Type: 2017-1547 C2R

Total Acreage:	43.3952	Total Reserve Acreage:	43.3952
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	450B	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 134.10. 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)

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 09/14/2017
Plat Name: First Industrial Texas
Developer: FIRST INDUSTRIAL TEXAS LP
Applicant: REKHA ENGINEERING, INC.
App No / Type: 2017-1547 C2R

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to 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 application.
(Low or high impact process)
Appointments may be scheduled using the Online Queuing Service
Submit application online at houstonpermittingcenter.org
City Engineer: DETENTION IS REQUIRED

Parks and Recreation: 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.



Agenda Item: 41
Action Date: 09/14/2017
Plat Name: Furay Park View
Developer: N/A
Applicant: The Interfield Group
App No / Type: 2017-1477 C3R

Total Acreage:	19.1893	Total Reserve Acreage:	14.0290
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77016	415Q	ETJ

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)

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

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

Commission Action:

Approve the plat subject to the conditions listed

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 09/14/2017
Plat Name: Furay Park View
Developer: N/A
Applicant: The Interfield Group
App No / Type: 2017-1477 C3R



For Your Information:

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

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

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

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

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 09/14/2017
Plat Name: Giorgetti
Developer: Kirby Court Corporation
Applicant: Vernon G. Henry & Associates, Inc.
App No / Type: 2017-1510 C2R

Total Acreage:	0.9057	Total Reserve Acreage:	0.8500
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77098	492U	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.

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)

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

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 09/14/2017
Plat Name: Giorgetti
Developer: Kirby Court Corporation
Applicant: Vernon G. Henry & Associates, Inc.
App No / Type: 2017-1510 C2R

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to 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 application.
Submit applications online at houstonpermittingcenter.org

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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 09/14/2017
Plat Name: Gonzalez Corner
Developer: Survtech Surveyors
Applicant: Survtech Corporation
App No / Type: 2017-1275 C2R

Total Acreage:	0.5200	Total Reserve Acreage:	0.5200
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	20	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	77396	375S	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.
100. If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 09/14/2017
Plat Name: Gonzalez Corner
Developer: Survtech Surveyors
Applicant: Survtech Corporation
App No / Type: 2017-1275 C2R

The below comments were made by other agencies during this review period. These comments are not to 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 application.
Submit applications online at houstonpermittingcenter.org

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

Harris County Flood Control District: Flood Control review - Include channel number and HCFCD Easement information on the plat (see uploaded PDF).

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 20.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 09/14/2017
Plat Name: Gonzalez Estates
Developer: Survtech Surveyors
Applicant: Survtech Corporation
App No / Type: 2017-1270 C2R

Total Acreage:	0.4100	Total Reserve Acreage:	0.4100
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	20	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	77396	374V	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.
100. If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
09/14/2017

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 09/14/2017
Plat Name: Gonzalez Estates
Developer: Survtech Surveyors
Applicant: Survtech Corporation
App No / Type: 2017-1270 C2R

The below comments were made by other agencies during this review period. These comments are not to 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 application.
Submit applications online at houstonpermittingcenter.org

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

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 20.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 09/14/2017
Plat Name: Hammock Place
Developer: Nava Construction
Applicant: PLS
App No / Type: 2017-1570 C2R

Total Acreage:	0.1529	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493D	City

Conditions and requirements for approval:

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.

206. Staff recommendation is disapproval for the following reasons: a property without frontage along a public street shall not be subdivided

Commission Action:

Disapprove



Action Date:
09/14/2017

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 09/14/2017
Plat Name: Hammock Place
Developer: Nava Construction
Applicant: PLS
App No / Type: 2017-1570 C2R

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

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 application.

(Low or high impact process)

Appointments may be scheduled using the Online Queuing Service

Submit application online at houstonpermittingcenter.org

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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 09/14/2017
Plat Name: Hollyoak Senior Living
Developer: NH-Holly Oak LP
Applicant: Windrose
App No / Type: 2017-1551 C2R

Total Acreage:	7.0849	Total Reserve Acreage:	7.0849
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	19	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	77084	447X	City

Conditions and requirements for approval:

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 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)

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 09/14/2017
Plat Name: Hollyoak Senior Living
Developer: NH-Holly Oak LP
Applicant: Windrose
App No / Type: 2017-1551 C2R

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to 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 application.

(Low or high impact process)

Appointments may be scheduled using the Online Queuing Service

Submit application online at houstonpermittingcenter.org

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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 19.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 47
Action Date: 09/14/2017
Plat Name: Incarnatio Consecratio Missio
Developer: RLS Surveying
Applicant: RLS Surveying
App No / Type: 2017-1359 C3R

Total Acreage:	21.5200	Total Reserve Acreage:	8.9689
Number of Lots:	11	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 2 PAE
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77484	283R	ETJ

Conditions and requirements for approval:

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 051. Tie plat boundary to the nearest intersection of public street rights-of-way.
- 053. Change street name(s) as indicated on the file copy to avoid duplication.
- 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)
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
- 143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (128)
- 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.
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Commission Action:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 09/14/2017
Plat Name: Incarnatio Consecratio Missio
Developer: RLS Surveying
Applicant: RLS Surveying
App No / Type: 2017-1359 C3R

Defer Chapter 42 planning standards



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments 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.
 IF THE F.H. ARE PRIVATE, IT NEED 15'X25' W.M.E. FOR PRIVATE FIRE LINE USE. IF THE F.H. AND FIRE LINE ARE PUBLIC, IT NEED 20' W.L.E. CONNECTED TO 10'X10' F.H.E..
 ALSO REQUIRE 0.9' STREET DEDICATION ON KERMEIR ROAD.

Solid Waste: Developments locate within the ETJ to do not qualify for COH garbage collection.

PWE Traffic: Plat is outside City Limits 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)

Discussion is needed on how subdivision will drain. May need detention. Plat is requested to be deferred for further review

Property owner owns property to south. Verify with city if a GP is needed.

Show iron rods on east side of road to verify occupied width. Our road log calls out 60 feet of width and WPA map calls out 66 feet.

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

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

Coordinate with traffic prior to recordation.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 09/14/2017
Plat Name: Jacqueline Court
Developer: Mathews Investments Southwest Inc
Applicant: Owens Management Systems, LLC
App No / Type: 2017-1565 C3R

Total Acreage:	0.9470	Total Reserve Acreage:	0.0912
Number of Lots:	16	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452B	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
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)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
09/14/2017

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 09/14/2017
Plat Name: Jacqueline Court
Developer: Mathews Investments Southwest Inc
Applicant: Owens Management Systems, LLC
App No / Type: 2017-1565 C3R

The below comments were made by other agencies during this review period. These comments are not to 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 application.

(Low or high impact process)

Appointments may be scheduled using the Online Queuing Service

Submit application online at houstonpermittingcenter.org

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

Addressing: LESA IS A SOUND-A-LIKE WITH LEESA AND LEZA. NEED A NEW STREET NAME.

Questions concerning the informational comments should be directed to the agency's author. Planning 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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 09/14/2017
Plat Name: Jacquelyn Vista
Developer: Metro Living
Applicant: PLS
App No / Type: 2017-1578 C3R

Total Acreage:	1.5160	Total Reserve Acreage:	0.0229
Number of Lots:	33	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	451T	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.
- 053. Change street name(s) as indicated on the file copy to avoid duplication.
- 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.
- 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)

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 09/14/2017
Plat Name: Jacquelyn Vista
Developer: Metro Living
Applicant: PLS
App No / Type: 2017-1578 C3R

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to 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 application.

(Low or high impact process)

Appointments may be scheduled using the Online Queuing Service

Submit application online at houstonpermittingcenter.org

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

City Engineer: DETENTION IS REQUIRED

Addressing: Directional prefixes are used to differentiate different areas of the same street, not to make new street names. there should be no prefixes here, and 2 new street names for the other segments.

Solid Waste: The proposed development does not have at least ten feet of frontage on a public street, not including the driveway, for each residential unit and therefore does not qualify for COH garbage collection.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 50
Action Date: 09/14/2017
Plat Name: KNZSK Patio Homes
Developer: KNZSK INVESTMENTS LLC
Applicant: RP & Associates
App No / Type: 2017-1440 C3R

Total Acreage:	3.9077	Total Reserve Acreage:	2.0000
Number of Lots:	26	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:	Storm Sewer	Utility District:	Mission Bend MUD 1
County	Zip	Key Map ©	City / ETJ
Fort Bend	77083	527R	ETJ

Conditions and requirements for approval:

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
053. Change street name(s) as indicated on the file copy to avoid duplication.
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)
- 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.

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 09/14/2017
Plat Name: KNZSK Patio Homes
Developer: KNZSK INVESTMENTS LLC
Applicant: RP & Associates
App No / Type: 2017-1440 C3R



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments 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) Request variances for: lot size, private streets, dead end streets, side building lines
2) Add utility easements along front of lots or identify streets at PAE/PUE
3) Add reserve table to identify reserve use and ownership/maint.
4) Identify line along Beechnut (25' BL?)
5) Add 10' landscape easement/reserve along Beechnut
6) Identify second line between Reserve A and KNZSK Loop
7) Add radii at end of KNZSK Loop (connections to Winkleman and Beechnut)
8) Submit to FBC for formal review
9) Submit civil construction plans
10) This does not constitute a formal review by Fort Bend County as not all review comments are provided in this portal.

PWE Utility Analysis: Approved

Addressing: Khaldar Drive is a sound a like street and will need a new name. KNZSK Loop is in plat tracker and not on the plat. It does not conform to standards.

City Engineer: 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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 09/14/2017
Plat Name: Lincoln Heights partial replat no 1
Developer: jose martinez
Applicant: Replat Specialists
App No / Type: 2017-1265 C2R

Total Acreage:	0.1607	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453N	City

Conditions and requirements for approval:

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

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

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

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

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

- 1) Provide all typical lot layout notes.
- 2) Show permeable area to be a total of 450 s.f

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 09/14/2017
Plat Name: Lincoln Heights partial replat no 1
Developer: jose martinez
Applicant: Replat Specialists
App No / Type: 2017-1265 C2R

The below comments were made by other agencies during this review period. These comments 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 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 (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 application.
Submit applications online at houstonpermittingcenter.org

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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 09/14/2017
Plat Name: Lyons Redev Fortieth Venture
Developer: South by Northwest, LP
Applicant: Karen Rose Engineering and Surveying
App No / Type: 2017-1439 C2R

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77020	494C	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 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)
- 187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- 1) City lien must be paid prior to recordation

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 09/14/2017
Plat Name: Lyons Redev Fortieth Venture
Developer: South by Northwest, LP
Applicant: Karen Rose Engineering and Surveying
App No / Type: 2017-1439 C2R

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

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

PWE Utility Analysis: Lot 3 does not front sanitary service. Therefore,
A Wastewater capacity reservation letter is required for this project. When applying please attach a copy of the
propose re-plat to the WCR application.
(Low or high impact process)
Appointments may be scheduled using the Online Queuing Service
Submit application online at houstonpermittingcenter.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.



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 09/14/2017
Plat Name: Main Street Gardens Sec 2 partial replat no 1
Developer: CAS SURVEY
Applicant: CAS SURVEY
App No / Type: 2017-1456 C2R

Total Acreage:	1.4430	Total Reserve Acreage:	1.4430
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77035	570H	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 051. Tie plat boundary to the nearest intersection of public street rights-of-way.
- 060. Provide the property owner's name, the person or firm who prepared the plat and the date on which the plat was drawn. (41)
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 190.2. Add 'Martha L Stein, Chair' as Chair in the Planning Commission certificate.
- 203. Provide complete Recordation Package when submitting plat for 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). scale factor should be revised to show at 1"=30'

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 09/14/2017
Plat Name: Main Street Gardens Sec 2 partial replat no 1
Developer: CAS SURVEY
Applicant: CAS SURVEY
App No / Type: 2017-1456 C2R

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to 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 application.
Submit applications online at houstonpermittingcenter.org

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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 09/14/2017
Plat Name: Northmore Addition partial replat no 1
Developer: Antares Vinco
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2017-1423 C2R

Total Acreage:	0.1331	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452M	City

Conditions and requirements for approval:

025. Single family residential lots in the urban area adjacent to a collector or local street shall have a 10 foot building line for the principal structure and a 17 foot building line for any carport or garage. Add BL 159 A illustration and notes to the plat. (159)
047. Make minor corrections and additions as indicated on the marked file copy.
203. Provide complete Recordation Package when submitting plat for 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) Revise lot calculation (within the lot coverage table) as indicated on the markup.

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 09/14/2017
Plat Name: Northmore Addition partial replat no 1
Developer: Antares Vinco
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2017-1423 C2R

The below comments were made by other agencies during this review period. These comments are not to 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 application.
Submit applications online at houstonpermittingcenter.org

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

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

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



Agenda Item: 55
Action Date: 09/14/2017
Plat Name: Park View at Oak Forest
Developer: CLEMENTE FELIPE
Applicant: RSG Engineering
App No / Type: 2017-1322 C2R

Total Acreage:	1.3300	Total Reserve Acreage:	0.2296
Number of Lots:	25	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

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.

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)

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

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)

Per stamped survey, paving section for West 34 1/2 street is less than 18' as required per Ch. 42-145 (b) (1).
Provide a Public Works Certificate of Completion at Recordation.

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 09/14/2017
Plat Name: Park View at Oak Forest
Developer: CLEMENTE FELIPE
Applicant: RSG Engineering
App No / Type: 2017-1322 C2R



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 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 (9 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 application.
Submit applications online at houstonpermittingcenter.org

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

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

PWE Traffic: Sufficient 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 09/14/2017
Plat Name: Sanberg Investments LTD
Developer: Sanberg Investments, LTD
Applicant: Hovis Surveying Company Inc.
App No / Type: 2017-1442 C2R

Total Acreage:	0.6970	Total Reserve Acreage:	0.6970
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	77373	292Q	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)

135. Provide a minimum 60-foot cul-de-sac radius as indicted on the marked file copy at the terminus of Walnut Street. Refer to PWE Design Manual. (131)

A cul-de-sac must be dedicated by plat and provide a final plat for the dedication for Planning Commission approval.

Cannot abandon street via plat.

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 09/14/2017
Plat Name: Sanberg Investments LTD
Developer: Sanberg Investments, LTD
Applicant: Hovis Surveying Company Inc.
App No / Type: 2017-1442 C2R

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 . For drainage analysis related questions, please email civildevel@hcpid.org .

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 09/14/2017
Plat Name: Spring Cypress Industrial Park
Developer: Four Seasons Development
Applicant: Gruller Surveying
App No / Type: 2017-1505 C2R

Total Acreage:	5.3522	Total Reserve Acreage:	5.3522
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	367C	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)

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 09/14/2017
Plat Name: Spring Cypress Industrial Park
Developer: Four Seasons Development
Applicant: Gruller Surveying
App No / Type: 2017-1505 C2R

PWE Utility Analysis: Approved

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

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

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

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 09/14/2017
Plat Name: Trails on North Saint Charles
Developer: IRON HORSE
Applicant: Field Data Srvce, Inc
App No / Type: 2017-1543 C2R

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494N	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)

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

Commission Action:

Defer Additional information reqd



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 09/14/2017
Plat Name: Trails on North Saint Charles
Developer: IRON HORSE
Applicant: Field Data Service, Inc
App No / Type: 2017-1543 C2R

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

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

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.



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 09/14/2017
Plat Name: Trinity Christian Reserve
Developer: The Jean McKinley Company, Inc.
Applicant: Jean McKinley Company
App No / Type: 2017-1540 C2R

Total Acreage:	4.3089	Total Reserve Acreage:	4.2810
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	77047	573U	City

Conditions and requirements for approval:

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

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

134.07. Add to general notes on face of plat: This property(s) is located in Park Sector number 7.

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

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

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 09/14/2017
Plat Name: Trinity Christian Reserve
Developer: The Jean McKinley Company, Inc.
Applicant: Jean McKinley Company
App No / Type: 2017-1540 C2R

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

City Engineer:
DETENTION IS REQUIRED

PWE Utility Analysis: A Wastewater capacity reservation letter is required for this project. When applying please attach a copy of the propose re-plat to the WCR application.
(Low or high impact process)
Appointments may be scheduled using the Online Queuing Service
Submit application online at houstonpermittingcenter.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.



Agenda Item: 60
Action Date: 09/14/2017
Plat Name: Valley Ranch Medical Suites
Developer: Cobb, Fendley & Associates
Applicant: AGS CONSULTANTS LLC
App No / Type: 2017-1497 C2R

Total Acreage:	8.8081	Total Reserve Acreage:	8.8081
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	296A	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.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
115. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat does not include residential lots): Further, the owners hereby certify that this replat or amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.
146. Identify, dimension and provide square footage for all right-of-way dedications. "xx s.f. are hereby dedicated to the public for right-of-way purposes.
- 146.1. Provide for dedication of cutback(s) as indicated on the marked file copy.
- 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)

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 09/14/2017
Plat Name: Valley Ranch Medical Suites
Developer: Cobb, Fendley & Associates
Applicant: AGS CONSULTANTS LLC
App No / Type: 2017-1497 C2R



Action Date:
09/14/2017

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

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

PWE Utility Analysis: Approved

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 09/14/2017
Plat Name: Villas on Noble Street
Developer: 2505 WHEELER STREET LLC
Applicant: ICMC GROUP INC
App No / Type: 2017-1471 C2R

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

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Commission Action:

Defer Additional information reqd



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 09/14/2017
Plat Name: Villas on Noble Street
Developer: 2505 WHEELER STREET LLC
Applicant: ICMC GROUP INC
App No / Type: 2017-1471 C2R

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

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 application.
Submit applications online at houstonpermittingcenter.org

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 09/14/2017
Plat Name: Winsome Court
Developer: ARISTOCRAT HOMES, LLC
Applicant: MOMENTUM ENGINEERING
App No / Type: 2017-1527 C2R

Total Acreage:	0.2890	Total Reserve Acreage:	0.0000
Number of Lots:	5	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

210. Applicant has requested that this item be withdrawn at this time.

Commission Action:

Withdrawn



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 09/14/2017
Plat Name: Winsome Court
Developer: ARISTOCRAT HOMES, LLC
Applicant: MOMENTUM ENGINEERING
App No / Type: 2017-1527 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 application.

(Low or high impact process)

Appointments may be scheduled using the Online Queuing Service

Submit application online at houstonpermittingcenter.org

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

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

Parks and Recreation: Need to correct parks and open space table

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 09/14/2017
Plat Name: Woodlands United Methodist Church
Developer: The Woodlands United Methodist Church
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2017-1528 C2R

Total Acreage:	17.4300	Total Reserve Acreage:	17.4300
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:	The Woodlands Metro Center MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77381	251H	ETJ

Conditions and requirements for approval:

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

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

127. Provide 15' by 15' cutback at the intersection of Grogans Mill Road and Lake Front Circle.

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

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

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 09/14/2017
Plat Name: Woodlands United Methodist Church
Developer: The Woodlands United Methodist Church
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2017-1528 C2R

The below comments were made by other agencies during this review period. These comments are not to 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

Questions concerning the informational comments should be directed to the agency's author. Planning 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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 09/14/2017
Plat Name: Wortham Falls Sec 1 partial replat no 1
Developer: PRO-SURV
Applicant: PROSURV
App No / Type: 2017-1403 C2R

Total Acreage:	1.8818	Total Reserve Acreage:	1.8818
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 27
County	Zip	Key Map ©	City / ETJ
Harris	77065	368V	ETJ

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

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

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

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

206. Staff recommendation is disapproval for the following reason: Preceding plat features separately filed single-family deed restrictions. A public hearing needs to be submitted in order to replat this tract.

Add reason for replat.

Commission Action:

Withdrawn



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 09/14/2017
Plat Name: Wortham Falls Sec 1 partial replat no 1
Developer: PRO-SURV
Applicant: PROSURV
App No / Type: 2017-1403 C2R

PWE Utility Analysis: Approved
City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED
AND NEED B.L. ON WORTHAM FALLS BLVD.
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)
utility easements will need to be recorded by separate instrument prior to plat recordation
UVE should be checked at Wortham Falls Blvd and North Eldridge Pkwy (Traffic)

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



Agenda Item: 65
Action Date: 09/14/2017
Plat Name: Benders Landing Estates Sec 4 partial replat no 2
Developer: N/A
Applicant: The Interfield Group
App No / Type: 2017-1175 C3N

Total Acreage:	2.0050	Total Reserve Acreage:	0.0000
Number of Lots:	1	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
Montgomery	77386	294J	ETJ

Conditions and requirements for approval:

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

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

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

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

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

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

200. Recordation dedicatory acknowledgements and certificates must conform to those requirements by Montgomery County.

Legal description in title and on plat must match at recordation.

Commission Action:

Approve the plat subject to the conditions listed



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 09/14/2017
Plat Name: Benders Landing Estates Sec 4 partial replat no 2
Developer: N/A
Applicant: The Interfield Group
App No / Type: 2017-1175 C3N



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to 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

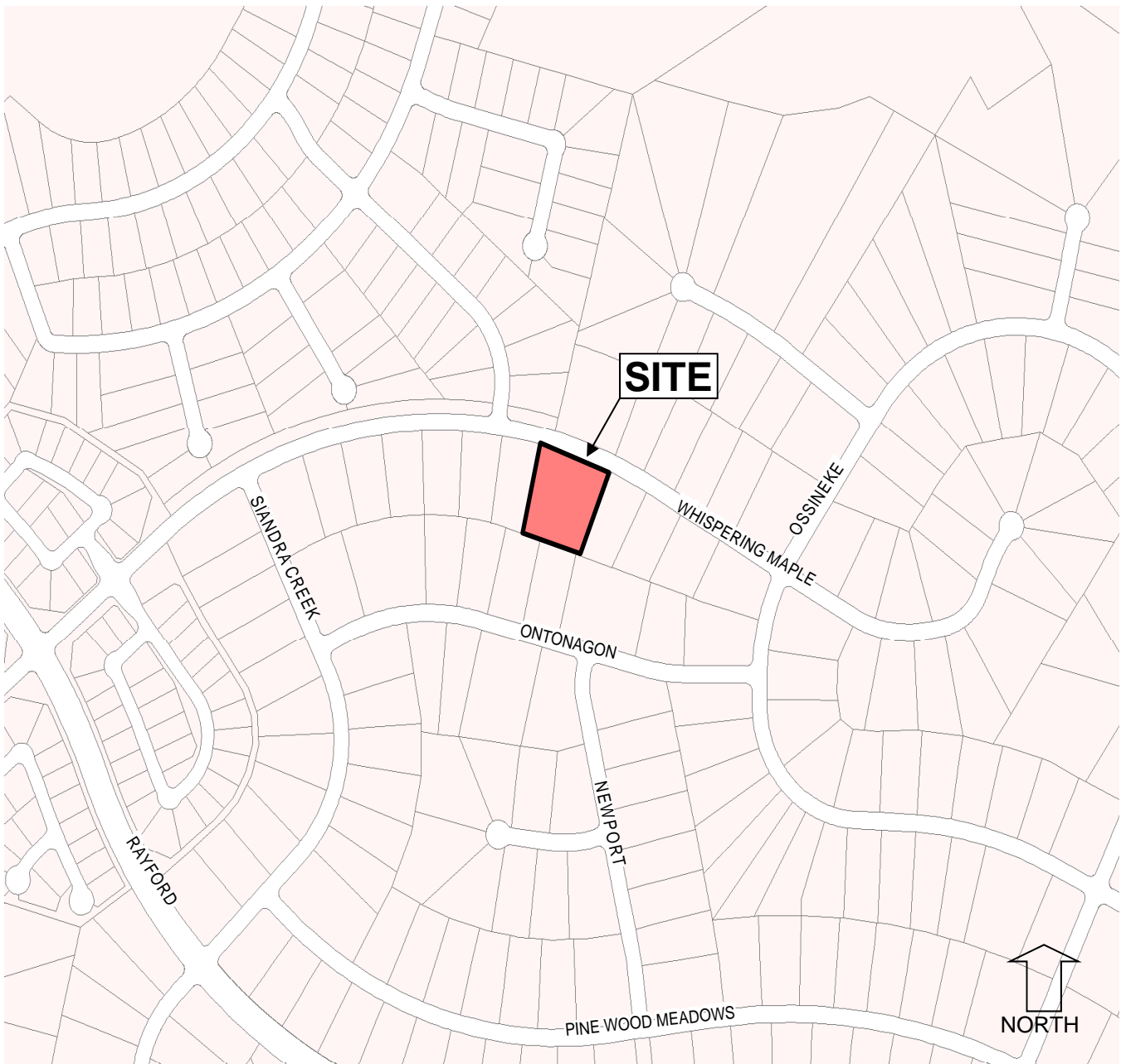
ITEM: 65

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Benders Landing Estates Sec 4 partial replat no 2 (DEF1)

Applicant: The Interfield Group



C – Public Hearings

Site Location

Houston Planning Commission

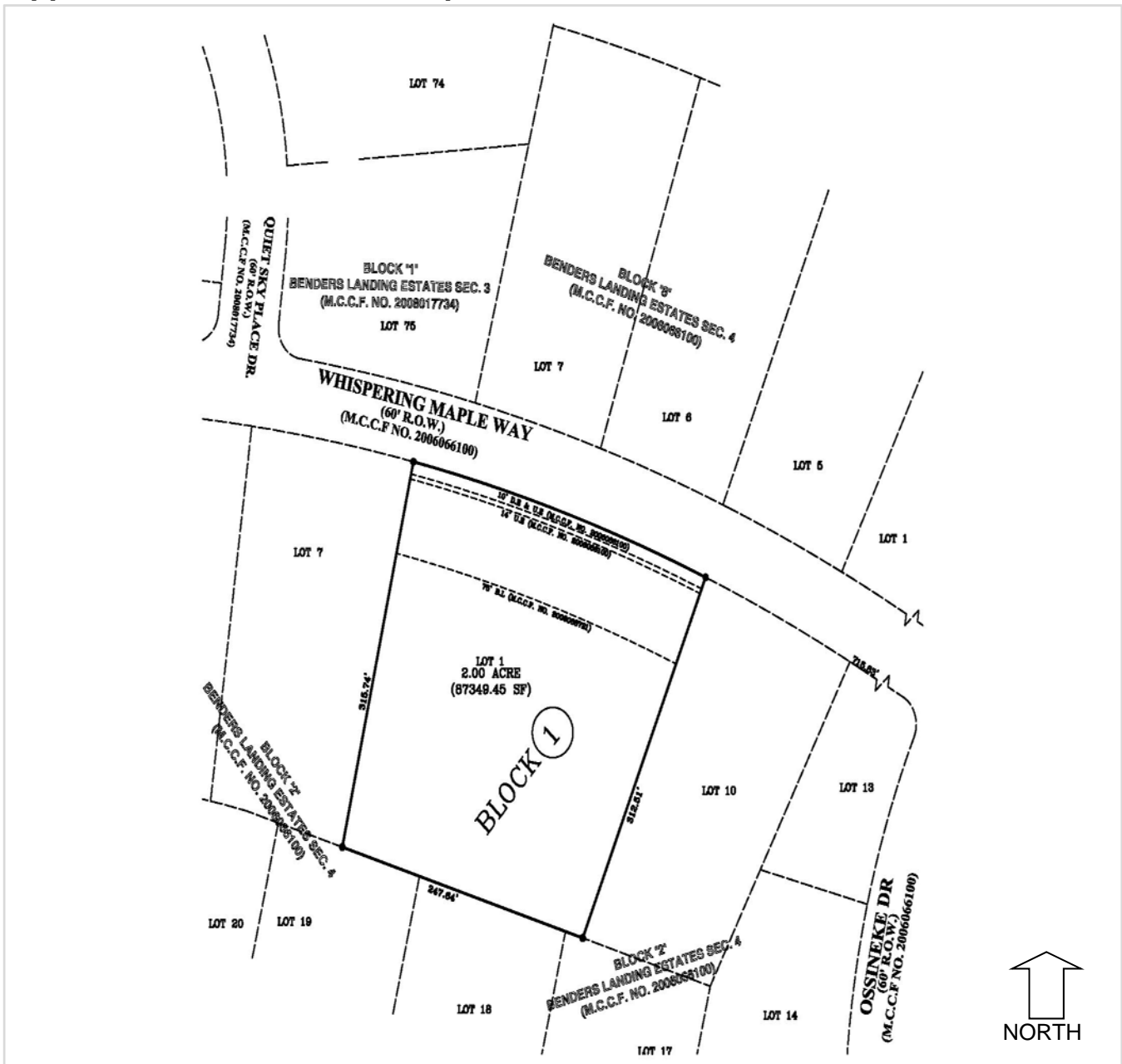
ITEM: 65

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Benders Landing Estates Sec 4 partial replat no 2 (DEF1)

Applicant: The Interfield Group



C – Public Hearings

Subdivision

Houston Planning Commission

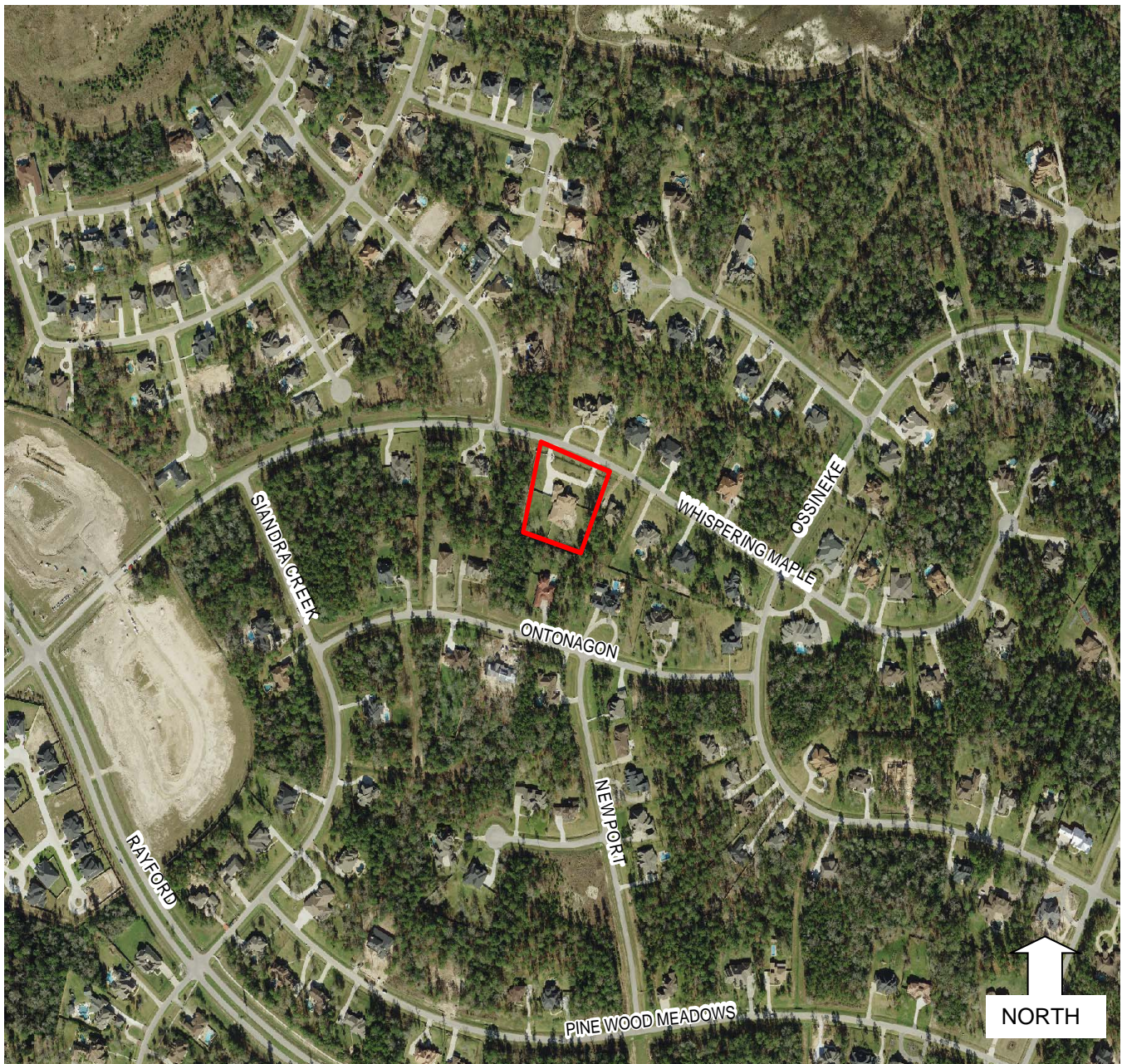
ITEM: 65

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Benders Landing Estates Sec 4 partial replat no 2 (DEF1)

Applicant: The Interfield Group



C – Public Hearings

Aerial



Agenda Item: 66
Action Date: 09/14/2017
Plat Name: Bicycle Bungalows replat no 1
Developer: None
Applicant: Tetra Surveys
App No / Type: 2017-1140 C3N

Total Acreage:	0.1515	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493E	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 *****.

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)

Add the following plat note on face of the plat: Lots 1-3, Block 1 are restricted to single-family use. Vehicular access to each lot is provided by an approved public alley. Vehicular access is denied to the street.

Applicant must meet with the following conditions:

1. Provide minimum 5' wide unobstructed sidewalk,
2. minimum 3" caliper trees and
3. maximum 8' high semi-opaque wrought-iron fence.

Commission Action:

Deny the requested variance(s) and Disapprove the plat
Planning Commission denied all the requested variances and disapproved the plat.



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 09/14/2017
Plat Name: Bicycle Bungalows replat no 1
Developer: None
Applicant: Tetra Surveys
App No / Type: 2017-1140 C3N



Action Date:
09/14/2017

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

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Houston Planning Commission

ITEM: 66

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Bicycle Bungalows replat no 1 (DEF1)

Applicant: Tetra Surveys



C – Public Hearings with Variance

Site Location

Houston Planning Commission

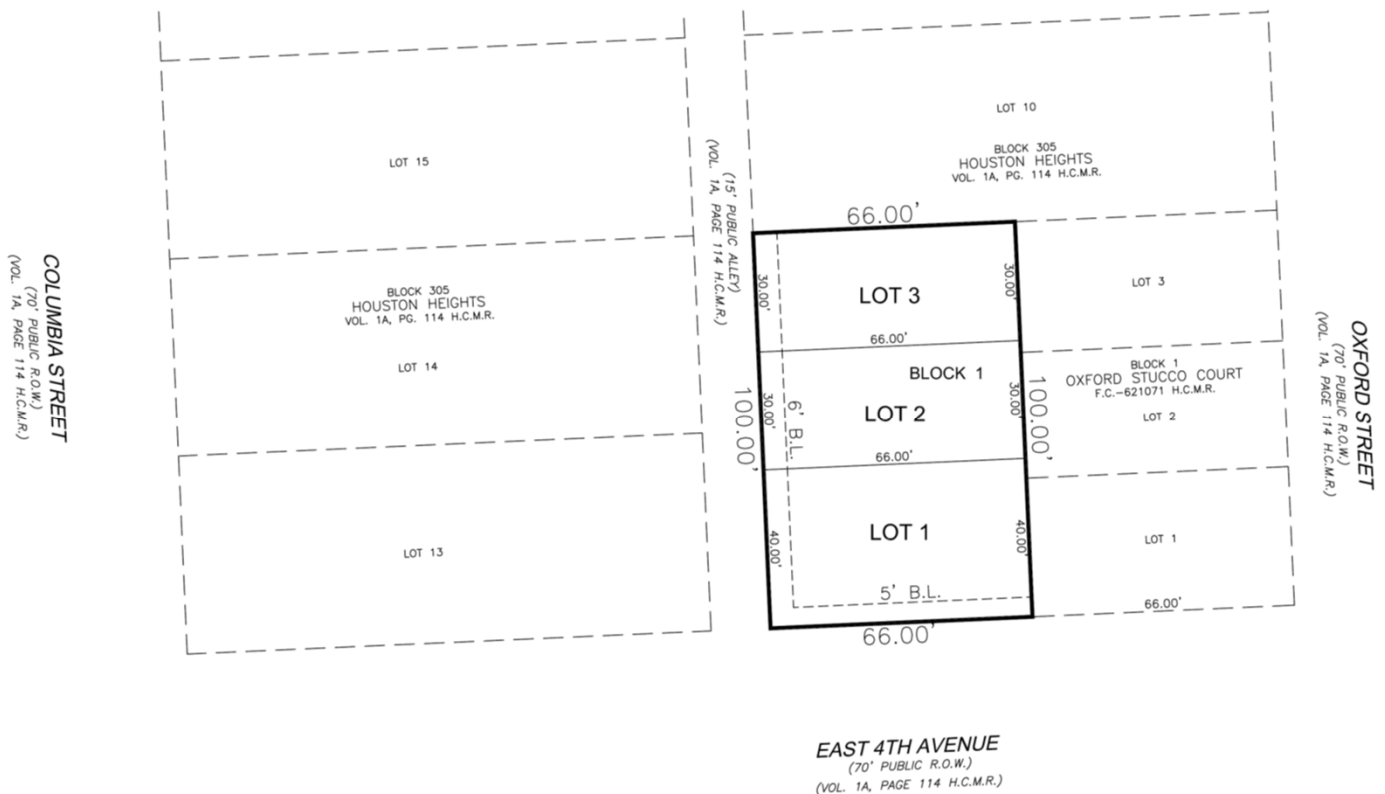
ITEM: 66

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Bicycle Bungalows replat no 1 (DEF1)

Applicant: Tetra Surveys



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

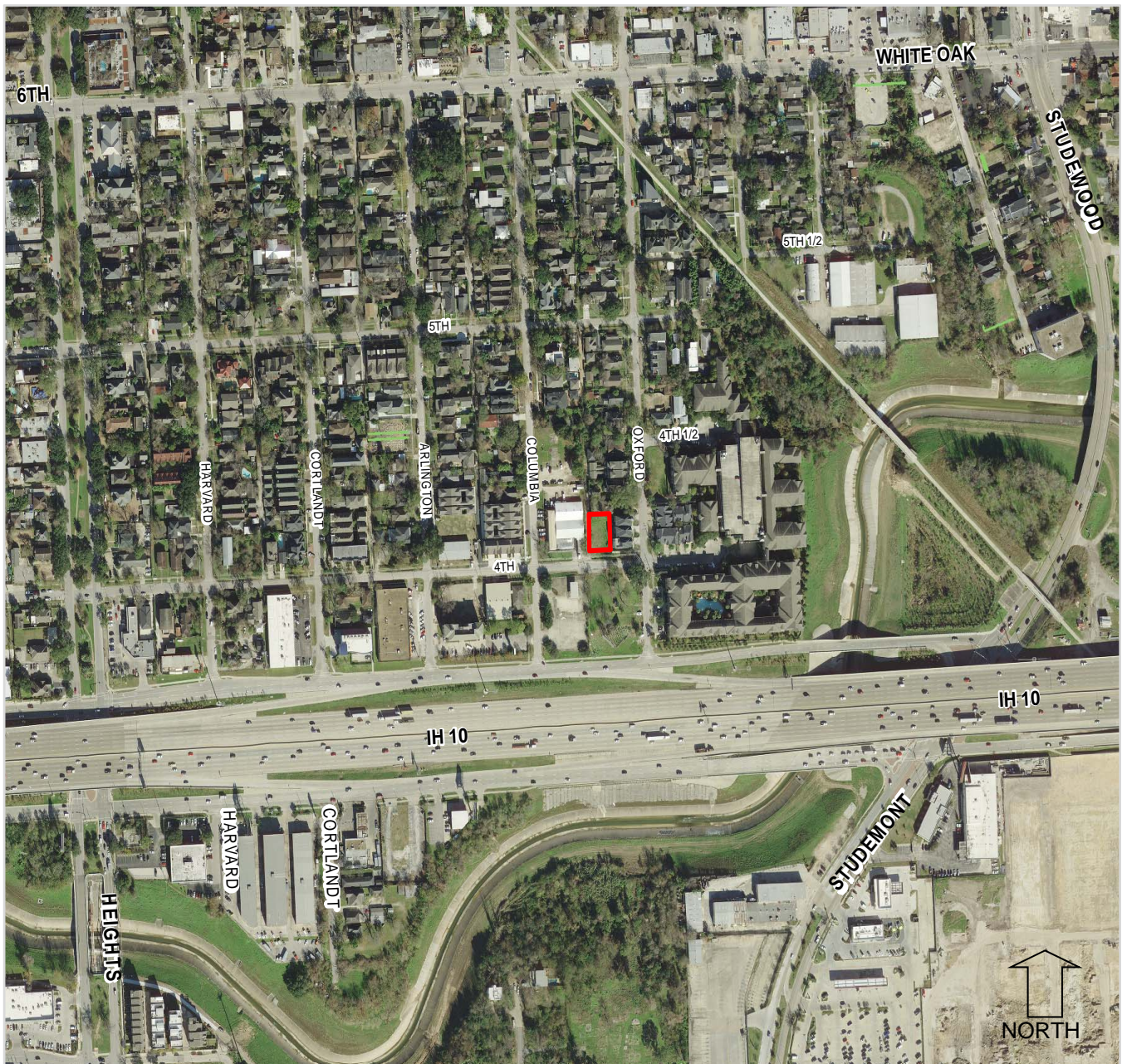
ITEM: 66

Planning and Development Department

Meeting Date: 09/14/2017

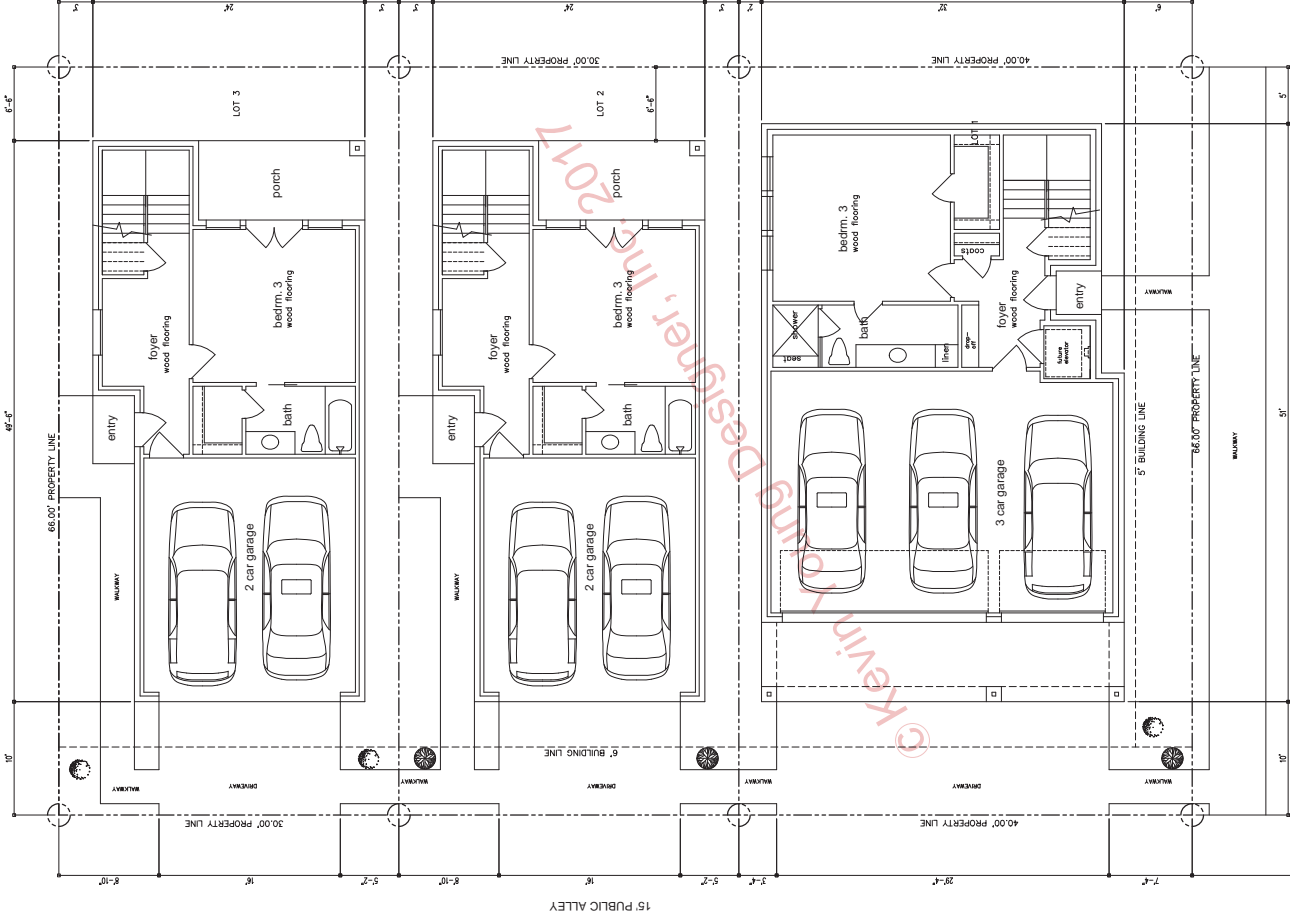
Subdivision Name: Bicycle Bungalows replat no 1 (DEF1)

Applicant: Tetra Surveys



C – Public Hearings with Variance

Aerial



LEGAL DESCRIPTION
lots 1,2,3, block 1, of
Bicycle Bungalows subdivision
Replat no. 1

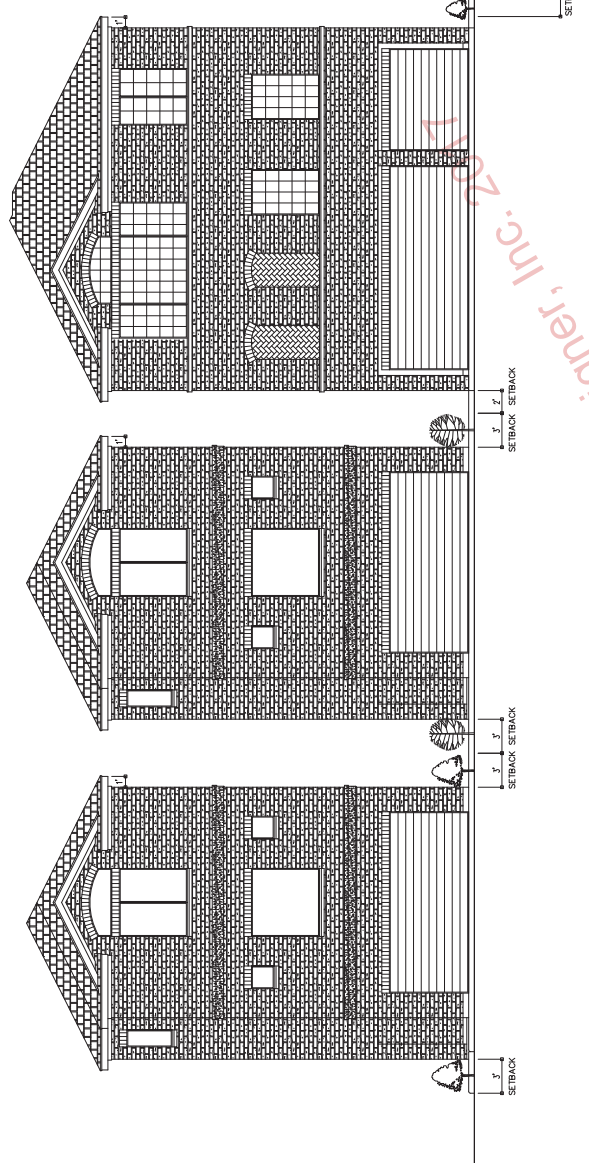
SITE PLAN
Scale: 1/4" = 1'-0"

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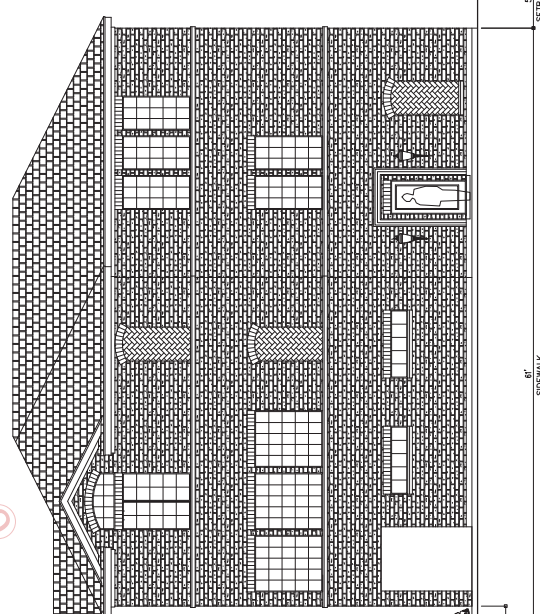
Kevin Taylor Designer, Inc.
1500 N. 10th Street, Suite 100
Tomball, TX 77375
Phone: 281-350-1500
Fax: 281-350-1501
Email: info@ktaylor.com
Website: www.ktaylor.com

Project: 1500 N. 10th Street, Suite 100
Date: 07/17/17
Scale: 1/4" = 1'-0"

EAST 4TH STREET
(70' R.O.W.)



GENERAL NOTE:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



bicycle bungalows replat
replat no. 1
street development section

EXTERIOR ELEVATIONS

Scale: 1/4" = 1'-0"

THIS DOCUMENT IS THE PROPERTY OF KEVIN YOUNG DESIGNER, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THESE ELEVATIONS ARE NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY, OR FOR ANY LOSS OF PROFITS OR BUSINESS, ARISING OUT OF THE USE OF THESE ELEVATIONS. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN OF THE ELEVATIONS. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN OF THE ELEVATIONS. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN OF THE ELEVATIONS.

Kevin Young Designer, Inc.
1000 15th Avenue, Suite 100
Boulder, CO 80502-1500
Phone: 303.440.1500
Fax: 303.440.1501
www.kevinyoungdesigner.com
Date: 07/17/17



Application Number: 2017-1140

Plat Name: Bicycle Bungalows replat no 1

Applicant: Tetra Surveys

Date Submitted: 06/26/2017

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

Specific Variance is being sought and extent of variance:

Seeking a variance for a reduced (5 foot) building line along 4th Street and to allow Lot 2 and Lot 3 to have access and frontage along a Public Alley instead of a Public Street

Chapter 42 Section: 156(d), 188

Chapter 42 Reference:

42-156(d) When the plat contains a typical lot layout and notes that restrict vehicular access to an approved public alley, then no front building setback line shall be required, except for corner lots. 42-188(a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section.

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 tract sits alongside an alley which does not provide the same development opportunities as are accorded otherwise.

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

The street layout created by the alley between Oxford Street and Columbia Street is not a hardship created or imposed by the applicant. The original lots on this block run east/west from Oxford Street to the alley. The houses on these lots along Oxford have rear access via the alley. Had this property not been divided previously the current owner could provide each proposed lot with frontage along Oxford with rear access. This would have provided the same format as the other properties facilitate. The proposed plan allots for maximum density while providing for the same east/west facing structures with alley access.

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

The intent and general purpose of this chapter will be preserved and maintained as Chapter 42 already recognizes the need for different rules for tracts which connect to an alley. Granting the 5 foot building line request gives over a 30 foot separation between the street separation between the structure and the street. Granting the alley access improves traffic by reducing the number of curb cuts on East 4th Street. The original lots on this block run east/west from Oxford Street to the alley. The houses on these lots along Oxford have rear access via the alley. Had this property not been divided previously the current owner could provide each proposed lot with frontage along Oxford with rear access. This would have provided the same format as the other properties facilitate. The proposed plan allots for maximum density while providing for the same east/west facing structures with alley access.

(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. Granting the 5 foot building line request gives over a 30 foot separation between the street separation between the structure and the street. Granting the alley access improves traffic by reducing the number of curb cuts on East 4th Street. A shared driveway design would increase the number of curb cuts along East 4th Street thus doubling the vehicular traffic by providing automobile access on both the

front and rear sides of the proposed structures. This situation would increase the possibility of negative vehicular and pedestrian interaction.

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

Economic hardship is not the sole justification of the variance.



Application No: 2017-1140

Agenda Item: 66

PC Action Date: 09/14/2017

Plat Name: Bicycle Bungalows replat no 1

Applicant: Tetra Surveys

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

Chapter 42 Sections: 156(d), 188

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

Seeking a variance for a reduced (5 foot) building line along 4th Street and to allow Lot 2 and Lot 3 to have access and frontage along a Public Alley instead of a Public Street;

Basis of Recommendation:

The site is located along E 4th Street, north of Interstate Highway 10, east of Heights Boulevard and south of White Oak Drive.

The purpose of the replat is to create three (3) single-family residential lots.

The variances requested for this item are:

- (1) To allow a reduced 5' building line instead of the required 10' B.L. along E 4th Street, a local public street; and
- (2) To allow Lots 2 and 3 to have frontage and access from a 15' public alley instead on a public street.

Staff is in support of the requests.

In 2013, the subject site was platted into two single-family residenital lots with 10' B.L. and 17' Garage B.L. Even though the recorded plat meets all Chapter 42 requirements, it does not meet the intent of the ordinance. The site will provide two front-loading driveways, which will conflict with sidewalks and remove public parking spaces from E 4th Street.

The applicant is now proposing a more pedestrian-friendly development by re-platting the site into 3 single-family residential lots taking access from the 15' active public alley only. The public alley is currently being used for access by multiple tracts. Allowing the proposed lots to take access from the public alley will meet the intent of the ordinance. The proposed plat will eliminate front-loading driveways and will preserve at least 3 parking spaces on the public street. It will also discourage guests to park on the public alley.

The distance between the back-of-the-curb and the structure is about 29' along E 4th Street. The distance between the alley and the garage doors will be 10' providing a total distance of 25', which will allow vehicles to properly maneuver out of the alley and it also meets the PWE standards for alley access.

This is not a solely financial hardship as the current configuration of the property was not created by the applicant. The applicant is trying to meet the intent of the ordinance by assuring that the pedestrian use of sidewalks is not impeded by vehicles parked on private driveways. The proposed lots will take access from the existing public alley only eliminating conflicts between vehicles and pedestrians. The applicant will provide a 5' wide unobstructed sidewalk along E 4th Street, which will connect to the adjacent existing sidewalk. The applicant will also be required to provide minimum 3" caliper trees and maximum 8' semi-opaque wrought-iron fence.

This development will not create a precedent. This is a corner tract located at the intersection of a public street and an alley and will provide improvements along the public street. Strict application of the ordinance would require the applicant to create unnecessary front-loading driveways with the 10'B.L./17 Garage B.L. or can also develop a shared driveway adjacent to the public alley creating an additional driveway on the public street. None of these options would meet the intent of the ordinance as both designs will add additional driveways on the public street and would create conflicts between vehicles and pedestrians. Additionally, staff will not support sole access to an alley for lots located mid-block as it can be hazardous for public safety. Mid-block lots can still meet the ordinance by taking access from a shared driveway.

For recap, staff's support is based on the following reasons:

1. Existing condition was not created by the applicant;
2. Proposed plat meets the intent of the ordinance;
3. 29' between back-of-the-curb and the structure on E 4th Street; and
4. 10' between alley and garage door.

Review by legal department indicates that this plat does not violate any restrictions on the face of the plat or those filed separately.

Staff's recommendation is to grant the requested variances and approve the plat subject to the CPC 101 form conditions.

At the podium, Planning Commission denied all requested variances and disapproved 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 would require the applicant to create unnecessary front-loading driveways with the 10'B.L./17 Garage B.L. or can also develop a shared driveway adjacent to the public alley creating an additional driveway on the public street. None of these options would meet the intent of the ordinance as both designs will add additional driveways on the public street and would create conflicts between vehicles and pedestrians. If the variance is not granted, the subject site will provide two front-loading driveways and no parking spaces on E 4th Street.

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

The current configuration of the property was not created by the applicant.

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

The proposed plat meet the intent of the ordinance by assuring that the pedestrian use of sidewalks is not impeded by vehicles parked on private driveways. The proposed plat will eliminate driveways and will preserve at least 3 parking spaces on the public street. It will also discourage guests to park on the public alley.

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

Allowing the proposed lots to take access from the alley will not be injurious to public safety. The proposed plat is a more pedestrian-friendly development, in which sidewalks will not be impeded by vehicles parked on the private driveways. The proposed lots will have access to the public alley only. The distance between the back-of-the-curb and the structure is about 29' along E 4th Street. The distance between the garage door and the alley is 10', which will allow vehicles to properly maneuver out of the alley and it also meets PWE standards for alley access.

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

Economic hardship is not the sole justification of the variance.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 09/14/2017
Plat Name: Brundage Woods replat no 1
Developer: R. WEST DEVELOPMENT CO., INC.
Applicant: REKHA ENGINEERING, INC.
App No / Type: 2017-1383 C3N

Total Acreage:	5.0677	Total Reserve Acreage:	5.0677
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 200
County	Zip	Key Map ©	City / ETJ
Harris	77090	372B	ETJ

Conditions and requirements for approval:

- 004. Provide written approval of plat from Harris County Engineer's office for the removal of public streets prior to final plat approval.
- 007.5. Provide written approval from MUD for the removal of Waterline and Sanitary Sewer easements prior to final plat submittal.
- 012.2.4. Coordinate and provide approval of the removal of utility easements with CenterPoint Energy prior to final plat 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.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
09/14/2017

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 09/14/2017
Plat Name: Brundage Woods replat no 1
Developer: R. WEST DEVELOPMENT CO., INC.
Applicant: REKHA ENGINEERING, INC.
App No / Type: 2017-1383 C3N

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

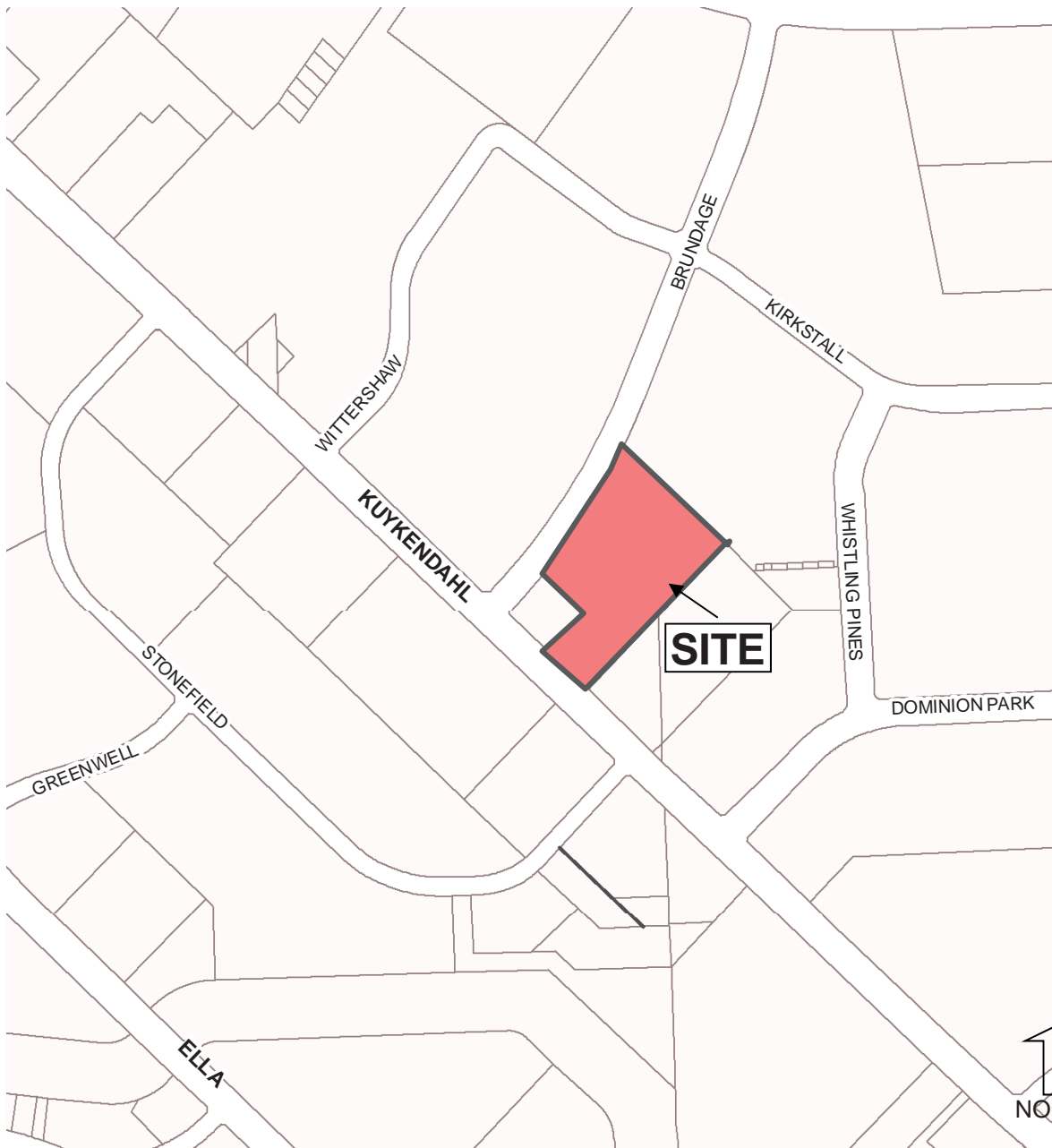
ITEM: 67

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Brundage Woods replat no 1

Applicant: Rekha Engineering, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

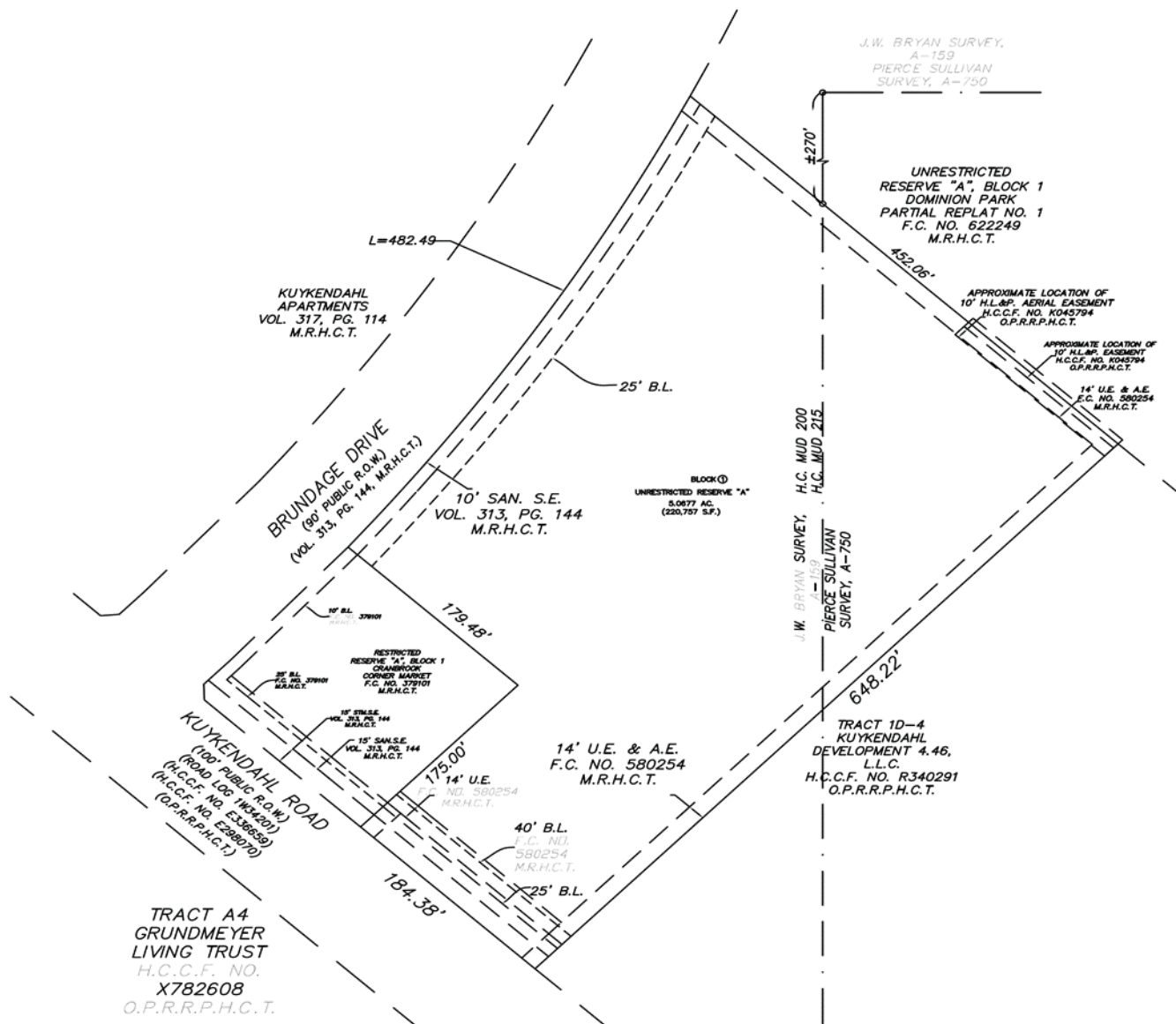
ITEM: 67

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Brundage Woods replat no 1

Applicant: Rekha Engineering, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 67

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Brundage Woods replat no 1

Applicant: Rekha Engineering, Inc.



C – Public Hearings

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 09/14/2017
Plat Name: Clayton Sec 1 partial replat no 1
Developer: M LANZA
Applicant: Century Engineering, Inc
App No / Type: 2017-1368 C3N

Total Acreage:	3.1738	Total Reserve Acreage:	3.1723
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 MUD 120
County	Zip	Key Map ©	City / ETJ
Harris	77082	527D	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.

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).

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 09/14/2017
Plat Name: Clayton Sec 1 partial replat no 1
Developer: M LANZA
Applicant: Century Engineering, Inc
App No / Type: 2017-1368 C3N

PWE Utility Analysis: Approved

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

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

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

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

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

UVE should be checked for making right turn on red by WB traffic on Westpark Drive onto Green Crest Drive. (Traffic)

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

Houston Planning Commission

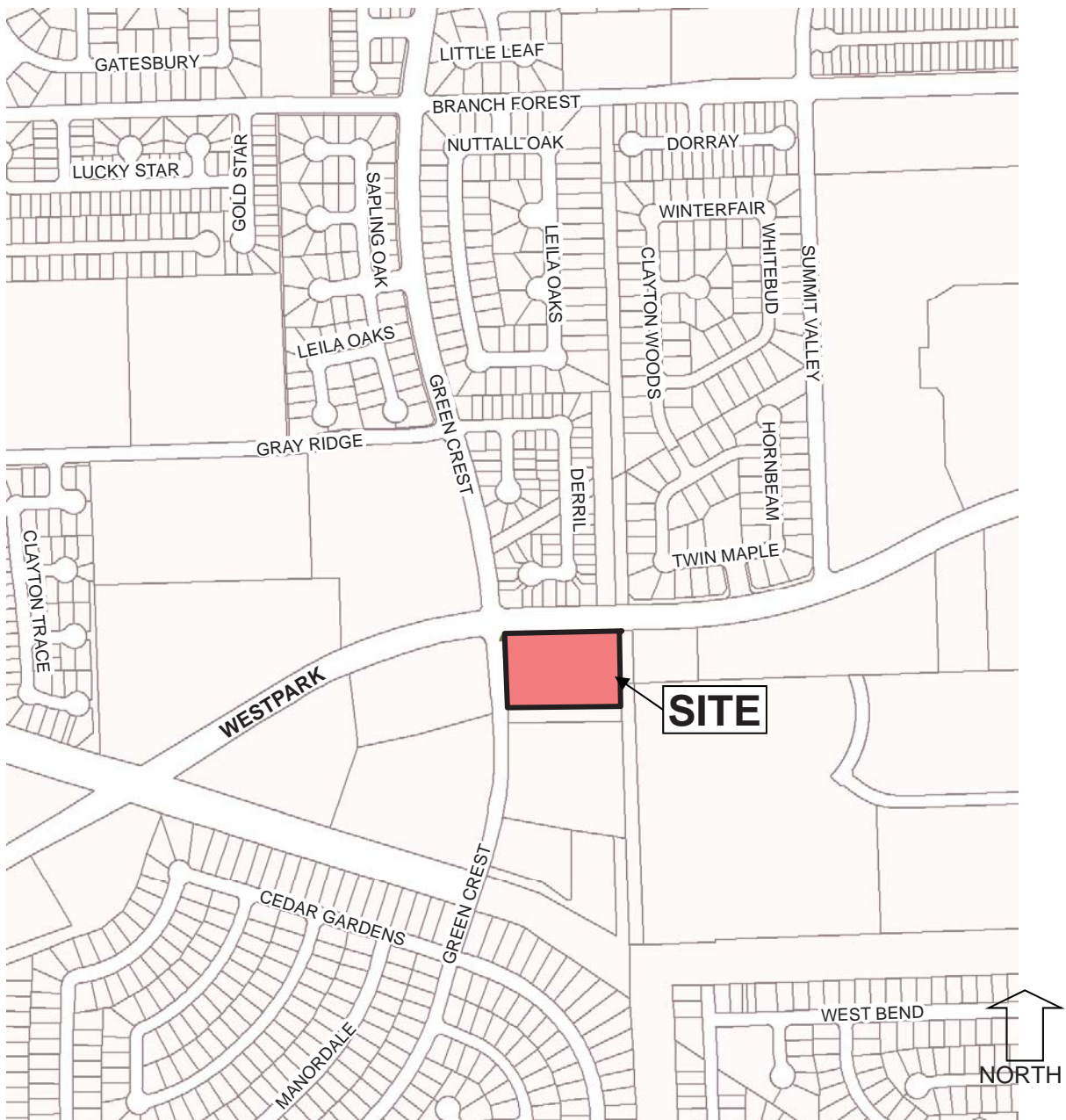
ITEM: 68

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Clayton Sec 1 partial replat no 1

Applicant: Century Engineering, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 68

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Clayton Sec 1 partial replat no 1

Applicant: Century Engineering, Inc.



C – Public Hearings

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 09/14/2017
Plat Name: Craig Woods partial replat no 20
Developer: Unika Construction
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2017-1339 C3N

Total Acreage:	0.1808	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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451X	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.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
09/14/2017

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For Your Information:

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PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 09/14/2017
Plat Name: Craig Woods partial replat no 20
Developer: Unika Construction
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2017-1339 C3N

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 69

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Craig Woods partial replat no 20

Applicant: Tri-Tech Surveying Co., LP/ Tri-Tech Engineering, LP



C – Public Hearings

Site Location

Houston Planning Commission

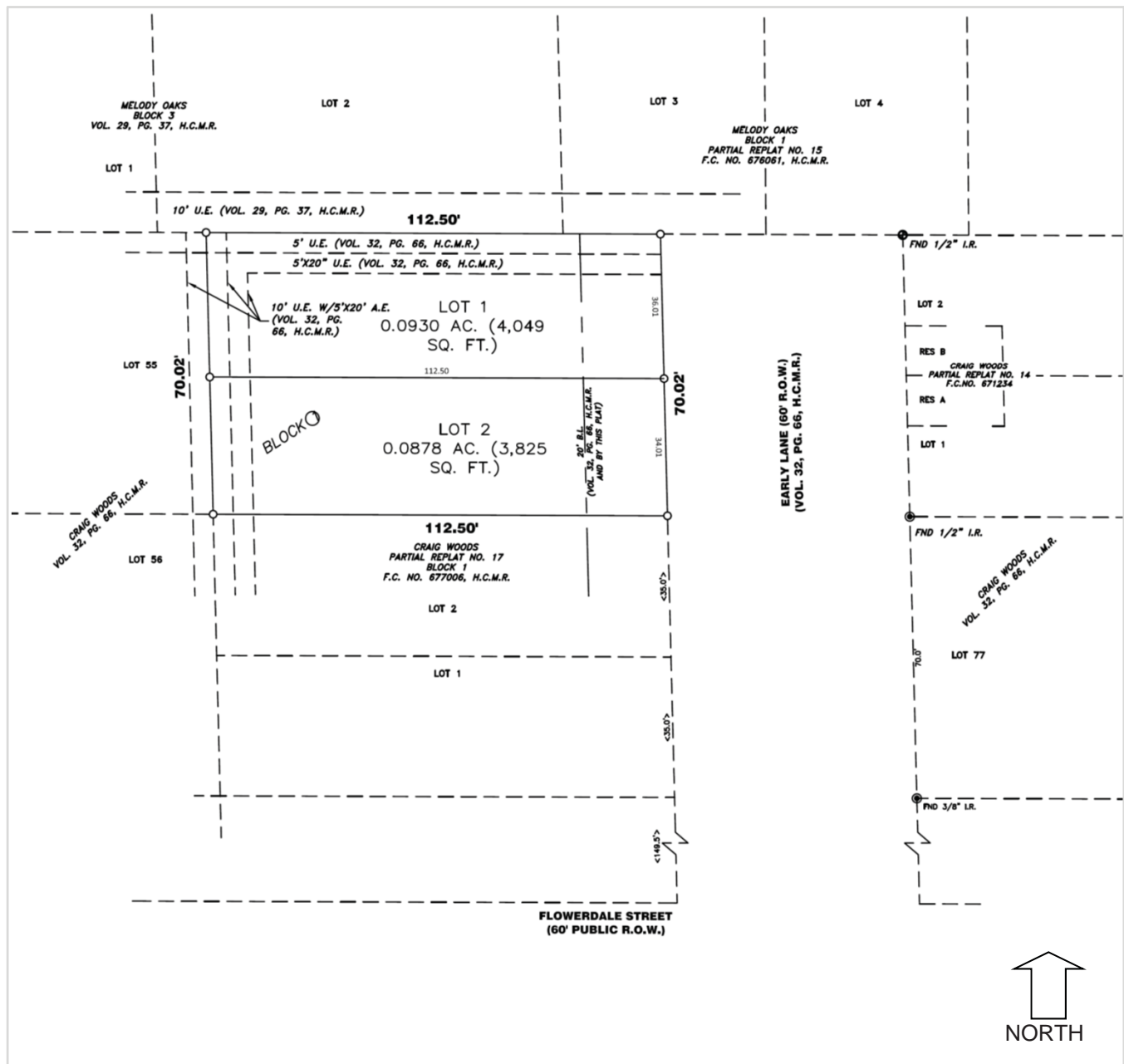
ITEM: 69

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Craig Woods partial replat no 20

Applicant: Tri-Tech Surveying Co., LP/ Tri-Tech Engineering, LP



C – Public Hearings

Subdivision

Houston Planning Commission

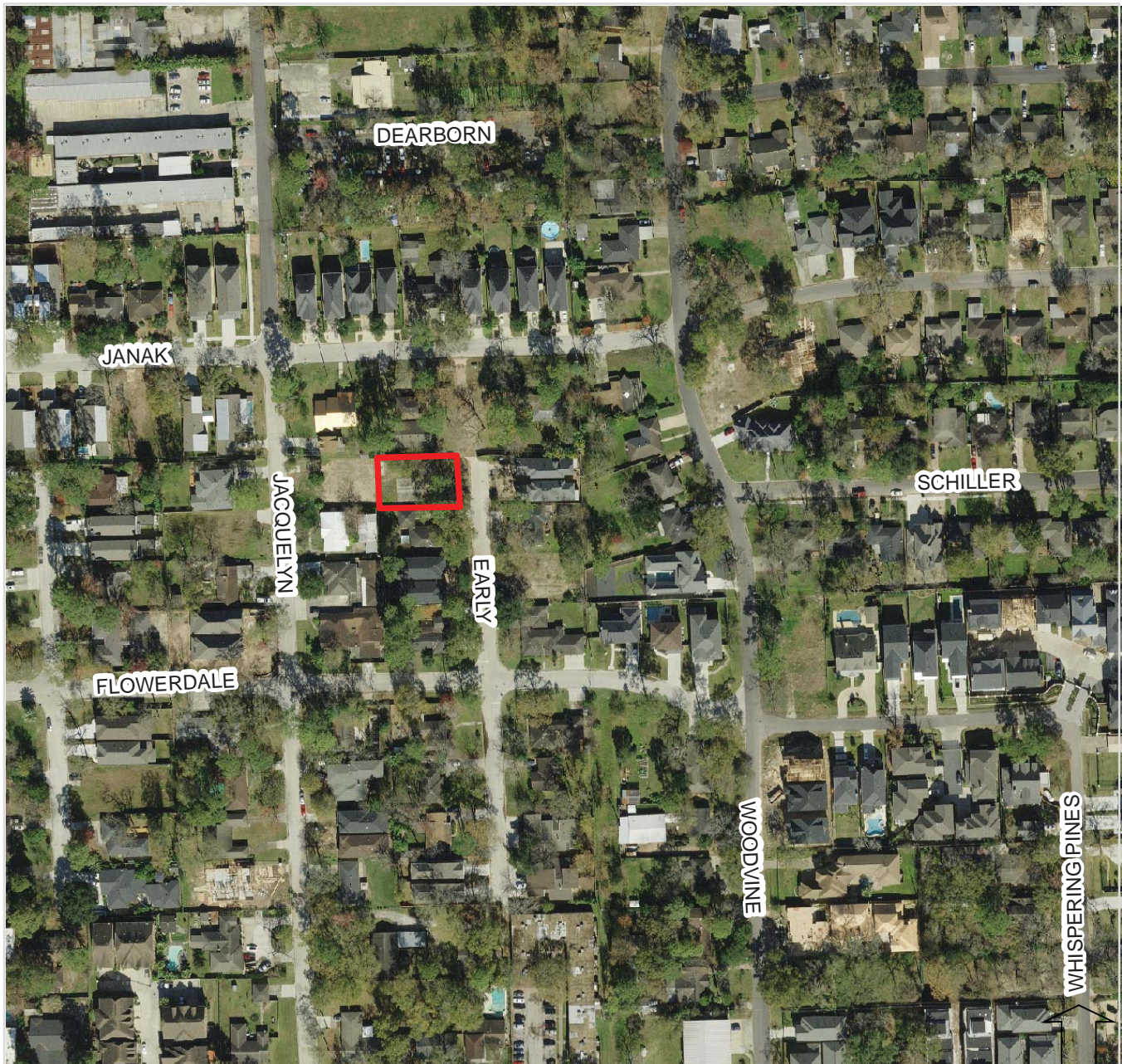
ITEM: 69

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Craig Woods partial replat no 20

Applicant: Tri-Tech Surveying Co., LP/ Tri-Tech Engineering, LP



NORTH

C – Public Hearings

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 09/14/2017
Plat Name: Houston Acreage Estates partial replat no 1
Developer: ABCAD DESIGN AND CONSTRUCTION
Applicant: Advance Surveying, Inc.
App No / Type: 2017-1217 C3N

Total Acreage:	0.4028	Total Reserve Acreage:	0.4028
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77087	535N	City

Conditions and requirements for approval:

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.

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

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

Reason for replat: to create one unrestricted reserve

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
09/14/2017

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For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 09/14/2017
Plat Name: Houston Acreage Estates partial replat no 1
Developer: ABCAD DESIGN AND CONSTRUCTION
Applicant: Advance Surveying, Inc.
App No / Type: 2017-1217 C3N

The below comments were made by other agencies during this review period. These comments are not to 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 application.
Submit applications online at houstonpermittingcenter.org

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 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: 70

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Houston Acreage Estates partial replat no 1 (DEF1)

Applicant: Advance Surveying, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

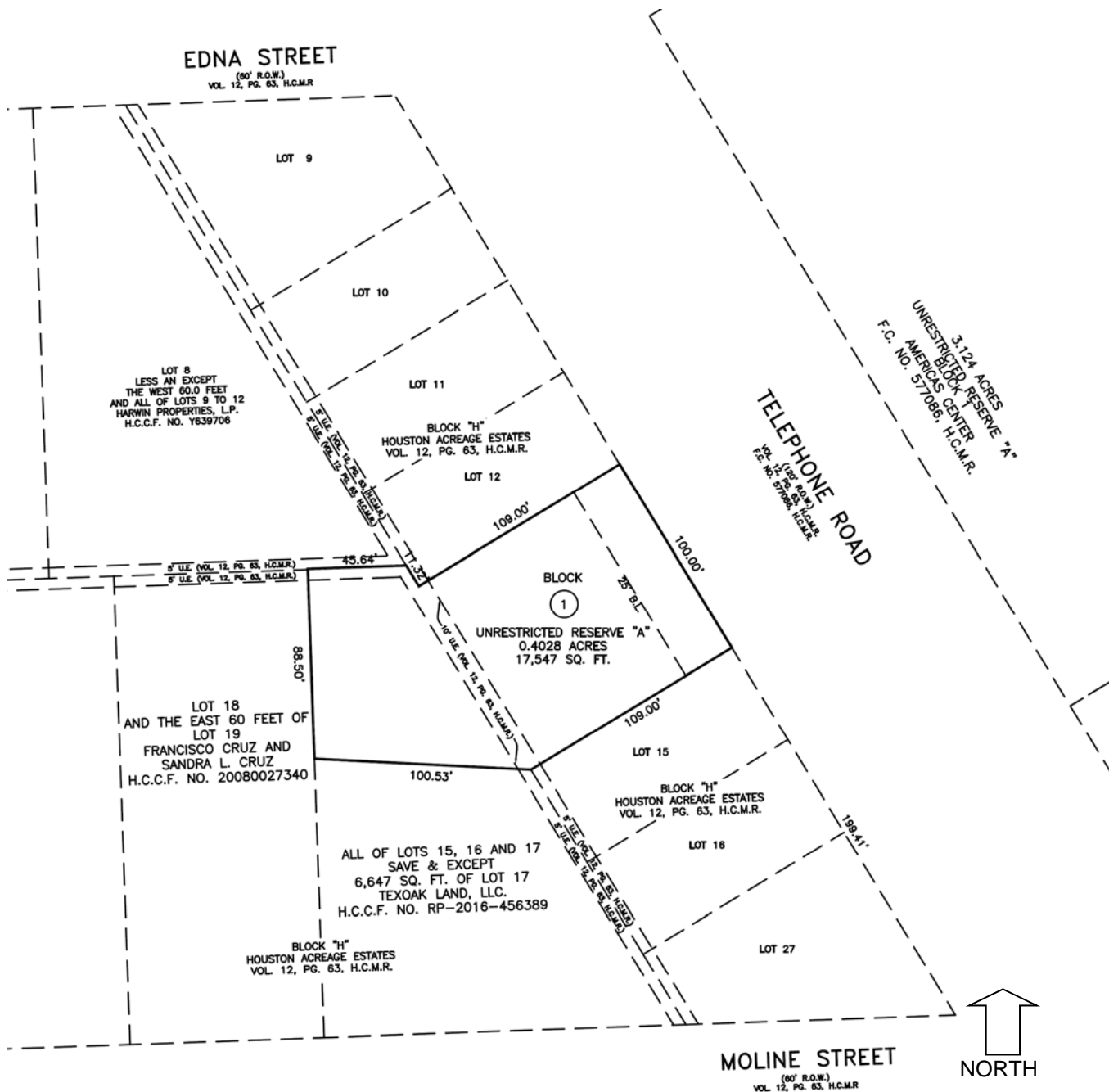
ITEM: 70

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Houston Acreage Estates partial replat no 1 (DEF1)

Applicant: Advance Surveying, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 70

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Houston Acreage Estates partial replat no 1 (DEF1)

Applicant: Advance Surveying, Inc.



C – Public Hearings

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 09/14/2017
Plat Name: Melody Oaks partial replat no 20
Developer: Kevin Anderson
Applicant: Total Surveyors, Inc.
App No / Type: 2017-1391 C3N

Total Acreage:	0.2872	Total Reserve Acreage:	0.0000
Number of Lots:	3	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	451X	City

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.

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.

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

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 09/14/2017
Plat Name: Melody Oaks partial replat no 20
Developer: Kevin Anderson
Applicant: Total Surveyors, Inc.
App No / Type: 2017-1391 C3N

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 application.
Submit applications online at houstonpermittingcenter.org

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

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

Houston Planning Commission

ITEM: 71

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Melody Oaks partial replat no 20

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

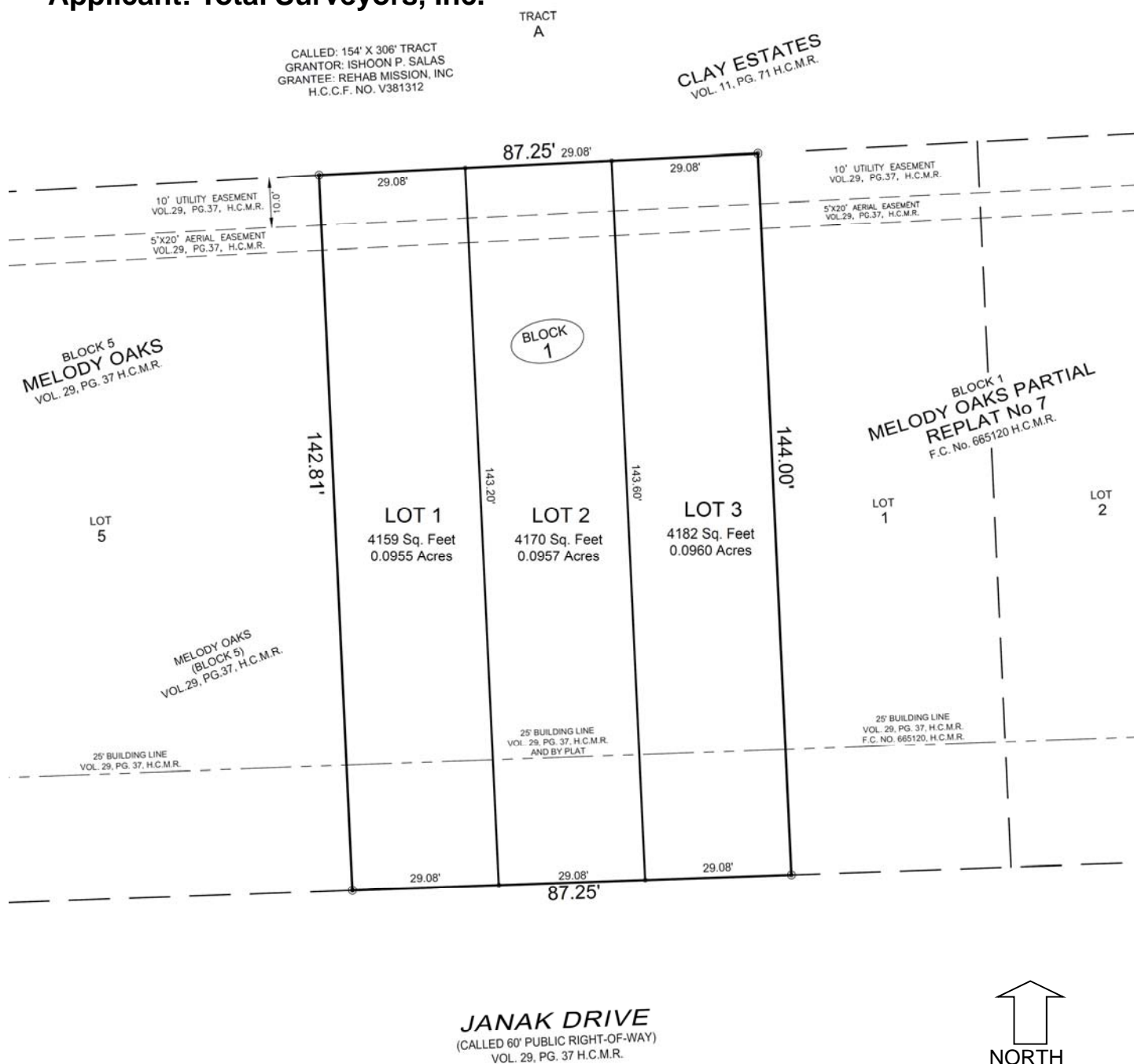
ITEM: 71

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Melody Oaks partial replat no 20

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

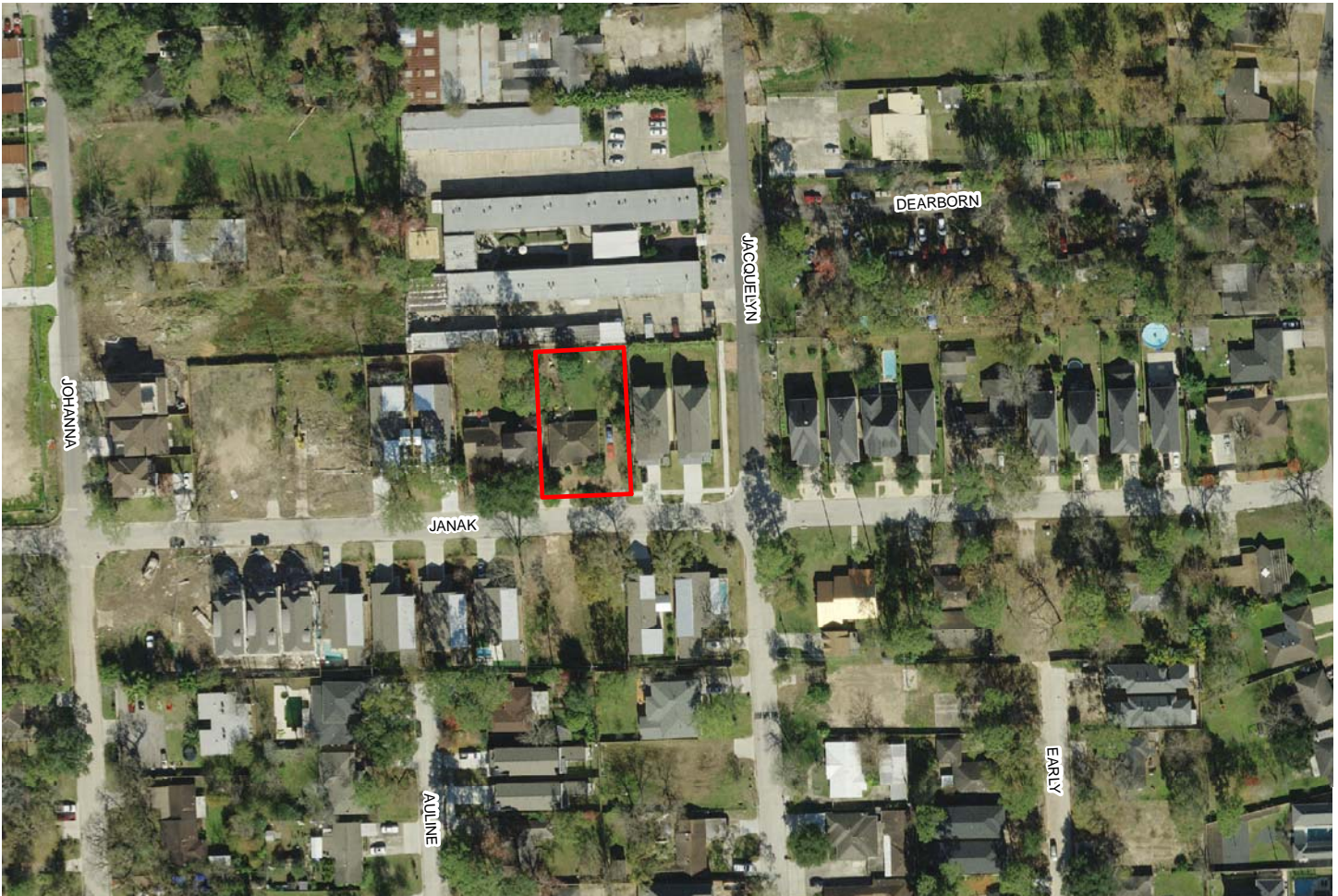
ITEM: 71

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Melody Oaks partial replat no 20

Applicant: Total Surveyors, Inc.



C – Public Hearings

Aerial



Agenda Item: 72
Action Date: 09/14/2017
Plat Name: Shadyvilla Addition no 2 partial replat no 5
Developer: Real Estate Business Center
Applicant: The Interfield Group
App No / Type: 2017-1404 C3N

Total Acreage:	0.2630	Total Reserve Acreage:	0.0039
Number of Lots:	6	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

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.

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).

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

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

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

219. Access to single family residential lots by a shared driveway is provided for by a cross access easement.

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

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

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 09/14/2017
Plat Name: Shadyvilla Addition no 2 partial replat no 5
Developer: Real Estate Business Center
Applicant: The Interfield Group
App No / Type: 2017-1404 C3N



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For Your Information:

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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 application.
Submit applications online at houstonpermittingcenter.org

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.

Update 9/13/17:

Applicant has chosen to reduce the number of lots from six to five, removing the requirement of additional guest parking space. No additional 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

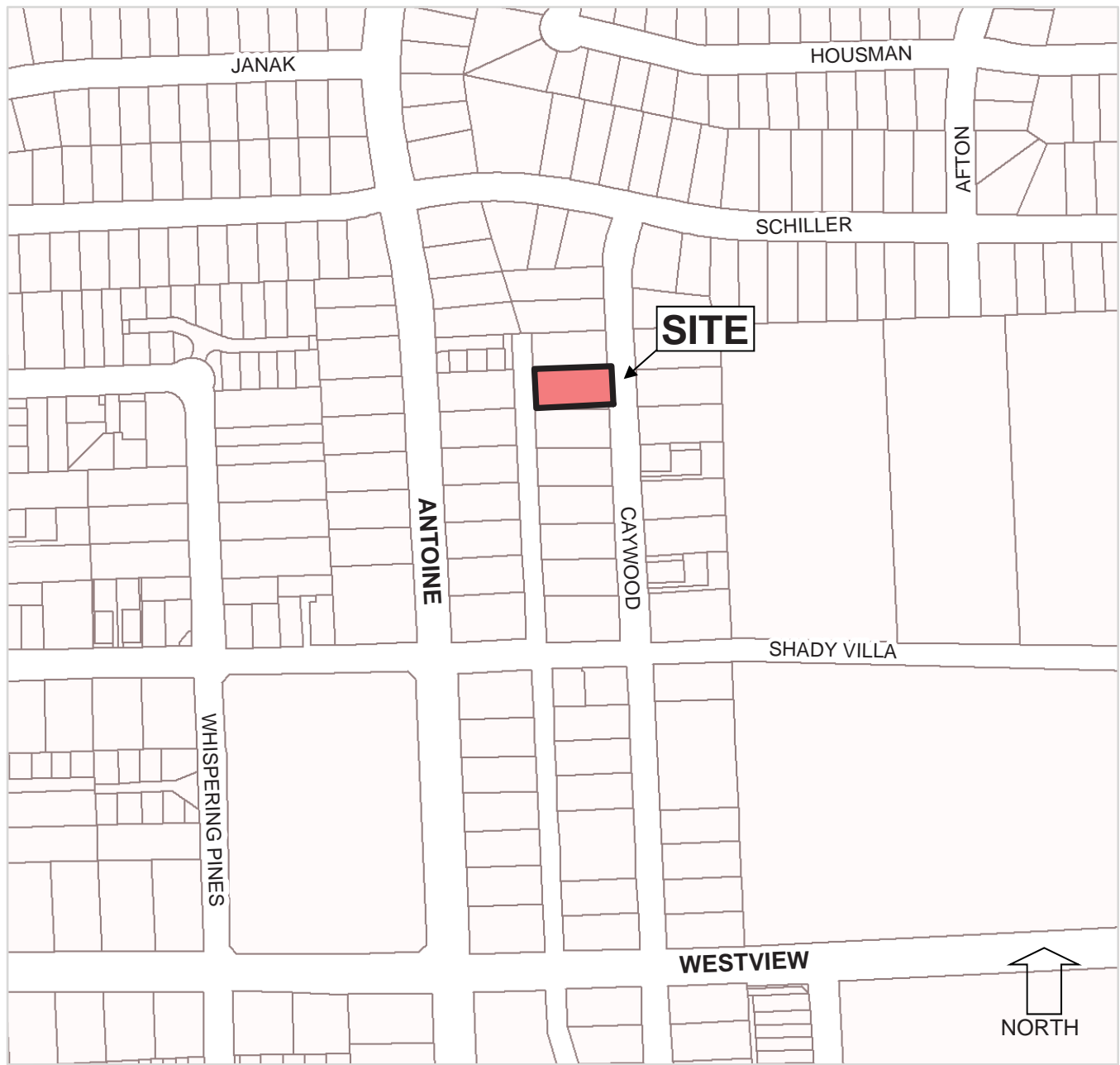
ITEM: 72

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Shadyvilla Addition no 2 partial replat no 5

Applicant: The Interfield Group



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 72

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Shadyvilla Addition no 2 partial replat no 5

Applicant: The Interfield Group



C – Public Hearings

Subdivision

Houston Planning Commission

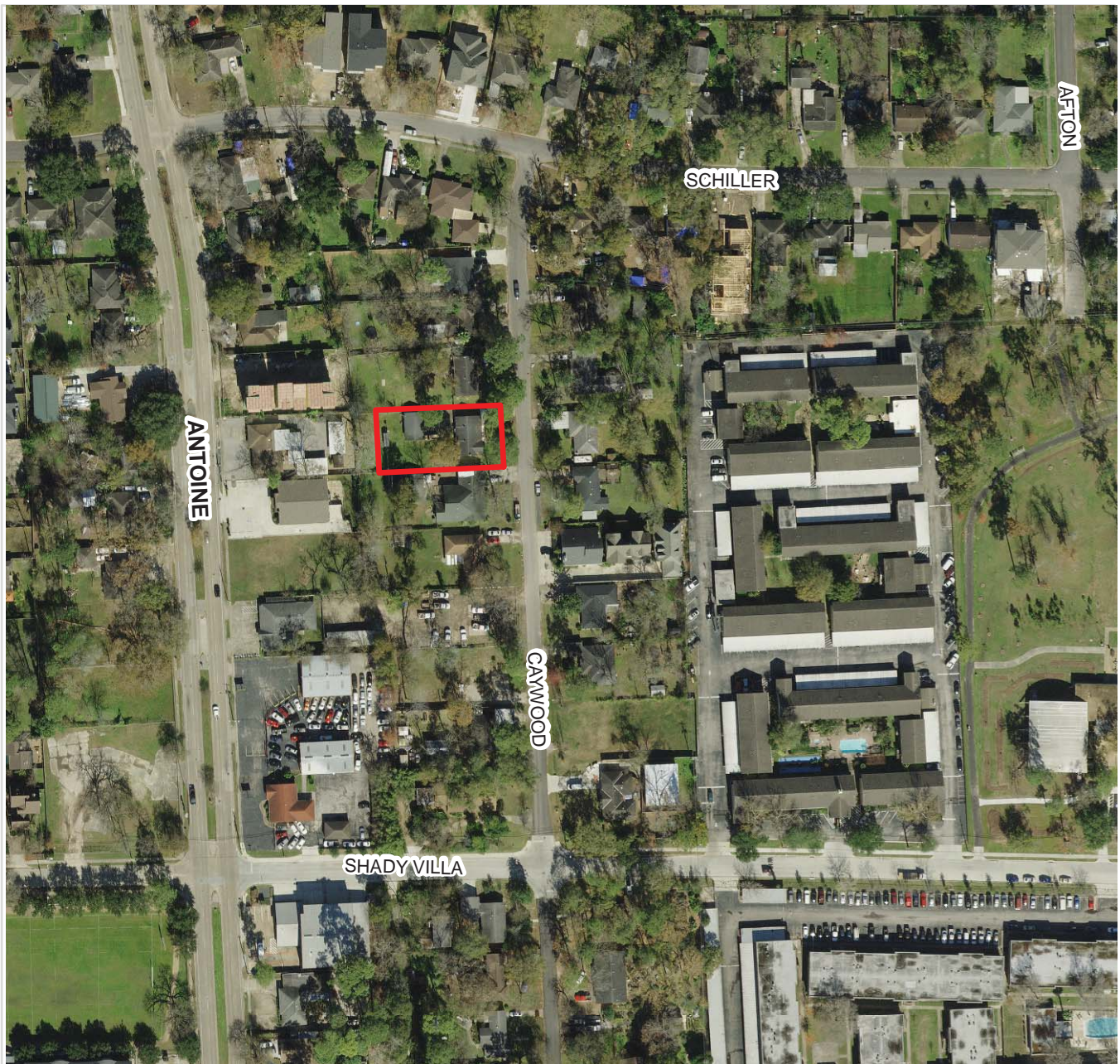
ITEM: 72

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Shadyvilla Addition no 2 partial replat no 5

Applicant: The Interfield Group



C – Public Hearings

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 09/14/2017
Plat Name: Aldine Land Holding Inc
Developer: Aldine Land Holding, Inc.
Applicant: Hovis Surveying Company Inc.
App No / Type: 2017-1501 C2R

Total Acreage:	2.4574	Total Reserve Acreage:	2.1467
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	77039	373Z	ETJ

Provide correct record in formation for Aldine Westfield. (Per plat it is only 50' and not 60'). If that is true, then 25' needs to be dedicated.
Provide complete site plan and street cross sections.

Commission Action:

Withdrawn



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

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

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

Houston Planning Commission

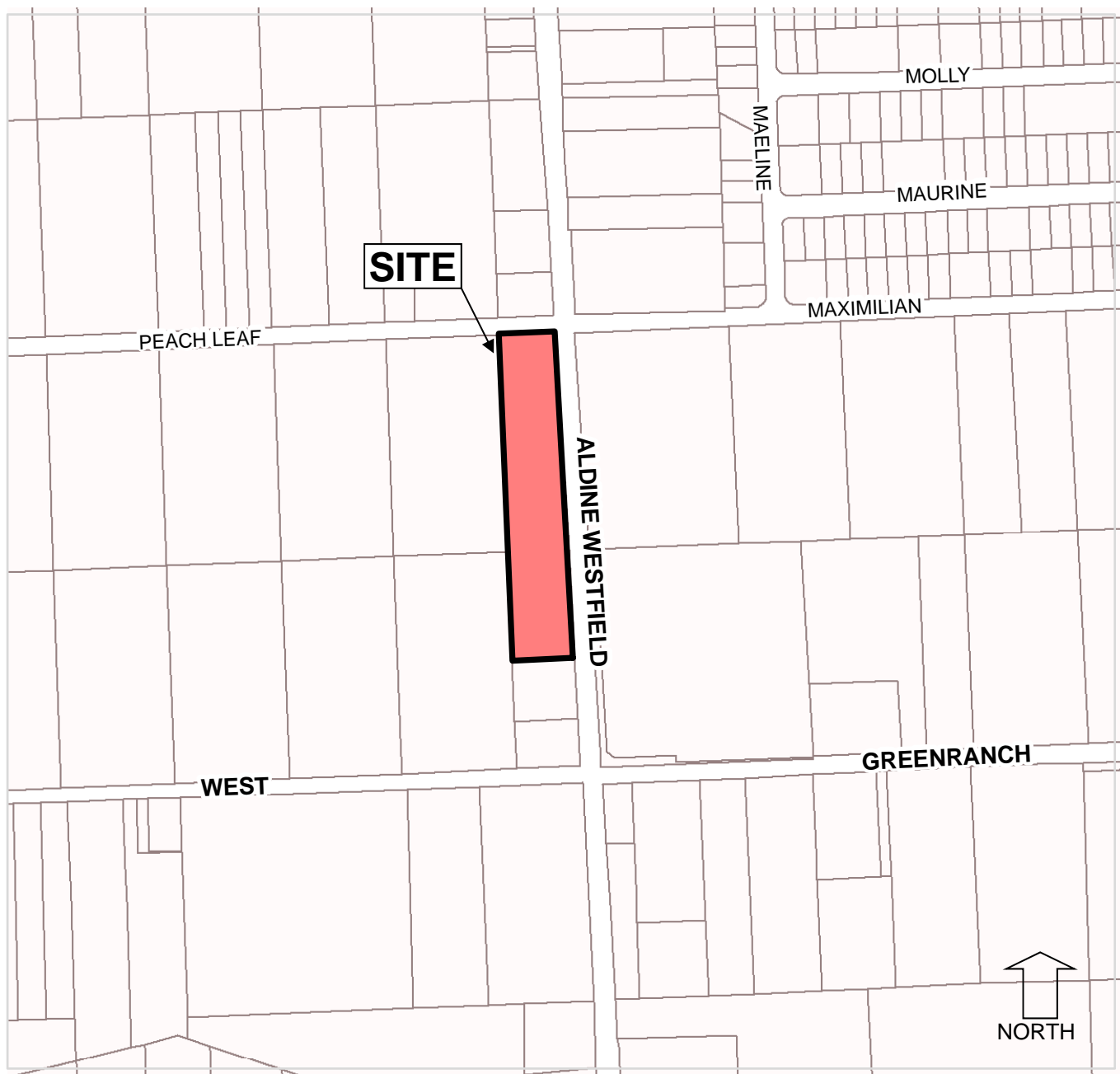
ITEM:73

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Aldine Land Holding Inc (DEF 1)

Applicant: Hovis Surveying Company Inc.



D –Variances

Site Location

Houston Planning Commission

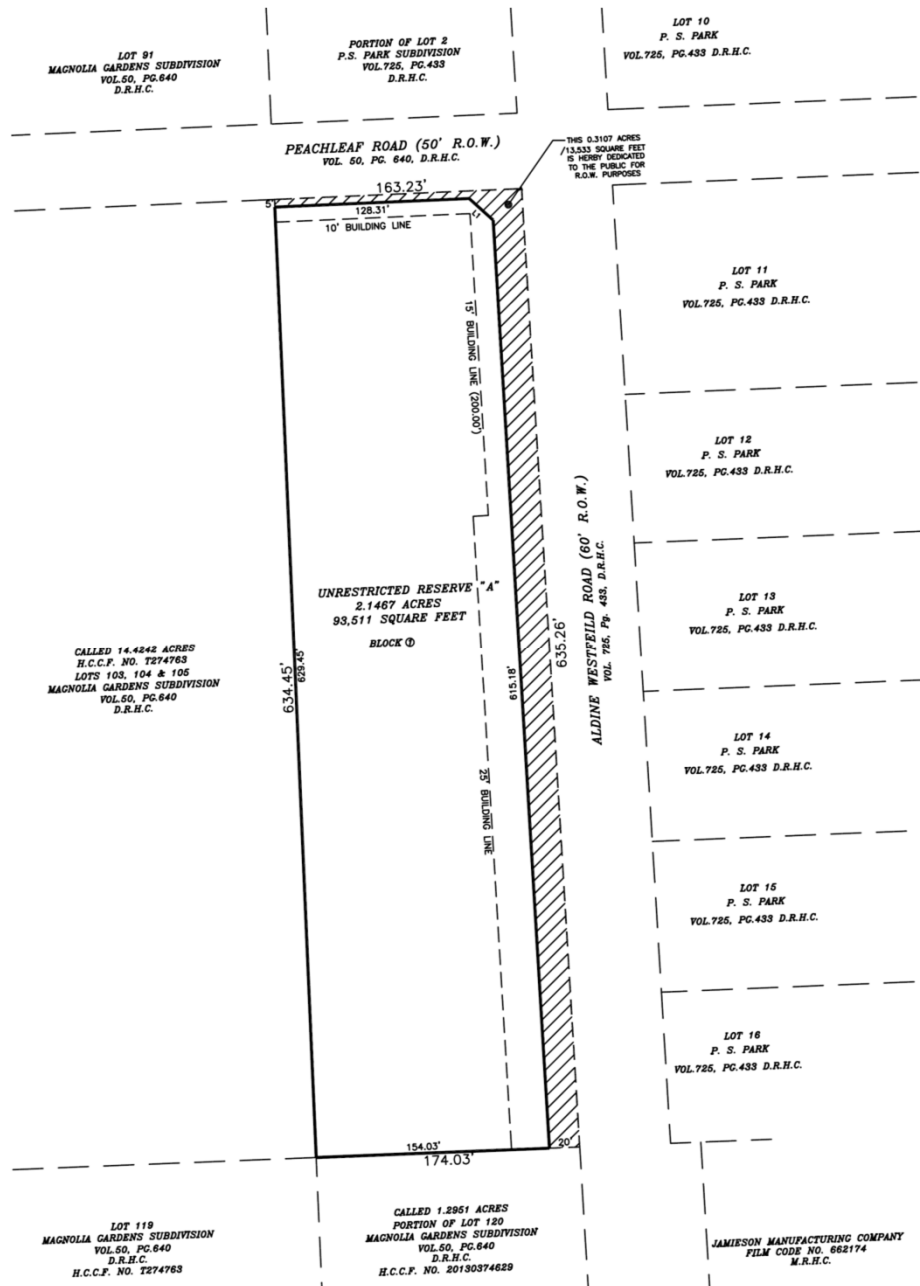
ITEM: 73

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Aldine Land Holding Inc (DEF 1)

Applicant: Hovis Surveying Company Inc.



D –Variances

Subdivision

Houston Planning Commission

ITEM: 73

Planning and Development Department

Meeting Date: 08/24/2017

Subdivision Name: Aldine Land Holding Inc (DEF 1)

Applicant: Hovis Surveying Company Inc.



D –Variances

Aerial

PEACHLEAF ROAD
R.O.W. - 50'

35' 50'

5' MIN 45'

110'

NEW C-STORE
4,815 SF

FT BUILDING LINE

19' 25'-9" 25' 6" 15'

NEW CANOPY

EXISTING 25' FT ALTERN. LINE
EXIST. 60' FT ALTERN. LINE

85' 35' 75' 35'

ALDINE WESTFIELD ROAD
R.O.W. - 60'

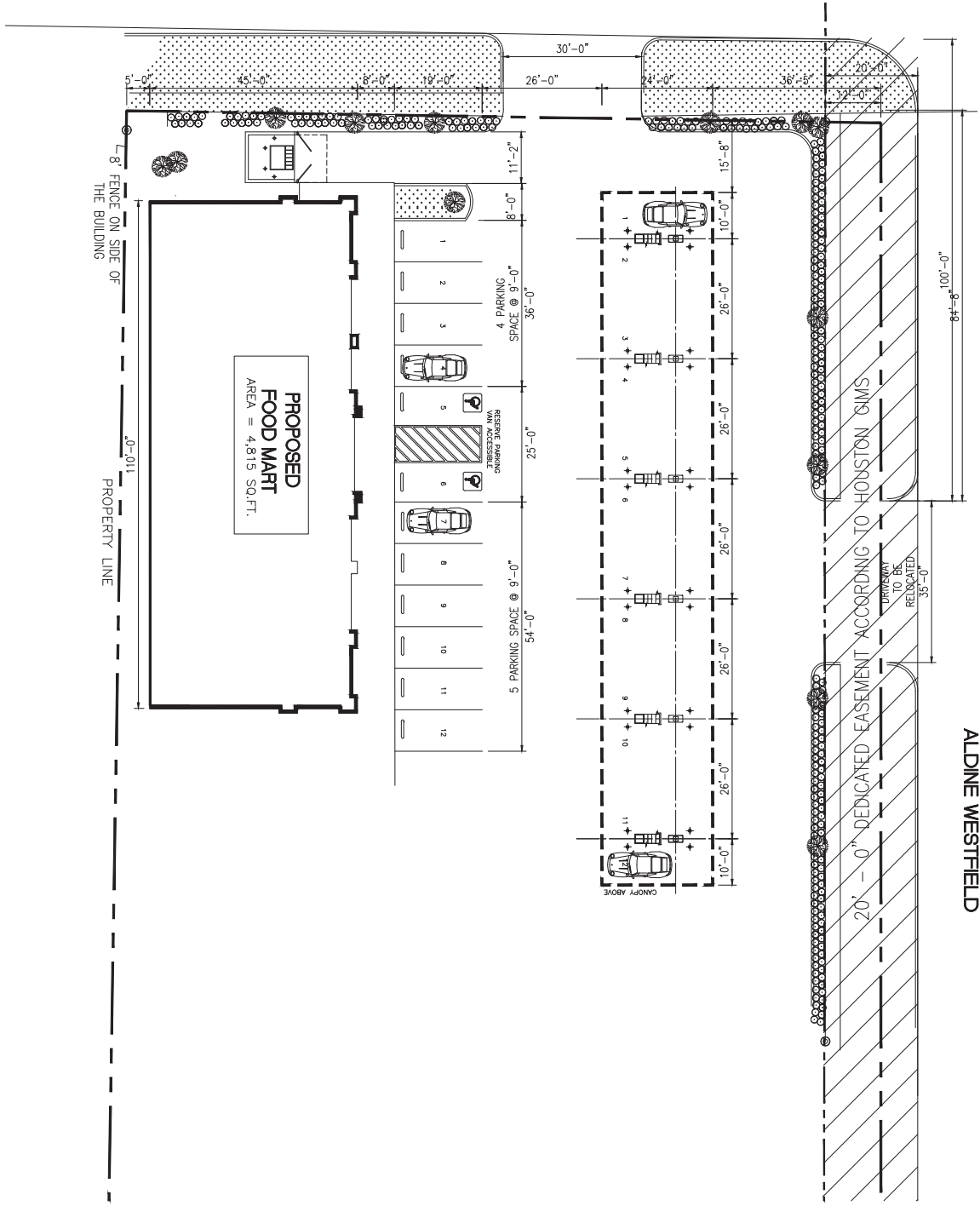
N



OF 11

PEACHLEAF

ALDINE WESTFIELD





Application Number: 2017-1501

Plat Name: Aldine Land Holding Inc

Applicant: Hovis Surveying Company Inc.

Date Submitted: 08/14/2017

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

Specific Variance is being sought and extent of variance:

To allow for a 15 foot Building Line along Aldine Westfield for the proposed canopy South of Peachleaf Road for 200 feet instead of the required 25 foot Building Line

Chapter 42 Section: 150

Chapter 42 Reference:

Minimum Building Line Requirement along a Major Thoroughfare shall be 25 feet

Statement of Facts

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

This 2.4574 acre development is located at the intersection of Peachleaf Road, a 50 foot right-of-way and Aldine Westfield Road, a 60 major thoroughfare to be widened. This development requires a 20 foot widening along Aldine Westfield Road and a 5 foot widening along Peachleaf Road in order to comply with Chapter 42 requirements. There is also a 25 foot building line required along the major thoroughfare Aldine Westfield Road. We are requesting to all for a 15 foot building line along Aldine Westfield Road for the first 200 feet South of Peachleaf Road. This property is to be development as a gas station. Due to the widening requirement along Aldine Westfield Road, the tract depth is only 143 feet from the new right-of-way line to the West property line. The buildable area with a 25 foot building line is 118.5 feet. We are requesting a 15 foot building line the proposed canopy only. The main structure will adhere to the required Chapter 42 Building Lines. This request is so that we can allow for the required distances from the gas pumps to the building and the required travel lanes. The remainder of the property will adhere to the required 25 foot building line.

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

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant because there would be room for the development of the proposed gas station without the required widening of Aldine Westfield. Lot 3 and 4 of P.S. Park were originally platted in 1929. These lots have been in this configuration since then. The required 20 foot of right-of-way dedication and 25 foot building deprive the developer of being able to fully utilize the tract. This requested variance is for the proposed canopy only and the 25 foot building line will be adhered to for all other development.

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

The intent and general purposes of this chapter will be preserved and maintained because this variance request is for the proposed gas pump canopy only and all of structures will adhere to the required 25 foot building line. The request for a 15 foot building line for the canopy allows for the practical development of this property.

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

The granting of the variance will not be injurious to the public health, safety or welfare because we are requesting a 15 foot building line for the canopy only and all other buildings will adhere to the required 25 foot building line. There will not be an occupied building in the requested 15 foot building line.

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

Economic hardship is not the sole justification of the variance because this development is proposing to generally adhere to the requirements of Chapter 42. The variance we are requesting is to allow for the canopy for the gas pumps of the proposed gas station to be development at the intersection of Peachleaf Road and Aldine Westfield Road to be 15 feet from the proposed right-of-way instead of the required 25 feet. This request allows for the developer to ensure that the minimum safety requirements for the gas station can be met and the property can be fully developed. All proposed buildings will adhere to the required 25 foot building line.



Application No: 2017-1501

Agenda Item: 73

PC Action Date: 09/14/2017

Plat Name: Aldine Land Holding Inc

Applicant: Hovis Surveying Company Inc.

Staff Recommendation: Withdraw

Chapter 42 Sections: 150

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

To allow for a 15 foot Building Line along Aldine Westfield for the proposed canopy South of Peachleaf Road for 200 feet instead of the required 25 foot Building Line;

Basis of Recommendation:

Withdrawn per applicant's request.

Statement of Facts

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A



Agenda Item: 74
Action Date: 09/14/2017
Plat Name: Blue Ridge Hillcroft K8 School
Developer: ATHLOS ACADEMIES
Applicant: Civil-Surv Land Surveying, L.C.
App No / Type: 2017-1172 C2

Total Acreage:	24.3370	Total Reserve Acreage:	24.3370
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77085	571N	City

Conditions and requirements for approval:

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

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

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)

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

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

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

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

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 Planning Commission granted a variance to not provide an east-west street through the site.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 09/14/2017
Plat Name: Blue Ridge Hillcroft K8 School
Developer: ATHLOS ACADEMIES
Applicant: Civil-Surv Land Surveying, L.C.
App No / Type: 2017-1172 C2



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

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

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

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at houstonpermittingcenter.org

Our records indicate that there is an active 8" public sanitary sewer line within a sixteen foot wide utility easement located across the north side of the subject site. An easement must be maintained over the existing sewer or for the abandonment/relocation of the sewer contact the Joint Referral Committee.

City Engineer: DETENTION IS REQUIRED

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

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

Houston Planning Commission

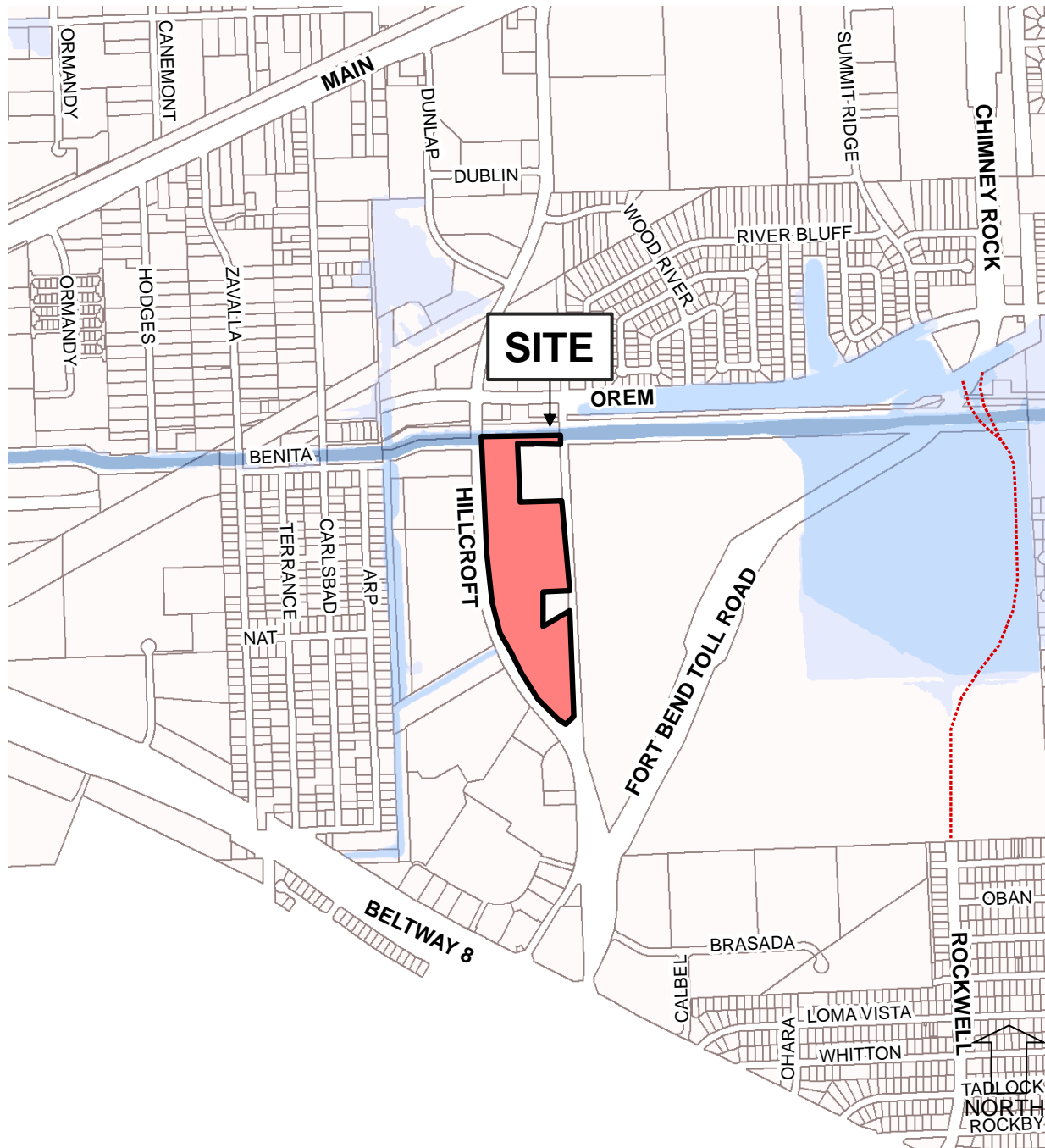
ITEM: 74

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Blue Ridge Hillcroft K8 School (DEF 1)

Applicant: Civil-Surv Land Surveying, L.C.



D – Variances

Site Location

Subdivision

Houston Planning Commission

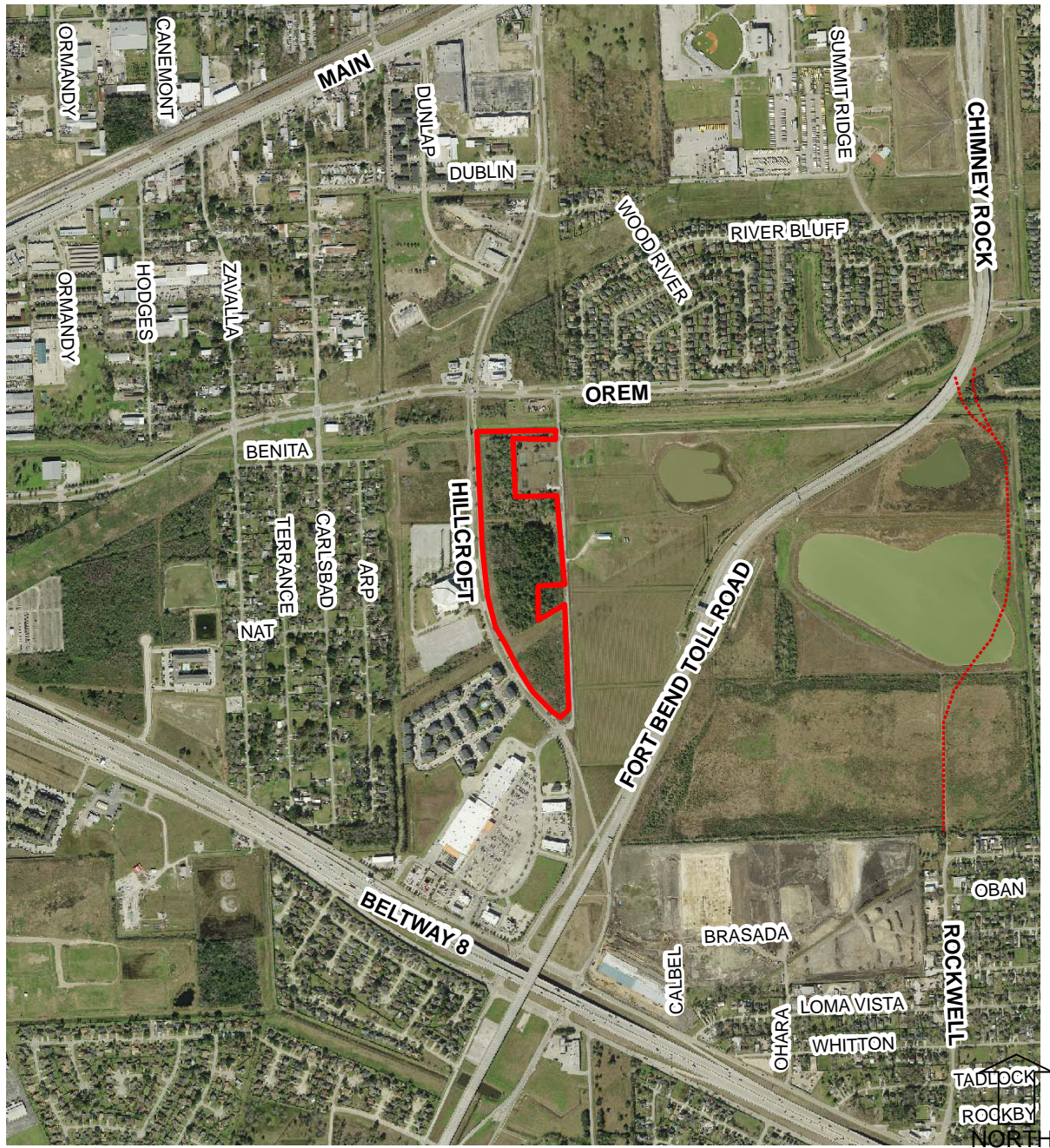
ITEM: 74

Planning and Development Department

Meeting Date: 09/14/2017

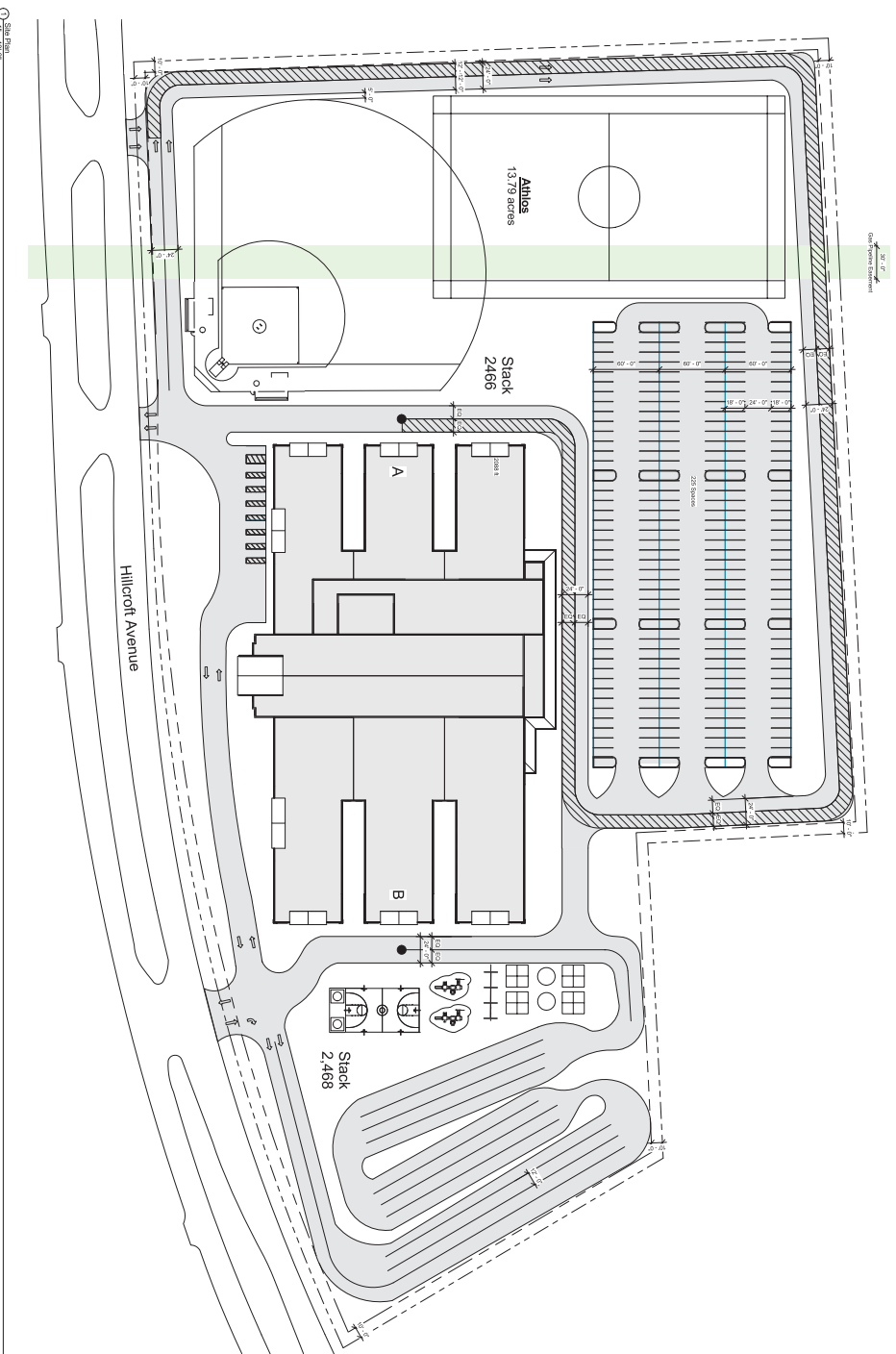
Subdivision Name: Blue Ridge Hillcroft K8 School (DEF 1)

Applicant: Civil-Surv Land Surveying, L.C.



D – Variances

Aerial



Site Legend	
Stacking Length	Side A: 2,466' - STACKING Side B: 2,468' - STACKING Total: 4,934' - Stacking
Parking Count	246 CARS
Site Size	13.79 ACRES
●	WITH BY-PASS LANE DROP - OFF/PICK - UP
▨	STACKING LANE



Application Number: 2017-1172

Plat Name: Blue Ridge Hillcroft K8 School

Applicant: Civil-Surv Land Surveying, L.C.

Date Submitted: 07/14/2017

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

Specific Variance is being sought and extent of variance:

To exceed 2600' intersection spacing along a major thoroughfare by allowing creation of an Unrestricted Reserve without dedicating an east to west street through the tract.

Chapter 42 Section: 127

Chapter 42 Reference:

Sec. 42-127. - Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

Statement of Facts

(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;

Chapter 42-127 requires that a major thoroughfare shall intersect with a public local street, collector street or another major thoroughfare at least every 2,600 feet. The proposed plat in this case lies along Hillcroft Avenue between West Orem Drive and Blue Ridge Road, 100' and 60' public Rights-of-Way, respectively. The actual intersection length blockface to blockface along the centerline is approximately 2,960 feet, just passing the required distance. Our Restricted Reserve is situated approximately 964 feet south of West Orem Drive, and 808 feet north of Blue Ridge Road, with a total frontage of 1,190.7 feet. To the west of the site is a platted, restricted reserve for a functioning, occupied church, platted as Fountain of Praise in F.C. No. 483110 of the H.C.M.R. This church approximately shares our frontage on the opposite side of Hillcroft Avenue, and was not made to dedicate a public Right-of-Way. To our north is Sims Bayou, a 200' wide H.C.F.C.D. easement, and also to our north is a platted Unrestricted Reserve with no through street. To our south is a series of pipelines totaling 103.5 feet in width, and then the remaining acreage tapers to a point as Hillcroft intersects with Blue Ridge. To our immediate east, is an undeveloped, 300 acre tract owned in fee by the Harris County Flood Control District and seemingly used for drainage and water storage, with various depressions and detention areas. A street ever coming through this area and connecting to our plat would seem prohibitively difficult as it would most likely need to be elevated by structure or fill. Bisecting this H.C.F.C.D. tract is the Fort Bend Tollway, through this stretch being elevated with no exiting on or off ramps. A street across our site would essentially have nothing to tie into on the east or west side. Finally, this site is proposed to be a school, and running a public street through the middle of a school on a limited site such as this makes for difficulty both in design and implementation. If the road is built, then you have also essentially introduced a safety hazard where there was none before.

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

The hardship is imposed by the odd physical surroundings of the property, making its available usefulness as a corridor for a public street very limited, if possible at all.

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

The intent and general purpose of this chapter will be maintained because any possible street dedication will not actually be able to serve anyone but a limited number of the public that would want to cross the site just to see what is on the other side. Due to the tapering of the property, a street would actually make traveling the route from intersection to

intersection longer than it would be if no street is dedicated. Connections are not available to the east or west of the site. The physical characteristics of the site and its surroundings make the ordinance moot in this case.

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

The granting of the variance will be a benefit for public health, safety or welfare in that a school ground will not be introduced to a public right-of way that the kids would have to cross on a regular basis to get from one side of the campus to another.

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

Economic hardship is not a factor for justification of this variance, especially as it concerns the applicant. Putting in a public street may actually be cheaper than the planned development due to lowered private maintenance fees. However, it would make little sense for the City to want to pay to maintain what would amount to a driveway for the development.



Application No: 2017-1172

Agenda Item: 74

PC Action Date: 09/14/2017

Plat Name: Blue Ridge Hillcroft K8 School

Applicant: Civil-Surv Land Surveying, L.C.

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

Chapter 42 Sections: 127

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

To exceed 2600' intersection spacing along a major thoroughfare by allowing creation of an Unrestricted Reserve without dedicating an east to west street through the tract. ;

Basis of Recommendation:

Subject site is located along and east of Hillcroft and south of Orem. The applicant is requesting a variance to not provide an east-west street through the site.

Staff is in support of the variance.

Subject site is bounded by Sims Bayou and Orem Drive to the north, major thoroughfare to the west and local street Blue Ridge Road to the east and triangular shape to the south. The overall distance between Orem Dr and Fort Bend toll road along Hillcroft Avenue is approx. 3700'. Property east of Blue Ridge Drive is owned by Harris County Flood Control District. The distance between Hillcroft Avenue and Blue Ridge Drive is approx. 600'. If an east-west street is provided, it will bisect the proposed school site. As the area is served by multiple streets providing adequate circulation, it is contrary to sound public policy to provide a street across the school site. Due to the unusual physical conditions surrounding the site staff's recommendation is to grant the requested variance and approve the plat subject to CPC 101 form conditions.

Statement of Facts

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

N/A

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

Strict application of the ordinance would create impractical development contrary to sound public policy as providing a street across the site may create cut-through traffic situation. The site and adjacent properties are all served by the existing street pattern and an additional east-west street is not required.

(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 not imposed by the applicant. The site encompasses almost the whole block and is surrounded by streets. Providing additional streets through the site is not required.

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

The intent and general purpose of the chapter will be preserved as the site takes up almost the whole block and there is adequate circulation in the area. Providing another east-west street through the site will not improve traffic circulation.

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

Granting of the variance will not be injurious to public health and safety as the site is surrounded by street on three streets.

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

Economic hardship is not the sole justification. It is the existing street pattern, established street grid surrounding the site and its narrow triangular shape to the south.



Agenda Item: 75
Action Date: 09/14/2017
Plat Name: Fairview Addition partial replat no 1
Developer: 220 Hyde Park LLC
Applicant: Century Engineering, Inc
App No / Type: 2017-1316 C2R

Total Acreage:	0.1109	Total Reserve Acreage:	0.1051
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	77006	493N	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.
- 049.2. Subdivision plat must include State Plane Coordinates in NAD 83; and NAVD 1988 with 2001 adjustment.
- 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 *****.
088. Minimum reserve size shall be 5000 square feet having 60' frontage along at least one public street with a right-of-way not less than 60 feet. (192)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- Provide at least 10 foot sidewalk with 8 feet being unobstructed on Fairview Ave.
- Provide at least a 14 foot sidewalk with at least 8 feet being unobstructed on Taft Street.
- Provide at least 3 inch caliber trees pursuant to Chapter 33 Space and species requirements.
- The Planning Commission granted variances to allow: 1. an unrestricted reserve less than 5000 sqft 2.5' building line for the proposed structure and 0' building line for the proposed canopies along both Fairview Street and Taft Street subject to specific conditions on 09/14/2017. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable building lines per the ordinance.

Granting of the requested variances does not exempt the parking requirement for the proposed development. Parking requirement must be met during the permitting process.

Commission Action:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 09/14/2017
Plat Name: Fairview Addition partial replat no 1
Developer: 220 Hyde Park LLC
Applicant: Century Engineering, Inc
App No / Type: 2017-1316 C2R

Grant the requested variance(s) and Approve the plat subject to the conditions listed
The Planning Commission granted variances to allow: 1. an unrestricted reserve less than 5000 sqft 2.5' building line for the proposed structure and 0' building line for the proposed canopies along both Fairview Street and Taft Street and approved the plat subject to CPC 101 Form conditions.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to 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 application.
Submit applications online at houstonpermittingcenter.org

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

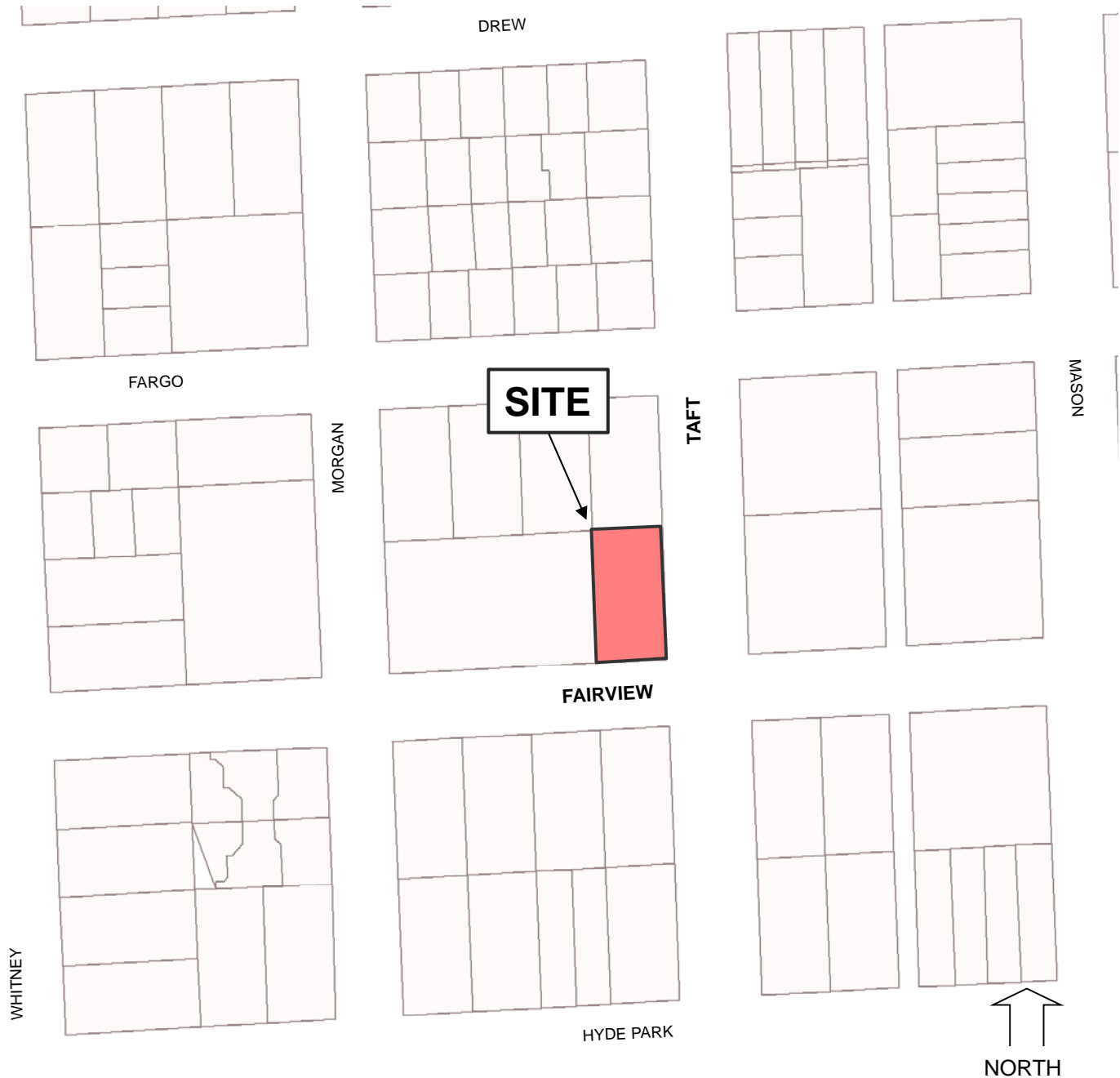
ITEM: 75

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Fairview Addition partial replat no 1 (DEF 1)

Applicant: Century Engineering, Inc



D – Variances

Site Location

Houston Planning Commission

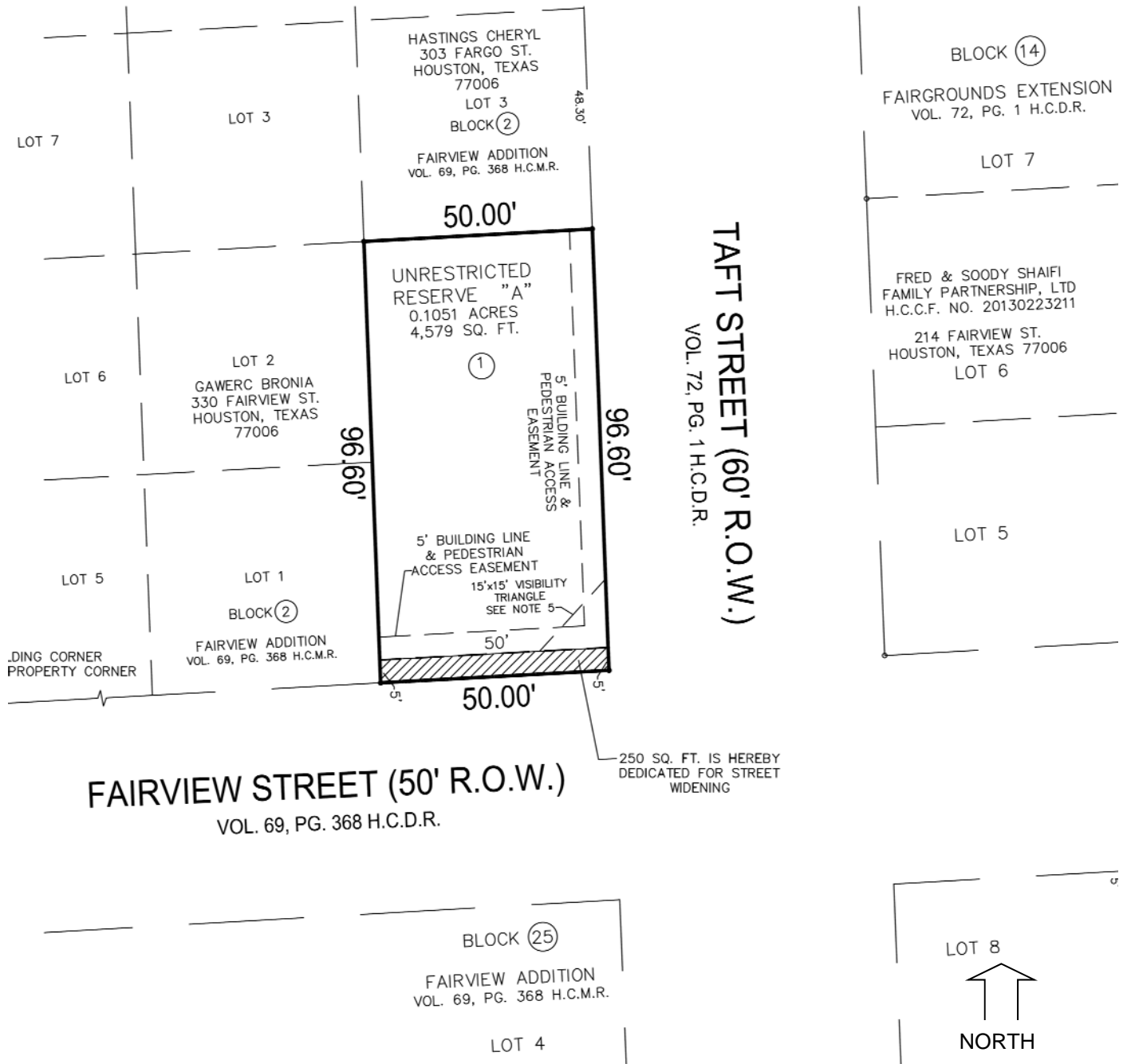
ITEM: 75

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Fairview Addition partial replat no 1 (DEF 1)

Applicant: Century Engineering, Inc



D – Variances

Subdivision

Houston Planning Commission

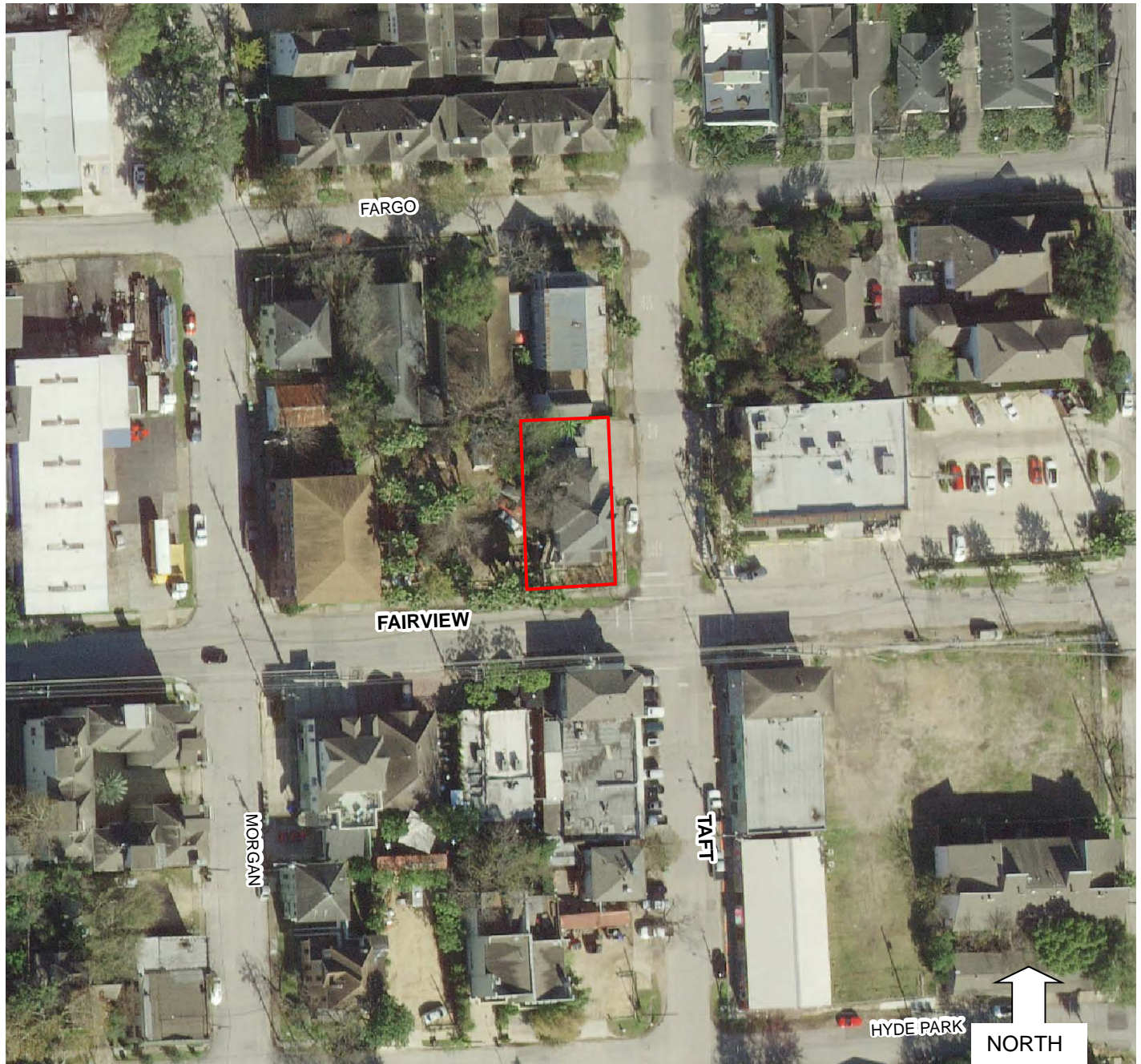
ITEM:75

Planning and Development Department

Meeting Date: 09/14/2017

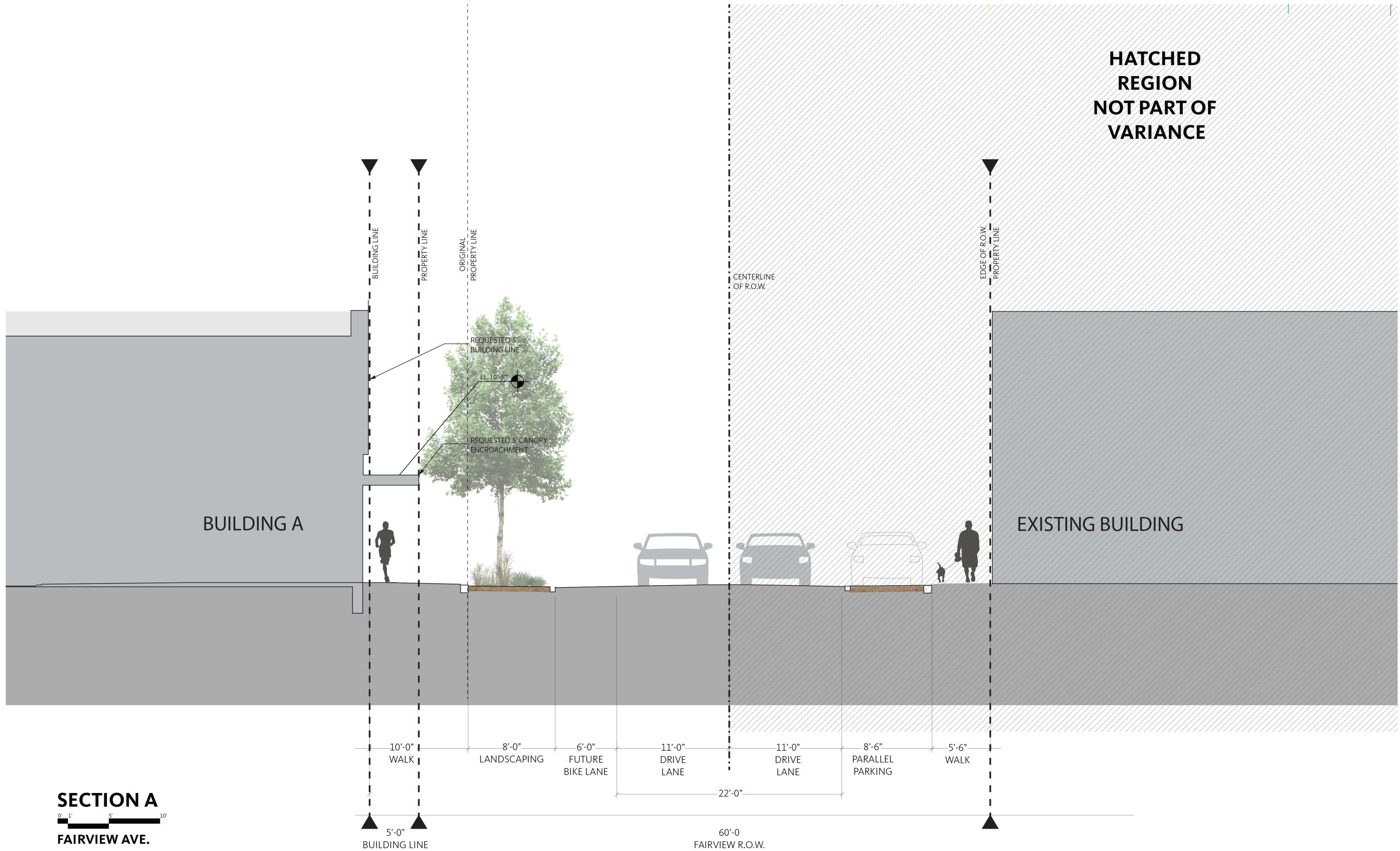
Subdivision Name: Fairview Addition partial replat no 1 (DEF 1)

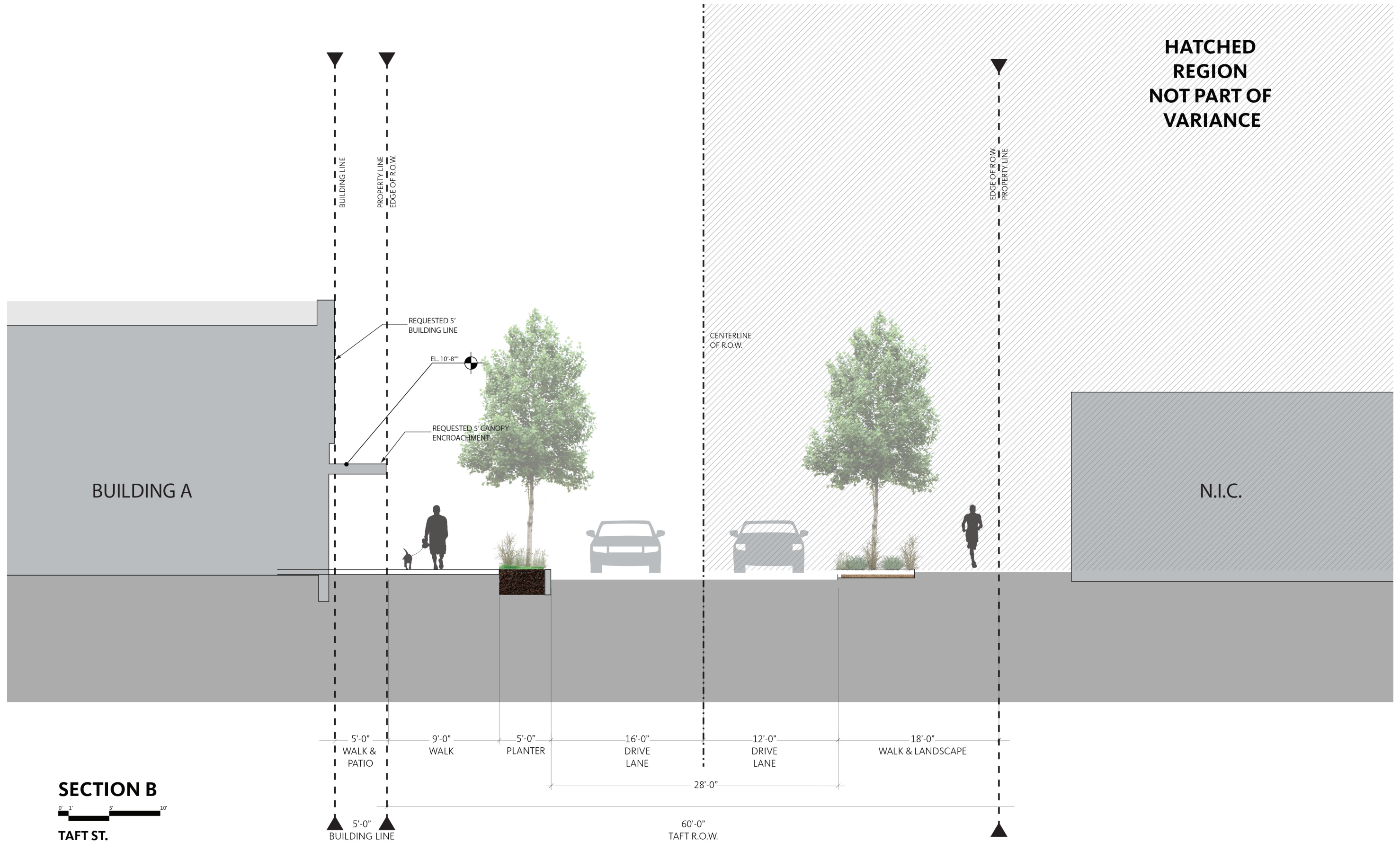
Applicant: Century Engineering, Inc



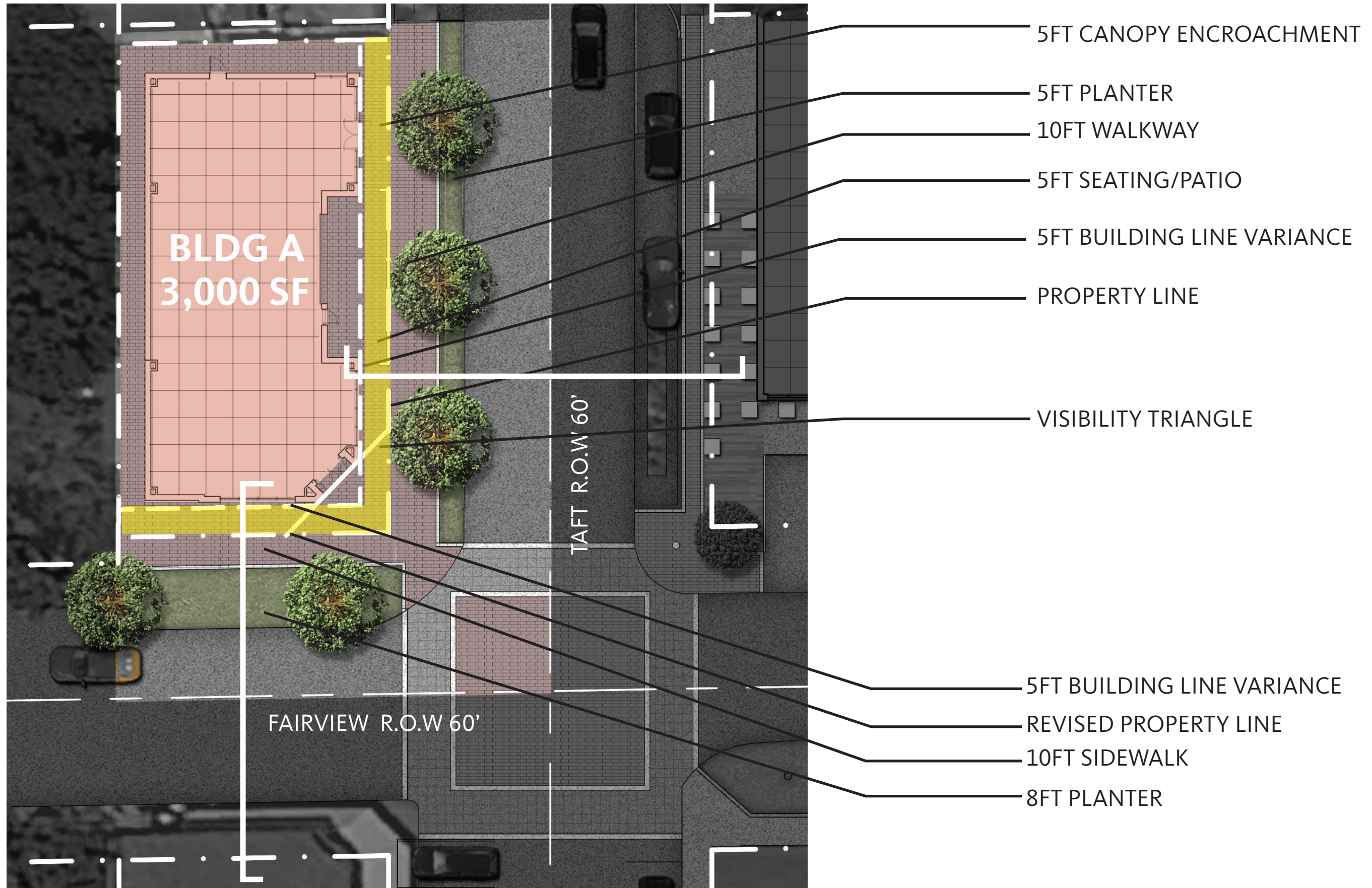
D – Variances

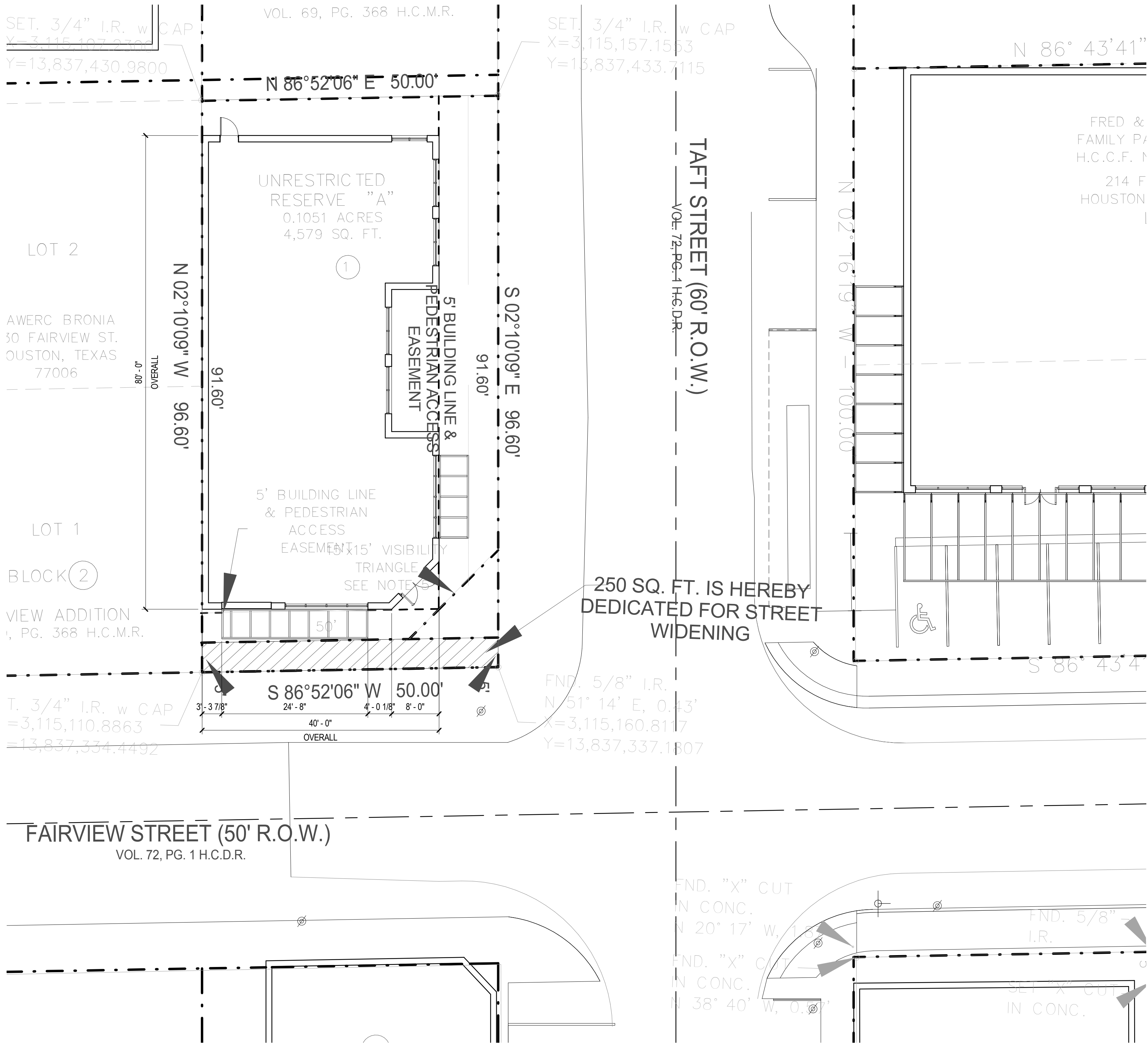
Aerial











1 SITE PLAN - LEVEL 01
SCALE: 3/32" = 1'-0"

BUILDING A

302 Fairview
Houston, TX, 77006

Gensler

Edit this information
by opening the titleblock in
the family editor,
then use the type selector
to set your office location

Date	Description
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Seal / Signature

NOT FOR CONSTRUCTION

Project Name

Fairview District - Building A

Project Number

02.7914.000

Description

SITE PLAN

Scale

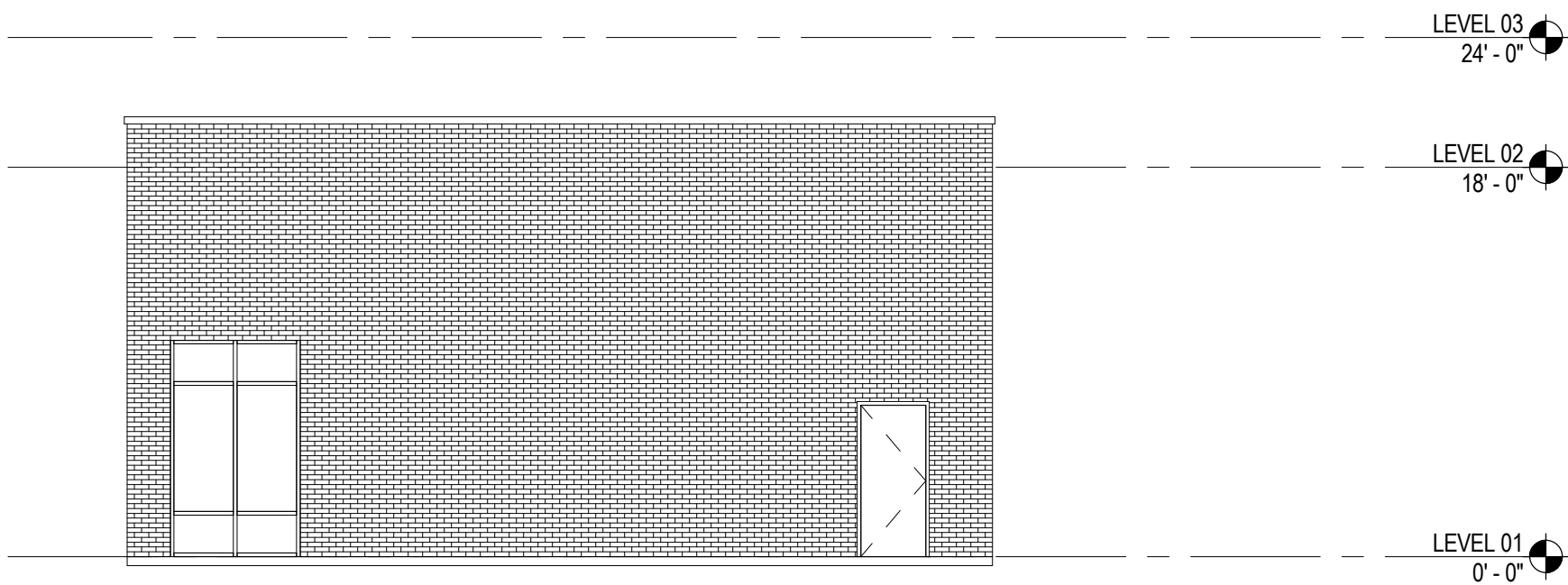
3/32" = 1'-0"

G02.000



2 Elevation 2 - a
SCALE: 1/8" = 1'-0"

1 Elevation 1 - a
SCALE: 1/8" = 1'-0"



3 Elevation 3 - a
SCALE: 1/8" = 1'-0"

SHEET NOTES

BUILDING A

302 Fairview
Houston, TX, 77006

Gensler

Edit this information
by opening the titleblock in
the family editor,
then use the type selector
to set your office location

Date	Description
------	-------------

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

Fairview District - Building A

Project Number

02.7914.000

Description

BUILDING ELEVATIONS

Scale

1/8" = 1'-0"

A04.100



Application Number: 2017-1316

Plat Name: Fairview Addition partial replat no 1

Applicant: Century Engineering, Inc

Date Submitted: 07/28/2017

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

Specific Variance is being sought and extent of variance:

To reduce the 10 foot setback along the local streets of Fairview and Taft in order to more closely match the unique characteristics of the existing neighborhood; to allow building canopy to overlap into building lines and to allow an Unrestricted Reserve with less than 5,000 square feet. The existing structured will be completely demolished. The proposed building will be a one story restaurant with the capability of including mezzanine. The reduced building line and pedestrian realm is the same variance we requested and gained approval for along Fairview from Taft to Genesee. The open concept for pedestrian travel for retail, restaurants and office space is a continuing theme for this parcel.

Chapter 42 Section: 155(a) and 190(c)

Chapter 42 Reference:

The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be 10' feet unless otherwise required or authorized by this chapter. 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:
Unrestricted reserve, 5,000 sq. ft.

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 stretch of Fairview is a unique area with a small scale, intimate urban experience. Our development will endeavor to keep that character by creating pedestrian and bike friendly amenities within a more urban context. The reduced setbacks will give the district a less suburban feel. It is our intention to use the City of Houston's Complete Streets design standards in creating this pedestrian realm. Compliance with the building setbacks in this area is 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 of this variance are to create a development more sensitive to the context of a unique area of Houston. The variance requested will help create a more pedestrian scaled district.

(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 in that the variance being sought is not extensive and will still provide a more walkable city by providing pedestrian amenities in accordance with other sections of the ordinance. Reference the attached photos of existing conditions vs. proposed project showing the amenities provided. Note that on both Mason Street and Genesee Street, our proposed setback reduction is still greater than the location of the existing or adjacent buildings.

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

Allowing this variance will improve the public health, safety and welfare of the users and residents of the area by providing sidewalks, landscaping and separation of the pedestrian from vehicles that does not currently exist. Reference the attached photos of existing conditions vs. proposed project.

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

Economic hardship is not the sole justification of this of the variance, in fact, the proposed development cost will likely exceed the cost of providing the minimum requirements of the City. It is the intention of the developer to improve the neighborhood and provide amenities in such a way that more value is provided for the inhabitants living in the area.



Application No: 2017-1316

Agenda Item: 75

PC Action Date: 09/14/2017

Plat Name: Fairview Addition partial replat no 1

Applicant: Century Engineering, Inc

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

Chapter 42 Sections: 155(a) and 190(c)

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

To reduce the 10 foot setback along the local streets of Fairview and Taft in order to more closely match the unique characteristics of the existing neighborhood; to allow building canopy to overlap into building lines and to allow an Unrestricted Reserve with less than 5,000 square feet. The existing structured will be completely demolished. The proposed building will be a one story restaurant with the capability of including mezzanine. The reduced building line and pedestrian realm is the same variance we requested and gained approval for along Fairview from Taft to Genesee. The open concept for pedestrian travel for retail, restaurants and office space is a continuing theme for this parcel. ;

Basis of Recommendation:

The site is located north of Fairview Avenue, east of Morgan Street and west of Taft Street. The applicant is requesting 3 variances: 1. to allow the proposed unrestricted reserve less than 5000 square feet; 2. to allow the proposed building to have 5' building line, instead of the required 10' building line along Fairview Avenue and Taft Street; 3. to allow the proposed canopies to have 0' building line, instead of the required 10' building line along Fairview Avenue and Taft Street. Staff supports the requested variances.

The subject site is located in Montrose area. The applicant proposes to demolish the existing two story structure and build a one story restaurant on the site. The proposed commercial development is part of the mixed use development in the adjacent blocks which is owned by the same developer and have been approved and granted multiple variances by the Planning Commission in 2016. The required parking spaces for the proposed development will be located at the garage within two blocks. The subject tract is 50' wide and 96.6' long. This tract is in the same configuration for decades. With the existing adjacent development, the applicant is not able to acquire additional land to meet the minimum 5000 sqft required by the ordinance. Strict application of the ordinance will make this project infeasible due to the existing adjacent conditions.

With the proposed 5' building line along both Fairview Avenue and Taft Street, the pedestrian realm is about 18' wide along Fairview and 19' wide along Taft. The applicant proposes 10' wide sidewalk, additional seating area and planters within the pedestrian realm. With the transparent facade design, the proposed development will help to promote pedestrian friendly environment which is consistent with the adjacent urban context. The proposed canopies with 0' building line along both of the streets will be 10'8" high. They will provide shades for pedestrians and is consistent with the adjacent development characteristics.

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;

This tract is in the same configuration for decades. With the existing adjacent development, the applicant is not able to acquire additional land to meet the minimum 5000 sqft required by the ordinance. Strict application of the ordinance will make this project infeasible due to the existing adjacent conditions.

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

The main justification for granting the requested variances is based on the nature of the development and the existing development characteristics in the adjacent urban context.

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

With the proposed 5' building line along both Fairview Avenue and Taft Street, the pedestrian realm is about 18' wide along Fairview and 19' wide along Taft. The applicant proposes 10' wide sidewalk, additional seating area and planters within the pedestrian realm. With the transparent facade design, the proposed development will help to promote pedestrian friendly environment which is consistent with the adjacent urban context. The proposed canopies with 0' building line along both of the streets will be 10'8" high. They will provide shades for pedestrians and is consistent with the adjacent development characteristics.

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

The granting of the variances will help to promote pedestrian friendly environment for the adjacent area, and 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 nature of the development and the existing development characteristics in the adjacent urban context.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 09/14/2017
Plat Name: Hardy Road Industrial Park
Developer: S.E.T. INDUSTRIES, L.C.
Applicant: The Pinnell Group, LLC
App No / Type: 2017-1352 C2R

Total Acreage:	32.1320	Total Reserve Acreage:	32.1320
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	77060	413B	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)

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 Planning Commission granted three variances:

1. To not extend or terminate Sweeney Road with a cul-de-sac
2. To not provide widening along Sweeney Road and
3. To not provide a cutback dedication at the intersection of Sweeney Road and Pear Street.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 09/14/2017
Plat Name: Hardy Road Industrial Park
Developer: S.E.T. INDUSTRIES, L.C.
Applicant: The Pinnell Group, LLC
App No / Type: 2017-1352 C2R

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

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

Submit application online at houstonpermittingcenter.org

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

Harris County Flood Control District: No HCFCD comments

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

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

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

County has no objections to 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

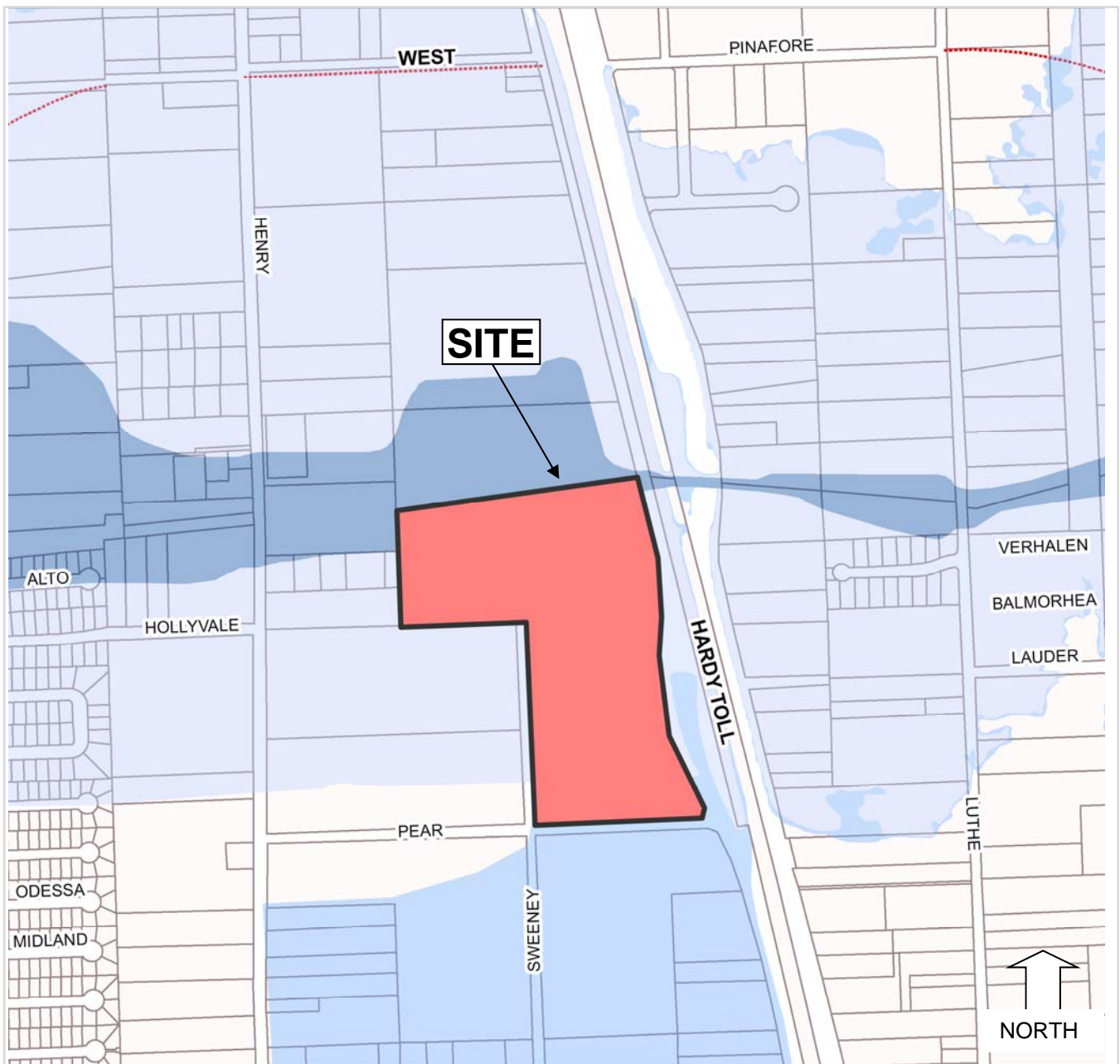
ITEM: 76

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Hardy Road Industrial Park (DEF1)

Applicant: The Pinnell Group, LLC



D –Variances

Site Location

Subdivision

Houston Planning Commission

ITEM: 76

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Hardy Road Industrial Park (DEF1)

Applicant: The Pinnell Group, LLC



D –Variances

Aerial

GENERAL NOTES:

1. LOT EASEMENT GRANTED TO HOUSTON LIGHTING & POWER COMPANY RECORDED UNDER C.F. NO. 142889, OF THE H.C.O.P.R.P.
2. 15' x 30' EASEMENT GRANTED TO HOUSTON LIGHTING & POWER COMPANY RECORDED UNDER C.F. NO. 142889, OF THE H.C.O.P.R.P.
3. 20' EASEMENT GRANTED TO HOUSTON LIGHTING & POWER COMPANY RECORDED UNDER C.F. NO. 142889, OF THE H.C.O.P.R.P.
4. 15' EASEMENT GRANTED TO HOUSTON LIGHTING & POWER COMPANY WITH A 10' ADJACENT EASEMENT ON BOTH SIDES RECORDED UNDER C.F. NO. 142889, OF THE H.C.O.P.R.P.
5. 20' EASEMENT GRANTED TO HOUSTON LIGHTING & POWER COMPANY WITH A 10' ADJACENT EASEMENT ON BOTH SIDES RECORDED UNDER C.F. NO. 142889, OF THE H.C.O.P.R.P.
6. 15' x 30' EASEMENT GRANTED TO HOUSTON LIGHTING & POWER COMPANY RECORDED UNDER C.F. NO. 142889, OF THE H.C.O.P.R.P.
7. ALL BEARINGS AND COORDINATES SHOWN HEREON BASED ON THE 2011 NAD 83 DATUM. DISTANCES AND SURFACE AREA ARE COMPUTED TO 0.00 BY MULTPLYING THE FOLLOWING CORRECTION SCALE FACTOR: 0.999967002.
8. ADDRESS: 1307 WEST HARDY STREET, HOUSTON, TEXAS 77060

LEGEND:

P.P. - POWER POLE
F.H. - FIRE HYDRANT
W.V. - WATER VALVE
M.V. - METER VALVE
C.F. - CATCHER
R.C.W. - RIGHT-OF-WAY
H.C.O.P.R.P. - HOUSTON COUNTY DEED RECORDS
H.C.O.P.R.P. - HOUSTON COUNTY DEED RECORDS
H.C.O.P.R.P. - HOUSTON COUNTY DEED RECORDS

SYMBOL LEGEND

○ - MANHOLE
● - POWER POLE
◇ - FIRE HYDRANT (RUSH VALVE)
■ - WATER VALVE
■ - GATE VALVE
■ - WATER WELL
--- - OVERHEAD ELECTRIC

LINE	BEARING	DIST.
L1	S 87°52'04" W	796.37
L2	S 14°09'30" E	383.74
L3	S 04°23'42" E	148.84
L4	S 00°54'07" W	116.03
L5	S 00°57'50" W	25.08
L6	S 03°49'30" W	161.32
L7	S 07°43'17" E	391.52
L8	S 25°53'52" E	379.72
L9	S 18°10'30" E	46.32

I HEREBY CERTIFY THIS PLAN TO BE A TRUE REPRESENTATION OF A FIELD SURVEY PERFORMED UNDER MY SUPERVISION.

Daniel N. Pinnell
DATE: 08-14-2017
DANIEL N. PINNELL
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 142889, OF THE H.C.O.P.R.P.

THE PINNELL GROUP
PROFESSIONAL LAND SURVEYORS
2000 WEST 10TH STREET, SUITE 100
SPRING, TEXAS 77477
WWW.PINNELLGROUP.COM
PHONE: 281.416.1000
FAX: 281.416.1001



SCALE: 1" = 100'
DATE: 08-11-2017
F.B. NO. LEICA
DRAWN BY: JMH
CHECKED BY: DNP
JOB NO.: 09-173





Application Number: 2017-1352

Plat Name: Hardy Road Industrial Park

Applicant: The Pinnell Group, LLC

Date Submitted: 07/28/2017

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

Specific Variance is being sought and extent of variance:

We are seeking a variance to not dedicate additional right-of-way along the east side of Sweeney Road and not provide a cut-back at the northeast intersection of Sweeney Road and Pear Street.

Chapter 42 Section: 121

Chapter 42 Reference:

42-121(b) When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of-way width necessary to meet the requirements of section 42-122 of this Code.

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;

ALDINE GARDENS SECOND FILING and ALDINE GARDENS SEVENTH FILING are both subdivisions created and filed in the late 1800's and early 1900's, and primarily used for agricultural purposes. For the most part, the Lots were platted into 5 acres each and the majority of the Roads are 50 feet wide. Throughout the years, most of the Lots and Roads in these subdivisions remained unimproved, until recent years when commercial developers purchased multiple Lots and began constructing large commercial buildings on individual Lots or across multiple Lots. The new owners of the 6 Lots contained in this application wish to replat the Lots into a single unrestricted Reserve and remove the original platted Lot lines so they can have the freedom to construct commercial buildings anywhere throughout the 32 acres. In doing so, Section 42-121 of Chapter 42 states that all roads fronting on a Reserve must be at least 60 feet wide. Sweeney Road, which is along the lower west line of the 32 acres, is only 50 feet wide, but it is also unimproved. Dedicating an extra 5' strip along the east side of Sweeney Road will not benefit the public, because no street exists on this portion of Sweeney Road. Access to the 32 acres is currently provided by West Hardy Street, located on the east side of the proposed replat, and by Pear Street, located on the south side of the proposed replat. Sweeney Road is not providing any access to the property, due to it being unimproved. Harris County has already shown an interest in disclaiming Sweeney Road, as in the case on that portion of Sweeney Road located on the south side of Pear Street. Harris County disclaimed that portion of Sweeney Road in 2014. Reference Harris County Clerk's File No. 20140207138. Adding a cut-back at the intersection will not benefit the City, County, public or current landowner, because traffic cannot enter Sweeney Road.

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

Sweeney Road was platted as 50 feet wide in 1900, long before Chapter 42 imposed the minimum width requirements and before the new owners created a commercial development. The circumstances supporting the granting of the variance are logical, due to the road being unimproved and Harris County previously disclaiming a portion of Sweeney Road.

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

Due to Sweeney Road being undeveloped with no connection to the north or south, the approval of this variance will not alter the intent of this Chapter. If Sweeney Road was improved and providing access to properties, and if Harris County did not show an interest in disclaiming it, then a 5' dedication for future widening and a cut-back corner for visibility would make sense. This is a situation where Section 42-135 should not apply.

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

Currently, there is nothing injurious to the public health, safety and welfare along this portion of Sweeney Road and by granting the requested variance, there will continue to be nothing injurious to the public health, safety and welfare.

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

This request is not based on economic reasons. It is a matter of a logistical solution not to widen an undeveloped Sweeney Road.



Application Number: 2017-1352

Plat Name: Hardy Road Industrial Park

Applicant: The Pinnell Group, LLC

Date Submitted: 07/28/2017

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

Specific Variance is being sought and extent of variance:

We are seeking a variance to not extend Sweeney Road through the subject property and to not terminate it with a cul-de-sac.

Chapter 42 Section: 134

Chapter 42 Reference:

42-134(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.

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;

ALDINE GARDENS SECOND FILING and ALDINE GARDENS SEVENTH FILING are both subdivisions created and filed in the late 1800's and early 1900's, and primarily used for agricultural purposes. For the most part, the Lots were platted into 5 acres each and the majority of the Roads are 50 feet wide. Throughout the years, most of the Lots and Roads in these subdivisions remained unimproved, until recent years when commercial developers purchased multiple Lots and began constructing large commercial buildings on individual Lots or across multiple Lots. The new owners of the 6 Lots contained in this application wish to replat the Lots into a single unrestricted Reserve and remove the original platted Lot lines so they can have the freedom to construct commercial buildings anywhere throughout the 32 acres. In doing so, Section 42-134 of Chapter 42 states that a public street that terminates at the boundary of a plat previously approved by the commission without means of vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted. Sweeney Road, which is along the lower west line of the 32 acres is currently unimproved. Extending the street into the 32 acres will not benefit the public, nor improve traffic circulation, because no street exists on this portion of Sweeney Road. Moreover, there is an existing building on the 32 acres, located due north of Sweeney Road, that would impact the extended route of Sweeney Road. Also, there is a Harris County Flood Control Ditch that extended Sweeney Road would have to cross, where a bridge would have to be constructed, which would be cost prohibitive for a short extension of a local street. Access to the 32 acres is currently provided by West Hardy Street, located on the east side of the proposed replat, and by Pear Street, located on the south side of the proposed replat. Sweeney Road is not providing any access to the property, due to it being unimproved. Harris County has already shown an interest in disclaiming Sweeney Road, as in the case on that portion of Sweeney Road located on the south side of Pear Street. Harris County disclaimed that portion of Sweeney Road in 2014. Reference Harris County Clerk's File No. 20140207138.

(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 logical and make economic sense. If the subject property was a residential development and this portion of Sweeney Road was improved, then the extension of the street would benefit the property and possibly improve traffic circulation. However, this is a commercial development and the need to extend undeveloped Sweeney Road is nonexistent.

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

Due to Sweeney Road being undeveloped with no connection to the north or south and the impact it would have on existing improvements, the approval of this variance will not alter the intent of this Chapter. If Sweeney Road was improved and providing access to surrounding properties, and if Harris County did not show an interest in disclaiming it, then its extension would make sense. This is a situation where Section 42-134 should not apply.

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

Currently, there is nothing injurious to the public health, safety and welfare at the end of Sweeney Road and by granting the requested variance, there will continue to be nothing injurious to the public health, safety and welfare.

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

This request is not based on economic reasons. It is a matter of a logistical solution not to extend an undeveloped Sweeney Road.



Application No: 2017-1352

Agenda Item: 76

PC Action Date: 09/14/2017

Plat Name: Hardy Road Industrial Park

Applicant: The Pinnell Group, LLC

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

Chapter 42 Sections: 121; 134

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

We are seeking a variance to not dedicate additional right-of-way along the east side of Sweeney Road and not provide a cut-back at the northeast intersection of Sweeney Road and Pear Street.;

We are seeking a variance to not extend Sweeney Road through the subject property and to not terminate it with a cul-de-sac. ;

Basis of Recommendation:

The site is located in Harris County, east of W Hardy Road and south of West Road.

The applicant is requesting three variances:

1. To not extend or terminate Sweeney Road with a cul-de-sac;
2. To not provide widening along Sweeney Road; and
3. To not provide a cutback dedication at the intersection of Sweeney Road and Pear Street.

Staff is in support of the requests.

The applicant is proposing to create one unrestricted reserve taking access from Hardy Road and Pear Street. Sweeney Road, is an unimproved 50' wide right-of-way located at the southwestern plat boundary. Due to existing physical conditions, meeting the requirements would create an impractical development.

Sweeney Road used to intersect with Applegren Street that ran from an east-west direction between Henry Street and Hardy Road through the middle of the site. In 1983, Harris County Commissioners' Court abandoned this east-west street allowing Sweeney Road to terminate as a stub street. This street cannot be abandoned as there is an active drainage ditch within the right-of-way. The applicant is not planning to take vehicular access from Sweeney Road.

Additionally, the northern plat boundary of the site is located within the floodway area and the required extension of the street needs to cross the existing tributary to Greens Bayou. The likelihood to extend Sweeney Road further north is very low. Overall, the traffic circulation is already addressed by West Road, Hardy Road, Pear Street and Henry Street.

Harris County Engineering Office has no objections to the variances.

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;

Sweeney Road used to intersect with Applegren Street that ran from an east-west direction between Henry Street and Hardy Road through the middle of the site. In 1983, Harris County Commissioners' Court abandoned this east-west

street allowing Sweeney Road to terminate as a stub street. Sweeney Road is currently a 50' wide unimproved right-of-way and cannot be abandoned as there is an active drainage ditch within the right-of-way. The applicant will not take vehicular access from Sweeney Road. Requiring this street to be extended or to provide a cutback dedication 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 existing unimproved Sweeney Road was not created by the applicant.

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

Sweeney Road is a 50' wide unimproved right-of-way that cannot be abandoned due to the existing active drainage ditch. The subject site will not take vehicular access to Sweeney Road. The proposed reserve will have frontage and access to Hardy Road and Pear Street.

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

Traffic circulation is addressed by the existing street pattern.

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

The existing physical characteristic is the justification of the variance.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 09/14/2017
Plat Name: Harris County MUD no 1 Water Plant no 4
Developer: Harris County MUD 1
Applicant: Van De Wiele & Vogler, Inc.
App No / Type: 2017-1544 C3P

Total Acreage:	1.0120	Total Reserve Acreage:	1.0120
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	249Y	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.
- 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)
- 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.
- 213. Subdivision plat submitted does not conform to the last approved General Plan. Submit a revised GP. (24)

Commission Action:

Defer Applicant request



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 09/14/2017
Plat Name: Harris County MUD no 1 Water Plant no 4
Developer: Harris County MUD 1
Applicant: Van De Wiele & Vogler, Inc.
App No / Type: 2017-1544 C3P

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to 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

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

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

Houston Planning Commission

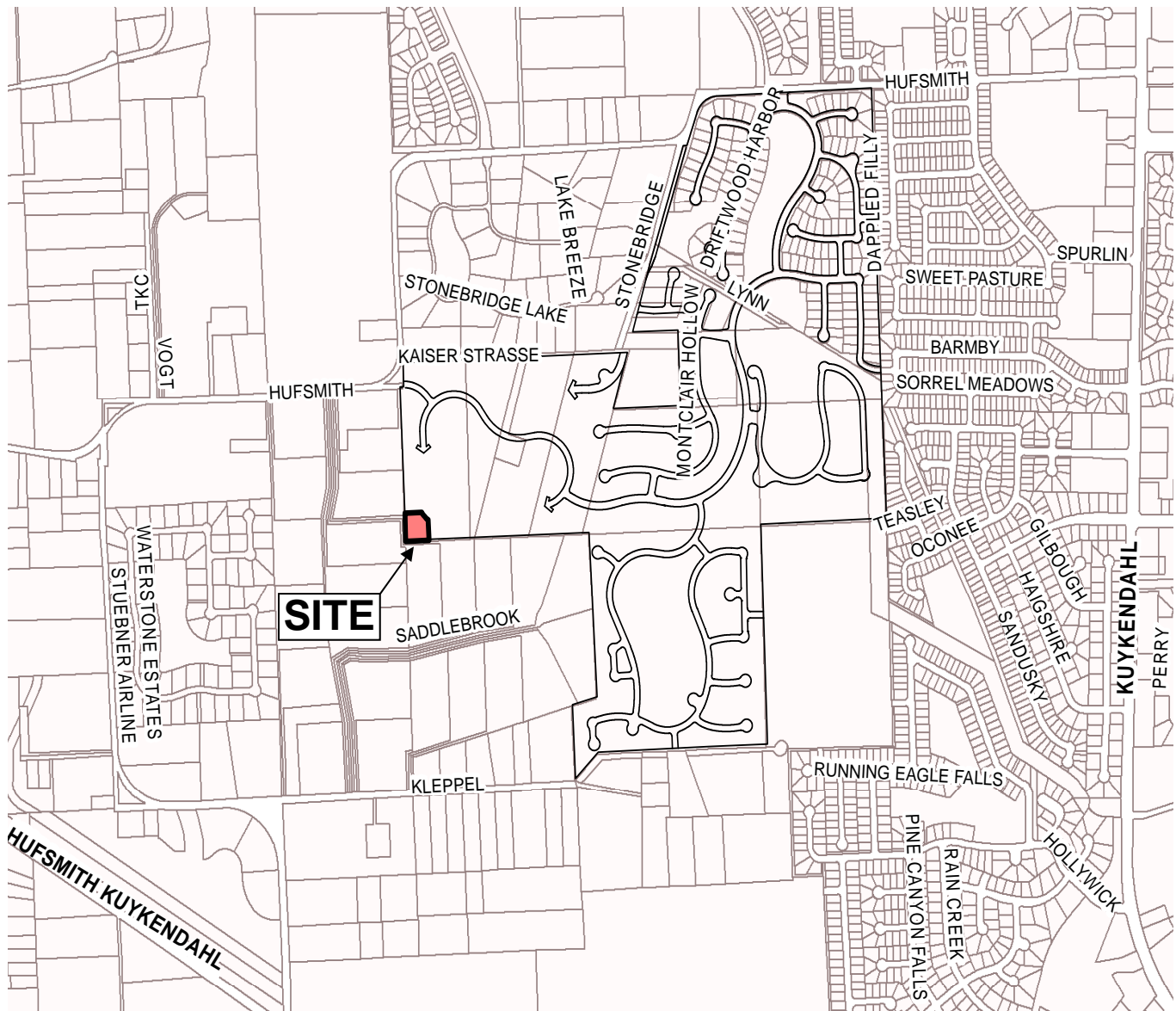
ITEM: 77

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Harris County MUD no 1 Water Plant no 4

Applicant: Van De Wiele & Vogler, Inc.



D –Variances

Site Location

Houston Planning Commission

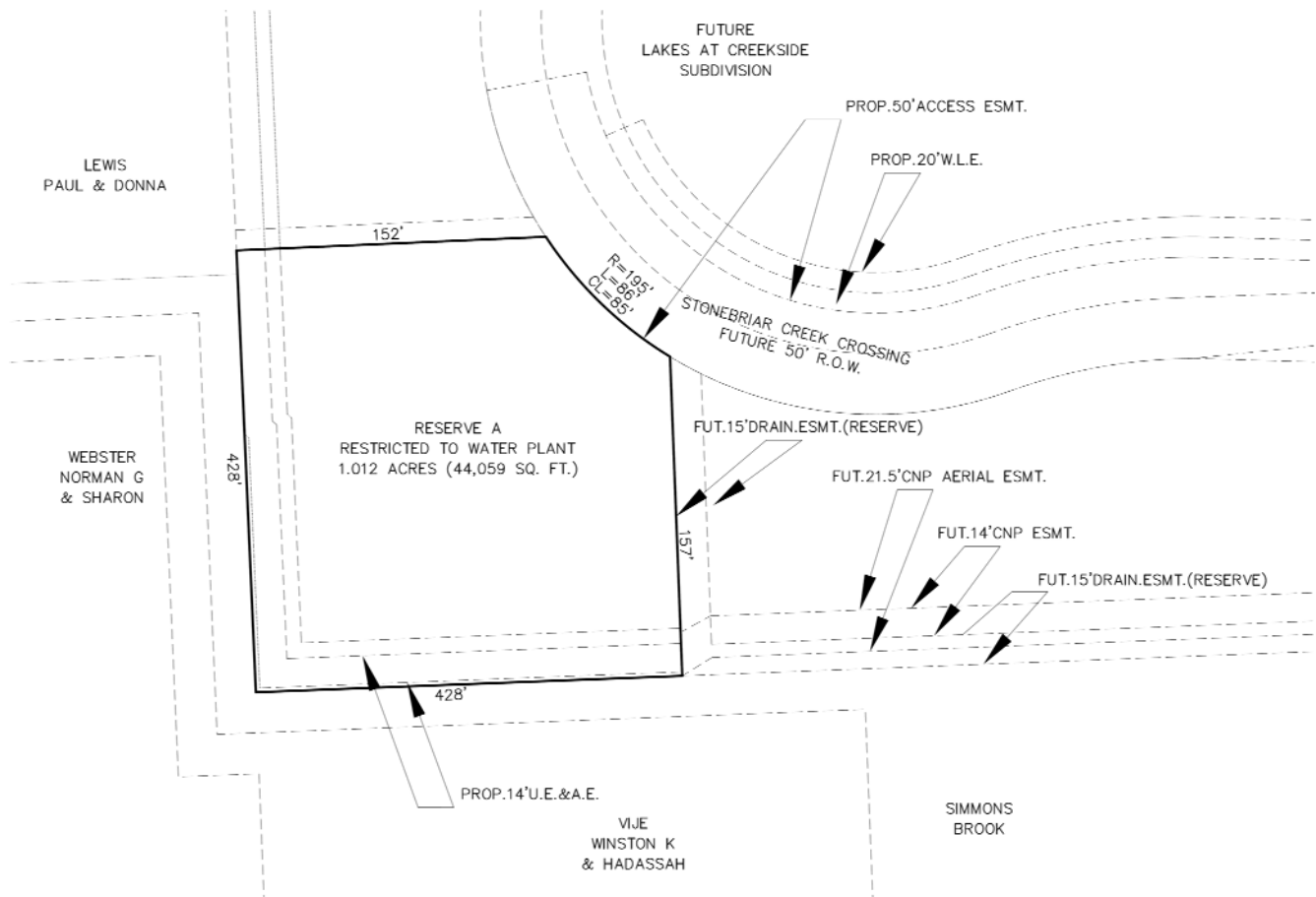
ITEM: 77

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Harris County MUD no 1 Water Plant no 4

Applicant: Van De Wiele & Vogler, Inc.



D –Variances

Subdivision

Houston Planning Commission

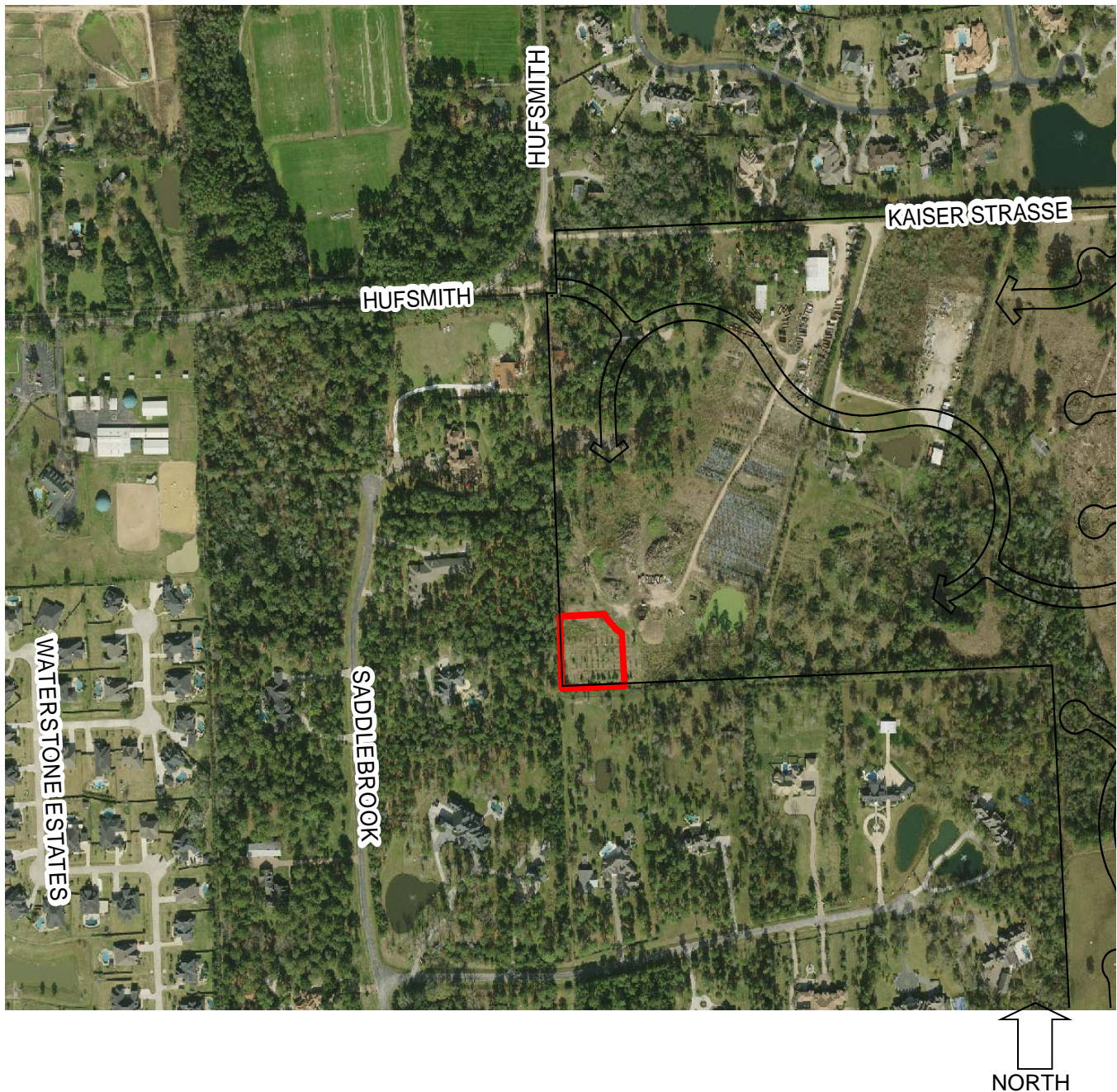
ITEM: 77

Planning and Development Department

Meeting Date: 09/14/2017

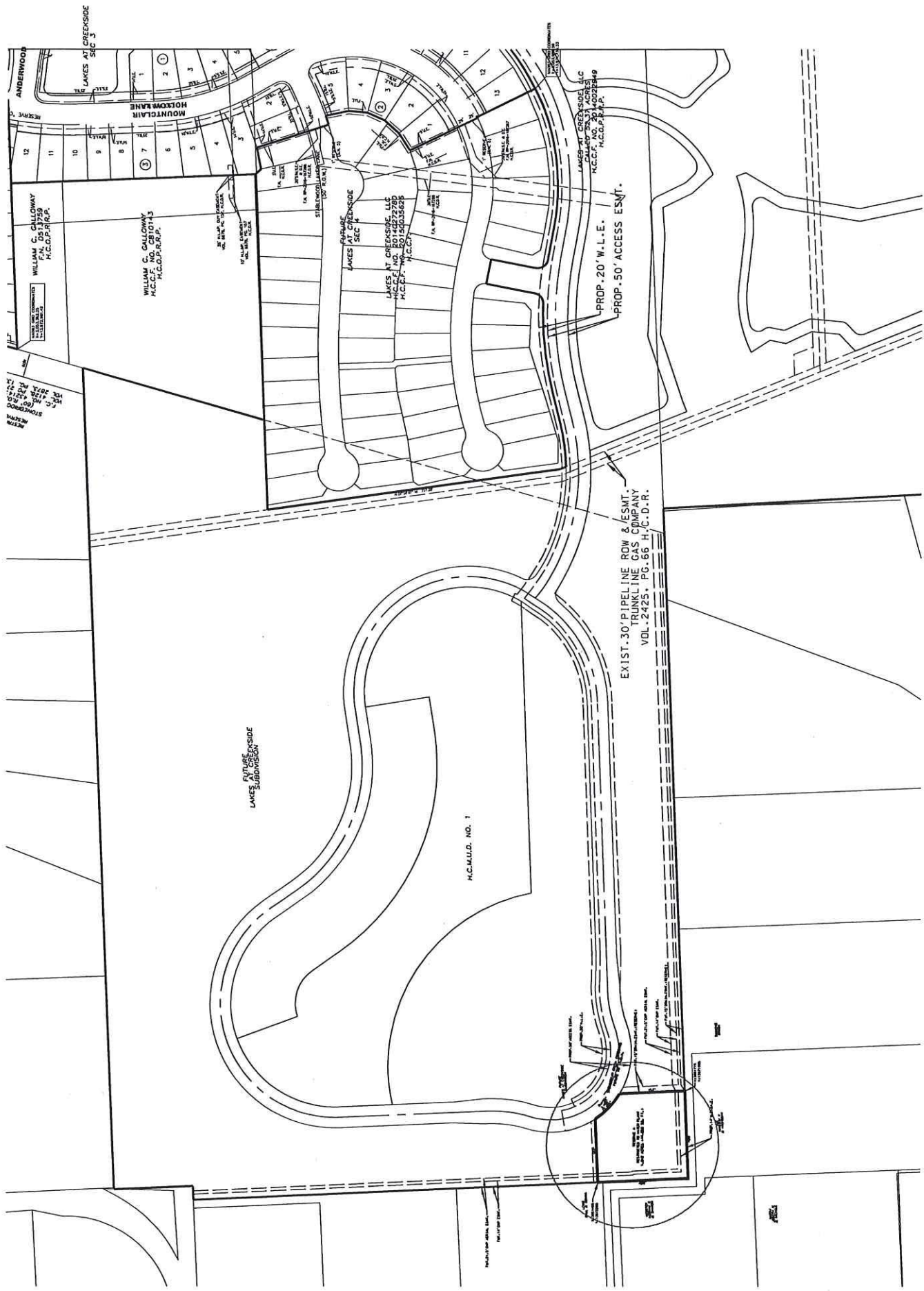
Subdivision Name: Harris County MUD no 1 Water Plant no 4

Applicant: Van De Wiele & Vogler, Inc.



D –Variances

Aerial



SHOREWOOD
H.C.M.U.D. NO. 1
H.C.C.F. NO. 2014002349
H.C.D.R. PG. 66
VOL. 2423

WILLIAM C. GALLOWAY
P.A. 051129
H.C.C.F. NO. 2014002349

WILLIAM C. GALLOWAY
H.C.C.F. NO. 2014002349
H.C.D.R. PG. 66
VOL. 2423

FUTURE
LAKES AT CREEKSIDE
SUBDIVISION

H.C.M.U.D. NO. 1

LAKES AT CREEKSIDE
SEC. 4

LAKES AT CREEKSIDE, LLC
H.C.C.F. NO. 2014002349
H.C.D.R. PG. 66
VOL. 2423

LAKES AT CREEKSIDE, LLC
H.C.C.F. NO. 2014002349
H.C.D.R. PG. 66
VOL. 2423

PROP. 20' W.L.E.

PROP. 50' ACCESS ESMT.

EXIST. 30" PIPELINE ROW & ESMT.
TRUNKLINE GAS COMPANY
VOL. 2423, PG. 66 H.C.D.R.



Application Number: 2017-1544

Plat Name: Harris County MUD no 1 Water Plant no 4

Applicant: Van De Wiele & Vogler, Inc.

Date Submitted: 08/25/2017

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

Specific Variance is being sought and extent of variance:

To plat a reserve for a water plant that does not have existing access to a platted right-of-way.

Chapter 42 Section: 42-190

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: Water production: minimum 5,000 square feet in size; having 50' of frontage on a 50' public street or type 1 PAE

Statement of Facts

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

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

The water plant needed to supply the future Lakes at Creekside Section 5 subdivision will be located at the far southwest corner of the property in order to keep a separation distance between the homes and the plant, which will be noisy at times. This location is shown in the latest GP for Lakes at Creekside. A 28' wide reinforced concrete street within a platted right-of-way is not needed at this time because it would serve only the water plant, which will produce only one vehicle trip per day. Therefore, we propose to construct a temporary gravel road within a 50' access easement to connect to existing Stonebriar Creek Crossing and serve the water plant until such time the subdivision develops, is platted, and a permanent concrete road will be provided.

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

In any subdivision of property, it is desirable to have a beautiful entrance that is not hindered by industrial plants or noise. The only access to this property is from the east. The other 3 sides of the property are surrounded by large homesteads. Therefore, we want to make the east side beautiful and peaceful by locating the water plant on the far west side of the property.

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

The intent of providing platted right-of-way for access to reserves will be provided in the future, when Lakes at Creekside Section 5 is platted. The temporary gravel access road will most likely follow the same path as the future local street. Even if the future local street takes a different path, access to the water plant will remain in effect until such time a local street is platted as described in the access easement

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

The construction of the temporary gravel access road will be according to regulations and therefore will be safe.

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

The water plant construction cost would be the same no matter what location. We are trying to minimize noise pollution and increase the beauty of the subdivision by locating it in the back corner of the property.



Application No: 2017-1544

Agenda Item: 77

PC Action Date: 09/14/2017

Plat Name: Harris County MUD no 1 Water Plant no 4

Applicant: Van De Wiele & Vogler, Inc.

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: **42-190**

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

[To plat a reserve for a water plant that does not have existing access to a platted right-of-way.;](#)

Basis of Recommendation:

The site located west of Kuykendahl Rd, south of Huffsmith Rd and east of FM 2978. The applicant is requesting a variance to allow frontage and access from an access easement in lieu of a public street. Staff's recommendation is to defer per the applicant's request to allow time to submit a revised general plan.

Statement of Facts

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

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)



Agenda Item: 78
Action Date: 09/14/2017
Plat Name: Hyatt Place Reserve
Developer: Medical Center Fannin OST inverstment
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No / Type: 2017-1389 C2

Total Acreage:	1.2900	Total Reserve Acreage:	1.2900
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77054	532M	City

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

134.13. Add to general notes on face of plat: This property(s) is located in Park Sector number 13.

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

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 Dreyfus Street as indicated on the marked file copy.

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

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

add:

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

2. cross section should show more dimensions and details such as trees and width of sidewalks

Commission Action:

Withdrawn



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 09/14/2017
Plat Name: Hyatt Place Reserve
Developer: Medical Center Fannin OST investment
Applicant: LJA Engineering, Inc. - (West Houston Office)
App No / Type: 2017-1389 C2



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to 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 application.
Submit applications online at houstonpermittingcenter.org

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

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 13.

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

Houston Planning Commission

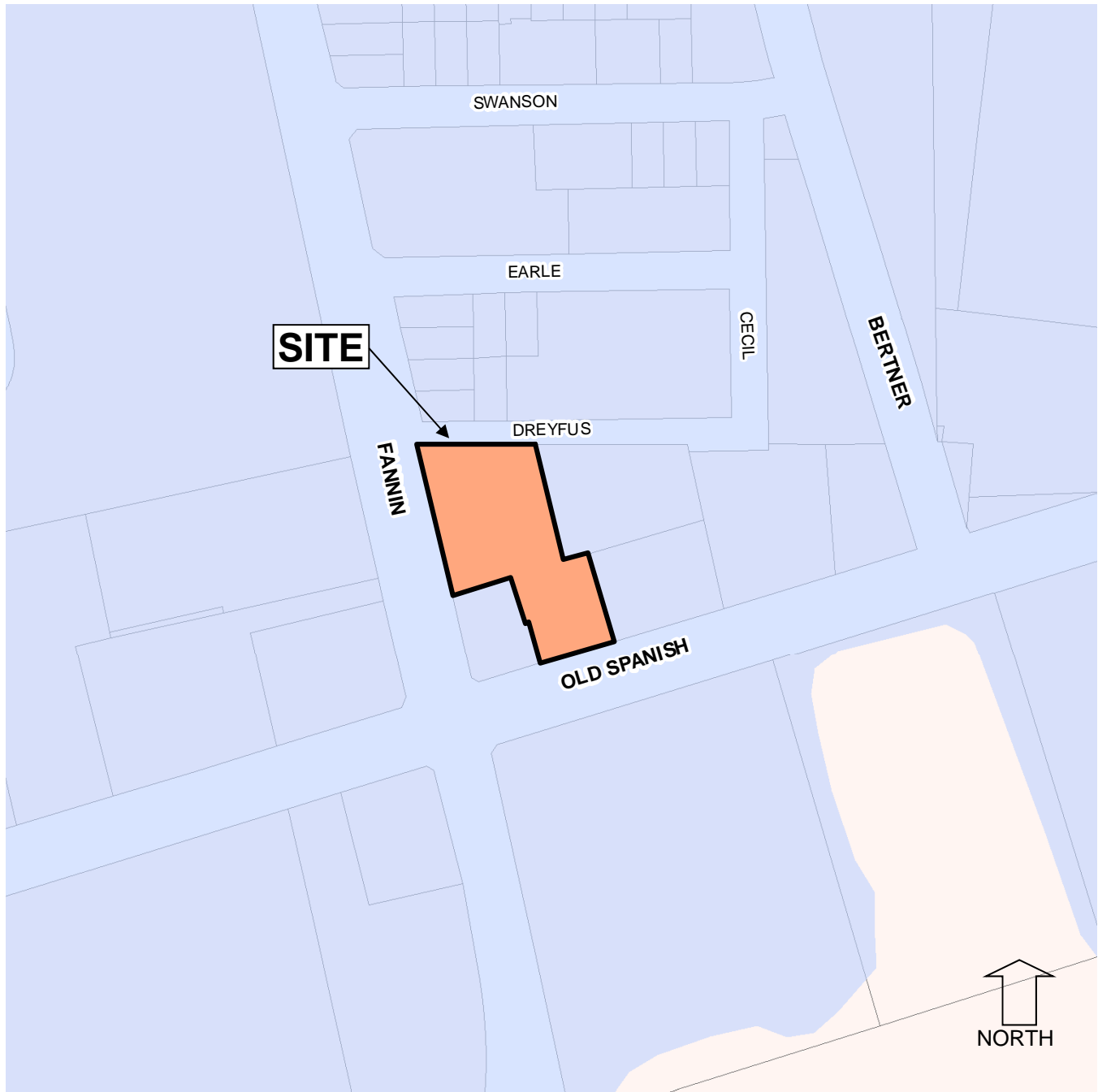
ITEM: 78

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Hyatt Place Reserve (DEF 1)

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



D –Variances

Site Location

Houston Planning Commission

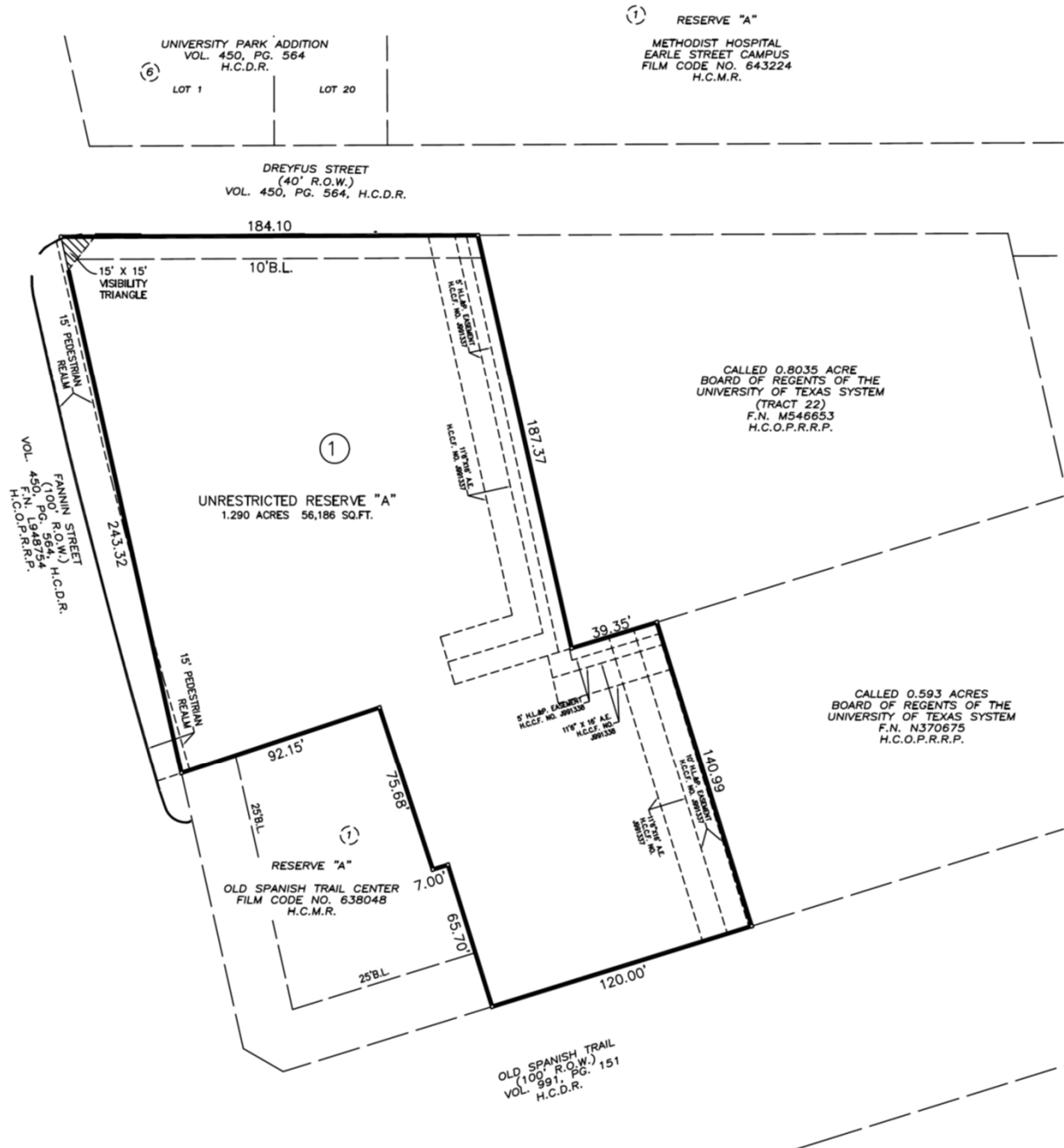
ITEM:78

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Hyatt Place Reserve (DEF 1)

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



D – Variances

Subdivision

Houston Planning Commission

ITEM: 78

Planning and Development Department

Meeting Date: 09/14/2017

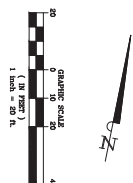
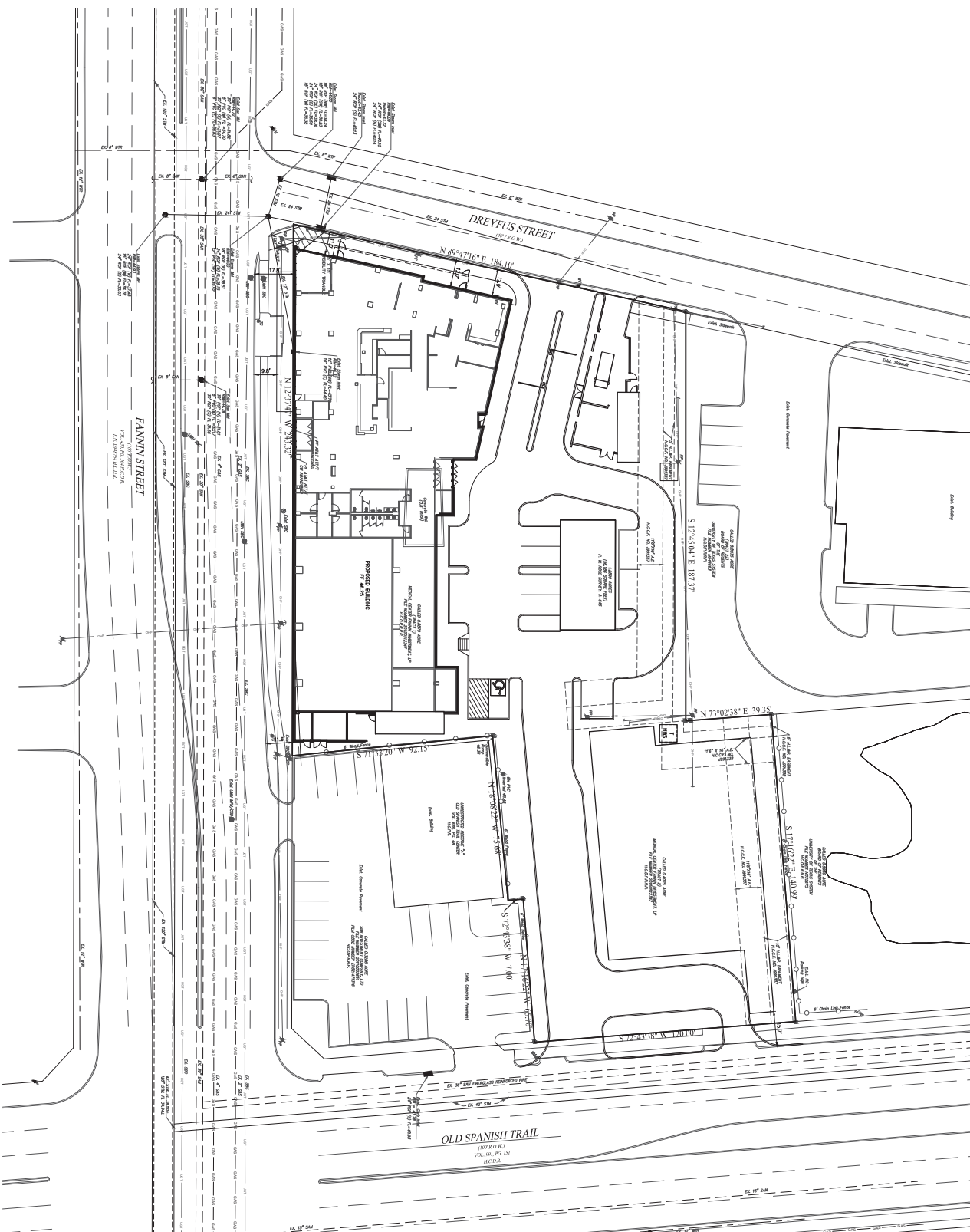
Subdivision Name: Hyatt Place Reserve (DEF 1)

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



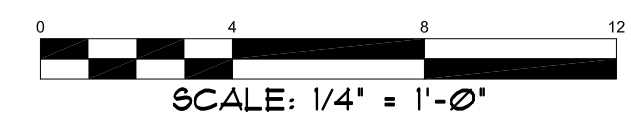
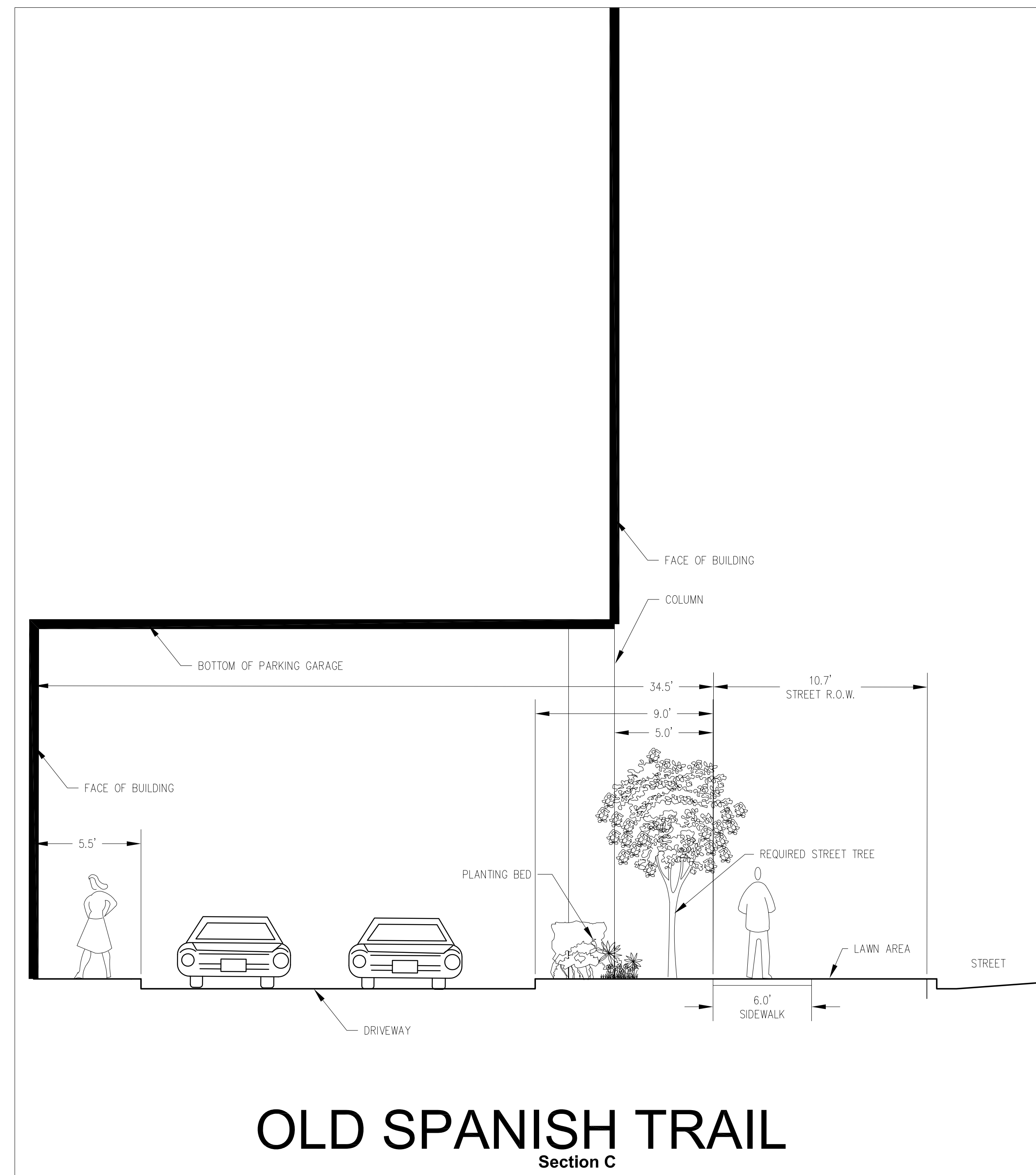
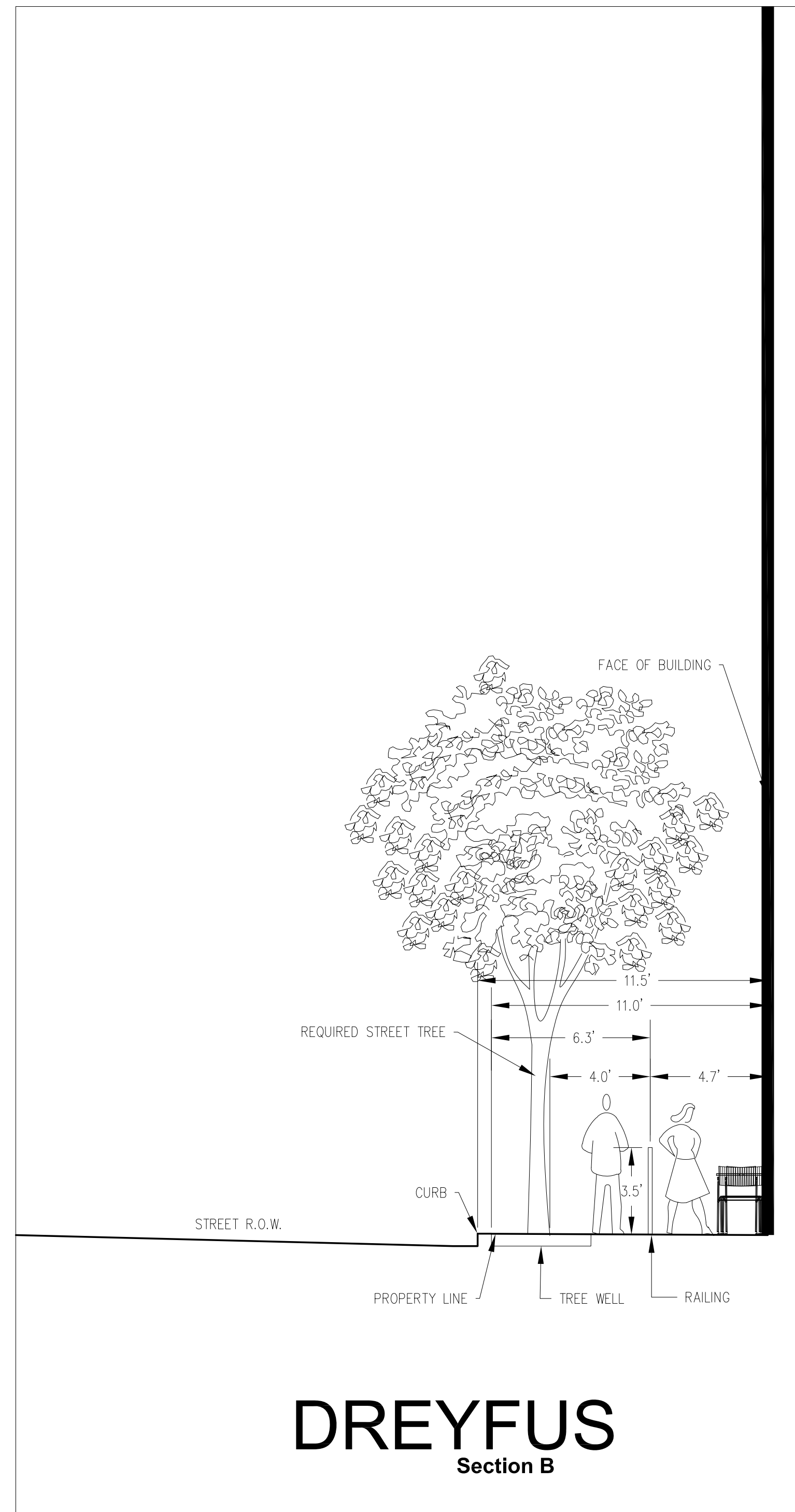
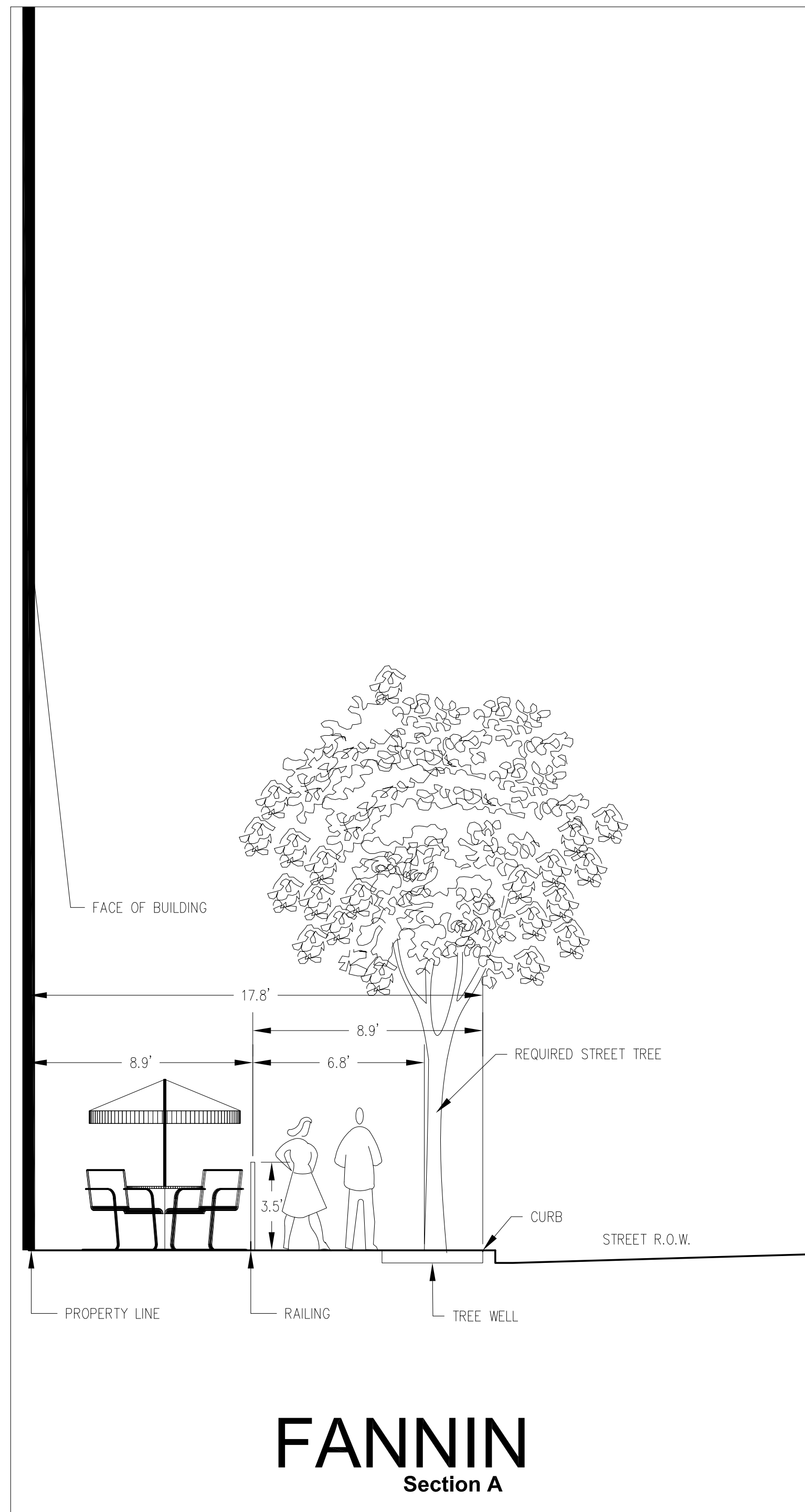
D –Variances

Aerial



HYATT HOUSE
HYATT PLACE

SITE PLAN AND EXISTING
CONDITIONS EXHIBIT



STREETSCAPE SECTIONS

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CIPPETT, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2672 ON 09/07/17, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULES 1.10(7) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

HYATT PLACE/HOUSE HOTEL
1803 OLD SPANISH TRAIL
HOUSTON, TEXAS




LANDSCAPE PLAN



PLANT LEGEND (OLD SPANISH TRAIL)

TREES	QTY	CODE	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	COMMENTS
	(3)	QUILA	Quercus laceyi	Lacey Oak	(2 in. Cal)	B&B/ Single straight trunk



SHRUBS	QTY	COMMON NAME	PLANTING SIZE	COMMENTS
(7)	GAUY	<i>Gasteria perennans</i> 'Vestib'	(5-Gal)	24" O.C.
(16)	SAGR	<i>Silvia pyralis</i>	(3-Gal)	24" O.C.
(12)	PEAL	<i>Persea apocynoides</i> 'Hemif'	(3-Gal)	36" O.C.
(17)	YUCRE	<i>Yucca acrocalyx</i>	(3-Gal)	36" O.C.
(6)	RHNPH	<i>Raphanophis indica</i> 'Pinkie'	(5-Gal)	36" O.C.

GROUNDCOVERS	QTY	CODE	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	COMMENTS
	(4)	SACH	<i>Sambonia chinensis</i> /paritosis	Sambonia	(1-Gal)	24" O.C.
	(13)	ELFO	<i>Elyonurus fortunei</i> 'Colonius'	Purple wintercreeper	(4 in. Pot)	9" O.C.
		CYDAC	<i>Cynodon dactylon</i>	Bermuda grass	(Solid Soil)	

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING TREE AND SHRUB SIZES CONFORM TO CITY LANDSCAPE STANDARDS AND MITIGATION REQUIREMENTS.

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING TREE AND SHRUB SIZES CONFORM TO CITY LANDSCAPE STANDARDS AND MITIGATION REQUIREMENTS.

PLANT LEGEND (FANNIN)



TREES	QTY	CODE	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	COMMENTS
	(6)	QUESH	Quercus shumardii	Shumard oak	(3 m, Cal)	B&B Single straight trunk
	(2)	ULCR	Ulmus crassifolia	Cedar elm	(3 m, Cal)	B&B Single straight trunk

SHRUBS	QTY	QTY	SCIENTIFIC NAME	COMMON NAME	PLANTING	COMMENTS
	(6)	GALVY	<i>Gardenia jasminoides</i> 'Veitchii'	Dwarf Gardenia 'Veitchii'	(5-Gal)	3p O.C.
	(16)	YUCEE	<i>Yucca necrotica</i>	Soldier Yucca	(2-Gal)	3p O.C.
	(5)	RHINP	<i>Rhipsalis indica</i> 'Pinkie'	India Hawthorn 'Pinkie'	(5-Gal)	3p O.C.
	(16)	PEAL	<i>Pennisetum alopecuroides</i> 'Hammer'	'Hammer' Pearl Fountain grass	(2-Gal)	3p O.C.
	(22)	SAGR	<i>Salvia greggii</i>	Autumn sage	(2-Gal)	24 O.C.

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING TREE AND SHRUB SIZES CONFORM TO CITY LANDSCAPE STANDARDS AND MITIGATION REQUIREMENTS.

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING TREE AND SHRUB SIZES CONFORM TO CITY LANDSCAPE STANDARDS AND MITIGATION REQUIREMENTS.

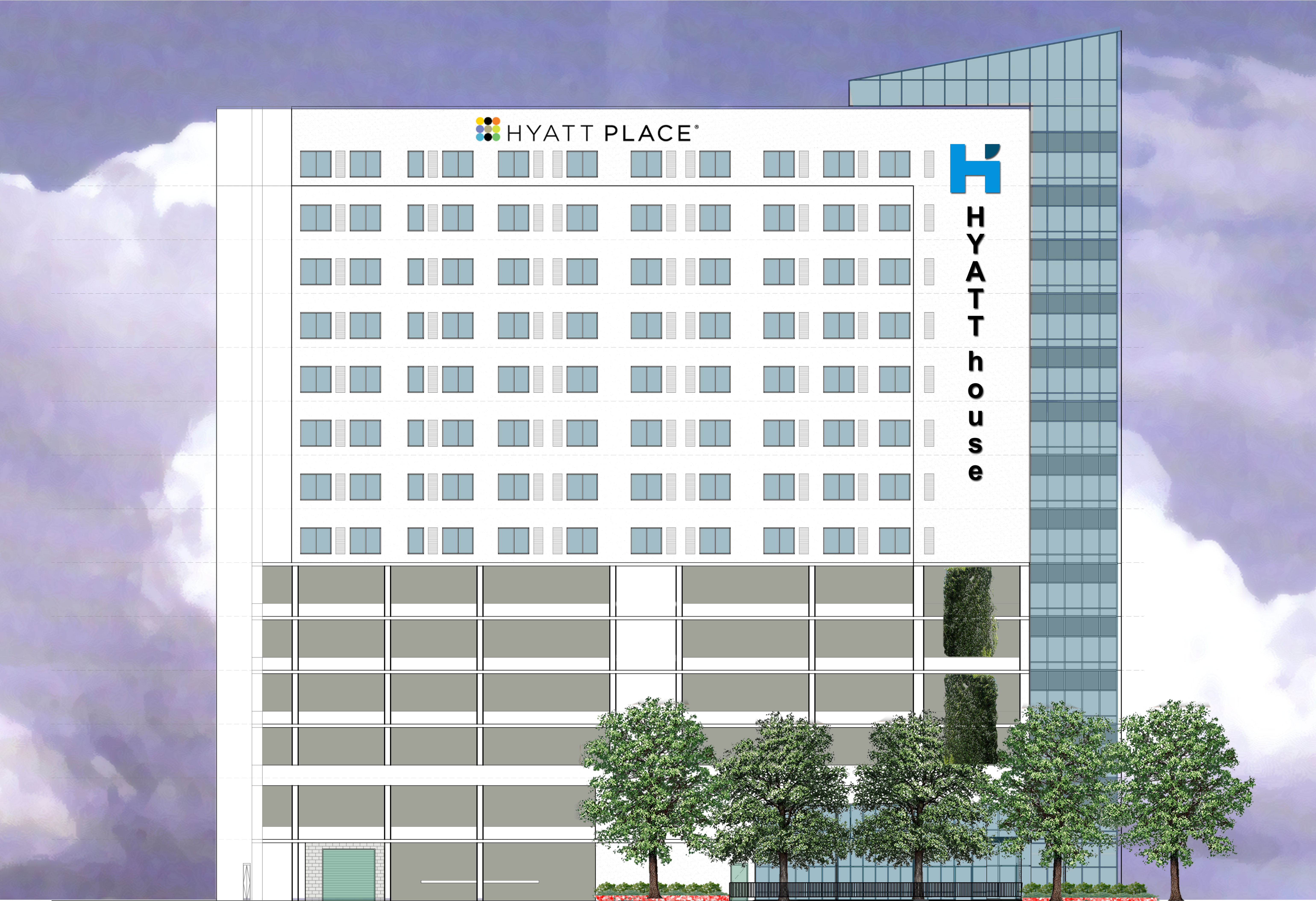
PLANT LEGEND (DREYFUS)

TREES	QTY	CODE	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	COMMENTS
	(2)	QUESH	<i>Quercus shumardii</i>	Shumard oak	(3 in. Cal)	B&B Single straight trunk
	(2)	ULCR	<i>Ulmus crassifolia</i>	Cedar elm	(3 in. Cal)	B&B Single straight trunk

SHRUBS	QTY	CODE	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	COMMENTS
(6)	1	RHPN	Raphanophyes indica 'Pinkie'	Indian Hawthorn 'Pinkie'	(5-Gal)	36" O.C.
(6)	1	GAJN	Gardenia jasminoides 'Velezita'	Dwarf Gardenia 'Velezita'	(5-Gal)	36" O.C.
(19)	1	SAGR	Salvia greggii	Autumn sage	(3-Gal)	24" O.C.
(10)	1	PEFL	Pennisetum setosum 'Hemari'	'Hemari' Dwarf fountain grass	(3-Gal)	36" O.C.

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING TREE AND SHRUB SIZES CONFORM TO CITY LANDSCAPE STANDARDS AND MITIGATION REQUIREMENTS.

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING TREE AND SHRUB SIZES CONFORM TO CITY LANDSCAPE STANDARDS AND MITIGATION REQUIREMENTS.



DREYFUS STREET ELEVATION



FANNIN STREET ELEVATION



Date JUL 24, 2017
Drawn By RKR
Checked By JRF
Revisions

FAIN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
6233 MB Center Blvd, Suite B
North Houston, TX 77062-4751 817-479-7230
PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

HOMEWOOD SUITES
OLD SPANISH TRAIL
HOUSTON, TEXAS



Application Number: 2017-1389

Plat Name: Hyatt Place Reserve

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

Date Submitted: 07/31/2017

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

Specific Variance is being sought and extent of variance:

Not to provide ten (10) feet of ROW widening for Dreyfus St.; a forty (40) foot right-of-way.

Chapter 42 Section: 121

Chapter 42 Reference:

Sec. 42-121. - Dedication of rights-of-way. (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. 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

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;

(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; Dreyfus Street is located north of Old Spanish Trail and east of Fannin Street; both major thoroughfares. Fannin Street is also a Transit Corridor Street from Old Spanish Trail and extending north. Dreyfus Street is a forty (40) foot wide public right-of-way dedicated by the University Park Addition (Vol. 450, Pg. 564, H.C.D.R.) with a twenty-five (25) foot pavement section. Dreyfus Street connects to a small network of public streets, Cecil Street, Earle Street and Swanson Street which are bounded by Old Spanish Trail, Fannin Street and Bertner Avenue. These small local streets provide access and circulation to a small handful of businesses which are all directly related to the Medical Center. Of the six (6) properties that have frontage on Dreyfus Street only the University of Texas Board of Regents building, directly to the east of the subject property, takes its primary access from Dreyfus Street. The American Medical Equipment property to the east of the UT Board of Regents building has a gated driveway to Dreyfus Street and is used only for emergencies. The Methodist Hospital on the north side of Dreyfus Street has two (2) service driveways to Dreyfus Street as their primary driveway access and parking is on the north side of the property from Earle Street. In 2011 the Methodist Hospital Earle Street Campus plat was submitted and approved by the Houston Planning Commission. The Methodist Hospital plat was approved with a variance not to provide ten (10) feet of right-of-way widening for Dreyfus Street and a variance for a zero (0) foot building line along Dreyfus Street. When the Houston Planning Commission allowed the Methodist Hospital to be platted without the ten (10) feet of right-of-way dedication, the City in effect abandoned any future intent or plans to widen Dreyfus Street. Therefore, requiring a ten (10) foot right-of-way dedication from the Hyatt Place Reserve at this point would be unnecessary.

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

Reserve "A" of Methodist Hospital Earle Street Campus, a subdivision recorded in Film Code no. 643224, H.C.M.R. was recorded without any right-of-way taking and maintaining a forty (40) foot right-of-way which was not created or imposed by the applicant.

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

By not requiring un-needed right-of-way widening to be dedicated with this plat the intent and general purposes of this chapter will be preserved and maintained. In addition, the area in question will be used to further enhance the streetscape with outdoor seating and dining.

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

With or without the ten (10) feet of right-of-way dedication Dreyfus Street cannot be widened therefore there is no effect to the public health, safety or welfare

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

Reserve "A" of Methodist Hospital Earle Street Campus, a subdivision recorded in Film Code no. 643224, H.C.M.R. not requiring widening along the north side of Dreyfus Street is the justification of this request.



Application Number: 2017-1389

Plat Name: Hyatt Place Reserve

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

Date Submitted: 07/31/2017

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

Specific Variance is being sought and extent of variance:

To have a zero (0) foot building line along Old Spanish Trail, a major thoroughfare

Chapter 42 Section: 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

Statement of Facts

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

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

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

Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy; The Hyatt Place Reserve is a 1.290 acre tract having frontage on Old Spanish Trail, Fannin Street, both major thoroughfares, and Dreyfus Street, a local street. Fannin Street is a Transit Corridor Street from its intersection with Old Spanish Trail and extending north. It's also important to note that Old Spanish Trail from its intersection with Fannin Street extending southwest to North Stadium Drive is also a Transit Corridor Street. Under the Transit Corridor Ordinance a 0 foot building setback is permitted. On the southern portion of the tract, fronting Old Spanish Trail, a multi-story hotel is being proposed. The hotel will have a first floor lobby to greet guests, a multi-level parking garage which will encompass most of the second through the fourth floor and approx. ten (10) floors of rental hotel rooms. Ingress and egress to the hotel will be from Old Spanish Trail via two (2) separate one-way driveways. To access the driveways vehicles must be travelling southwest along Old Spanish Trail towards Fannin St. Vehicles will make a right turn into the driveway, pull in under the building porte-cochere.. Vehicles can then make a right turn toward the parking garage or turn left to be taken back out to Old Spanish Trail where all vehicles will be forced to turn right towards Fannin Street. A left turn from the driveway onto Old Spanish Trail will not be permitted as there is no median opening in Old Spanish Trail to facilitate such a traffic movement. There is approx. sixteen (16) feet between the proposed hotel building and the existing street curb of Old Spanish Trail. In this sixteen (16) feet a pedestrian realm will be created using the Transit Corridor Standards from Chapter 42-402. As Old Spanish Trail west of Fannin Street is a Transit Corridor Street, The Hyatt Place Reserve is proposing to "extend" the Transit Corridor east from Fannin Street along the entire frontage of the property by implementing the same standards which could be utilized along Old Spanish Trail west of Fannin Street. These same Transit Corridor standards will also be utilized along the Fannin Street portion of the development; however, since that portion of Fannin Street is a Transit Corridor Street a variance to utilize the pedestrian realm standards 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;

Supporting this request to utilize the Transit Corridor Standards would provide an enhanced pedestrian realm for clients and the general public alike and not a hardship created by the applicant.

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

By “extending” the Transit Corridor Standards east from Fannin along Old Spanish Trail the intent and general purposes of this chapter will be preserved and maintained by expanding the walk-ability in the general area

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

By enhancing the walk-ability of Old Spanish Trail east of Fannin 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 developers desire to build a quality product while providing an enhanced pedestrian realm for both clients and the general public is the justification of this request



Application No: 2017-1389

Agenda Item: 78

PC Action Date: 09/14/2017

Plat Name: Hyatt Place Reserve

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

Staff Recommendation: Withdraw

Chapter 42 Sections: 121; 152

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

Not to provide ten (10) feet of ROW widening for Dreyfus St.; a forty (40) foot right-of-way.;

To have a zero (0) foot building line along Old Spanish Trail, a major thoroughfare;

Basis of Recommendation:

The site is located north of Old Spanish Trail, east of Fannin Street, and west of Bertner Ave. The applicant is requesting two variances: 1) not to dedicate 10' of ROW to Dreyfus Street, and 2) to allow a 0' BL along Old Spanish Trail. Staff's recommendation is to defer per the applicant's request. Due to this being the only available deferral, staff has prepared a brief presentation. The applicant is proposing a hotel at the intersection of Fannin and Dreyfus Street; and Dreyfus street is currently a 40' ROW. The existing pedestrian realm is approximately 6 feet.

The requested 0' building line along Old Spanish Trail has not been justified. The applicant has not provided detailed cross sections, nor supporting drawings for the proposed variances. Therefore, staff's recommendation is to defer per the applicant's request to coordinate with staff during the deferral period. This has been 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: 79
Action Date: 09/14/2017
Plat Name: Luz de Atardecer
Developer: CAS SURVEY
Applicant: CAS SURVEY
App No / Type: 2017-1302 C2

Total Acreage:	2.7535	Total Reserve Acreage:	2.7470
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77484	282F	ETJ

Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 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.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
Planning Commission granted a variance to allow a reserve, restricted to church uses, to have 28.39' of frontage instead of the required 60' frontage on a public street.

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 09/14/2017
Plat Name: Luz de Atardecer
Developer: CAS SURVEY
Applicant: CAS SURVEY
App No / Type: 2017-1302 C2



For Your Information:

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

PWE Utility Analysis: Approved

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

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

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

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

Documentation of TxDOT driveway approval should be submitted with site plans (Traffic)

County has no objections to variance.

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

Houston Planning Commission

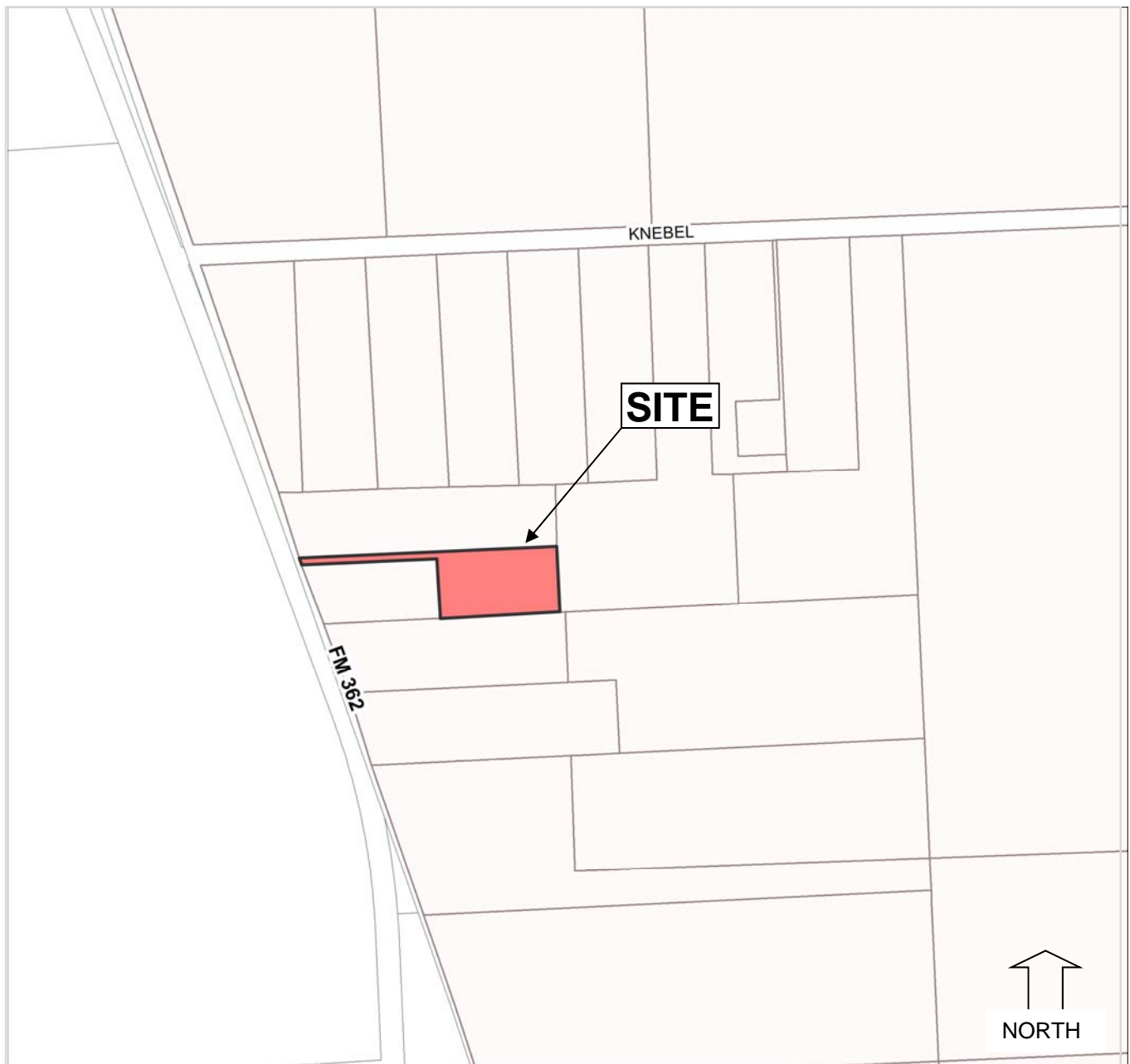
ITEM: 79

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Luz de Atardecer (DEF1)

Applicant: CAS SURVEY



D –Variances

Site Location

Houston Planning Commission

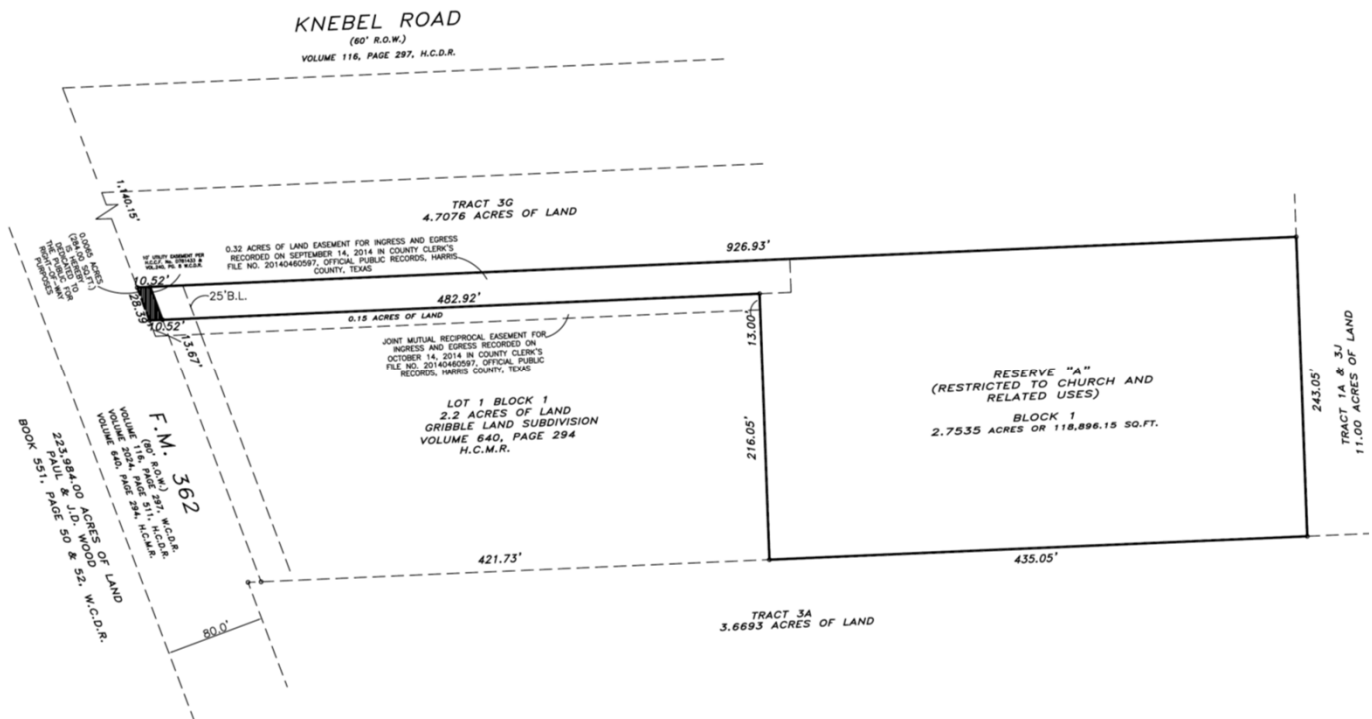
ITEM: 79

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Luz de Atardecer (DEF1)

Applicant: CAS SURVEY



D – Variances

Subdivision

Houston Planning Commission

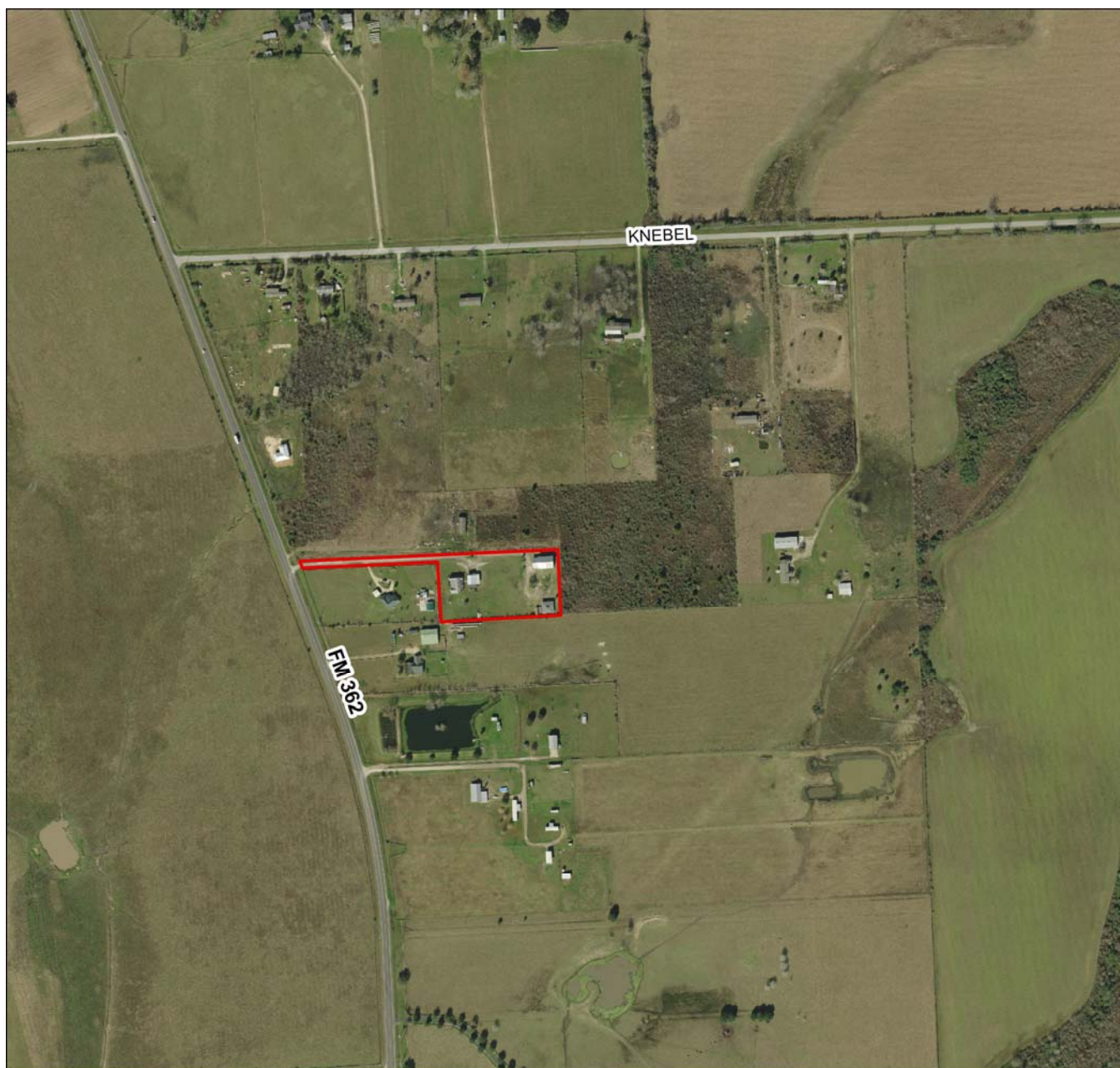
ITEM: 79

Planning and Development Department

Meeting Date: 09/14/2017

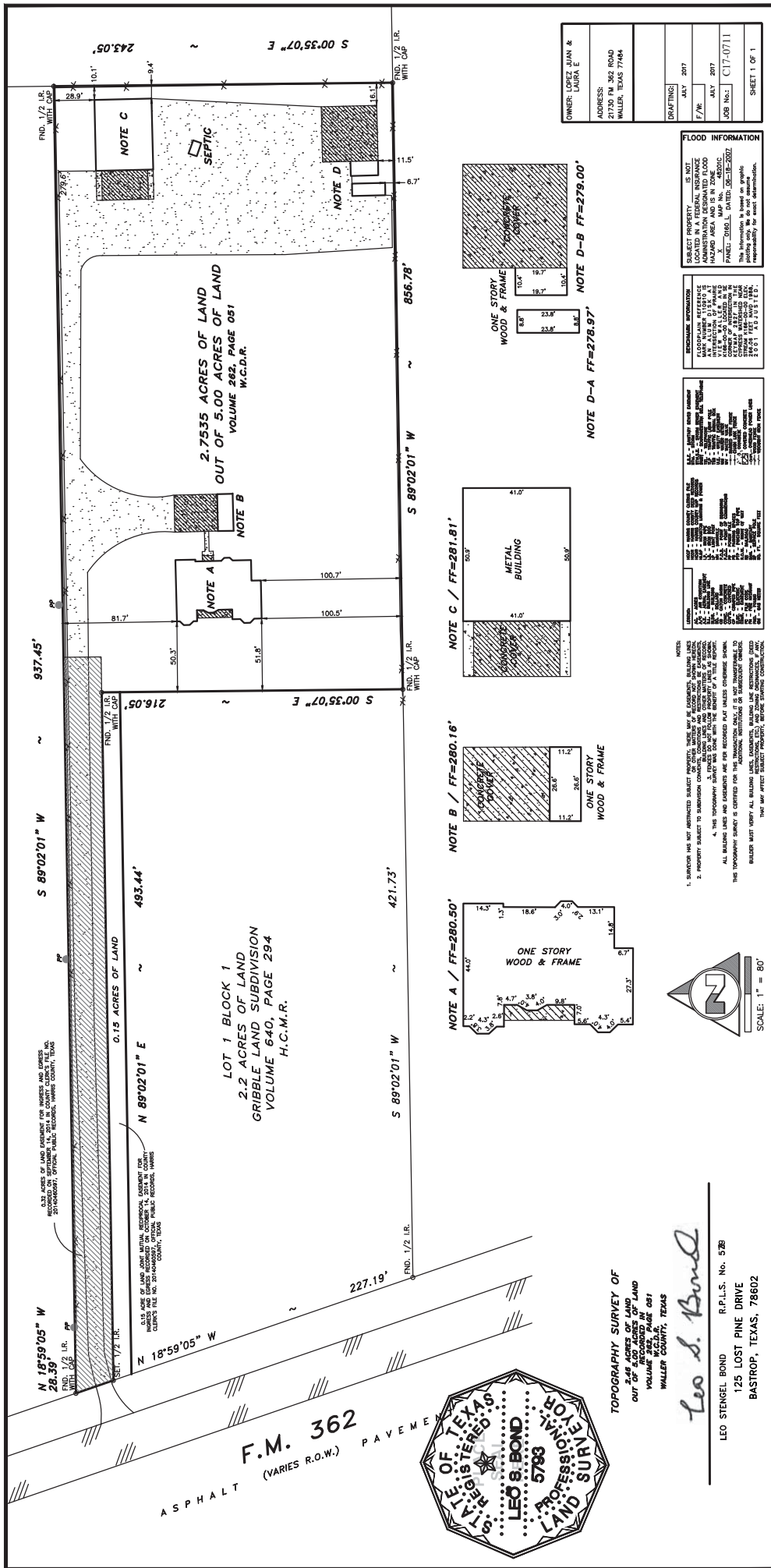
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Applicant: CAS SURVEY



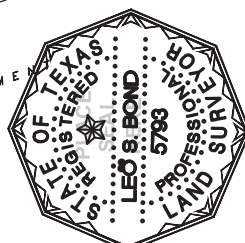
D –Variances

Aerial



ASPHALT (VARIES R.O.W.) PAVEMENT

F.M. 362



TOPOGRAPHY SURVEY OF
2.48 ACRES OF LAND
OUT OF 5.00 ACRES OF LAND
VOLUME 282, PAGE 081
W.C.D.R.
WALLER COUNTY, TEXAS

Leo S. Bond

LEO STENGEL BOND R.P.L.S. No. 528
125 LOST PINE DRIVE
BASTROP, TEXAS, 78602

OWNER: LOPEZ, JUAN & LAURA E.
ADDRESS: 21730 FM 362 ROAD WALLER, TEXAS 77484
DRAFTING: JULY 2017
F/W: JULY 2017
JOB NO.: C17-0711
SHEET 1 OF 1

NOTES:
1. SURVEYOR HAS NOT INSPECTED SUBJECT PROPERTY. THERE MAY BE EXISTING BUILDING LINES AND OTHER FEATURES NOT SHOWN ON THIS SURVEY.
2. PROPERTY SUBJECT TO SUBMISSION OF RECORDING LINES AND DISTANCE OF RECORDING LINES.
3. THIS TOPOGRAPHY SURVEY WAS MADE FOR THE BENEFIT OF A FUTURE REPORT.
4. ALL BUILDING LINES AND DIMENSIONS ARE FOR RECORDING PURPOSES ONLY.
5. THIS TOPOGRAPHY SURVEY IS CERTIFIED FOR THE ADDITIONAL PURPOSE OF SUBSEQUENT RECORDING.
6. BUILDER MUST VERIFY ALL BUILDING LINES, DIMENSIONS, BUILDING LINE DISTANCE, USED TO CONSTRUCT THIS SURVEY, BEFORE CONSTRUCTION.
7. THIS MAY AFFECT SUBJECT PROPERTY, BEFORE CONSTRUCTION.

REMARKS:
SUBJECT PROPERTY IS NOT IN THE FLOOD HAZARD AREA AND IS IN ZONE X. THIS INFORMATION IS BASED ON GRAPHIC INFORMATION ONLY. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION.

MECHANICAL INFORMATION:
SUBJECT PROPERTY IS NOT IN THE FLOOD HAZARD AREA AND IS IN ZONE X. THIS INFORMATION IS BASED ON GRAPHIC INFORMATION ONLY. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION.

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7. THIS MAY AFFECT SUBJECT PROPERTY, BEFORE CONSTRUCTION.



Application Number: 2017-1302

Plat Name: Luz de Atardecer

Applicant: CAS SURVEY

Date Submitted: 07/17/2017

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

Specific Variance is being sought and extent of variance:

To allow a restricted reserve to have less than 60' frontage

Chapter 42 Section: 190(c)

Chapter 42 Reference:

60' Frontage

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 tract that is involved on this project was part of the original 5 acres tract SITUATED IN THE HAMILTON STEWART SURVEY, ABSTRACT NO 723, HARRIS COUNTY, TEXAS, which document is annex on this present Variance. In 1998 the mentioned 5 acres were divided determined by the shape: 2.2694 Acres of land with a frontage of 227.2 feet and 2.76 Acres of land with a frontage of 28.39 feet. In 2000 the present owner bought the second tract to establish the church Luz De Atardecer. Since the year 2000, the church has had the community's and neighbors' best interest in mind at all times. With the necessity to continue this project the Pastor of the church Luz De Atardecer initiated the task to perform the plat in order for the process to allow them to construct. It is in this point that the church Luz De Atardecer finds itself without a reasonable use to its property because of the chapter 42-190(c) requirement of 60 feet frontage, now that requirement is out of the church's hand because the bought the property as is, not abiding by the 60 feet frontage requirement.

(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 implementation of the code would be impracticable in the present circumstances. The way in which the property was divided in 1998, the original 5 acres determined a frontage of 28.39 feet. Owners not willing to spend 31.61 feet to add all the existing 28.39 feet because none of the neighbors are willing to sell parts

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

The applicant has carefully considered to buy the 31.61 feet from the surrounding neighbors to meet the requirement; However, by granting the request, the church could not force the other owners to sell their property, be deprived of the reasonable use of his land.

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

The owner understands the purpose and intent of this chapter; however, due to the existing circumstances, Pastor Lopez unable to accept full compliance.

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

Will be accepted with any stipulations.

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

Economic hardship is not at all the sole justification of the variance. There are other justifications supporting the request of the variance, indicating that the strict application of this chapter would be perceived as an impractical development



Application No: 2017-1302

Agenda Item: 79

PC Action Date: 09/14/2017

Plat Name: Luz de Atardecer

Applicant: CAS SURVEY

Staff Recommendation:

Chapter 42 Sections: 190(c)

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

To allow an unrestricted reserve to have less than 60' frontage;

Basis of Recommendation:

The site is located in Harris County, east of FM 362, south of Castle Road, west of Stokes Road and north of US 290.

The applicant is requesting a variance to allow a reserve, restricted to church uses, to have 28.39' of frontage instead of the required 60' frontage on a public street.

Staff is in support of the request.

The subject site and the property to the south, Gribble Land, were originally a 5 acre of land and were subdivided by the previous owner in 1998, which created this frontage situation. This condition was not created by the current owner. In 2011, Planning Commission approved Gribble Land subdivision and granted a variance to not provide an east/west public street.

Per the applicant, the current owner tried comply with the frontage requirements by acquiring additional land, however, adjacent property owners were not willing to sell. Therefore, the current owner made an agreement with the property owner to the south (Gribble Land subdivision) and created an approximately 40' wide perpetual nonexclusive access easement (HCCF No. 20140460597) for both tracts.

Overall, the intent of the ordinance would still be met as the proposed reserve will be restricted to church use only and will have access to a major thoroughfare, FM 362, via a 40' wide access easement.

Harris County Engineering Office has no objection to the variance.

Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

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

The current owner purchased the land with a 28.39' of frontage on FM 362 and would like to use the property for church purposes. Per the applicant, the property owner tried to acquire additional land to meet the minimum frontage requirements but adjacent property owners were not willing to sell. Strict application would deprive the property owner of reasonable use of land as the subject site cannot meet the minimum frontage requirements.

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

The subject site and the property to the south, Gribble Land, were originally a 5 acre of land and were subdivided by the previous owner in 1998, creating this frontage situation. The current owner did not created this condition. Planning Commission also granted a variance for Gribble Land to not provide an east/west public street.

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

The intent of the ordinance would still be met as the proposed reserve will be restricted to church use only and will have access to a major thoroughfare, FM 362, via a 40' wide access easement.

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

The current owner made an agreement with the property owner to the south (Gribble Land subdivision) and created an approximately 40' wide perpetual nonexclusive access easement for both tracts.

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

Existing conditions are the justifications for granting the requested variance.



Agenda Item: 80
Action Date: 09/14/2017
Plat Name: Ranch at Magnolia Point
Developer: CSF Consulting LP
Applicant: CSF Consulting LP
App No / Type: 2017-1441 C3P

Total Acreage:	29.9747	Total Reserve Acreage:	2.9702
Number of Lots:	24	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77336	298Y	City

Conditions and requirements for approval:

- 008.5. The applicant is required to provide proof of an approved Drainage Plan from PWE, Floodplain Management Office prior to final plat submittal. This is consistent w/ Chapter 19-13. Contact FMO at 713-535-7666.
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)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
088. Minimum reserve size shall be 5000 square feet having 60' frontage along at least one public street with a right-of-way not less than 60 feet. (192)
093. The fire protection of this subdivision does not comply with the requirements. Revise plan to meet the fire hydrant spacing and hose lay distancing requirements. (233)
159. Provide centerline tie.
205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)
- Provide Parks and Open Space Table on face of the plat.
- Submit a solid waste collection plan with final plat submittal for review.
- Provide unique street names as indicated on the marked file copy.
- Provide 14' U.E. for Lots 1-4, Block 1.

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 Planning Commission granted a variance to exceed 1400' intersection spacing between Magnolia Point Drive and Shore Shadow Drive.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 09/14/2017
Plat Name: Ranch at Magnolia Point
Developer: CSF Consulting LP
Applicant: CSF Consulting LP
App No / Type: 2017-1441 C3P



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to 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 application.

(Low or high impact process)

Appointments may be scheduled using the Online Queuing Service

Submit application online at houstonpermittingcenter.org

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map it is 298 Y.

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

NEED DRAINAGE PLAN TOO.

Addressing: Magnolia Point Ranch Drive makes a 90 degree turn and therefore must be split. We recommend having a street break at the property lines between lots 6 and 7. A new name must be submitted for a total of 2 names. Please add this name to plat tracker as well.

Solid Waste: The proposed development has at least 10' of frontage along a public road for each proposed lot and qualifies for COH garbage collection.

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 3.

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

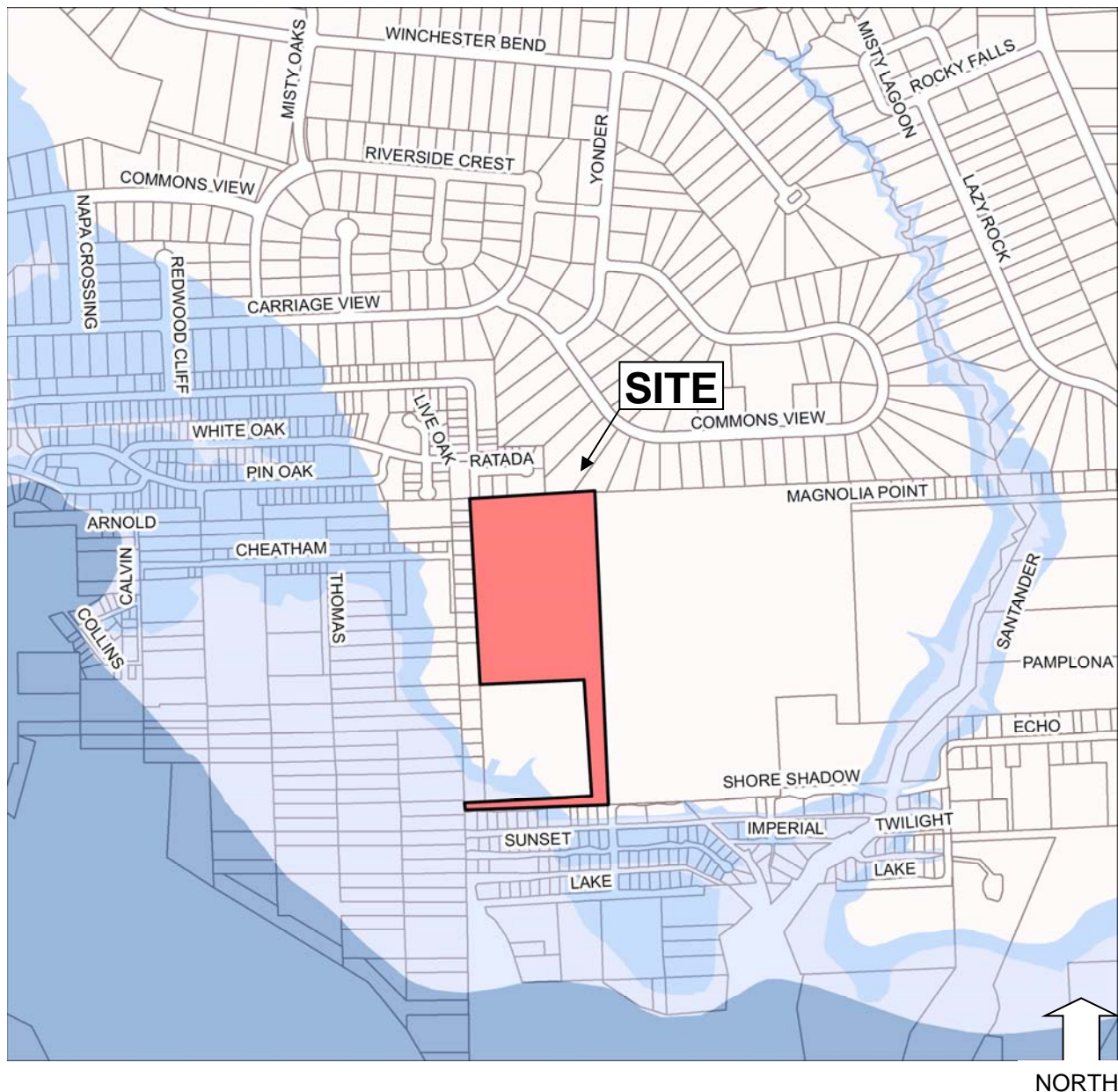
Houston Planning Commission ITEM: 80

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Ranch at Magnolia Point (DEF1)

Applicant: CSF Consulting LP



D –Variances

Site Location

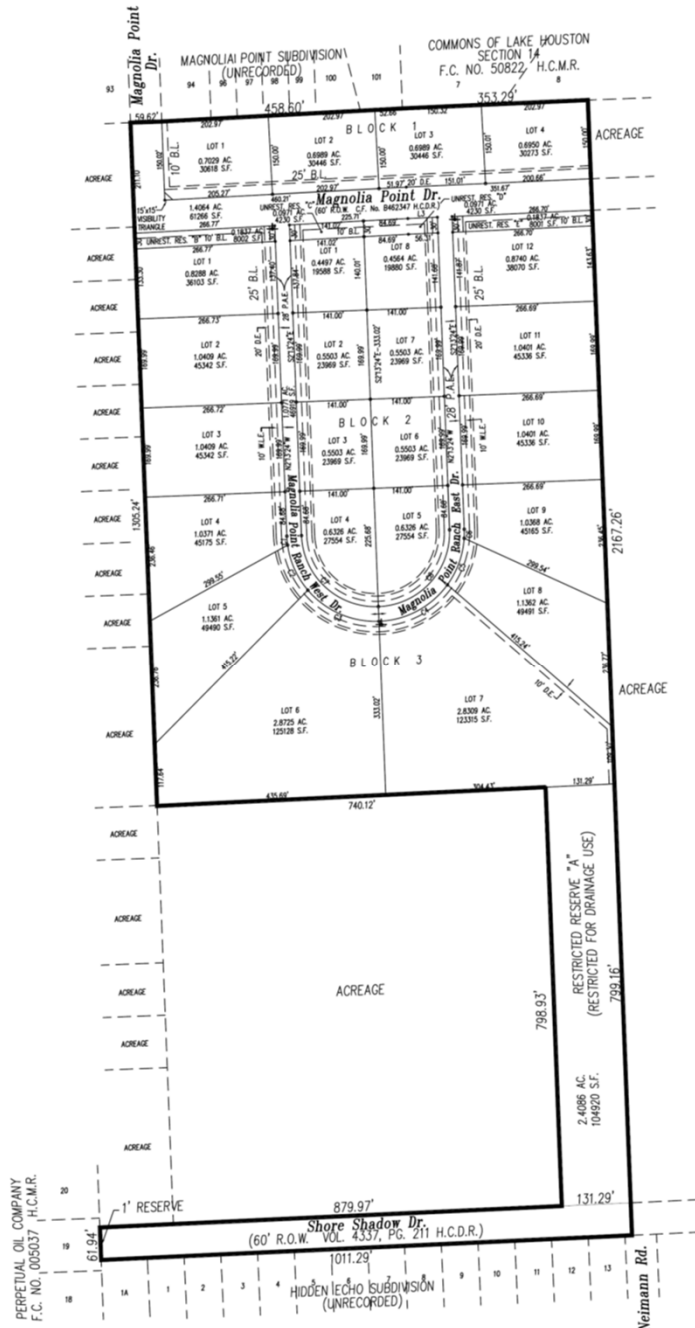
Houston Planning Commission

ITEM: 80

Planning and Development Department Meeting Date: 09/14/2017

Subdivision Name: Ranch at Magnolia Point (DEF1)

Applicant: CSF Consulting LP



D –Variances

Subdivision

Houston Planning Commission

ITEM: 80

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Ranch at Magnolia Point (DEF1)

Applicant: CSF Consulting LP



D –Variances

Aerial

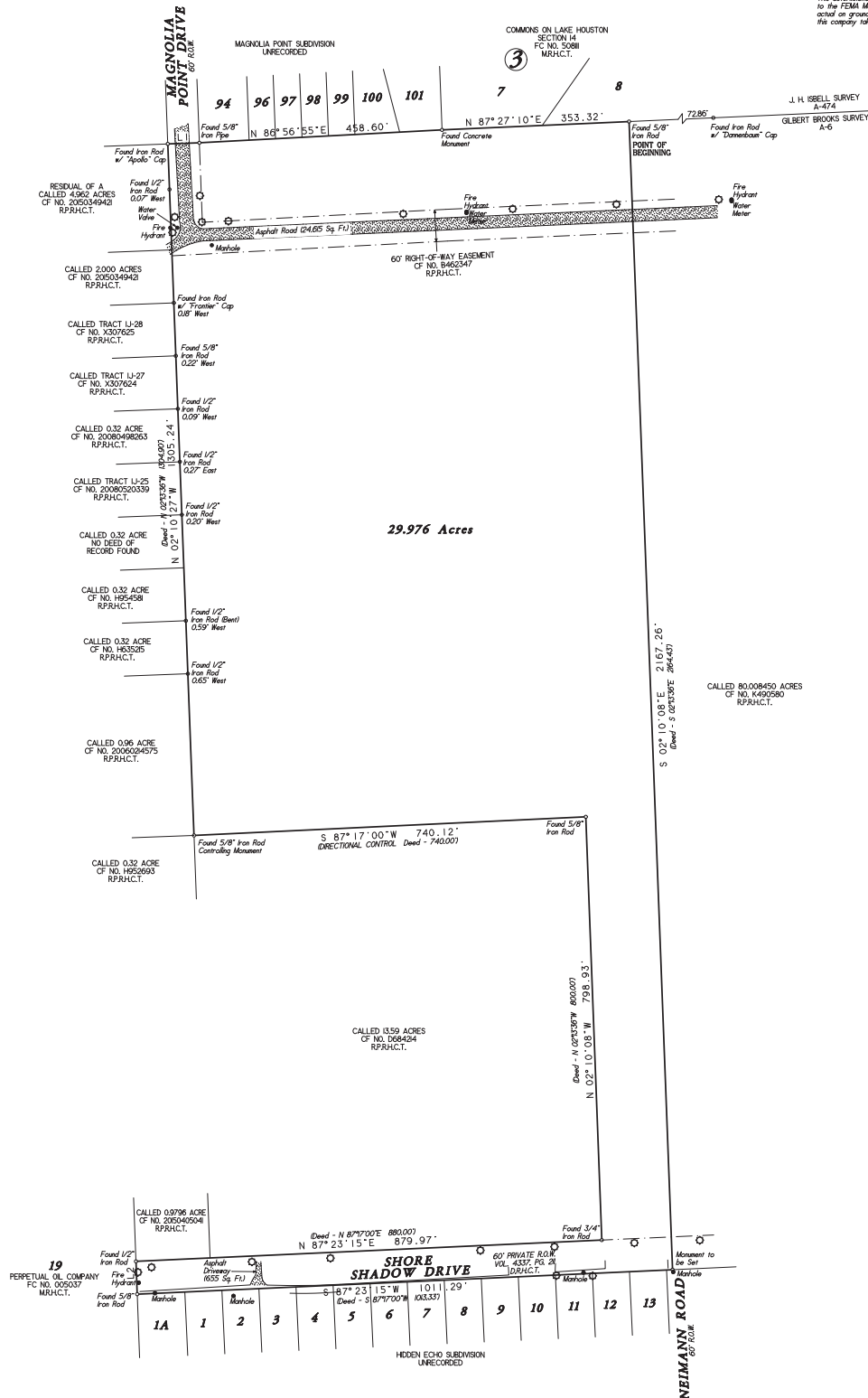
LINE BEARING DISTANCE
 L 1 N 87°58'38"E 59.62'
 L 2 N 02°08'08"W 61.94'
 Deed - N 02°33'36"W 60.00'

Notes:
 1. Basis of bearings: an interior line of the subject property per the recorded deed.
 2. Survey performed without the benefit of a title report and may be subject to assessments and/or restrictions not shown.

○ Power Pole

The property lies within ZONE 3C as SCALED from FSMA Map Panel Number 4820C0340-L, dated June 18, 2007.
 THIS MEANS THAT THE SUBJECT PROPERTY SCALES OUTSIDE THE 100 YEAR FLOOD PLAN.

This determination is made strictly according to the FEMA Maps and does not reflect actual on ground flood conditions. Furthermore, this company takes no responsibility for such.



Being a 29.976 acre tract of land situated in the Gilbert Brooks Survey, Abstract Number 6, of Harris County, Texas, and being the same land called 30.0000 acres as described in deed recorded in Clerk's File Number 20090098150 of the Real Property Records of Harris County, Texas; said 29.976 acres being more particularly described by metes and bounds attached.

Date: November 2, 2010
 Sub No: 16-0479
 Address: 802 Magnolia Point
 City: Houston, Texas
 State: TX 77058
 Drawn By: JRM
 Scale: 1" = 100' (24" x 36")
 C & C Surveying, Inc.
 7434 P.M. 1488, Suite A, Magnolia, Texas 77554
 Office: 281-359-4377 Mobile: 281-356-5172
 Fax: 281-356-1815
 Email: ccsurveying@magnolia.net



Certified To: Christian Leo
 Client: Christian Leo
 I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE SPRAWL AND THAT THIS PLAT CORRECTLY REPRESENTS THE ACTUAL SURVEY. IN THE EVENT OF ANY DISCREPANCY BETWEEN THIS PROFESSIONAL SURVEY, CONSIDERED TO BE THE TRUE EVIDENCE OF PROFESSIONAL RECORDS, STRONGER AND PRECEDENT FOR A COUNTERCLAIM, THE SURVEYOR AND HIS FIRM ARE NOT RESPONSIBLE TO ANY OTHER PARTY.





Application Number: 2017-1441

Plat Name: Ranch at Magnolia Point

Applicant: CSF Consulting LP

Date Submitted: 08/13/2017

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

Specific Variance is being sought and extent of variance:

To allow exceed 1400' intersection spacing between Magnolia Point Drive and Shore Shadow Drive.

Chapter 42 Section: 42-128

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 1400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

Statement of Facts

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

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

Strict application of this Chapter causes an impractical development because it would create a street through the property which does not contribute in a significant manner to the flow of traffic in this area. The 1400 foot block length requirement cuts through the subject property in an east-west direction. This area is already served by Magnolia Point on the north side of the property and Shore Shadows Drive on the south. There is no existing dedicated right-of-way in the Perpetual Oil Company subdivision located to the west of proposed Ranch at Magnolia Point Subdivision that would continue a flow of traffic in the area. The Perpetual Oil Company subdivision is not densely populated and is bounded on the west and the south by water thus eliminating the need to handle traffic flow from said subdivision. The entire area is a low traffic residential area located near a body of water to the west and the south of proposed Ranch at Magnolia Point which eliminates the need to connect to a major thoroughfare in those directions. In a north-south direction there is a section of dedicated right-of-way called Reba Lane approximately 150 feet to the east that would serve traffic flow in this direction. The logical plan for development to connect Magnolia Point and Shore Shadows would be to continue extending Reba Lane.

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

The circumstances are not a result of a hardship created or imposed by the applicant because theoretically development could continue if the variance were not granted. However, adherence to requirements of Chapter 42 would not be detrimental to the development or safety concerns of the area. There is no development in the area bounded by Magnolia Point on the north, Huffman Cleveland Road on the east, Shore Shadows/Echo Lane on the south, or Reba Lane on the west that adherence to the Chapter 42 1400 foot block length requirement would serve traffic in this area. The existing streets already provide access to the existing or proposed development in the surrounding property.

(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 which is the safety of the general public and to maintain the continuity of the traffic flow. As stated in item 3 above, access and traffic flow is already served by the existing streets.

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

The granting of the variance will not be injurious to the public health, safety or welfare because it does not impact the traffic negatively by contributing to traffic congestion nor taxing the traffic flow by the increase of population created by the subdivision.

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

Even though adherence to the Chapter 42 requirements would cause a minimal hardship, development would still continue for this plat. The southerly half of this property is dedicated for a detention pond so creation of the street would not impact the location of the proposed lots.



Application No: 2017-1441

Agenda Item: 80

PC Action Date: 09/14/2017

Plat Name: Ranch at Magnolia Point

Applicant: CSF Consulting LP

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)

To allow exceed 1400' intersection spacing between Magnolia Point Drive and Shore Shadow Drive.;

Basis of Recommendation:

The site is located south of Kingwood Drive, east of FM 2100 and north of Atascocita Road.

The applicant is requesting a variance to exceed 1400' intersection spacing along the western and eastern plat boundaries between Magnolia Point Drive and Shore Shadow Drive.

Staff is in support of the request.

The applicant is proposing single-family residential lots with a combination of public and private streets. The subject site is bounded by unrecorded subdivisions and have access to Magnolia Point Drive and Shore Shadow Drive. Both Magnolia Point Drive and Shore Shadow Drive are right-of-way (ROW) easements created by separate instruments. These right-of-way easements provide access to adjacent tracts from Huffman Cleveland Road. At this time, the applicant is proposing to dedicate portion of these right-of-way easements to the public by plat. When the adjacent tract to the east is platted, the remainder portion of the right-of-way easements will then be dedicated to the public as well making an east-west street public street connection.

The distance between Magnolia Point Drive and Shore Shadow Drive is about 1900'. Strict application of the ordinance would require another east-west public street within 1400', which would create an impractical development. The proposed public streets overlap with the existing right-of-way easements and meets the intent of the ordinance. Overall, traffic circulation will be addressed by the existing street pattern.

Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form.

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 distance between Magnolia Point Drive and Shore Shadow Drive is about 1900'. Strict application of the ordinance would require another east-west street within 1400', which would create an impractical development. The applicant is dedicating public streets that overlaps with the existing right-of-way easements. The existing right-of-way easements provide access to adjacent tracts from Huffman Cleveland Road.

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

The proposed public streets overlap with the existing right-of-way easements. The existing right-of-way easements were not created by the applicant.

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

Traffic circulation is already addressed by the existing street pattern. Magnolia Point Drive and Shore Shadow Drive were created by separate instruments and provide access to adjacent tracts from Huffman Cleveland Road.

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

The granting of the variance will not be injurious to public health and safety. Traffic circulation is addressed by the existing street pattern.

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

The existing physical conditions are the justification of the variance.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 09/14/2017
Plat Name: Santa Fe Business Park GP
Developer: CG7600LP
Applicant: Marsh Darcy Partners, Inc.
App No / Type: 2017-1424 GP

Total Acreage:	129.9600	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77061	574H	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.

A02. Be advised that the land within this subdivision plat is located within Controlled Compatible Land Use Area Tier 2. This property may be subject to regulations restricting the use of the land. General information may be obtained by visiting www.Fly2Houston.com. For more details call 281-233-1366 or email Airport.Landuse.Regulations@houston.tx.gov

Planning Commission approved the plat as no variances are required.

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 09/14/2017
Plat Name: Santa Fe Business Park GP
Developer: CG7600LP
Applicant: Marsh Darcy Partners, Inc.
App No / Type: 2017-1424 GP

The below comments were made by other agencies during this review period. These comments are not to 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 application.

Submit applications online at houstonpermittingcenter.org

Our records indicate that there is an existing active 3" waterline and meter on-site. For easement requirements over the existing waterline and meter please contact the Office of City Engineers or for the abandonment/relocation of the waterline and meter contact the Joint Referral Committee.

City Engineer: DETENTION IS REQUIRED

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

Houston Planning Commission

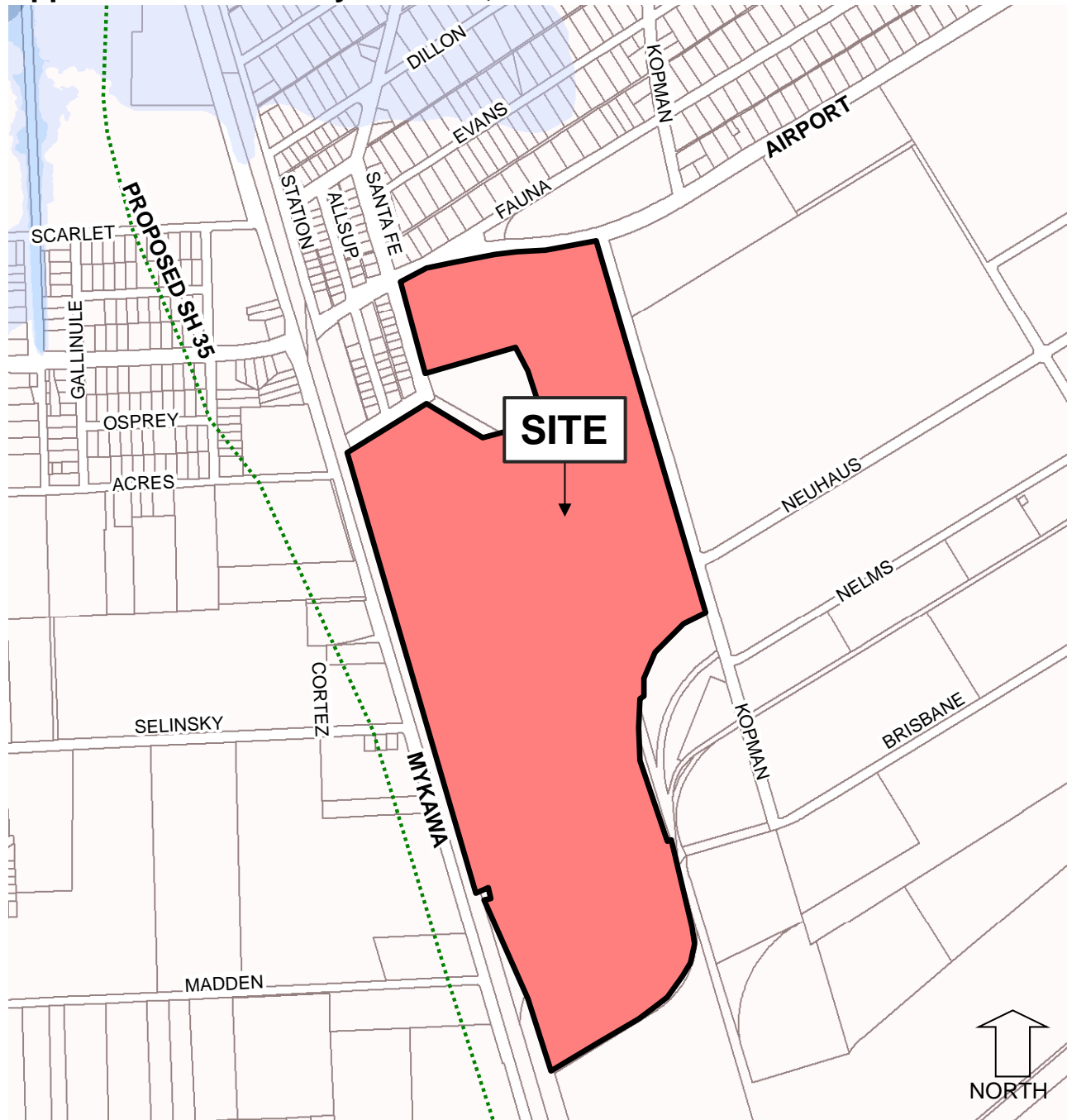
ITEM: 81

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Santa Fe Business Park GP (DEF 1)

Applicant: Marsh Darcy Partners, Inc.



D – Variances

Site Location

Houston Planning Commission

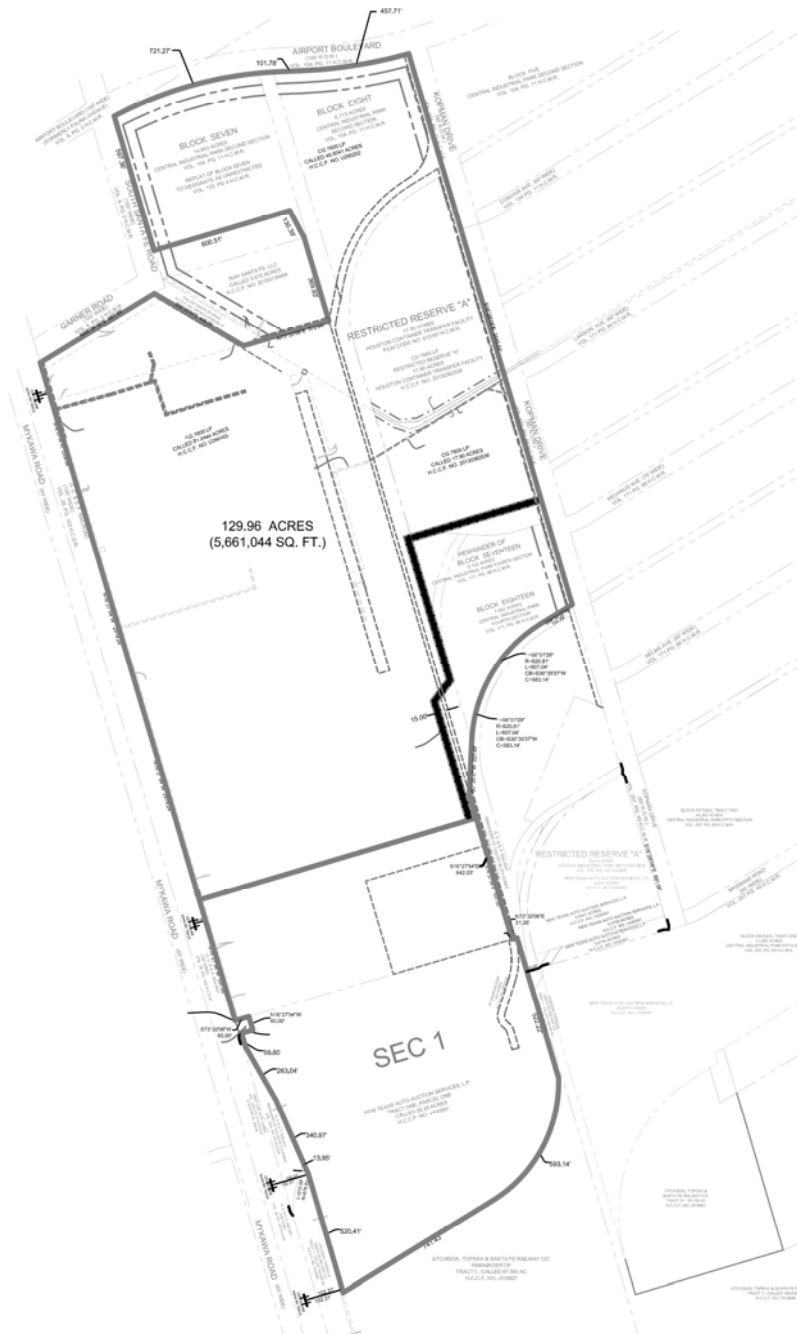
ITEM: 81

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Santa Fe Business Park GP (DEF 1)

Applicant: Marsh Darcy Partners, Inc.



D – Variances

Subdivision

Houston Planning Commission

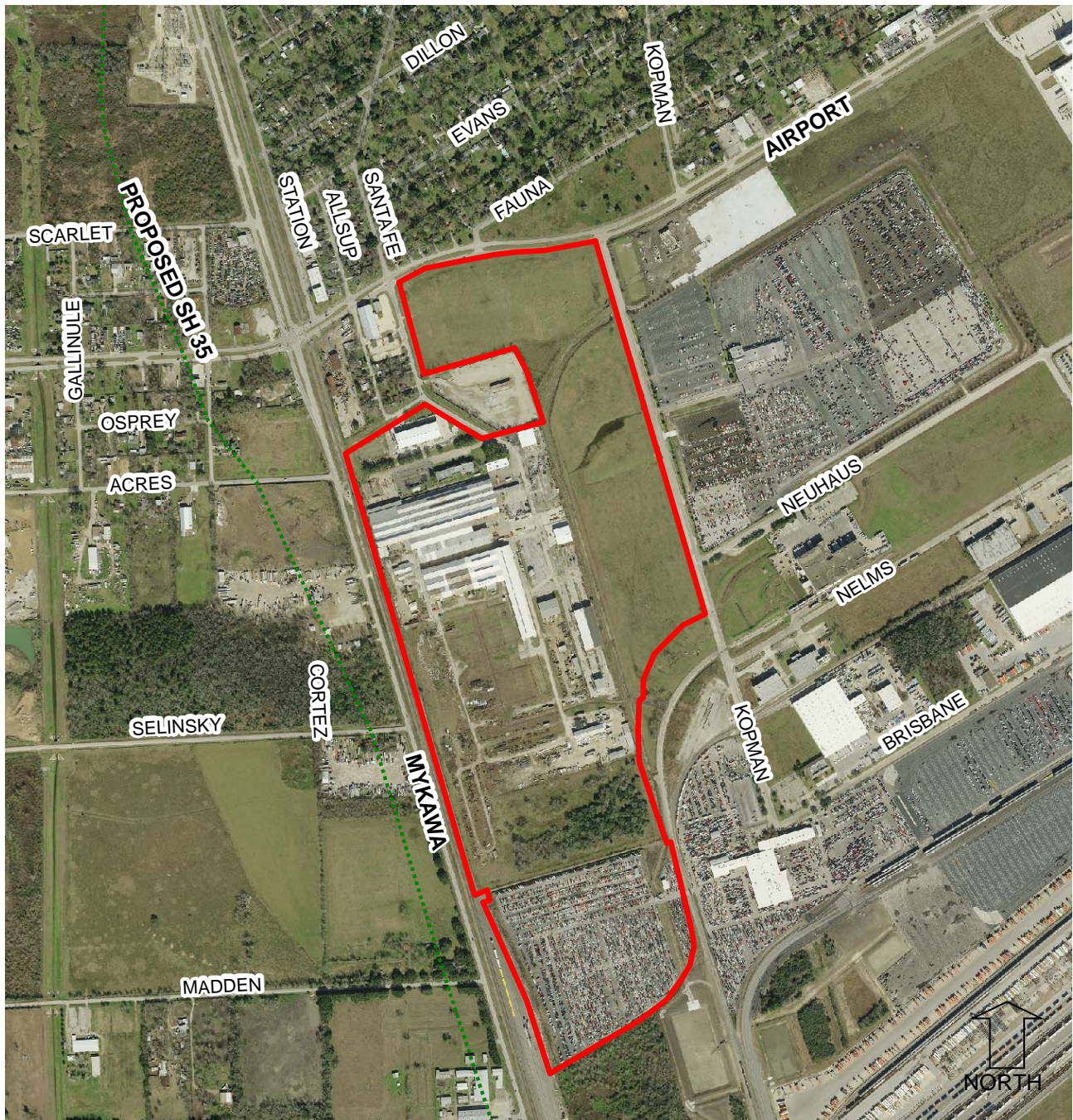
ITEM: 81

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Santa Fe Business Park GP (DEF 1)

Applicant: Marsh Darcy Partners, Inc.



D – Variances

Aerial



Application Number: 2017-1424

Plat Name: Santa Fe Business Park GP

Applicant: Marsh Darcy Partners, Inc.

Date Submitted: 08/11/2017

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

Specific Variance is being sought and extent of variance:

To exceed internal intersection spacing within the subject tract by not dedicating north-south or east-west streets through the tract every 1400'.

Chapter 42 Section: 42-128

Chapter 42 Reference:

Section 42-128 (a) (1): "Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet;"

Statement of Facts

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

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

This approximately 129.96 acre single ownership is located on the western side of a major thoroughfare quadrant bound by Mykawa Road on the west, East Orem Drive on the south, Telephone Road on the east, and Airport Boulevard on the north. With the exception of an approximately 42 acre residential subdivision on the far east side of the quadrant, most of the entire area within these 4 major thoroughfares is heavy or light industrial in use. A major regional container/rail transfer facility and a major automobile/rail transfer facility exist along the entire south boundary extending from Mykawa Road to Telephone Road. The existing block length between these two major thoroughfares is approximately 6,560 feet. A major railroad line extends along the west boundary line with public crossings only at two major thoroughfares, one on the north at Airport Boulevard and an overpass on the south at East Orem Drive. The existing block length between these two major thoroughfare crossings is approximately 7,300 feet. Much of the area has been platted as commercial or industrial uses and most of the remaining un-platted area is within the subject property. The subject property has several large, industrial uses that have existed for many years: RTI Fabrications (a heavy steel fabricator) and BHR Garver, Inc. with facilities valued in the tens of millions of dollars (See Aerial Photo). Most of the property within the subject property is utilized by these major industries. Manheim owns and operates the existing automobile/rail transfer facility immediately to the south of the subject property. Manheim wishes to expand their operations and has approached CG 7600 LP to purchase the far southern unused 15 acres to extend their existing facility. The platting of the proposed 15 acre purchase from CG7600LP has precipitated the need for an approved general plan. Existing railroad facilities are complete barriers on both the west and south side of the quadrant. Existing public roadways within the quadrant access both the north (Airport Boulevard) and east (Telephone Road) sides. The requested block length variance within the CG7600LP general plan is approximately 4,129 feet in a north/south direction and 2,100 feet in an east/west direction. Extension of public streets in the east/west direction is further complicated by the existence of a rail spur servicing the auto transfer facility and has required a railroad crossing of the spur to provide physical access to land-locked parcels. Additionally, site security for this major industrial facility would be further complicated by dead-end public streets bisecting the plant site. Traffic generation for this facility is mainly truck oriented (or rail) and the existing public street system is more than adequate to serve the existing use. Any additional public streets that would meet the letter of the requirement would not be continuous due to the existing barriers in place and would severely disrupt the existing operation of the facility. Also, any additional public streets would require additional railroad spur crossings which would render the spur facilities in-operable. The addition of public streets within the subject property would render the existing facility in-operable due to the disruption associated with the public street breaks. The existence of current physical characteristics, i.e. a major railroad transfer and storage facility, preclude any viable public street additions that would

provide un-necessary access. The requirement of additional public streets through this existing facility would create an impractical development that is 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 railroad facility along Mykawa was in place long before the existing production facility was constructed. The hardship was created and extended by the railroad long ago. However, it makes no sense to require the railroad to provide additional crossings to Mykawa or to Orem that would disrupt these rail operations.

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

Maximum street block length requirements are generally necessary for uses that generate a higher level of traffic trips. This existing industrial facility does not generate a significant number of traffic trips and any additional public streets are un-warranted. The general purpose and intent for maximum street block length spacing in non-industrial uses will not be affected by this variance.

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

Not granting the variance would be injurious to the public health, safety, and welfare. The requirement for un-necessary, dead-end streets would only further burden the City with additional un-necessary street maintenance. The dead-end system would facilitate criminal activity and rubbish dumping that would be injurious to the public safety and public health. Lastly, the requirement of un-needed public streets through a thriving industrial business would hamper the extent of production, reducing the value of the facility and resulting in reduced tax revenues for the City which would be injurious to the public welfare.

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

Economic hardship is not an issue here. The issue is the viability of an existing industrial facility that has provided significant benefit to the community through job creation and product sales resulting in significant value to the facility. There would be a significant economic hardship if the variance were not granted but economics is not the sole justification. The variance is justified by the existing unusual physical conditions and a un-needed additional street requirement.



Application No: 2017-1424

Agenda Item: 81

PC Action Date: 09/14/2017

Plat Name: Santa Fe Business Park GP

Applicant: Marsh Darcy Partners, Inc.

Staff Recommendation: 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)

To exceed internal intersection spacing within the subject tract by not dedicating north-south or east-west streets through the tract every 1400';

Basis of Recommendation:

Subject site is located in the City, south of Airport Rd and east of Mykawa. The applicant is requesting a variance to not provide a north-south street or an east-west street through the site.

Staff's recommendation is to approve the plat as the requested variances are not required.

The site is bounded by Railroad tracts and Mykawa Rd to the west, Airport Rd to the north and Kopman Street to the east. Due to the railroad tracts, an east-west street is not required. The total distance between Mykawa and Kopman along Airport Rd is approx. 1900'. Therefore a north-south street is not required.

Staff's recommendation is to 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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 09/14/2017
Plat Name: Sheldon ISD High School GP
Developer: Sheldon ISD
Applicant: Pacheco Koch Consulting Engineers, Inc.
App No / Type: 2017-1499 GP

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

045. The alignment and width of all major thoroughfares within or adjacent to the proposed General Plan shall conform to the requirements of the most recent Major Thoroughfare and Freeway Plan. (24)

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

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

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

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

210. Applicant has requested that this item be withdrawn at this time.

Extend three stub streets from the south through the subject tract.

Commission Action:

Withdrawn



Action Date:
09/14/2017

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 09/14/2017
Plat Name: Sheldon ISD High School GP
Developer: Sheldon ISD
Applicant: Pacheco Koch Consulting Engineers, Inc.
App No / Type: 2017-1499 GP

For Your Information:

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

PWE Utility Analysis: Approved
City Engineer: DETENTION IS PROVIDED ON GP

Harris Engineer: This general plat 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)

At south boundary, show arrows at Evergreen Villas stub streets per approved GP development of more than 150 lots in Section 3 as suggested in variance request will require at least two public street access points

Garrett Road is mislabeled as C E King Parkway

Variance statement "The [TIA] recommendations include adding turn lanes to CE King and Garrett Roads" is inconsistent with the lack of access to Garrett Road shown on the GP
Variance makes comparisons to block lengths at other schools but neglects to state the percentage or distance of the requested variance versus Chapter 42 criteria.

County disapproves plat of lack of adequate street pattern.

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

Houston Planning Commission

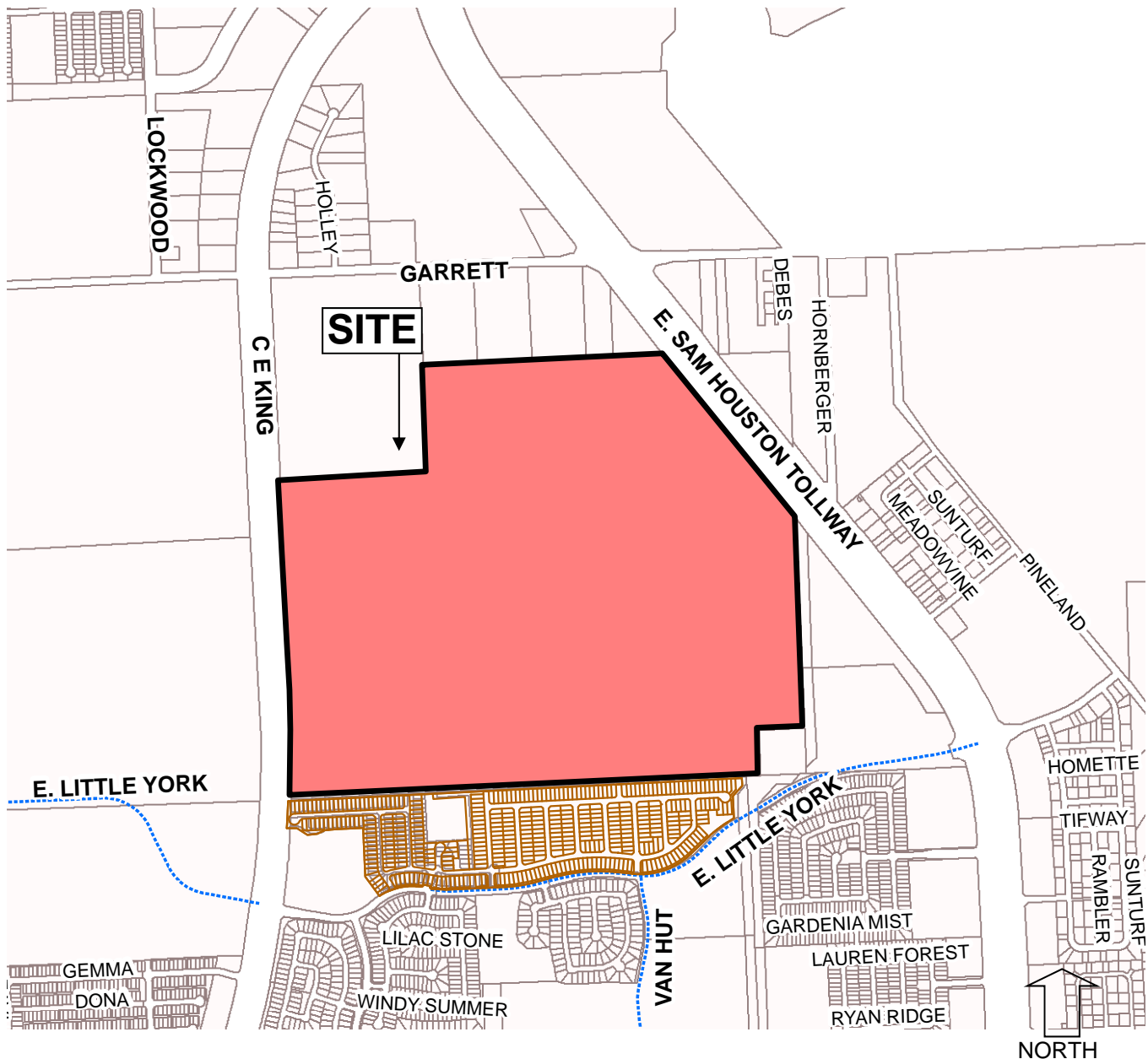
ITEM:83

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Sheldon ISD High School GP (DEF 1)

Applicant: Pacheco Koch Consulting Engineers, Inc.



D –Variances

Site Location

Houston Planning Commission

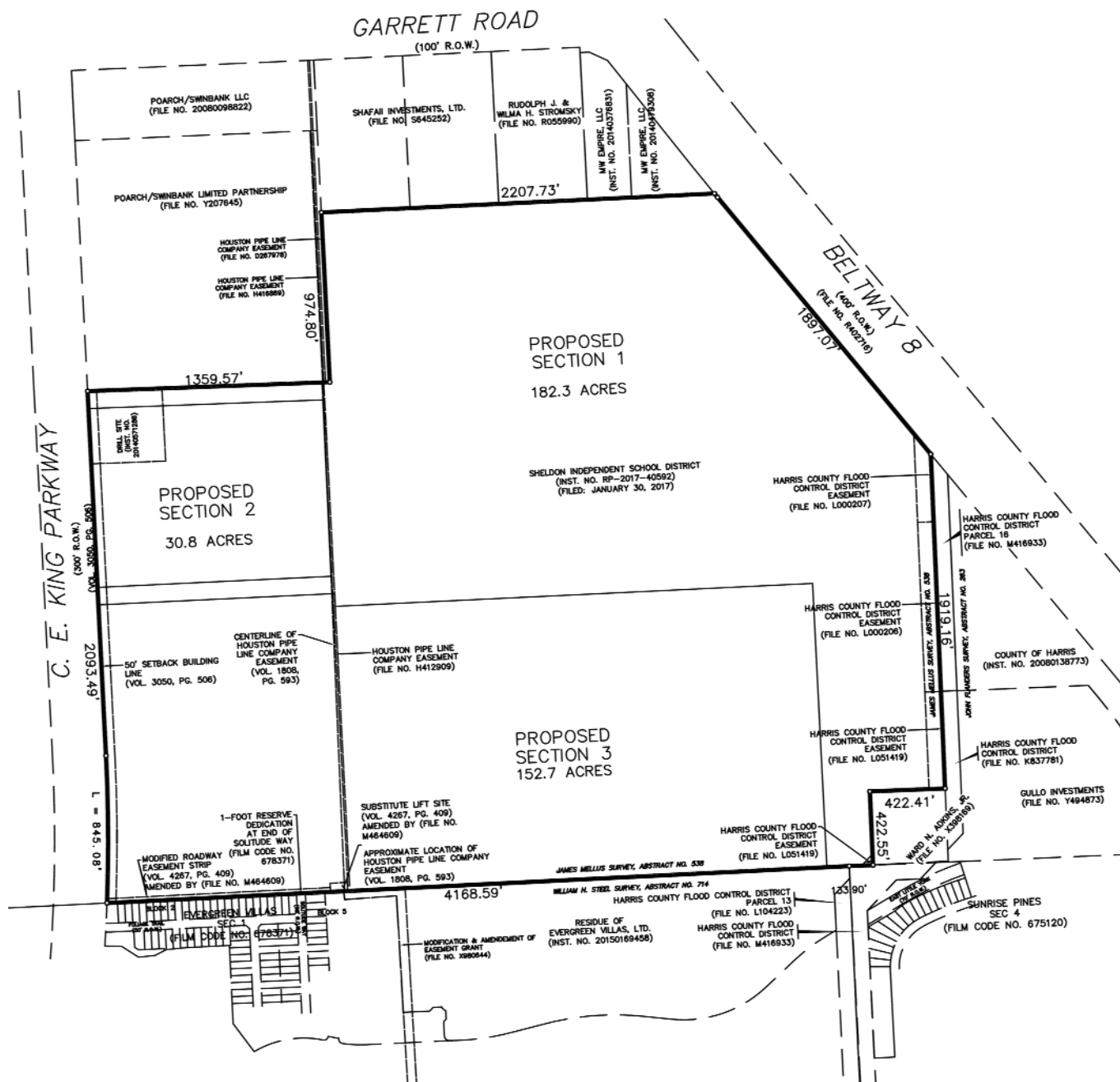
ITEM:83

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Sheldon ISD High School GP (DEF 1)

Applicant: Pacheco Koch Consulting Engineers, Inc.



D - Variances

Subdivision

Houston Planning Commission

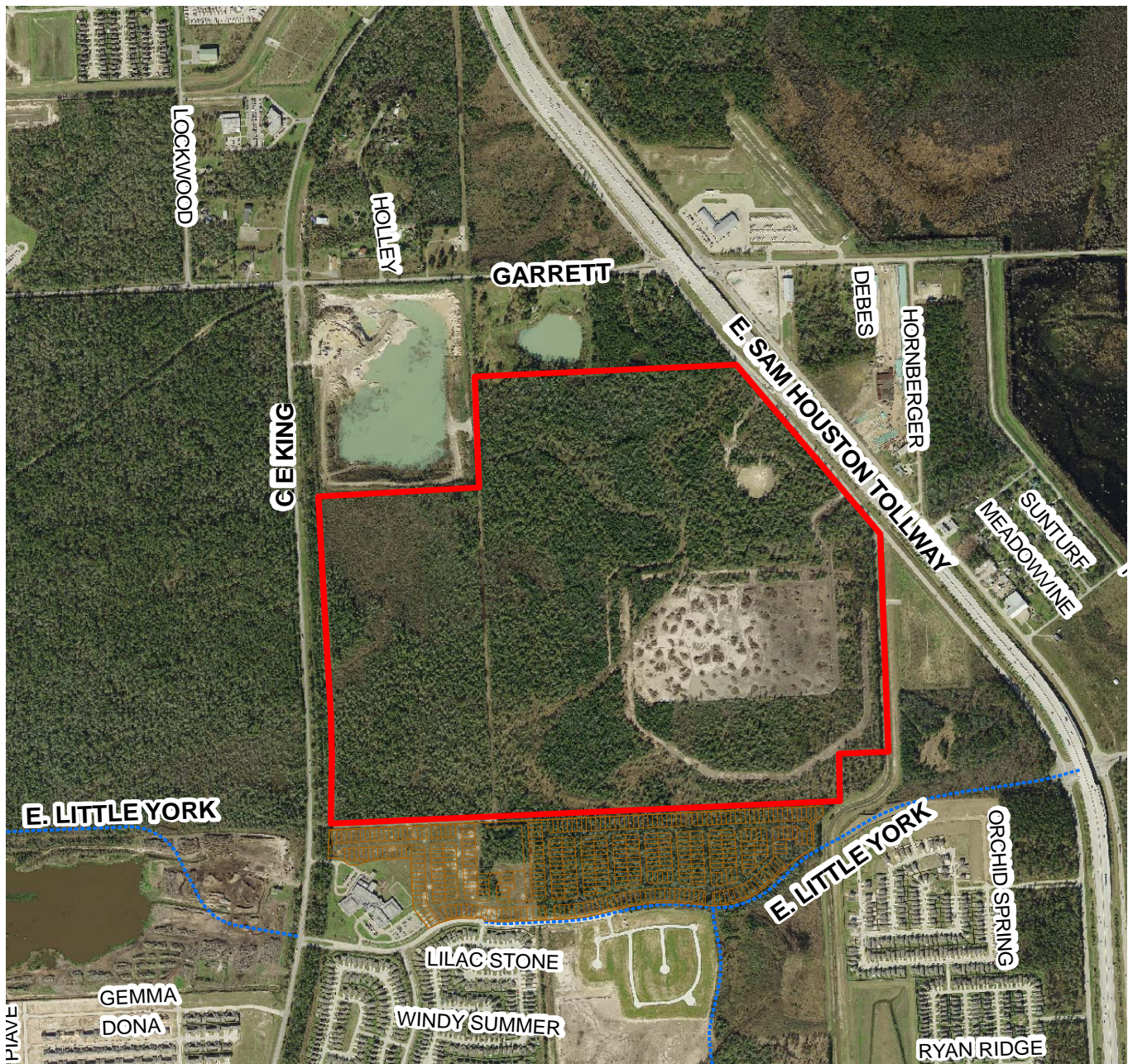
ITEM:83

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Sheldon ISD High School GP (DEF 1)

Applicant: Pacheco Koch Consulting Engineers, Inc.



D –Variances

Aerial



Application Number: 2017-1499

Plat Name: Sheldon ISD High School GP

Applicant: Pacheco Koch Consulting Engineers, Inc.

Date Submitted: 08/14/2017

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

Specific Variance is being sought and extent of variance:

To exceed intersection spacing along the GP boundary by not providing east/west or north/south streets.

Chapter 42 Section: 42-127;134

Chapter 42 Reference:

(a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet; (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

Statement of Facts

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

The requirement to dedicate right of way through the site, and ultimately have public roadways dividing the property, would prevent the District from creating a contiguous campus and learning environment for a new High School, Stadium, Sports Complex, Elementary School and associated site improvements. The right of way requirement puts an undue burden on the District and the property by requiring public streets through the property. Unlike other districts, the majority of the High School students in the District ride the bus, a total of 80% of the High School students are eligible to take the bus.

(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 desire of Sheldon ISD to develop a large contiguous Campus with multiple buildings; and to create it to assure the safety of the students and the security of the property as the utmost requirement is not out of the ordinary for any School District. The circumstances supporting this variance request 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;

Based on conversations with Planning staff members, this requirement is to allow traffic to flow from the existing subdivision (and corresponding stub streets), access to Beltway 8. During peak hours on the school's property, this could be achieved without the need for public right of way dedications and ultimately public roadways. One of the District's priorities is the safety of the school site during operating hours. With a public right of way and street, the District's ability to control traffic through their property is limited to special events only. Per the previously submitted General Plan document, the proposed Section 3 could be a future single-family subdivision which would have public right of ways and roads through it to connect to the existing subdivision to the south (Evergreen Villas). The District is

also in negotiations with the Evergreen Villas developer to reconfigure his lot layout near the south east of the District's property to allow for a private drive on to the campus, thus facilitating a point of entry during operating hours.

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

Student safety and those utilizing the campus during operating hours is the intent of this request. Traffic Engineers, Inc., a licensed professional engineering firm, has prepared a Traffic Impact Analysis (TIA) which includes recommendations and planning for peak use hours (drop off, pick up, football games). The TIA that has been prepared does not include recommendations for dedicating public right of ways through the property. The recommendations include adding turn lanes to CE King and Garrett Roads, much like the existing single-family subdivision to the south have done. An example near a school site of where roads stretch longer than 2,600 feet, between thoroughfares, is along West Lake Houston Parkway between Lockwood and Weckford, near the Humble ISD Summer Creek High School. The stretch along West Lake Houston Parkway exceeds the 2,600 foot measurement based on the measure tool in GIMS. Another example is in Klein ISD at the corner of Spring Cypress Road and Cutten Road where the new Klein Cain High School is located. The Klein Cain frontage along Cutten is approximately 2,800 feet.

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

Economic hardship is not the sole justification for this request.



Application No: 2017-1499

Agenda Item: 83

PC Action Date: 09/14/2017

Plat Name: Sheldon ISD High School GP

Applicant: Pacheco Koch Consulting Engineers, Inc.

Staff Recommendation: [Withdraw](#)

Chapter 42 Sections: [42-127](#); [134](#)

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

To exceed intersection spacing along the GP boundary by not providing east/west or north/south streets. ;

Basis of Recommendation:

This application has been 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

[NA](#)

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

[NA](#)

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

[NA](#)

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

[NA](#)

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

[NA](#)

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

[NA](#)



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 09/14/2017
Plat Name: Stonebridge Ellington Sec 1 partial replat no 1 and extension
Developer: WINDROSE LANE SERVICES
Applicant: Windrose
App No / Type: 2017-1503 C3R

Total Acreage:	22.8970	Total Reserve Acreage:	22.5830
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	21	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77598	617B	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.
- 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)

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed: Variance granted to not extend stub streets Ellington Park Drive and Bay Star Boulevard through the subject property. Bay Star Boulevard will not be terminated with a cul-de-sac.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 09/14/2017
Plat Name: Stonebridge Ellington Sec 1 partial replat no 1 and extension
Developer: WINDROSE LANE SERVICES
Applicant: Windrose
App No / Type: 2017-1503 C3R

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

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: Per HCFCD Watershed Master Plan, please provide an additional 25' of ROW dedicated to the public as a drainage easement.

Show and call out ROW (Forest Hills MUD and HCFCD) per HCFCD Policy, Criteria, & Procedures Manual, Appendix C.

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

Houston Planning Commission

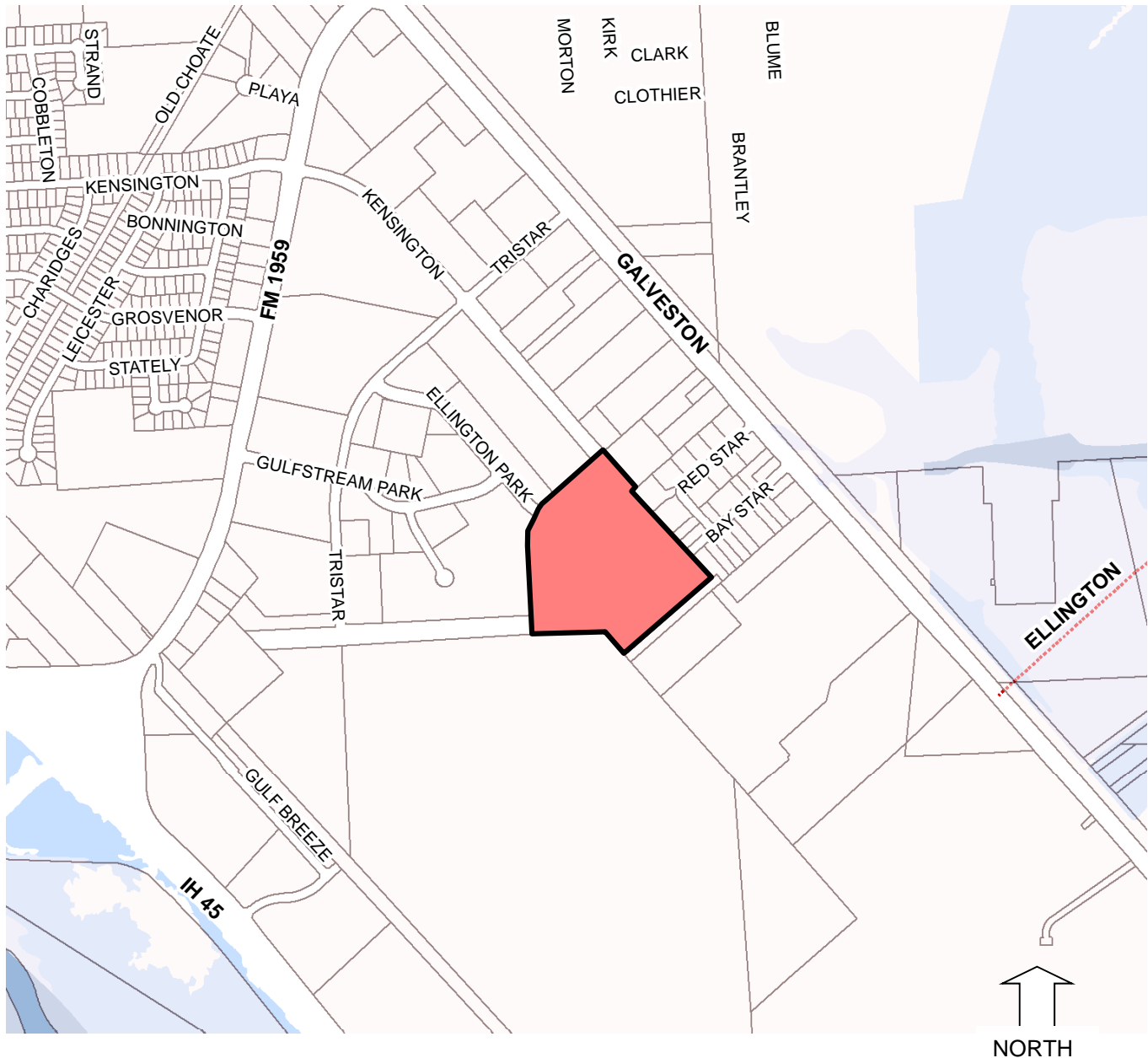
ITEM: 84

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Stonebridge Ellington Sec 1 partial replat no 1 and extension

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

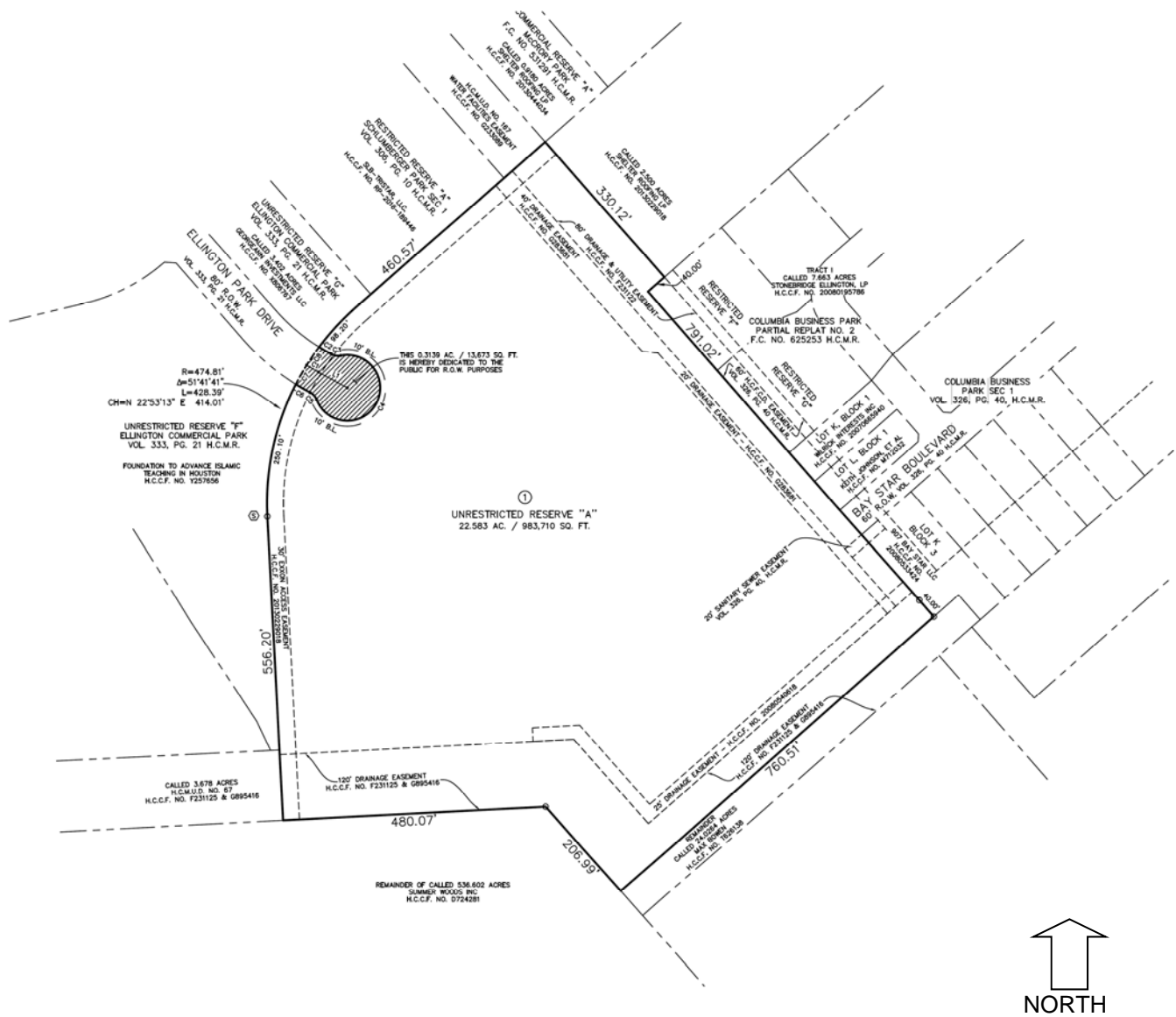
ITEM: 84

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Meeting Date: 09/14/2017

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D – Variances

Subdivision

Houston Planning Commission

ITEM: 84

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Subdivision Name: Stonebridge Ellington Sec 1 partial replat no 1 and extension

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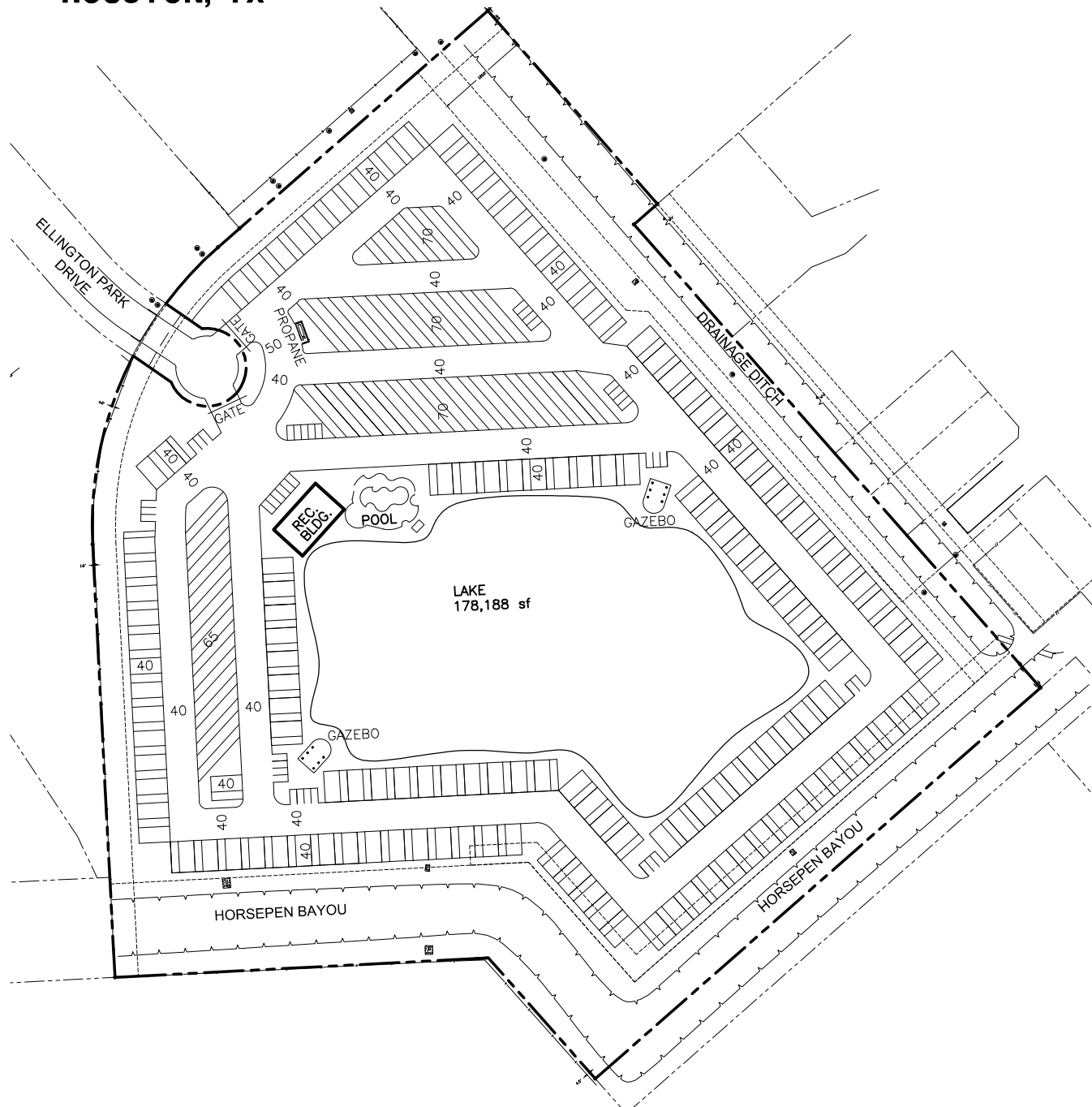
D – Variances

Aerial

[illegible]

ELLINGTON RV RESORT
ELLINGTON PARK DRIVE
HOUSTON, TX

OSBORN & VANE ARCHITECTS
 17035 10 JULY 2017

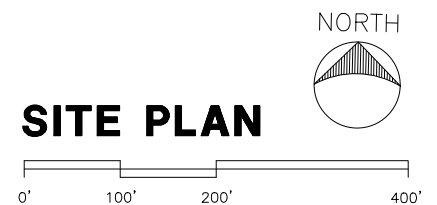


REC. BLDG. 50'X80'

ALL GAZEBO INCLUDE OUTDOOR KITCHENS

AUTOMOBILE PARKING SPACES 4

RV PADS	
40'x20' BACK-IN	92
40'x20' BACK-IN LAKE	51
65'x13' PULL THRU	33
TOTAL	176





**PLANNING &
DEVELOPMENT
DEPARTMENT**

**VARIANCE
Request Information Form**

Application Number: 2017-1503

Plat Name: Stonebridge Ellington Sec 1 partial replat no 1 and extension

Applicant: Windrose

Date Submitted: 08/14/2017

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

Specific Variance is being sought and extent of variance:

To not extend or terminate with Bay Star Boulevard or Ellington Park Drive and to not terminate Bay Star Boulevard with a cul-de-sac.

Chapter 42 Section: 42-134

Chapter 42 Reference:

Sec. 42-134, Street extension, Paragraph (a), Subparagraphs (3) and (5), state, "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: (3) The existing stub street is only one lot in depth; (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter."

Statement of Facts

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

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

The subject property is 22.897-acre tract located between the termination of Ellington Park Drive and Bay Star Boulevard. The property is surrounded by an existing drainage channel on the east side and by Horsepen Bayou on the south and west sides. The applicant is requesting a variance to not require the extension of Bay Star Boulevard in to the site, which currently terminates along the northeastern boundary of the plat. The primary justification for the variance are the unique physical characteristics affecting the site, including the existing drainage channel along the eastern boundary and the floodplain conditions that require an oversized detention facility to make the project feasible. Currently, there is an existing detention facility at the southeast corner of the subject property that makes the extension infeasible. This applicant plans to expand and relocate the pond to the center of the site, further making the extension of Bay Star Boulevard to Ellington Park Drive an undue hardship and contrary to the logical development of the property. In addition, the street extension does not provide significant improvement to the traffic flow in the subject area. The subject tract is surrounded by mixed-use properties who have more than adequate access to State Highway 3 and Tristar Drive. Staff previously approved this variance in June 2008 (Ref. No. 2008-1115) to not extend the street or provide a cul-de-sac. The applicant is proposing to provide a cul-de-sac along Ellington Park Drive to provide the required termination and provide the necessary access to the property. Extending or providing a cul-de-sac for Bay Star Boulevard would not be substantially beneficial to the traffic flow in the area given that the surrounding properties have adequate access to State Highway 3 using Red Star Street.

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

The surrounding property has been developed and in use as commercial/industrial use for quite some time with the street pattern in the current configuration. The subject property has remained undeveloped due to the unusual shape, and drainage issues associated with the site and applicant proposes to develop an RV Park that will coincide in harmony with the physical conditions of the site and the existing drainage issues, without having a detrimental impact on the existing traffic patterns. As mentioned above, Staff previously approved this variance in June 2008 (Ref. No. 2008-1115) to not extend the street or provide a cul-de-sac.

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

Requiring the applicant to extend Bay Star boulevard in to their site is contrary to the intent of Chapter 42. Providing this unnecessary street extension would dramatically reduce the developable land and make the applicant's project unfeasible. In order to facilitate the extension, the detention pond would need to be relocated (or the requirement waived) and the pavement section and its bridge crossings would need to be elevated out of the regional drainage channel and the nearby flood plain associated with Horsepen Bayou. These design elements would eliminate on-site drainage capacity, consume most of the viable land, and result in a total cost that would negate any interest in moving forward. The City would essentially be depriving the applicant of the ability to use their land as intended for an unnecessary street extension. Further, the subject property and surrounding properties have more than adequate access to major thoroughfares via Ellington Park Drive, Gulfstream Drive and Tristar Drive without any street extensions or cul-de-sac.

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

The granting of the variances will not be injurious to the public's health, safety, or welfare as the street network in the area. Bay Star Boulevard to the east provides adequate vehicular and emergency access to the existing developments facing Highway 3 and Ellington Park Drive, Gulfstream Park Drive and Tristar Drive for the subject development.

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

The justification for the variance are the unique physical characteristics affecting the site. As mentioned above, the existing drainage channels and detention facility make the current termination and extension infeasible, and the proposed detention expansion and drainage improvements make future extension infeasible and unnecessary to facilitate the proposed development. The property is surrounded by storm water management channels and requiring an extension in to the site results in no benefit to the traffic pattern, creates an astronomically high development cost, and consumes all of the viable development area.



Application No: 2017-1503

Agenda Item: 84

PC Action Date: 09/14/2017

Plat Name: Stonebridge Ellington Sec 1 partial replat no 1 and extension

Applicant: Windrose

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

Chapter 42 Sections: 42-134

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

To not extend or terminate with Bay Star Boulevard or Ellington Park Drive and to not terminate Bay Star Boulevard with a cul-de-sac. ;

Basis of Recommendation:

The site is located within the city east of the Gulf Freeway, west of Galveston Road and south of FM 1959. The purpose of the replat is to create an unrestricted reserve for a recreational vehicle park. The applicant is requesting a variance to not extend stub streets Ellington Park Drive and Bay Star Boulevard. The latter street is proposed to be terminated without a cul de sac.

Staff is in support of this request.

The site is located west of Galveston Road and South of FM 1959. The site is within a street network that circulates traffic through existing rights of way Gulfstream Park and Tristar Drive. Strict interpretation of the ordinance would require two additional streets to be extended through the tract from north to south and east to west. The applicant's request to not extend these rights of way is consistent with the general intent and purpose of Chapter 42 as sufficient traffic circulation exists on existing streets.

In addition, the site is bound by an active oilfield to the south and west. Future extension of the required street extensions beyond the plat boundary would be unlikely as it would be disruptive to the oilfield. Requiring the applicant to extend these streets through their property would be impractical because they would likely not be extended beyond the plat boundary.

Furthermore, the planning commission granted similar variances for this site in 2008. This applicant is required to readdress these variances because the previous general plan has expired and the use of the approved reserve has changed.

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 by an active oilfield to the south and west. Future extension of the required street extensions beyond the plat boundary would be unlikely as it would be disruptive to the oilfield. Requiring the applicant to extend these streets through their property would be impractical because they would likely not be extended beyond the plat boundary.

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

The basis for supporting is the existence of sufficient traffic circulation and an adjacent oilfield, that serves as a barrier to future extension. Neither of these factors 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 west of Galveston Road and South of FM 1959. The site is within a street network that circulates traffic through existing rights of way Gulfstream Park and Tristar Drive. Strict interpretation of the ordinance would require two additional streets to be extended through the tract from north to south and east to west. The applicant's request to not extend these rights of way is consistent with the general intent and purpose of Chapter 42 as sufficient traffic circulation exists on existing streets.

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

Allowing the applicant to not extend two streets through the tract will not affect public health, safety, or welfare.

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

The variance is justified by existing site conditions and the fact that a similar variance was already granted for the tract.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 09/14/2017
Plat Name: Jasmine Heights Sec 10
Developer: D.R. Horton-Texas Ltd., A Texas Limited Partnership
Applicant: Van De Wiele & Vogler, Inc.
App No / Type: 2017-1534 C3P

Total Acreage:	42.5880	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 105
County	Zip	Key Map ©	City / ETJ
Harris	77449	406S	ETJ

Conditions and requirements for approval:

- 014. Establish garage building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 052. Sec 9 must be recorded prior to or simultaneously with this plat.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

Commission Action:

Grant the requested special exception(s) and Approve the plat subject to the conditions listed
 The Planning Commission granted a Special Exception to allow an intersection spacing offset of approximately 525' along W. Little York in lieu of the ordinance required 600' and approved the plat subject to the conditions found on the CPC 101 form.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 09/14/2017
Plat Name: Jasmine Heights Sec 10
Developer: D.R. Horton-Texas Ltd., A Texas Limited Partnership
Applicant: Van De Wiele & Vogler, Inc.
App No / Type: 2017-1534 C3P

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to 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 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)

need INO letter from pipeline company for pavement over easement

Median nose at the opening on W. Little York Road at Poppy Blossom Street should be designed to include extension of future left turn lane.

UVE will need to be checked at Westgreen and Corisande st.

UVE will need to be checked at Briarstone Bay Drive and West Little York

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

Houston Planning Commission

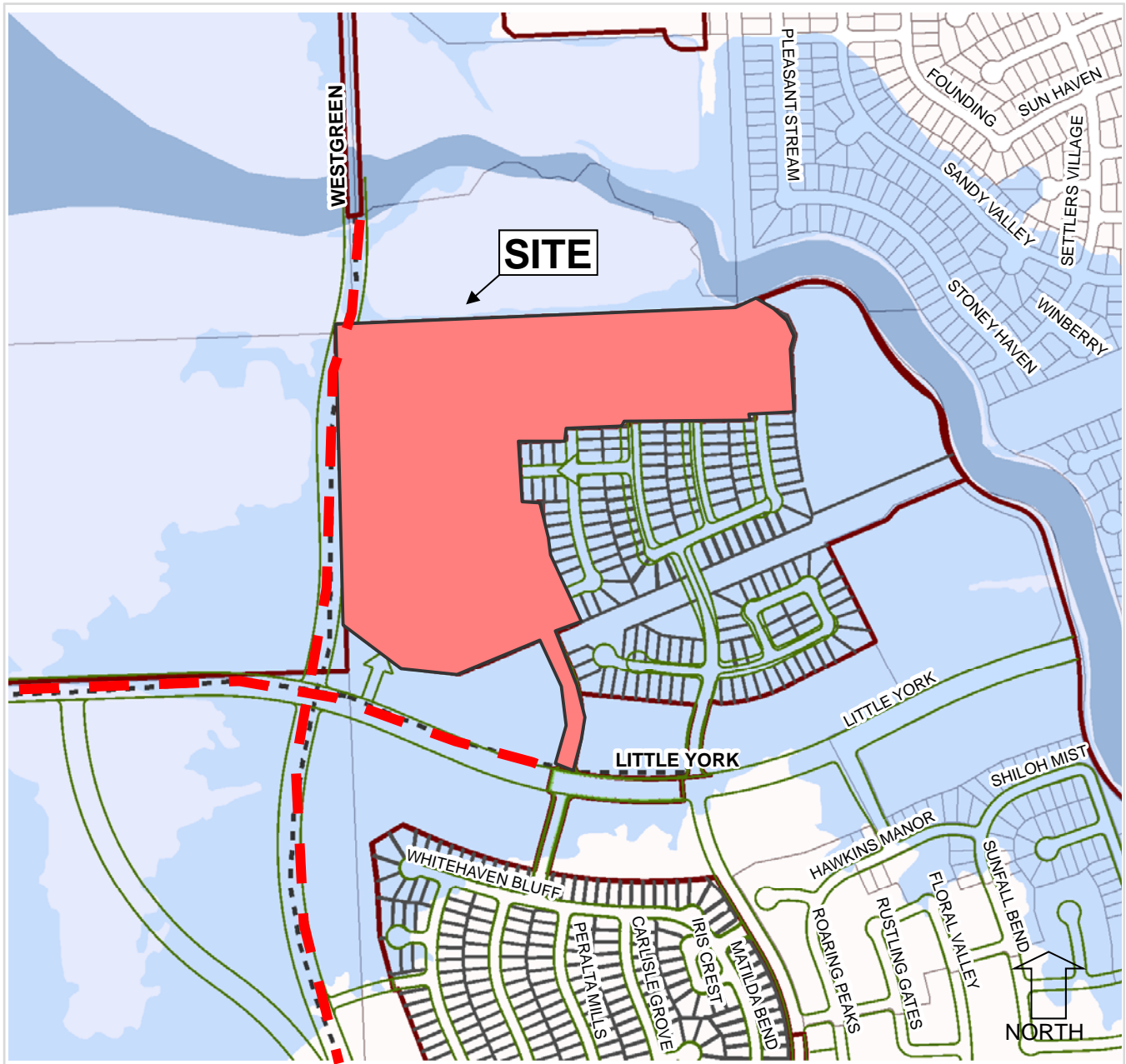
ITEM: 85

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Jasmine Heights Sec 10

Applicant: Van De Wiele & Vogler, Inc.



E – Special Exceptions

Site Location

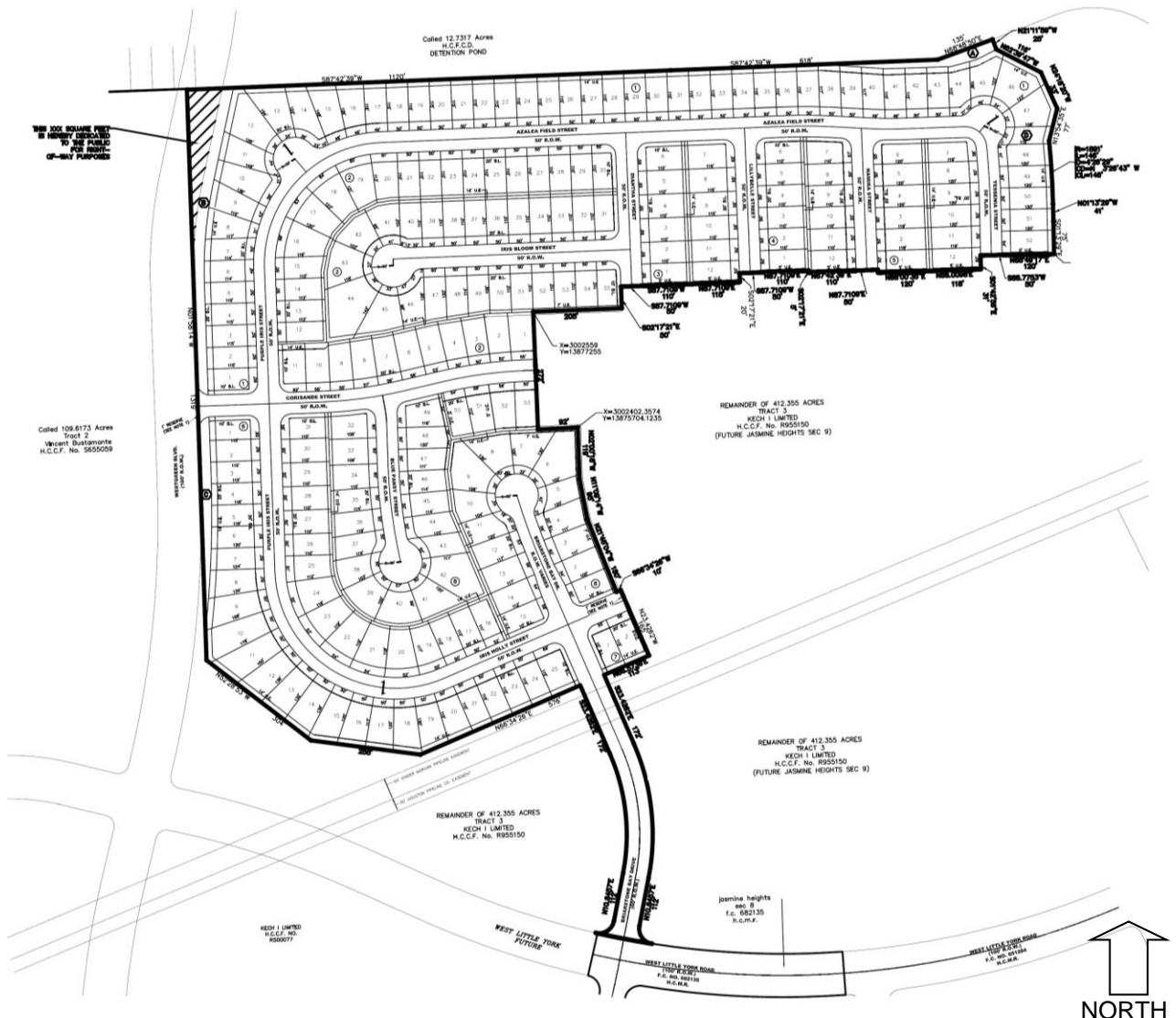
ITEM: 85

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Jasmine Heights Sec 10

Applicant: Van De Wiele & Vogler, Inc.



E – Special Exceptions

Subdivision

Houston Planning Commission

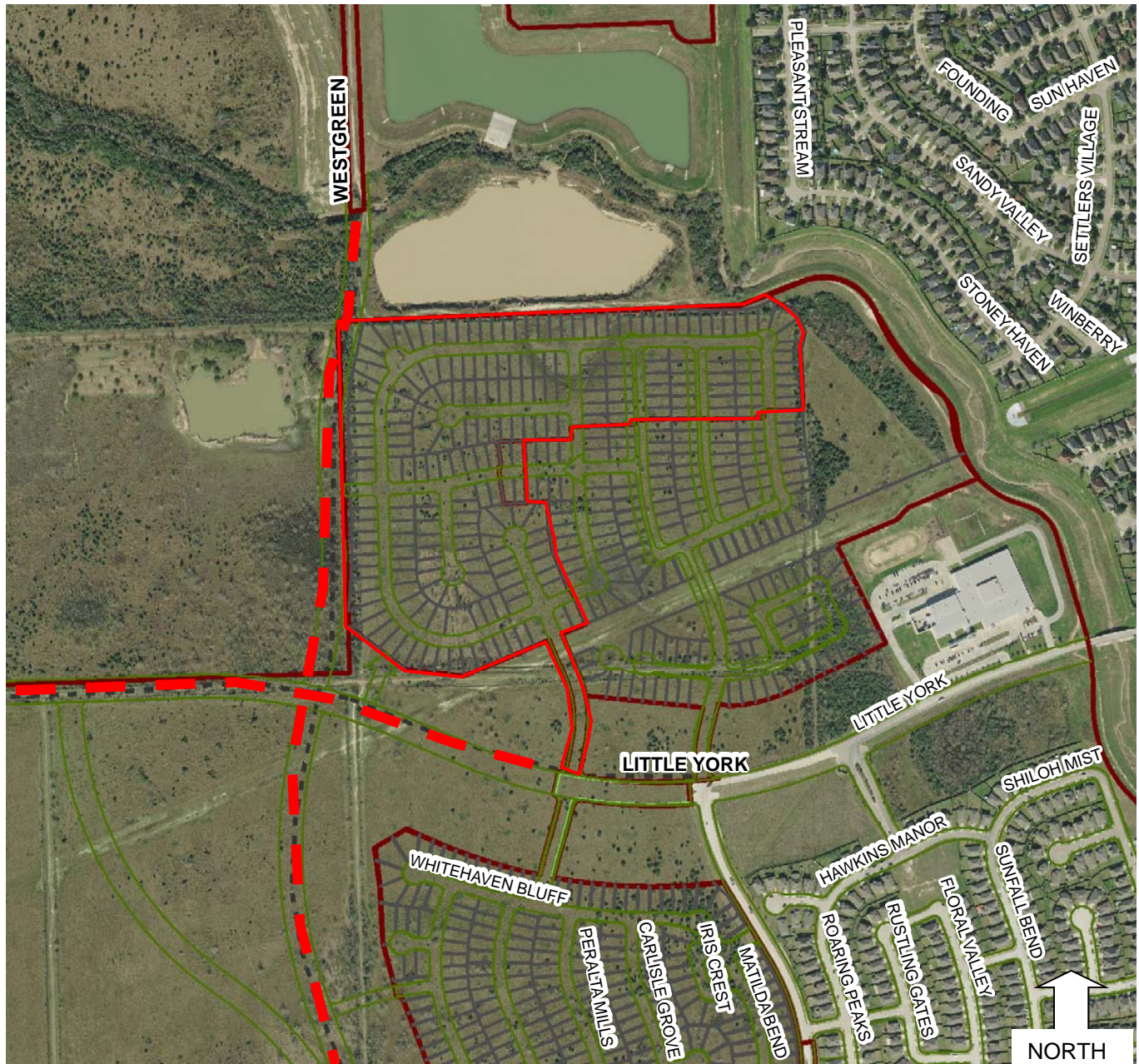
ITEM: 85

Planning and Development Department

Meeting Date: 09/14/2017

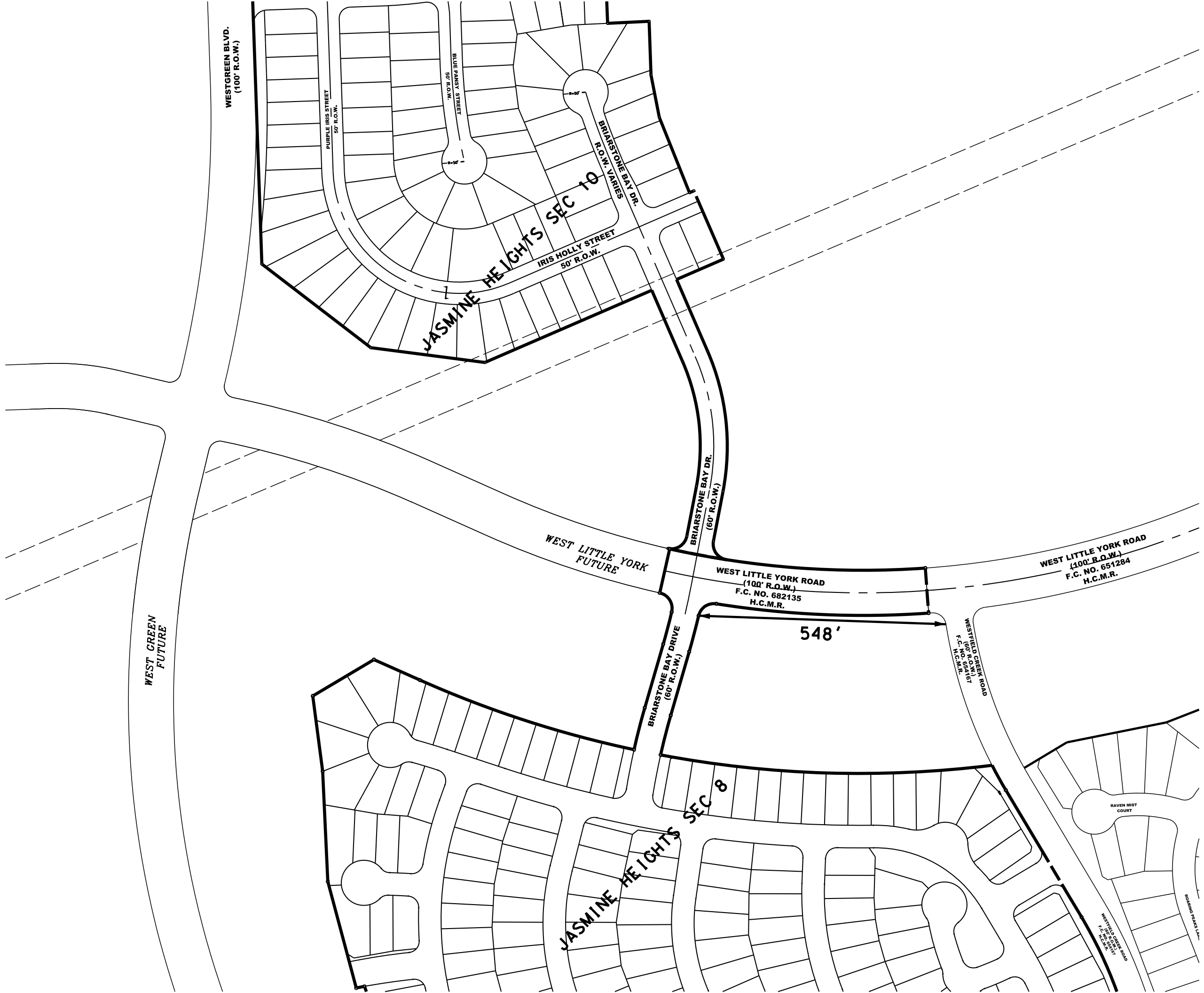
Subdivision Name: Jasmine Heights Sec 10

Applicant: Van De Wiele & Vogler, Inc.



E – Special Exceptions

Aerial



WESTGREEN BLVD.
(100' R.O.W.)

PURPLE IRIS STREET
50' R.O.W.

BLUE PANSY STREET
50' R.O.W.

JASMINE HEIGHTS SEC 10

IRIS HOLLY STREET
50' R.O.W.

BRIARSTONE BAY DR.
R.O.W. VARIES

WEST LITTLE YORK
FUTURE

BRIARSTONE BAY DR.
(60' R.O.W.)

WEST LITTLE YORK ROAD
(100' R.O.W.)
F.C. NO. 682135
H.C.M.R.

548'

BRIARSTONE BAY DRIVE
(60' R.O.W.)

JASMINE HEIGHTS SEC 8

WEST LITTLE YORK ROAD
(100' R.O.W.)
F.C. NO. 651284
H.C.M.R.

WESTFIELD CREEK ROAD
F.C. NO. 684167
H.C.M.R.

RAVEN MIST
COURT

WESTFIELD CREEK ROAD
F.C. NO. 684167
H.C.M.R.

WESTFIELD CREEK ROAD
F.C. NO. 684167
H.C.M.R.

WEST GREEN
FUTURE



SPECIAL EXCEPTION Request Information Form

Application Number: 2017-1534

Plat Name: Jasmine Heights Sec 10

Applicant: Van De Wiele & Vogler, Inc.

Date Submitted: 08/25/2017

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To allow an intersection offset of $\pm 525'$ (ROW to ROW) along a major thoroughfare.

Chapter 42 Section: 42-127

Chapter 42 Reference:

(b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart. (c) An intersection with a major thoroughfare shall not be within 400 feet of the intersection of two major thoroughfares.

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;

Westfield Village is a ± 1560 -acre master planned community located west of central Houston, north of IH-10 and east of the Grand Parkway. The development is bounded by Clay Road on the south, and is crossed by east-west thoroughfares Keith Harrow Blvd and West Little York Road and by north-south thoroughfare Westgreen Blvd. Some portions of the overall community are already complete, some are currently under development, and the remainder is not yet developed. The alignment of West Little York Road is currently constrained by some already-developed sections to the east, including the platted intersection with a collector street, Westfield Creek Road. The intersection of West Little York Rd and Westgreen Blvd is also restricted by multiple factors, including adjacent pipelines and other agreements controlling the alignments to the north and south, such that the intersection cannot be shifted any significant distance. The total distance long West Little York Rd between Westgreen Blvd and Westfield Creek Rd is just below the required minimum distance for two intersections meeting the offset standards of this chapter. The proposed street location is offset approximately $\pm 525'$ west of Westfield Creek Rd. A special exception was granted with the Westfield Village GP to allow the entrance street into Jasmine Heights Section 8 to be located here. The proposed 525' offset is a 12.5% deviation from the standard.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The special exception will allow for the entrance street into Jasmine Heights Section 10 to line up with the entrance street into Jasmine Heights Section 8 which minimizes the number of intersections along West Little York. Reducing the number of intersections increases the safety of the public.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The modification is a 12.5% deviation from the standard.

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

The proposed intersection location is a minor deviation from the standard, which will therefore preserve and maintain the intent and general purposes of this chapter.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The granting of the special exception will not create an unsafe median opening condition, and is therefore not injurious to the public health, safety, or welfare.



Application No: 2017-1534
Agenda Item: 85
PC Action Date: 09/14/2017
Plat Name: Jasmine Heights Sec 10
Applicant: Van De Wiele & Vogler, Inc.

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

Chapter 42 Sections: 42-127

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

To allow an intersection offset of $\pm 525'$ (ROW to ROW) along a major thoroughfare.;

Basis of Recommendation:

The site is located in Harris County, East of the grand parkway and north of future W. Little York.

The applicant is requesting a Special Exception to allow an intersection spacing offset of 525' along a major thoroughfare, instead of the required 600'. Staff supports the request. The offset will meet the county's requirements for median openings along major thoroughfares and will all the current section's Briarstone Bay Drive to centerline tie to the its connection to the south, Section 8. A similar request was granted for the section immediately to the south, however, that did not grant relief to this section.

Staff Evaluation

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

The offset of approximately 525' will meet Harris County's standards surrounding median openings. Requiring the offset between Briarstone Bay and Westfield to 600' would result in a disjointed intersection with Section 8 to the south.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The granting of this Special Exception will meet the county's requirements for median openings along major thoroughfares and therefore meets the intent of Ch. 42.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The modification is approximately 12.5% deviation from the standard.

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

The offset spacing will still preserve the intent of CH. 42 by allowing both Briarstone Bay Drive to centerline tie with the extension on the opposite side of W. Little York.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The public's health, safety & welfare will be preserved as the granting of this special exception will allow for a consistent transition from one side of W. Little York to the Other.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 09/14/2017
Plat Name: Bridges on Lake Houston GP
Developer: DR Horton
Applicant: BGE|Kerry R. Gilbert Associates
App No / Type: 2017-1554 GP

Total Acreage:	331.9000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 494
County	Zip	Key Map ©	City / ETJ
Harris	77346	377D	ETJ

Conditions and requirements for approval:

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.

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

Commission Action:

Grant the requested Reconsideration of Requirement and Approve the plat subject to the conditions listed
 Planning Commission granted the reconsideration of requirement to not terminate Will Clayton will a 60' radius cul-de-sac.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 09/14/2017
Plat Name: Bridges on Lake Houston GP
Developer: DR Horton
Applicant: BGE|Kerry R. Gilbert Associates
App No / Type: 2017-1554 GP

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

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

Houston Planning Commission

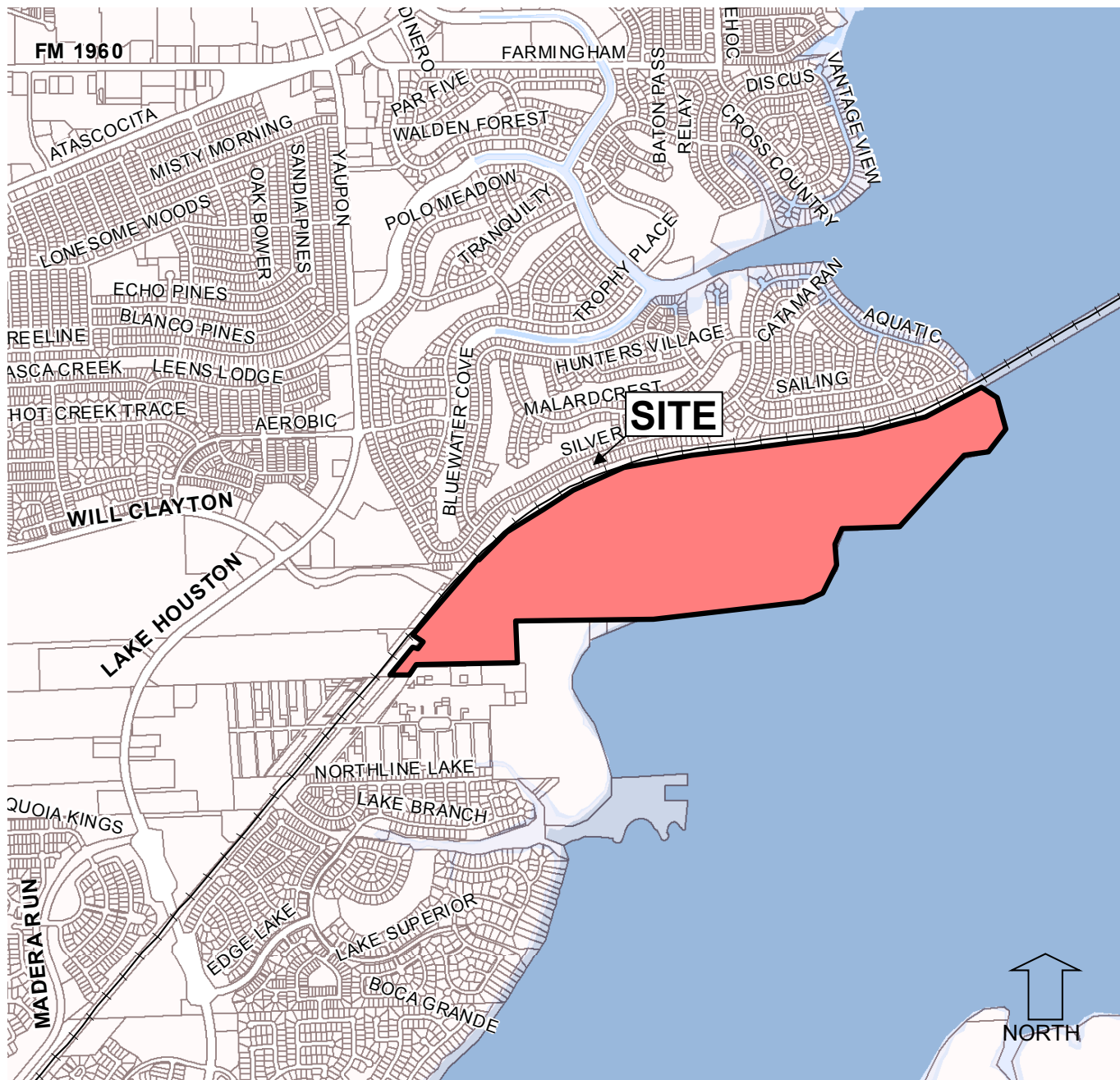
ITEM: 86

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Bridges on Lake Houston GP

Applicant: BGE|Kerry R. Gilbert Associates.



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

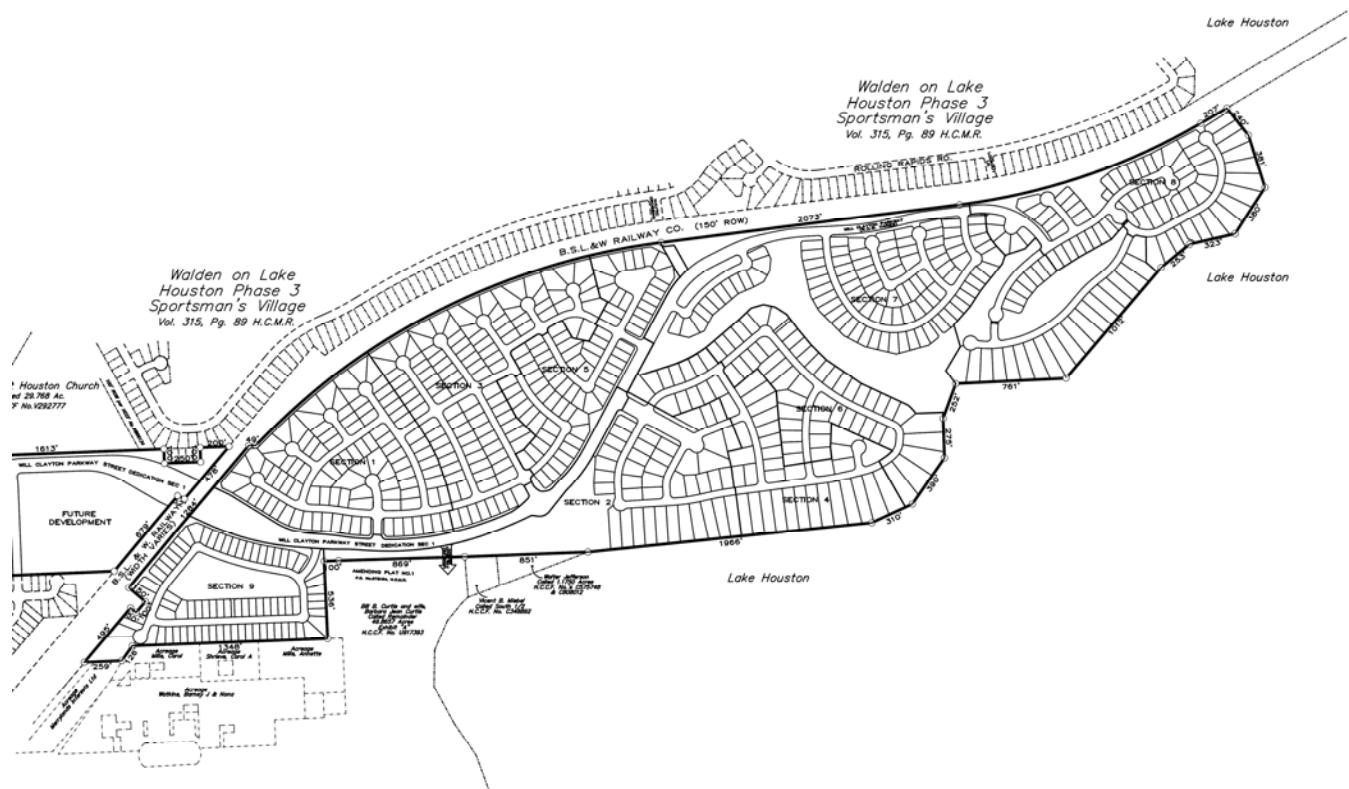
ITEM: 86

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Bridges on Lake Houston GP

Applicant: BGE|Kerry R. Gilbert Associates



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 86

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Bridges on Lake Houston GP

Applicant: BGE|Kerry R. Gilbert Associates



F- Reconsideration of Requirements

Aerial



an exhibit for
**BRIDGES ON
LAKE HOUSTON**

SECTION 8

prepared for
DR HORTON



KERRY R. GILBERT
& ASSOCIATES
— Land Planning Consultants —
2301 Crook Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281-579-0340

NOT TO SCALE
AUGUST 23, 2017
FOR APPROVAL



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2017-1554
Plat Name: Bridges on Lake Houston GP
Applicant: BGE|Kerry R. Gilbert Associates
Date Submitted: 08/25/2017

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

Specific requirement or condition being sought:

To not provide the 60'-radius turnaround at the end of Will Clayton Parkway, as noted on the Action CPC 101 Form and City Markup of the previously approved General Plan.

Chapter 42 Section: 131

Chapter 42 Reference:

Sec. 42-131. – Culs-de-sac. ... (b) A cul-de-sac shall comply with the applicable terminus design as specified in the design manual.

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:

The previously approved General Plan (app# 2016-1716) showed the proposed street pattern for the last unplatted area along Lake Houston, referenced as Section 8. At the time, the developer planned for all of this section to be gated. The proposed gate was located at the end of Will Clayton Parkway, and a cul-de-sac termination of Will Clayton Parkway was included per Chapter 42-131 to provide a turnaround at the end of the public street. Since that time, the developer has decided that only the lots directly along Lake Houston will be gated. The attached exhibit demonstrates the new locations of the gates separating public from private streets. A Section 8 preliminary plat has been submitted for a portion of the area, containing one of the two gates, and the remainder of the area will be platted in the future as Section 10. Because there will no longer be a gate at the end of Will Clayton Parkway, a turnaround is not needed there anymore. However, the approval of the last GP inadvertently included the turnaround on Will Clayton Pkwy as a specific requirement. Therefore, we request the removal of the previous requirement for a turnaround at the end of Will Clayton Parkway.



Reconsideration of Requirement Staff Report

Application No: 2017-1554

Agenda Item: 86

Plat Name: Bridges on Lake Houston GP

Applicant: BGE|Kerry R. Gilbert Associates

Staff Recommendation: Grant the reconsideration of requirement and Approve the plat subject to the conditions listed

Specific reconsideration of requirement is being sought :

To not provide the 60'-radius turnaround at the end of Will Clayton Parkway, as noted on the Action CPC 101 Form and City Markup of the previously approved General Plan.

Basis of Recommendation:

The site is located east of West Lake Houston parkway, west of Lake Houston in north east Harris County. The applicant is requesting a reconsideration of requirement to re locate a cul-de-sac that was a condition of approval from the previous General Plan. Staff is in support of this request.

In October of 2016, Planning Commission granted a variance to allow 725 lots to have one point of access for Bridges on Lake Houston GP. Conditions of approval for the variance were that the paving section of Will Clayton must be a minimum of 44' wide and that Will Clayton terminates in a 60' radius cul-de-sac. At that time, the location of the conditional cul-de-sac was to terminate the public street, Will Clayton, before the private sections of the development began. The developer is now pushing the private development further south and is proposing Will Clayton to intersect with another public street to create a "T" intersection. Two public cul-de-sacs and one private cul-de-sac will be proposed at the end of the east/west public street and will still achieve the goal that was previously approved. Harris County have voiced no objections; therefore, staff recommends approving the requested reconsideration of requirement and approving the GP and plat subject to the CPC 101 form conditions.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 09/14/2017
Plat Name: Bridges on Lake Houston Sec 8
Developer: DR Horton
Applicant: BGE|Kerry R. Gilbert Associates
App No / Type: 2017-1556 C3P

Total Acreage:	25.9000	Total Reserve Acreage:	3.3000
Number of Lots:	64	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 494
County	Zip	Key Map ©	City / ETJ
Harris	77346	378B	ETJ

Conditions and requirements for approval:

- 047.1. Make minor corrections and additions as indicated on scanned image file attached to the application.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 052. Bridges on Lake Houston Sec 7 must be recorded prior to or simultaneously with this plat.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 149. Change street name ending(s) as indicated on the marked file copy. (133-134)
- 1. Add note: All lots shall have adequate wastewater collection service.
- 2. As referenced in marked file, continue proposed private street Brunel Ln to abut Ganter River Trace. Cul de sac will become private.

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 09/14/2017
Plat Name: Bridges on Lake Houston Sec 8
Developer: DR Horton
Applicant: BGE|Kerry R. Gilbert Associates
App No / Type: 2017-1556 C3P

The below comments were made by other agencies during this review period. These comments 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 - Include Key Map information on the Vicinity Map.
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Sec 7 will need to be recorded before plat recordation
"Trace" is not a suffix. Choose another suffix
Should make Tavanasa Lane private and maintain Brunel Lane street name
county requests deferral of GP and Sec 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

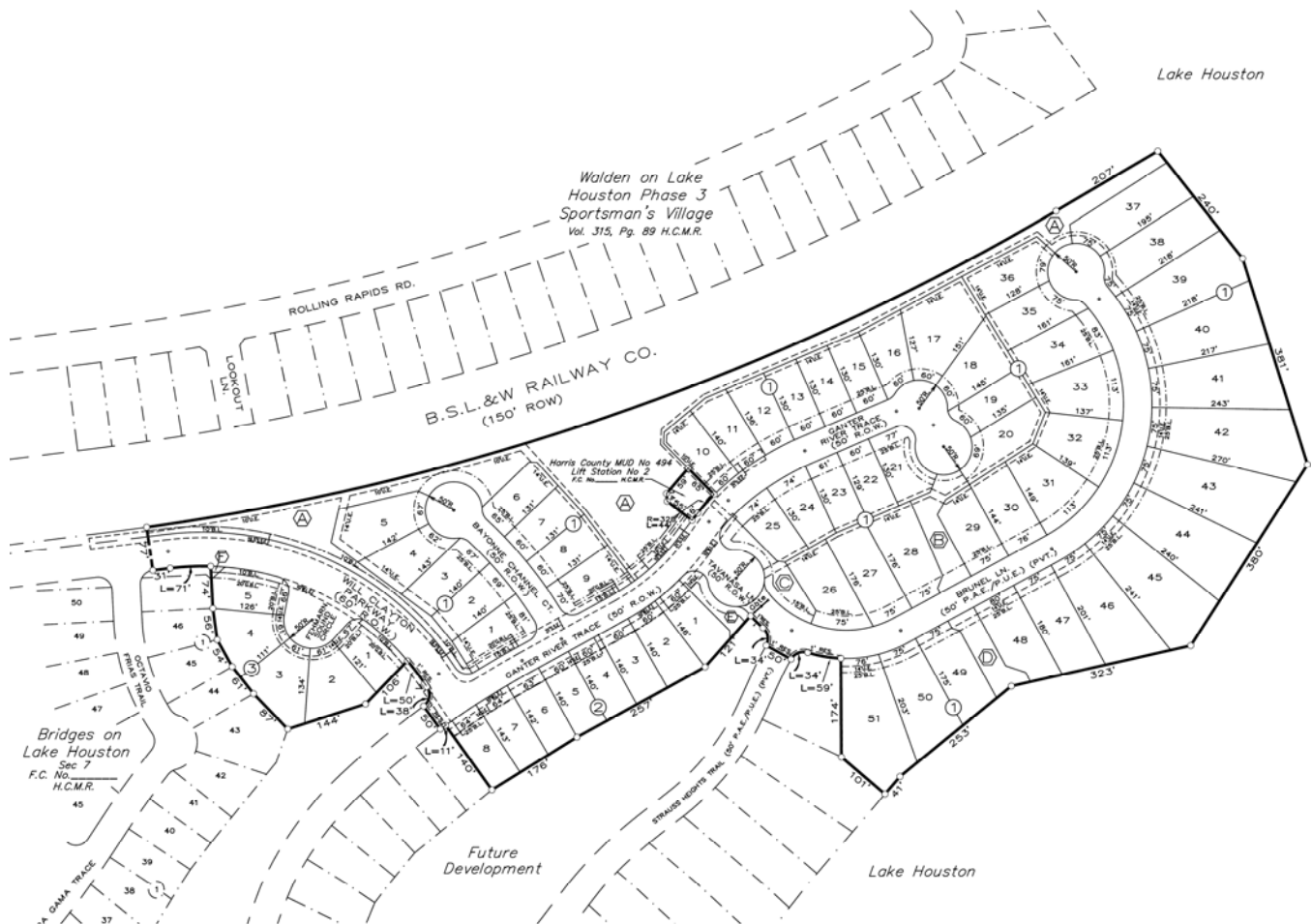
ITEM: 87

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Bridges on Lake Houston Sec 8

Applicant: BGE|Kerry R. Gilbert Associates



F- Reconsideration of Requirements

Subdivision



Agenda Item: 88
Action Date: 09/14/2017
Plat Name: Jasmine Heights Sec 9
Developer: D.R. Horton-Texas Ltd., A Texas Limited Partnership
Applicant: Van De Wiele & Vogler, Inc.
App No / Type: 2017-1542 C3P

Total Acreage:	46.6620	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 105
County	Zip	Key Map ©	City / ETJ
Harris	77449	406T	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.

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)

Applicant must coordinate with Harris County to submit plans for the proposed pedestrian route.

Commission Action:

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

The Planning Commission granted the requested variances to exceed 1/2 mile intersection requirement for a street to cross a drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of 220 feet or more along the northeastern plat boundary and to not extend the stub street, Settlers Village Drive from Settlers village Sec 3.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 09/14/2017
Plat Name: Jasmine Heights Sec 9
Developer: D.R. Horton-Texas Ltd., A Texas Limited Partnership
Applicant: Van De Wiele & Vogler, Inc.
App No / Type: 2017-1542 C3P



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to 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 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)
Obtain INO letters from pipeline companies to cross over easement
Coordinate with HCFCD to determine if any additional land for drainage purposes is needed
UVE should be checked at Marigold Meadow Street and Westfield Creek Road.
EB left turn lane will be required on West Little York Road at Westfield Creek Road.
Harris county supports variance as long as a pedestrian trail is designed across detention pond and bear creek and connect to sec 9 for school access

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

Houston Planning Commission

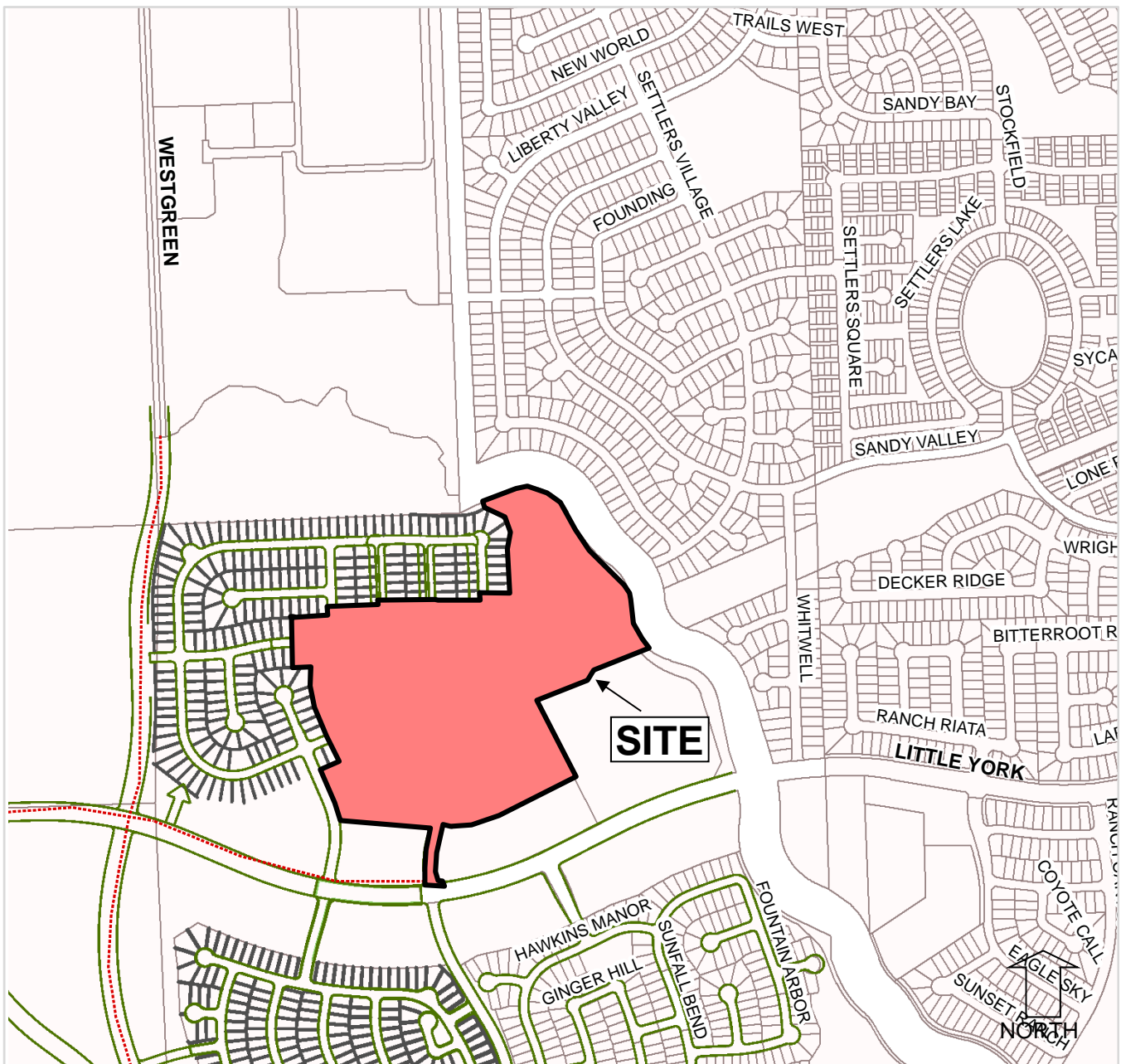
ITEM:88

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Jasmine Heights Sec 9

Applicant: Van De Wiele & Volger, Inc.



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

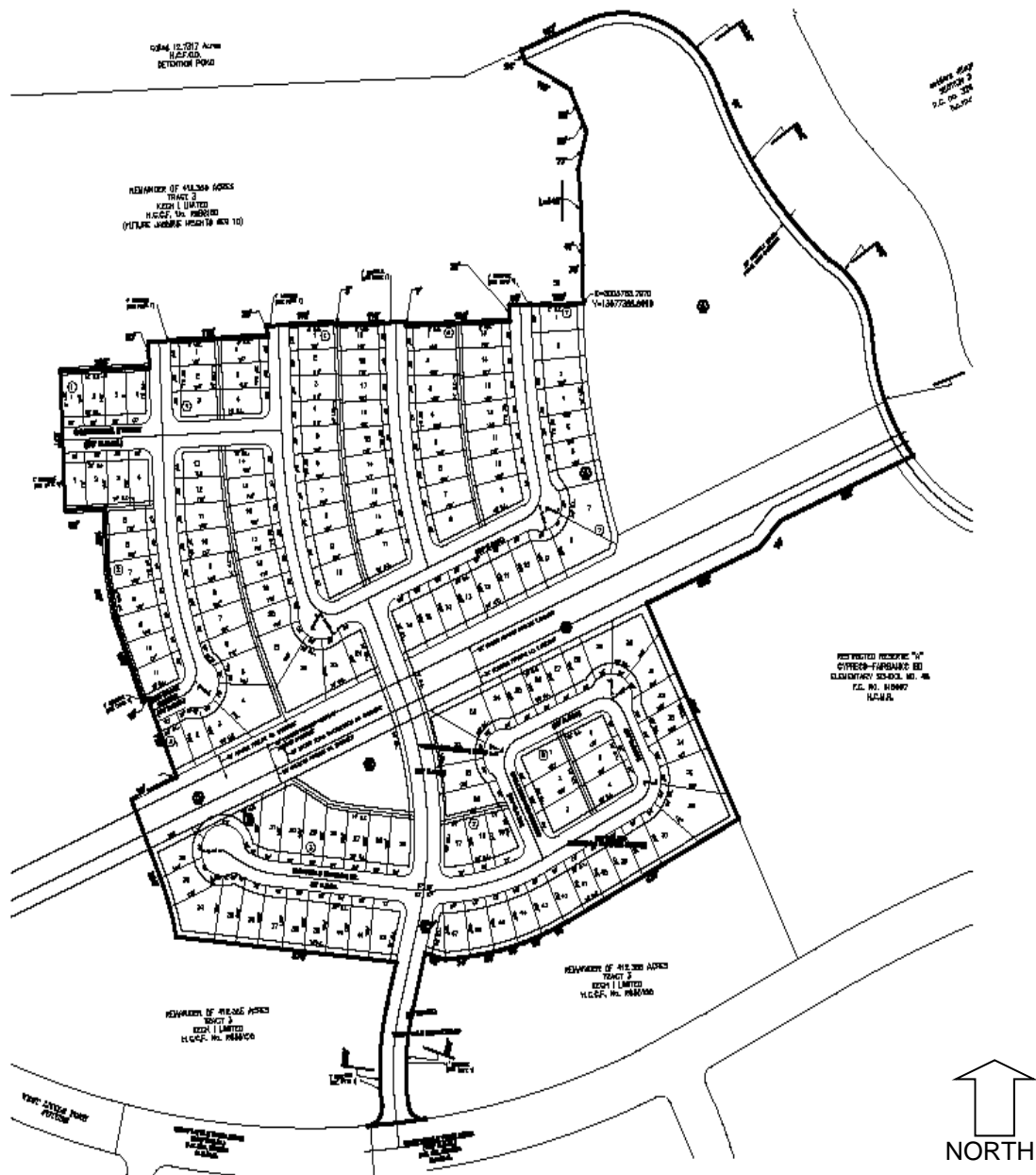
ITEM: 88

Planning and Development Department

Meeting Date: 09/14/2017

Subdivision Name: Jasmine Heights Sec 9

Applicant: Van De Wiele & Volger, Inc.



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

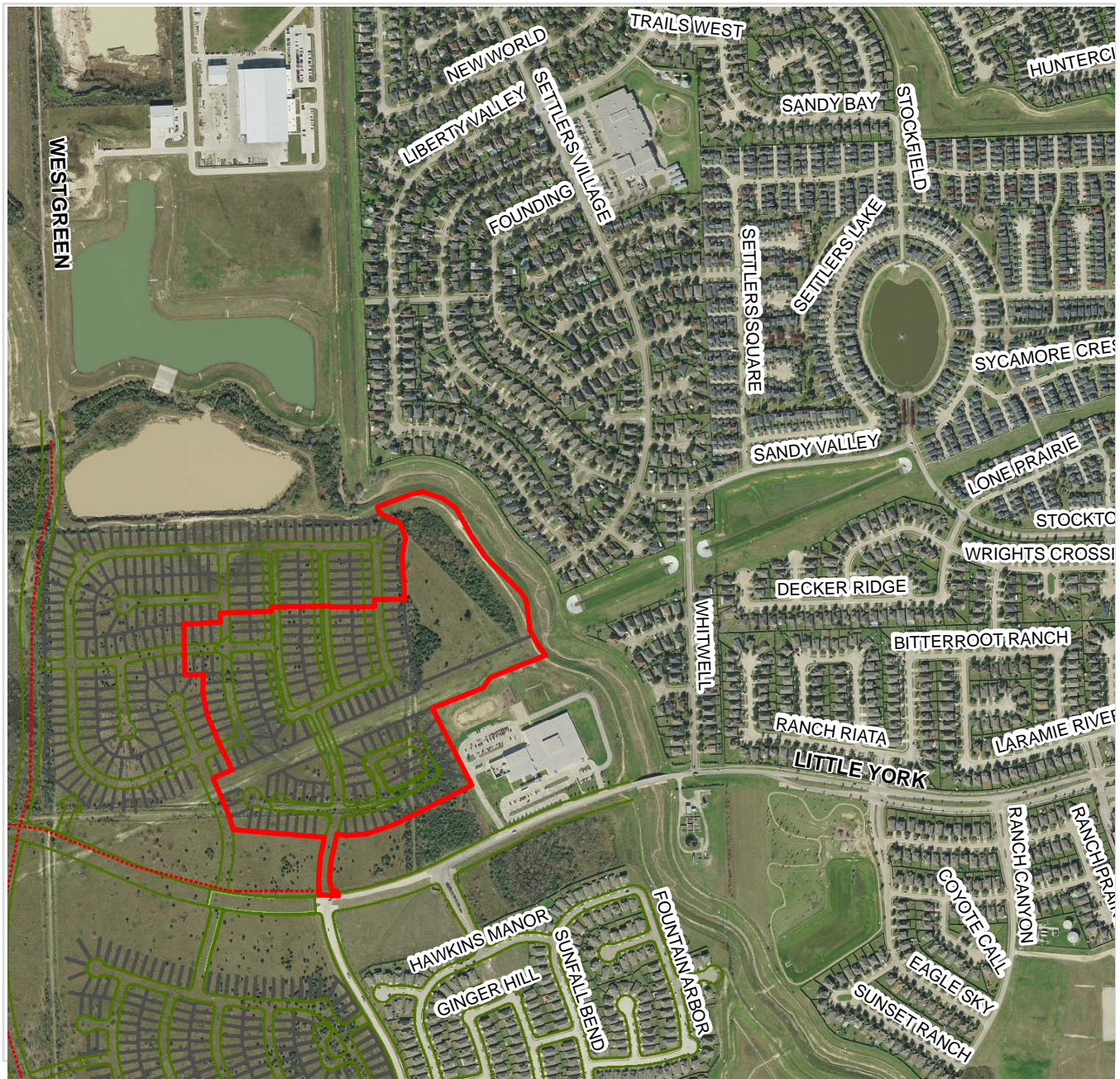
ITEM: 88

Planning and Development Department

Meeting Date: 09/14/2017

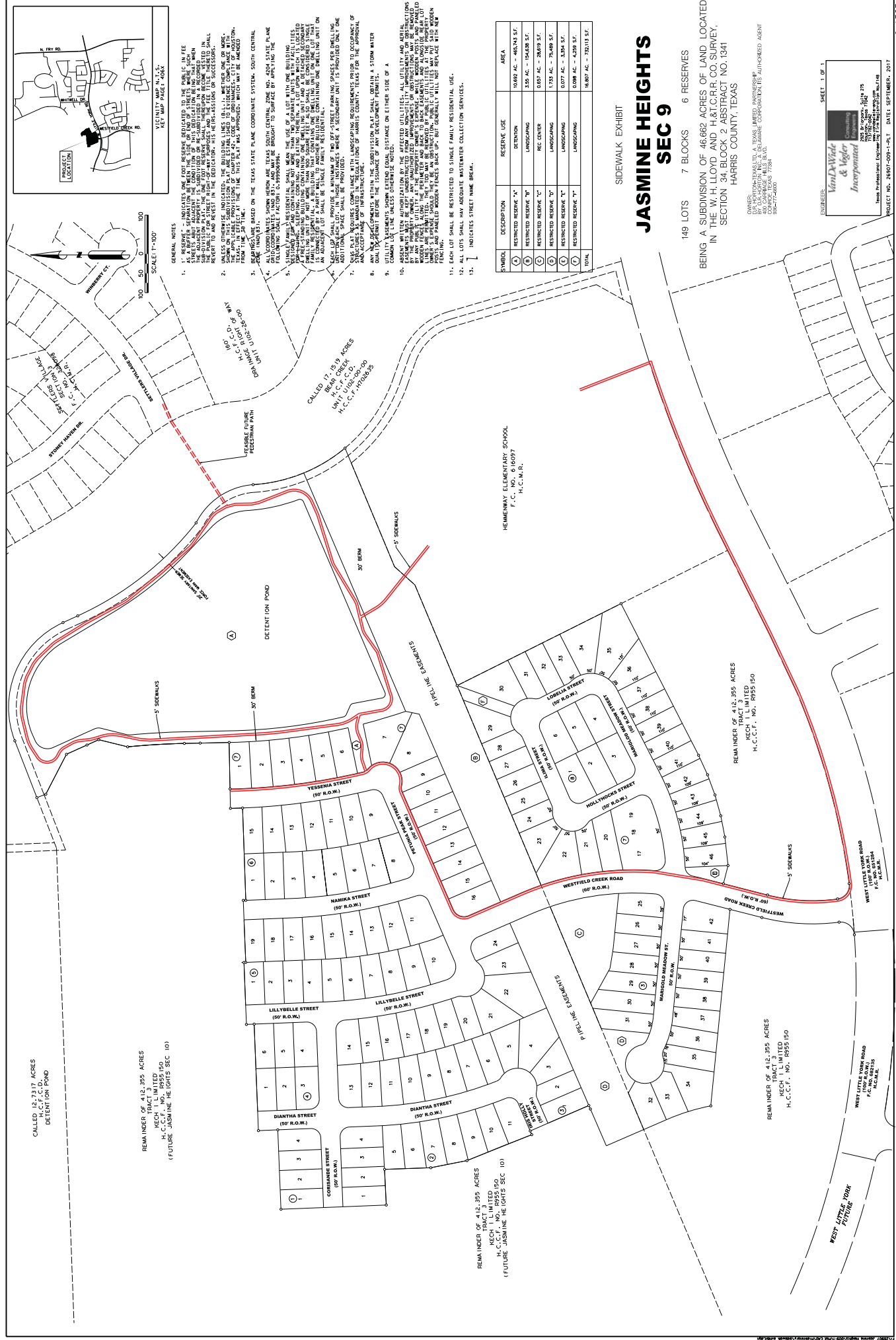
Subdivision Name: Jasmine Heights Sec 9

Applicant: Van De Wiele & Volger, Inc.



F- Reconsideration of Requirements

Aerial



REMAINDER OF 412.395 ACRES
H.C.C.F. NO. R955 150
KECH T.L. LIMITED
(FUTURE JASMINE HEIGHTS SEC 10)

REMAINDER OF 412.395 ACRES
H.C.C.F. NO. R955 150
KECH T.L. LIMITED
(FUTURE JASMINE HEIGHTS SEC 10)

REMAINDER OF 412.395 ACRES
H.C.C.F. NO. R955 150
KECH T.L. LIMITED
(FUTURE JASMINE HEIGHTS SEC 10)

REMAINDER OF 412.395 ACRES
H.C.C.F. NO. R955 150
KECH T.L. LIMITED
(FUTURE JASMINE HEIGHTS SEC 10)

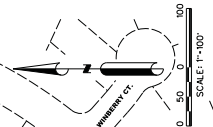
CALLLED 12.719 ACRES
DETENTION POND

HEMENWAY ELEMENTARY SCHOOL
F.C. NO. 61697
H.C.M.R.

WEST LITTLE YORK ROAD
F.C. NO. 60334
H.C.M.R.

WEST LITTLE YORK ROAD
F.C. NO. 60334
H.C.M.R.

WEST LITTLE YORK ROAD
F.C. NO. 60334
H.C.M.R.



VICINITY MAP N.E.S.
KEY MAP PAGE 100K

SCALE: 1"=100'

GENERAL NOTES

- 1. ALL RESERVES SHALL BE SET ASIDE FOR THE PUBLIC IN THE FUTURE. THE DEDICATION OF THIS RESERVE SHALL BE MADE BY THE DEDICATOR TO THE CITY OF HOUSTON, TEXAS, AND THE CITY OF HOUSTON, TEXAS, SHALL BE RESPONSIBLE FOR THE DEDICATION OF THIS RESERVE TO THE PUBLIC IN THE FUTURE.
- 2. THE DEDICATOR SHALL BE RESPONSIBLE FOR THE DEDICATION OF THIS RESERVE TO THE PUBLIC IN THE FUTURE.
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- 11. THE DEDICATOR SHALL BE RESPONSIBLE FOR THE DEDICATION OF THIS RESERVE TO THE PUBLIC IN THE FUTURE.
- 12. THE DEDICATOR SHALL BE RESPONSIBLE FOR THE DEDICATION OF THIS RESERVE TO THE PUBLIC IN THE FUTURE.
- 13. THE DEDICATOR SHALL BE RESPONSIBLE FOR THE DEDICATION OF THIS RESERVE TO THE PUBLIC IN THE FUTURE.

SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	OPEN SPACE	16.892 AC. - 461,424 S.F.
(B)	RESTRICTED RESERVE "B"	LANDSCAPING	3.500 AC. - 104,400 S.F.
(C)	RESTRICTED RESERVE "C"	REC. CENTER	0.007 AC. - 2,619 S.F.
(D)	RESTRICTED RESERVE "D"	LANDSCAPING	1.733 AC. - 54,409 S.F.
(E)	RESTRICTED RESERVE "E"	LANDSCAPING	0.007 AC. - 2,619 S.F.
(F)	RESTRICTED RESERVE "F"	LANDSCAPING	0.008 AC. - 2,619 S.F.
(G)	RESTRICTED RESERVE "G"	LANDSCAPING	0.008 AC. - 2,619 S.F.
(H)	RESTRICTED RESERVE "H"	LANDSCAPING	0.008 AC. - 2,619 S.F.
(I)	RESTRICTED RESERVE "I"	LANDSCAPING	0.008 AC. - 2,619 S.F.
(J)	RESTRICTED RESERVE "J"	LANDSCAPING	0.008 AC. - 2,619 S.F.
(K)	RESTRICTED RESERVE "K"	LANDSCAPING	0.008 AC. - 2,619 S.F.
(L)	RESTRICTED RESERVE "L"	LANDSCAPING	0.008 AC. - 2,619 S.F.
(M)	RESTRICTED RESERVE "M"	LANDSCAPING	0.008 AC. - 2,619 S.F.
(N)	RESTRICTED RESERVE "N"	LANDSCAPING	0.008 AC. - 2,619 S.F.
(O)	RESTRICTED RESERVE "O"	LANDSCAPING	0.008 AC. - 2,619 S.F.
(P)	RESTRICTED RESERVE "P"	LANDSCAPING	0.008 AC. - 2,619 S.F.
(Q)	RESTRICTED RESERVE "Q"	LANDSCAPING	0.008 AC. - 2,619 S.F.
(R)	RESTRICTED RESERVE "R"	LANDSCAPING	0.008 AC. - 2,619 S.F.
(S)	RESTRICTED RESERVE "S"	LANDSCAPING	0.008 AC. - 2,619 S.F.
(T)	RESTRICTED RESERVE "T"	LANDSCAPING	0.008 AC. - 2,619 S.F.
(U)	RESTRICTED RESERVE "U"	LANDSCAPING	0.008 AC. - 2,619 S.F.
(V)	RESTRICTED RESERVE "V"	LANDSCAPING	0.008 AC. - 2,619 S.F.
(W)	RESTRICTED RESERVE "W"	LANDSCAPING	0.008 AC. - 2,619 S.F.
(X)	RESTRICTED RESERVE "X"	LANDSCAPING	0.008 AC. - 2,619 S.F.
(Y)	RESTRICTED RESERVE "Y"	LANDSCAPING	0.008 AC. - 2,619 S.F.
(Z)	RESTRICTED RESERVE "Z"	LANDSCAPING	0.008 AC. - 2,619 S.F.

JASMINE HEIGHTS SEC 9

149 LOTS 7 BLOCKS 6 RESERVES
BEING A SUBDIVISION OF 46.662 ACRES OF LAND LOCATED
IN THE W.H. LLOYD AND H.T.C.R. CO. SURVEY,
SECTION 34, BLOCK 2, ABSTRACT NO. 1341
HARRIS COUNTY, TEXAS

OWNER:
JAS. LLOYD & CO., INC.
10000 JAS. LLOYD BLVD., SUITE 100
HOUSTON, TEXAS 77055
713-867-7700

ENGINEER:
VanDeWalle & Veger
Inc.
2000 N. Loop West, Suite 100
Houston, Texas 77010
713-867-7700

DATE: SEPTEMBER 1, 2017
PROJECT NO. 2007-009-1-1-1



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2017-1542
Plat Name: Jasmine Heights Sec 9
Applicant: Van De Wiele & Vogler, Inc.
Date Submitted: 08/25/2017

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

Specific requirement or condition being sought:

We are requesting to not extend the stub street, Settlers Village Drive in Settlers Village Sec 3.

Chapter 42 Section: 135

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 a 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:

N/A



Application Number: 2017-1542

Plat Name: Jasmine Heights Sec 9

Applicant: Van De Wiele & Vogler, Inc.

Date Submitted: 08/25/2017

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

Specific Variance is being sought and extent of variance:

Not to extend the stub street, Settlers Village Drive into the subdivision and to exceed the maximum ½ mile intersection spacing along Bear Creek by approximately 50%.

Chapter 42 Section: 130(a)(4)

Chapter 42 Reference:

42-130 (a) (4) Nothing in the intersection standards established by sections 42-127 through 42-129 of this code shall require the crossing of a drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of 220 feet or more by a street more than every 1/2 mile. and 42-135 A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted...

Statement of Facts

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

Jasmine Heights Sec 9 and 10 is restricted on its north and east sides by Bear Creek, a detention pond, and an elementary school. Bear Creek is 230' wide. The length of the winding curve along Bear Creek between its two crossings at West Little York and Westgreen Blvd. is approximately 4,000 feet. The only location available to cross Bear Creek would be at Settlers Village Drive. This would require a major bridge in terms of length. However, Harris County, the owner of Bear Creek, does not anticipate the need for a vehicular bridge across Bear Creek in this location, as evidenced by the attached email correspondence. They may consider a pedestrian bridge for children who want to walk to the elementary school in the future, but there are no current plans being drafted.

(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 detention pond restricting the north side of the development is not part of the Westfield Village General plan. It was a Flood Control District project to serve other developments to the north of the detention pond.

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

Settlers Village subdivision has 3 existing points of access to serve its 315 lots: FM 529, West Little York, and Fry Road. There is adequate circulation for this subdivision, so there is no need for another point of access for Settlers Village. Jasmine Heights Sections 9 and 10 will have 3 points of access: Two from West Little York and one from Westgreen Blvd, so there is no need for another point of access for Jasmine Heights Sec 9 and 10.

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

Emergency vehicles will be able to access the property from West Little York. No portion of the development is farther than 2,000 feet from West Little York. Also, the creation of another dead end street ending at Bear Creek would only encourage dumping and loitering.

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

The existing physical characteristics of the site are the justification for the variance.



Application No: 2017-1542

Agenda Item: 88

PC Action Date: 09/14/2017

Plat Name: Jasmine Heights Sec 9

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: 130(a)(4)

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

Not to extend the stub street, Settlers Village Drive into the subdivision and to exceed the maximum ½ mile intersection spacing along Bear Creek by approximately 50%.

Basis of Recommendation:

The site is located in Harris County, north of West Little York, east of Westgreen Boulevard. The applicant is requesting two variances. First variance, to exceed ½ mile intersection requirements for a street to cross a drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of 220 feet or more along the northeastern plat boundary. Second variance, to not extend the stub street, Settlers Village Drive from Settlers Village Sec 3. Staff is in support of both variances.

W. Little York crosses the 220 feet wide Drainage easement at this area. The next street that is planned to cross the drainage easement is the proposed Major Thoroughfare Westgreen Boulevard. The distance from W. Little York to Westgreen Blvd is approximately 4000 feet. Which exceeds the ½ mile exception. Settlers Village Drive is 1200 feet from West Little York which is inside the ½ mile window. The extension of the street will not improve significantly the vehicular circulation on the area for the following reasons:

Settler Village Section 3 has three points of access to different Major thoroughfares. Jasmine heights sec 9 has 2 point of access to W. little York and in the future, will have a third point of access to Westgreen Blvd. Any vehicular connection between Settler Village Section 3 and Jasmine heights sec 9 will bring back vehicular traffic to W. Little York. Thus, the granting of the variance will not be injurious to the public health, safety or welfare.

Harris County has no objection to these variances and requested the applicant to provide a pedestrian route to connect Settler Village Section 3, Jasmine heights sec 9 and Hemmenway Elementary School. The applicant agreed to the request.

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

Because both sections (Settler Village Section 3 and Jasmine Heights Sec 9) have several points of access and there are no plans to build a vehicular bridge across the drainage easement in the near future by the County the extension of Settler Village Drive across the drainage easement will not improve significantly traffic circulation on the area and will decrease the detention area of the subdivision depriving the applicant of the reasonable use of the land.

(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 drainage easement managed by Harris County Flood Control District separates both sections (Settler Village Section 3 and Jasmine Heights Sec 9). Currently, there are no plans to create a vehicular connection for the two sections where Settler Village Drive is located.

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

Settler Village Section 3 and Jasmine Heights Sec 9 have adequate connectivity and points of access to different major thoroughfares. This maintains the intent and general purposes of the ordinance by assuring good connectivity and traffic circulation.

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

The granting of the variance will not be injurious to the public health, safety or welfare because Settler Village Section 3 and Jasmine Heights Sec 9 have adequate connectivity and points of access to different major thoroughfares. This provides more than one route for emergency services and for people to get out of the subdivisions in case of an emergency.

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

Because there are no plans to build a vehicular bridge by the County to extend Settlers Village Drive into Jasmine Heights Sec 9, the applicant is providing a pedestrian route to connect Settler Village Section 3, Jasmine Heights Sec 9 and Hemmenway Elementary School.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 89
Action Date: 09/14/2017
Original Action Date: 09/15/2016
Plat Name: Ashley Pointe Sec 14
Developer: Ashley Pointe Development, L.P.
Applicant: Windrose
App No : 2016-1536
App Type: C3F

Total Acreage:	32.2683	Total Reserve Acreage:	19.8769
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:	Combination	Utility District:	Southbend MUD
County	Zip	Key Map ©	City / ETJ
Harris	77089	616L	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

Questions concerning the informational comments should be directed to the agency's author. Planning 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

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 90
Action Date: 09/14/2017
Original Action Date: 09/15/2016
Plat Name: Ashley Pointe Sec 15
Developer: Ashley Pointe Development, L.P.
Applicant: Windrose
App No : 2016-1542
App Type: C3F

Total Acreage:	16.0229	Total Reserve Acreage:	2.4240
Number of Lots:	48	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Clear Brook City MUD
County	Zip	Key Map ©	City / ETJ
Harris	77089	616L	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

Questions concerning the informational comments should be directed to the agency's author. Planning 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

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 91
Action Date: 09/14/2017
Original Action Date: 09/15/2016
Plat Name: Clay Commerce Park
Developer: Ray Guillian, LLC
Applicant: Windrose
App No : 2016-1573
App Type: C2

Total Acreage:	4.7709	Total Reserve Acreage:	4.7709
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:	Addicks Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77084	447E	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

Questions concerning the informational comments should be directed to the agency's author. Planning 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

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 92
Action Date: 09/14/2017
Original Action Date: 09/15/2016
Plat Name: Commerce Park Reserve at Clay
Developer: Ray Guillian, LLC
Applicant: Windrose
App No : 2016-1569
App Type: C2

Total Acreage:	1.8374	Total Reserve Acreage:	1.8374
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	Addicks Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77084	447E	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 93
Action Date: 09/14/2017
Original Action Date: 09/15/2016
Plat Name: Gosling Road Reserve partial replat no 1 and extension
Developer: CC Gosling 9.41, LP & CC Gosling 28.06, LP
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No : 2016-1545
App Type: C2R

Total Acreage:	22.5540	Total Reserve Acreage:	22.5540
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:	Bridgestone MUD
County	Zip	Key Map ©	City / ETJ
Harris	77388	291S	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

Questions concerning the informational comments should be directed to the agency's author. Planning 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

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 94
Action Date: 09/14/2017
Original Action Date: 10/13/2016
Plat Name: Kickapoo Plaza
Developer: 290 Kickapoo Development, Inc.
Applicant: E.I.C. Surveying Company
App No : 2016-1726
App Type: C2R

Total Acreage:	30.0223	Total Reserve Acreage:	29.6349
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77484	323C	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

Questions concerning the informational comments should be directed to the agency's author. Planning 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

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 95
Action Date: 09/14/2017
Original Action Date: 09/29/2016
Plat Name: North Lake Houston Parkway Street Dedication Sec 1
Developer: Friendswood Development Company
Applicant: BGE|Kerry R. Gilbert Associates
App No : 2016-1619
App Type: C3P

Total Acreage:	1.2000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Montgomery County MUD 24
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	297E	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

Questions concerning the informational comments should be directed to the agency's author. Planning 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

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 96
Action Date: 09/14/2017
Original Action Date: 09/29/2016
Plat Name: Royal Brook at Kingwood Sec 21
Developer: Friendswood Development Company
Applicant: BGE|Kerry R. Gilbert Associates
App No : 2016-1620
App Type: C3P

Total Acreage:	26.1000	Total Reserve Acreage:	5.1300
Number of Lots:	97	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Montgomery County MUD 24
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	297F	ETJ

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.

Commission Action:

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

Questions concerning the informational comments should be directed to the agency's author. Planning 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

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 97
Action Date: 09/14/2017
Original Action Date: 09/29/2016
Plat Name: Spring Pines Commercial Development
Developer: Kimley-Horn, Inc
Applicant: Terra Surveying Company, Inc.
App No : 2016-1601
App Type: C2

Total Acreage:	49.5350	Total Reserve Acreage:	49.5350
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:	Spring West MUD
County	Zip	Key Map ©	City / ETJ
Harris	77388	292S	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 09/14/17

ITEM: 98

Applicant: FRANCES BREWER

Contact Person: ROBERT BREWER

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	17-1296	77365	5672	295G	ETJ
SOUTH OF: FM 1314 EAST OF: SORTERS ROAD					

ADDRESS: 19950 Mercedell Drive

ACREAGE:

LEGAL DESCRIPTION:

LOT 144 AND 145, OF SHADOWLAND RETREAT, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET "C", SHEET 180-A, M.C.M.R. PORTER, 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 :

PLANNING COMMISSION ACTION: Approve

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Patrick Walsh, P.E.
Interim Director
P.O. Box 1562
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www.houstontx.gov

CERTIFICATE OF COMPLIANCE 17 – 1296

CITY OF HOUSTON, TEXAS

WHEREAS, a written request for this Certificate of Compliance has been received by the Houston Planning Commission from : Frances Brewer, applicant for the owner of the:

Residence:
Located: 19950 Mercedell Drive
Porter, Texas

WHEREAS, the Houston Planning Commission, Houston, Texas, (the "Commission"), pursuant to authority granted by Chapter 212 of the Texas *Local Government Code*, and Chapter 42 of the *Code of Ordinances*, Houston Texas has reviewed its records, NOW, THEREFORE,

The Commission hereby determines that: a subdivision plat IS NOT REQUIRED to be filed with the Commission with regard to:

LOT 144 AND 145, OF SHADOWLAND RETREAT, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET "C", SHEET 180-A, M.C.M.R. PORTER, MONTGOMERY COUNTY, TEXAS.

This request was received by the Commission on the 14th day of September 2017.
The Commission has made the above determination on the 14th day of September 2017.
This Certificate of Compliance is issued on the 14th day of September 2017.
FOR THE HOUSTON PLANNING COMMISSION

Martha L. Stein
Chair

or M. Sonny Garza
Vice Chair

Patrick Walsh, P.E.
Secretary



CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 09/14/17

ITEM: 99

Applicant: BRAD ARBAUGH

Contact Person: LESLIE AND CARROL ARBAUGH

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	17-1297	77357	5773	256Y	ETJ
SOUTH OF: GRAND PARKWAY WEST OF: 494 LOOP					

ADDRESS: 22150 TX 494

ACREAGE: 4.320

LEGAL DESCRIPTION:

A 4.320 ACRE TRACT OF LAND SITUATED IN THE WILLIAM SMITH SURVEY, ABSTRACT NO. 540, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: BUSINESS

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION: Approve

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE



CITY OF HOUSTON

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CERTIFICATE OF COMPLIANCE 17 – 1297 CITY OF HOUSTON, TEXAS

WHEREAS, a written request for this Certificate of Compliance has been received by the Houston Planning Commission from : Brad Arbaugh, applicant for the owner of the:

Business:

Located: 22150 TX 494
New Caney, Texas

WHEREAS, the Houston Planning Commission, Houston, Texas, (the "Commission"), pursuant to authority granted by Chapter 212 of the Texas *Local Government Code*, and Chapter 42 of the *Code of Ordinances*, Houston Texas has reviewed its records, NOW, THEREFORE,

The Commission hereby determines that: a subdivision plat IS NOT REQUIRED to be filed with the Commission with regard to:

A 4.320 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE WILLIAM SMITH SURVEY, ABSTRACT NO. 540, MONTGOMERY COUNTY, TEXAS.

This request was received by the Commission on the 14th day of September 2017.
The Commission has made the above determination on the 14th day of September 2017.
This Certificate of Compliance is issued on the 14th day of September 2017.
FOR THE HOUSTON PLANNING COMMISSION

Martha L. Stein
Chair

or M. Sonny Garza
Vice Chair

Patrick Walsh, P.E.
Secretary



CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 09/14/17

ITEM: 100

Applicant: JOSE CEPEDA

Contact Person: JOSE CEPEDA

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	17-1298	77365	5671	295R	ETJ
SOUTH OF: MILLS BRANCH EAST OF: SORTERS					

ADDRESS: 25231 Fawn Lane

ACREAGE:

LEGAL DESCRIPTION:

BEING LOT 202 OF RAVENWOOD, AN UNRECORDED SUBDIVISION, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: RESIDENCE

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION: Approve

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE



CITY OF HOUSTON

Planning and Development

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CERTIFICATE OF COMPLIANCE 17 – 1298 CITY OF HOUSTON, TEXAS

WHEREAS, a written request for this Certificate of Compliance has been received by the Houston Planning Commission from : Jose Cepeda, applicant for the owner of the:

Residence:

Located: 25231 Fawn Lane
Porter, Texas

WHEREAS, the Houston Planning Commission, Houston, Texas, (the "Commission"), pursuant to authority granted by Chapter 212 of the Texas *Local Government Code*, and Chapter 42 of the *Code of Ordinances*, Houston Texas has reviewed its records, NOW, THEREFORE,

The Commission hereby determines that: a subdivision plat IS NOT REQUIRED to be filed with the Commission with regard to:

A TRACT OF LAND, SITUATED IN THE ROBERT T. HOWELL SURVEY, ABSTRACT 254, MONTGOMERY COUNTY, TEXAS, KNOWN AS LOT 202 OF RAVENWOOD, AN UNRECORDED SUBDIVISION.

This request was received by the Commission on the 14th day of September 2017.
The Commission has made the above determination on the 14th day of September 2017.
This Certificate of Compliance is issued on the 14th day of September 2017.
FOR THE HOUSTON PLANNING COMMISSION

Martha L. Stein
Chair

or

M. Sonny Garza
Vice Chair

Patrick Walsh, P.E.
Secretary



CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 09/14/17

ITEM: 101

Applicant: STEPHANIE COROIESCU

Contact Person: STEPHANIE COROIESCU

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
SOUTH OF: FM 1485 EAST OF: LOOP 494	17-1299	77357	574	257N	ETJ

ADDRESS: 20654 Sullivan Road

ACREAGE: 2.09

LEGAL DESCRIPTION:

THE SOUTHEAST ONE-HALF OF THAT CERTAIN FOUR ACRES OUT OF AND A PART OF THE FINLEY McNAUGHTON SURVEY, ABSTRACT NO. 392 OF 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 :

PLANNING COMMISSION ACTION: Approve

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE



CITY OF HOUSTON

Planning and Development

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www.houstontx.gov

CERTIFICATE OF COMPLIANCE 17 – 1299 CITY OF HOUSTON, TEXAS

WHEREAS, a written request for this Certificate of Compliance has been received by the Houston Planning Commission from : Stephanie Coroiescu, applicant for the owner of the:

Residence:
Located: 20654 Sullivan Road
New Caney, Texas

WHEREAS, the Houston Planning Commission, Houston, Texas, (the "Commission"), pursuant to authority granted by Chapter 212 of the Texas *Local Government Code*, and Chapter 42 of the *Code of Ordinances*, Houston Texas has reviewed its records, NOW, THEREFORE,

The Commission hereby determines that: a subdivision plat IS NOT REQUIRED to be filed with the Commission with regard to:

THE SOUTHEAST ONE-HALF OF THAT CERTAIN FOUR ACRES OUT OF AND A PART OF THE FINLEY MCNAUGHTON SURVEY, ABSTRACT NO. 392 OF MONTGOMERY COUNTY, TEXAS.

This request was received by the Commission on the 14th day of September 2017.
The Commission has made the above determination on the 14th day of September 2017.
This Certificate of Compliance is issued on the 14th day of September 2017.
FOR THE HOUSTON PLANNING COMMISSION

Martha L. Stein
Chair

or M. Sonny Garza
Vice Chair

Patrick Walsh, P.E.
Secretary



CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 09/14/17

ITEM: 102

Applicant: RAUL LEAL

Contact Person: RAUL LEAL

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	17-1300	77038	5671	298X	City
SOUTH OF: MILLS BRANCH EAST OF: SORTERS					

ADDRESS: 302 Hill Drive

ACREAGE:

LEGAL DESCRIPTION:

BEING LOT 165 OF KNIGHT & BLEAKY'S PERPETUAL OIL COMPANY SUBDIVISION, AN ADDITION IN HARRIS COUNTY,.

PURPOSE OF REQUEST: RESIDENCE

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION: Approve

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE



CITY OF HOUSTON

Planning and Development

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CERTIFICATE OF COMPLIANCE 17 – 1300 CITY OF HOUSTON, TEXAS

WHEREAS, a written request for this Certificate of Compliance has been received by the Houston Planning Commission from : Raul Leal, applicant for the owner of the:

Residence:
Located: 302 Hill Drive
Huffman, Texas

WHEREAS, the Houston Planning Commission, Houston, Texas, (the "Commission"), pursuant to authority granted by Chapter 212 of the Texas *Local Government Code*, and Chapter 42 of the *Code of Ordinances*, Houston Texas has reviewed its records, NOW, THEREFORE,

The Commission hereby determines that: a subdivision plat IS NOT REQUIRED to be filed with the Commission with regard to:

ALL OF THAT CERTAIN TRACT OF LAND OUT OF LOT 165 OF KNIGHT & BLEAKY'S PERPETUAL OIL COMPANY SUBDIVISION, AN ADDITION IN HARRIS COUNTY, ACCORDING TO THE MAP THEREOF, RECORDED IN VOLUME 5, PAGE 37, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

This request was received by the Commission on the 14th day of September 2017.
The Commission has made the above determination on the 14th day of September 2017.
This Certificate of Compliance is issued on the 14th day of September 2017.
FOR THE HOUSTON PLANNING COMMISSION

Martha L. Stein
Chair

or M. Sonny Garza
Vice Chair

Patrick Walsh, P.E.
Secretary



CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 09/14/17

ITEM: 103

Applicant: MICHELLE WALLACE

Contact Person: MICHELLE WALLACE

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
SOUTH OF: FM 1485 EAST OF: SULLIVAN ROAD	17-1301	77357	5773	257S	City

ADDRESS: 21200 Sullivan Road

ACREAGE:

LEGAL DESCRIPTION:

5.26 ACRES OF LAND IN THE FINLEY NAUGHTON SURVEY, ABSTRACT 329, 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 :

PLANNING COMMISSION ACTION: Approve

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE



CITY OF HOUSTON
Planning and Development

Sylvester Turner

Mayor

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www.houstontx.gov

**CERTIFICATE OF COMPLIANCE
17 – 1301
CITY OF HOUSTON, TEXAS**

WHEREAS, a written request for this Certificate of Compliance has been received by the Houston Planning Commission from : Michelle Wallace, applicant for the owner of the:

Mobile Home:
Located: 21200 Sullivan Road
New Caney, Texas

WHEREAS, the Houston Planning Commission, Houston, Texas, (the "Commission"), pursuant to authority granted by Chapter 212 of the Texas *Local Government Code*, and Chapter 42 of the *Code of Ordinances*, Houston Texas has reviewed its records, NOW, THEREFORE,

The Commission hereby determines that: a subdivision plat IS NOT REQUIRED to be filed with the Commission with regard to:

5.26 ACRES OF LAND IN THE FINLEY NAUGHTON SURVEY, ABSTRACT 329, MONTGOMERY COUNTY, TEXAS.

This request was received by the Commission on the 14th day of September 2017.
The Commission has made the above determination on the 14th day of September 2017.
This Certificate of Compliance is issued on the 14th day of September 2017.
FOR THE HOUSTON PLANNING COMMISSION

Martha L. Stein
Chair

or M. Sonny Garza
Vice Chair

Patrick Walsh, P.E.
Secretary





Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Brooks Hill Companies LLC	Justin Hill	713-307-5139	Jhill9@gmail.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5639 Benning Dr	17086496	77096	5153	531W	K

HCAD ACCOUNT NUMBER(S):	0881020080001
PROPERTY LEGAL DESCRIPTION:	LT 1 BLK 189, Westbury Sec 5 R/P
PROPERTY OWNER OF RECORD:	Justin Hill
ACREAGE (SQUARE FEET):	.248 Acres (10,800 SF)
WIDTH OF RIGHTS-OF-WAY:	Benning Drive 60'; Mullins Drive 60'
EXISTING PAVING SECTION(S):	Benning Drive 27'; Mullins Drive 26'
OFF-STREET PARKING REQUIREMENT:	Two
OFF-STREET PARKING PROVIDED:	Two
LANDSCAPING REQUIREMENTS:	N/A
LANDSCAPING PROVIDED:	N/A

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	House = 2,271 sq ft, Garage = 426.22 sq ft
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	House = 2,508 sq ft, Garage = 1,025 sq ft

PURPOSE OF VARIANCE REQUEST: Requesting a 10.7' garage building line rather than the required 20' garage building line along a local street, Mullins Drive

CHAPTER 42 REFERENCE(S): 42-157 (C) Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of [section 42-157](#) of this Code.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): Ordinance states, the building line requirement for a subdivision or development in the city-restricted to single-family residential use adjacent to a collector street or a local street that is not an alley shall be: Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of [section 42-157](#) of this Code.

Westbury neighborhood was created in the 1950's and all homes built with garages facing the street have a setback of 10 feet from the building line and 27 feet from street. Utilize existing garage location, 27 feet from street and 10 feet from the property line and have same distance from street to garage as all the other homes in the neighborhood. Using the 17'/20' garage from build line would make my home the only property that does not match what is currently in the neighborhood. The existing garage foundation is cracked and is a hazard for the neighborhood and needs to be replaced. New garage is designed with the Americans Disability Act in mind and will accommodate wheelchair accessible vehicles.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

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

Moving the garage setback from 10 feet to 17 feet would position the garage near the center of the back yard of the property. Rendering the backyard of the home essentially unusable space due to the fact the garage would almost be touching the opposite side of the home.

- (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;**
All homes in the neighborhood have garages setback 10 feet from the property line. If my garage is required to be setback 17 feet, it would create an ununiformed look in the neighborhood. The Homeowners Association has already approved my plans since the new garage would keep with the uniformity of the neighborhood. This chapter would essentially be changing the look of the neighborhood and potentially lowering the property value of all surrounding homes due to the visual difference and homes would no longer have a usable back yard.

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

Not granting the variance will create a visually unappealing look to the Westbury neighborhood since this property would be the only garage with a 17-foot setback from the property line. This in turn could create a property value decrease on the surrounding neighbors' due to the uniformity.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The garage having the setback of 10 feet from the property line places the garage 27 feet from the street. Leaving the garage at a setback of 10 feet still preserves the purpose of the chapter due to 27 feet from street to garage provides adequate space for collectors and parking on the driveway without congestion.

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

Providing a variance to maintain the 10-foot setback would not affect the public health, safety, or welfare. It would maintain the consistent look of the neighborhood and preserving the look the Home Owners Association has fought so hard to keep for almost 70 years.

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

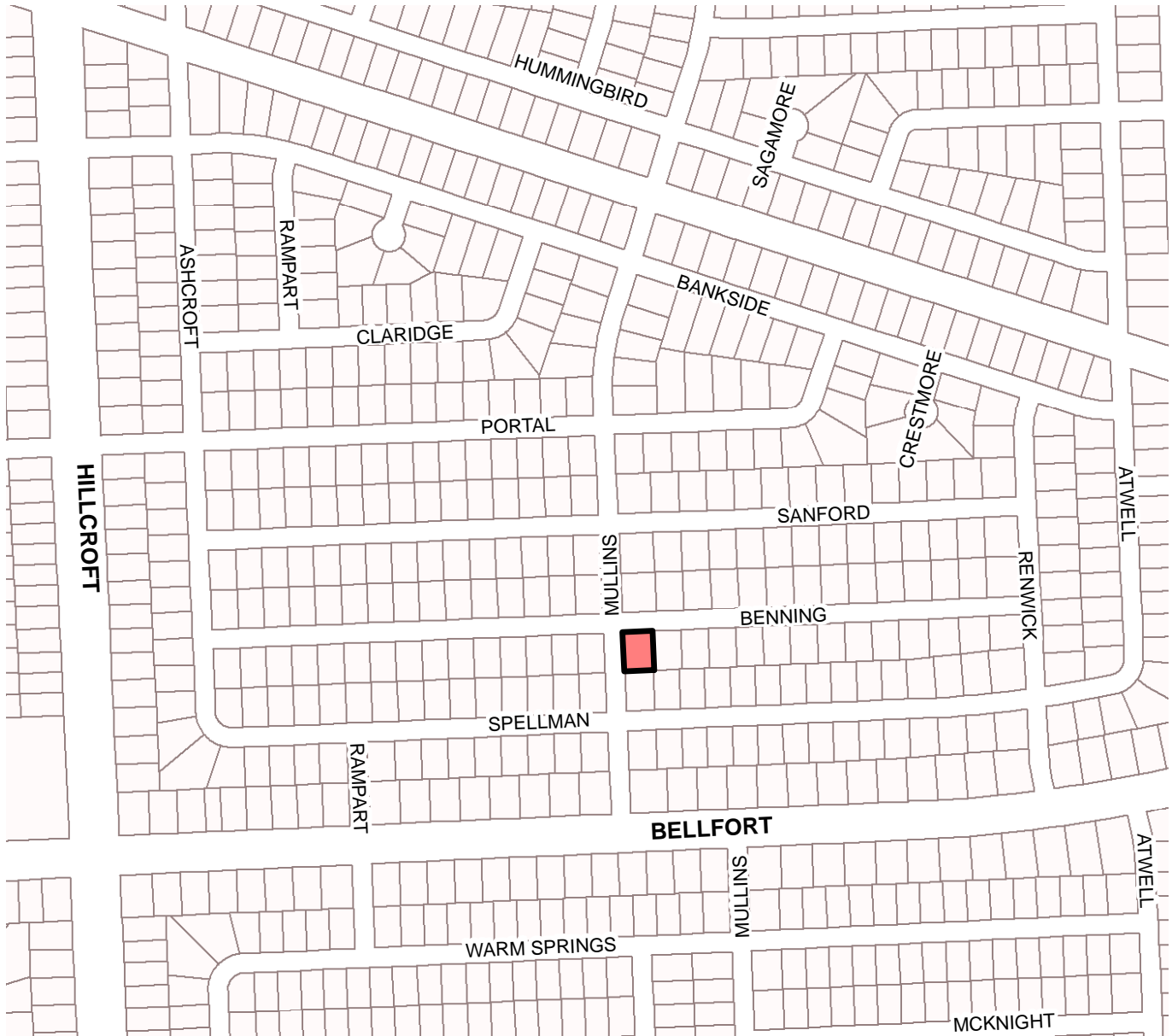
The purpose for replacing the garage is due to a cracked foundation and to provide a large enough garage to follow the Americans Disability Act by accommodating wheelchair accessible vehicles while maintaining the consistent visual appearance of the neighborhood.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



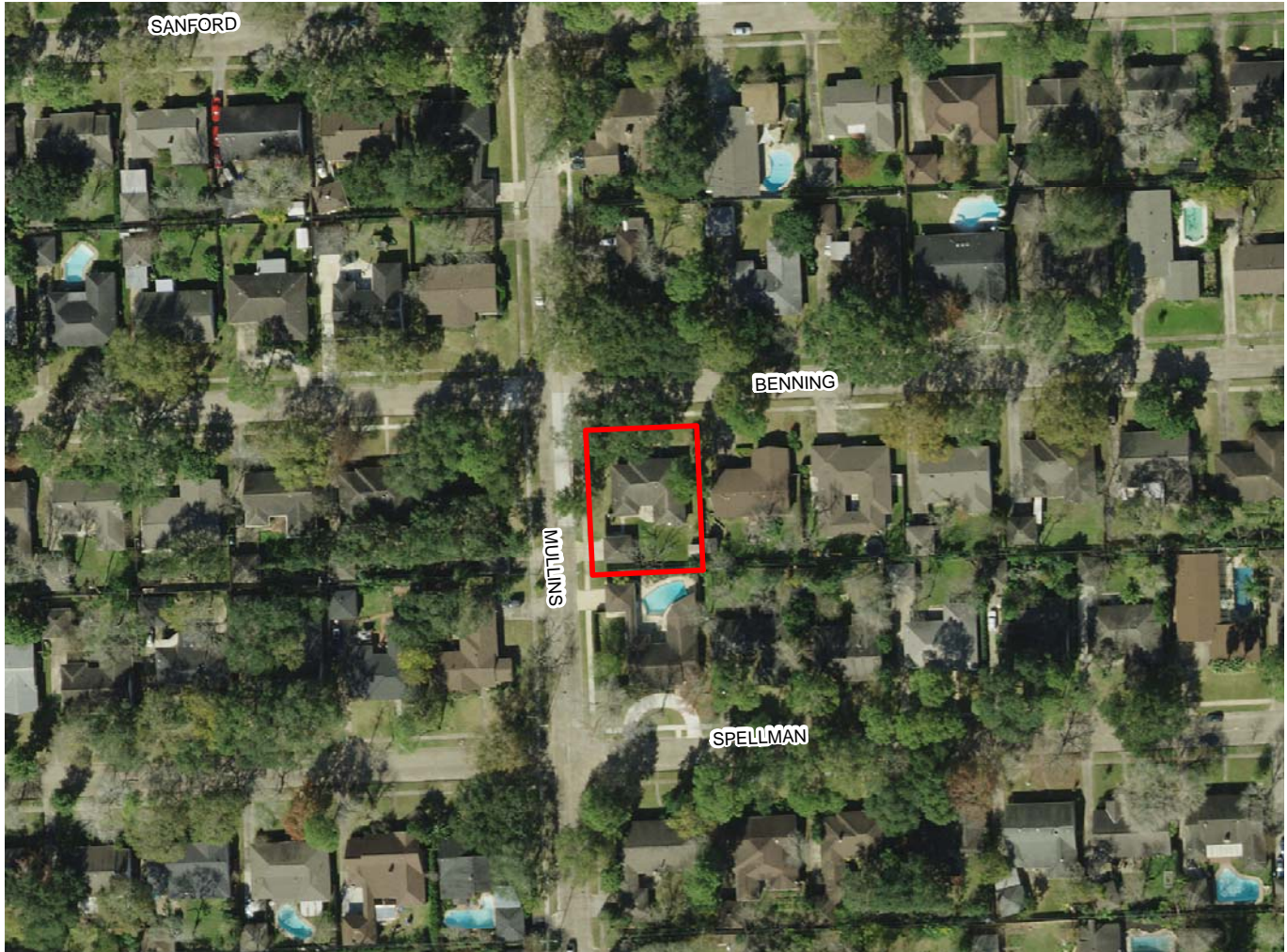
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 104

Meeting Date: 09/14/17

Houston Planning Commission

Aerial Map

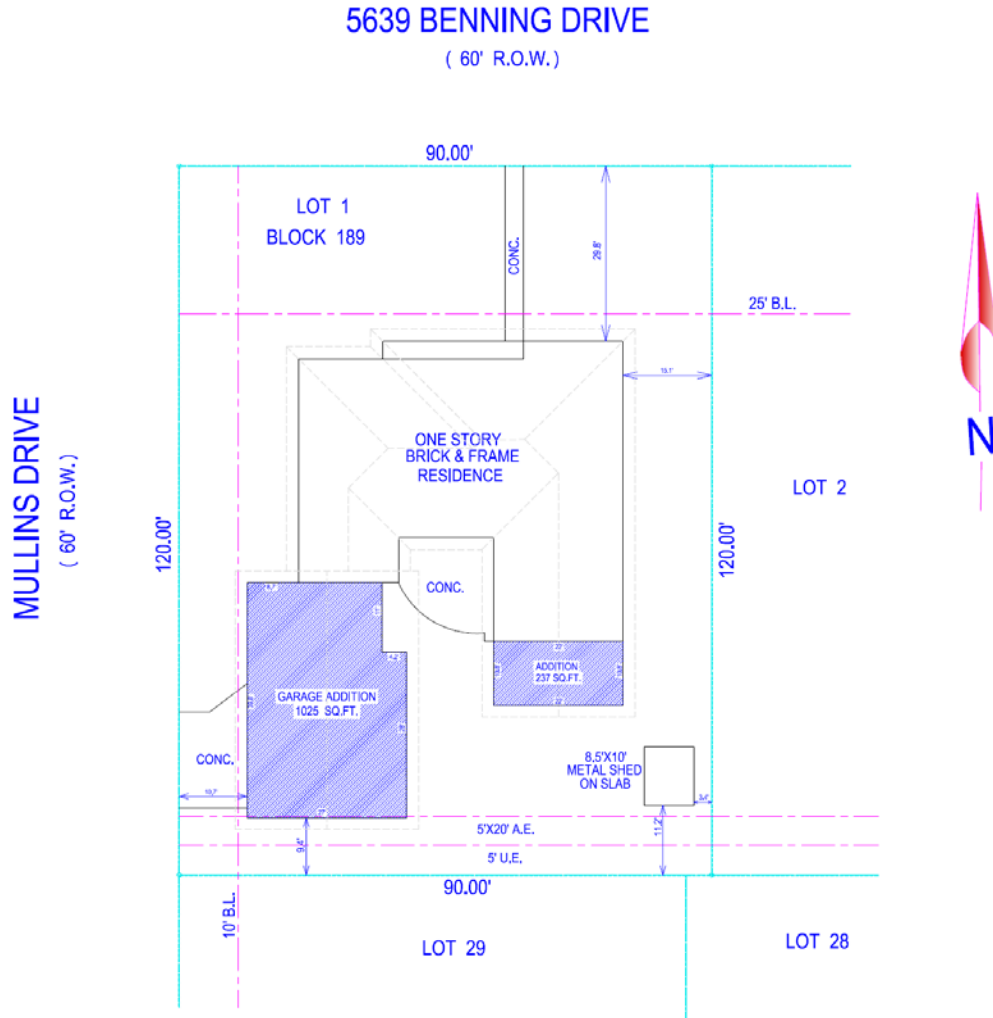


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



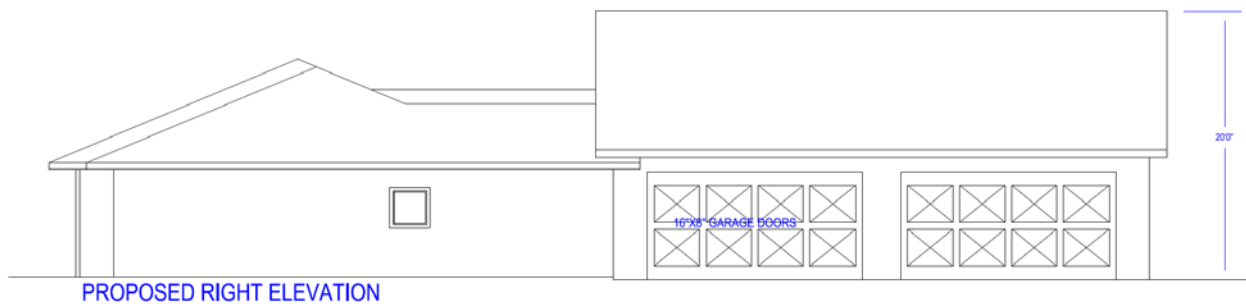
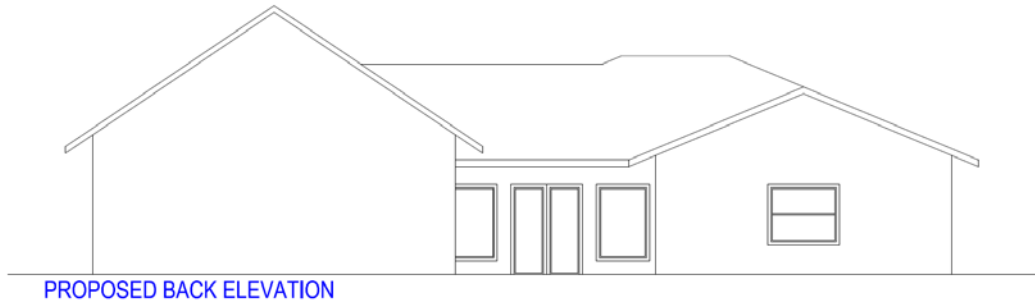
PROPOSED SITE PLAN

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Renderings



DEVELOPMENT PLAT VARIANCE

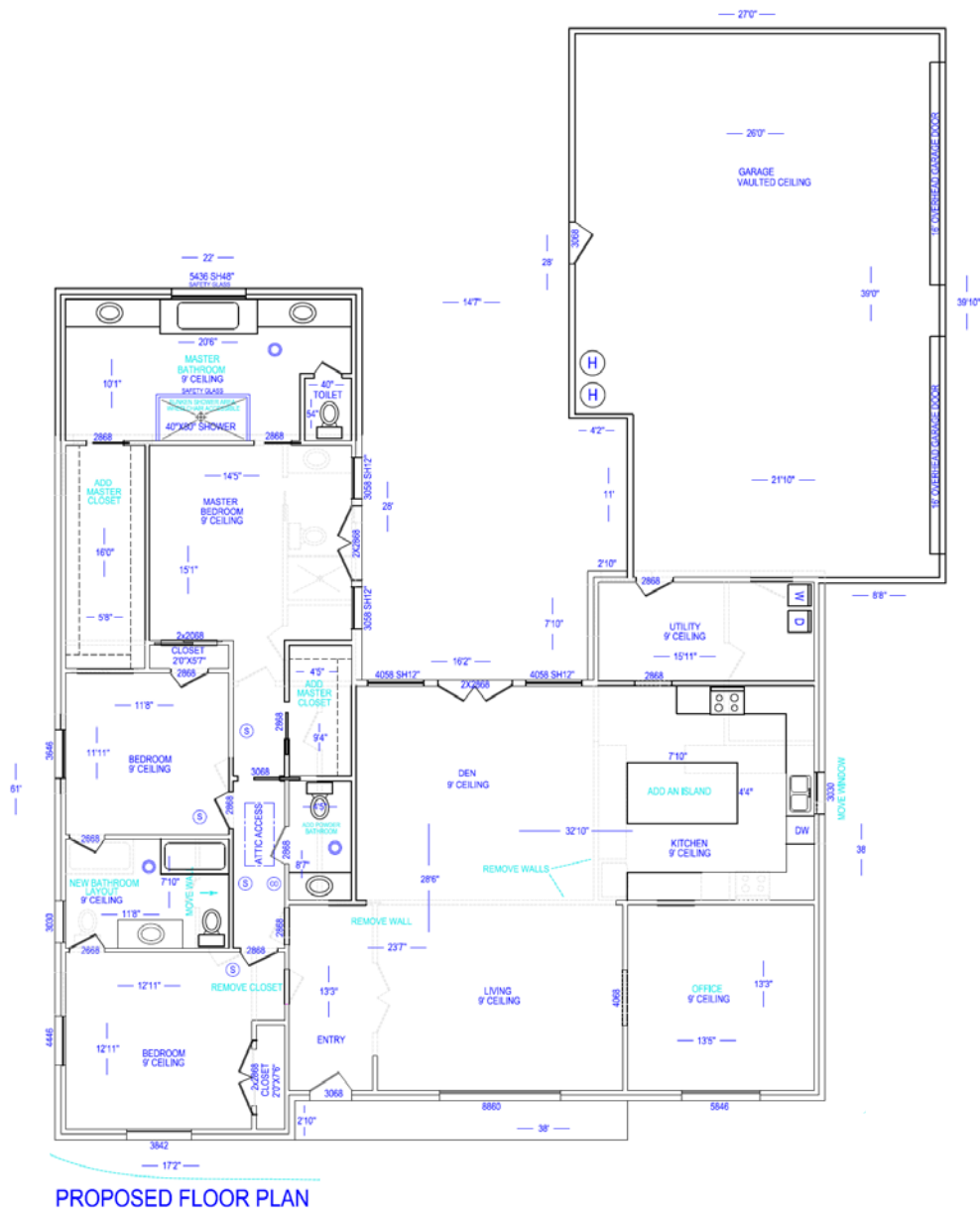


Houston Planning Commission

ITEM: 104

Meeting Date: 09/14/17

Renderings Cont.



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation:

The site is located north of West Bellfort, east of Hillcroft Avenue, at the south east intersection of Benning Drive and Mullins Drive. The applicant is requesting a variance to allow a new single family garage to be located at a 10.7' building line rather than the required 20' building line per ordinance. Staff recommends deferring the application two weeks to allow the applicant time to provide revised information by noon next Wednesday.

Planning Commission Action: Defer

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:



DEVELOPMENT PLAT VARIANCE

AGENDA: III

SMLSB Application No. 669: 1400 block of Lombardy Street, north side, between Dumble and Broadmoor Streets

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 1400 block of Lombardy Street, north side, between Dumble and Broadmoor Streets. Analysis shows that a minimum lot size of 6,250 sf exists for the blockface. A petition was signed by the owners of 42% of the property within the proposed Special Minimum Lot Size Block. No protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one block face, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for forty years from the effective date of the ordinance.

STAFF ANALYSIS:

The application includes sixteen (16) lots along the 1400 block of Lombardy Street, north side, between Dumble and Broadmoor Streets.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSB must include all properties within at least one block face, and no more than two opposing block faces;*
The application comprises one blockface, the north side of Lombardy Street.
- *At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
Land uses of the properties consist of fifteen (15) of sixteen (16) single-family residential properties (representing 94% of the total lots within the boundary area).
- *The applicant has demonstrated sufficient support for the SMLSB;*
The applicant obtained seven (7) of sixteen (16) signatures of support from property owners in the proposed SMLSB (owning 42% of the total area). There was no protest.
- *Establishment of the SMLSB will further the goal of preserving the area lot size character;*
A minimum lot size of 6,250 sf exists on sixteen (16) lots in the blockface.
- *The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
The subdivision was platted in 1923. The houses originate from the 1930s. The establishment of a 6,250 sf minimum lot size will preserve the lot size character of the area.
- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
Sixteen (16) out of sixteen (16) lots (representing 100% of the application area) are at least 6,250 square feet in size.

Public notice of the public hearing was transmitted to all property owners on the block face.

ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Additional Map(s)
4. Application
5. Boundary Map

SPECIAL MINIMUM LOT SIZE BLOCK

Application No. **669**

Date Received: **7/12/2017**

Date Complete: **7/21/2017**

Street(s) Name: **Lombardy Street**

1400 block of Lombardy Street

Lot(s)

Cross Streets: **Dumble Street** and **Broadmoor Street**

Side of street: **North**

MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
2015 Dumble	SFR		10,783
1407 (LT 19)	SFR	Y	6,250
1411 (LT 20)	SFR		6,250
1413 (LT 21)	SFR		6,250
1415 (LT 22)	SFR		6,250
1419 (LT 23)	SFR		6,250
1427 (LT 24)	SFR	Y	6,250
1431 (LT 25)	SFR	Y	6,250
1435 (LT 26)	SFR		6,250
1439 (LT 27)	MF	Y	6,250
1443 (LT 28)	SFR		6,250
1445 (LT 29)	SFR	Y	6,250
1449 (LT 30)	SFR	Y	6,250
1453 (LT 31)	SFR		6,250
1457 (LT 32)	SFR	Y	6,250
1461 (LT 33)	SFR		6,250

Evidence of Support (must be 51% or more by area for Director administrative approval):

Of **104,533** Square Feet in the Proposed Application Area **43,750** Square Feet are Owned by Property Owners Signing in Support of the Petition = **42%**

Single Family Calculation:

Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 60%):

15	# developed or restricted to no more than two SFR Units	Of	Total number of SFR lots in the Proposed Application Area	Total number of lots in the Proposed Application Area	94%
			15	16	
1	# of Multifamily lots				
0	# of Commercial lots				
0	# of Vacant Lots				
16	Total				

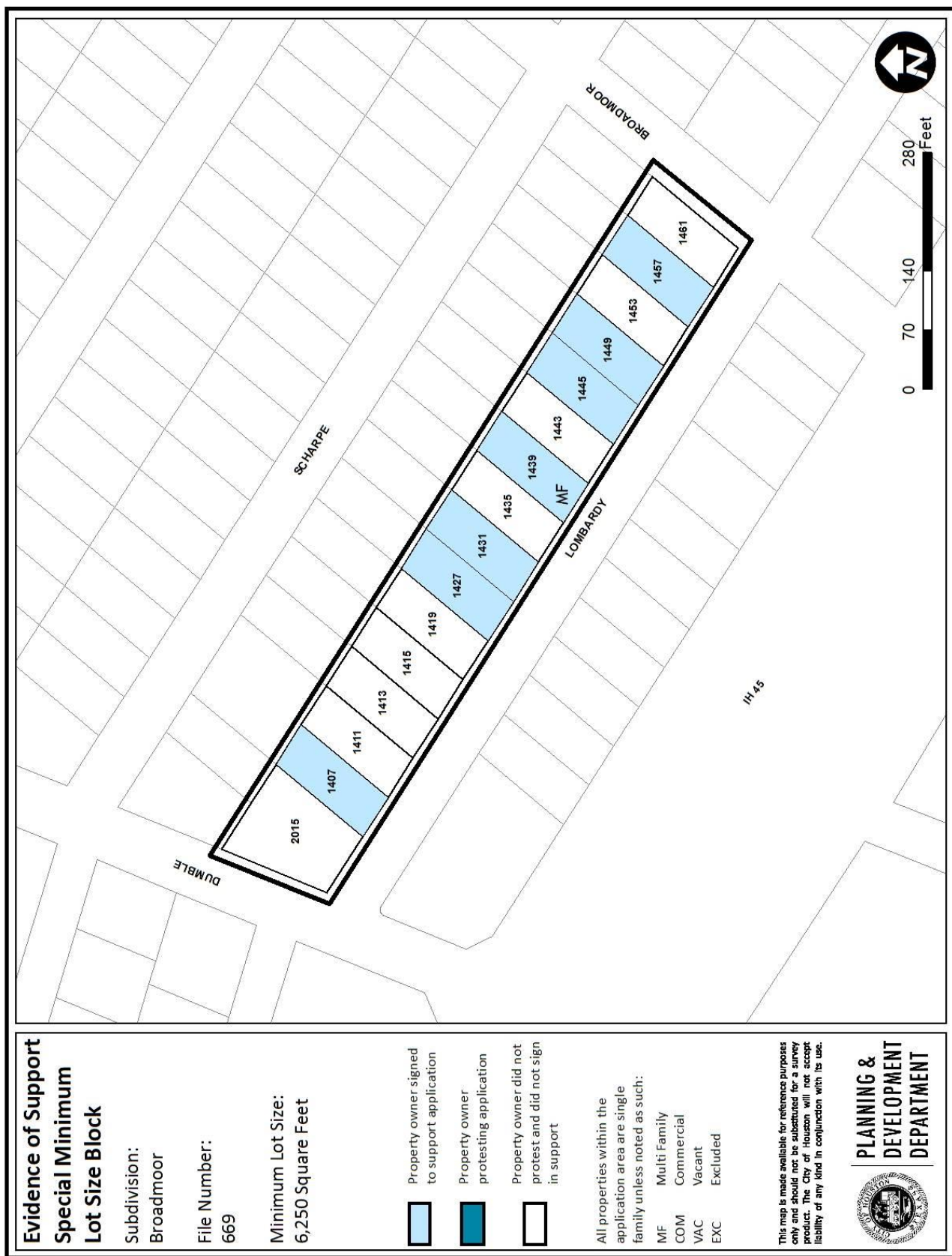
Minimum Lot Size Calculations:

Total # of lots **16** Total sq. ft. = **104,533** / # of lots = **6,533** average sq. ft.
6,250 median sq. ft.

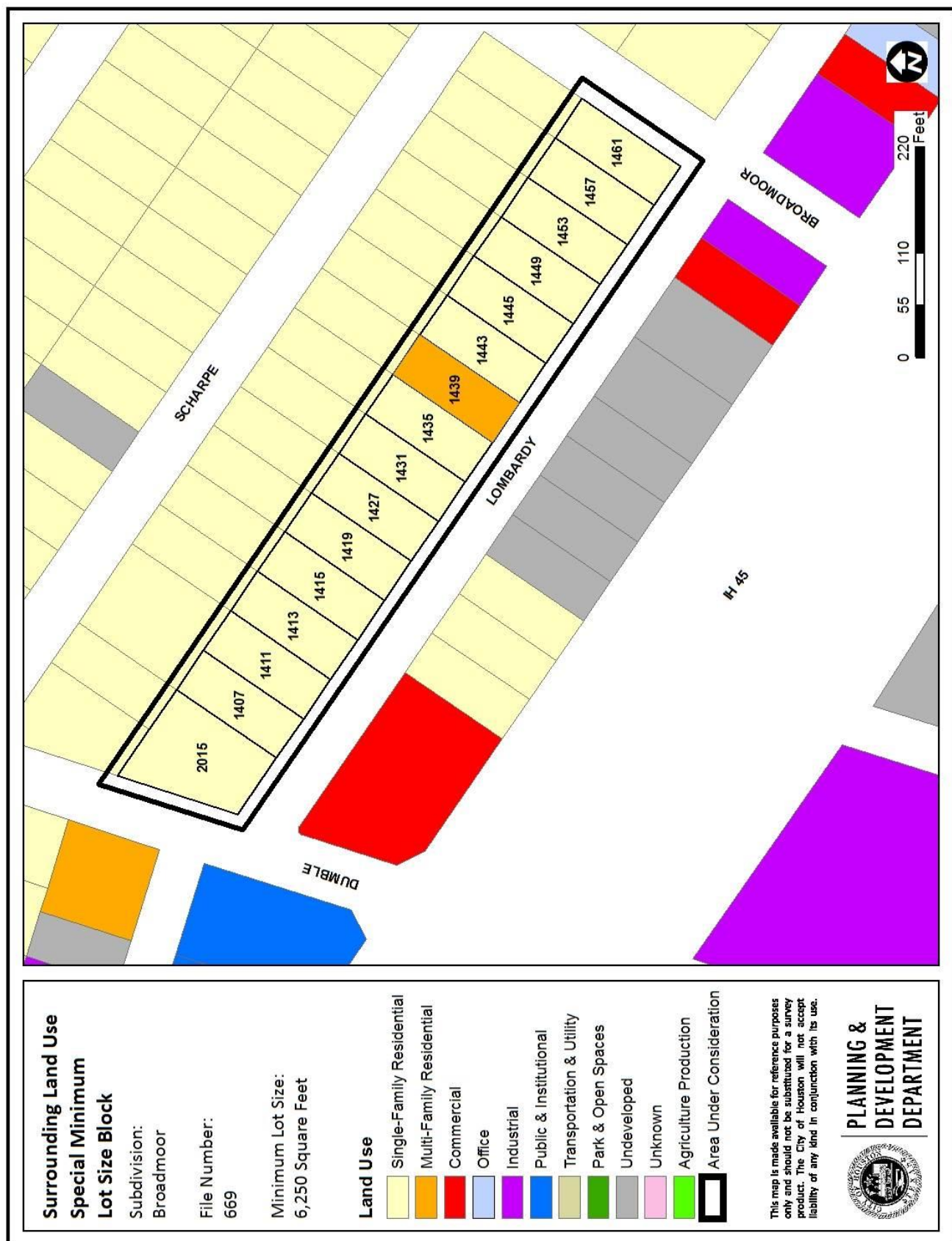
70 %

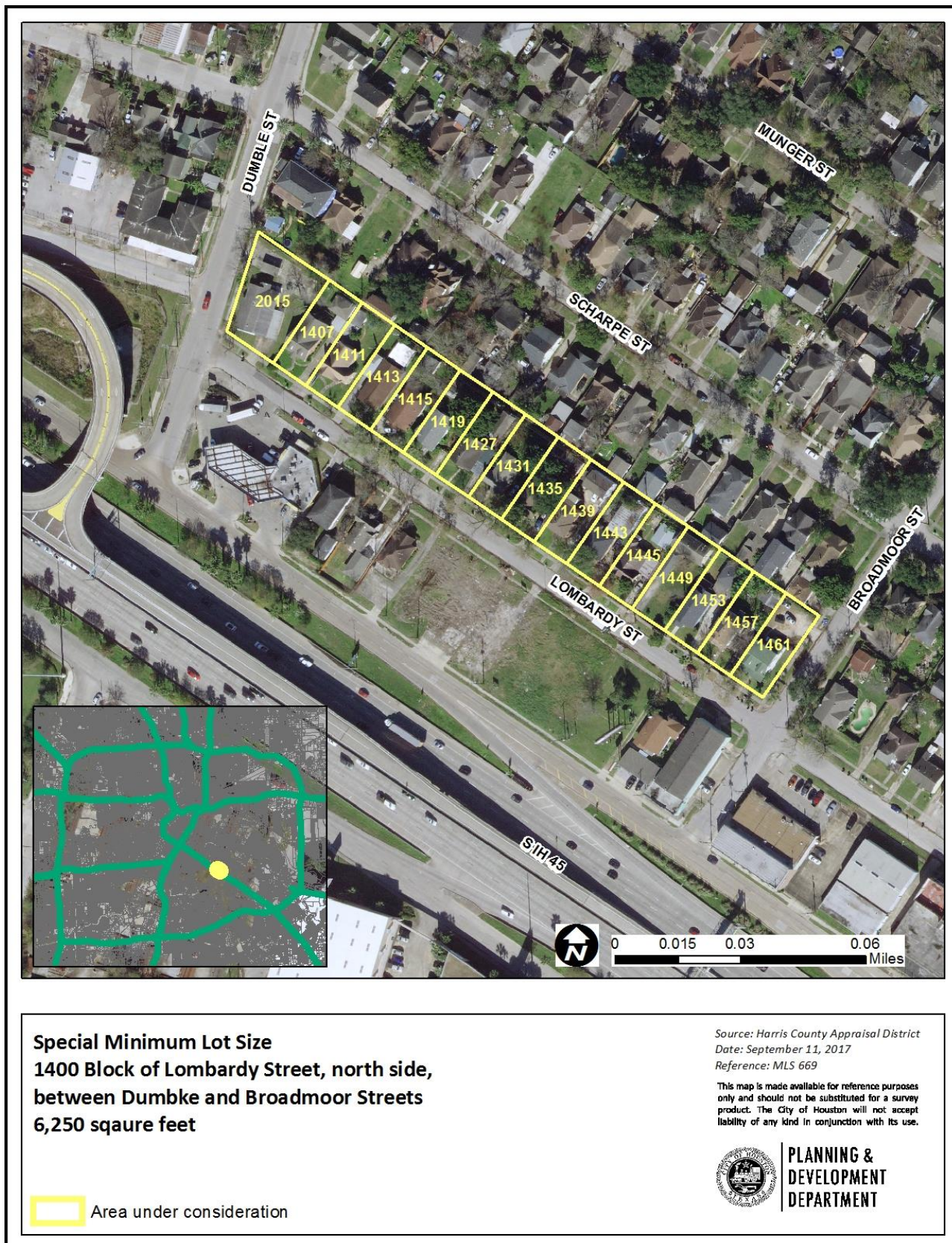
Lots ranked by size	Size	% by Area	Cumulative % by Area
1	10,783	10.3%	10.3%
2	6,250	6.0%	16.3%
3	6,250	6.0%	22.3%
4	6,250	6.0%	28.3%
5	6,250	6.0%	34.2%
6	6,250	6.0%	40.2%
7	6,250	6.0%	46.2%
8	6,250	6.0%	52.2%
9	6,250	6.0%	58.1%
10	6,250	6.0%	64.1%
11	6,250	6.0%	70.1%
12	6,250	6.0%	76.1%
13	6,250	6.0%	82.1%
14	6,250	6.0%	88.0%
15	6,250	6.0%	94.0%
16	6,250	6.0%	100.0%

This application qualifies for a **6,250** Square Feet Special Minimum Lot Size









City of Houston

Special Minimum Lot Size Block

Planning Commission Staff Report
Planning and Development Department

Special Minimum Lot Size Block Application

According to
Section 42-197 of Chapter 42 of the Code of Ordinances



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Please complete entire application form.

1. Location:

General Location: North Side of Lombardy Between Dumble and Broadmoor Streets

Example: North side of Golden Retriever Drive between Boxer and Schnauzer Streets

Specific Legal Description Block 14, Lots 18-33 in Broadmoor Subdivision

Example: Blocks 15, Lots 1-5, in Cocker Spaniel Subdivision

2. Contacts:

Primary

Applicant KATHY MEDRANO

Phone #

Address Lombardy 1460 SCHARPE

E-mail

City Houston

State TX

Zip 77023

Alternate Debbie Posey

Applicant

Phone #

Address 1463 Scharpe St.

E-mail

City Houston

State TX

Zip 77023

perneighborhood64_88@mindspring.com

3. Project Information (Staff Use Only-Do Not Fill In):

File # 669

Key Map #

TIRZ

Lambert #

Super N'hood

Census Tract

City Council District

4. Submittal Requirements:

Please Check

Completed application form (this page)

☐

Petition signed by the applicant (page 4)

☐

Evidence of support from the property owners within the boundary (page 5)

☐

Signed deed restriction statement (page 6)

☐

Copy of deed restrictions, if applicable

☐

Sample of Notification Sign (page 8)

☐

Map or sketch showing the address, land use and size of all lots within boundary area

☐

Data showing the actual size of each lot

☐



