

HOUSTON PLANNING COMMISSION

AGENDA

OCTOBER 12, 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
Christina Morales
Paul R. Nelson
Linda Porras-Pirtle
Ian Rosenberg
Megan R. Sigler
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

October 12, 2017

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

Call to Order

Director's Report

Approval of the September 28, 2017 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

- a. Consent Subdivision Plats (Carlos G. Espinoza y Sánchez)
- b. Replats (Carlos G. Espinoza y Sánchez)
- c. Replats requiring Public Hearings with Notification (Dorianne Powe Phlegm, Geoff Butler, Devin Crittle, Homero Guajardo Alegria)
- d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Chad Miller, Homero Guajardo Alegria, Geoff Buttler)
- e. Subdivision Plats with Special Exception Requests (Arica Bailey)
- f. Reconsiderations of Requirement (Chad Miller)
- g. Extension of Approvals (Arica Bailey)
- h. Name Changes (Arica Bailey)
- i. Certificates of Compliance (Arica Bailey)
- j. Administrative
- k. Development Plats with Variance Requests (Chad Miller)

II. Establish a public hearing date of November 9, 2017

- a. Ashley Pointe Sec 8 partial replat no 1
- b. Avondale Square partial replat no 1
- c. Brae Burn Acres partial replat no 1
- d. Crescent Island partial replat no 3 and extension
- e. Cypress Place partial replat no 1
- f. East End on the Bayou Sec 4 partial replat no 1
- g. Greenwood Village Sec 4 partial replat no 1
- h. Grove at Oak Forest Sec 1 partial replat no 1 and extension
- i. Villages of Bear Creek Sec 7 partial replat no 1
- j. Wayside Village Sec 2 replat no 1 and extension
- k. Westheimer Estates partial replat no 7

III. Consideration of an Off-Street Parking Variance for a property located at 1050 Brittmoore Road - Green Space Mini-Storage Facility (Muxian Fang)

IV. Consideration of a Hotel/Motel variance for Days Inn at Clarewood located at 7129 Clarewood Drive (Devin Crittle)

V. Public Comment

VI. Adjournment

Minutes of the Houston Planning Commission

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

September 28, 2017

Meeting held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to Order

Chair Martha L. Stein called the meeting to order at 2:39 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Susan Alleman

Bill Baldwin

Fernando Brave

Absent

Antoine Bryant

Arrived at 3:11 p.m. during item #111

Lisa Clark

Arrived at 2:49 p.m. during item #102

Algenita Davis

Arrived at 3:07 p.m. during item #111

Mark A. Kilkenny

Absent

Lydia Mares

Paul R. Nelson

Absent

Linda Porrás-Pirtle

Arrived at 2:48 p.m. during item #102

Shafik Rifaat

Megan R. Sigler

Absent

Eileen Subinsky

Zafar Tahir

Left at 3:59 p.m. during item #127

Meera D. Victor

Mark Mooney for

Absent

The Honorable James Noack

Charles O. Dean for

Absent

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 Michael Kramer, Assistant Director, Planning and Development Department.

APPROVAL OF THE SEPTEMBER 14, 2017 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the September 14, 2017 Planning Commission meeting minutes.

Motion: **Rifaat**

Second: **Garza**

Vote: **Carries**

Abstaining: **Subinsky**

Chair Martha L. Stein took a point of personal privilege to announce Commissioner Subinsky and Commissioner Rifaat would be leaving the Commission, and thanked them for their dedicated service.

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 101)

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

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

Motion: **Mares**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

C PUBLIC HEARINGS

102 Amended Plat of Almeda Place partial replat no 9

C3N

Defer

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

Commission action: Deferred the application for two weeks to give the Commissioner's time to hear from the Public Works and Engineering Department.

Motion: **Alleman**

Second: **Subinsky**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Joyce Owens, applicant - supportive

103 Chasewood Meadows partial replat no 3

C3N

Defer

Staff recommendation: Defer the application for two weeks per Council Member Green's request.

Commission action: Deferred the application for two weeks per Council Member Green's request.

Motion: **Baldwin**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

104 Chevy Chase partial replat no 3

C3N

Approve

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

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

Motion: **Garza**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

105 Craig Woods partial replat no 21

C3N

Defer

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

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

Motion: **Baldwin**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

106 East 29th Street Grove

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: **Garza**

Vote: **Unanimous**

Abstaining: **None**

107 Goldquest Group C3N Defer
Staff recommendation: Defer the application for two weeks to allow the applicant time to submit additional information.
Commission action: Deferred the application for two weeks to allow the applicant time to submit additional information.
Motion: **Porras-Pirtle** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

108 Houstons Skyscraper Shadows C3N Approve
Sec 2 partial replat no 4
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

109 West Court partial replat no 8 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: **Rifaat** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

110 Cinco Estates C2 Defer
Staff recommendation: Defer the application for two weeks to allow applicant time to submit revised information.
Commission action: Deferred the application for two weeks to allow applicant time to submit revised information.
Motion: **Garza** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

Items 111, 112, 116 through 121 were taken together at this time.

111	Garrow Sampson	C2R	Defer
112	Garrow York	C2R	Defer
116	Palmer Four East End	C2R	Defer
117	Palmer One East End	C2R	Defer
118	Palmer Three East End	C2R	Defer
119	Palmer Two East End	C2R	Defer
120	Ranger One East End	C2R	Defer
121	Ranger Two East End	C2R	Defer

Staff recommendation: Deny the requested variance(s) and disapprove the plats.
Commission action: Deferred the applications for two weeks to give time for Legal Department to review the agreement.
Motion: **Tahir** Second: **Baldwin** Vote: **Unanimous** Opposing: **Bryant**
Speaker: Mary Lou Henry, applicant - supportive

113 Grayson Skyline 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**

**114 Harris County MUD no 1
Water Plant no 4**

C3P

Defer

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

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

Motion: **Baldwin**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

115 Mills Creek Crossing Sec 2

C3P

Defer

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

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

Motion: **Baldwin**

Second: **Anderson**

Vote: **Unanimous**

Abstaining: **None**

Items 116, 117, 118, 119, 120 and 121 were taken earlier in the meeting.

122 Rivera

C3P

Defer

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

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

Motion: **Bryant**

Second: **Anderson**

Vote: **Unanimous**

Abstaining: **None**

123 Waldemar Townhomes

C2

Defer

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

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

Motion: **Baldwin**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Suzanna Tennyson Paxton – opposed.

124 Westside Parkway GP

GP

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: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

**125 Harris County MUD no 62
Water Plant no 1**

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: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

126 Harvest Green Sec 18

C3P

Approve

Staff recommendation: Grant the reconsideration of requirement(s) with special exception(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the reconsideration of requirement(s) with special exception(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Rifaat**

Second: **Subinsky**

Vote: **Unanimous**

Abstaining: **None**

127 Houston Foam and Plastic Replat and Extension

C2R

Approve

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

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

Motion: **Subinsky**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

128 Dawat E Hadiyah Texas

EOA

Approve

129 Harmony Village Reserve

EOA

Approve

130 Harmony Village Sec 2

EOA

Approve

131 Northampton MUD Water Plant no 3

EOA

Approve

132 Park West Green Sec 3

EOA

Approve

133 Pine Valley Development Sec 1

EOA

Approve

134 Terravista Lakes Reserve Sec 1

EOA

Approve

135 The Church in Houston West District

EOA

Approve

136 Willow Trace Sec 1 partial replat no 1 and extension

EOA

Approve

H NAME CHANGES

NONE

I CERTIFICATES OF COMPLIANCE

137 21363 South Street

COC

Approve

138 3509 Alameda Genoa Road

COC

Approve

Staff recommendation: Approve staff's recommendation for items 128-138.

Commission action: Approved staff's recommendation for items 128-138.

Motion: **Bryant**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

J ADMINISTRATIVE

NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

- 139 3310 Airline Drive DPV Approve**
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: **Davis** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
- 140 5639 Benning Drive DPV Approve**
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: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 141 4119 Chapman Street DPV Defer**
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 142 234 E. 37th Street DPV Approve**
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: **Davis** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 143 4010 Meadow Lake Lane DPV Approve**
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: **Davis** Vote: **Unanimous** Abstaining: **None**
- 144 4615 Orange Street DPV Approve**
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: **Davis** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 26, 2017 FOR:

- a. Commons Park Place partial replat no 1
- b. Craig Woods partial replat no 22
- c. Hempstead Terrace partial replat no 1
- d. Miracle of Hope Sec 1 partial replat no 1 and extension
- e. Modern at Morris
- f. Neuen Manor partial replat no 8
- g. Patio Homes on Peden
- h. Riverway Estates Sec 1 partial replat no 4
- i. Spring Branch Estates no 2 partial replat no 10
- j. Tan Duc replat no 1
- k. Westhaven Estates Sec 1 partial replat no 7

Staff recommendation: Establish a public hearing date of October 26, 2017 for items II a-k.

Commission action: Established a public hearing date of October 26, 2017 for items II a-k.

Motion: **Rifaat**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 1050 BRITTMOORE ROAD - GREEN SPACE MINI-STORAGE FACILITY

Staff recommendation: Defer the application for two weeks to allow the applicant to coordinate with Public Works and Engineering and to provide revised information.

Commission action: Deferred the application for two weeks to allow the applicant to coordinate with Public Works and Engineering and to provide revised information.

Motion: **Porras-Pirtle**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

IV. PUBLIC COMMENT

NONE

V. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:14 p.m.

Motion: **Rifaat**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Martha L. Stein, Chair

Michael Kramer, Secretary

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

A-Consent

1	Balmoral Crystal Lagoon	C2	DEF1	Approve the plat subject to the conditions listed
2	Balmoral Sec 3	C3P		Approve the plat subject to the conditions listed
3	Balmoral Sec 7	C3F	DEF1	Approve the plat subject to the conditions listed
4	Balmoral Sec 9	C3P		Approve the plat subject to the conditions listed
5	Beyond Metronome	C2		Defer Additional information reqd
6	Bridgeland Parkland Village Sec 15	C3F		Approve the plat subject to the conditions listed
7	Bridgeland Parkland Village Sec 28	C3P		Approve the plat subject to the conditions listed
8	Camellia Sec 3	C3P		Approve the plat subject to the conditions listed
9	Camillo Lakes Sec 2	C3F		Approve the plat subject to the conditions listed
10	Champion Forest Baptist Church North Klein	C2		Defer Additional information reqd
11	Chapel Heights	C3F		Approve the plat subject to the conditions listed
12	Chevy Chase partial replat no 3	C3F		Approve the plat subject to the conditions listed
13	Clayton Sec 1 partial replat no 1	C3F		Approve the plat subject to the conditions listed
14	Colina Court on West 35th Street	C2		Approve the plat subject to the conditions listed
15	Emerald Gardens	C3F		Approve the plat subject to the conditions listed
16	Enclave at Valley Oaks	C3F		Approve the plat subject to the conditions listed
17	Esperanza Queenston	C2		Approve the plat subject to the conditions listed
18	Frassati Way Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
19	Freedom Fuel Uptown LLC	C2	DEF1	Defer Additional information reqd
20	Furay Park View	C3F	DEF1	Defer Additional information reqd
21	Grand Vista Sec 26	C3F		Approve the plat subject to the conditions listed
22	Greenway Addition Gulgate Dodge replat no 1 and extension	C3F		Approve the plat subject to the conditions listed
23	Harmony Village Sec 2	C3F		Approve the plat subject to the conditions listed
24	Harmony Village Sec 3	C3P		Approve the plat subject to the conditions listed
25	Harmony Village Sec 4	C3P		Approve the plat subject to the conditions listed
26	Hidden Meadow Sec 9	C3F	DEF1	Defer Chapter 42 planning standards
27	Houston Dementia Center	C2		Approve the plat subject to the conditions listed
28	Huffman DTP Addition	C2	DEF1	Approve the plat subject to the conditions listed
29	Jacqueline Court	C3F	DEF1	Approve the plat subject to the conditions listed
30	Kamp Commercial	C3P		Defer Chapter 42 planning standards

Platting Summary**Houston Planning Commission****PC Date: October 12, 2017**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
31	Kings Mill Sec 10	C3F		Approve the plat subject to the conditions listed
32	Kings Mill Sec 11	C3F		Approve the plat subject to the conditions listed
33	Longwoods partial replat no 2	C3F	DEF1	Approve the plat subject to the conditions listed
34	Matthews Village Estates	C2		Defer Chapter 42 planning standards
35	Michoacana Plaza	C2		Defer Chapter 42 planning standards
36	Miramesa South Reserves	C2		Approve the plat subject to the conditions listed
37	Morton Creek Ranch Sec 14	C3P		Approve the plat subject to the conditions listed
38	Old Town Spring Business Park Reserve	C3F	DEF2	Approve the plat subject to the conditions listed
39	Plaza 290 Boulevard Estates	C3F		Approve the plat subject to the conditions listed
40	Providence Health Center	C3P		Approve the plat subject to the conditions listed
41	Reding McCamey Development	C2	DEF1	Defer further deed rests review reqd
42	Royal Brook at Kingwood Sec 10	C3P		Approve the plat subject to the conditions listed
43	Royal Hearts Townhomes	C3F		Defer Chapter 42 planning standards
44	Semmons Business Park	C3P		Approve the plat subject to the conditions listed
45	Stonebridge Ellington Sec 1 partial replat no 1 and extension	C3F		Approve the plat subject to the conditions listed
46	Summer Vista	C2		Approve the plat subject to the conditions listed
47	Tavola Sec 21	C3F		Approve the plat subject to the conditions listed
48	Tavola Sec 25	C3F		Approve the plat subject to the conditions listed
49	Tealpointe Lake Estates	C3F	DEF1	Defer Applicant request
50	Treviso Gardens Sec 2	C3F	DEF1	Approve the plat subject to the conditions listed
51	Trinity Hospital	C2		Approve the plat subject to the conditions listed
52	Unique Estate	C3F	DEF1	Approve the plat subject to the conditions listed
53	USA Wheel and Tire	C2		Approve the plat subject to the conditions listed
54	Vistas of Klein Lake Sec 3	C3F		Approve the plat subject to the conditions listed
55	Windmill Lakes Villas	C3F		Defer Additional information reqd

B-Replats

56	Bayou Parkview Drive	C3R		Approve the plat subject to the conditions listed
57	Bibleway Church of our Lord Jesus Christ Inc	C2R		Defer Additional information reqd
58	Buff Brew	C2R		Approve the plat subject to the conditions listed
59	Colina Homes on Dian Street	C2R	DEF1	Approve the plat subject to the conditions listed
60	Cornell Manor	C2R		Defer Drainage Plan reqd
61	Eado Mod	C2R		Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: October 12, 2017**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
62	Eado Riverside Townhouse Development	C2R		Approve the plat subject to the conditions listed
63	Export Business Park	C2R	DEF1	Approve the plat subject to the conditions listed
64	First 290 Industrial	C2R		Approve the plat subject to the conditions listed
65	Garza Place On Intervale	C2R		Defer Additional information reqd
66	GBA Gears Road Development	C2R		Defer Chapter 42 planning standards
67	Incarnatio Consecratio Missio	C3R	DEF2	Approve the plat subject to the conditions listed
68	Jacob Townhomes	C2R	DEF1	Defer Applicant request
69	Jo Ross partial replat no 1	C2R		Approve the plat subject to the conditions listed
70	Modern at Billingsley	C2R		Approve the plat subject to the conditions listed
71	Neno Farm Houses	C2R		Defer Additional information reqd
72	Newhouse College Addition	C2R		Approve the plat subject to the conditions listed
73	Nixon Assisted Living	C2R		Approve the plat subject to the conditions listed
74	South Heights Purchase South	C2R	DEF1	Defer Applicant request
75	Trails on Delano	C2R	DEF1	Defer Chapter 42 planning standards
76	Twin Oaks Village Sec 15 partial replat no 1	C2R		Approve the plat subject to the conditions listed
77	View at Marina Street	C2R		Approve the plat subject to the conditions listed
78	Villas in Oak Forest	C2R		Approve the plat subject to the conditions listed
79	Villas on Hershe Street	C2R		Approve the plat subject to the conditions listed
80	Villas on Noble Street	C2R	DEF2	Approve the plat subject to the conditions listed
81	Woodcrest Court	C2R		Approve the plat subject to the conditions listed
82	Woodlands East Shore Retail	C2R	DEF1	Approve the plat subject to the conditions listed
83	Yes Preparatory School Southwest Campus replat no 1 and extension	C3R		Defer Chapter 42 planning standards

C-Public Hearings Requiring Notification

84	Amblake Court Two replat no 1	C3N		Defer Applicant request
85	Amended Plat of Almeda Place partial replat no 9	C3N	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
86	Chasewood Meadows partial replat no 3	C3N	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
87	Craig Woods partial replat no 21	C3N	DEF1	Approve the plat subject to the conditions listed
88	Development at Moritz replat no 1	C3N		Defer Applicant request
89	Garden Oaks Terrace	C3N		Defer Applicant request
90	Goldquest Group	C3N	DEF1	Deny the requested variance(s) and Approve the plat subject to the conditions listed
91	Martin partial replat no 3	C3N		Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: October 12, 2017**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
92	Park Place Sec 2 partial replat no 2	C3N		Approve the plat subject to the conditions listed
93	Royden Oaks partial replat no 1	C3N		Approve the plat subject to the conditions listed
94	Spring Oaks replat no 1 partial replat no 5	C3N		Approve the plat subject to the conditions listed
95	Westhaven Estates Sec 1 partial replat no 6	C3N		Approve the plat subject to the conditions listed

D-Variances

96	Cinco Estates	C2	DEF1	Defer Applicant request
97	Garrow Sampson	C2R	DEF1	Deny the requested variance(s) and Disapprove the plat
98	Garrow York	C2R	DEF1	Deny the requested variance(s) and Disapprove the plat
99	Harris County MUD no 1 Water Plant no 4	C3P	DEF2	Withdraw
100	Midtown City Center	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
101	Mills Creek Crossing Sec 2	C3P	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
102	Museum Medical Tower	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
103	Palmer Four East End	C2R	DEF1	Deny the requested variance(s) and Disapprove the plat
104	Palmer One East End	C2R	DEF1	Deny the requested variance(s) and Disapprove the plat
105	Palmer Three East End	C2R	DEF1	Deny the requested variance(s) and Disapprove the plat
106	Palmer Two East End	C2R	DEF1	Deny the requested variance(s) and Disapprove the plat
107	Ranger One East End	C2R	DEF1	Deny the requested variance(s) and Disapprove the plat
108	Ranger Two East End	C2R	DEF1	Deny the requested variance(s) and Disapprove the plat
109	Reserve at Rosehill	C2		Withdraw
110	Rivera	C3P	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
111	Sheldon ISD High School GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
112	Waldemar Townhomes	C2	DEF1	Defer Chapter 42 planning standards

E-Special Exceptions

113	Lakeview Retreat GP	GP		Grant the requested special exception(s) and Approve the plat subject to the conditions listed
-----	---------------------	----	--	--

F-Reconsideration of Requirements

Platting Summary**Houston Planning Commission****PC Date: October 12, 2017**

Item No.	Subdivision Plat Name	App		Staff's Recommendation
		Type	Deferral	
114	Sanberg Investments LTD	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed

G-Extensions of Approval

115	Grant Plaza	EOA	Approve
116	Manriquez Reserve	EOA	Approve

H-Name Changes

None

I-Certification of Compliance

117	21087, 21097 Brazos Drive	COC	Approve
118	25093 Virginia Lane	COC	Approve
119	18944 Iris Lane	COC	Approve
120	20236 Ravenwing drive	COC	Approve
121	0 Blue Beech Drive	COC	Approve

J-Administrative

None

K-Development Plats with Variance Requests

122	4119 Chapman Street	DPV	Approve
-----	---------------------	-----	---------

Off-Street Parking Variance

III	1050 Brittmore Road	PV	Approve
-----	---------------------	----	---------

Hotel/Motel Variance

IV	Days Inn at Clarewood located at 7129 Clarewood Drive	HMV	Defer
----	---	-----	-------



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 10/12/2017
Plat Name: Balmoral Crystal Lagoon
Developer: Balmoral LT, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-1659 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	10.1900	Total Reserve Acreage:	10.1900
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 423
County	Zip	Key Map ©	City / ETJ
Harris	77346	376R	ETJ

Conditions and Requirements for Approval

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

052. Balmoral Bay Drive and Victoria Reach Drive Street Dedication must be recorded prior to or simultaneously with this plat.

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

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

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 10/12/2017
Plat Name: Balmoral Crystal Lagoon
Developer: Balmoral LT, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-1659 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: A Wastewater capacity reservation letter is required for this project. When applying please attach a copy of the propose re-plat to the WCR 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

LIFT STATION MINIMUM SIZE IS 5000sq.ft.

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

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

Access can only be granted from a recorded adjacent street with 60 feet of ROW.

UVE should be checked at Grampian Reach Lane and Crystal Terrace Drive thru radius C1 and tangent L10.

Construction plan for Balmoral Amenity Village (Project Number 1708250058) has not been approved.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 10/12/2017
Plat Name: Balmoral Sec 3
Developer: Balmoral LT, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-1759 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	30.0200	Total Reserve Acreage:	1.8700
Number of Lots:	136	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 400
County	Zip	Key Map ©	City / ETJ
Harris	77346	377S	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)

- 1) record sec 4 prior to or simultaneously with this plat
- 2) Include portion of drainage channel north of this plat in the plat boundary at final.

For Your Information:

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 10/12/2017
Plat Name: Balmoral Sec 7
Developer: Balmoral LT, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-1675 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.6200	Total Reserve Acreage:	0.0600
Number of Lots:	13	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 423
County	Zip	Key Map ©	City / ETJ
Harris	77346	376R	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
052. Balmoral Bay Drive and Victoria Reach Drive Street Dedication must be recorded prior to or simultaneously with this plat.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 10/12/2017
Plat Name: Balmoral Sec 7
Developer: Balmoral LT, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-1675 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: A Wastewater capacity reservation letter is required for this project. When applying please attach a copy of the propose re-plat to the WCR application.
(Low or high impact process)
Appointments may be scheduled using the Online Queuing Service
Submit application online at houstonpermittingcenter.org
Addressing: Huntly Point is a duplicate street name.
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
Crystal Terrace Drive street stub will need to be recorded prior to or simultaneously with this plat.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 10/12/2017
Plat Name: Balmoral Sec 9
Developer: Balmoral LT, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-1698 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	31.2800	Total Reserve Acreage:	2.5922
Number of Lots:	103	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 423
County	Zip	Key Map ©	City / ETJ
Harris	77346	377N	ETJ

Conditions and Requirements for Approval

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

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

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

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 Balmoral Sec 4 prior to or simultaneously with this plat.

For Your Information:

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

PWE Utility Analysis: Approved

Addressing: Balmoral Hills Drive makes a 90 degree. It will need to be split into at least two sections. There should be a street break at Hawthorn Crescent Drive and an optional break at Braemar Terrace Drive or the curve before Greens Road.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

Label new street name where Balmoral Hills Drive is called out

UVE should be checked at Braemar Terrace Dr. and Balmoral Hills Dr.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 10/12/2017
Plat Name: Beyond Metronome
Developer: Burco
Applicant: Bates Development Consultants
App No/Type: 2017-1797 C2

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.5598	Total Reserve Acreage:	0.0105
Number of Lots:	12	Number of Multifamily Units:	0
COH Park Sector:	19	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77043	449T	City

Conditions and Requirements for Approval

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

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

134.19. Add to general notes on face of plat: This property(s) is located in Park Sector number 19.

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

- 1) Provide revised solid waste collection plan
- 2) Provide revised survey
- 3) Provide parking exhibit
- 4) Remove reserve from shared driveway

For Your Information:

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



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 10/12/2017
Plat Name: Beyond Metronome
Developer: Burco
Applicant: Bates Development Consultants
App No/Type: 2017-1797 C2

Staff Recommendation:
Defer Additional
information reqd

Parks and Recreation: • To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 19.

PWE Traffic: 10/03/17:

Two guest parking spaces are required. Parking table lists two on-site parking spaces within Reserve A, but no parking spaces are shown on the plat. Please include parking spaces on the plat. we need to see how they will be orientated on the plat in relation to the shared driveway.

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

Addressing: Please show if this is a shared driveway.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 10/12/2017
Plat Name: Bridgeland Parkland Village Sec 15
Developer: Bridgeland Development, LP
Applicant: McKim & Creed, Inc.
App No/Type: 2017-1749 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 10/12/2017
Plat Name: Bridgeland Parkland Village Sec 28
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No/Type: 2017-1750 C3P

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	13.1200	Total Reserve Acreage:	4.1600
Number of Lots:	31	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 489
County	Zip	Key Map ©	City / ETJ
Harris	77433	366S	ETJ

Conditions and Requirements for Approval

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

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

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

- 1). record bridgeland summit point crossing street dedication sec 2 prior to or simultaneously with this plat
- 2) record sec 22 of Bridgeland Parkland village prior to or simultaneously with this plat
- 3) easement is to be abandoned prior to plat recordation as indicated on the markup.

For Your Information:

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

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

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

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

Multi purpose easement will need to be abandoned prior to plat recordation

Roaming Bison Trail will need to be recorded prior to plat recordation

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 10/12/2017
Plat Name: Camellia Sec 3
Developer: Victorian Gardens, LTD
Applicant: Windrose
App No/Type: 2017-1760 C3P

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	21.8920	Total Reserve Acreage:	6.3940
Number of Lots:	119	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	77407	527T	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 1) reserve a does not meet the frontage requirement
 2) revise the reserve configuration as indicated on the markup.

For Your Information:

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

Fort Bend Engineer: 1) Fort Bend County Road Naming rules recommends against naming streets after living persons and politicians
 2) Provide 10' landscape easement or reserve along Bissonnet Street
 3) Provide 30' curb returns from Matthew Branch Drive to Bissonnet Street
 4) Variance will be required for minimum lot size through FBC
 5) Submit to FBC for formal review
 6) Submit civil construction plans
 7) This does not constitute a formal review by FBC as not all comments are provided in this review portal
 PWE Utility Analysis: APPROVE.
 City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 10/12/2017
Plat Name: Camillo Lakes Sec 2
Developer: Camillo Lakes, LTD., a Texas Limited Partnership
Applicant: EHRA
App No/Type: 2017-1802 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	30.1000	Total Reserve Acreage:	6.5600
Number of Lots:	144	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	444M	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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

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)
UVE should be checked at Torelli Street and future collector street.
Left turn lane warrant analysis should be provided for SB traffic on Katy Hockley Cutoff Road at Alberti Sonata Drive.
Construction plan (Project Number 1708140205) has not been approved.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10

Action Date: 10/12/2017

Plat Name: Champion Forest Baptist Church North Klein

Developer: Champion Forest Baptist Church

Applicant: LUPHER,LLC

App No/Type: 2017-1752 C2

Staff Recommendation:

Defer Additional
information reqd

Total Acreage:	14.7636	Total Reserve Acreage:	14.7636
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77388	291P	ETJ

Conditions and Requirements for Approval

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.

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 name to include the general plan base name.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10

Action Date: 10/12/2017

Plat Name: Champion Forest Baptist Church North Klein

Developer: Champion Forest Baptist Church

Applicant: LUPHER,LLC

App No/Type: 2017-1752 C2

Staff Recommendation:

Defer Additional
information reqd

PWE Utility Analysis: Approve
City Engineer: DETENTION IS REQUIRED

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

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

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

Access is denied from Frassati Way until street dedication plat is recorded

UVE should be checked at proposed Frassati Way and Spring Stuebner Rd.

UVE should be checked for making right turn on red by WB traffic on Spring Stuebner Rd onto Frassati Way for future signalization.

Traffic Impact Analysis will be required before the review of construction plans. It should address, but not limited to, driveway locations, left turn lane and traffic signal requirements.

ROW Hypotenuse L15 at corner of Frassati Way and Spring Stuebner Rd should be 28.28' for 20'x20' cutback.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11

Action Date: 10/12/2017

Plat Name: Chapel Heights

Developer: Lennar Homes of Texas and Construction, LTD.

Applicant: Jones|Carter - Woodlands Office

App No/Type: 2017-1789 C3F

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	1.5995	Total Reserve Acreage:	0.3260
Number of Lots:	18	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452G	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11

Action Date: 10/12/2017

Plat Name: Chapel Heights

Developer: Lennar Homes of Texas and Construction, LTD.

Applicant: Jones|Carter - Woodlands Office

App No/Type: 2017-1789 C3F

Staff Recommendation:

Approve the plat subject to the conditions listed

PWE Traffic: 10/03/17:

Four on-site parking spaces are provided.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 10/12/2017
Plat Name: Chevy Chase partial replat no 3
Developer: BIG RED DOG
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2017-1717 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3573	Total Reserve Acreage:	0.3573
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	77098	492Y	City

Conditions and Requirements for Approval

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

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

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

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

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to 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 MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 10/12/2017
Plat Name: Clayton Sec 1 partial replat no 1
Developer: M LANZA
Applicant: Century Engineering, Inc
App No/Type: 2017-1728 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.1738	Total Reserve Acreage:	3.1723
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 120
County	Zip	Key Map ©	City / ETJ
Harris	77082	527D	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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)

Construction plan (Project Number 1708040064) has not been approved.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 10/12/2017
Plat Name: Colina Court on West 35th Street
Developer: COLINA HOMES
Applicant: ICMC GROUP INC
App No/Type: 2017-1755 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.5230	Total Reserve Acreage:	0.0400
Number of Lots:	12	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452Q	City

Conditions and Requirements for Approval

"Widen the pavement for (West 35th Street) along the entire block to 18' and provide certificate of completion at recordation. Refer to the guide online for process and standards."

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

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

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

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

For Your Information:

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

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

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 10/12/2017
Plat Name: Emerald Gardens
Developer: Inderra Builders, Inc.
Applicant: Windrose
App No/Type: 2017-1753 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.2970	Total Reserve Acreage:	1.0390
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.

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

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

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

For Your Information:

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

PWE Utility Analysis: A Wastewater capacity reservation letter is required for this project. When applying please attach a copy of the propose re-plat to the WCR 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.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 10/12/2017
Plat Name: Enclave at Valley Oaks
Developer: CND-Ojeman, LLC
Applicant: Crestline Engineering
App No/Type: 2017-1721 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.7639	Total Reserve Acreage:	0.0653
Number of Lots:	30	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	450Z	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

PWE Traffic: 10/03/17:

Sufficient on-site parking is provided.

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

Solid Waste: Development does not qualify for COH garbage collection as it exceeds the maximum of 25 units taking access from a private drive.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 10/12/2017
Plat Name: Esperanza Queenston
Developer: ENVIRONMENTAL ALLIES GP, INC.
Applicant: Atkinson Engineers
App No/Type: 2017-1633 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	7.1431	Total Reserve Acreage:	7.1431
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Barker Cypress MUD
County	Zip	Key Map ©	City / ETJ
Harris	77084	447C	ETJ

Conditions and Requirements for Approval

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.

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

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

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

For Your Information:

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 10/12/2017
Plat Name: Frassati Way Street Dedication Sec 1
Developer: Champion Forest Baptist Church
Applicant: LUPHER,LLC
App No/Type: 2017-1754 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.9464	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77388	291P	ETJ

Conditions and Requirements for Approval

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.

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

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

For Your Information:

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

PWE Utility Analysis: Approve.

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)

ROW hypotenuse L2 at corner of Frassati Way and Spring Stuebner Rd should be 28.28' for 20'x20' cutback.
WB left turn lane will be required on Spring Stuebner Rd at Frassati Way.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 19
Action Date: 10/12/2017
Plat Name: Freedom Fuel Uptown LLC
Developer: Freedom Fuel Uptown LLC
Applicant: M2L Associates, Inc.
App No/Type: 2017-1706 C2

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	4.1617	Total Reserve Acreage:	4.1617
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77045	572E	City

Conditions and Requirements for Approval

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

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

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

- 1)General Plan is required.
- 2)Clearly id the centerpoint energy easement.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to 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 AND NEED B.L. ON UPTOWN DR.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 20
Action Date: 10/12/2017
Plat Name: Furay Park View
Developer: N/A
Applicant: The Interfield Group
App No/Type: 2017-1660 C3F

Staff Recommendation:
Defer Additional
information reqd

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.

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

1) Coordinate with harris county engineering regarding the placement of iron rods to determine the width of unimproved Sam Houston Road.

For Your Information:

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

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

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

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 .

Construction plan (Project Number 1704210118) has not been approved

Remove UVEs and corner cuts, reconfigure lots and reserves, provide turnaround for Rojo Drive because of future HCFCD channel.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 10/12/2017
Plat Name: Grand Vista Sec 26
Developer: Taylor Morrison of Texas Inc.
Applicant: Costello, Inc.
App No/Type: 2017-1785 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	20.1700	Total Reserve Acreage:	0.2694
Number of Lots:	111	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 190
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526L	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.

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

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

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

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

For Your Information:

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

Fort Bend Engineer: 1) Provide additional UEs adjacent to 50' ROWs per 5.5.B.2.
2) Provide recording information for UEs proposed outside the plat boundary
3) Submit to FBC for formal review
4) Submit civil construction plans
5) This does not constitute a formal review by FBC as not all comments are provided in this portal
City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 10/12/2017
Plat Name: Greenway Addition Gulgate Dodge replat no 1 and extension
Developer: Wycoff Development
Applicant: PROSURV
App No/Type: 2017-1628 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.2278	Total Reserve Acreage:	1.2278
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	535J	City

Conditions and Requirements for Approval

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.

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

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

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

For Your Information:

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

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

City Engineer: DETENTION IS REQUIRED
NO BUILDING SHOULD BE WITHIN ANY EASEMENT.
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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 10/12/2017
Plat Name: Harmony Village Sec 2
Developer: Discovery Spring Trails II, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-1799 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.7900	Total Reserve Acreage:	2.2200
Number of Lots:	39	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77386	293L	ETJ

Conditions and Requirements for Approval

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

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

052. Harmony Village Reserve 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.

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

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

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

For Your Information:

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 10/12/2017
Plat Name: Harmony Village Sec 3
Developer: D.R. Horton-Texas, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-1770 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	16.8100	Total Reserve Acreage:	2.8830
Number of Lots:	47	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77386	293L	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. Harmony Village Sec 4 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)
1. Add wastewater note.

For Your Information:

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 10/12/2017
Plat Name: Harmony Village Sec 4
Developer: D.R. Horton-Texas, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2017-1774 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	18.0600	Total Reserve Acreage:	1.5530
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77386	293L	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. Birnham Woods Drive Lift Station and Reserves must be recorded prior to or simultaneously with this plat.

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

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

For Your Information:

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 10/12/2017
Plat Name: Hidden Meadow Sec 9
Developer: Century Land Holdings of Texas, LLC
Applicant: McKim & Creed, Inc.
App No/Type: 2017-1605 C3F

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	14.6230	Total Reserve Acreage:	0.2832
Number of Lots:	99	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:	Greenwood Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77044	417W	ETJ

Conditions and Requirements for Approval

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

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

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

1) Provide 2nd point of access once the lot count reaches over 150.

For Your Information:

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

Easements outside of plat boundary will need to be recorded prior to plat recordation
Coordinate with HCFCD if additional land for drainage channel is needed.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 10/12/2017
Plat Name: Houston Dementia Center
Developer: GUIDON BUILDING
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No/Type: 2017-1777 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.4390	Total Reserve Acreage:	5.4390
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	21	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77059	578S	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

City Engineer: DETENTION IS REQUIRED

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 10/12/2017
Plat Name: Huffman DTP Addition
Developer: Huffman DTP, LLC
Applicant: John Cowan and Associates
App No/Type: 2017-1648 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.5590	Total Reserve Acreage:	1.5590
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77336	339J	ETJ

Conditions and Requirements for Approval

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- 1) Coordinate with Harris County ,TIA must be submitted and reviewed prior to recordation).

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 10/12/2017
Plat Name: Huffman DTP Addition
Developer: Huffman DTP, LLC
Applicant: John Cowan and Associates
App No/Type: 2017-1648 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approve.
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.

Label 10 foot building line along Smith Road and 25 foot building line along FM 2100

Need Harris County Clerk certificate of Commissioners' Court approval

Limited TIA required for corner at a signalized intersection a joint scoping meeting with TxDOT is recommended

Additional ROW for a future eastbound right turn lane may be required based on TIA.

20'x20' ROW cutback is required at corner of Smith Rd and FM 2100.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 29
Action Date: 10/12/2017
Plat Name: Jacqueline Court
Developer: Mathews Investments Southwest Inc
Applicant: Owens Management Systems, LLC
App No/Type: 2017-1658 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.9470	Total Reserve Acreage:	0.0887
Number of Lots:	16	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452B	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.

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

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

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

For Your Information:

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

PWE Utility Analysis: A Wastewater capacity reservation letter is required for this project. When applying please attach a copy of the 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 ALSO NEED W.M.E. AND DETENTION

Solid Waste: To qualify for COH garbage collection, at least one residential unit located within the development or subdivision must be adjacent to or abut at least one public street and have direct access to that public street. Non of the units depicted have direct access to a public street and therefore this development does not qualify for COH garbage collection.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 10/12/2017
Plat Name: Kamp Commercial
Developer: All Out Offroad, Inc.
Applicant: C & C Surveying, Inc
App No/Type: 2017-1756 C3P

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	1.6290	Total Reserve Acreage:	1.6290
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	289U	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.

This application needs to be changed to a C2 plat as it is not dedicating any ROW or easements.

For Your Information:

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

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 10/12/2017
Plat Name: Kings Mill Sec 10
Developer: K-Mill at Russell Palmer, LTD. A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2017-1793 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	7.8994	Total Reserve Acreage:	0.0300
Number of Lots:	39	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Montgomery County MUD 98
County	Zip	Key Map ©	City / ETJ
Montgomery	77339	296T	ETJ

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 10/12/2017
Plat Name: Kings Mill Sec 11
Developer: K-Mill at Russell Palmer, LTD. A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2017-1796 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	13.2900	Total Reserve Acreage:	0.9800
Number of Lots:	64	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Montgomery County MUD 98
County	Zip	Key Map ©	City / ETJ
Montgomery	77339	296W	ETJ

Conditions and Requirements for Approval

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)

Coordinate with Montgomery County regarding dedicatory language with regards to single family language.

For Your Information:

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

City Engineer: 10' WLE & 10' STM.S.E CANNOT OVERLAPP, WHICH IS NOT ALLOWED.
CHECK WITH THE COUNTY TO SEE IF 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

Addressing: Crinet Square Street has 2 street types. Please 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 10/12/2017
Plat Name: Longwoods partial replat no 2
Developer: JAMES CALTAGIRONE
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No/Type: 2017-1623 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.7182	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77024	491F	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)
- Vicinity map needs to be zoomed in for increased legibility.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 10/12/2017
Plat Name: Matthews Village Estates
Developer: Matthews Investments Southwest Inc. XX
Applicant: 4Site Land Surveying
App No/Type: 2017-1629 C2

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.9169	Total Reserve Acreage:	0.9169
Number of Lots:	12	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	411Z	City

Conditions and Requirements for Approval

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

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

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

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

079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)

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

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

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

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

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

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 10/12/2017
Plat Name: Matthews Village Estates
Developer: Matthews Investments Southwest Inc. XX
Applicant: 4Site Land Surveying
App No/Type: 2017-1629 C2

Staff Recommendation:
Defer Chapter 42 planning standards

1. Provide recording information shown on that plat for TC Jester during the deferral period. We must verify the ROW width is sufficient.
2. 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.
3. Verify that deed restricted building line is valid. If so add deed restricted building line note.
4. Add 3' Emergency Access Easement as shown.
5. Renumber lots as shown as they are still within 1 block.
6. Revise lot sizes and table.
7. Add wastewater note.
8. Reserves restricted to Common Open Space either need to be 5000 sq ft or changed to just Open Space.

For Your Information:

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

PWE Traffic: 10/03/17:

Two on-site parking spaces are provided.

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

Parks and Recreation: Need 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 number 1.

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 10/12/2017
Plat Name: Michoacana Plaza
Developer: roade properties
Applicant: Replat Specialists
App No/Type: 2017-1685 C2

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	2.1998	Total Reserve Acreage:	2.1998
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:	Open Ditch	Utility District:	Bridgestone MUD
County	Zip	Key Map ©	City / ETJ
Harris	77388	291T	ETJ

Conditions and Requirements for Approval

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

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)

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.

190.2. Add 'Mark A. Kilkenny, Chair' as Chair in the Planning Commission certificate.

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

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

1. Provide recording information shown on the plat for FM 2920.
2. Change all years to 2017 on the plat.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 10/12/2017
Plat Name: Michoacana Plaza
Developer: roade properties
Applicant: Replat Specialists
App No/Type: 2017-1685 C2

Staff Recommendation:
Defer Chapter 42 planning
standards

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Provide documentation of TxDOT driveway approval with site plan.
20'x20' cutback is required at the corner of Bridgestone Ranch Drive and FM 2920.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 10/12/2017
Plat Name: Miramesa South Reserves
Developer: Benchmark Engineering
Applicant: Benchmark Engineering Corporation
App No/Type: 2017-1767 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.5120	Total Reserve Acreage:	3.5120
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 165
County	Zip	Key Map ©	City / ETJ
Harris	77433	406B	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 185.2. Appendix A: Provide an attesting individual in the dedicatory language.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

For Your Information:

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

City Engineer: DETENTION IS REQUIRED

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Coordinate with HCFCD if any additional drainage easements are required
Main driveway should be located at existing median opening on Fry Road across Morrison Grove Drive and SB left turn lane should be constructed on Fry Road.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 10/12/2017
Plat Name: Morton Creek Ranch Sec 14
Developer: Woodmere Development Co., LTD.
Applicant: R.G. Miller Engineers
App No/Type: 2017-1801 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	10.7450	Total Reserve Acreage:	1.6504
Number of Lots:	49	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 432
County	Zip	Key Map ©	City / ETJ
Harris	77493	445J	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.

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)

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

159. Provide centerline tie.

Coordinate with Harris County Engineering's Office, if any additional ROW is required for Morton Ranch or Porter Roads.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 10/12/2017
Plat Name: Morton Creek Ranch Sec 14
Developer: Woodmere Development Co., LTD.
Applicant: R.G. Miller Engineers
App No/Type: 2017-1801 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Easements outside of plat boundary will need to be recorded prior to recordation
UVE should be checked at Porter Road and Morton Ranch Road.
25'x25' ROW cutback is required at corner of Porter Road and Morton Ranch Road.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 10/12/2017
Plat Name: Old Town Spring Business Park Reserve
Developer: Giddy Up Development, LLC
Applicant: Windrose
App No/Type: 2017-1518 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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.

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)

190.2. Add 'Marth 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)Access is denied from Booker road

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 10/12/2017
Plat Name: Old Town Spring Business Park Reserve
Developer: Giddy Up Development, LLC
Applicant: Windrose
App No/Type: 2017-1518 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

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

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 10/12/2017
Plat Name: Plaza 290 Boulevard Estates
Developer: jesus ortega
Applicant: Replat Specialists
App No/Type: 2017-1693 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.0000	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286W	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 10/12/2017
Plat Name: Plaza 290 Boulevard Estates
Developer: jesus ortega
Applicant: Replat Specialists
App No/Type: 2017-1693 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

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

Revise visibility triangle to 20' X 20' corner cut

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 10/12/2017
Plat Name: Providence Health Center
Developer: 1960 Medical Village II, L.P.
Applicant: R.G. Miller Engineers
App No/Type: 2017-1731 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.5000	Total Reserve Acreage:	11.5000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 86
County	Zip	Key Map ©	City / ETJ
Harris	77090	332N	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.

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)

Coordinate ROW dedication for Butterfield Road with Harris County Engineering's Office.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 10/12/2017
Plat Name: Providence Health Center
Developer: 1960 Medical Village II, L.P.
Applicant: R.G. Miller Engineers
App No/Type: 2017-1731 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approve
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)
Chapter 42 requires the extension of Red Oak Drive for block length or submit a variance. see markups.
Butterfield Road should be paved to Harris County Standard before access will be allowed.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 10/12/2017
Plat Name: Reding McCamey Development
Developer: Robin L. Reding
Applicant: Doshi Engineering & Surveying Company
App No/Type: 2017-1635 C2

Staff Recommendation:
 Defer further deed rests
 review reqd

Total Acreage:	0.5073	Total Reserve Acreage:	0.5073
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	368S	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.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions.

For Your Information:

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

PWE Utility Analysis: 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 10/12/2017
Plat Name: Royal Brook at Kingwood Sec 10
Developer: Friendswood Development Company
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2017-1780 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	27.4000	Total Reserve Acreage:	11.3700
Number of Lots:	38	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris/Montgomery	77365	297K	City/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.

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)

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

133. Add Private Park plat note: 'Reserve(s) restricted to Private Park pursuant to Chapter 42 of the Code of Ordinances, City of Houston, Texas. This Private Park designation may not be changed without approval of the Planning Commission of the City of Houston, Texas.'

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

159. Provide centerline tie.

1. Coordinate with Parks Department if any notes/changes to parks table are needed.
2. Provide an approved drainage plan from Public Works & Engineering Department by final plat submittal.
3. When future sections exceed more than 150 lots, provide a second point of access.



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 10/12/2017
Plat Name: Royal Brook at Kingwood Sec 10
Developer: Friendswood Development Company
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2017-1780 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

For Your Information:

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

PWE Utility Analysis: A Wastewater capacity reservation letter is required for this project. When applying please attach a copy of the 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 297 K.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 43
Action Date: 10/12/2017
Plat Name: Royal Hearts Townhomes
Developer: Commander Enterprises Inc
Applicant: RP & Associates
App No/Type: 2017-1743 C3F

Staff Recommendation:
 Defer Chapter 42 planning standards

Total Acreage:	2.8069	Total Reserve Acreage:	0.4305
Number of Lots:	34	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:	Kingsbridge MUD
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	528S	ETJ

Conditions and Requirements for Approval

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

035. Add Wastewater note to the face of the plat "All lots shall have adequate wastewater collection service".

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

037. COS reserves shall be reasonably dry and flat. (185)

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

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

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

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

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

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.

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

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

180.2. For PAE II or Shared driveways: Storm Sewer system within the private property or private easement is a private system and must be maintained by the property owners or the home owners association.(STM)



Agenda Item: 43
Action Date: 10/12/2017
Plat Name: Royal Hearts Townhomes
Developer: Commander Enterprises Inc
Applicant: RP & Associates
App No/Type: 2017-1743 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

180.3. For PAE II or Shared driveways add this note to the face of the plat: Lots within this development are not eligible for City of Houston solid waste pickup. Any HOA agreement prepared for this subdivision should include notice to property owners of their ineligibility. (SWD)

185. Appendix A: Owners Acknowledgement is incomplete. ADD THE FOLLOWING "FURTHER, Owners do hereby dedicate to the public a strip of land twenty feet (20' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures".

185. Appendix A: Owners Acknowledgement is incomplete. ADD THE FOLLOWING "FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width".

185. Appendix A: Owners Acknowledgement is incomplete. ADD THE FOLLOWING "FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width".

For Your Information:

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

Fort Bend Engineer: 1) Update precinct 1 commissioner to Vincent M. Morales, Jr.
2) Provide minimum 10' curb returns onto Delamere Drive
PWE Utility Analysis: Approve
City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 10/12/2017
Plat Name: Semmons Business Park
Developer: Mission Engineering
Applicant: Gruller Surveying
App No/Type: 2017-1667 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.6861	Total Reserve Acreage:	4.6755
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	77040	450G	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)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to 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 Semmons Drive to Plat Tracker.
City Engineer: DETENTION IS REQUIRED

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 10/12/2017
Plat Name: Stonebridge Ellington Sec 1 partial replat no 1 and extension
Developer: CSRP, Inc.
Applicant: Windrose
App No/Type: 2017-1751 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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:	Storm Sewer	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.

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.

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

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

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

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

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

For Your Information:

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



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 10/12/2017
Plat Name: Stonebridge Ellington Sec 1 partial replat no 1 and extension
Developer: CSRP, Inc.
Applicant: Windrose
App No/Type: 2017-1751 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 10/03/17:

No comments.

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 10/12/2017
Plat Name: Summer Vista
Developer: JONATHAN WILLIAMS
Applicant: replats.com
App No/Type: 2017-1758 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1263	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	493G	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.

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)

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 10/12/2017
Plat Name: Summer Vista
Developer: JONATHAN WILLIAMS
Applicant: replats.com
App No/Type: 2017-1758 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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 (_units) of dwelling units.

PWE Utility Analysis: A Wastewater capacity reservation letter is required for this project. When applying please attach a copy of the propose re-plat to the WCR application.

(Low or high impact process)

Appointments may be scheduled using the Online Queuing Service

Submit application online at houstonpermittingcenter.org

The COH GIMS shows a community sewer on the site.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 10/12/2017
Plat Name: Tavola Sec 21
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2017-1725 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	15.0500	Total Reserve Acreage:	5.4700
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:	East Montgomery County MUD 7
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	256M	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

121. Add One-foot Reserve plat note: (adjacent to street) One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.

150. FYI: Provide a second point of access to a public street when the total number of lots exceeds 150. (190)

185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications and coordinate with Montgomery County 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)

FYI: Director lots were created under the provisions described by the Municipal Utility District. If the tracts are developed in the future then adequate access must be provided per Chapter 42.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 10/12/2017
Plat Name: Tavola Sec 21
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2017-1725 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approved

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 10/12/2017
Plat Name: Tavola Sec 25
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2017-1773 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.8500	Total Reserve Acreage:	0.4200
Number of Lots:	38	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	East Montgomery County MUD 7
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	256M	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

121. Add One-foot Reserve plat note: (adjacent to street) One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.

150. FYI: Provide a second point of access to a public street when the total number of lots exceeds 150. (190)

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

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 10/12/2017
Plat Name: Tavola Sec 25
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2017-1773 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 10/12/2017
Plat Name: Tealpointe Lake Estates
Developer: Tealpointe Lake Estates, Ltd
Applicant: Hovis Surveying Company Inc.
App No/Type: 2017-1606 C3F

Staff Recommendation:
Defer Applicant request

Total Acreage:	99.0960	Total Reserve Acreage:	11.3560
Number of Lots:	51	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286S	ETJ

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
091. Provide One-foot reserve as indicated on the plat and add applicable One-foot Reserve note to the plat. (193)
148. Change street name(s) as indicated on the marked file copy. (133-134)
149. Change street name ending(s) as indicated on the marked file copy. (133-134)
209. Applicant has requested that this item be deferred for two weeks.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 10/12/2017
Plat Name: Tealpointe Lake Estates
Developer: Tealpointe Lake Estates, Ltd
Applicant: Hovis Surveying Company Inc.
App No/Type: 2017-1606 C3F

Staff Recommendation:
Defer Applicant request

PWE Utility Analysis: Approve.

Addressing: The street with "crossing" is not a major thoroughfare and should have a new street type. We'd prefer to have new street names for the circle, and street breaks between the north and south portions as well.

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

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

Label 2 20' X 20' corner cuts and UVE

Label future Holderrieth Road along northern plat boundary per revised major thoroughfare plan

Tealpointe Crossing should be at least 60 feet because this acts as a collector street. 60 feet of ROW would be needed at future intersection of Holderrieth to the north. road would need to be shifted to the east to be relocated to lot 3, block 3 and lot 7, block 1 to line up with future county parking lot to the north of Holderrieth Road

Label 25 foot building line for future Holderrieth Road to the north

Verify with COH is Tealpointe Lake Lane violates intersection spacing requirements per COH chapter 42

Plans and plat will need to be approved by CIP project manager, Michael Turner

UVes at Mueschke

Planning Commission has approved new alignment of Holderrieth Road major thoroughfare adjacent to north boundary:

Label / show future Holderrieth

Add "no residential driveway onto major thoroughfare" note.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 10/12/2017
Plat Name: Treviso Gardens Sec 2
Developer: Treviso Gardens, LTD. A Texas Limited Partnership & Benchmark Acquisitions, LLC A Texas Limited Liab
Applicant: EHRA
Ann No/Type: 2017-1694 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	14.5500	Total Reserve Acreage:	3.0800
Number of Lots:	86	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	445J	ETJ

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.

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

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

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

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

Applicant must submit an approved FEMA FIRM flood map showing the subject site outside the floodplain areas prior to recordation.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50

Action Date: 10/12/2017

Plat Name: Treviso Gardens Sec 2

Developer: Treviso Gardens, LTD. A Texas Limited Partnership &
Benchmark Acquisitions, LLC A Texas Limited Liab

Applicant: EHRA

App No/Type: 2017-1694 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

Staff Recommendation:

Approve the plat subject to
the conditions listed

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 10/12/2017
Plat Name: Trinity Hospital
Developer: Heitkamp Swift Architects
Applicant: REKHA ENGINEERING, INC.
App No/Type: 2017-1684 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.8164	Total Reserve Acreage:	1.8164
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	490B	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.

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)

FYI: Any additions to existing building must meet 25' B.L requirement.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 2) 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 IS REQUIRED

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 10/12/2017
Plat Name: Unique Estate
Developer: Alvarado Group, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2017-1571 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.4856	Total Reserve Acreage:	1.2350
Number of Lots:	37	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77035	571J	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications 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 ALSO NEED W.M.E. AND DETENTION

PWE Traffic: Sufficient on-site parking is provided.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 10/12/2017
Plat Name: USA Wheel and Tire
Developer: Momentum Engineering Solutions
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2017-1730 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.9860	Total Reserve Acreage:	3.9860
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77075	575J	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)

Provide intersection tie.

Remove reason for replat

For Your Information:

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

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

Aviation: Project may be subject to Houston Airport System restrictions.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 10/12/2017
Plat Name: Vistas of Klein Lake Sec 3
Developer: CalAtlantic Homes of Texas, Inc.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2017-1763 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	31.6230	Total Reserve Acreage:	10.5480
Number of Lots:	45	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77379	290Y	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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

PWE Utility Analysis: Approve.
 Harris County Flood Control District: Flood Control review - No comments.
 Addressing: Picuris Way makes a 90 degree turn. 2 different street names are 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)
 plat should be preliminary
 label new street name which is an extension of Picuris Way
 Truchas Street will need to be 60 feet wide minimum.
 UVE should be checked at Truchas Street (pvt) and Spring Cypress Rd.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 10/12/2017
Plat Name: Windmill Lakes Villas
Developer: Milestone Habitat Lakes, Ltd
Applicant: Owens Management Systems, LLC
App No/Type: 2017-1631 C3F

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	6.0417	Total Reserve Acreage:	1.5780
Number of Lots:	64	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	77075	576S	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.

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

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

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

180.2. For PAE II or Shared driveways: Storm Sewer system within the private property or private easement is a private system and must be maintained by the property owners or the home owners association.(STM)

180.3. For PAE II or Shared driveways add this note to the face of the plat: Lots within this development are not eligible for City of Houston solid waste pickup. Any HOA agreement prepared for this subdivision should include notice to property owners of their ineligibility. (SWD)

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 10/12/2017
Plat Name: Windmill Lakes Villas
Developer: Milestone Habitat Lakes, Ltd
Applicant: Owens Management Systems, LLC
App No/Type: 2017-1631 C3F

Staff Recommendation:
Defer Additional
information reqd

PWE Traffic: 10/03/17:

In order to approve the four on-site parking spaces labeled as 1, 2, 3, and 4 that are shown to be on the P.A.E., the applicant needs to provide the layout of the home and driveways along with the 20' long parking space to demonstrate that parked cars will fit while providing enough clearance not cause backing issues for vehicles coming out of the garage or driveway.

If this is shown not to be practical placement, then the applicant should change the parking plan and table to show 7 on-site parking spaces and four on-street parking spaces. On-street parking can be accommodated along Windmill Lakes Blvd(40'wide) near the driveway entrance to the development.

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: IF THE F.H. AND FIRE LINE ARE PUBLIC, IT NEED 10'X10' F.H.E. AND 20' W.L.E. AND DETENTION IS REQUIRED

Addressing: Missing page 2 of plat

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 10/12/2017
Plat Name: Bayou Parkview Drive
Developer: Padua Realty Company
Applicant: Gruller Surveying
App No/Type: 2017-1738 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.9790	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494J	City

Conditions and Requirements for Approval

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

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

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

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

Add long replat paragraph

One foot reserves must be added per markup location.

Provide street recordation at final.

Title block on map needs to match title report

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 Approve
City Engineer Approve
CenterPoint Disapprove
PWE Utility Analysis Approve



Agenda Item: 57
Action Date: 10/12/2017
Plat Name: Bibleway Church of our Lord Jesus Christ Inc
Developer: Amanchi Enviromental Services
Applicant: CAS Consultants, LLC
App No/Type: 2017-1614 C2R

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	0.2040	Total Reserve Acreage:	0.2040
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453N	City

Conditions and Requirements for Approval

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

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

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

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

139. Provide for widening of Ajax and 38th, street. (122)

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

For Your Information:

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

PWE Traffic: 10/10/17:

No comments.

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

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

City Engineer: NEED 5' STREET DEDICATION ON AJAX ST.

DETENTION IS REQUIRED



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 10/12/2017
Plat Name: Buff Brew
Developer: 1502 Sawyer LLC
Applicant: Terra Surveying Company, Inc.
App No/Type: 2017-1732 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.6070	Total Reserve Acreage:	1.6070
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493F	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). provide non acceptance letter (for acquisition of the 10' row dedication) at the time of recordation

For Your Information:

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

PWE Utility Analysis: Approve
City Engineer: DETENTION IS REQUIRED

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 10/12/2017
Plat Name: Colina Homes on Dian Street
Developer: COLINA HOMES
Applicant: ICMC GROUP INC
App No/Type: 2017-1666 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2295	Total Reserve Acreage:	0.0050
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452Y	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

PWE Utility Analysis: A Wastewater capacity reservation letter is required for this project. When applying please attach a copy of the propose re-plat to the WCR 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60

Action Date: 10/12/2017

Plat Name: Cornell Manor

Developer: Action Surveying

Applicant: Action Surveying

App No/Type: 2017-1745 C2R

Staff Recommendation:

Defer Drainage Plan reqd

Total Acreage:	0.1836	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Combination
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

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)

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

An approve drainage plan is required.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60

Action Date: 10/12/2017

Plat Name: Cornell Manor

Developer: Action Surveying

Applicant: Action Surveying

App No/Type: 2017-1745 C2R

Staff Recommendation:

Defer Drainage Plan reqd

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%
NEED DRAINAGE PLAN

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map.
Parks and Recreation: Need Parks and Open Space Table and 4 notes

- 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.

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 10/12/2017
Plat Name: Eado Mod
Developer: Tranquility Development Group, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2017-1771 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2296	Total Reserve Acreage:	0.0046
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	493V	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 10/12/2017
Plat Name: Eado Mod
Developer: Tranquility Development Group, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2017-1771 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 10/04/17:

One on-site parking space is provided.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 10/12/2017
Plat Name: Eado Riverside Townhouse Development
Developer: Topaz Ventures, LLC
Applicant: PLS
App No/Type: 2017-1779 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.9183	Total Reserve Acreage:	0.0184
Number of Lots:	24	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494J	City

Conditions and Requirements for Approval

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

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

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

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

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.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 10/12/2017
Plat Name: Eado Riverside Townhouse Development
Developer: Topaz Ventures, LLC
Applicant: PLS
App No/Type: 2017-1779 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Parks and Recreation: • To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 11.

PWE Traffic: 10/03/17:

Sufficient on-site parking is provided.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 10/12/2017
Plat Name: Export Business Park
Developer: Clay Development
Applicant: Gruller Surveying
App No/Type: 2017-1677 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.7116	Total Reserve Acreage:	1.7116
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	77063	530D	City

Conditions and Requirements for Approval

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

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

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

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

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)

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 10/12/2017
Plat Name: Export Business Park
Developer: Clay Development
Applicant: Gruller Surveying
App No/Type: 2017-1677 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: A Wastewater capacity reservation letter is required for this project. When applying please attach a copy of the propose re-plat to the WCR 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 10/12/2017
Plat Name: First 290 Industrial
Developer: John Y. Wu, et al
Applicant: Windrose
App No/Type: 2017-1724 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	9.5960	Total Reserve Acreage:	9.5960
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	77040	410U	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 10/12/2017
Plat Name: First 290 Industrial
Developer: John Y. Wu, et al
Applicant: Windrose
App No/Type: 2017-1724 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approved - To request the availability of City of Houston water and/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: 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 .

Driveways should be located such that there will be no overlapping left turn conflicts with existing driveway across the road.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 10/12/2017
Plat Name: Garza Place On Intervale
Developer: noberto garza
Applicant: Houston Platting
App No/Type: 2017-1700 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.9182	Total Reserve Acreage:	0.0000
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77075	575M	City

Conditions and Requirements for Approval

001. This plat will be deferred for two weeks to allow the proper agencies (City Engineer, Addressing, PDD Transportation and PWE Utility Analysis) to review this application as said entities were not notified during checkin.

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

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

For Your Information:

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 10/12/2017
Plat Name: GBA Gears Road Development
Developer: GBA Group, LLC
Applicant: Doshi Engineering & Surveying Company
App No/Type: 2017-1762 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	8.7731	Total Reserve Acreage:	8.7731
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77067	372N	ETJ

Conditions and Requirements for Approval

001. Provide revised title report that properly references the original plat's correct legal descriptions: "Lots 1 and 2, Block E..."

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

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

1. The documents provided do not appear to support the assertion that additional ROW has been dedicated to Trickey Road. If additional ROW has been dedicated by separate instrument, then please provide copies of said document. If no ROW dedication has been made by separate instrument, then it shall be made with this plat.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 10/12/2017
Plat Name: GBA Gears Road Development
Developer: GBA Group, LLC
Applicant: Doshi Engineering & Surveying Company
App No/Type: 2017-1762 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

PWE Utility Analysis: APPROVE.
City Engineer: DETENTION IS REQUIRED

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

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

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

Dedicate 20 feet of ROW on east side of road northern property line then transition existing east ROW line further south. Show correct location of east ROW line

Traffic Impact Analysis will be required before the review of construction plans.

Driveway on Gears Road should be located near east property line to minimize center lane conflicts with WB traffic on Gears Road at Trickey Road left turn lane queue.

Left turn lane extension / addition is required on Trickey Road.
county requests plat deferral.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 10/12/2017
Plat Name: Incarnatio Consecratio Missio
Developer: RLS Surveying
Applicant: RLS Surveying
App No/Type: 2017-1359 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 10/12/2017
Plat Name: Incarnatio Consecratio Missio
Developer: RLS Surveying
Applicant: RLS Surveying
App No/Type: 2017-1359 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approved

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

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 located 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)

Provide 20' X 20' cutbacks

UVE needs to be checked

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.

Addressing: Will be deferred for many issues, including requiring 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 10/12/2017
Plat Name: Jacob Townhomes
Developer: Texas Equity Consultant Properties
Applicant: NorthStar Surveying
App No/Type: 2017-1535 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.1111	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77011	494U	City

Conditions and Requirements for Approval

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

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

134.11. Add to general notes on face of plat: This property(s) is located in Park Sector number 11.

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

1)Proposed plat exceeds 27 units per acre.

2)remove E.A.E from shared driveway

3)Show 4' offset

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68

Action Date: 10/12/2017

Plat Name: Jacob Townhomes

Developer: Texas Equity Consultant Properties

Applicant: NorthStar Surveying

App No/Type: 2017-1535 C2R

Staff Recommendation:

Defer Applicant request

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

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

Parks and Recreation: Need 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 number 11.

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 10/12/2017
Plat Name: Jo Ross partial replat no 1
Developer: Individual
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2017-1608 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.7295	Total Reserve Acreage:	6.7295
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77034	577N	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 10/12/2017
Plat Name: Modern at Billingsley
Developer: Metro Living
Applicant: PLS
App No/Type: 2017-1373 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1263	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453Y	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.

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

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

For Your Information:

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

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

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%

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 10/12/2017
Plat Name: Neno Farm Houses
Developer: Topaz Ventures, LLC
Applicant: PLS
App No/Type: 2017-1673 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.8881	Total Reserve Acreage:	0.0000
Number of Lots:	16	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453Y	City

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.

079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)

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

Add note:

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71

Action Date: 10/12/2017

Plat Name: Neno Farm Houses

Developer: Topaz Ventures, LLC

Applicant: PLS

App No/Type: 2017-1673 C2R

Staff Recommendation:

Defer Additional
information reqd

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.

Parks and Recreation: Correct Parks and Open Space table

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 (16 units) of dwelling units.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 10/12/2017
Plat Name: Newhouse College Addition
Developer: Roc Homes
Applicant: Bates Development Consultants
App No/Type: 2017-1803 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77019	492R	City

Conditions and Requirements for Approval

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

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

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

Label B.L as indicated on markup

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 10/12/2017
Plat Name: Newhouse College Addition
Developer: Roc Homes
Applicant: Bates Development Consultants
App No/Type: 2017-1803 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: A Wastewater capacity reservation letter is required for this project. When applying please attach a copy of the propose re-plat to the WCR 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: B.L.'S AND G.B.L.'S ARE NOT CALLED OUT ON PLAT, DETENTION MAYBE REQUIRED
SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 10/12/2017
Plat Name: Nixon Assisted Living
Developer: DEBCO Holdings, LP
Applicant: HRS and Associates, LLC
App No/Type: 2017-1744 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.3785	Total Reserve Acreage:	0.3785
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77016	454P	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)

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

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

Make sure plat boundary is bold when printed in mylar format.

For Your Information:

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

PWE Traffic: 10/03/17:

No comments.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 10/12/2017
Plat Name: South Heights Purchase South
Developer: Easy Park Acquisitions
Applicant: Terra Associates, Inc.
App No/Type: 2017-1601 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.5915	Total Reserve Acreage:	0.5915
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	77007	493A	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.

050. Revise plat boundary 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.

This property is located within the 100 year flood plain and in the City limits. An approved drainage plan is required.

For Your Information:

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

PWE Traffic: 9/26/17:

No comments.

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 NEED DRAINAGE PLAN

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 10/12/2017
Plat Name: Trails on Delano
Developer: IRON HORSE
Applicant: Field Data Service, Inc
App No/Type: 2017-1607 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

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

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. Legal description in title and on plat must match. Provide an updated City Planning Letter with correct legal description.

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

For Your Information:

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

PWE Utility Analysis: Approved

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

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

- To be 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.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 10/12/2017
Plat Name: Twin Oaks Village Sec 15 partial replat no 1
Developer: Wisner Development
Applicant: Century Engineering, Inc
App No/Type: 2017-1741 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.9408	Total Reserve Acreage:	1.9408
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:	Storm Sewer	Utility District:	Big Oaks MUD
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	527J	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)

Label all building lines on plat.

For Your Information:

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

Fort Bend Engineer: 1) Provide 10' landscape easement or reserve along FM 1464
2) Move county engineer signature block to the right side of the plat above the commissioner signature blocks
3) ID building lines
4) Provide 30' curb return or 25' cutback at 1464/Orchid Ridge
5) Update precinct 1 commissioner to Vincent M. Morales, Jr.
6) Submit to FBC for formal review
7) This does not constitute a formal review by FBC as not all comments are provided in this review portal
PWE Utility Analysis: Approve.
City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 10/12/2017
Plat Name: View at Marina Street
Developer: SM Design & Consulting, LLC
Applicant: PLS
App No/Type: 2017-1655 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.0861	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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492H	City

Conditions and Requirements for Approval

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

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

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

Acreage and square feet must be labeled on plat.

No need to apply 157.B performing standards.

Remove building coverage note

Remove density table

Remove lot size and coverage table.

Remove note concerning the minimum 150 sf of permeable area required for lot.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 10/12/2017
Plat Name: View at Marina Street
Developer: SM Design & Consulting, LLC
Applicant: PLS
App No/Type: 2017-1655 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 10/12/2017
Plat Name: Villas in Oak Forest
Developer: REH HOME DEVELOPER INC
Applicant: PLS
App No/Type: 2017-1787 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2613	Total Reserve Acreage:	0.0046
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452Q	City

Conditions and Requirements for Approval

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

075. Add Single Family Residential note to the plat. (42-1)

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

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

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

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

221. Fully dimension all shared driveways. (44)

Add parking table.

Add solid waste notes.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 10/12/2017
Plat Name: Villas in Oak Forest
Developer: REH HOME DEVELOPER INC
Applicant: PLS
App No/Type: 2017-1787 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

PWE Traffic: 10/03/17:

One on-site parking space is provided.

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 MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 10/12/2017
Plat Name: Villas on Hershe Street
Developer: RAZORWAY LLC
Applicant: ICMC GROUP INC
App No/Type: 2017-1626 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

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 lines to the plat.

For Your Information:

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

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 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% AND MISSING B.L.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 10/12/2017
Plat Name: Villas on Noble Street
Developer: 2505 WHEELER STREET LLC
Applicant: ICMC GROUP INC
App No/Type: 2017-1471 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1147	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	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)

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

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

For Your Information:

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



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 10/12/2017
Plat Name: Villas on Noble Street
Developer: 2505 WHEELER STREET LLC
Applicant: ICMC GROUP INC
App No/Type: 2017-1471 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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%

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.



Agenda Item: 81
Action Date: 10/12/2017
Plat Name: Woodcrest Court
Developer: Haddad Habitat 806 LP
Applicant: Owens Management Systems, LLC
App No/Type: 2017-1781 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4481	Total Reserve Acreage:	0.0050
Number of Lots:	8	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	452G	City

Conditions and Requirements for Approval

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

For Your Information:

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

PWE Traffic: 10/03/17:

Woodcrest is 16 feet wide with open ditch. On-street parking will not be allowed only on-site parking will be allowed to meet the parking requirement. The applicant needs to the parking table. The subdivision plat shows on-site parking reserve, but the parking table indicates that the parking is on-street. Correct this typo and resubmit.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 10/12/2017
Plat Name: Woodlands East Shore Retail
Developer: The Woodlands Land Development Company, LP
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2017-1670 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.4440	Total Reserve Acreage:	3.4440
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 60
County	Zip	Key Map ©	City / ETJ
Montgomery	77380	251L	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item:	83	Staff Recommendation:	Defer Chapter 42 planning standards
Action Date:	10/12/2017		
Plat Name:	Yes Preparatory School Southwest Campus replat no 1 and extension		
Developer:	Arborleaf Engineering & Surveying, Inc.		
Applicant:	Arborleaf Engineering & Surveying, Inc.		
App No/Type:	2017-1795 C3R		

Total Acreage:	23.7700	Total Reserve Acreage:	21.7020
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:	
County	Zip	Key Map ©	City / ETJ
Harris	77053	572S	ETJ

Conditions and Requirements for Approval

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (156)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
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. Legal description in title and on plat must match.
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.
141. Provide for widening of Anderson collector street. Reference Major Thoroughfare and Freeway Plan. (122)
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.
159. Provide centerline tie.
- 161.4. The proposed location for major thoroughfare/collector does not conform to the current MTFP location. Revise plan to conform. See Major Thoroughfare and Freeway Plan. (122)
165. The minimum centerline radius for a major thoroughfare is 2000 feet. A tangent distance of at least 100 feet shall separate reverse curves. (132)
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83

Action Date: 10/12/2017

Plat Name: Yes Preparatory School Southwest Campus replat no 1 and extension

Developer: Arborleaf Engineering & Surveying, Inc.

Applicant: Arborleaf Engineering & Surveying, Inc.

App No/Type: 2017-1795 C3R

Revise legal description as indicated on marked file copy and submit a revised city planning letter with correct legal description.

Staff Recommendation:

Defer Chapter 42 planning standards

For Your Information:

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

PWE Utility Analysis: 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)

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 .

Revise road alignment per major thoroughfare plan and add 25 foot building lines

Anderson road is a major collector. Dedicate 10 feet of ROW

Add 10 foot building line along Anderson Road

Traffic Impact Analysis will be required for additional development.

25'x25' cutback is required at corner of Anderson Rd and Hiram Clarke Blvd.

County requests plat deferral.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84

Action Date: 10/12/2017

Plat Name: Amblake Court Two replat no 1

Developer: William L. Owens & Blake Williams Development, Inc.

Applicant: Windrose

App No/Type: 2017-1432 C3N

Staff Recommendation:

Defer Additional
information reqd

Total Acreage:	0.5153	Total Reserve Acreage:	0.5153
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	77063	490X	City

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 10/12/2017

Subdivision Name: Amblake Court Two replat no 1

Applicant: Windrose



C – Public Hearings

Site Location

Houston Planning Commission

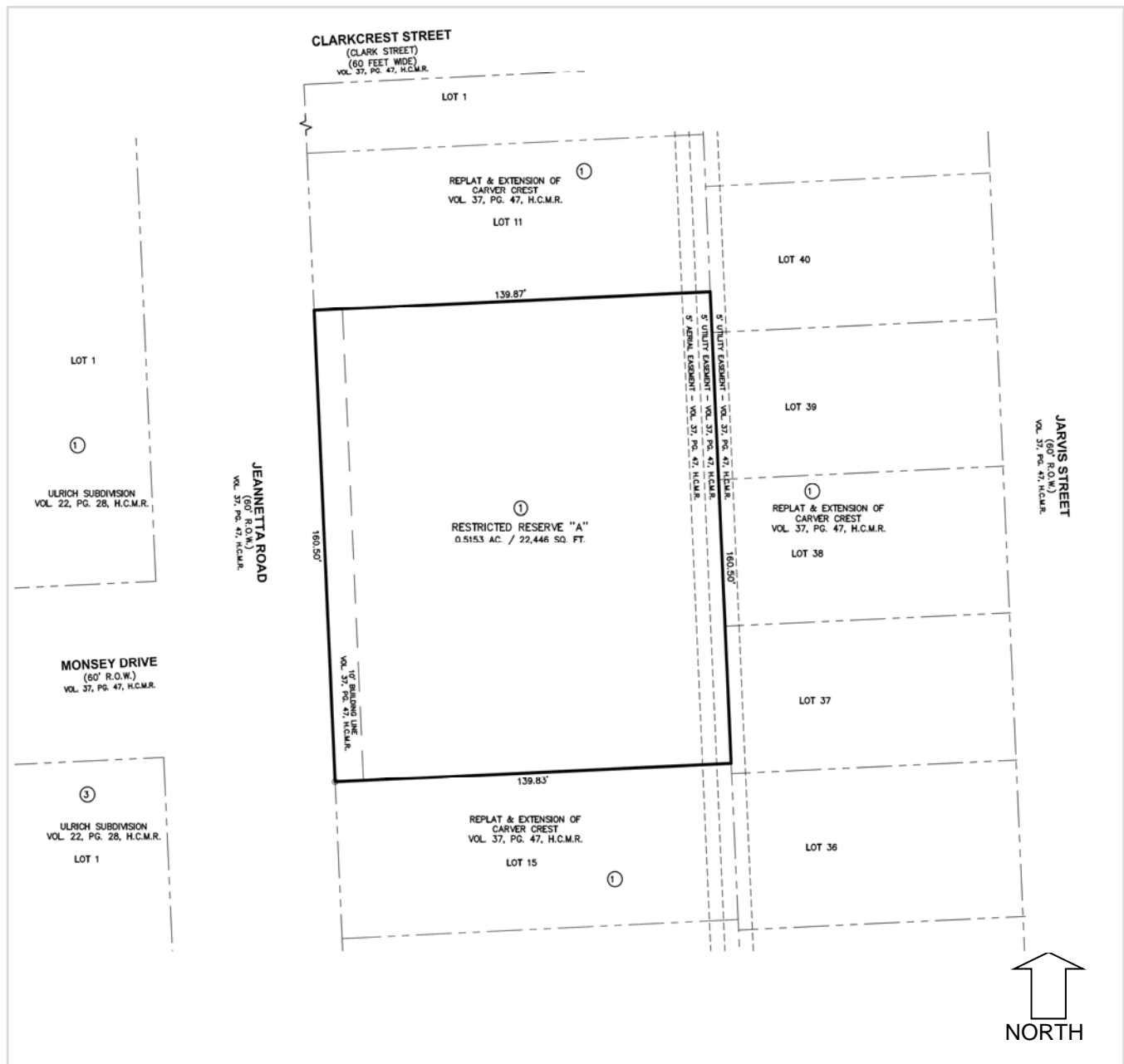
ITEM: 84

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Amblake Court Two replat no 1

Applicant: Windrose



C – Public Hearings

Subdivision

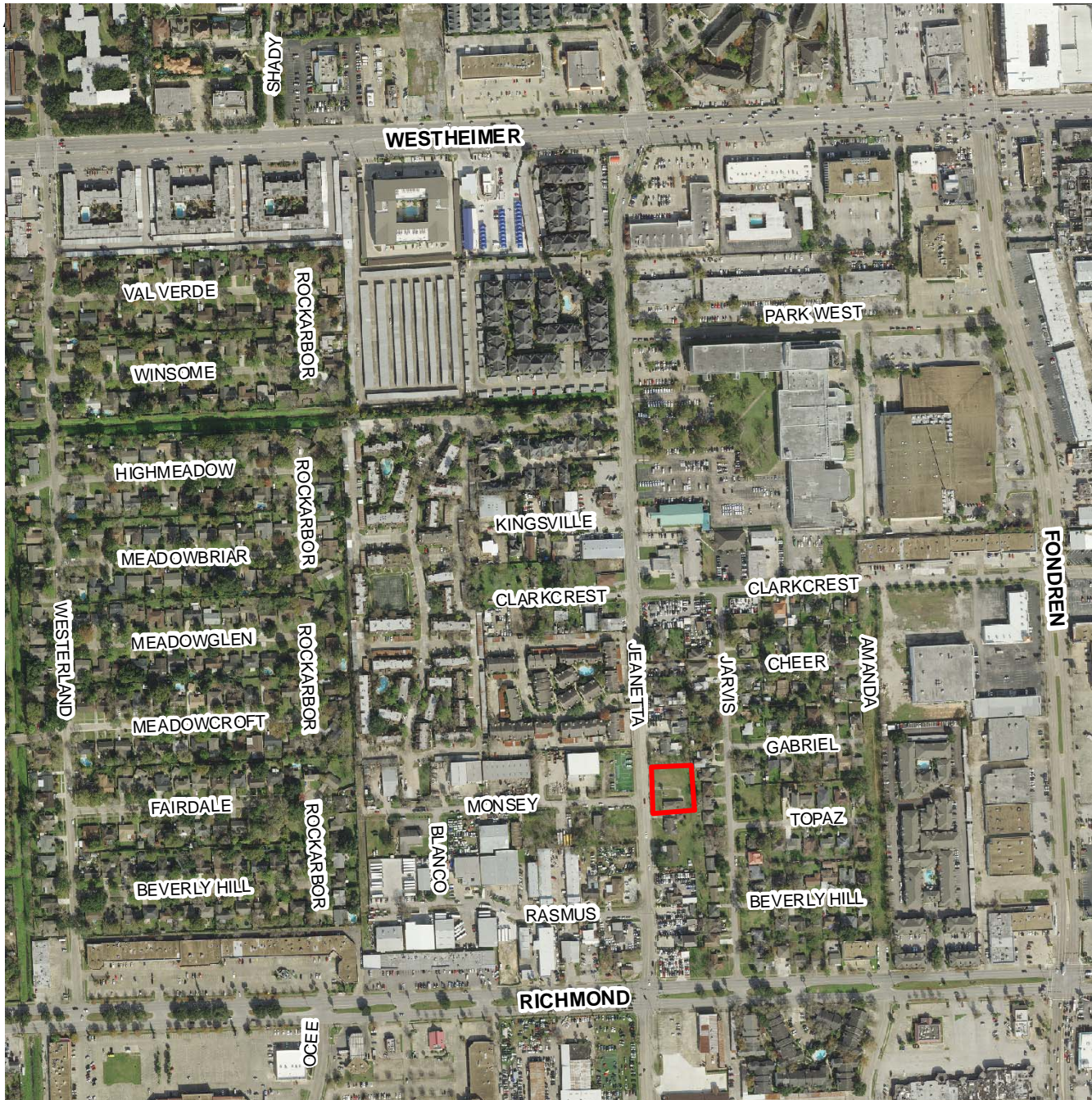
Houston Planning Commission

ITEM: 84

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Amblake Court Two replat no 1



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 10/12/2017
Plat Name: Amended Plat of Almeda Place partial replat no 9
Developer: P2MG, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2017-1478 C3N

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

Total Acreage:	0.1446	Total Reserve Acreage:	0.1446
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	77004	493X	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.

Provide minimum 6' unobstructed sidewalks along Blodgett and sidewalks along State Highway 288 must be to PWE standards.

Provide 3" caliper trees along State Highway 288 and Blodgett Street pursuant to Chapter 33 species and space requirements.

Provide 8' maximum height wrought iron or semi-opaque fence along State Highway 288 and Blodgett Street.

For Your Information:

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

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

C – Public Hearings with Variance Site Location

Houston Planning Commission

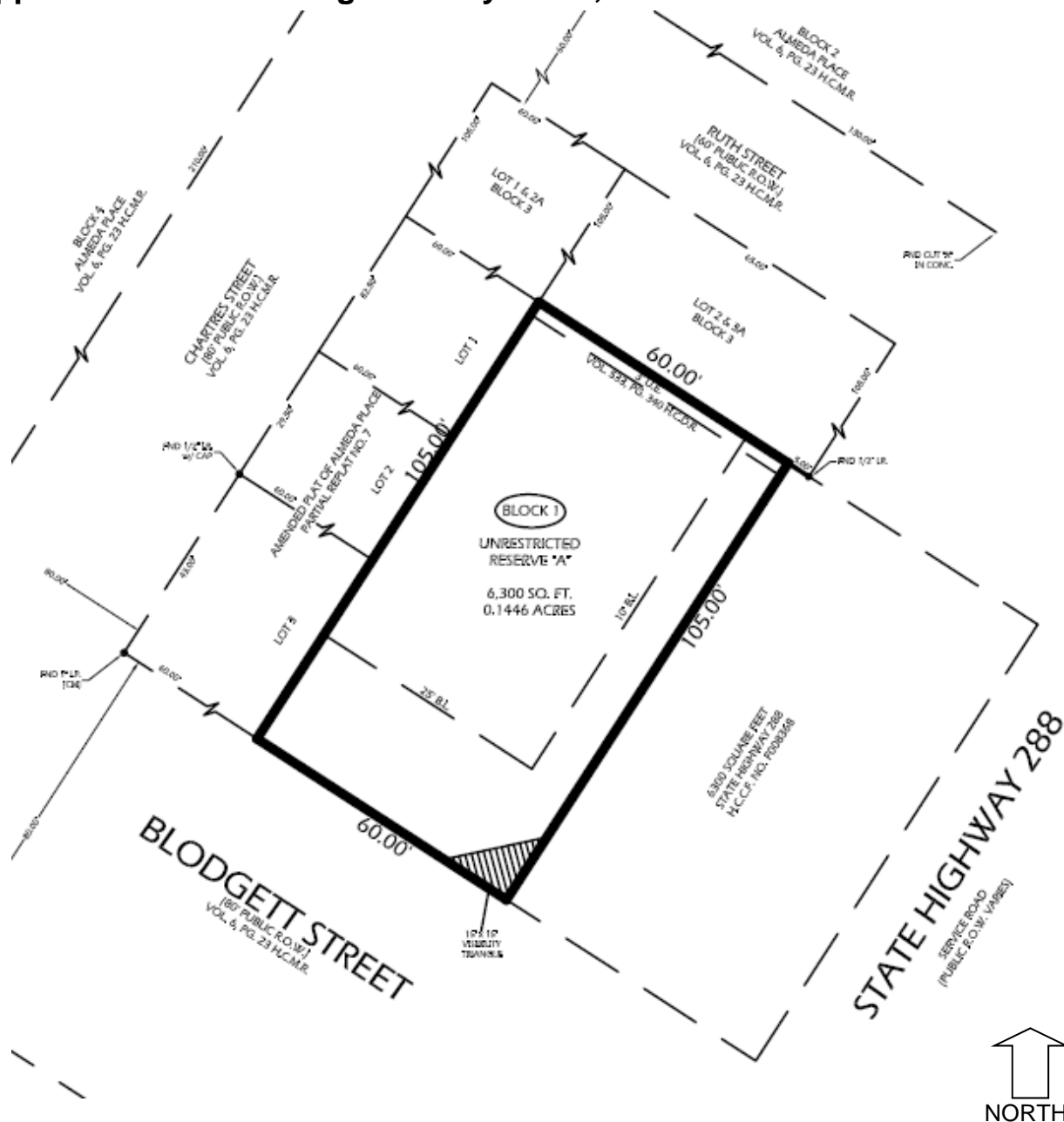
ITEM: 85

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Amended Plat of Almeda Place partial replat no 9 (DEF1)

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

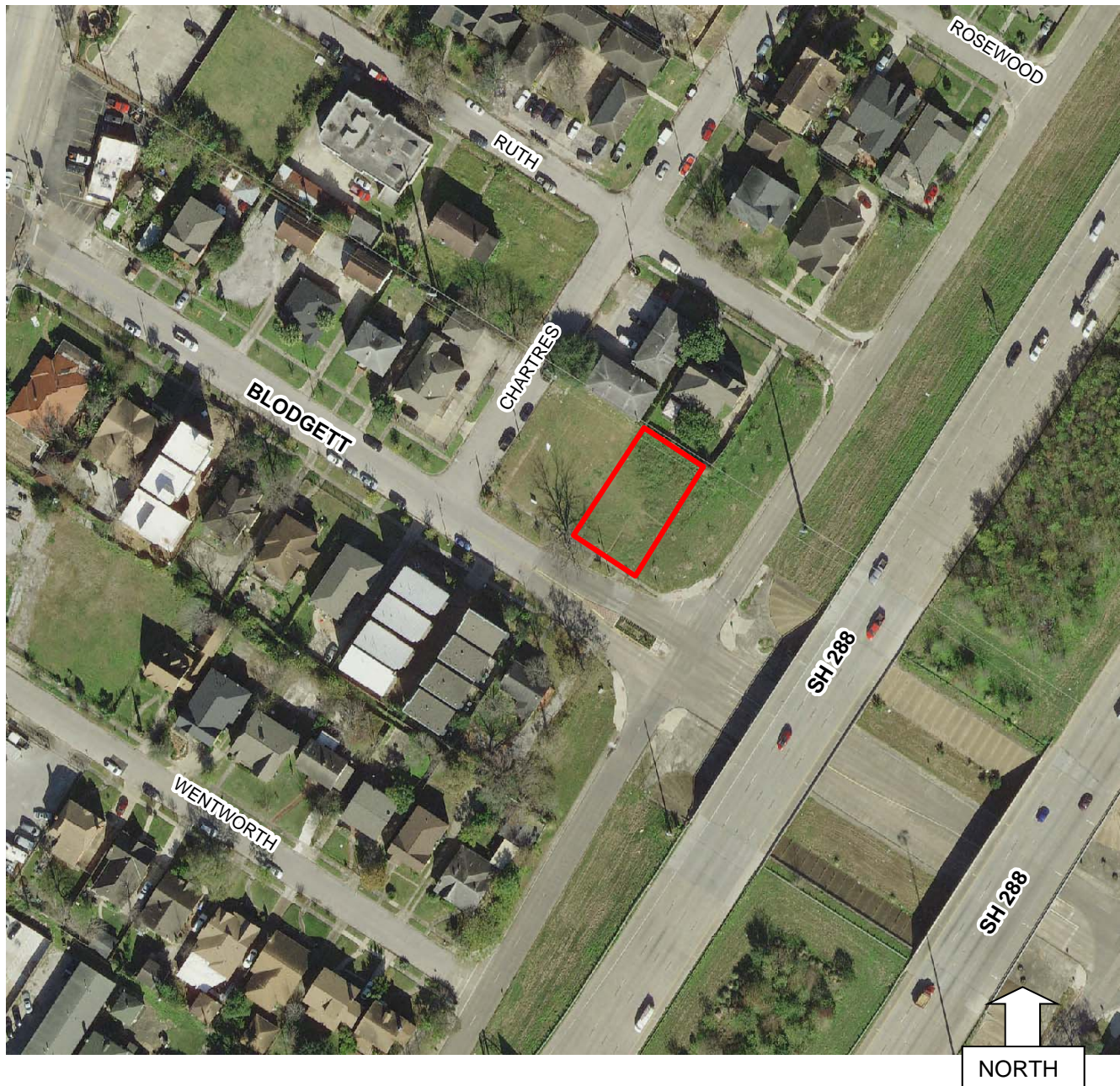
ITEM: 85

Planning and Development Department

Meeting Date: 10/12/2017

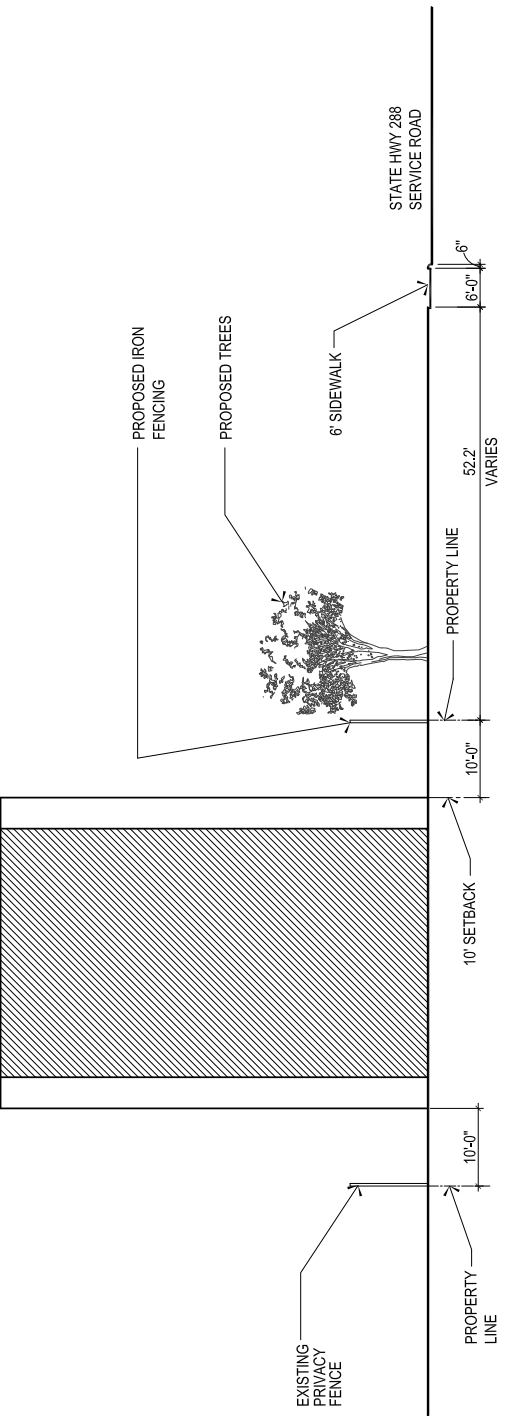
Subdivision Name: Amended Plat of Almeda Place partial replat no 9 (DEF1)

Applicant: Owens Management Systems, LLC

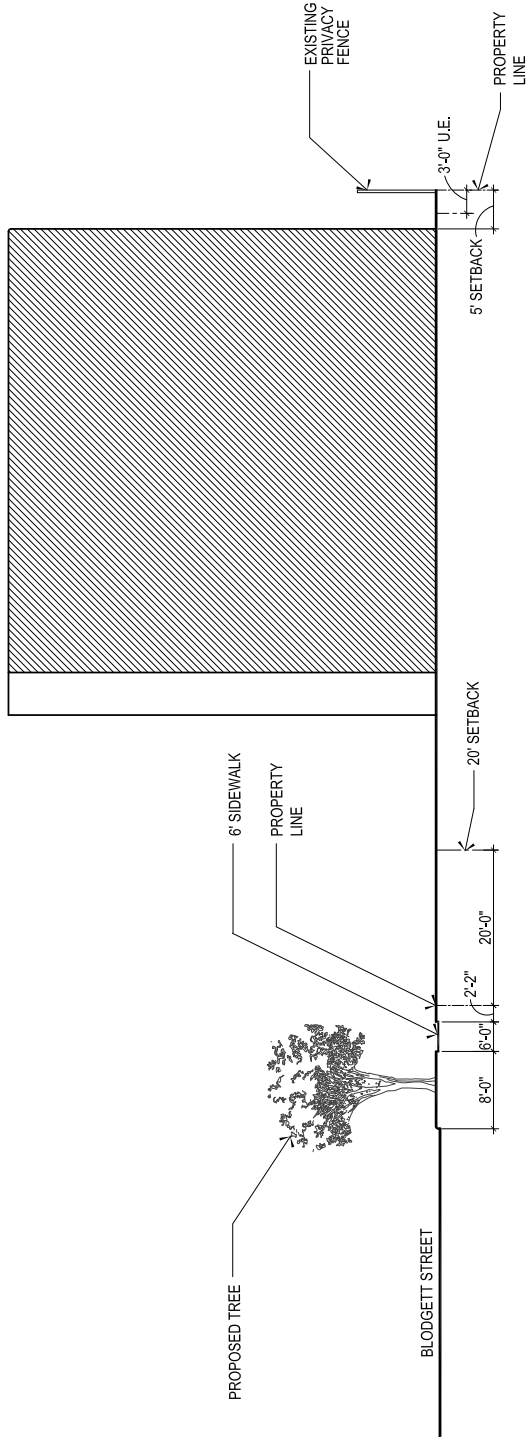


C – Public Hearings with Variance

Aerial



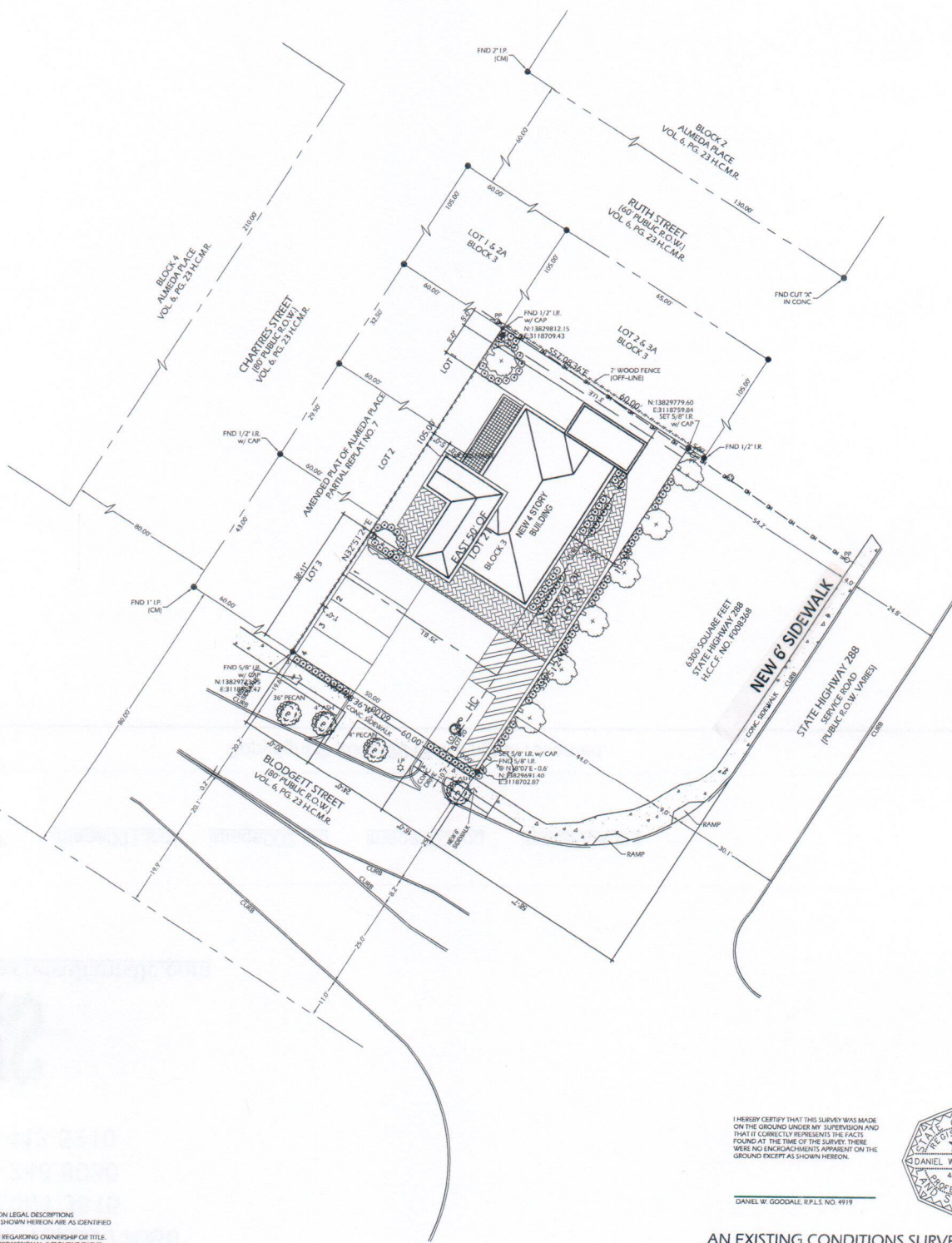
1 PROFILE OF ALIVE DAY MED SPA
SCALE: 1/16" = 1'-0"



2 PROFILE OF ALIVE DAY MED SPA
SCALE: 1/16" = 1'-0"



GRAPHIC SCALE
(IN FEET)
1" = 20'



LEGEND:
H.C.M.R. - HARRIS COUNTY MAP RECORD
H.C.D.R. - HARRIS COUNTY DEED RECORD
H.C.C.F. - HARRIS COUNTY CLERK FILE
R.O.W. - RIGHT OF WAY
C.M. - CONTROL MONUMENT
I.R./P. - IRON ROD/IRON PIPE
F.T.P. - FINCHED TOP PIPE
U.E. - UTILITY EASEMENT
S.S. - SANITARY SEWER MANHOLE
L.P. - LIGHT POLE
P.P. - POWER POLE
O.H. - OVERHEAD UTILITY LINES

FLOOD INFORMATION
PROPERTY IS NOT IN THE 100 YEAR
FLOOD ZONE. THIS PROPERTY LIES IN
ZONE "X" ACCORDING TO F.I.M. MAP NO.
50201 COMMS, DATED 06-18-2007.

BY GRAPHIC PLOTTING ONLY. WE DO NOT
ASSUME RESPONSIBILITY FOR EXACT
DETERMINATION.

NOTES:
1. SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY IS BASED ON LEGAL DESCRIPTIONS
SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN HEREON ARE AS IDENTIFIED
BY G.P. NO. 1710-175560 OF TEXAS AMERICAN TITLE COMPANY.
2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
3. THE SURVEYOR CERTIFIES TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE
SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL
INSTITUTIONS OR SUBSEQUENT OWNERS.
5. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE
HAS BEEN GRANTED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN
CONJUNCTION WITH THE ORIGINAL TRANSACTION.
6. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS OBSERVED THE
PROTECTION ZONE TEXAS SOUTH CENTRAL 4204 AND CAN BE CONVERTED TO SURFACE BY APPLYING THE
COMBINED SCALE FACTOR OF 1.0011183283.
7. THERE ARE NO WATER METERS, FIRE HYDRANTS, STORM INLETS OR MANHOLES ON THE TRACT OR IN THE
RIGHT OF WAY WITHIN 10 FEET OF THE TRACT.
8. SITE SUBJECT TO RESTRICTIVE COVENANTS AS RECORDED IN VOL. 533, PG. 340 H.C.D.R.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND UNDER MY SUPERVISION AND
THAT IT CORRECTLY REPRESENTS THE FACTS
FOUND AT THE TIME OF THE SURVEY. THERE
WERE NO ENCROACHMENTS APPARENT ON THE
GROUND EXCEPT AS SHOWN HEREON.

DANIEL W. GOODALE, R.P.L.S. NO. 4919



AN EXISTING CONDITIONS SURVEY OF

THE WESTERLY TEN FEET OF LOT 20, AND THE ADJOINING EASTERLY FIFTY FEET OF LOT 21, IN BLOCK 3, OF
AMENDED PLAT OF ALAMEDA PLACE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OF
PLAT THEREOF RECORDED IN VOLUME 6, PAGE 23, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

(BEARINGS BASED ON GPS OBSERVATIONS)

DATE: 08-09-2017	CLIENT: OWENS MANAGEMENT SYSTEMS, L.L.C.
REVISION: 09-26-2017	
DRAWN BY: DP	
APPROVED BY: DWG	
PROJECT NO: GL-4422	

2009 BLODGETT STREET

HOUSTON, TEXAS 77004



GREENLEAF LAND SURVEYS, L.L.C.
10900 NORTHWEST FWY SUITE # 129
HOUSTON, TEXAS 77092
DIR: 832-668-5003 FAX: 832-553-7210
FIRM# 10193977
orders@gillsurveys.com
www.greenleafandsurveys.com



ALIVE DAY MED SPA



Application Number: 2017-1478

Plat Name: Amended Plat of Almeda Place partial replat no 9

Applicant: Owens Management Systems, LLC

Date Submitted: 08/14/2017

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

Specific Variance is being sought and extent of variance:

A variance is sought to allow for a 10' building line along a major thoroughfare - TX 288 service road.

Chapter 42 Section: 152 a, 161

Chapter 42 Reference:

42-152 a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 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

Amended Plat of Almeda Place subdivision was recorded in 1923. Lots 20 & 21A are remnant parcels from Texas Department of Transportation ROW taking for SH 288. There is a grade separation between the service road and main lanes of SH 288. The south bound service road has an average 27.45 feet paved section with curb and gutter. TXDOT acquired lots 4-19 for SH 288 improvements. Blodgett is a 80' right-of-way with an island separation and 58.3' paved section at SH 288 and 40.3' paved section at western plat boundary. There are existing sidewalks measuring 3.9' to 4.9 feet along Blodgett and service road. Samuel Pegram, M.D. and Evette LaBome-Pegram are the co-owners of Alive Day Med Spa. Dr. Pegram, Medical Director is the founder and CEO of Rheumatic Disease Clinic, 4825 Almeda Road. He has been practicing medicine for 31 years. Mrs. Evette LaBome-Pegram is the Spa Master. She has been active in the Houston community for over 35 years, an advocate for the Lupus Foundation and other charitable organizations. The proposed new private facility for Alive Day Med Spa is 4-story, 5600 sq/ft state-of-the art, full service spa and wellness center. Services will include: spa services, body sculpting, IV drip therapy, skin revitalization, hair rejuvenation, nutrition and wellness classes.

(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. TXDOT's taking of lots 19 & 20, block 3, per HCCFN F008368 created 6300 square foot undeveloped right-of-way in 1979. The existing corner is 44 feet east of the plat boundary.

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

The intent and general purposes of this chapter will be preserved and maintained. The distance from the back of curb to the property line is approximately 55 feet. The 10 foot building line along service road will provide 65 feet from the back of curb. There are no proposed curb cuts along service road. The required 25' building line on Blodgett will be maintained.

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

The granting of the variance will not be injurious to the public health, safety or welfare. The proposed development includes an 8' semi-opaque fencing along Blodgett and service road, with a solid fence along interior plat boundary abutting residential developments. The existing sidewalks, 3.9 feet - 4.9 feet will be widened to 6 feet for an enhanced pedestrian experience. Landscaping, trees and shrubs, will be planted along service road and Blodgett to include 9 street trees, 1 parking lot tree and 115 shrubs. This will enhance curb appeal. The structure is set back approximately 30 feet from the property line. The parking lot on site is approximately 1800 sq/ft, providing sufficient turning radius within the parking lot for vehicles to head onto Blodgett. Due to the island on Blodgett, vehicles can travel only one direction when exiting the spa.

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

Economic hardship is not the sole justification of the variance. The existing characteristics created by TXDOT taking, including 6300 undeveloped right-of-way, is the justification for the variance.



Application No: 2017-1478

Agenda Item: 85

PC Action Date: 10/12/2017

Plat Name: Amended Plat of Almeda Place partial replat no 9

Applicant: Owens Management Systems, LLC

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

Chapter 42 Sections: 152 a, 161

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

A variance is sought to allow for a 10' building line along a major thoroughfare - TX 288 service road.;

Basis of Recommendation:

The site is located at the northeast intersection of Blodgett and State Highway 288 service road. This item was deferred at the last Planning Commission to allow staff time to consult with PWE staff concerning not to provide the visibility triangle at the intersection of Blodgett and State Highway 288. The applicant has withdrawn the visibility triangle variance and now requesting a variance to allow a 10' building line along a major thoroughfare State Highway 288 service road. Staff is in support of this request. The proposed replat is a replat of portion of lots 20 and 21, block 3 that were created in 1923 with the Amended Plat of Almeda Place. The subject site is 60' wide with a 10' building line, the building will sit approximately 68.2 feet from the paved section of Highway 288 Service Road. Thus, A 10 feet building line will be appropriate along the service road. Review by Legal indicates this plat will not violate restrictions on the face of the plat or those filed separately. Staff's recommendation is to grant the variance to allow a 10' building line along a major thoroughfare - State Highway 288 service road.

Statement of Facts

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

The proposed replat is a replat of portion of lots that were created in 1923 with the Amended Plat of Almeda Place. The lots are remnant parcels from Texas Department of Transportation as a result of the placement of State Highway 288. The property in question will sit approximately 58.2 feet from the paving section of State Highway 288 and the proposed building will set approximately 68.2 feet from the paved section of Highway 288 Service Road. A 10 feet building line will be appropriate and consistent with the properties presently along the service road.

(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;

To require a 25 feet building line along Highway 288 would be infeasible due to the unusual physical characteristics of the property and the distance of the property from back of the curb to the property line and proposed building line.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The property has been in this configuration for many years and a 10

feet building line will be appropriate and consistent with the properties presently along the service road.

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

The intent and general purposes of this chapter will be preserved and maintained. The property in question will sit approximately 58.2 feet from the paving section of State Highway 288 service road and the proposed building will set approximately 68.2 feet from the paved section of Highway 288 Service Road. A 10 feet building line will be appropriate and consistent with the properties presently along the service road.

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

The granting of the variance will not be injurious to the public health, safety or welfare. The applicant is also proposing 4' caliper trees and 6 feet sidewalks to enhance and beautify the pedestrian realm along Blodgett and Hwy 288 Service Road.

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

Economic hardship is not the sole justification of the variance. The property in question will sit approximately 58.2 feet from the paving section of State Highway 288 service road and the proposed building will set approximately 68.2 feet from the paved section of Highway 288 Service Road. A 10 feet building line will be appropriate and consistent with the properties presently along the service road.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 10/12/2017
Plat Name: Chasewood Meadows partial replat no 3
Developer: Aimy Builders LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2017-1414 C3N

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

Total Acreage:	1.7306	Total Reserve Acreage:	0.1340
Number of Lots:	10	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77489	570V	City

Conditions and Requirements for Approval

007.5. Provide written approval from PWE, Joint Referral Committee regarding the abandonment of a street, alley, or easement inside the City of Houston prior to recordation. Provide written approval for the removal of the 10' Sanitary Sewer Easement, the 10' Easement, and 5' Easement. If it is determined that public utilities are involved a copy of the ordinance to abandon must be provided prior to recordation. Contact JRC at <http://www.publicworks.cityofhouston.gov/documents/JRC/index.htm> for the application process or call 713-837-0050.

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.

Provide written approval from PWE, Joint Referral Committee regarding the abandonment of of the 14' easement inside the City of Houston prior to recordation. Provide written approval for the removal of the 10' Sanitary Sewer Easement, the 10' Easement, and 5' Easement. If it is determined that public utilities are involved a copy of the ordinance to abandon must be provided prior to recordation. Contact JRC at <http://www.publicworks.cityofhouston.gov/documents/JRC/index.htm> for the application process or call 713-837-0050. Remove 5', 10' Easement and 13' Access Easement by separate instrument prior to recordation.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 10/12/2017
Plat Name: Chasewood Meadows partial replat no 3
Developer: Aimy Builders LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2017-1414 C3N

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

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

PWE Traffic: Parking can be accommodated along the 28' P.A.E.
Fort Bend Engineer: This is wholly within the City of Houston
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: NEED W.M.E. AND ALSO NEED DETENTION.
NO BUILDING SHOULD BE WITHIN ANY EASEMENT.
PWE Traffic: Parking can be accommodated along the 28' P.A.E.
Fort Bend Engineer: This is wholly within the City of Houston

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

Houston Planning Commission

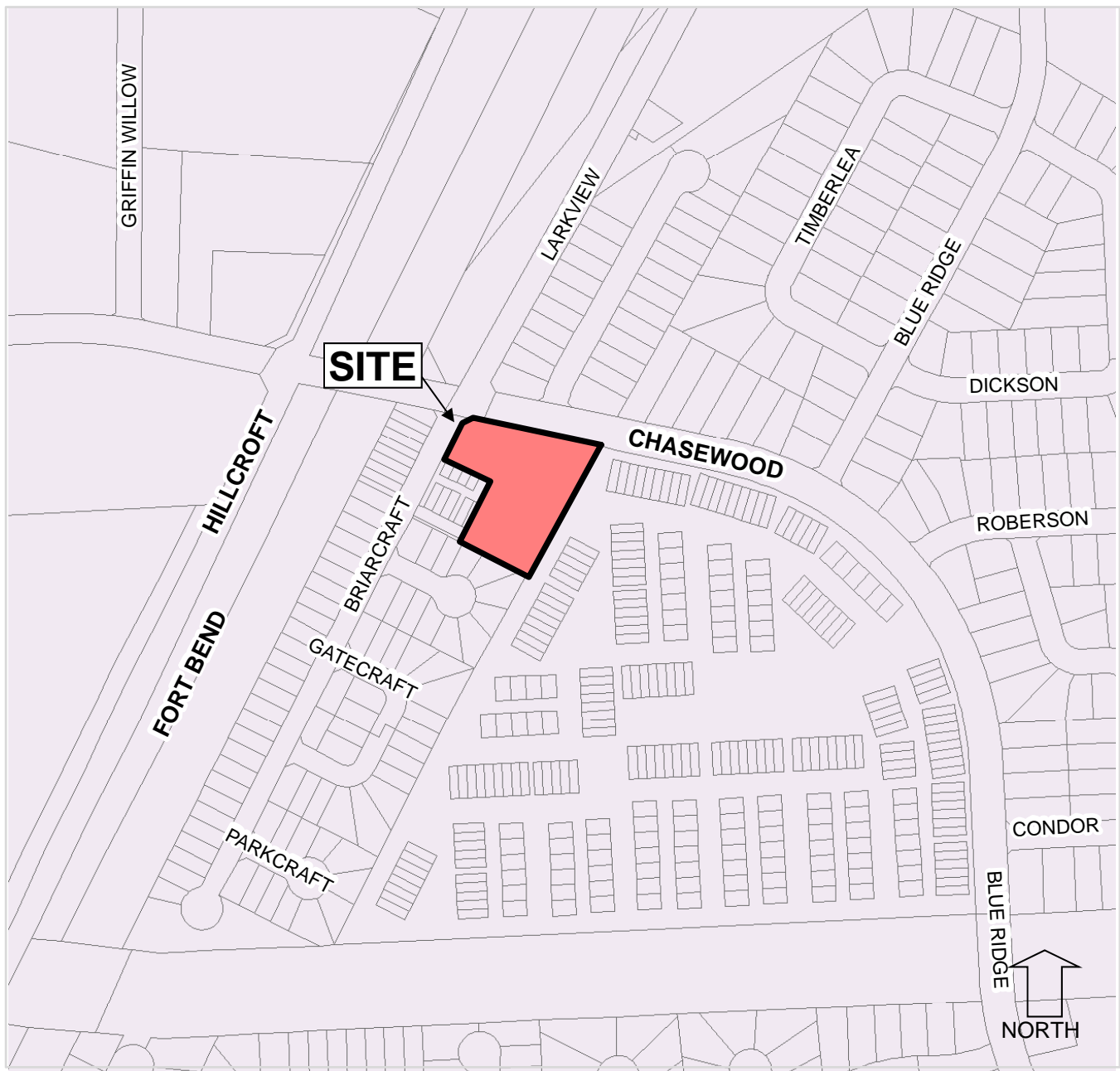
ITEM: 86

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Chasewood Meadows partial replat no 3 (DEF1)

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance Site Location

Subdivision

Houston Planning Commission

ITEM: 86

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Chasewood Meadows partial replat no 3 (DEF1)

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance

Aerial



Application Number: 2017-1414

Plat Name: Chasewood Meadows partial replat no 3

Applicant: Owens Management Systems, LLC

Date Submitted: 07/31/2017

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

Specific Variance is being sought and extent of variance:

A Variance is sought to change the land use from a Reserve restricted to Park Use to residential lots

Chapter 42 Section: 193

Chapter 42 Reference:

(a) The rules in this section govern partial replats of subdivision plats recorded in the real property records and shall apply to each subsequent replat as though it were the first replat of the original subdivision plat. These rules do not apply to a replat of all the property in the original subdivision plat by all of the current owners thereof. For purposes of this section, "original subdivision plat" means the first recorded subdivision plat in which a plat restriction was included, and a "partial replat" means a replat of part of a recorded subdivision plat. (b) Property within a subdivision plat that does not contain lots restricted to single-family residential or residential use may be replatted to amend any plat restriction contained on the preceding subdivision plat. (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses. serve.

Statement of Facts

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

The subject property is located at the corner of the Chasewood and Briarcraft, east of the Ft. Bend Toll Road. The subject tract was originally platted in 1985 in the Brairgate, Section 15 subdivision recorded under Fort Bend County Slide No. 807A, creating 72 lots, 2 blocks. Chasewood Meadows was platted in May 2003 under Ft. Bend County Slide No. 2003067935, which created 76 lots, 3 reserves and 3 blocks. Under new ownership, Chasewood Meadows Townhomes, recorded in 2007 under Fort Bend County Slide No. 20070106, is a replat of Reserve A, Block 1, Chasewood Meadows, to create 31 lots, 6 reserves and 2 blocks with 28' PAE. Chasewood Meadows Partial Replat No 1, recorded in September, 2015 under Fort Bend County Slide No. 20150244, is a replat of lots 1-7, block 1 and Reserves A, B & C, Briarcraft Meadows Townhomes, to create 4 lots, 1 Reserve, 1 Block. This plat is outside the subject tract plat boundary. Chasewood Meadows Partial Replat No 2 recorded in August, 2015 under Ft. Bend County Slide No. 20152045, is a replat of lots 1 – 12, Block 1, Lots 1-19, Block 2, Reserves A – F, and PAE's to create 8 lots, 1 reserve 2 blocks. The reserve is restricted to private park use. No compensating space was required. Chasewood Meadows Partial Replat No 3 is a replat of Lots 1 – 5, Block 1 and the private park reserve also being a replat of the original Lots 1-5, Block 2, Brairgate, Sec 15. Single family homes have been constructed on Lots 1 – 3, Block 2. Chasewood Meadows Partial Replat No 2. The remainder of land is undeveloped. Chasewood is a 75-foot ROW with 54.7-feet paved section with median. Briarcraft is a 50' ROW with average 41-feet paved section. Aimy Builders acquired the property in September 2015. They are proposing 10 single family lots. 2 lots – frontage on Briarcraft and 8 lots to access from Chasewood with 28' permanent access easement with cul-de-sac. The 10-foot sanitary easement will be abandoned per plat. The owner is working with CenterPoint to abandon or redirect the separately filed easements per 2016054359 FBCDR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical

development or one otherwise contrary to sound public policy;

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The previous owner dedicated 0.7499 acres for a private park to be maintained by the owners. However, an entity was never established. Access to the private park was via ingress easements.

(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. Chasewood is a minor collector. The proposed development will provide affordable housing. All lots are minimum 5,000 square/feet. The houses will be sold to median income families. A private park creates an impractical development.

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

A residential development creates a safer environment. Replatting the private park to create lots will eliminate the opportunity for blight and vagrancy. With one ingress/egress onto Chasewood will be safer for pedestrian traffic. 6-foot sidewalks will be constructed along Briarcraft and Chasewood with additional landscaping along Chasewood.

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

Economic hardship is not the sole justification of the variance. The land use for residential lots makes a more practical development and eliminates potential vagrancy.



Application No: 2017-1414

Agenda Item: 86

PC Action Date: 10/12/2017

Plat Name: Chasewood Meadows partial replat no 3

Applicant: Owens Management Systems, LLC

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

Chapter 42 Sections: 193

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

A Variance is sought to change the land use from a Reserve restricted to Park Use to residential lots;

Basis of Recommendation:

The site is located at the southeast intersection of Chasewood Drive and Briarcraft Drive east of the Fort Bend Parkway in the city in Fort Bend County, Texas. The reason for replat is to create 10 lots and 2 reserves and remove a 10' sanitary sewer easement. The applicant is requesting a variance from 42-193 to allow a reserve restricted to Park use to be replatted into residential lots. Staff is in support of this request. The proposed replat is a replat of a property that initially was platted as a Commercial Reserve with lots in 2003. Then the Commercial Reserve was platted into single family lots in 2007 and then replatted in 2015 as Lots and a Private Park. The partial replatting of this property from a private park to lots has triggered the variance requirement. If the developer owned all of the property in the previous replat and did a complete replat of the previous plat, then the variance would not have been required. The Developer, Aimy Builders owns all of the property initially platted in 2015 except for two lots. The owners of the two lots are within the protest area and have provided letters of support for this replat. If property owners within the original subdivision within 200' feet of the proposed replat would protest the replat, an affirmative vote of at least 75 percent of the Planning Commission present today will be required to vote affirmatively to approve the replat. We have not received any protest against this variance. The lots proposed will be of similar size as in the previous replat. The private park is not required to satisfy the parks and open space requirement and the proposed development will be in keeping with the residential character of the neighborhood. Council Member Larry Green has no objections to this proposal. Staff's recommendation is to Grant the requested variance and approve the plat subject to the conditions listed.

Statement of Facts

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

The property was initially platted as a commercial reserve and has involved from a Commercial reserve to a single family residential lot development with a private park. The private park is not required to satisfy the parks and open space requirement. The developer owns all of the property except two lots of the previous plat which trigger the variance requirement. The proposed plat is in keeping with the intent of the ordinance and the residential character of the neighborhood.

(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 private park is not required to satisfy the parks and open space requirement. The developer owns all of the property except two lots of the previous plat which trigger the variance requirement. The proposed plat is in keeping with the intent of the ordinance and the residential character of the

neighborhood. Strict application of the rules is not warranted in this case because the property owners in the previous plat which trigger the variance requirement is in support of the request.

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

The private park is not required to satisfy the parks and open space requirement. The developer owns all of the property except two lots of the previous plat which trigger the variance requirement. The proposed plat is in keeping with the intent of the ordinance and the residential character of the neighborhood. The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. If the applicant owned all of the property, the development could be replatted into the proposal without the variance.

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

The property was initially platted as a commercial reserve and has involved from a Commercial reserve to a single family residential lot development with a private park. The private park is not required to satisfy the parks and open space requirement. The developer owns all of the property except two lots of the previous plat which trigger the variance requirement. The proposed plat is in keeping with the intent of the ordinance and the residential character of the neighborhood. The intent and general purposes of this chapter will be preserved and maintained.

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

The granting of the variance will not be injurious to the public health, safety or welfare. The private park is not required to satisfy the parks and open space requirement. The developer owns all of the property except two lots of the previous plat which trigger the variance requirement. The proposed plat is in keeping with the intent of the ordinance and the residential character of the neighborhood. The intent and general purposes of this chapter will be preserved and maintained.

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

Economic hardship is not the sole justification of the variance. The property was initially platted as a commercial reserve and has involved from a Commercial reserve to a single family residential lot development with a private park. The private park is not required to satisfy the parks and open space requirement. The developer owns all of the property except two lots of the previous plat which trigger the variance requirement. The proposed plat is in keeping with the intent of the ordinance and the residential character of the neighborhood.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 10/12/2017
Plat Name: Craig Woods partial replat no 21
Developer: AST Corporation
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2017-1375 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3150	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.

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

For Your Information:

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

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

Parks and Recreation: Correct parks and open space table
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

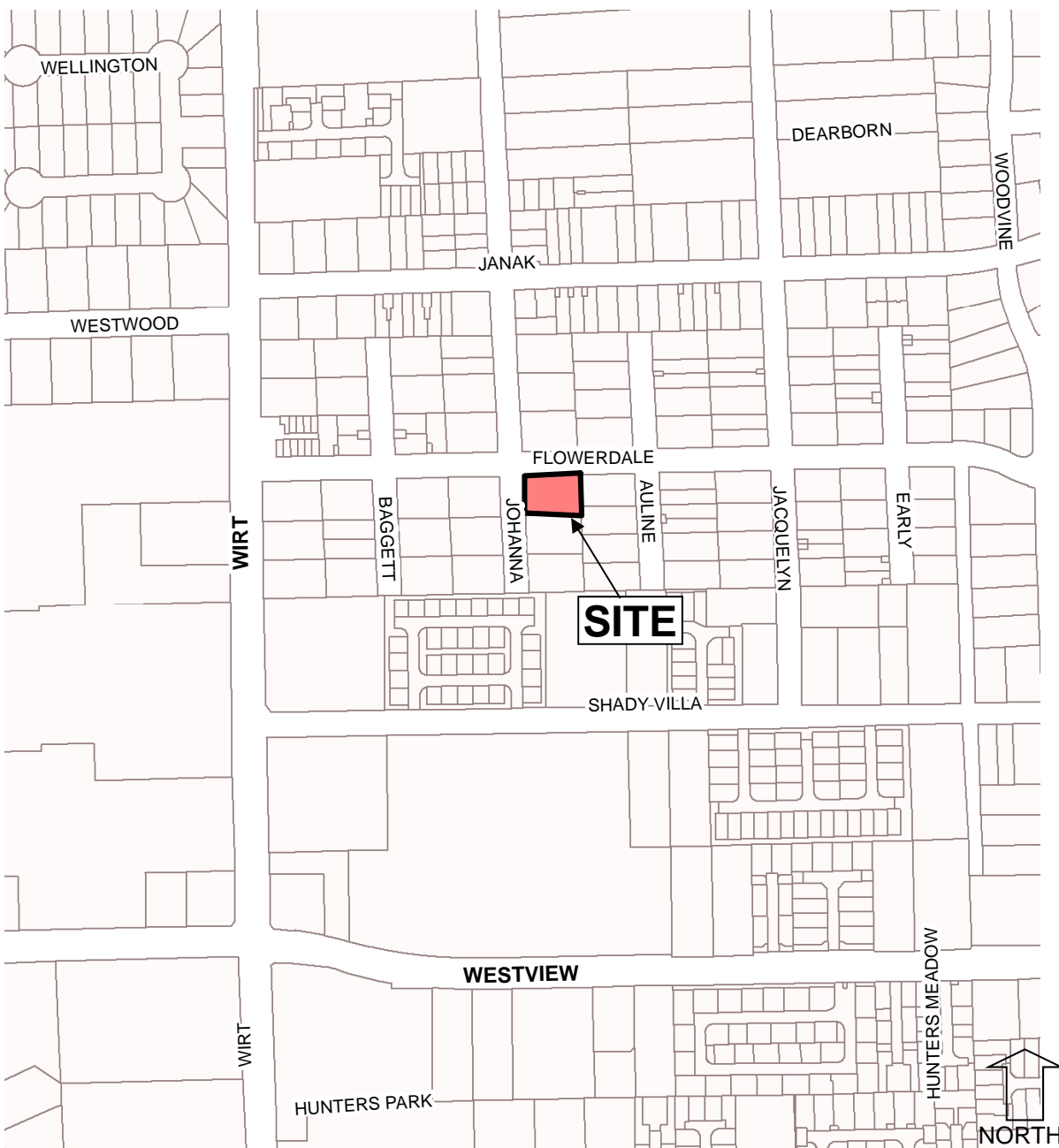
ITEM: 87

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Craig Woods partial replat no 21 (DEF1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

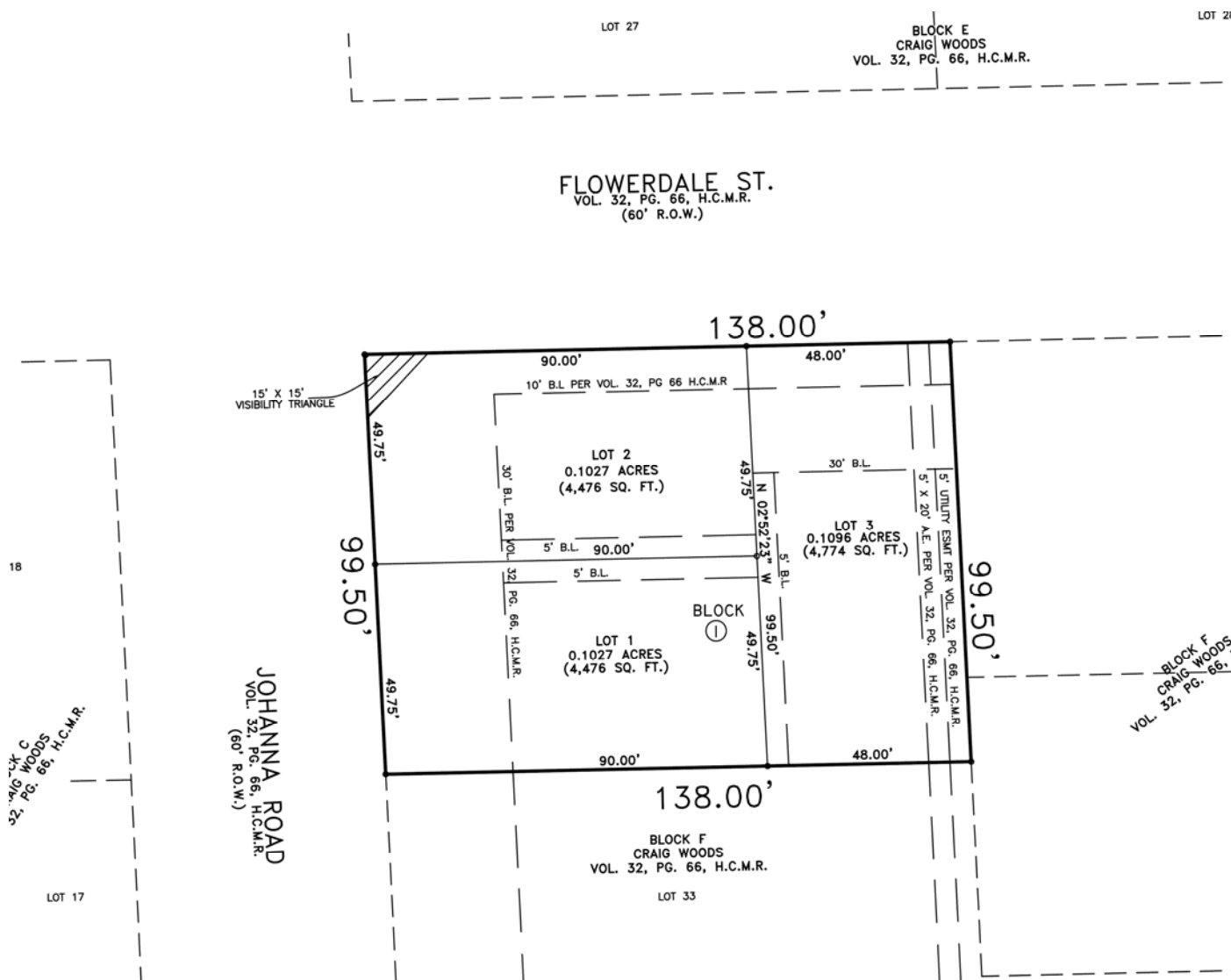
ITEM: 87

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Craig Woods partial replat no 21 (DEF1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

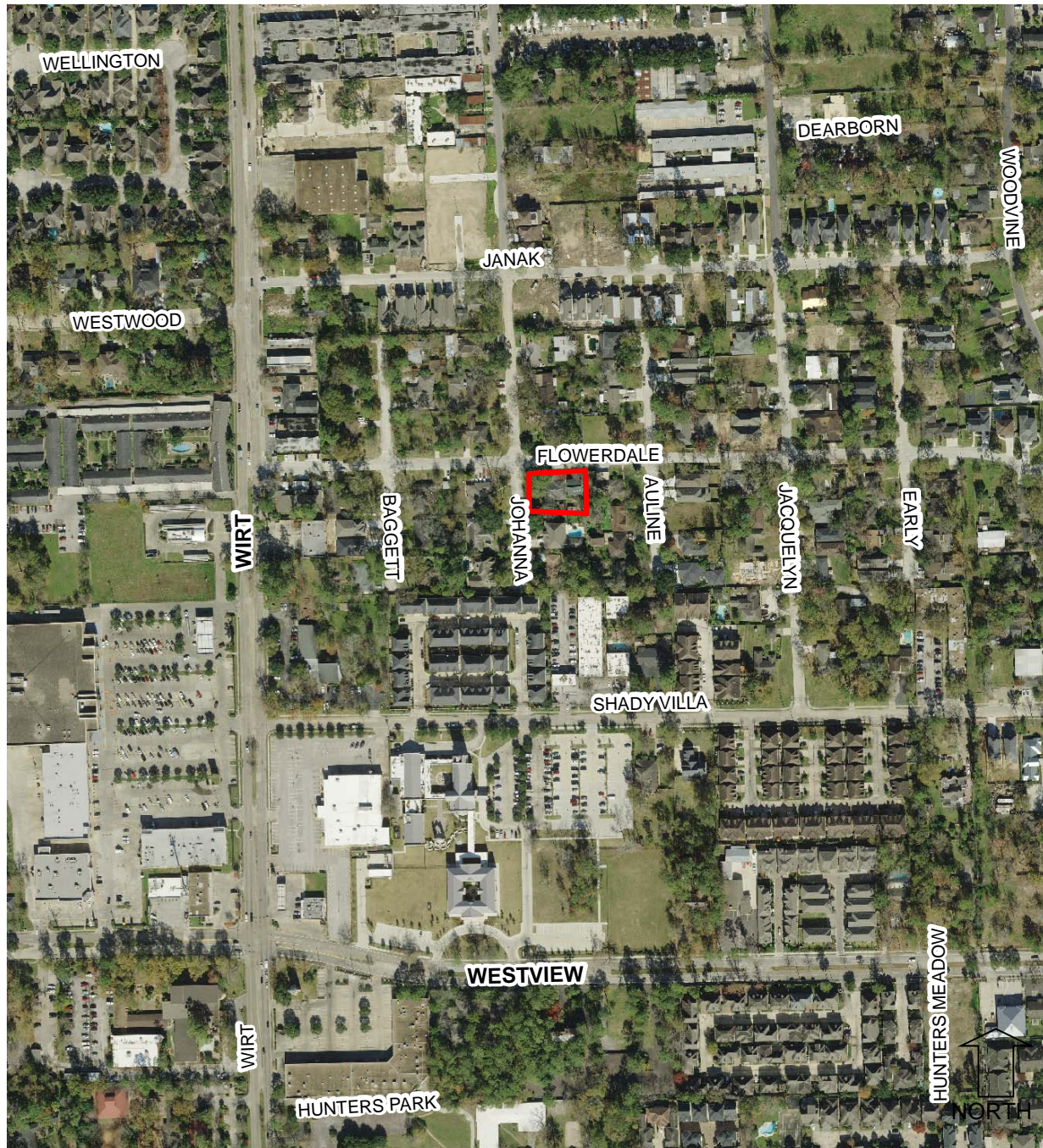
ITEM: 87

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Craig Woods partial replat no 21 (DEF1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Aerial



Agenda Item: 88
Action Date: 10/12/2017
Plat Name: Development at Moritz replat no 1
Developer: Riverway Builders
Applicant: Windrose
App No/Type: 2017-1502 C3N

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.4789	Total Reserve Acreage:	0.0000
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451S	City

Conditions and Requirements for Approval

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

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

For Your Information:

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

PWE Traffic: 10/10/17:

Moritz street is wide enough to allow parking on both sides. Using on-street parking to meet the parking requirement is acceptable for this location.

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.

Parks and Recreation: Correct Parks and Open Space Table

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

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

Houston Planning Commission

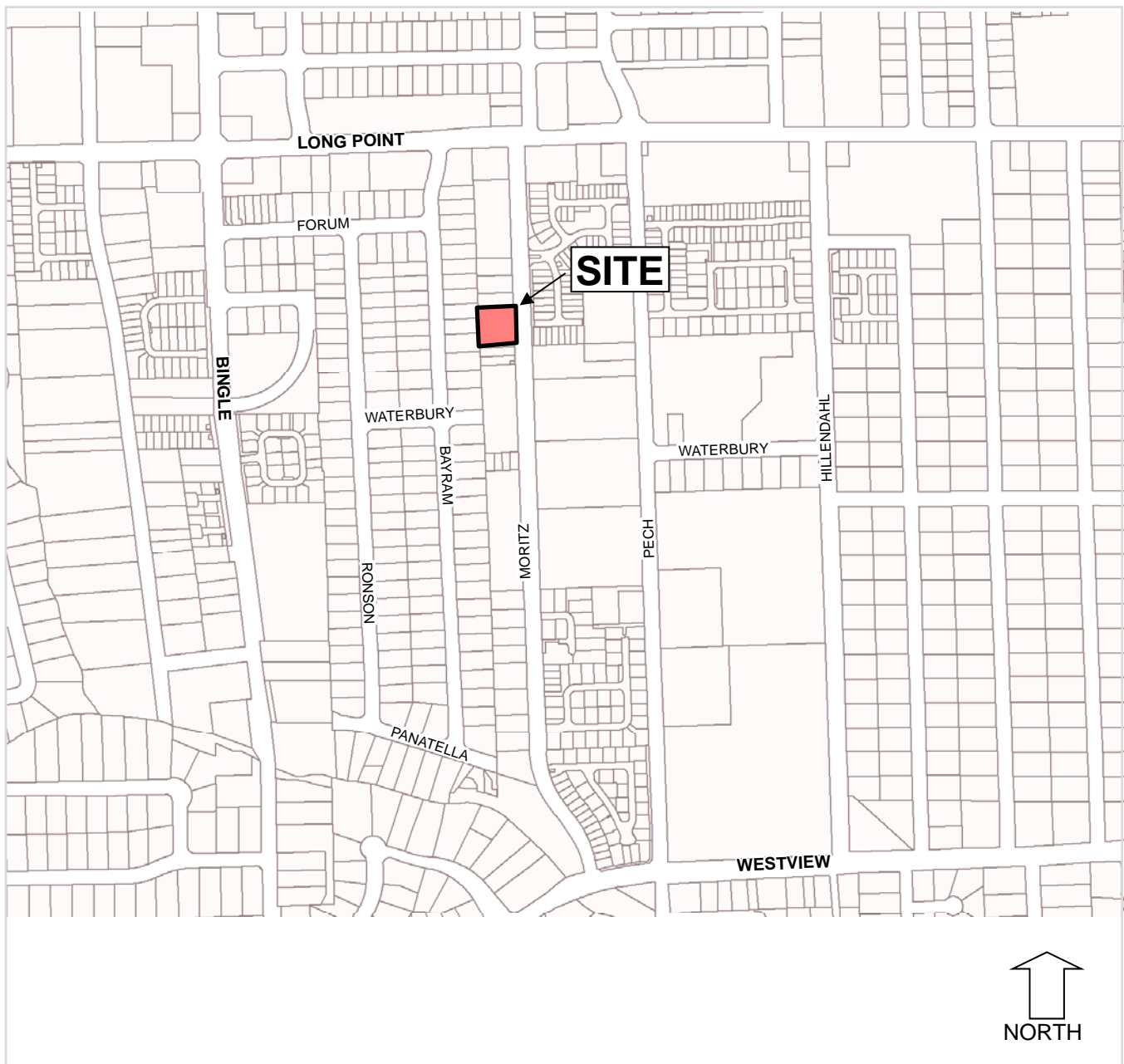
ITEM: 88

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Development at Moritz replat no 1

Applicant: Windrose



C – Public Hearings

Site Location

Houston Planning Commission

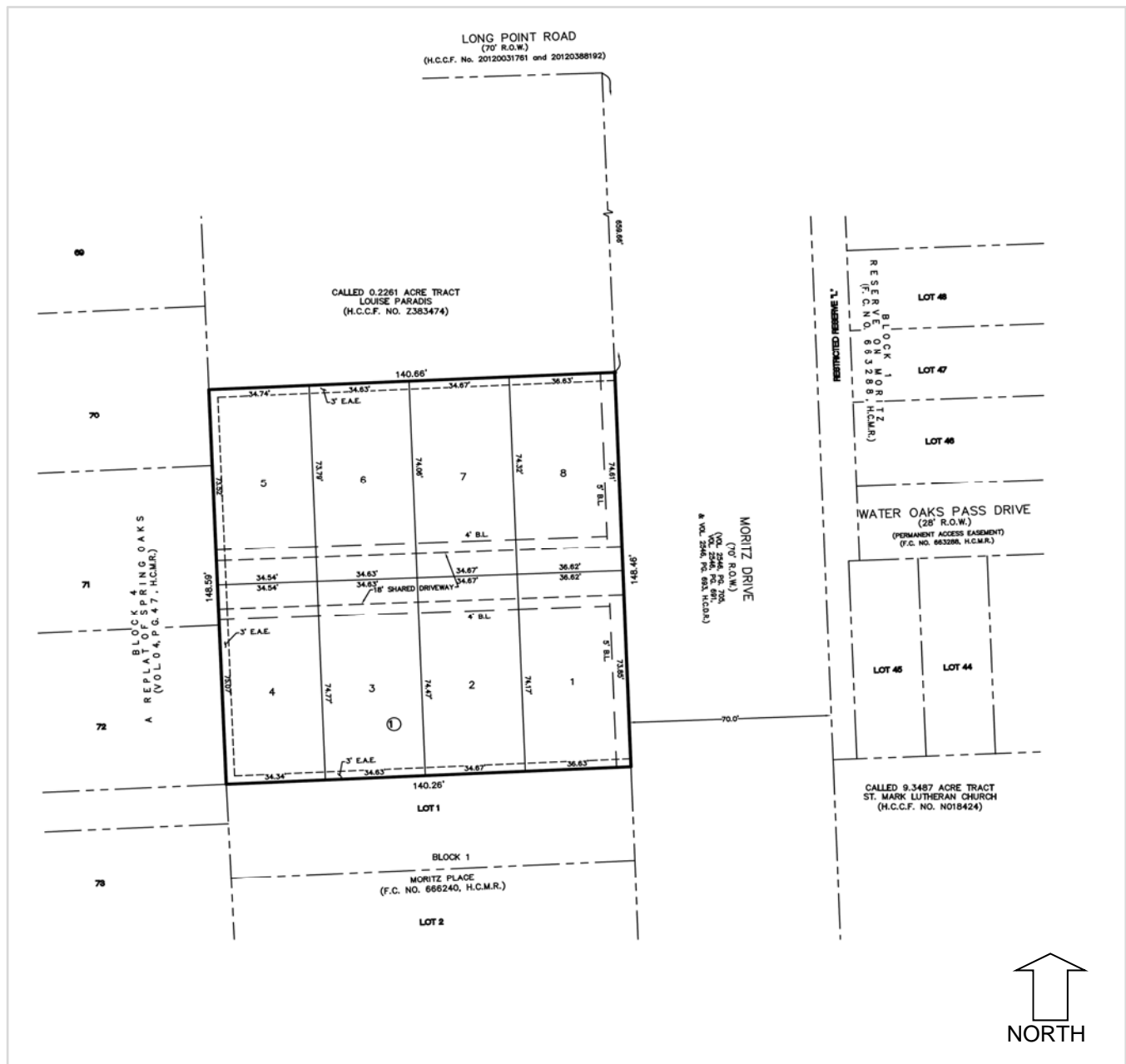
ITEM: 88

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Development at Moritz replat no 1

Applicant: Windrose



C – Public Hearings

Subdivision

Houston Planning Commission

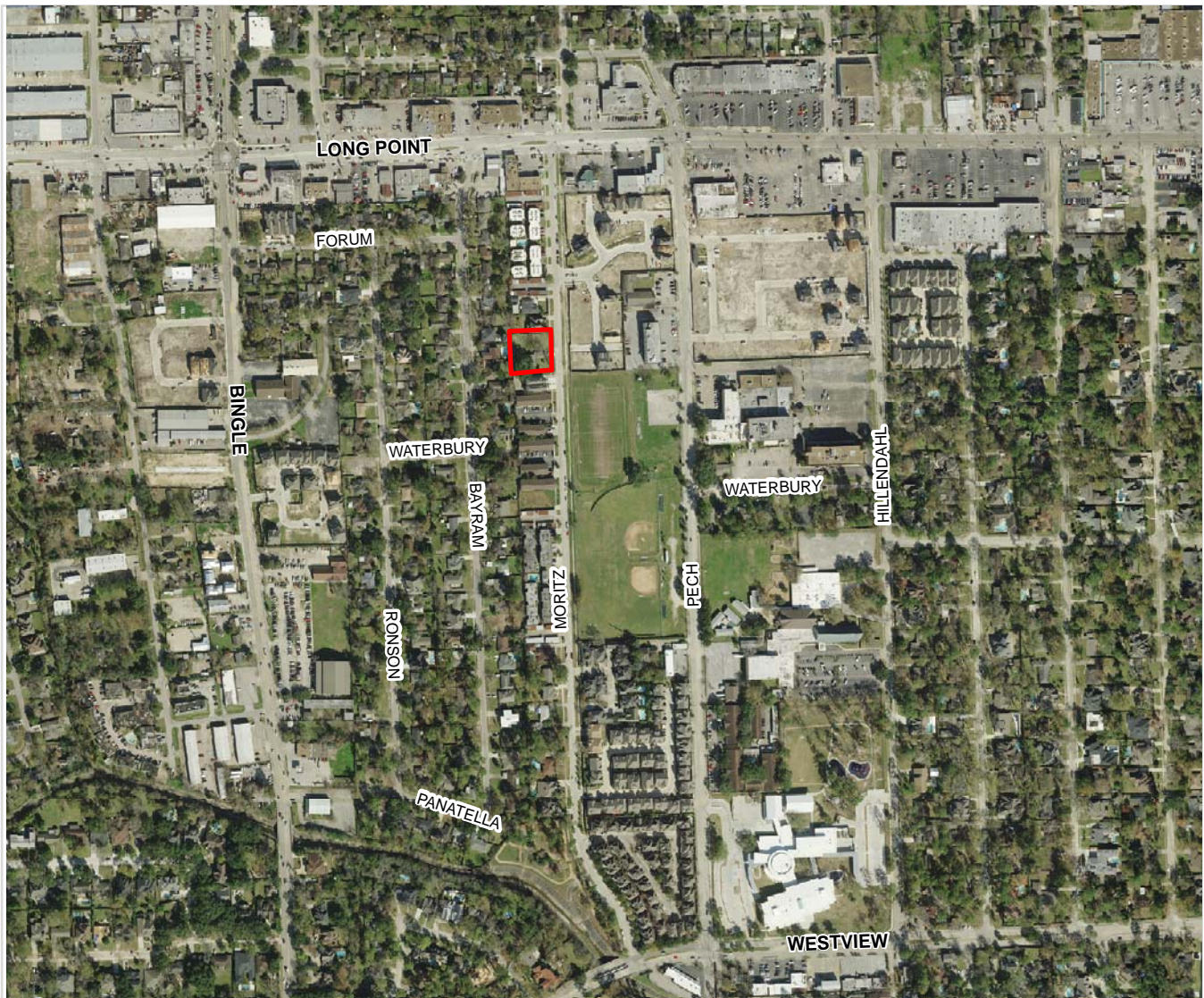
ITEM: 88

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Development at Moritz replat no 1

Applicant: Windrose



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 10/12/2017
Plat Name: Garden Oaks Terrace
Developer: Rezcom
Applicant: PLS
App No/Type: 2017-1562 C3N

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.5000	Total Reserve Acreage:	0.0046
Number of Lots:	10	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452Q	City

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR 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: On-site parking is provided.

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

Houston Planning Commission

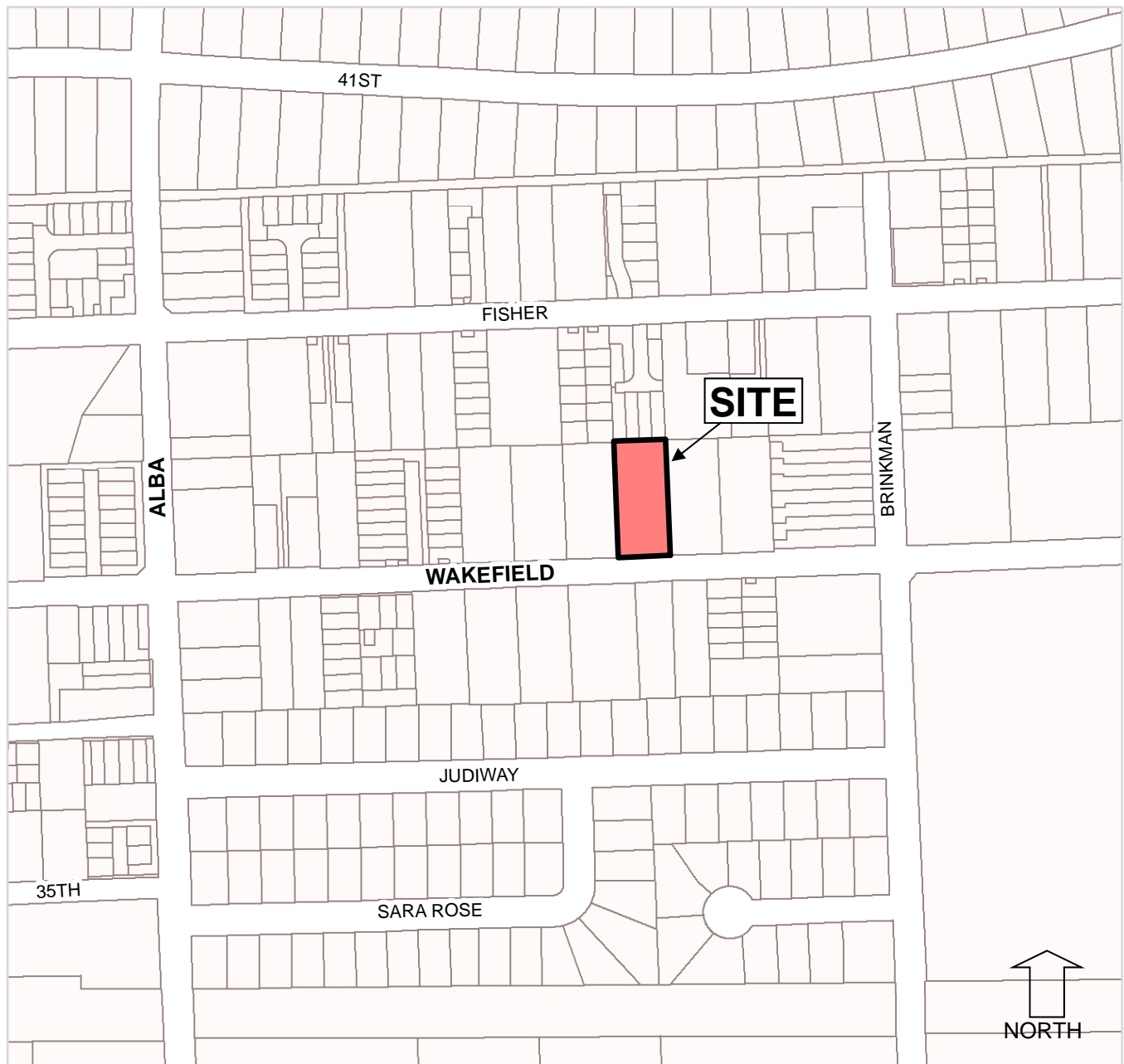
ITEM: 89

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Garden Oaks Terrace

Applicant: PLS



C – Public Hearings

Site Location

Houston Planning Commission

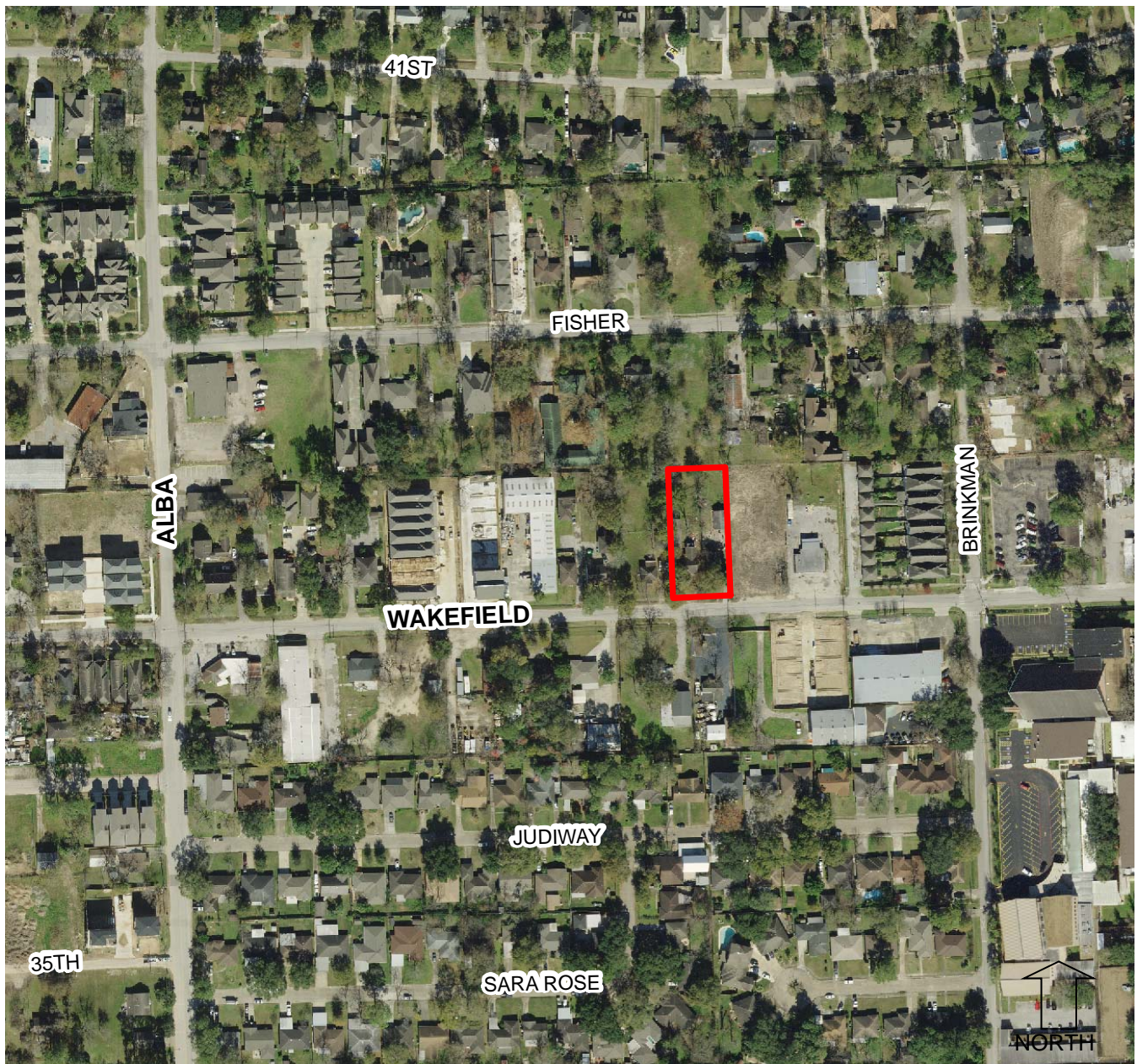
ITEM: 89

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Garden Oaks Terrace

Applicant: PLS



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 10/12/2017
Plat Name: Goldquest Group
Developer: Survey 1, Inc
Applicant: Survey 1, Inc.
App No/Type: 2017-1353 C3N

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

Total Acreage:	0.3084	Total Reserve Acreage:	0.3084
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	77007	492G	City

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (156)
047. Make minor corrections and additions as indicated on the marked file copy.

Remove County Engineer certificate.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to 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 MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

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

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

Houston Planning Commission

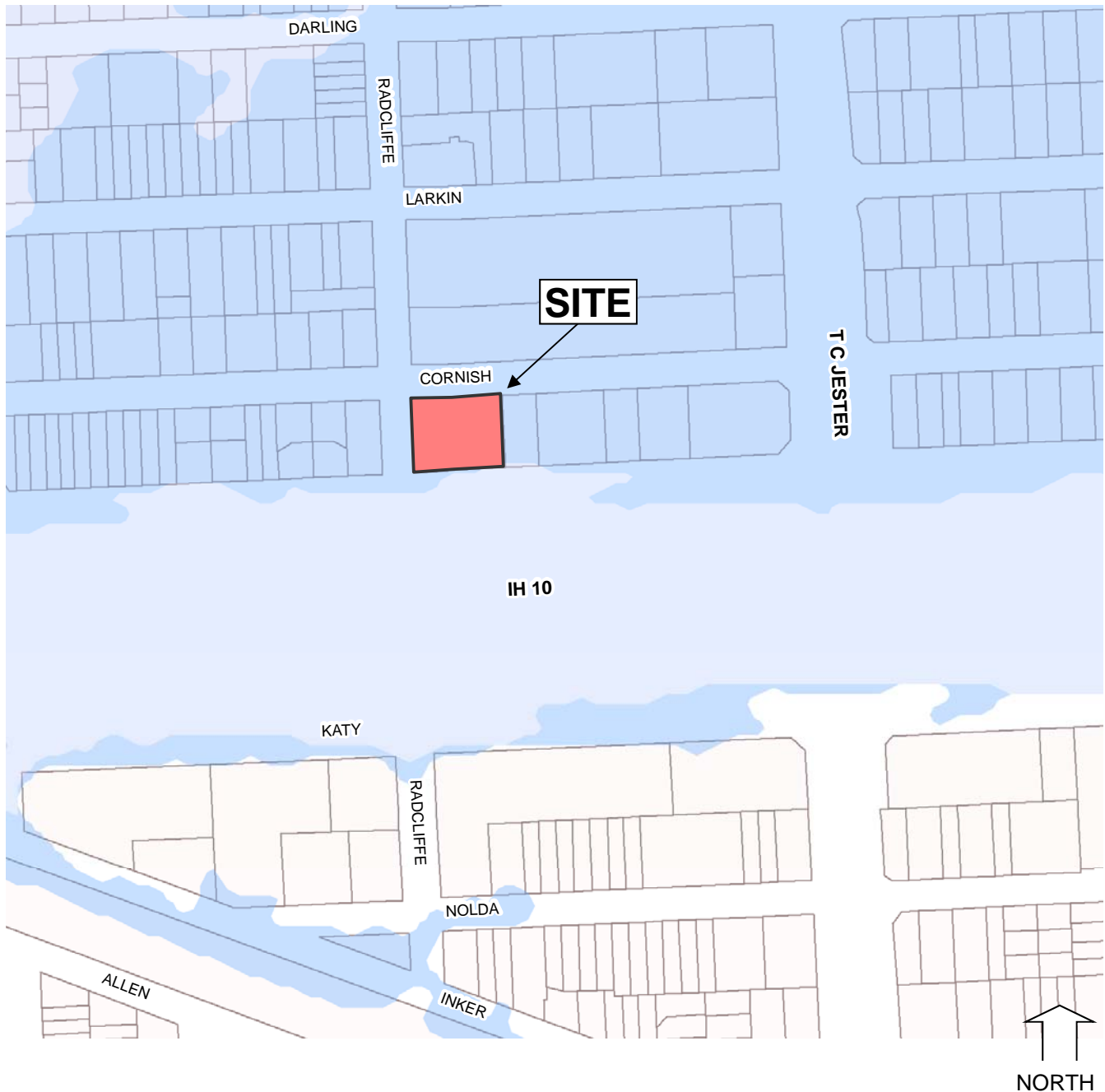
ITEM: 90

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Goldquest Group (DEF1)

Applicant: Survey 1, Inc.



C – Public Hearings with Variance

Site Location

Subdivision

Houston Planning Commission

ITEM: 90

Planning and Development Department

Meeting Date: 10/12/2017

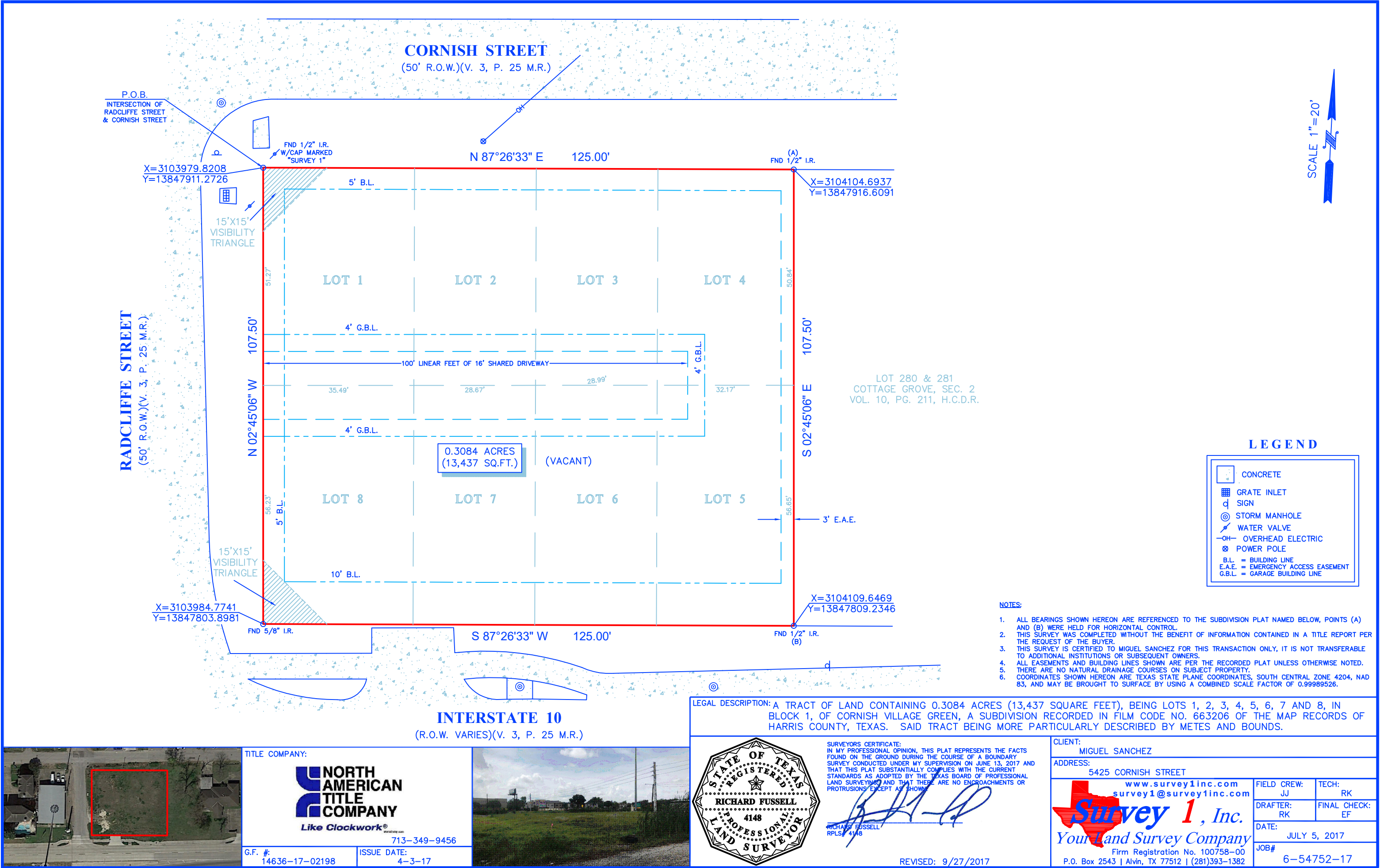
Subdivision Name: Goldquest Group (DEF1)

Applicant: Survey 1, Inc.

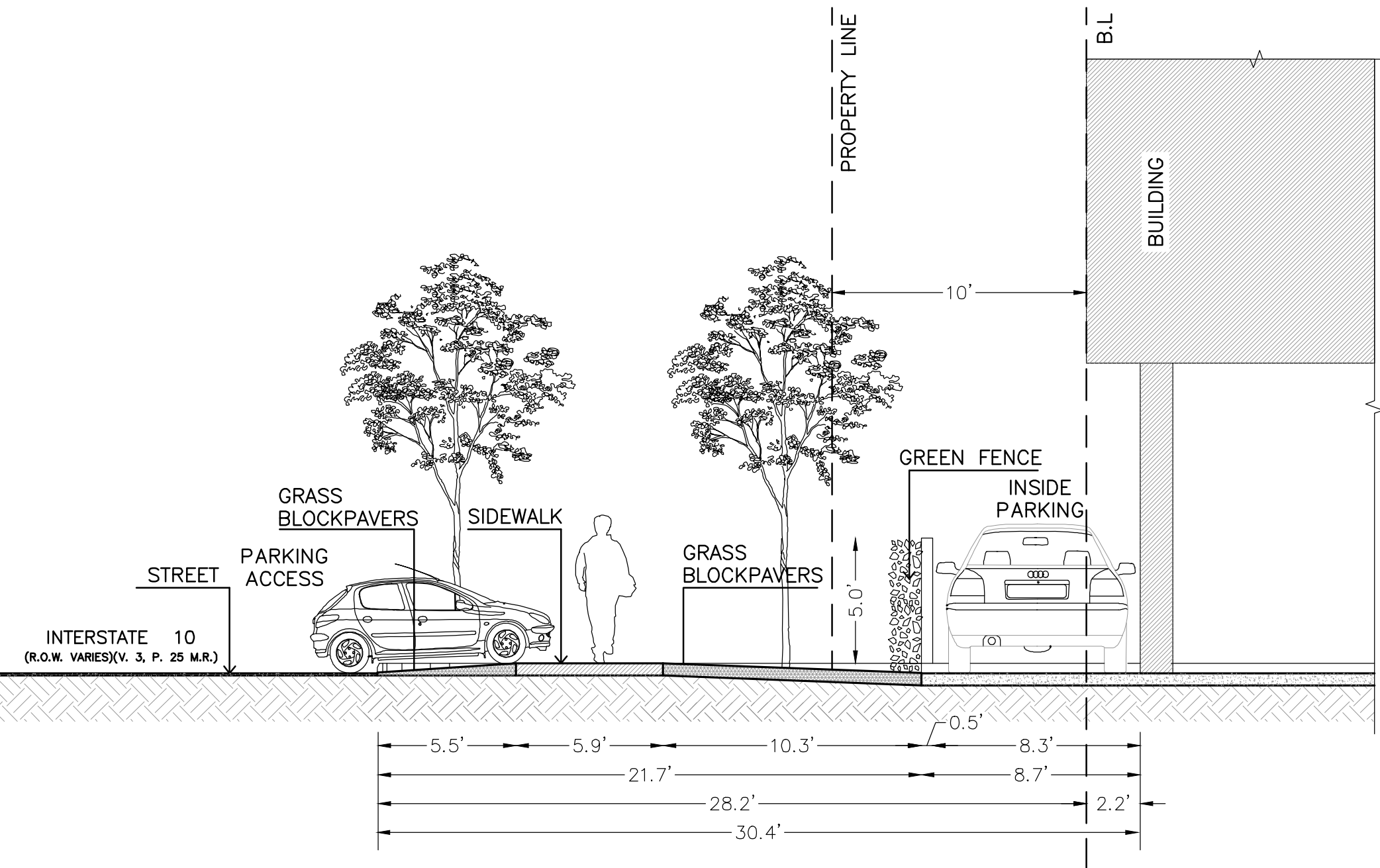


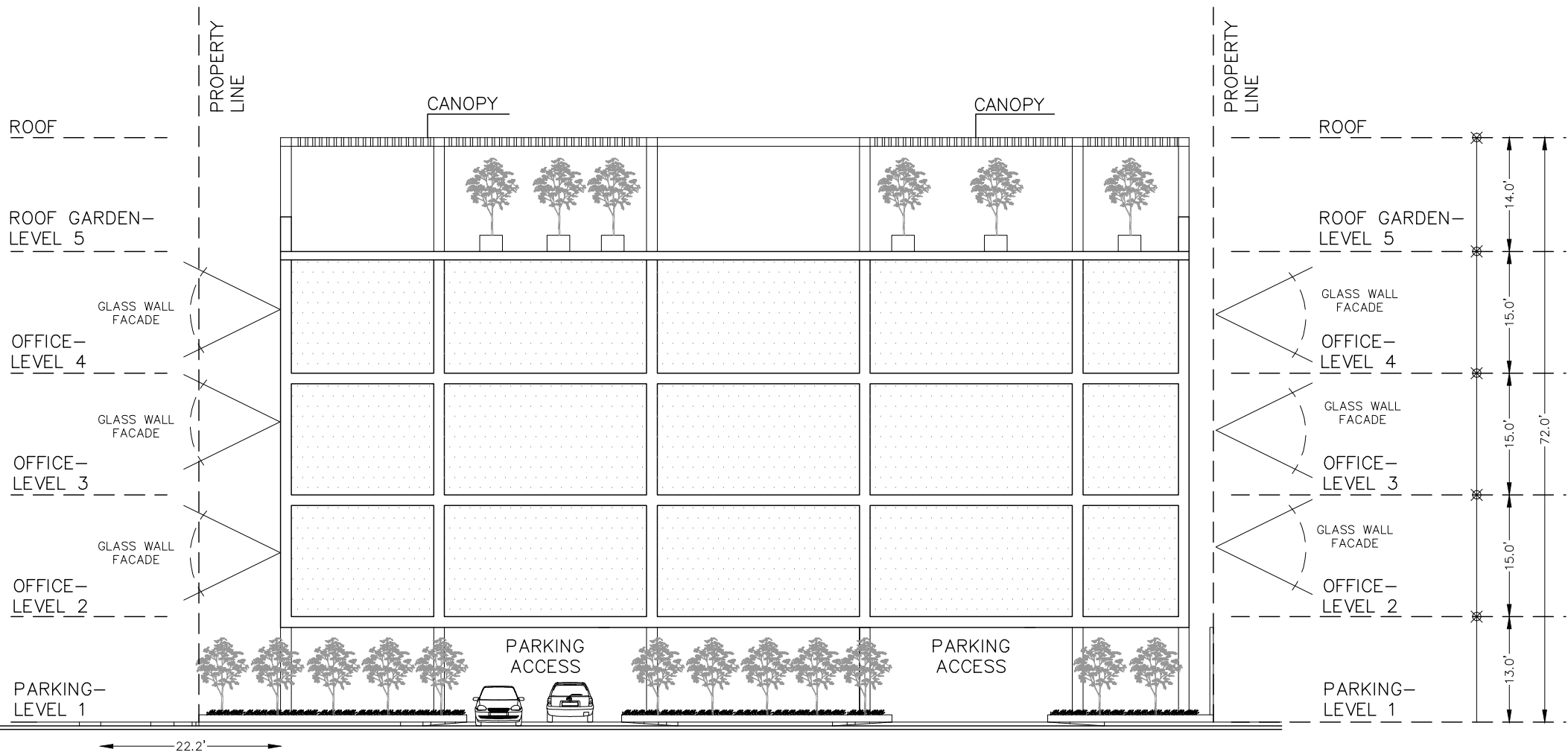
C – Public Hearings with Variance

Aerial



INTERSTATE 10
(R.O.W. VARIES)(V. 3, P. 25 M.R.)
S 87°26'33" W 125.00'





ELEVATION
SCALE 1"=20'



Application Number: 2017-1353

Plat Name: Goldquest Group

Applicant: Survey 1, Inc.

Date Submitted: 07/28/2017

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

Specific Variance is being sought and extent of variance:

Applicant requests a variance to plat an unrestricted reserve with a 10' building line along Interstate 10 as opposed to the required 25' building line. The applicant also requests a variance to establish a 0' dual building line along Cornish for a 10' by 14' canopy that will encroach over the required 10' building line. The applicant proposes to construct a 5 story office building with ground floor parking.

Chapter 42 Section: 42-152

Chapter 42 Reference:

42-152 - Building line requirement along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 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

NA

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

This property is a 0.3084-acre tract of land that was previously platted as a single-family residential subdivision with a 10' build line located along the Katy Freeway and a 10' build line along Radcliffe and Cornish Street. The property is being replatted as a commercial development and will use Cornish Street as the entrance to the development.

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

This variance would not create a hardship by the applicant; however, it will allow for the property owners to keep the building lines as platted by the previous subdivision and to increase the building lines along the Katy Freeway frontage road, Radcliffe, and Cornish Streets from 5 feet to 10 feet.

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

The intent of the variance would preserve and maintain the rules of this chapter.

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

Granting the variance will not be injurious to the public. The property currently has a sidewalk located along I-10, which will remain in place. The entrance to the development will be accessed using Cornish Street. With the entrance being along Cornish Street, this will not cause any safety issues or concerns to other motorists that are traveling along the I-10 service road.

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

Economic hardship is not the sole justification for the variance.



Application No: 2017-1353

Agenda Item: 90

PC Action Date: 10/12/2017

Plat Name: Goldquest Group

Applicant: Survey 1, Inc.

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

Chapter 42 Sections: 42-152

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

Applicant requests a variance to plat an unrestricted reserve with a 10' building line along Interstate 10 as opposed to the required 25' building line. The applicant also requests a variance to establish a 0' dual building line along Cornish for a 10' by 14' canopy that will encroach over the required 10' building line. The applicant proposes to construct a 5 story office building with ground floor parking. ;

Basis of Recommendation:

The site is located within the city along Interstate 10, east of 610, and west of TC Jester Boulevard.

The reason for replat is to create 1 commercial reserve.

The applicant is requesting a variance to create a reserve with a 10' building line instead of the required 25' along major thoroughfares. The applicant is also seeking a variance for a 0' dual building line along Cornish Street to construct a 10' by 14' canopy.

Staff is not in support of either request.

The site is located at the northeast corner of the westbound Interstate 10 feeder and Radcliffe Street. This site was platted as an 8-lot shared driveway development in 2014. This plat was granted a variance to plat a 10' building line along I-10 for four single-family structures. The applicant now seeking a variance to plat a 10' building line along I-10, and a 0' dual building line along Cornish, for a 5 story office building with first floor parking.

In the attached statement of facts, the applicant has not asserted that any unusual physical characteristics, hardships, or other conditions exist that would justify granting a variance from the required 25' building line along I-10 or the 10' building line along Cornish. No reason has been given as to why the applicant can't proceed with a commercial development within these building lines or with the shared driveway development that was granted a variance in 2014.

In addition, the applicant's request to plat a reduced building line is not consistent with the city's efforts to improve the public pedestrian realm. The proposed development will feature parking throughout the first floor with vehicular exits and entrances along I-10. Staff often approves of reduced building line requests when the use and physical development result in a more inviting area for pedestrian activity. The applicant's proposal to plat a reduced building line does not result in a more inviting pedestrian realm as it brings a more automobile-oriented use into closer proximity with pedestrians.

Review by Legal indicates that the application does not violate conditions on the face of the plat or those filed separately. Staff recommends approving the plat but denying the request for a 10' building line along I-10 and a 0' dual building line along Cornish.

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 applicant has not asserted that any unusual physical characteristics, hardships, or other conditions exist that would justify granting a variance from the required 25' building line along I-10 or the 10' building line along Cornish. No reason has been given as to why the applicant can't proceed with a commercial development within these building lines or with the shared driveway development that was granted a variance in 2014.

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

No hardship has been articulated as to why a variance should be granted for the Chapter 42 required building lines. In addition, staff has requested materials to support the request for a reduced building line along Cornish but none were submitted.

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

The applicant's request to plat a reduced building line is not consistent with the city's efforts to improve the public pedestrian realm. The proposed development will feature parking throughout the first floor with vehicular exits and entrances along I-10. Staff often approves of reduced building line requests when the use and physical development result in a more inviting area for pedestrian activity. The applicant's proposal to plat a reduced building line does not result in a more inviting pedestrian realm as it brings a more automobile-oriented use into closer proximity with pedestrians.

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

Placing the proposed surface parking closer to the pedestrian realm than what Chapter 42 would allow puts public health, safety, and welfare at risk.

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

No hardship has been articulated as to why a variance should be granted for the Chapter 42 required building lines. In addition, staff has requested materials to support the request for a reduced building line along Cornish but none were submitted.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 10/12/2017
Plat Name: Martin partial replat no 3
Developer: Mazzarino Development
Applicant: Total Surveyors, Inc.
App No/Type: 2017-1531 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1243	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492M	City

Conditions and Requirements for Approval

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

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

For Your Information:

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

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

Houston Planning Commission

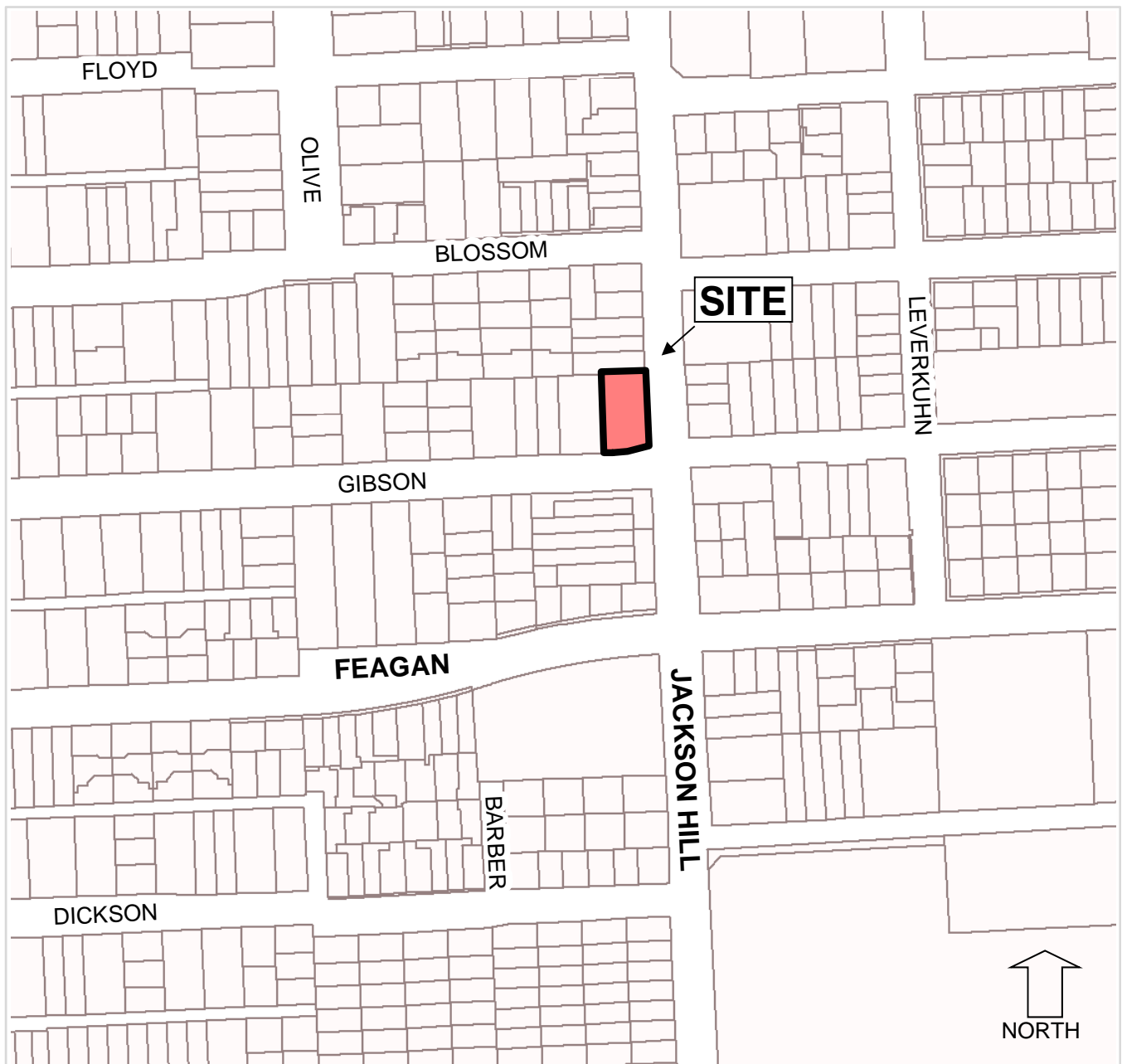
ITEM: 91

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Martin partial replat no 3

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

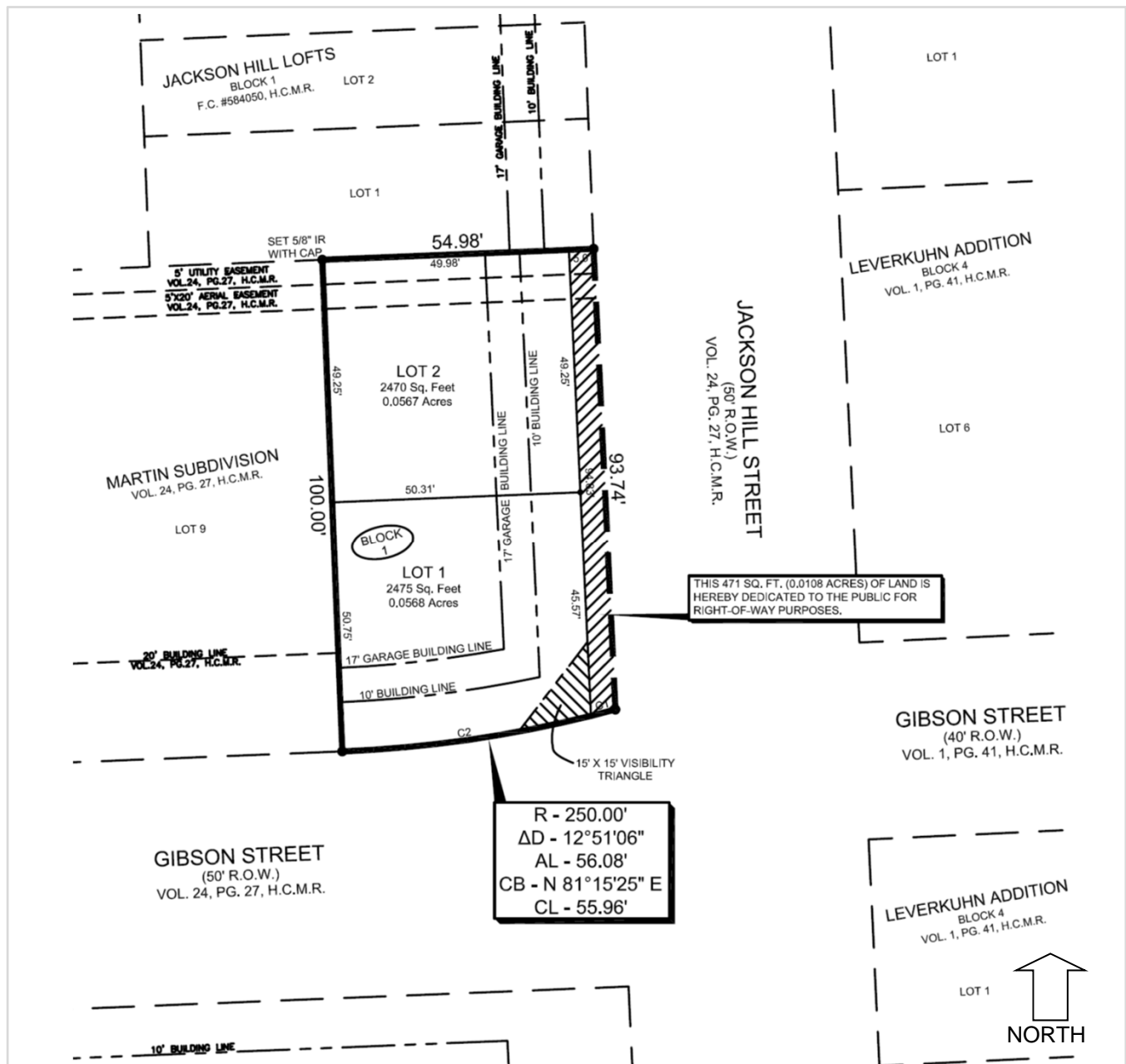
ITEM: 91

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Martin partial replat no 3

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

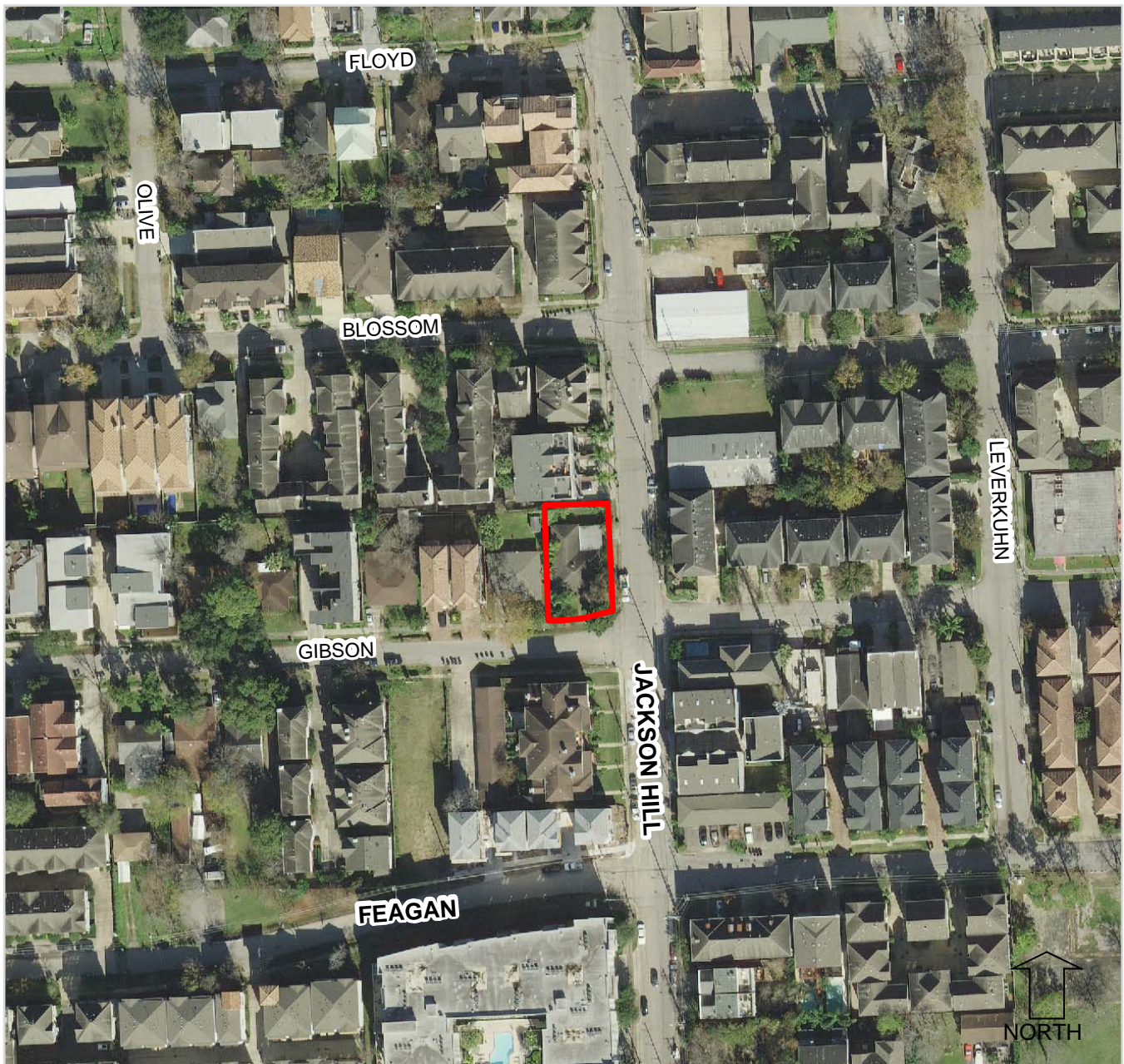
ITEM: 91

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Martin partial replat no 3

Applicant: Total Surveyors, Inc.



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 10/12/2017
Plat Name: Park Place Sec 2 partial replat no 2
Developer: ADVANCE SURVEYING, INC.
Applicant: Advance Surveying, Inc.
App No/Type: 2017-1515 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.6239	Total Reserve Acreage:	0.6239
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77017	535K	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

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

Houston Planning Commission

ITEM: 92

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Park Place Sec 2 partial replat no 2

Applicant: Advance Surveying, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

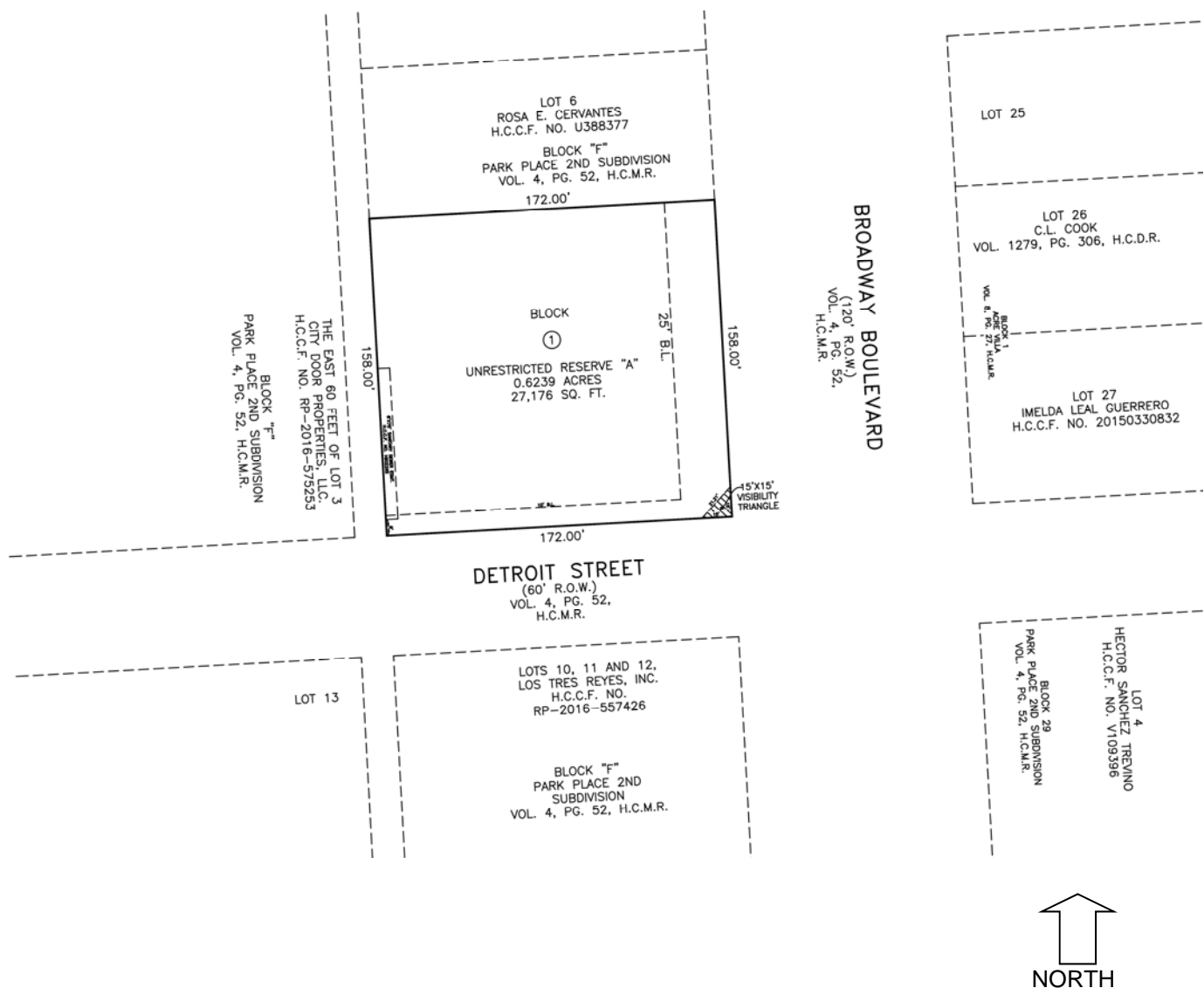
ITEM: 92

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Park Place Sec 2 partial replat no 2

Applicant: Advance Surveying, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 92

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Park Place Sec 2 partial replat no 2

Applicant: Advance Surveying, Inc.



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 10/12/2017
Plat Name: Royden Oaks partial replat no 1
Developer: n/a
Applicant: Terra Surveying Company, Inc.
App No/Type: 2017-1557 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3997	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	77027	492S	City

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

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

Houston Planning Commission

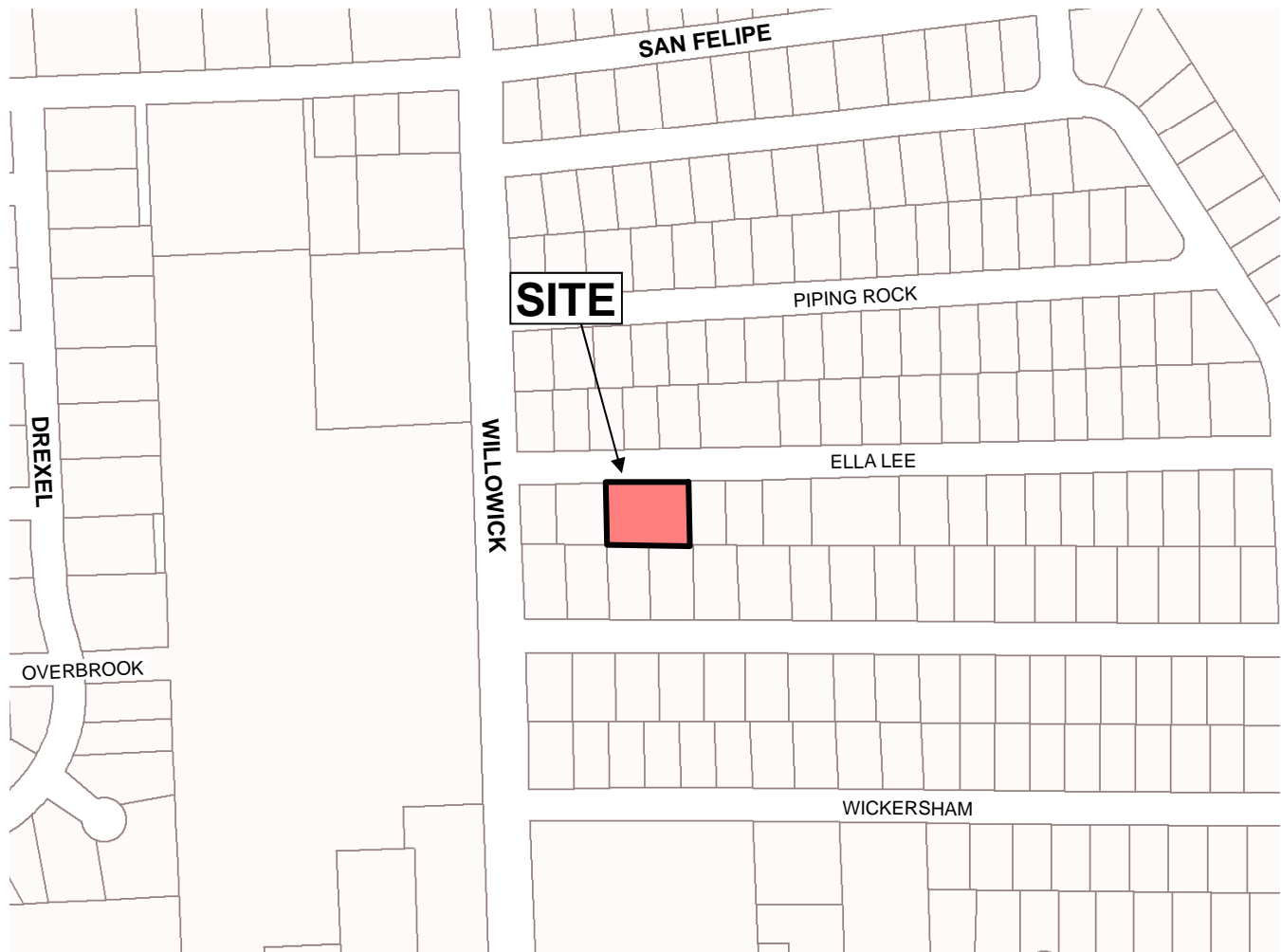
ITEM: 93

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Royden Oaks partial replat no 1

Applicant: Terra Surveying Company, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

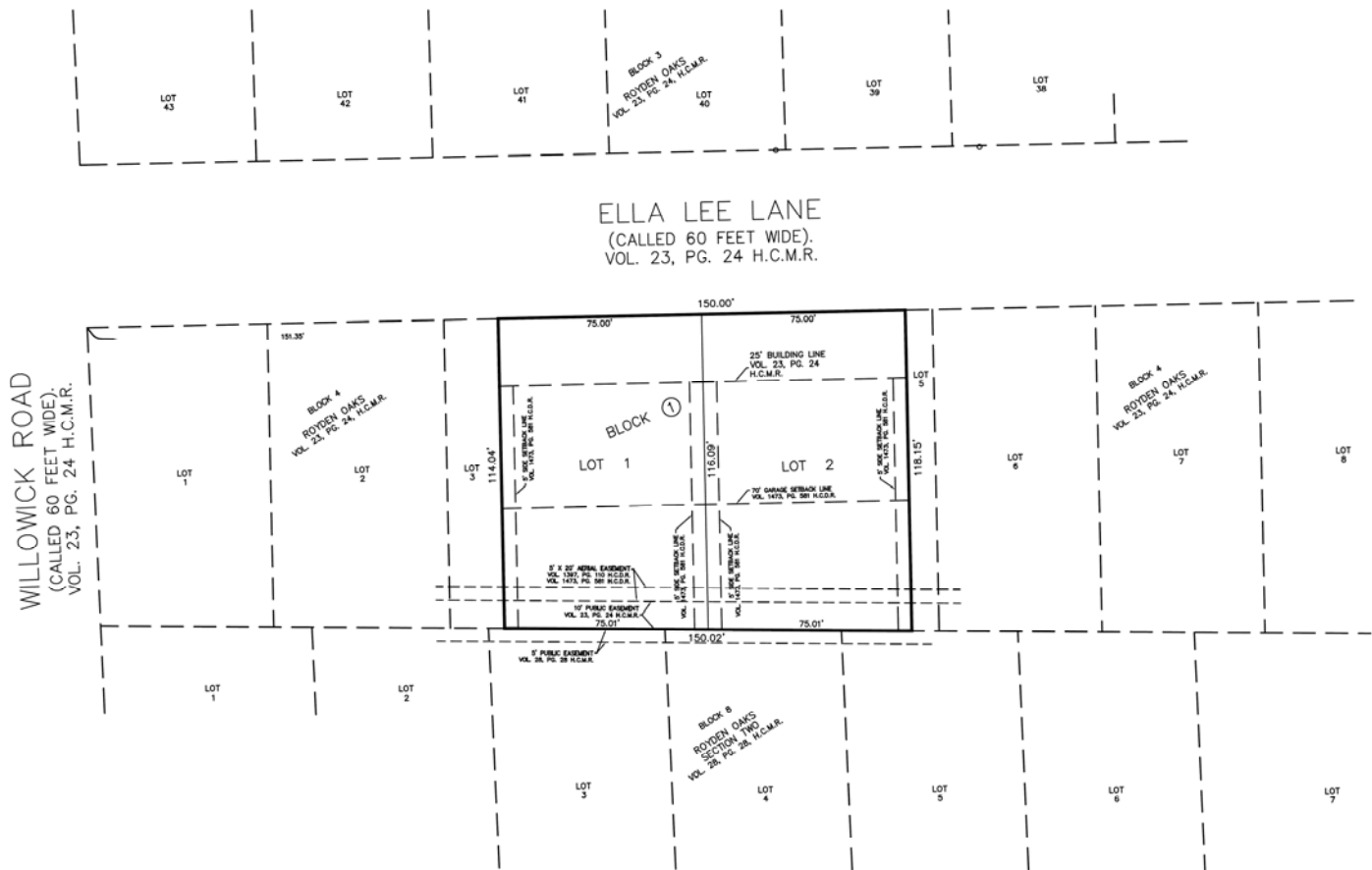
ITEM: 93

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Royden Oaks partial replat no 1

Applicant: Terra Surveying Company, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

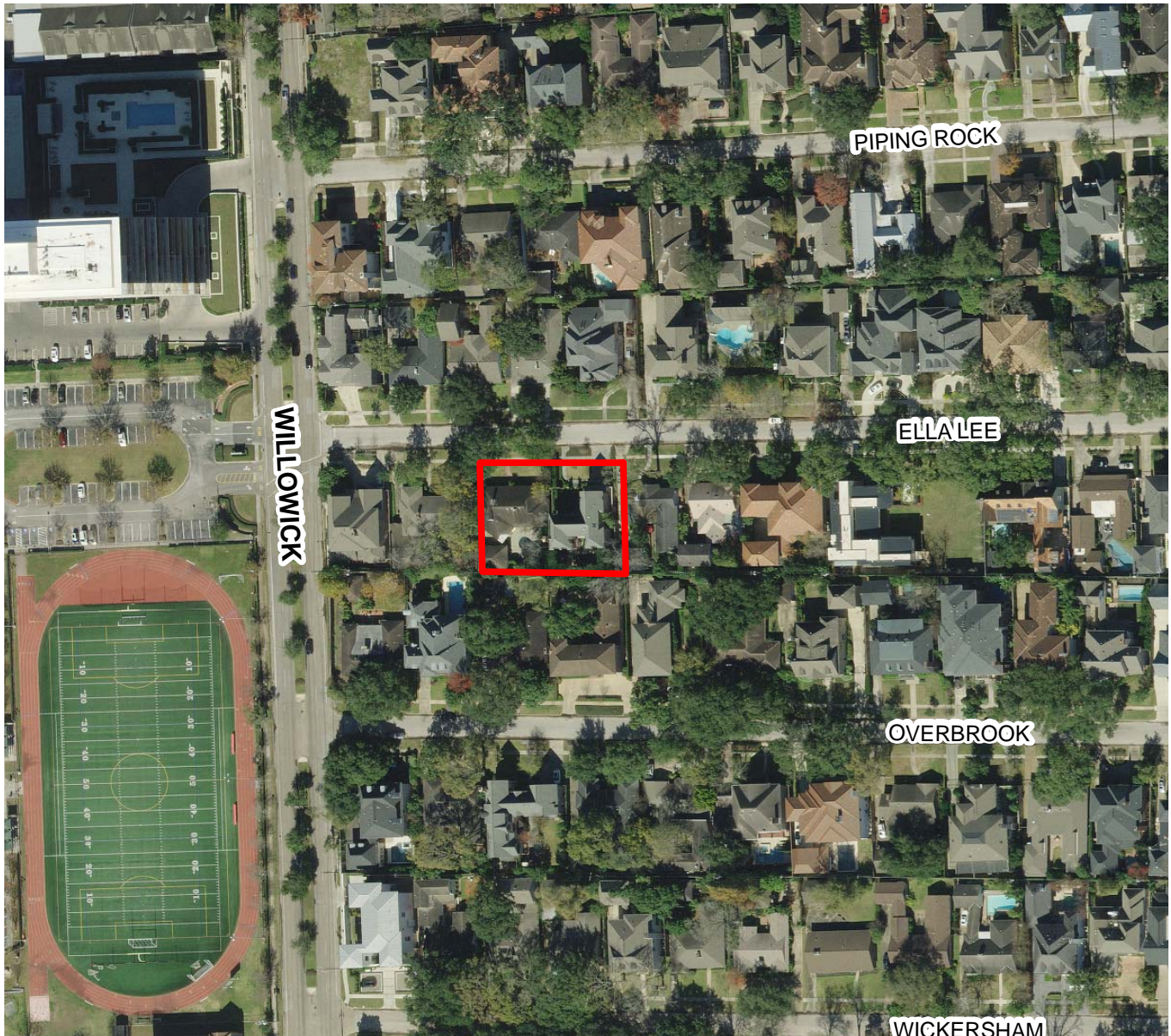
ITEM: 93

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Royden Oaks partial replat no 1

Applicant: Terra Surveying Company, Inc.



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 10/12/2017
Plat Name: Spring Oaks replat no 1 partial replat no 5
Developer: Survey 1, Inc
Applicant: Survey 1, Inc.
App No/Type: 2017-1508 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2080	Total Reserve Acreage:	0.0000
Number of Lots:	1	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	450Z	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.

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)

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

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

For Your Information:

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

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

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



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 10/12/2017
Plat Name: Spring Oaks replat no 1 partial replat no 5
Developer: Survey 1, Inc
Applicant: Survey 1, Inc.
App No/Type: 2017-1508 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Houston Planning Commission

ITEM: 94

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Spring Oaks replat no 1 partial replat no 5

Applicant: Survey 1, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

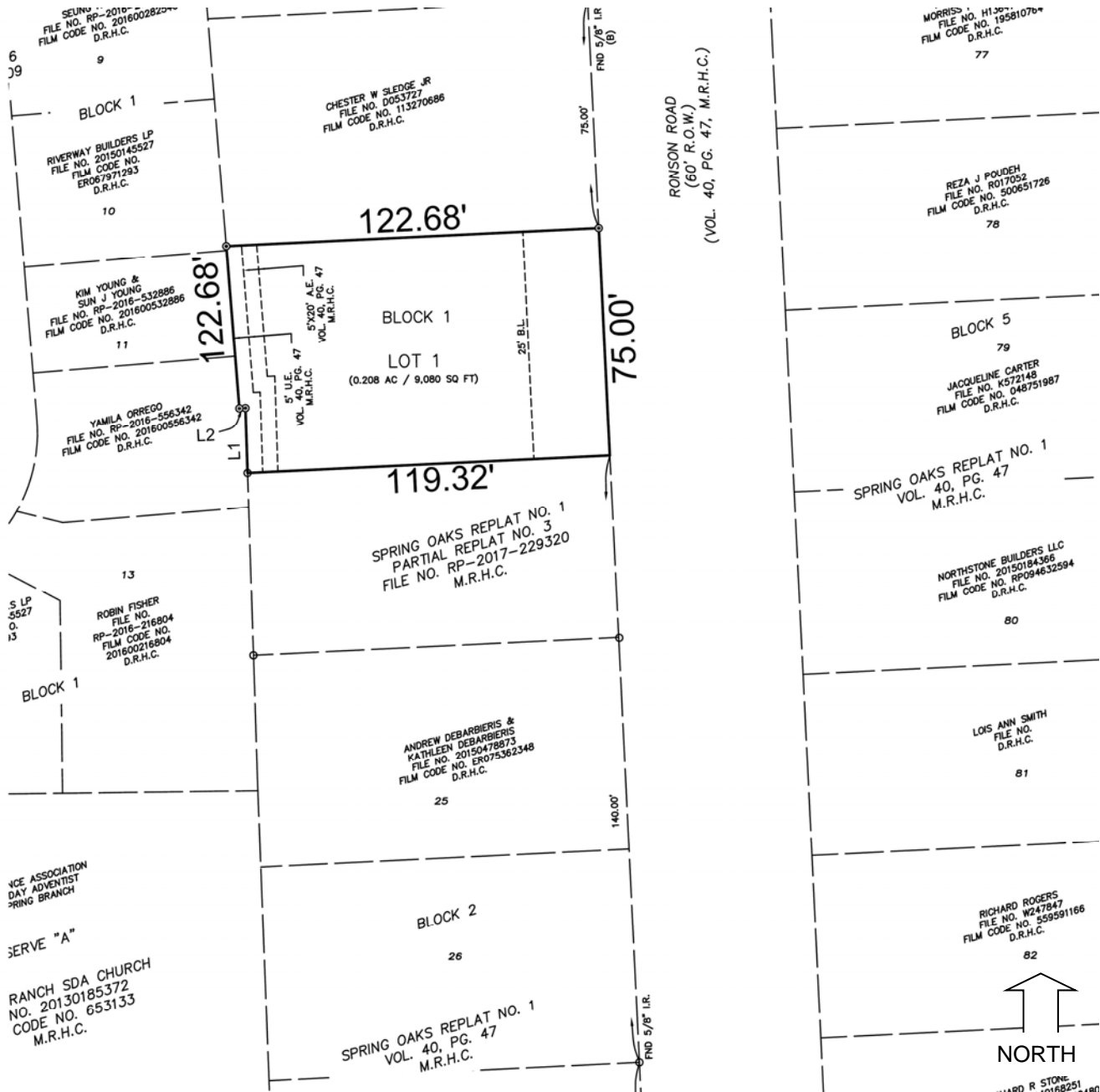
ITEM: 94

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Spring Oaks replat no 1 partial replat no 5

Applicant: Survey 1, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

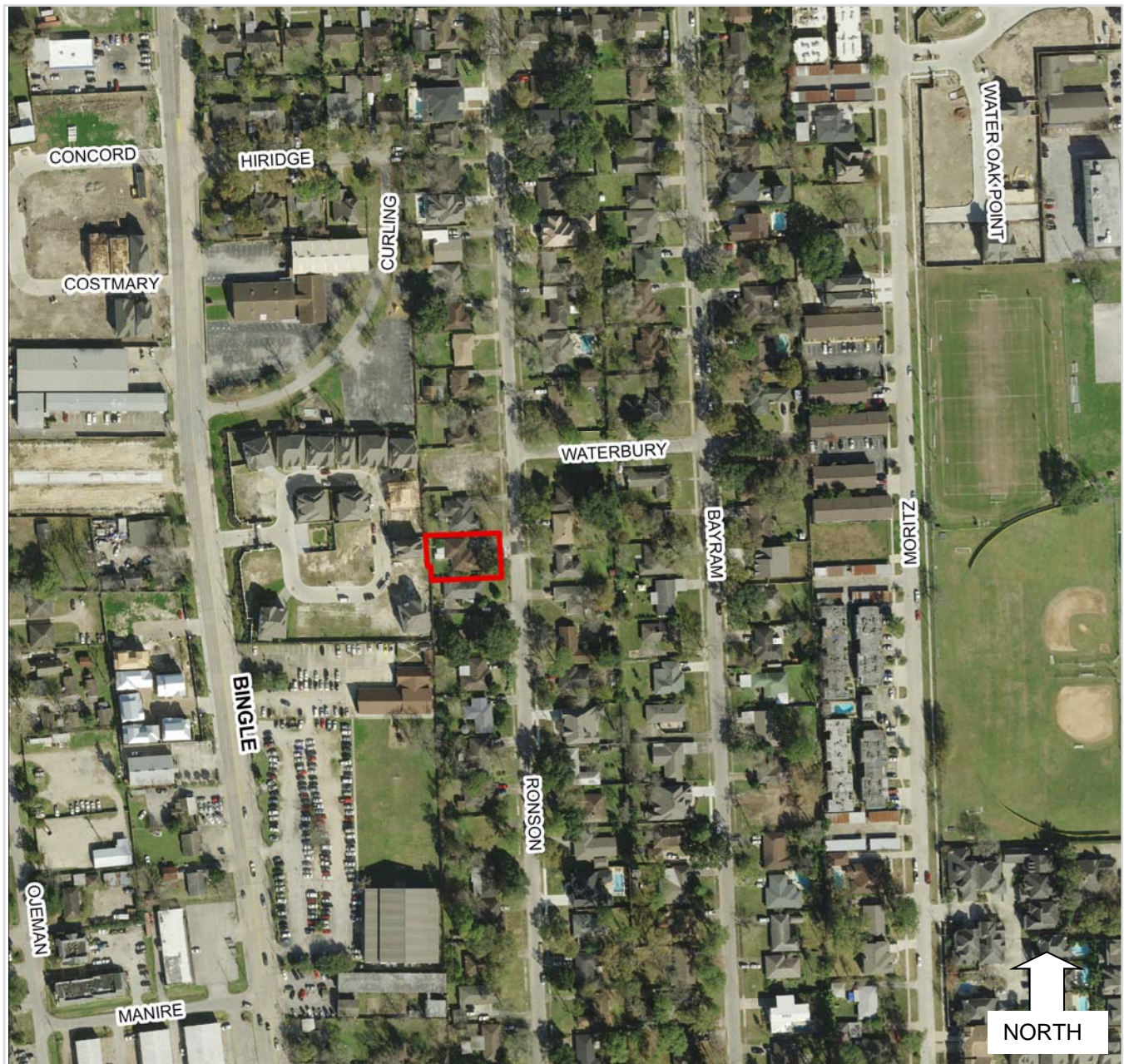
ITEM: 94

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Spring Oaks replat no 1 partial replat no 5

Applicant: Survey 1, Inc.



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 10/12/2017
Plat Name: Westhaven Estates Sec 1 partial replat no 6
Developer: JETAR, LLC
Applicant: MOMENTUM ENGINEERING
App No/Type: 2017-1536 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.5930	Total Reserve Acreage:	0.0046
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77057	491S	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)

For Your Information:

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

PWE Traffic: 10/10/17:

Parking is provided on-site.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 10/12/2017
Plat Name: Westhaven Estates Sec 1 partial replat no 6
Developer: JETAR, LLC
Applicant: MOMENTUM ENGINEERING
App No/Type: 2017-1536 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Houston Planning Commission

ITEM: 95

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Westhaven Estates Sec 1 partial replat no 6

Applicant: Momentum Engineering



C – Public Hearings

Site Location

Houston Planning Commission

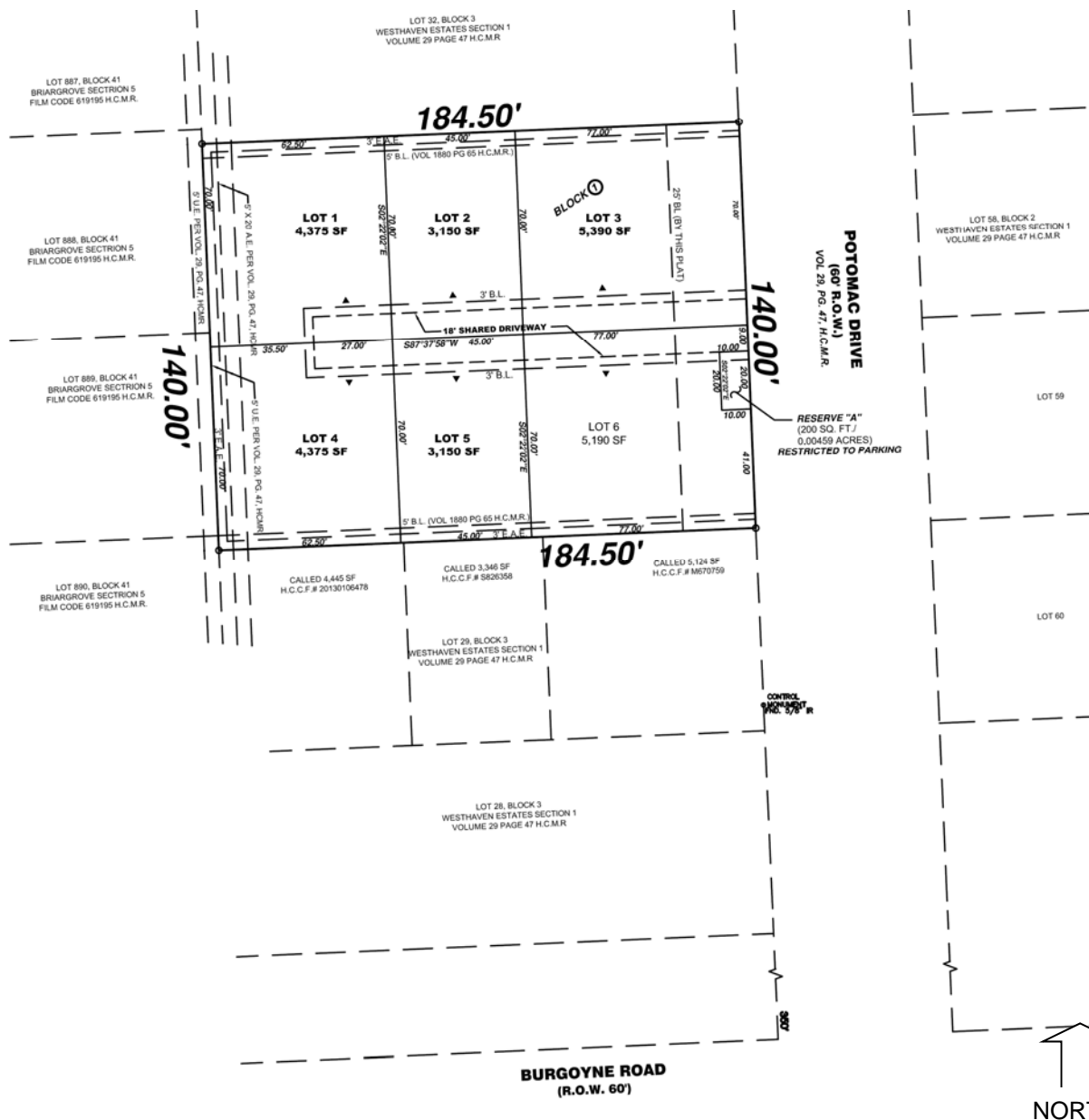
ITEM: 95

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Westhaven Estates Sec 1 partial replat no 6

Applicant: Momentum Engineering



C – Public Hearings

Subdivision

Houston Planning Commission

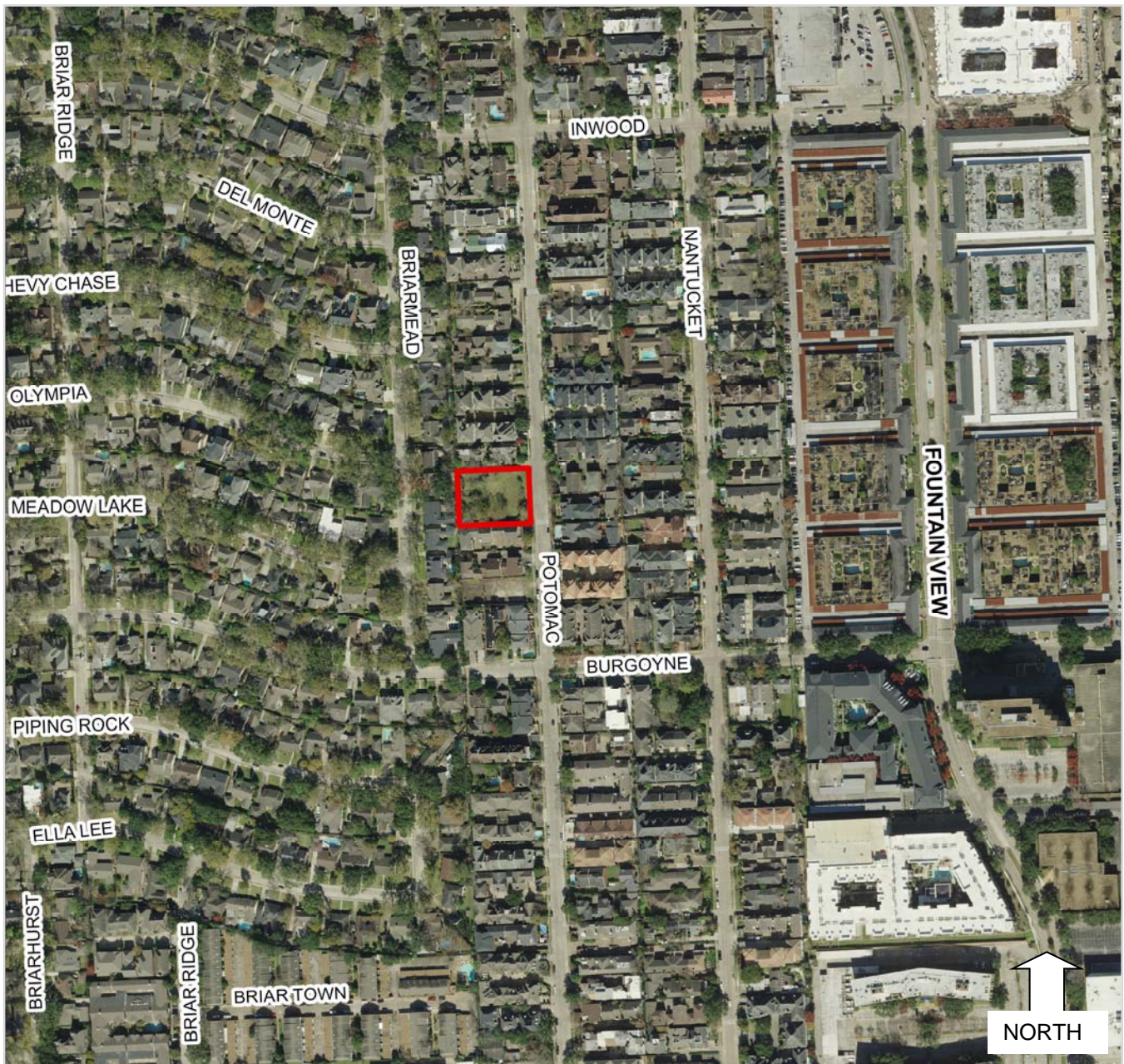
ITEM: 95

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Westhaven Estates Sec 1 partial replat no 6

Applicant: Momentum Engineering



C – Public Hearings

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 10/12/2017
Plat Name: Cinco Estates
Developer: N/A
Applicant: E.I.C. Surveying Company
App No/Type: 2017-1312 C2

Staff Recommendation:
Defer Applicant request

Total Acreage:	2.0076	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77336	338D	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.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 10/12/2017
Plat Name: Cinco Estates
Developer: N/A
Applicant: E.I.C. Surveying Company
App No/Type: 2017-1312 C2

Staff Recommendation:
Defer Applicant request

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

City Engineer: DETENTION IS REQUIRED AND NEED DRAINAGE PLAN

Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: Need 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 number 3.

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

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

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

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

Houston Planning Commission

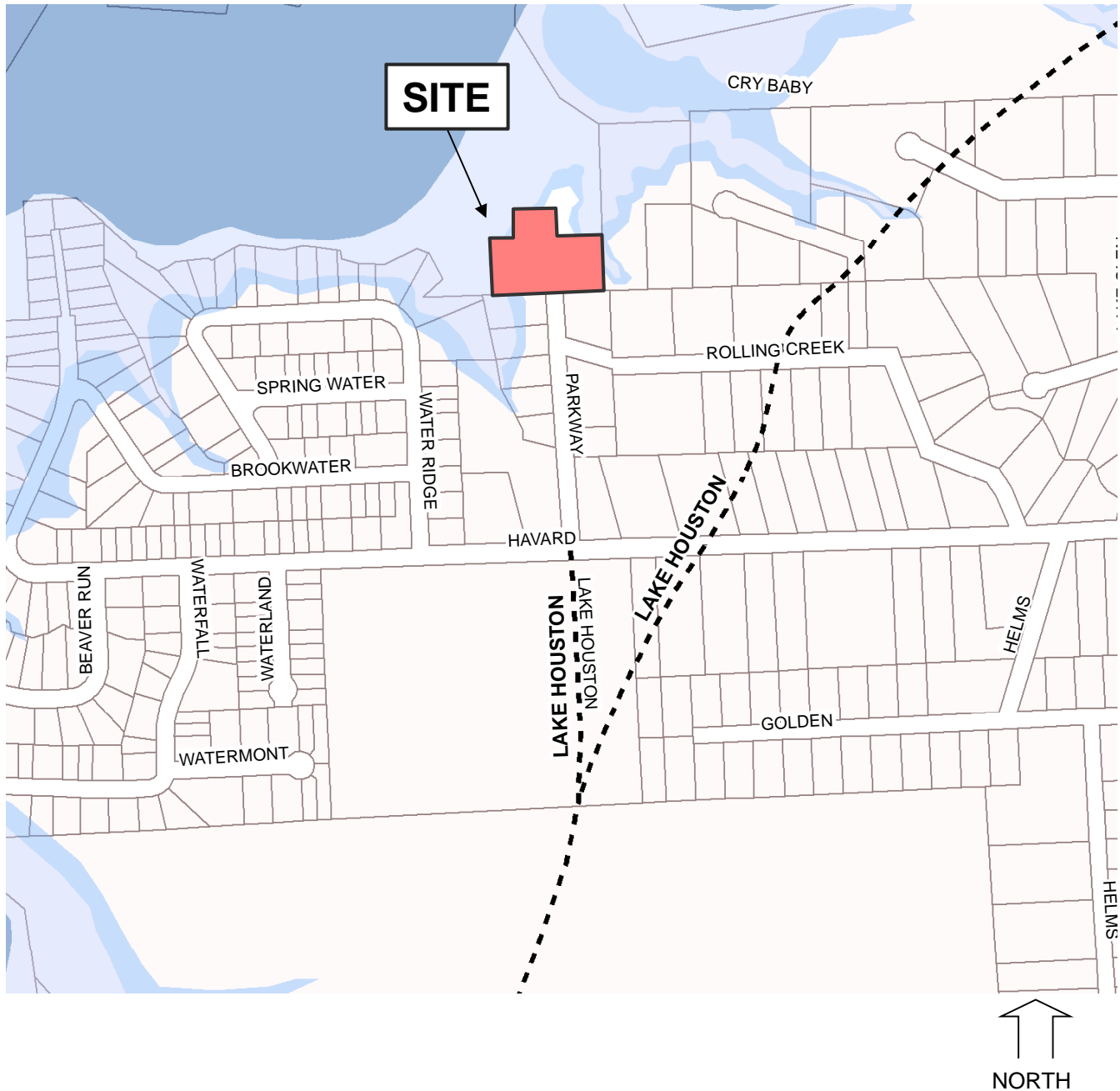
ITEM: 96

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Cinco Estates (DEF1)

Applicant: E.I.C. Surveying Company



D – Variances

Site Location

Houston Planning Commission

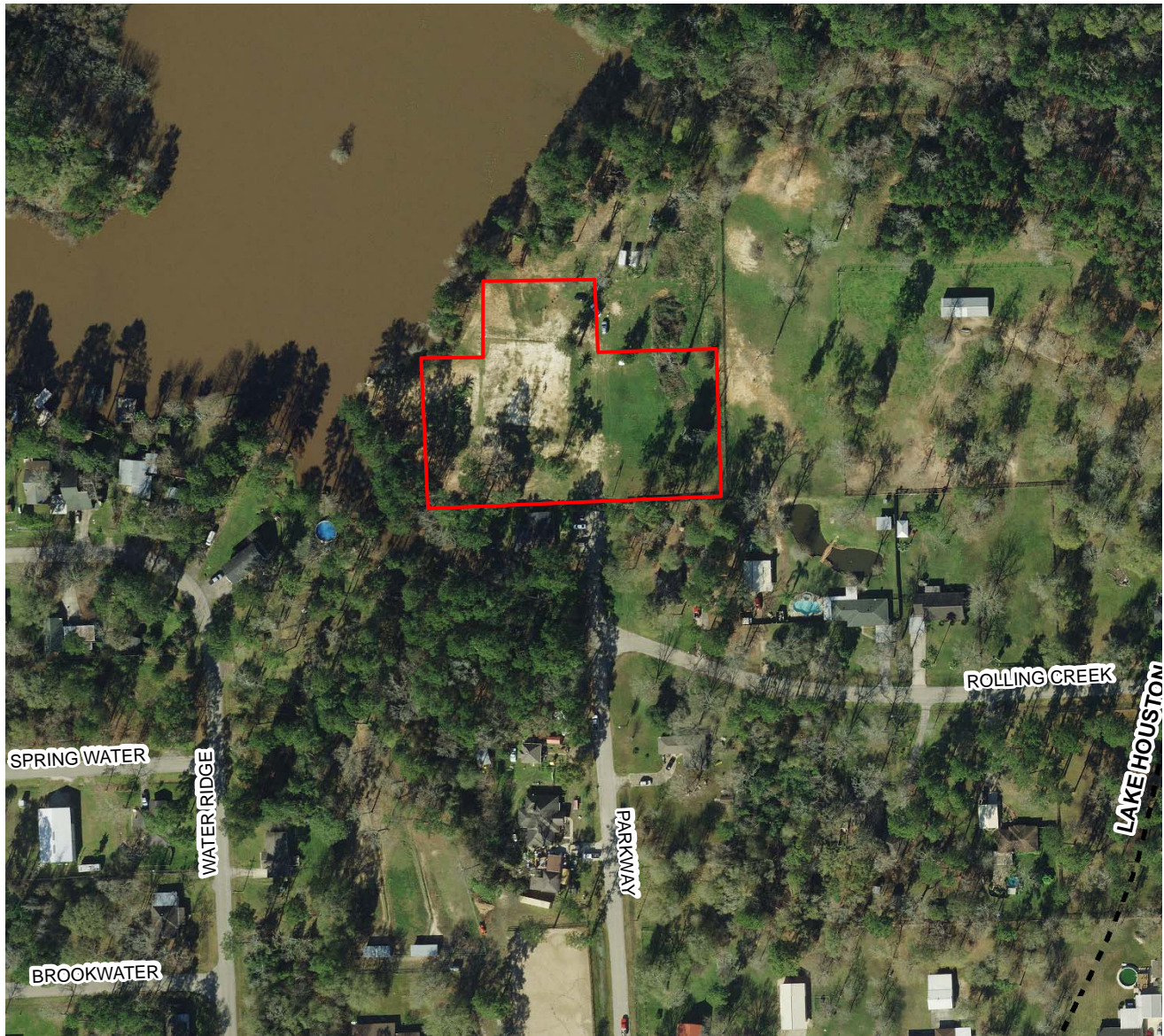
ITEM: 96

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Cinco Estates (DEF1)

Applicant: E.I.C. Surveying Company



D – Variances

Aerial



Application Number: 2017-1312

Plat Name: Cinco Estates

Applicant: E.I.C. Surveying Company

Date Submitted: 07/28/2017

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

Specific Variance is being sought and extent of variance:

Not to extend Parkway Road, or to terminate it with a Cul-De-Sac.

Chapter 42 Section: 42-134

Chapter 42 Reference:

Sec. 42-134: Street Extension.(a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is designated as a collector or major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these of these criteria is met. The stub street is not required to be extended.

Statement of Facts

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

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

The proposed subdivision of Cinco Estates is a 2.0076 acre tract being all of Lot 37, the remainder of Lots 36 and 38 in the Max Jacobs Addition an unrecorded subdivision (see attached block maps) in the Gilbert Brooks Survey A-6 Harris County, Texas. It is serviced in the south side by Parkway Road (60' right-Of- way) (see attached HCAD map). The owner of the proposed subdivision wants to build a residential home by Lake Houston as their dream home for their family (see attached boundary survey and site plan that the owner provided). To extend Parkway Road to the north through the middle of the property and that will only might be 300 to 400 feet extension and will end up at the water of Lake Houston and will go no where, and would result in a dead-end street within the proposed 1 lot subdivision. The Extension of Parkway Road and the establishment or constructing a Cul-De-Sac at the end of said Parkway Road would not provide accessibility benefit to this area and would not improve circulation and therefore would have no significant benefit to the public and would create an impractical development.. Also terminating Parkway road in a cul-de-sac makes it potentially unsafe situation for the family members and would provide an area in which illegal dumping might occur, such an area would also be a place in which cars may be parked by those engaging in illegal activities, including alcohol abuse. Such undesirable condition conform to the owners understanding of the phrase "contrary to sound public policy"

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

For the reason as explained in 1(b) and because these conditions existed prior to the owners purchase of the tract, the circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant.

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

The owners of the proposed plat will fully support the intent and general purposes of this chapter and will be preserved and maintained due to the fact that this tract as well the adjacent residential neighborhood, has sufficient traffic circulation.

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

The owners believe that this report and for the reason given above has proven that granting of the variance there will be no negative impact and will not be injurious to the public health, safety or welfare.

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

- Not only economic hardship is not the sole justification of the variance. It is not the primary or even secondary justification, as explained in this report



Application No: 2017-1312

Agenda Item: 96

PC Action Date: 10/12/2017

Plat Name: Cinco Estates

Applicant: E.I.C. Surveying Company

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: **42-134**

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

[Not to extend Parkway Road, or to terminate it with a Cul-De-Sac.;](#)

Basis of Recommendation:

The site is located in Harris County. North of Lake Houston, West of FM 2100. The applicant is requesting a variance to not extend Parkway Road or to terminate it with a Cul-De-Sac and to get access from Parkway Road. Staff Recommendation is to defer the application for two weeks for revised information.

Statement of Facts

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 10/12/2017
Plat Name: Garrow Sampson
Developer: Fenway Development
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2017-1596 C2R

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

Total Acreage:	0.6070	Total Reserve Acreage:	0.0000
Number of Lots:	21	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494N	City

Conditions and Requirements for Approval

206. Staff recommendation is disapproval for the following reasons.

Subdivision must meet 27 unit/acre requirement.

For Your Information:

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

PWE Traffic: 9/26/17:

Provide Parking Plan.

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.

Houston Planning Commission

ITEM: 97

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Garrow Sampson (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D- Variances

Site Location

Houston Planning Commission

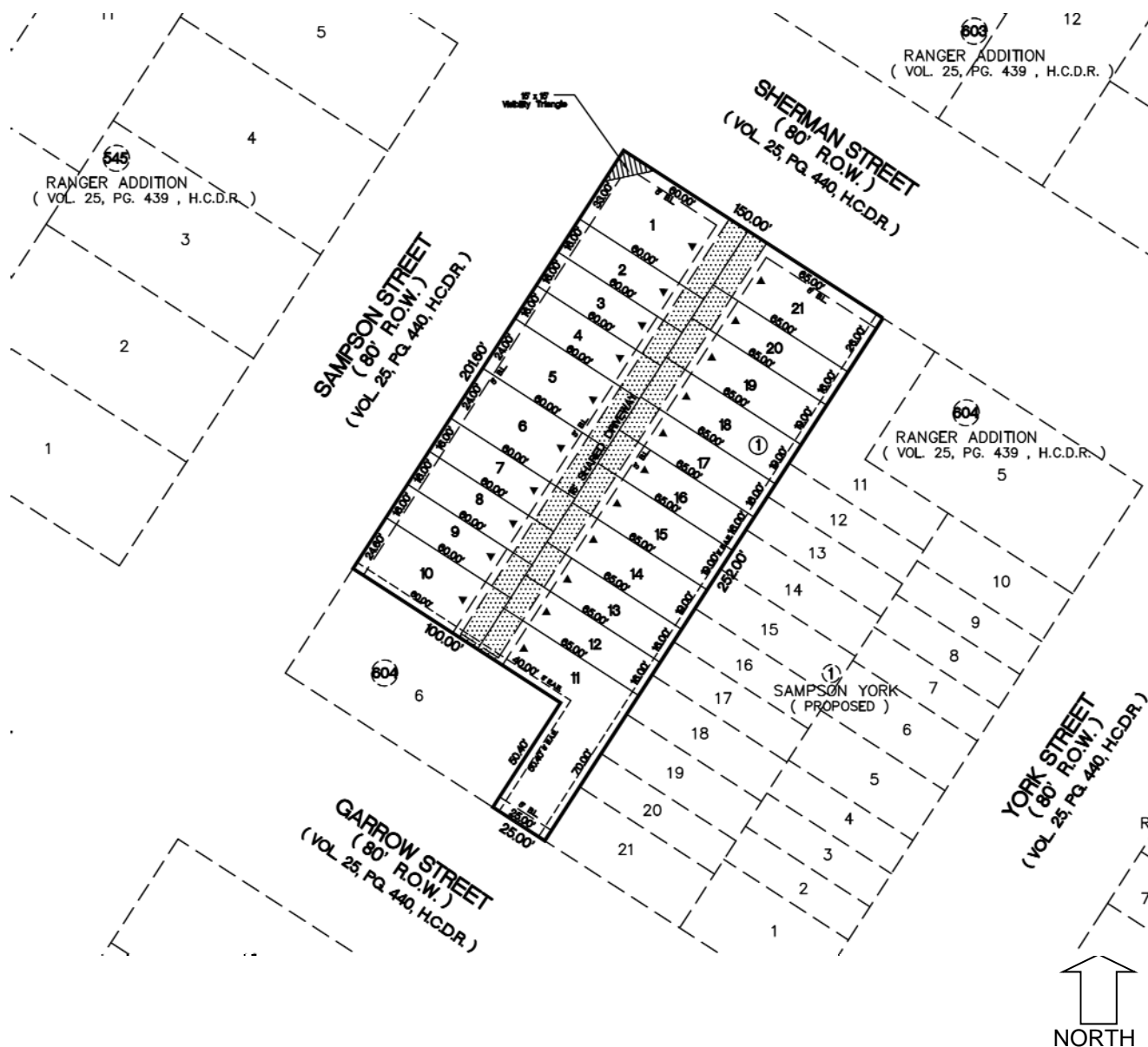
ITEM: 97

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Garrow Sampson (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D- Variances

Subdivision

Houston Planning Commission

ITEM: 97

Planning and Development Department

Meeting Date: 10/12/2017

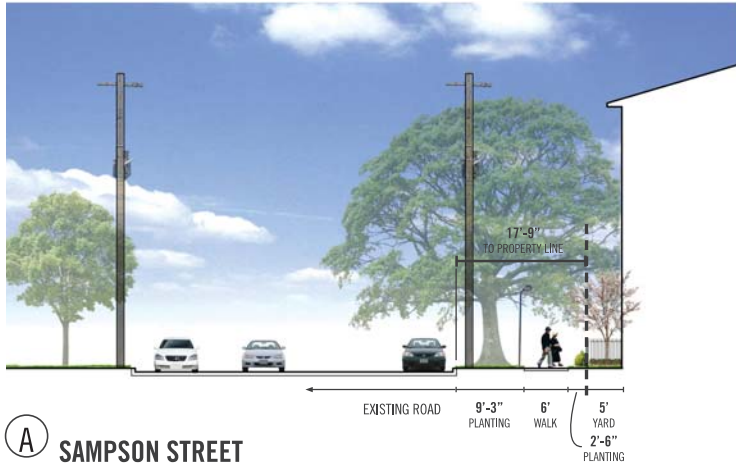
Subdivision Name: Garrow Sampson (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.

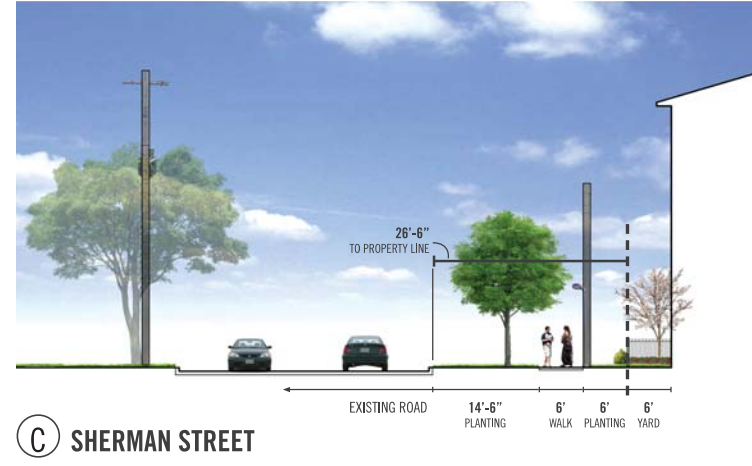


D- Variances

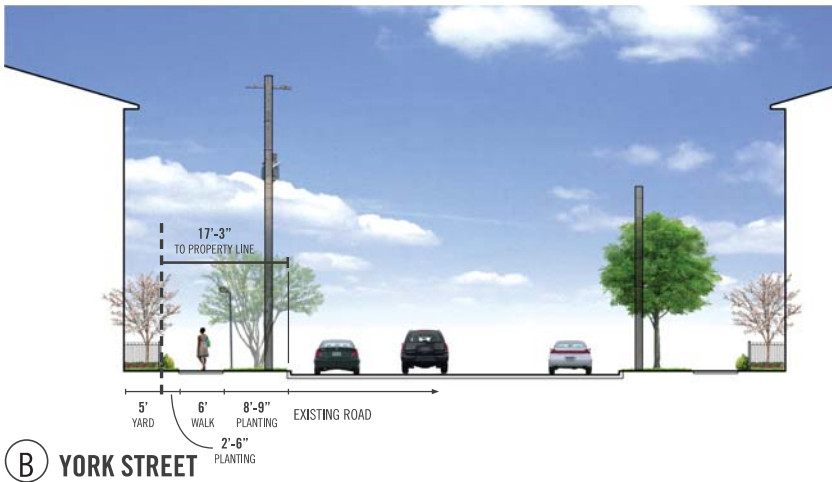
Aerial



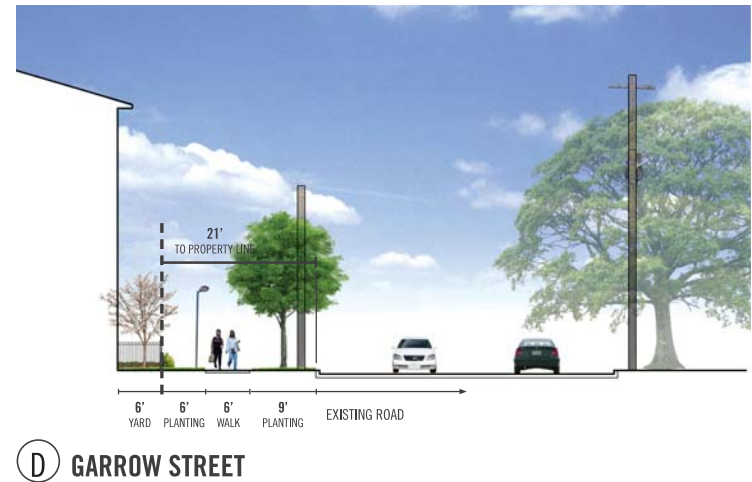
A SAMPSON STREET



C SHERMAN STREET



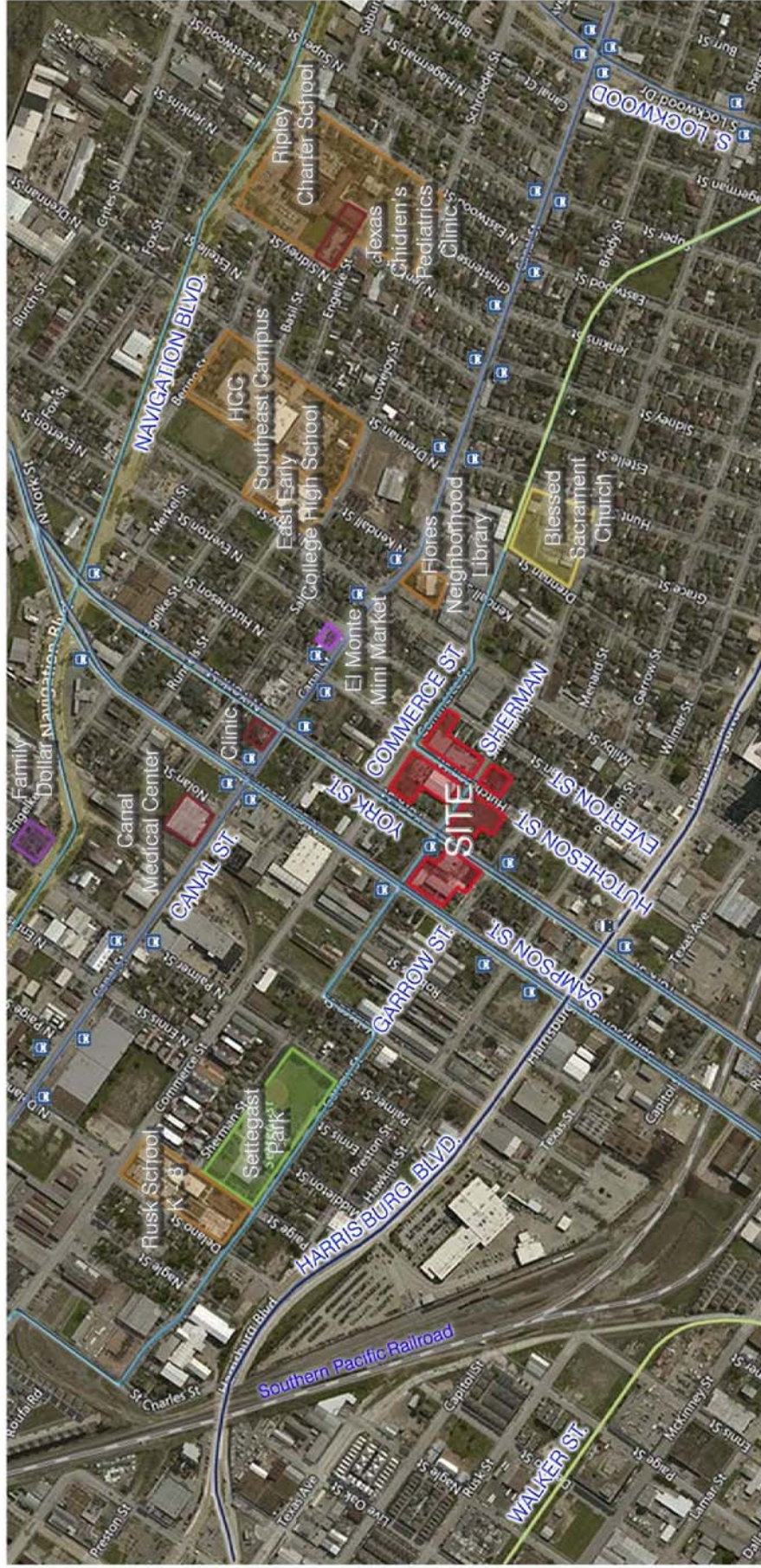
B YORK STREET



D GARROW STREET

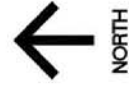
TYPICAL SECTIONS

0 4 8 16



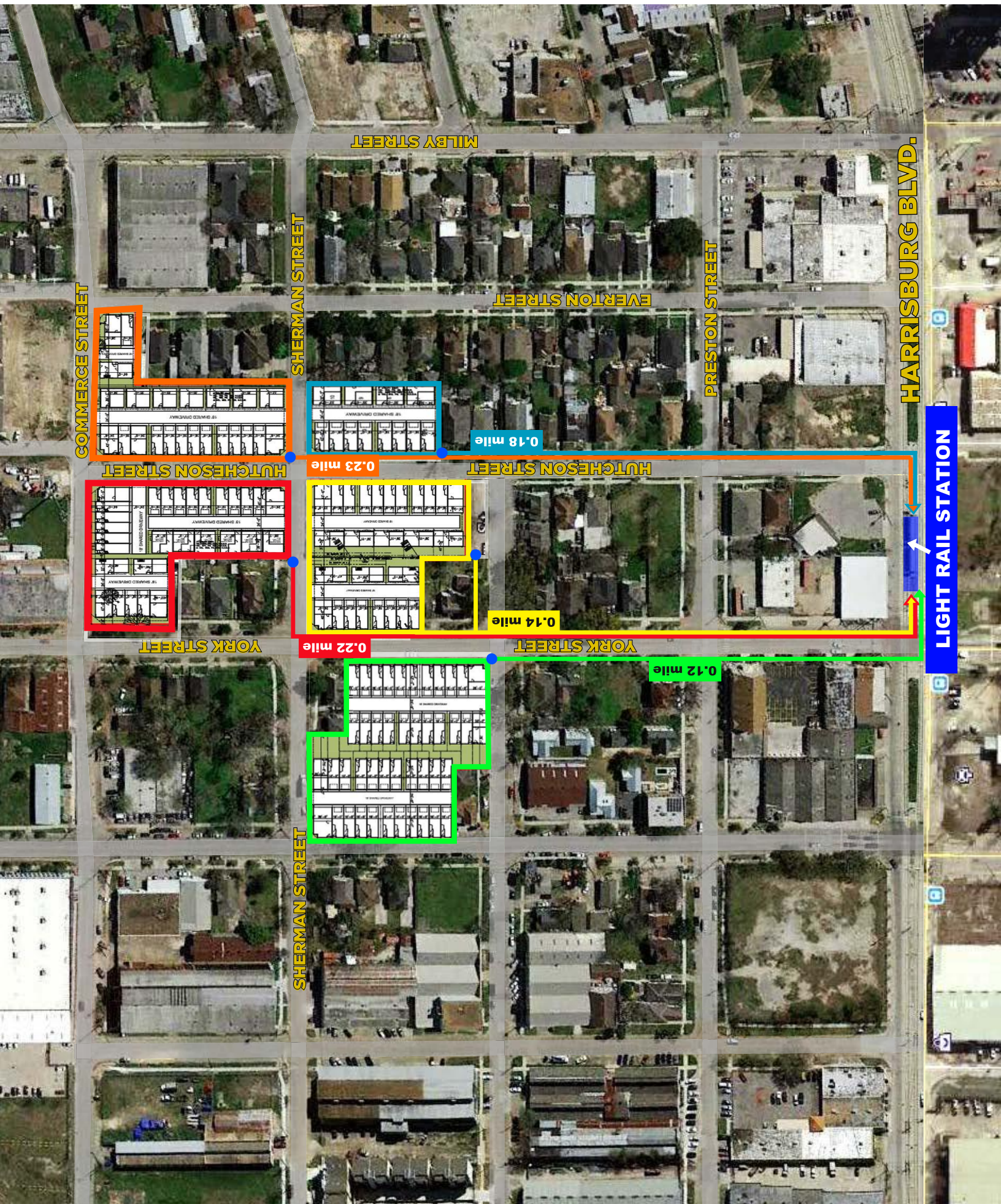
LEGEND

- School
- Church
- Park
- Bus Route
- Bus Stop
- Grocery
- Theatre/Arts
- Hospital/Clinic
- Light Rail
- Light Rail Stop
- Bike Lane
- Multi-Use Path
- Fire Station
- Central Business
- District Boundary



WORKFORCE HOUSING COMMUNITY RESOURCES EXHIBIT - East End Parcels

October 01, 2018



COMMERCE STREET

SHERMAN STREET

MILBY STREET

EVERTON STREET

PRESTON STREET

HARRISBURG BLVD.

LIGHT RAIL STATION

HUTCHESON STREET

0.23 mile

HUTCHESON STREET

0.18 mile

YORK STREET

0.22 mile

YORK STREET

0.14 mile

0.12 mile



**GREATER
EAST END
DISTRICT**

THE PEOPLE BEHIND
THE PROGRESS

Nory Angel
SER Houston
Chair
Resident

William McConnell
Eco-Services
Vice-Chair

Taryn Sims
Wulfe Management Services, Inc.
Secretary

Craig Rohden
Space City Credit Union
Treasurer
Resident

Rodrigo Tejada
L-K Industries
Vice-Treasurer

Blanca Blanco
Cetera Advisors
Resident

Erin Dyer
Lovett Commercial

Domenic Laurenzo
El Tiempo Cantina

Joe Meppelink
METALAB

Marjorie Peña
Neighborhood Centers Inc.

Stephen J. Quezada
Ogletree, Deakins, Nash,
Smoak & Stewart, P.C.
Resident

Susan Sahwani-Garcia
Chocolate Wasted
Resident

Ann Taylor
Midway

Jose Valdez
Frost Bank

Veronica C. Gorczyński
President

3211 Harrisburg Blvd.
Houston, TX 77003

713.928.9916

www.greatereastend.com

September 14, 2017

Houston Planning Commission
Council Member Karla Cisneros

Re: Plat Approval Support Letter

Dear CM Cisneros and the Houston Planning Commission Members:

The Greater East End Management District endorses the request for variance approval by InTownHomes for Plats 1 through 8 located near York and Sherman Street. All of these homes are located within a quarter mile of the Harrisburg Light Rail Second Ward station.

Achieving higher density residential housing along the transit line, will promote transit use and is called for in both our 2013 and 2017 Greater East End Strategic Plan. Moreover, we believe promoting high density single family residential should be a priority in the neighborhood given its unique ability to anchor families and support home-ownership to the East End.

In this case, the smaller lots make sense in that it puts more owners closer to the rail and it brings down the land cost impact on the home itself allowing for a lower sales price making them more affordable. Additionally, it still remains substantially under the densities allowed by the city of Houston for multifamily development for apartment renters.

Densification and expansion of affordable homes will contribute greatly to the District Goal to foster Transit Oriented Developments (TOD's) called for in our strategic plan. This development is in keeping with the District's goals and we are happy to support the approval of the plats and we urge the Planning Commission to approve this variance.

Best Regards,

Patrick Ezzell

**Managing Director of Economic Development and Infrastructure
Greater East End Management District**

September 19, 2017

*The
Art
+ Soul
of the
City*

EaDo

City of Houston Planning Commission

Dear Houston Planning Commission:

As Executive Director of the East Downtown Management District, I am pleased to provide this letter of Support for InTown Homes, and their request for variance approvals for plats 1 through 8 located near York and Sherman Streets. All of these homes are located within a quarter mile of the Harrisburg Light Rail Second Ward Station.

The smaller lot sizes requested will allow higher residential density and ownership to be achieved along the transit lines, increasing affordability and home ownership in the East End, while promoting increased transit use. All of these outcomes are goals supported by numerous neighborhood plans.

As this development is in keeping with shared plans and goals of the East Downtown Management District and the Greater East End Management District, we support approval of the plats and we urge the Planning Commission to approve this variance.

I can say without question that InTown Residential invests in the communities where they build and we have been pleased with their product from both an aesthetic perspective and the professionalism in which they plan their properties.

Should you have any questions, please feel free to contact our offices at 713-591-2014.

Sincerely,



Anton Sinkewich AICP, LEED AP
Executive Director

EaDo | East Downtown Management District



KARLA CISNEROS
Houston City Council Member, District H

September 21, 2017

City of Houston Planning Commission
Planning & Development Department
611 Walker Street, 6th Floor
Houston, Texas 77002

Re: Letter in Support of InTown Homes' Variance Request

Dear Houston Planning Commission:

As City Council Member for District H, I write to express my support for InTown Homes and their variance request for plats 1-8 located near York and Sherman Streets. Each site is within a quarter mile of the Harrisburg Light Rail Second Ward Station, making it a prime location in terms of transit.

InTown's plan for additional density would make both the homes and the lots smaller, allowing for a lower priced housing option for potential homebuyers in District H. The affordability of the homes will encourage home ownership in the East End while also guaranteeing increased transit use, promoting a more walkable community.

I will and have always supported endeavors to improve connectivity, walkability, and healthy greenspace planning not just in the East End, but throughout District H. Given InTown Homes' professionalism and dedication to building affordable and quality homes, I fully support InTown Homes' request, and urge the Planning Commission to approve this variance.

Sincerely,

A handwritten signature in black ink that reads "Karla Cisneros". The signature is fluid and cursive, with the first name "Karla" and last name "Cisneros" clearly distinguishable.

Karla Cisneros
City Council Member, District H

Michael Skelly
317 Sampson
HoustonTX 77003

The Houston Planning and Development Department

Via email: planning.variances@houstontx.gov

September 22, 2017

Dear Planning Commission:

I write in support of In Town Homes applications for variance requests for its developments on York, Garrow, Sampson, Sherman and adjacent Streets in my neighborhood. I understand that the developer is requesting on-street parking for visitors, and is also requesting lots under 3,500 square feet.

As a resident of this neighborhood and Houstonian I support these requests for the following reasons:

- In the wake of Harvey, Houston has huge housing affordability challenges. City government cannot address these challenges. Most housing in Houston is built by private developers. If we allow them to use less land and don't require unnecessary parking, the developers will be able to build more affordably, improving options for all residents.
- Higher density means more taxable value per square foot of land in our city. Especially with the city in tough fiscal conditions, we should not require developers to create parking, which is taxed at low rates. We are much better off with physical structures, which pay much more taxes which in turn helps our fiscal challenges.
- The properties being considered are within 1000 feet of a light rail station. We need density in our city or we'll never get the proper value from our important investments in mass transit.
- We have plenty of pavement in Houston, with possibly more parking spaces per person than any other city in the country (no one really knows). It's wasteful to require any parking at all, though I understand you don't make the rules.
- Parking contributes to flooding. As a City we must make sure we maximize housing while minimizing pavement.

Thanks you for considering this request.

Michael Skelly



Application Number: 2017-1596

Plat Name: Garrow Sampson

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 09/15/2017

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

Specific Variance is being sought and extent of variance:

To allow lots to be less than 3,500 square feet.

Chapter 42 Section: 181

Chapter 42 Reference:

181-The minimum lot size for a single-family residential lot with wastewater collection service shall be 3,500 square feet for a lot within the city.

Statement of Facts

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

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

This property is in the Second Ward, one of the Pilot Neighborhoods in the Mayor's Complete Community effort. This proposed residential development is a redevelopment of an industrial use which has been demolished. This project, together with neighboring ones by the same builder, will provide new modestly priced housing not available in the popular west side areas. Adding new housing will encourage new businesses and services to locate in the area and will strengthen the neighborhood and create opportunity for collaborating with partners across the city for improved services and quality of life. While York is a designated Major Thoroughfare, today its use has changed with the departure of much of the nearby industrial use. The traffic on Sampson is one-way south-bound and the vehicle count is only approximately 6600. A count this low would generally be associated with a collector street. As a consequence, the disturbance to residents associated with the traffic count on a major thoroughfare does not exist here. The homes facing Sampson all have rear entry from a shared driveway and will not be entering and leaving the lot from the thoroughfare. The 25' setback would use a disproportionate percentage of the lot area and is not needed as a buffer against high traffic volume. The paving width on Sampson is about 45' and parking is allowed on both sides of the street since the traffic volume is low and that width is meant to accommodate on-street parking. The public street row adjacent to the homes will have a 6' wide sidewalk (rather than required 5'). The homes facing the public streets will have decorative open iron fences in the front, and all homes will have street trees with a minimum caliper of 3" (rather than the 1 1/2" required)

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

There are very few homes in the Second Ward Pilot Neighborhood with contemporary amenities available to people with low and moderate incomes yet there are many jobs for them available. For the most part, people must choose between suburban locations requiring expensive and time-consuming commuting and older housing that does not meet contemporary standards. This housing will give them an additional choice and will be important in rejuvenating a formerly industrial area which has lost much of its industry due to changed methods and needs. The existing paving section once served industrial traffic; now that traffic is greatly reduced so that the width beyond what is needed for moving vehicles is available for parking.

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

The intent is to supply homes for a broad spectrum of the population; to minimize the need for key members of the public to live great distances from their jobs, and to lessen traffic congestion by shortening home/job commutes, and to increase the use of the rail transit.

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

Providing an opportunity for persons with a greater variety of income levels to live close to the city center will insure the key personnel, like nurses, teachers and fire fighters, will be able to live close to their place of work and have easy access to urban activities. Increasing the transit use will promote safe travel at modest costs and help to lessen air quality problems.

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

It is sound public policy to encourage and facilitate housing ownership for the entire market spectrum as well as to increase transit use. This project as proposed will be important in achieving the goals of the Complete Communities Program.



Application No: 2017-1596

Agenda Item: 97

PC Action Date: 10/12/2017

Plat Name: Garrow Sampson

Applicant: Vernon G. Henry & Associates, Inc.

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

Chapter 42 Sections: 181

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

To allow lots to be less than 3,500 square feet.;

Basis of Recommendation:

The sites are located south of Navigation Blvd, north of Harrisburg Blvd and east and west of York Street. The applicant is requesting three variances. Variances 1 and 2 are to allow a reduced building line of 5 feet and to allow on-street parking along the major thoroughfare York Street for three subdivision plats Garrow York, Ranger One East End, and Ranger Two East End. Variance 3 is to allow lot sizes less than 3500 sqft. Staff is not in support of the requests.

The first variance is to allow a 5-foot building line along York Street, which will create 17 feet distance from the back of curb to the property line.

The second variance to allow on-street parking along York Street may be supportable due to the existing on-street parking along the major thoroughfare, but staff typically encourages on-street parking on local streets due to the potential of future CIP projects.

However, staff is not in support of both variances due to the affiliation and potential outcome of the third variance request to allow lot sizes less than 3500 sqft. on the whole project.

Staff is recommending a denial and disapproval of all eight subdivision plats due to failure of meeting the conditions of approval as prescribed by the statement of facts on the variance request form. Staff will explain how the proposed variances are in violation of the criteria as follows:

For Statement of facts Criteria, no. 1, The applicant has not articulated an undue hardship and or an impractical development. The applicant is proposing a single-family development of 126 lots. 19 lots more than the density permissible by the ordinance. The 27 dwelling units per acre requirement was adopted in 1999 where a Planning Commission subcommittee composed of development community representatives, neighborhood representatives, and various City of Houston department compromised on the figure. The applicant's proposed increase to the density requirement should be addressed in a forum that includes all stakeholders of the planning and development community, neighborhoods and city departments to establish a maximum density. The platting standards committee, which included these all of these stakeholders, has been postponed until 2019. The proposed subdivisions could meet the required density without depriving the applicant reasonable use of the land by redesigning the proposals.

For Statement of Facts Criteria no. 2, The current variance proposal is the result of a hardship created by the applicant. In September of 2016, the Planning Commission attended a workforce housing workshop hosted by the Planning and Development Department. The purpose of the workshop was to explain an upcoming variance proposal to reduce lot sizes, which in turn would increase the 27-dwelling unit per acre density requirement in Chapter 42.

The workforce housing proposal incorporated a mixture of market rate homes and affordable homes with an earned income of 80-110% of the area's median income. The lot density ranged from 28 to 35 units per acre which exceeded the requirement of 27 dwelling units per acre; however, the lots that exceeded the density permissible by the ordinance were reserved for workforce housing. This proposal involved collaboration with Housing and Community Development Department and Mayor's Office of Economic Development to guarantee the long-term affordability of workforce housing units.

The Planning Commission granted variances on these same projects, for parking, reduced lot sizes with increased

density and building lines in December of 2016 and in March of 2017. The justification for granting the variances was based on preserving sound public policy by allowing a mixed income and lot size development. The condition of approval was that the lots over the permissible density be reserved for workforce housing with the help of an agreement. The means of preserving long-term affordability for these lots and the conditions of the agreement are up to the Housing and Community Development Department and Mayor's Office of Economic Development. Thus, the current variance proposal is a self-imposed hardship.

For Statement of facts Criteria no. 3, The applicant is not meeting the intent and purpose of Chapter 42. The applications as currently presented today are the same subject sites as the workforce housing proposals that were previously approved with the same variances. The applications are identical in relation to the lot sizes, site plans, and the number of units; however, the applicant has eliminated the workforce housing component. There will not be a means to ensure long-term affordability if the variances are granted. This lack of assurance is inconsistent with the justification of the previously granted variances which met the intent of Chapter 42.

For Statement of facts Criteria no. 4, The applicant's variance request is injurious to the public's welfare by exceeding the density requirement without allowing for long-term affordability.

Additionally, Statement of facts Criteria no. 5, is not met by implying market rate homes will facilitate affordable housing ownership. Without an agreement to ensure affordability, an increase in density is considered an economic gain and not a hardship.

In conclusion, the applicant's variance request does not articulate an unreasonable use of land, an impractical development, an undue hardship or an unusual physical characteristic as stated in the statement of facts criteria for a variance request. The subject sites, which are within one of Mayor Turner's Complete Communities, are contrary to sound public policy by removing the proposal of workforce housing. Lastly, even with the proposed recommendation, the applicant's previous submittals will still be valid and can be recorded subject to the agreement with the Housing and Community Development Department and Mayor's Office of Economic Development. Therefore, staff's recommendation is to deny requested variances and disapprove the plats.

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 applicant has not articulated an undue hardship and or an impractical development. The applicant is proposing a single-family development of 126 lots. 19 lots more than the density permissible by the ordinance. The 27 dwelling units per acre requirement was established in 1999 in a Planning Commission subcommittee comprised of the development community, neighborhood representatives, and the City of Houston. The applicant's proposed increase to the density requirement should be addressed in a forum that includes all stakeholders of the planning and development community to establish a maximum density. The platting standards committee, which included these stakeholders, has been postponed until 2019. The proposed subdivisions could meet the required density without depriving the applicant 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;

In September of 2016, the Planning Commission attended a workforce housing workshop hosted by the Planning and Development Department. The purpose of the workshop was to explain an upcoming variance proposal to reduce lot sizes, which in turn would increase the 27-dwelling unit per acre requirement in Chapter 42. The workforce housing proposal incorporated a mixture of market rate homes and affordable homes with an earned income of 80-110% of the area's median income. The lot density ranged from 28 to 35 units per acre which exceeded the requirement of 27 dwelling units per acre; however, the lots that exceeded the density permissible by the ordinance were reserved for workforce housing. This proposal involved collaboration with Housing and Community Development Department and Mayor's Office of Economic Development to preserve the long-term affordability of workforce housing units. The Planning Commission granted variances on these same projects, for parking, reduced lot sizes and building lines in December of 2016 and in March of 2017. The justification for granting the variance was based on preserving sound public policy by allowing a mixed income and lot size development. The condition of approval was that the lots over the permissible density be reserved for workforce housing with the help of an agreement. The means of preserving long-term affordability for these lots and the conditions of the agreement are upto the Housing and Community Development

Department and Mayor's Office of Economic Development. Thus, the current variance proposal is a self-imposed hardship.

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

The applicant is not meeting the intent and purpose of Chapter 42. The applications as currently presented today are the same subject sites as the workforce housing proposal that were previously approved with the same variances. The applications are identical in relation to the lot sizes, site plans, and the number of units; however, the applicant has eliminated the workforce housing component. There will not be a means to ensure long-term affordable housing if the variances are granted. This lack of assurance is inconsistent with the justification of the previously granted variances which met the intent of Chapter 42.

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

The applicant's variance request is injurious to the public's welfare by exceeding the density requirement without allowing for long-term affordability.

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

Without an agreement to ensure affordability, an increase in density is considered an economic gain and not a hardship.



Agenda Item: 98
Action Date: 10/12/2017
Plat Name: Garrow York
Developer: Vernon G Henry and Assoc
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2017-1603 C2R

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

Total Acreage:	0.6070	Total Reserve Acreage:	0.0000
Number of Lots:	21	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494N	City

Conditions and Requirements for Approval

206. Staff recommendation is disapproval for the following reasons.

Subdivision must meet 27 unit/acre requirement, provide 25' BL, provide on-street parking on local street

For Your Information:

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

PWE Traffic: 9/26/17:

Sufficient Parking Provided.

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

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: 98

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Garrow York (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D- Variances

Site Location

Houston Planning Commission

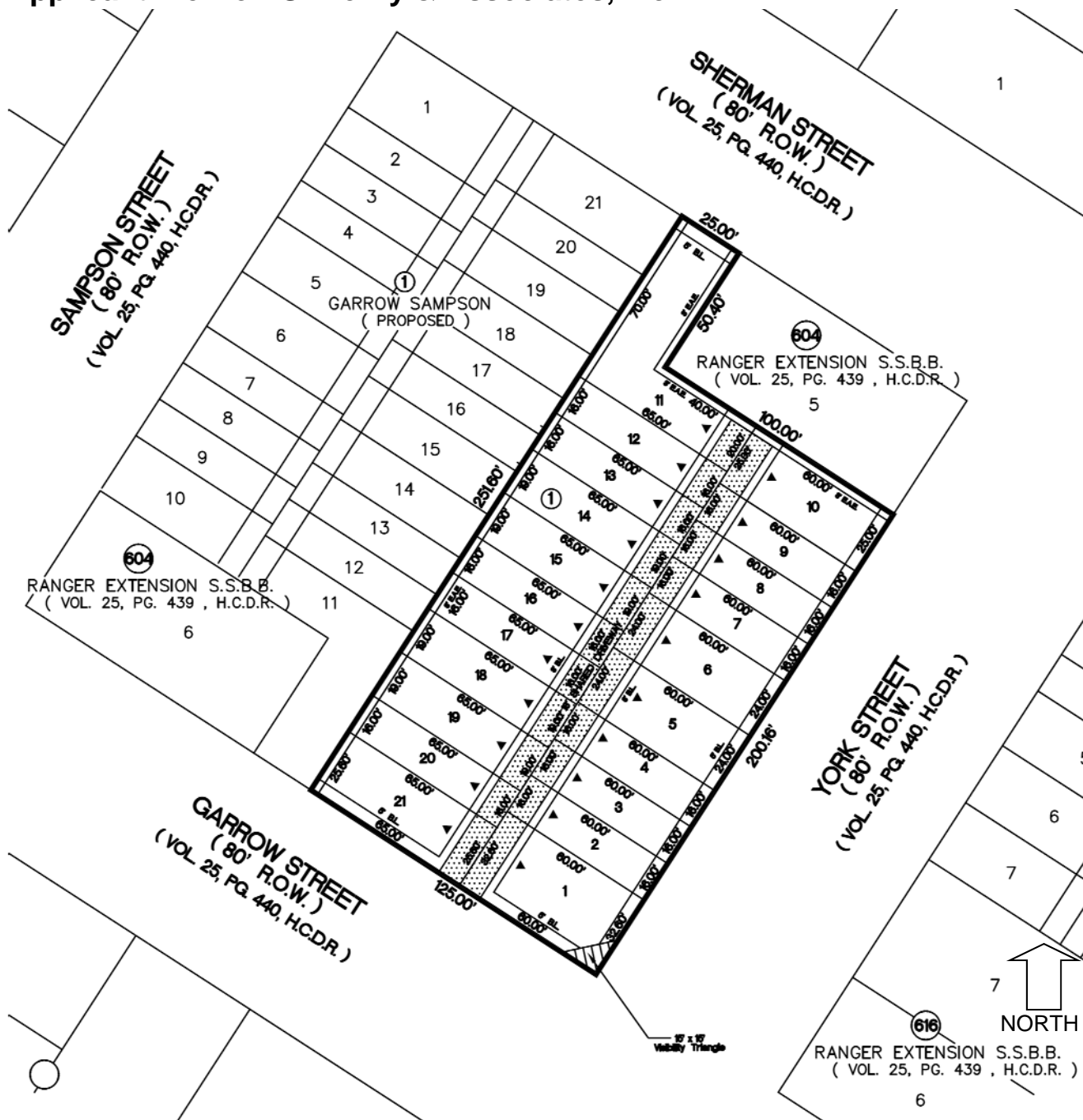
ITEM: 98

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Garrow York (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D- Variances

Subdivision

Houston Planning Commission

ITEM: 98

Planning and Development Department

Meeting Date: 10/12/2017

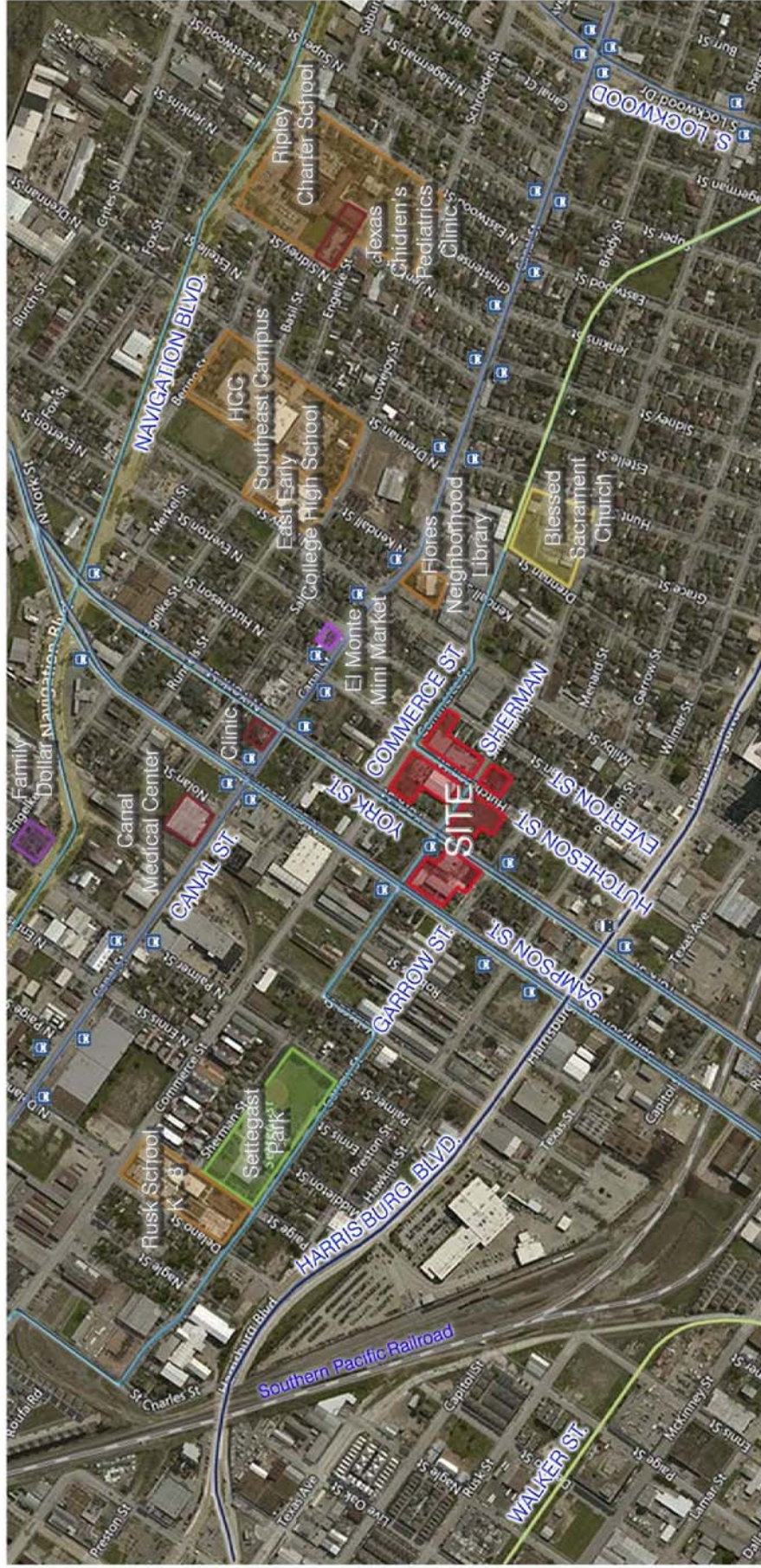
Subdivision Name: Garrow York (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



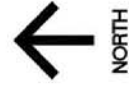
D- Variances

Aerial



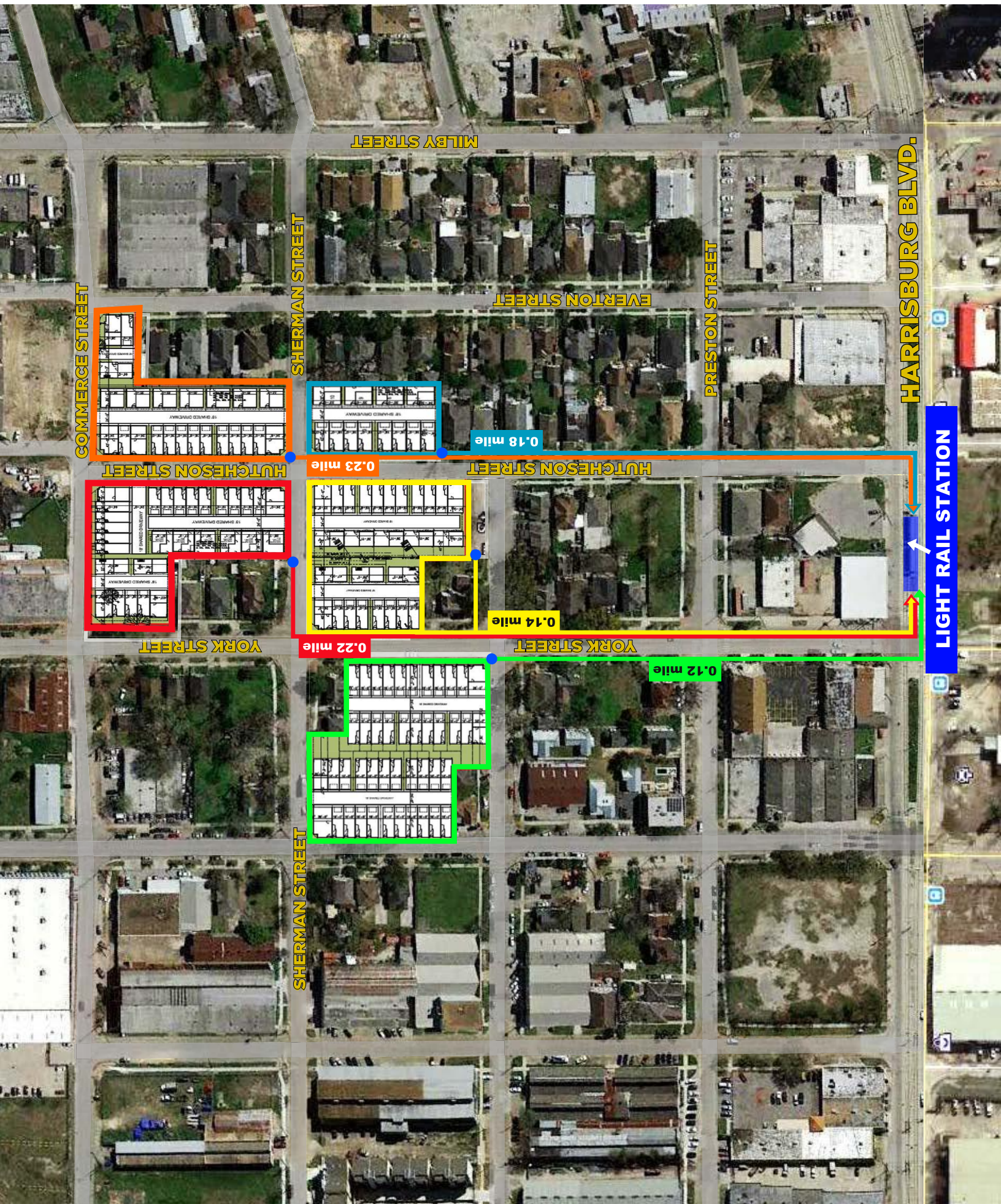
LEGEND

- School
- Church
- Park
- Bus Route
- Bus Stop
- Grocery
- Theatre/Arts
- Hospital/Clinic
- Light Rail
- Light Rail Stop
- Bike Lane
- Multi-Use Path
- Fire Station
- Central Business
- District Boundary



WORKFORCE HOUSING COMMUNITY RESOURCES EXHIBIT - East End Parcels

October 01, 2018



COMMERCE STREET

SHERMAN STREET

MILBY STREET

EVERTON STREET

PRESTON STREET

HARRISBURG BLVD.

LIGHT RAIL STATION

HUTCHESON STREET

0.23 mile

HUTCHESON STREET

0.18 mile

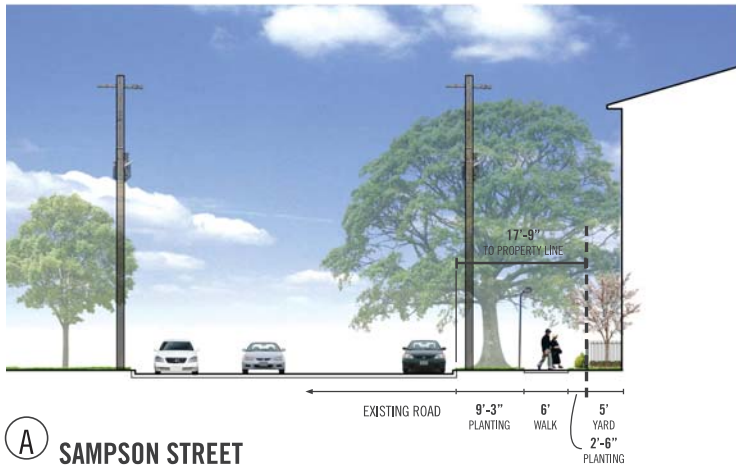
YORK STREET

0.22 mile

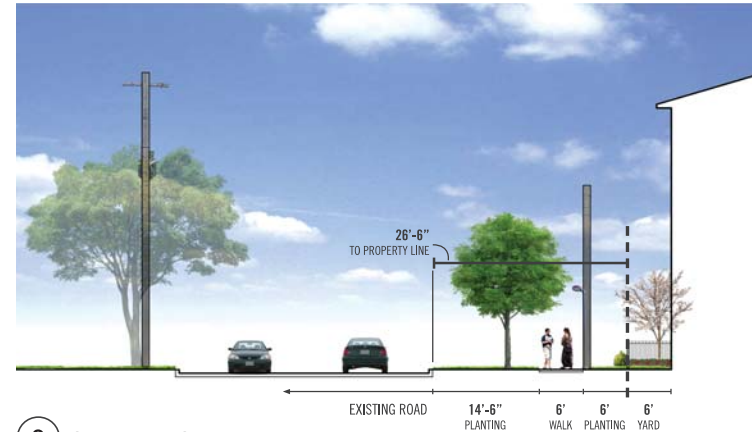
YORK STREET

0.14 mile

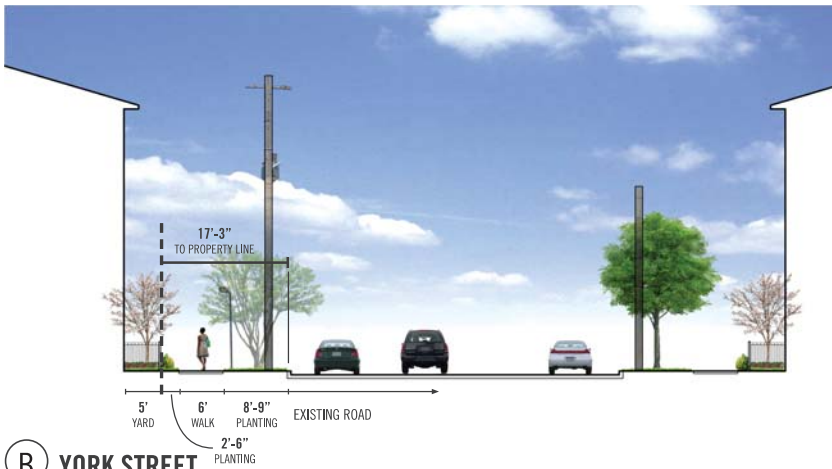
0.12 mile



A SAMPSON STREET



C SHERMAN STREET



B YORK STREET



D GARROW STREET

TYPICAL SECTIONS

0 4 8 16



**GREATER
EAST END
DISTRICT**

THE PEOPLE BEHIND
THE PROGRESS

Nory Angel
SER Houston
Chair
Resident

William McConnell
Eco-Services
Vice-Chair

Taryn Sims
Wulfe Management Services, Inc.
Secretary

Craig Rohden
Space City Credit Union
Treasurer
Resident

Rodrigo Tejada
L-K Industries
Vice-Treasurer

Blanca Blanco
Cetera Advisors
Resident

Erin Dyer
Lovett Commercial

Domenic Laurenzo
El Tiempo Cantina

Joe Meppelink
METALAB

Marjorie Peña
Neighborhood Centers Inc.

Stephen J. Quezada
Ogletree, Deakins, Nash,
Smoak & Stewart, P.C.
Resident

Susan Sahwani-Garcia
Chocolate Wasted
Resident

Ann Taylor
Midway

Jose Valdez
Frost Bank

Veronica C. Gorczyński
President

3211 Harrisburg Blvd.
Houston, TX 77003

713.928.9916

www.greatereastend.com

September 14, 2017

Houston Planning Commission
Council Member Karla Cisneros

Re: Plat Approval Support Letter

Dear CM Cisneros and the Houston Planning Commission Members:

The Greater East End Management District endorses the request for variance approval by InTownHomes for Plats 1 through 8 located near York and Sherman Street. All of these homes are located within a quarter mile of the Harrisburg Light Rail Second Ward station.

Achieving higher density residential housing along the transit line, will promote transit use and is called for in both our 2013 and 2017 Greater East End Strategic Plan. Moreover, we believe promoting high density single family residential should be a priority in the neighborhood given its unique ability to anchor families and support home-ownership to the East End.

In this case, the smaller lots make sense in that it puts more owners closer to the rail and it brings down the land cost impact on the home itself allowing for a lower sales price making them more affordable. Additionally, it still remains substantially under the densities allowed by the city of Houston for multifamily development for apartment renters.

Densification and expansion of affordable homes will contribute greatly to the District Goal to foster Transit Oriented Developments (TOD's) called for in our strategic plan. This development is in keeping with the District's goals and we are happy to support the approval of the plats and we urge the Planning Commission to approve this variance.

Best Regards,

Patrick Ezzell

**Managing Director of Economic Development and Infrastructure
Greater East End Management District**

September 19, 2017

*The
Art
+ Soul
of the
City*

EaDo

City of Houston Planning Commission

Dear Houston Planning Commission:

As Executive Director of the East Downtown Management District, I am pleased to provide this letter of Support for InTown Homes, and their request for variance approvals for plats 1 through 8 located near York and Sherman Streets. All of these homes are located within a quarter mile of the Harrisburg Light Rail Second Ward Station.

The smaller lot sizes requested will allow higher residential density and ownership to be achieved along the transit lines, increasing affordability and home ownership in the East End, while promoting increased transit use. All of these outcomes are goals supported by numerous neighborhood plans.

As this development is in keeping with shared plans and goals of the East Downtown Management District and the Greater East End Management District, we support approval of the plats and we urge the Planning Commission to approve this variance.

I can say without question that InTown Residential invests in the communities where they build and we have been pleased with their product from both an aesthetic perspective and the professionalism in which they plan their properties.

Should you have any questions, please feel free to contact our offices at 713-591-2014.

Sincerely,



Anton Sinkewich AICP, LEED AP
Executive Director

EaDo | East Downtown Management District



KARLA CISNEROS
Houston City Council Member, District H

September 21, 2017

City of Houston Planning Commission
Planning & Development Department
611 Walker Street, 6th Floor
Houston, Texas 77002

Re: Letter in Support of InTown Homes' Variance Request

Dear Houston Planning Commission:

As City Council Member for District H, I write to express my support for InTown Homes and their variance request for plats 1-8 located near York and Sherman Streets. Each site is within a quarter mile of the Harrisburg Light Rail Second Ward Station, making it a prime location in terms of transit.

InTown's plan for additional density would make both the homes and the lots smaller, allowing for a lower priced housing option for potential homebuyers in District H. The affordability of the homes will encourage home ownership in the East End while also guaranteeing increased transit use, promoting a more walkable community.

I will and have always supported endeavors to improve connectivity, walkability, and healthy greenspace planning not just in the East End, but throughout District H. Given InTown Homes' professionalism and dedication to building affordable and quality homes, I fully support InTown Homes' request, and urge the Planning Commission to approve this variance.

Sincerely,

A handwritten signature in black ink that reads "Karla Cisneros". The signature is fluid and cursive, with the first name "Karla" and last name "Cisneros" clearly distinguishable.

Karla Cisneros
City Council Member, District H

Michael Skelly
317 Sampson
HoustonTX 77003

The Houston Planning and Development Department

Via email: planning.variances@houstontx.gov

September 22, 2017

Dear Planning Commission:

I write in support of In Town Homes applications for variance requests for its developments on York, Garrow, Sampson, Sherman and adjacent Streets in my neighborhood. I understand that the developer is requesting on-street parking for visitors, and is also requesting lots under 3,500 square feet.

As a resident of this neighborhood and Houstonian I support these requests for the following reasons:

- In the wake of Harvey, Houston has huge housing affordability challenges. City government cannot address these challenges. Most housing in Houston is built by private developers. If we allow them to use less land and don't require unnecessary parking, the developers will be able to build more affordably, improving options for all residents.
- Higher density means more taxable value per square foot of land in our city. Especially with the city in tough fiscal conditions, we should not require developers to create parking, which is taxed at low rates. We are much better off with physical structures, which pay much more taxes which in turn helps our fiscal challenges.
- The properties being considered are within 1000 feet of a light rail station. We need density in our city or we'll never get the proper value from our important investments in mass transit.
- We have plenty of pavement in Houston, with possibly more parking spaces per person than any other city in the country (no one really knows). It's wasteful to require any parking at all, though I understand you don't make the rules.
- Parking contributes to flooding. As a City we must make sure we maximize housing while minimizing pavement.

Thanks you for considering this request.

Michael Skelly



Application Number: 2017-1603

Plat Name: Garrow York

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 09/15/2017

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

Specific Variance is being sought and extent of variance:

To allow lots less than 3500 sq.; to allow a 5' setback on York Street rather than 25'; to allow the required guest parking to be located on a Major Thoroughfare.

Chapter 42 Section: 47 and 81

Chapter 42 Reference:

42-184; 42-181(c)(3); 42-150; 42-186 (b)(2)a

Statement of Facts

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

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;

This property is in the Second Ward, one of the Pilot Neighborhoods in the Mayor's Complete Community effort. This proposed residential development is a redevelopment of an industrial use which has been demolished. This project, together with neighboring ones by the same builder, will provide new modestly priced housing not available in the popular west side areas. Adding new housing will encourage new businesses and services to locate in the area and will strengthen the neighborhood and create opportunity for collaborating with partners across the city for improved services and quality of life. While York is a designated Major Thoroughfare, today its use has changed with the departure of much of the nearby industrial use. The traffic on York is one-way north-bound and the vehicle count is only approximately 2300. A count this low would generally be associated with a local or collector street. As a consequence, the disturbance to residents associated with the traffic count on a major thoroughfare does not exist here. The homes facing York all have rear entry from a shared driveway and will not be entering and leaving the lot from the thoroughfare. The 25' setback would use a disproportionate percentage of the lot area and is not needed as a buffer against high traffic volume. The paving width on York is 45.3' and parking is allowed on both sides of the street since the traffic volume is low and that width is meant to accommodate on-street parking. The public street row adjacent to the homes will have a 6' wide sidewalk (rather than required 5'). The homes facing the public streets will have decorative open iron fences in the front, and all homes will have street trees with a minimum caliper of 3" (rather than the 1 1/2" required).

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

There are very few homes in the Second Ward Pilot Neighborhood with contemporary amenities available to people with low and moderate incomes yet there are many jobs for them available. For the most part, people must choose between suburban locations requiring expensive and time-consuming commuting and older housing that does not meet contemporary standards. This housing will give them an additional choice and will be important in rejuvenating a formerly industrial area which has lost much of its industry due to changed methods and needs. The existing paving section once served industrial traffic; now that traffic is greatly reduced so that the width beyond what is needed for moving vehicles is available for parking.

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

The intent is to supply homes for a broad spectrum of the population; to minimize the need for key members of the public to live great distances from their jobs, and to lessen traffic congestion by shortening home/job commutes, and to increase the use of the rail transit.

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

Providing an opportunity for persons with a greater variety of income levels to live close to the city center will insure the key personnel, like nurses, teachers and fire fighters, will be able to live close to their place of work and have easy access to urban activities. Increasing the transit use will promote safe travel at modest costs and help to lessen air quality problems.

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

It is sound public policy to encourage and facilitate housing ownership for the entire market spectrum as well as to increase transit use. This project as proposed will be important in achieving the goals of the Complete Communities Program.



Application No: 2017-1603

Agenda Item: 98

PC Action Date: 10/12/2017

Plat Name: Garrow York

Applicant: Vernon G. Henry & Associates, Inc.

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

Chapter 42 Sections: 47 and 81

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

To allow lots less than 3500 sq.; to allow a 5' setback on York Street rather than 25'; to allow the required guest parking to be located on a Major Thoroughfare.;

Basis of Recommendation:

The sites are located south of Navigation Blvd, north of Harrisburg Blvd and east and west of York Street. The applicant is requesting three variances. Variances 1 and 2 are to allow a reduced building line of 5 feet and to allow on-street parking along the major thoroughfare York Street for three subdivision plats Garrow York, Ranger One East End, and Ranger Two East End. Variance 3 is to allow lot sizes less than 3500 sqft. Staff is not in support of the requests.

The first variance is to allow a 5-foot building line along York Street, which will create 17 feet distance from the back of curb to the property line.

The second variance to allow on-street parking along York Street may be supportable due to the existing on-street parking along the major thoroughfare, but staff typically encourages on-street parking on local streets due to the potential of future CIP projects.

However, staff is not in support of both variances due to the affiliation and potential outcome of the third variance request to allow lot sizes less than 3500 sqft. on the whole project.

Staff is recommending a denial and disapproval of all eight subdivision plats due to failure of meeting the conditions of approval as prescribed by the statement of facts on the variance request form. Staff will explain how the proposed variances are in violation of the criteria as follows:

For Statement of facts Criteria, no. 1, The applicant has not articulated an undue hardship and or an impractical development. The applicant is proposing a single-family development of 126 lots. 19 lots more than the density permissible by the ordinance. The 27 dwelling units per acre requirement was adopted in 1999 where a Planning Commission subcommittee composed of development community representatives, neighborhood representatives, and various City of Houston department compromised on the figure. The applicant's proposed increase to the density requirement should be addressed in a forum that includes all stakeholders of the planning and development community, neighborhoods and city departments to establish a maximum density. The platting standards committee, which included these all of these stakeholders, has been postponed until 2019. The proposed subdivisions could meet the required density without depriving the applicant reasonable use of the land by redesigning the proposals.

For Statement of Facts Criteria no. 2, The current variance proposal is the result of a hardship created by the applicant. In September of 2016, the Planning Commission attended a workforce housing workshop hosted by the Planning and Development Department. The purpose of the workshop was to explain an upcoming variance proposal to reduce lot sizes, which in turn would increase the 27-dwelling unit per acre density requirement in Chapter 42.

The workforce housing proposal incorporated a mixture of market rate homes and affordable homes with an earned income of 80-110% of the area's median income. The lot density ranged from 28 to 35 units per acre which exceeded the requirement of 27 dwelling units per acre; however, the lots that exceeded the density permissible by the ordinance were reserved for workforce housing. This proposal involved collaboration with Housing and Community Development Department and Mayor's Office of Economic Development to guarantee the long-term affordability of workforce housing units.

The Planning Commission granted variances on these same projects, for parking, reduced lot sizes with increased density and building lines in December of 2016 and in March of 2017. The justification for granting the variances was based on preserving sound public policy by allowing a mixed income and lot size development. The condition of approval was that the lots over the permissible density be reserved for workforce housing with the help of an agreement. The means of preserving long-term affordability for these lots and the conditions of the agreement are up to the Housing and Community Development Department and Mayor's Office of Economic Development. Thus, the current variance proposal is a self-imposed hardship.

For Statement of facts Criteria no. 3, The applicant is not meeting the intent and purpose of Chapter 42. The applications as currently presented today are the same subject sites as the workforce housing proposals that were previously approved with the same variances. The applications are identical in relation to the lot sizes, site plans, and the number of units; however, the applicant has eliminated the workforce housing component. There will not be a means to ensure long-term affordability if the variances are granted. This lack of assurance is inconsistent with the justification of the previously granted variances which met the intent of Chapter 42.

For Statement of facts Criteria no. 4, The applicant's variance request is injurious to the public's welfare by exceeding the density requirement without allowing for long-term affordability.

Additionally, Statement of facts Criteria no. 5, is not met by implying market rate homes will facilitate affordable housing ownership. Without an agreement to ensure affordability, an increase in density is considered an economic gain and not a hardship.

In conclusion, the applicant's variance request does not articulate an unreasonable use of land, an impractical development, an undue hardship or an unusual physical characteristic as stated in the statement of facts criteria for a variance request. The subject sites, which are within one of Mayor Turner's Complete Communities, are contrary to sound public policy by removing the proposal of workforce housing. Lastly, even with the proposed recommendation, the applicant's previous submittals will still be valid and can be recorded subject to the agreement with the Housing and Community Development Department and Mayor's Office of Economic Development. Therefore, staff's recommendation is to deny requested variances and disapprove the plats.

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 applicant has not articulated an undue hardship and or an impractical development. The applicant is proposing a single-family development of 126 lots. 19 lots more than the density permissible by the ordinance. The 27 dwelling units per acre requirement was adopted in 1999 where a Planning Commission subcommittee composed of development community representatives, neighborhood representatives, and various City of Houston department compromised on the figure. The applicant's proposed increase to the density requirement should be addressed in a forum that includes all stakeholders of the planning and development community, neighborhoods and city departments to establish a maximum density. The platting standards committee, which included these all of these stakeholders, has been postponed until 2019. The proposed subdivisions could meet the required density without depriving the applicant reasonable use of the land by redesigning the proposals.

(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 current variance proposal is the result of a hardship created by the applicant. In September of 2016, the Planning Commission attended a workforce housing workshop hosted by the Planning and Development Department. The purpose of the workshop was to explain an upcoming variance proposal to reduce lot sizes, which in turn would increase the 27-dwelling unit per acre density requirement in Chapter 42. The workforce housing proposal incorporated a mixture of market rate homes and affordable homes with an earned income of 80-110% of the area's median income. The lot density ranged from 28 to 35 units per acre which exceeded the requirement of 27 dwelling units per acre; however, the lots that exceeded the density permissible by the ordinance were reserved for workforce housing. This proposal involved collaboration with Housing and Community Development Department and Mayor's Office of Economic Development to guarantee the long-term affordability of workforce housing units. The Planning Commission granted variances on these same projects, for parking, reduced lot sizes with increased density and building lines in December of 2016 and in March of 2017. The justification for granting the variances was based on preserving sound public policy by allowing a mixed

income and lot size development. The condition of approval was that the lots over the permissible density be reserved for workforce housing with the help of an agreement. The means of preserving long-term affordability for these lots and the conditions of the agreement are up to the Housing and Community Development Department and Mayor's Office of Economic Development. Thus, the current variance proposal is a self-imposed hardship.

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

The applicant is not meeting the intent and purpose of Chapter 42. The applications as currently presented today are the same subject sites as the workforce housing proposals that were previously approved with the same variances. The applications are identical in relation to the lot sizes, site plans, and the number of units; however, the applicant has eliminated the workforce housing component. There will not be a means to ensure long-term affordability if the variances are granted. This lack of assurance is inconsistent with the justification of the previously granted variances which met the intent of Chapter 42

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

The applicant's variance request is injurious to the public's welfare by exceeding the density requirement without allowing for long-term affordability.

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

Without an agreement to ensure affordability, an increase in density is considered an economic gain and not a hardship.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 99

Action Date: 10/12/2017

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

Staff Recommendation:

Withdraw

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

For Your Information:

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

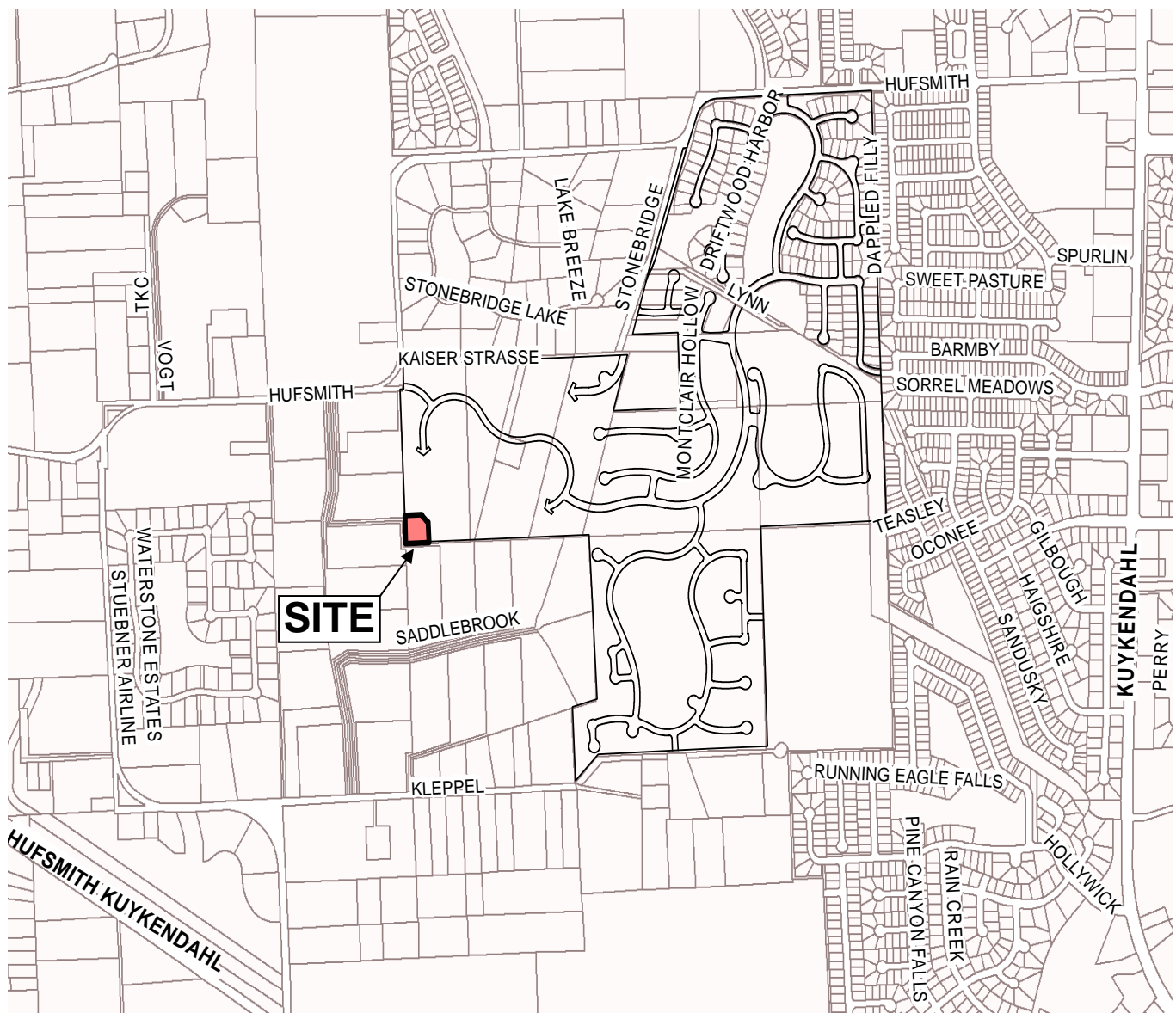
ITEM: 99

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Harris County MUD no 1 Water Plant no 4 (DEF 2)

Applicant: Van De Wiele & Vogler, Inc.



D –Variances

Site Location

Houston Planning Commission

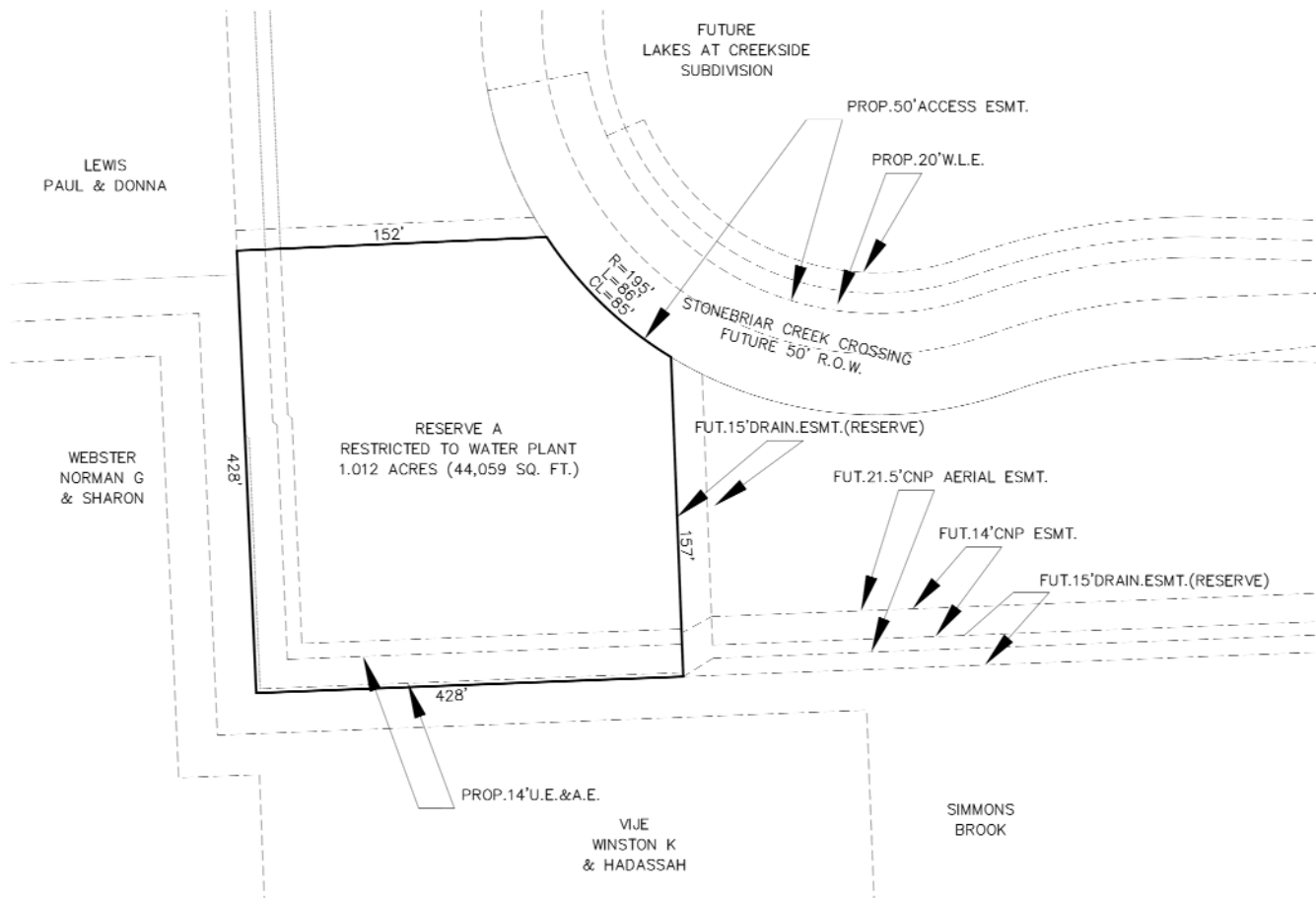
ITEM: 99

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Harris County MUD no 1 Water Plant no 4 (DEF 2)

Applicant: Van De Wiele & Vogler, Inc.



D –Variances

Subdivision

Houston Planning Commission

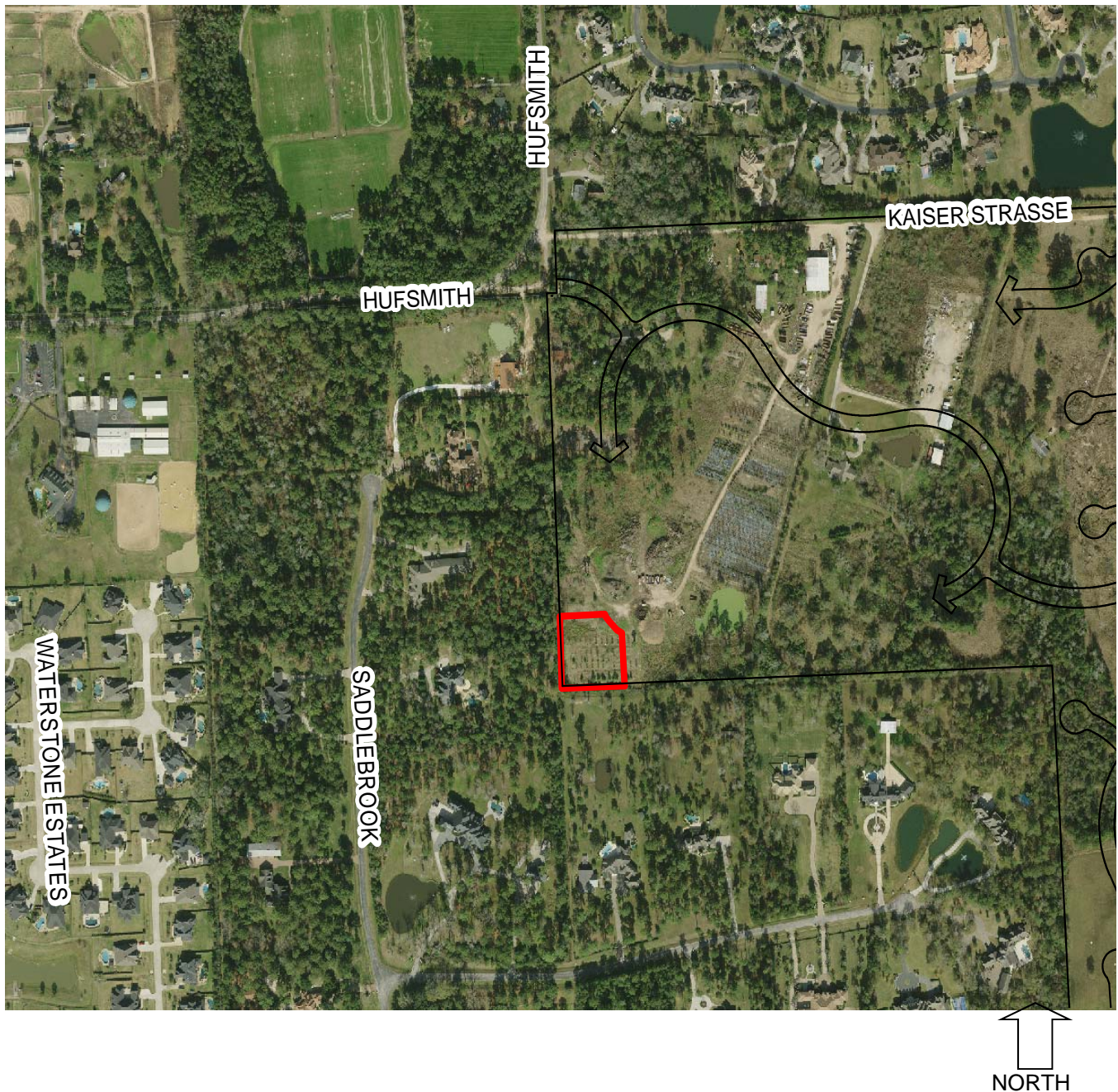
ITEM: 99

Planning and Development Department

Meeting Date: 10/12/2017

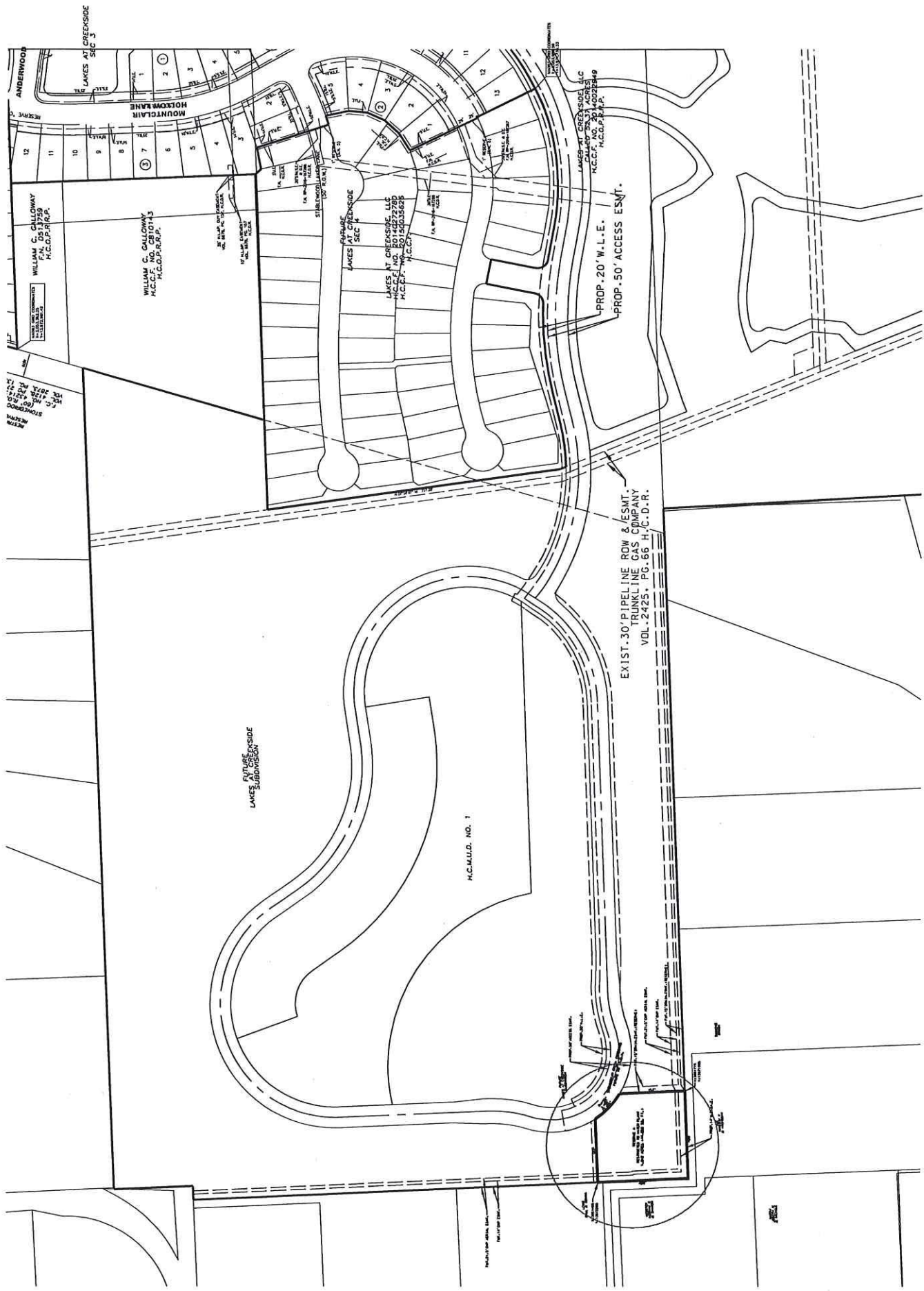
Subdivision Name: Harris County MUD no 1 Water Plant no 4 (DEF 2)

Applicant: Van De Wiele & Vogler, Inc.



D –Variances

Aerial





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: 99

PC Action Date: 10/12/2017

Plat Name: Harris County MUD no 1 Water Plant no 4

Applicant: Van De Wiele & Vogler, Inc.

Staff Recommendation: Withdraw

Chapter 42 Sections: 42-190

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

To plat a reserve for a water plant that does not have existing access to a platted right-of-way.;

Basis of Recommendation:

This application has been withdrawn by the applicant.

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: 100
Action Date: 10/12/2017
Plat Name: Midtown City Center
Developer: 2416 BRAZOS LLC
Applicant: BGE, Inc.
App No/Type: 2017-1733 C2R

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

Total Acreage:	0.4591	Total Reserve Acreage:	0.4591
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	493P	City

Conditions and Requirements for Approval

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

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

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

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

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

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

1. Condition of approval includes street trees along the entire length of Bremond Street.

2. Add notes: Add note: "The Planning Commission granted a variance to allow a zero-foot building line on Bremond Street for the life of the building allowing renovation, including structural renovations, additions, and remodeling. If the structure is ever completely demolished, the building line shall be five-feet on Bremond Street subject to specific conditions on 10-12-2017." Condition of approval includes street trees along the entire length of Bremond Street.

For Your Information:

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



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 10/12/2017
Plat Name: Midtown City Center
Developer: 2416 BRAZOS LLC
Applicant: BGE, Inc.
App No/Type: 2017-1733 C2R

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

Parks and Recreation: 2) This property(s) is located in Park Sector number 14.
PWE Utility Analysis: A Wastewater capacity reservation letter is required for this project. When applying
please attach a copy of the propose re-plat to the WCR 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
AND MISSING B.L.

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

Houston Planning Commission

ITEM: 100

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Midtown City Center

Applicant: BGE, Inc.



D – Variances

Site Location

Houston Planning Commission

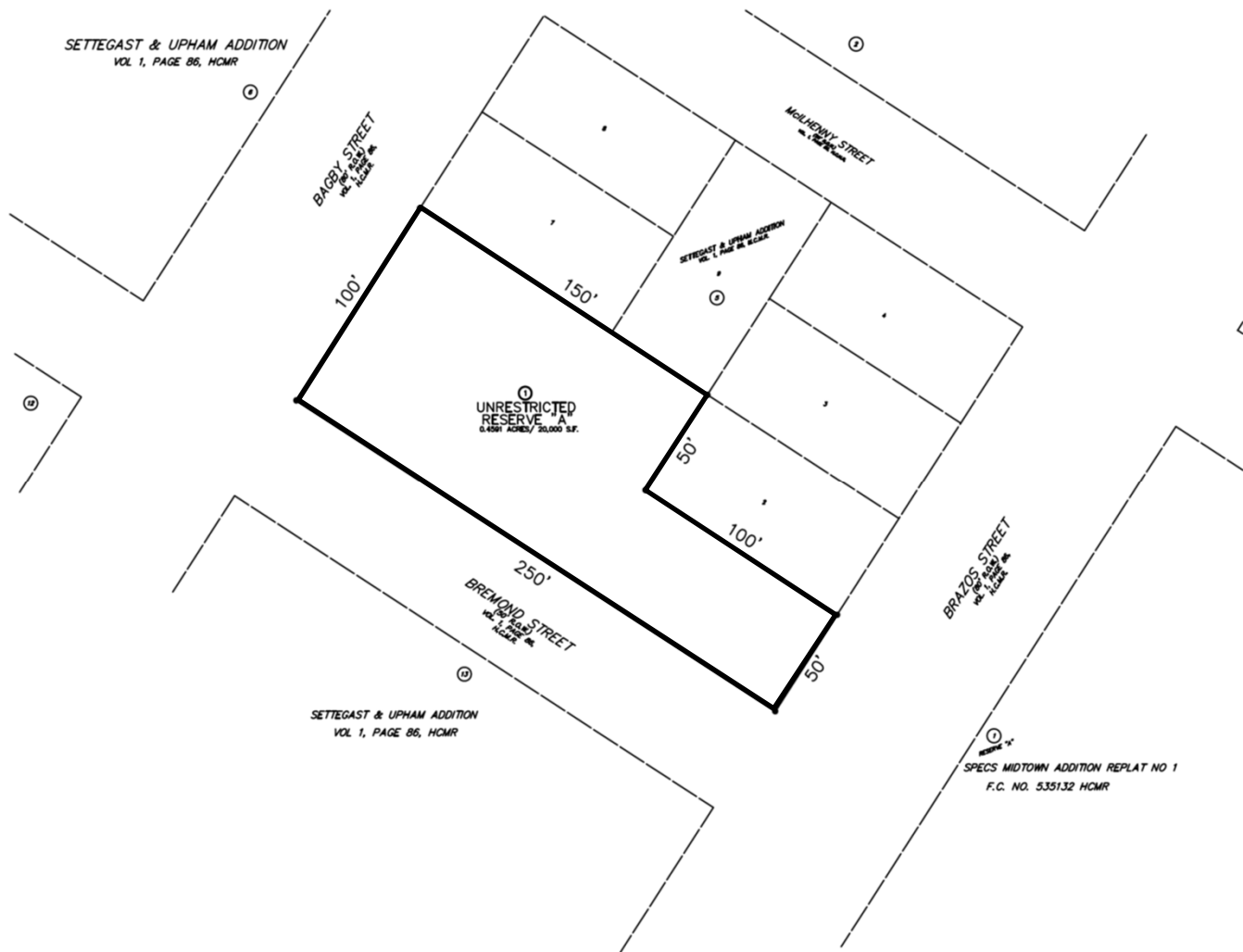
ITEM: 100

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Midtown City Center

Applicant: BGE, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 100

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Midtown City Center

Applicant: BGE, Inc.



D – Variances

Aerial



LOOKING NORTHEAST PERSPECTIVE



LOOKING EAST PERSPECTIVE

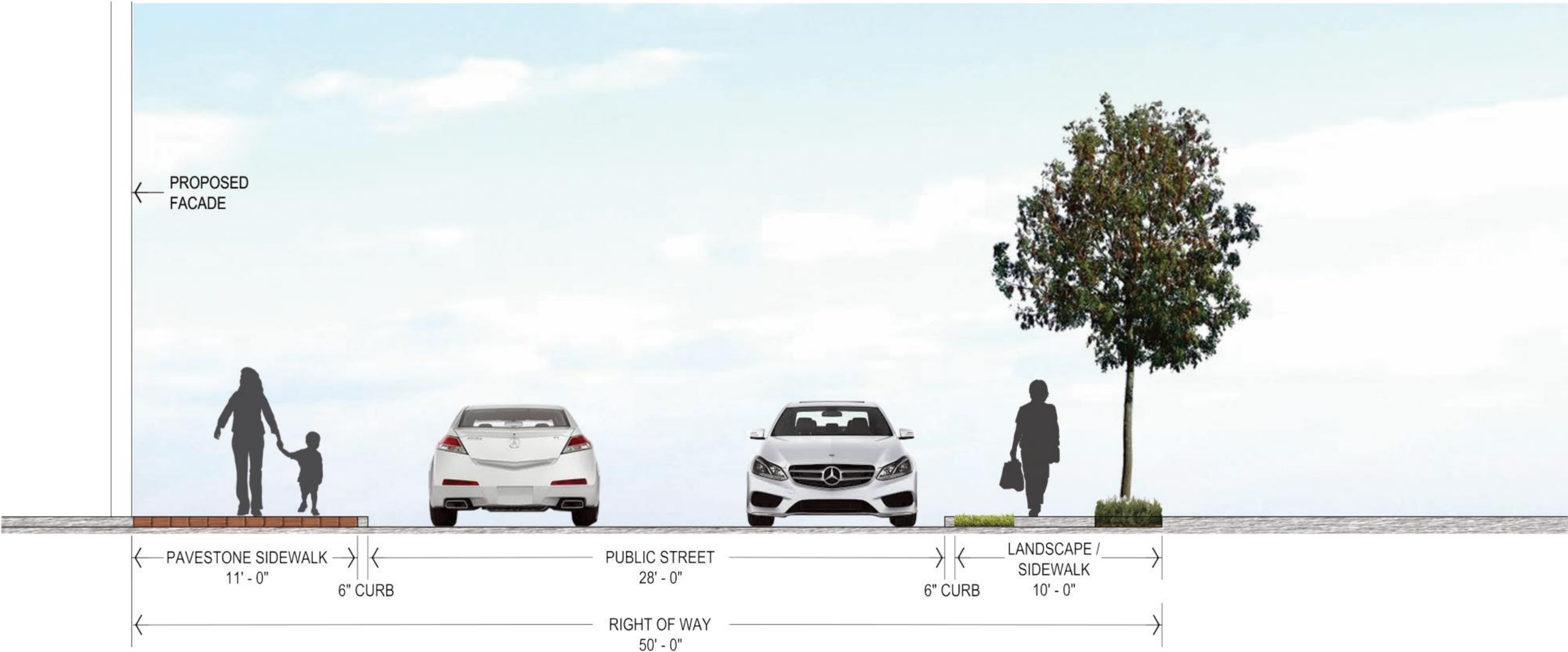


LOOKING NORTH PERSPECTIVE



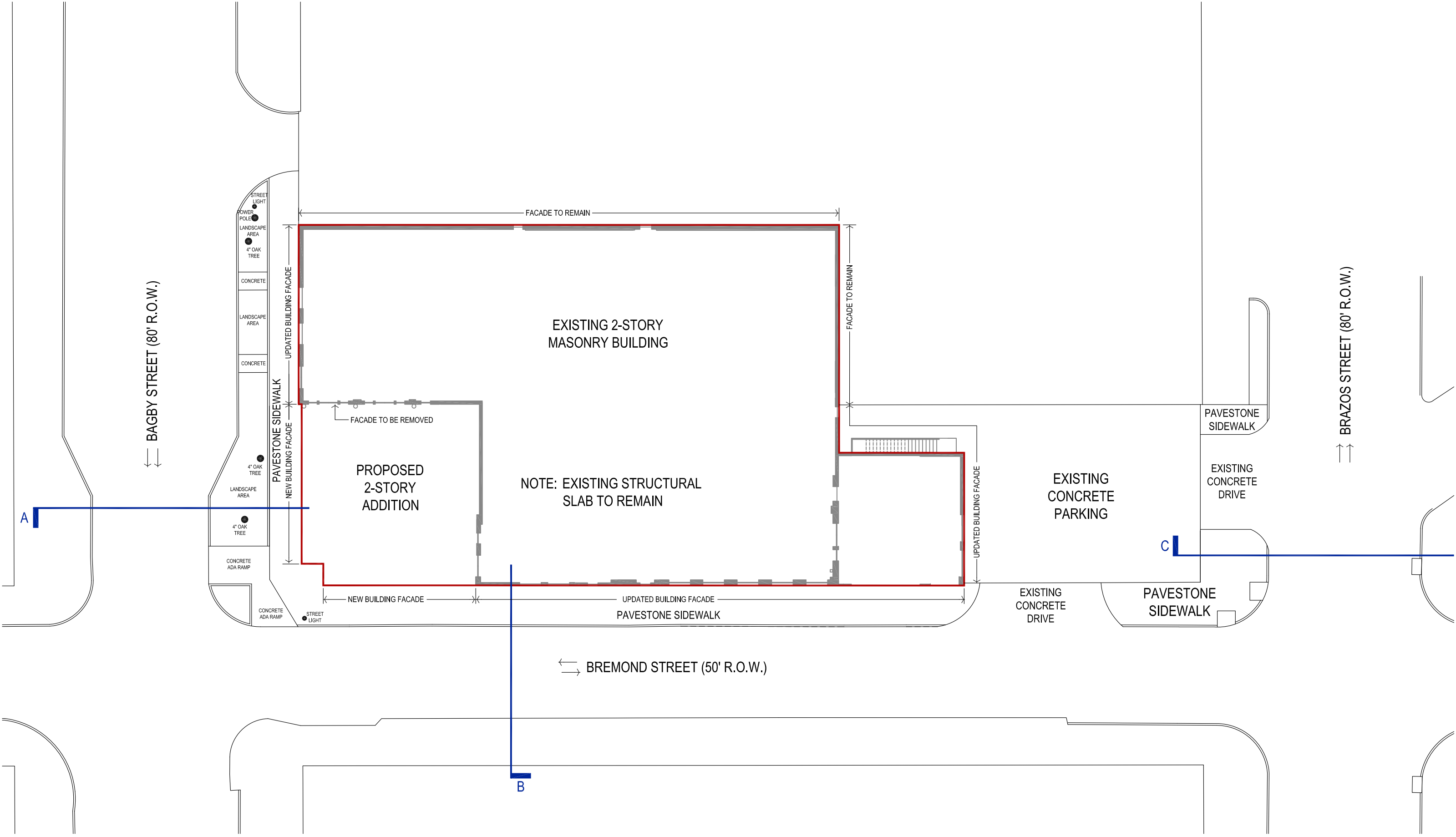
SECTION "A": BAGBY STREET



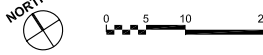


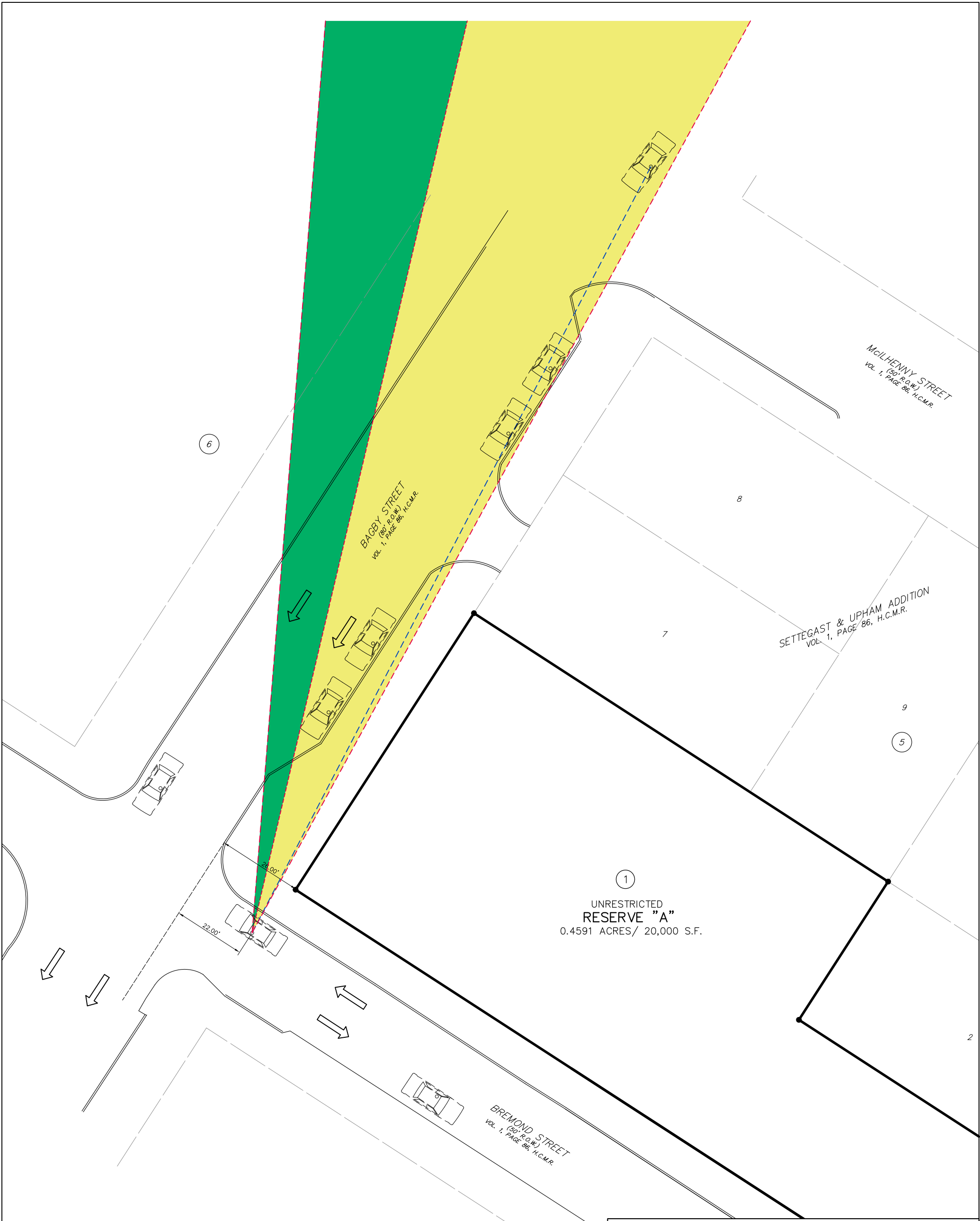
SECTION "B": BREMOND STREET





SITE PLAN: 2416 BRAZOS STREET





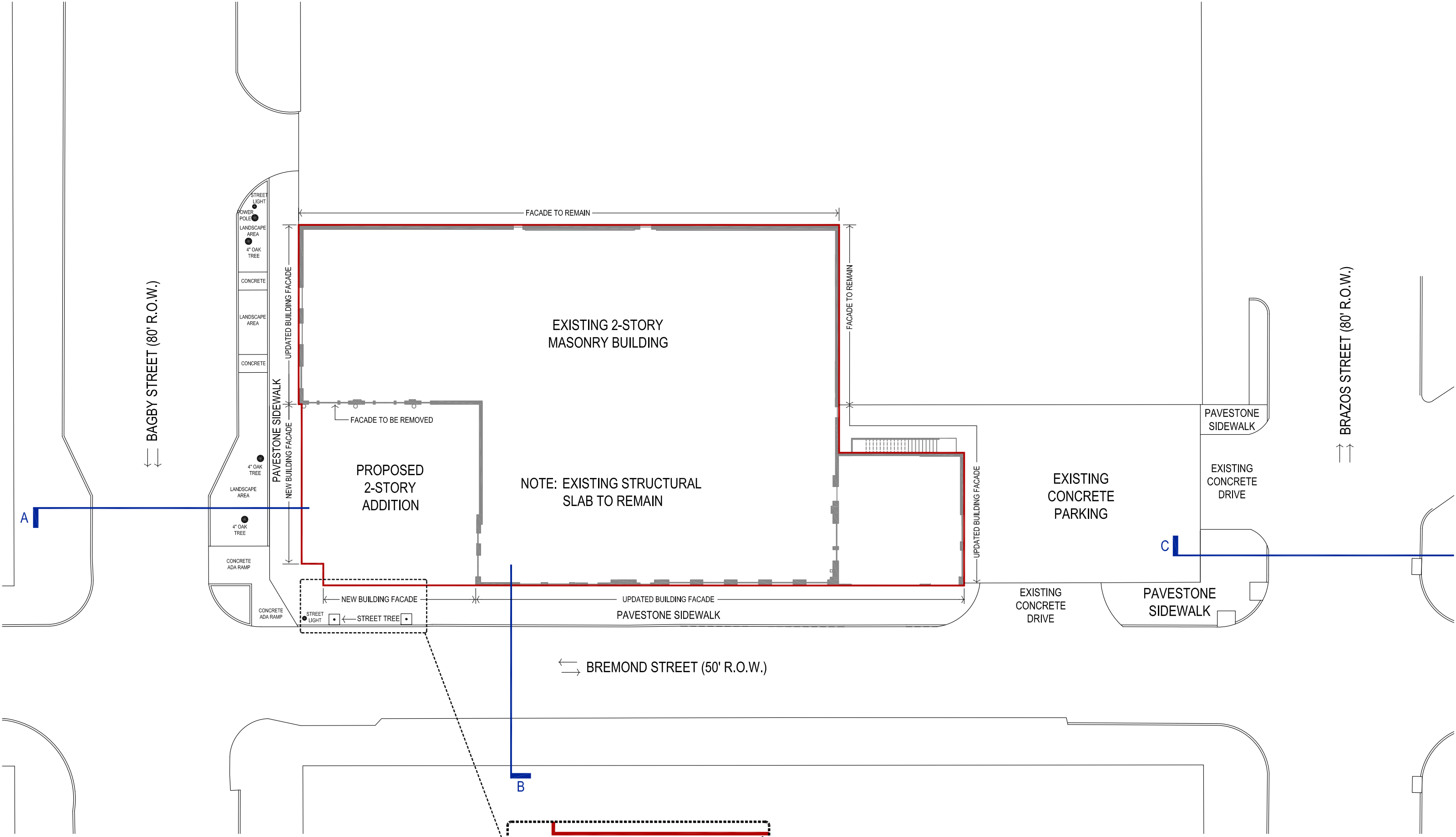
MIDTOWN CITY CENTER

VISIBILITY EXHIBIT

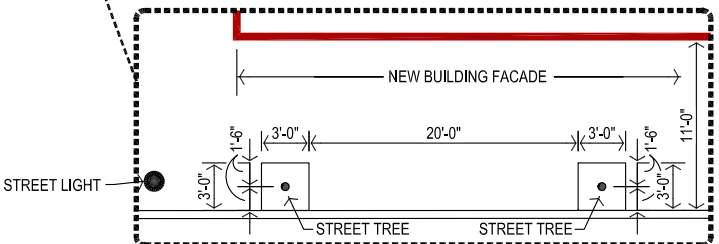
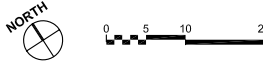
OWNER:
2416 BRAZOS LLC
PO BOX 27364
HOUSTON, TX 77227



BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00



SITE PLAN: 2416 BRAZOS STREET





Application Number: 2017-1733

Plat Name: Midtown City Center

Applicant: BGE, Inc.

Date Submitted: 09/29/2017

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

Specific Variance is being sought and extent of variance:

To allow a 0' setback in lieu of a 10' setback along Bagby Street and Bremond Street for the subject tract located in Midtown.

Chapter 42 Section: 150

Chapter 42 Reference:

42-150 Building line requirement. An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. Each subdivision plat and development plat shall show all applicable building lines and the following note: "Unless otherwise indicated, the building lines [b.l.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time."

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 property is bounded by Bremond Street, Bagby Street and Brazos Street and resides within the entertainment node of the Midtown District. The property was originally platted in 1904 with the Settegast and Upham Subdivision, with no designated building lines. The existing building was constructed in 1948, at a time when there were no building line regulations. Over the years, the applicant has redeveloped the property and the public realm into a pedestrian-oriented dining and entertainment destination, to include the installation of sidewalk pavers adjacent to Bagby Street, Bremond Street and Brazos Street. The applicant plans to further amenitize the public realm along Bagby Street by installing new landscape plantings through a coordinated effort with Midtown. The property has maintained the same configuration since 1904 and the building has maintained the same basic footprint since its initial construction, with the exception of the building addition constructed in 2009, which was granted a zero-foot building line variance on Bremond Street. The applicant wishes to expand and remodel the existing structure, to include reconstructing the front façade of the existing building to update the aging appearance of the structure as well as improving the pedestrian experience by making the front façade more open and transparent, which will invite interaction between people in the pedestrian realm and people inside the building. While the site is grandfathered from the current building line requirements, the proposed remodel and desired façade necessitate changing certain structural elements, such as removing a block wall to construct steel supports for a glass wall. Granting of the variance will permit the exterior façade of the building to be greatly enhanced and will provide an open and active environment which will extend along the full streetscape and the public realm without impairing adjacent properties. In order to maintain the site's viability as an entertainment and restaurant destination, the applicant would like to be able to reconstruct the façade of the building as needed, from time to time, to suit future tenants and their individual renovation plans. Tenants in the restaurant and entertainment business often need to re-concept or update their facilities on a more regular basis than retailers. This variance request is critical to applicant's ability to remodel the existing building, reconstruct the front façade of the existing building, construct the building addition, and maintain a quality entertainment and restaurant destination. The existing building site is a "reasonable use of the land" and has been for nearly 70 years without causing problems or serving as an obstruction to the public. Strict application of Chapter 42 building lines in this location would result in an impractical utilization of the site and existing improvements and is therefore an unreasonable use of land. Imposing a 10-foot building line would (a) deprive the applicant reasonable use of the land, (b) deprive applicant the ability to complete the current (and future) remodel and reconstruction of the front façade, and (c) deprive applicant the ability to complete the building addition, and therefore constitutes an undue hardship under this criterion. A zero-foot building line is in keeping with the placement of the existing building, other buildings on the block, and the character of the Midtown neighborhood.

(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 setbacks as required by the subdivision ordinance would create an impractical development for the subject 20,000 square foot tract. The area was originally platted in 1904 as a residential area with walkable blocks and a grid street pattern. The subject property is located adjacent to and north of Bremond Street between Bagby Street and Brazos Street. This area of Midtown began redeveloping into a mixed use, walkable community in 1999. Midtown is focused on continuing to redevelop the area with buildings located in close proximity to the street, which maintains a pedestrian friendly environment. Coordination with Midtown and nearby property owners for the proposed zero-foot building line and building improvements has occurred and letters of support have been included with the subdivision plat application. The zero-foot building line for the subject tract is in keeping with the vision of Midtown as well as the Midtown area at large. Imposing a 10-foot building line on the existing structure and proposed expansion of the existing structure, which predates the modern building line requirements, would make this development impractical due to existing conditions, and would defeat the ability to make the building addition practical and functional, as imposing a building line setback would not support the necessary dining area for the proposed restaurant. Strict application of the building line requirement would also create a development contrary to sound public policy because the pedestrian nature of this area of Midtown is best served by accessible building facades located closer to pedestrian traffic. The current site contains wide sidewalks and close building facades, consistent with sound public policy and planning principles. The combination of sufficiently large paving sections and wide sidewalks means that imposing a building line serves no sound public policy purpose. Midtown's focus remains on pedestrian-friendly redevelopment in the area, which often consists of buildings located in close proximity to the streets and sidewalks, thereby creating a friendlier pedestrian experience. The proposed remodel and building addition maintains the vision of Midtown. Additionally, the City of Houston granted an encroachment license authorizing the slight encroachment of the existing building into the public right-of-way to remain. Planning Commission approval of the zero-foot building line variance would be consistent with the past actions of both public entities, Midtown and the City of Houston. Located in the entertainment node of Midtown, the subject tract has frontage along Bremond Street, Bagby Street, and Brazos Street. Bremond Street is a 50-foot right of way that does not need to be widened due to it being located in the City's street width exception area. Bremond has a paving section of 28-feet and supports two-way vehicular traffic. Bremond Street is only three blocks in length in the immediate vicinity of the site and terminates into a "T-intersection" with Brazos Street at the southeast corner of the site due to the City's abandonment of a portion of Bremond Street. The sidewalk along Bremond Street adjacent to the subject tract varies is approximately 11-feet in width and was improved with pavers at the property owner's expense approximately 10 years ago. The face of the building, at minimum, will be 11'-4" from the face of curb along Bremond Street allowing for comfortable pedestrian movement between Bagby Street and Brazos Street. The sidewalk width of approximately 11-feet along Bremond Street is much wider than the majority of sidewalks in the immediate area on similar functioning side streets. The site has 100-feet of frontage along Bagby Street, which was improved in 2012 through a partnership between Midtown TIRZ and the City of Houston. Bagby Street is an 80-foot right-of-way with a variable width paving section between 32 and 39-feet along the subject tract's frontage. The improvements to Bagby Street included "bump-outs" at the Bagby Street and Bremond Street intersection with on-street parking. The property owner also improved the hardscape along Bagby Street at its expense by having pavers installed approximately 10 years ago. The face of the building, at minimum, will be 18'-0" from the face of curb along Bagby Street and the unobstructed sidewalk width along Bagby Street will continue to be 9'-0", maintaining a gracious walkable area. The combination of sufficiently large paving sections and wide sidewalks means that imposing a building line serves no sound public policy purpose. Granting this variance recognizes the particular characteristics of this site and will permit development consistent with 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 self-imposed and have to do with the fact that the existing building was constructed on the property well before modern building line requirements. The area has evolved into a pedestrian-oriented environment, and this site is already well-suited to accommodate that environment. Imposing the building line requirement prevents this already well-suited site from being renovated and expanded in an appropriate manner. A prior request for a zero-foot building line along Bremond Street for the subject property was granted in 2008 in connection with a building addition.

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

The intent and general purposes of this chapter will be preserved and maintained. The intent and general purpose of Chapter 42 includes the establishment of building setbacks appropriate to an area and situation, recognizing the differences in design framework of various areas and encouraging the efficiency of land development patterns. The zero-foot building line along Bagby Street and Bremond Street will continue to provide an enhanced pedestrian realm and maintain an expanded walkable streetscape. The spirit of Chapter 42 will be upheld by the granting of this variance as adequate pedestrian connectivity throughout the property will be maintained by the existing pedestrian realm. The zero-foot building line for the existing building and the proposed building addition matches the existing structure and other

structures on this block, and is in keeping with the urban nature of the surrounding area. The combination of sufficiently large paving sections and wide sidewalks means that imposing a building line does not further the intent and general purpose of Chapter 42. The minimum setback of the face of building to the face of curb is 11'-4" and sidewalk widths will vary from 8' to 18' which provide ample room for pedestrian flow along the streets abutting the subject property. No additional right-of-way is required for Bagby Street, Brazos Street or Bremond Street (located within the street width exception area) and there is no need for additional separation from the public right-of-way due to the pedestrian-oriented nature of the area. The proposed zero-foot building line is consistent with other projects on the block and throughout Midtown and will be in keeping with the urban nature of the immediate area, creating a harmonious, pedestrian friendly and walkable streetscape.

(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, safety or welfare. The current site is built to a zero-foot building line and is not currently injurious to public health, safety or welfare. Granting the variance will allow the building to maintain its current footprint, and therefore the site will continue to not be injurious to health, safety, or welfare. The existing sidewalk system on Bagby Street, Bremond Street and Brazos Street exceeds the sidewalk widths prescribed by the City of Houston and currently promotes safe pedestrian use of these walkable areas. This area of Midtown is urban and mixed use in nature, and has many similar types of development on zero-foot building lines. The urban pedestrian movement will be maintained and the walkable areas will match or exceed neighboring developments. The expansive sidewalk along Bremond Street provides for free and uninhibited pedestrian travel along this stretch of Bremond Street, which supports a walkable community.

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

Economic hardship is not the sole justification of the variance. The hardship is primarily due to the old building site being "grandfathered" against renovations, expansion and reconstruction in the area that would be subject to the building line exception area. The characteristics of the site and surrounding the site, together with the existing conditions and structure on the site, and the desire to be consistent with similar structures built to the zero-foot building line on this block and throughout Midtown, are the justification of the variance. The granting of the variance is justified to allow for a desirable commercial project consistent with the character and circumstances of its surroundings.



Application Number: 2017-1733

Plat Name: Midtown City Center

Applicant: BGE, Inc.

Date Submitted: 09/29/2017

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

Specific Variance is being sought and extent of variance:

To not provide a visibility triangle at the intersection of Bagby Street and Bremond Street for the subject tract.

Chapter 42 Section: 161

Chapter 42 Reference:

42-161 Visibility Triangles. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right of way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

Statement of Facts

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

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

The subject tract is located in Midtown along Bremond Street between Bagby Street and Brazos Street. Due to existing physical characteristics of Bagby Street a visibility triangle would be impractical on the subject tract. Bagby Street is one-way for traffic flow traveling in a southeasterly direction. Bremond Street is a 50-foot local street (located within the City's designated street width exception area) with two-way traffic flow; Bremond Street is three blocks in length in the immediate vicinity of the subject tract ending at a "T-intersection" with Brazos Street. Bagby Street was improved in 2012 through an effort between Midtown TIRZ and the City of Houston. Numerous improvements to Bagby were implemented including on street parallel parking with "bump-outs" on the southeasterly side of the Bagby Street right-of-way near the intersection with Bremond Street. Strict application of requiring a visibility triangle at the corner of Bagby Street and Bremond Street is impractical due to the existence of the physical characteristics of Bagby Street. The existing "bump-out" along Bagby Street, as shown on the attached exhibit, details the distance from face of building to face of curb being 26-feet versus the 25.52- feet provided with a visibility triangle and if the right-of-way section and one-way travel lanes of Bagby Street were typical without a "bump-out" at the subject location. In short, the current conditions provide for a greater visibility area over the traditional visibility triangle and typical right-of-way section at the corner of Bagby Street and Bremond Street. (Please refer to the attached visibility exhibit)

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The circumstances supporting the granting of the variance are based upon the existing physical characteristics of Bagby Street.

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

The intent and general purposes of this chapter will be preserved and maintained. Visibility for vehicular traffic at the intersection of Bagby Street and Bremond Street is greater with the existing physical conditions than it would be with a typical right-of-way cross section and a visibility triangle (Please refer to the attached visibility exhibit).

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

The granting of the variance will not be injurious to the public health, safety, or welfare as visibility at the intersection is sufficient due to long standing existing physical features. Both local and emergency vehicular traffic will continue to have adequate visibility sight line at the subject intersection.

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

Economic hardship is not the justification of the variance; the long standing existing physical features surrounding the subject Midtown intersection is the justification of the variance request.



Application No: 2017-1733

Agenda Item: 100

PC Action Date: 10/12/2017

Plat Name: Midtown City Center

Applicant: BGE, Inc.

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

Chapter 42 Sections: 150; 161

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

To allow a 0' setback in lieu of a 10' setback along Bagby Street and Bremond Street for the subject tract located in Midtown.;

To not provide a visibility triangle at the intersection of Bagby Street and Bremond Street for the subject tract.;

Basis of Recommendation:

The site is located north of Bremond Street, east of Bagby Street and west of Brazos Street in Midtown. The applicant is requesting two variances 1.) to allow a 0' BL along Bagby Street and Bremond Street and 2.) to not provide a visibility triangle at the intersection of Bagby Street and Bremond Street. Staff is in support of both request.

The applicant is proposing to remodel an existing building which may require structural changes within the building line and adding an addition at the intersection of Bagby and Bremond Streets. The existing building along both Bagby Street and Bremond Street is at a zero-foot building line. In 2008, a development plat variance was granted for new construction along Bremond Street, as shown on the screen.

There is an existing 11-foot wide pedestrian realm along Bremond Street, as this will be preserved along with an 8-foot unobstructed sidewalk once landscaping is put in. Due to the curb bump out for on street parking along Bagby Street, the pedestrian realm ranges from approximately 16 feet to 25 feet, as well as a minimum 9 foot unobstructed sidewalk. Due to the unique characteristics of the site, the existing 11' pedestrian realm along Bremond Street will be sufficient for this site, as the street is only 3 blocks in length.

Vehicle visibility will not be disrupted by allowing the building to be built within the visibility triangle, as there is sufficient clear zone looking north due to the curb bump out and the location of the travel lanes. In addition, Bagby Street is one way southbound and the first floor of the new construction will not be built all the way to the south west property line.

Allowing for a zero-foot building line and no visibility triangle is consistent & in keeping with the character of Midtown. Therefore, staff recommends approving the requested variances for the life of the structure, including renovations and additions, with the condition the applicant provides street trees along the entire length of Bremond Street. In addition, The applicant has agreed to a 5-foot building line if this building is ever demolished or removed from the site.

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;

1.)The applicant is proposing to remodel an existing building which may require structural changes within the building line. The existing building currently sits a zero foot and due to that unique physical characteristics, allowing the changes to occur at the zero foot building line is in keeping with sound public policy. 2.)With the existing building on site, there is not much space for an addition at the required 10' setback. Also, there is a curb bump out along Bagby Street which will provide ample room for vehicular visibility turning left on Bagby Street. Bagby is a one-way south bound street.

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

1.) The original building was built in the 1940's and has been in place since then. Building line regulations were not in place at the time the original building was constructed. A variance was approved in 2008 for a zero foot setback along Bremond Street for the same development. 2.) Since the applicant is proposing to keep the existing building, space for any new additions is limited. The applicant is proposing to fill out the site and provide a pedestrian friendly and walkable environment.

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

1.) The distance from the back or curb to the structure along Bremond Street will be 11'. Since the existing building is currently located at the zero foot building line, the 11' pedestrian realm already exist and will maintain a 8' unobstructed sidewalk. The pedestrian realm along Bagby Street varies from 16'-25' due to the curb bump out. The unobstructed sidewalk along Bagby will remain at 9'. 2.) The distance from the back of curb to the structure will be 25' due to the curb bump out. This allows for a greater visibility distance looking north. Also, the first floor of the building will not be placed directly at the south west corner of the property, giving more room for visibility.

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

1.) The zero-foot building line already existing along both Bagby Street and Bremond Street. Allowing for renovation to the existing structure and addition at the same location will not be injurious to public health, safety or welfare. The existing pedestrian realm is sufficient for this area. 2.) The location of the addition will not be injurious to the public health safety or welfare as a lot of buildings in Midtown have reduced building lines. This is consistent throughout the neighborhood.

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

Economic hardship is not the sole justification. The applicant is renovating an existing building at the current location and maintaining the existing pedestrian realm. Allowing the changes at the zero foot building line is consistent with the surrounding properties and the pedestrian friendly environment of Midtown.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 10/12/2017
Plat Name: Mills Creek Crossing Sec 2
Developer: K.B. Home Lone Star Inc
Applicant: Pape-Dawson Engineers
App No/Type: 2017-1679 C3P

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

Total Acreage:	12.6970	Total Reserve Acreage:	0.3760
Number of Lots:	105	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77070	369G	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)
161. Provide for widening of Perry. ROW easement along the plat's eastern boundary needs to be dedicated by plat.

Street names comments addressed on latest version of the plat.

Relocate entrance south per Harris County's request. Be sure to not locate the intersection within 600' of the next intersection to the south in order to comply with intersection spacing requirements along major thoroughfares.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 10/12/2017
Plat Name: Mills Creek Crossing Sec 2
Developer: K.B. Home Lone Star Inc
Applicant: Pape-Dawson Engineers
App No/Type: 2017-1679 C3P

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

Addressing: Chestnut Stream Trail Drive has 2 street types both Trail and Drive. The neighboring plat Mills Creek Crossing Sec 1 has the recorded road as Chestnut Stream Trail. Also, Mills Creek Village Drive is a duplicate as the neighboring has this street as well. Please submit a new name. Please add street breaks to all roads. We cannot tell where one street ends and another begins.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris County Flood Control District: No HCFCD comments

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

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

ROW width for subdivision entrance street needs to be at least 60 feet at Perry Road intersection. Entrance needs to be 350 feet from north property line to comply with county median spacing policy. Call out distance between school driveway to the north and proposed Mills Field Drive. Relocation will be needed further south if the distance is less than 350' between existing and proposed median openings measured nose to nose.

Show dedication of road easement by plat

Mills Creek village Drive is a discontinuous street. Change street name

Provide pedestrian path to school

UVE should be checked at Mills Field Dr and Perry Rd.

NB left turn lane will be required on Perry Rd at Mills Field Dr.

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

Houston Planning Commission

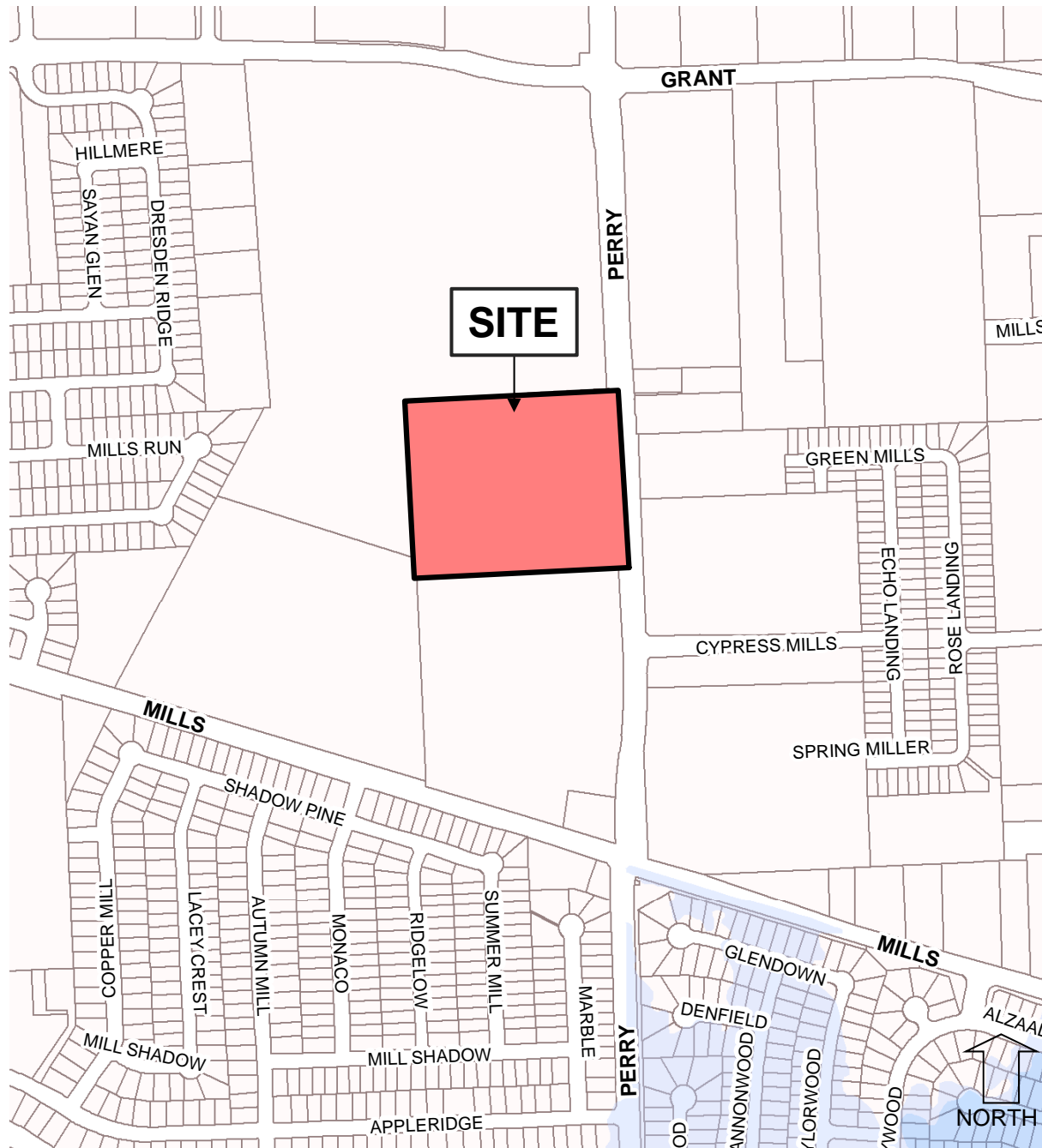
ITEM: 101

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Mills Creek Crossing Sec 2 (DEF 1)

Applicant: Pape-Dawson Engineers



D – Variances

Site Location

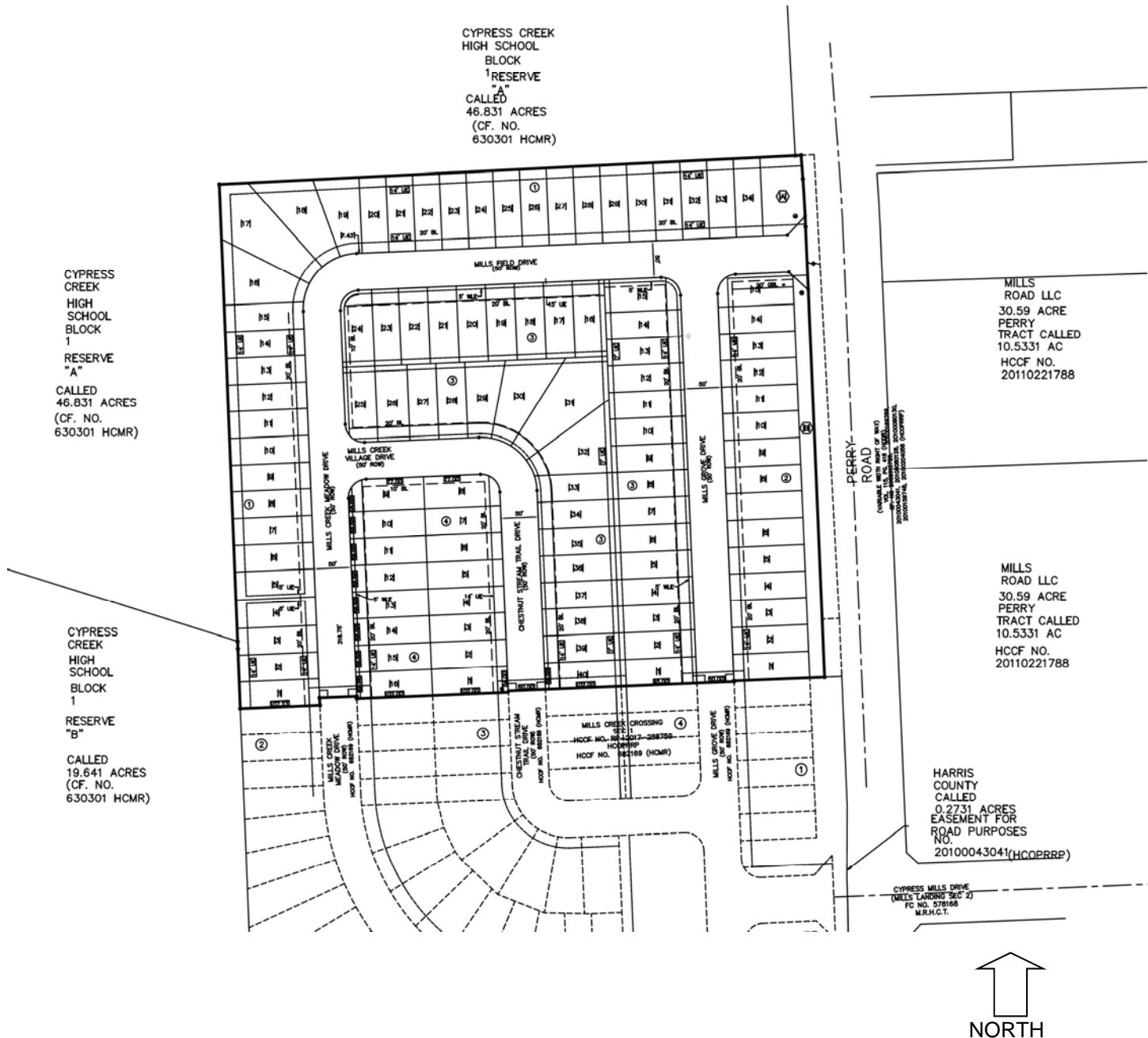
Planning and Development Department

ITEM: 101

Meeting Date: 10/12/2017

Subdivision Name: Mills Creek Crossing Sec 2 (DEF 1)

Applicant: Pape-Dawson Engineers



D – Variances

Subdivision

Houston Planning Commission

ITEM: 101

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Mills Creek Crossing Sec 2 (DEF 1)

Applicant: Pape-Dawson Engineers



D – Variances

Aerial



Application Number: 2017-1679

Plat Name: Mills Creek Crossing Sec 2

Applicant: Pape-Dawson Engineers

Date Submitted: 09/18/2017

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

Specific Variance is being sought and extent of variance:

Applicant requests a variance to utilize 13,300 square feet, of the required 29,700 square feet of compensating open space from an adjacent section rather than provide all of it within the plat boundary.

Chapter 42 Section: 182

Chapter 42 Reference:

Chapter 42-182- Optimal Performance Standards for the reduction in lot sizes- Compensating Open Space A subdivision plat may contain a lot of less than minimal lot size required by subsection (a) of section 42-181 of this code if Compensating Open Space is provided within the boundaries of the subdivision plat in accordance with the following schedule and in conformance with the design standards of section 42-183 of this code.

Statement of Facts

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

This development is the second section of a 2-Section development. To fulfill Compensating Open Space requirements, we are requesting to utilize excess Compensating Open Space provided in Section 1 to fulfill the Compensating Open Space requirement for Section 2. Mills Creek Crossing is located on the northwest quadrant at the intersection of Mills Road and Perry Road. It consists of 28.856 acres. The development consists of two sections comprising of 169 proposed lots. The development is surrounded to the west and north by Cypress Creek High School. Mills Creek Crossing Sec 1 was recently recorded in June of 2017. The plat for Mills Creek Crossing Sec 2 (the proposed plat) requires ~30,000 Sq. Ft. of Compensating Open Space. This Plat proposes ~17,352 Sq Ft of Compensating Open Space, or 57% of the required amount. Mills Creek Crossing Section 1 dedicated 28,114 square feet but only 11,200, was required leaving 16,914 square feet of excessive Compensating Open Space. Mills Creek Crossing Sec 1 dedicated the main park for the subdivision. We humbly request the excessive Compensating Open Space dedicated within Mills Creek Crossing Sec 1 be used towards Mills Creek Crossing Section 2. There are two reserves in Mills Creek Crossing Sec 1 that are dedicated to Compensating Open Space, landscaping and incidental utility purposes. The 0.48-acre reserve is the main park for this development. These reserves will be the main source of Compensating Open Space for Mills Creek Crossing Sec 1 & Sec 2. Centralizing the open space and playground features into one larger area maximizes the usable space that residents of both sections will utilize.

(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;

Centralizing the majority of the Compensating Open Space to best maximize the usability for open space and recreation created an imbalance of dedicated Compensating Open Space between Section 1 and Section 2

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

A 0.498-acre amenity park is provided within Sec 1 to be utilized by the entire development. Additionally, coordination is underway between the HOA and neighboring school to create trails/walking paths to serve both as an amenity/park feature but also allowing children easy access to respective schools. Overall the development will exceed the required Compensating Open Space so that the purpose of this chapter will be preserved and maintained.

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

The development as a whole will provide roughly 45,466 square feet of Compensating Open Space. The required Compensating Open Space amount is 41,200 square feet. Overall the development will exceed the required Compensating Open Space by 4,266 square feet.

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

The Amenity park located in Section 1 is the central focal point for the development. Phasing of the two sections created the Compensating Open Space to become imbalanced which created the need for this variance.



Application No: 2017-1679

Agenda Item: 101

PC Action Date: 10/12/2017

Plat Name: Mills Creek Crossing Sec 2

Applicant: Pape-Dawson Engineers

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

Chapter 42 Sections: 182

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

Applicant requests a variance to utilize 13,300 square feet, of the required 29,700 square feet of compensating open space from an adjacent section rather than provide all of it within the plat boundary. ;

Basis of Recommendation:

The site is located within northwest Harris County north of Mills, south of Grant, and East of Perry. The applicant is requesting a variance to utilize compensating open space within an adjacent section rather than provide all of the required compensating open space within the plat boundary.

Staff is in support of this request.

The site is located within the ETJ, within the Mills Creek Crossing General Plan, directly north of Mills Creek Crossing Sec 1. The subject tract is required to provide approximately 30,000 square feet of compensating open space and features a reserve consisting of approximately 16,000 square feet towards this requirement. The applicant proposes to utilize a surplus of COS from the adjacent Sec 1 to satisfy the remainder of this requirement.

When considered together, Secs 1 and 2 provide more COS than what would be required by Chapter 42. In addition, the COS reserves within Sec 1 are within close proximity to the lots within Sec 2. The proposed COS reserve within Sec 2 is contiguous with a COS reserve within Sec 1; meaning they will effectively function as a single COS reserve once both sections are developed. The granting the variance to allow COS to be utilized from outside the plat boundary is consistent with the general purpose and intent of Chapter 42 as the two sections feature more COS than what would be required if it were platted as one section.

The office of the Harris County Engineer has expressed no objection to this variance.

Staff recommends granting the variance and approving the plat per the CPC 101 form conditions.

Statement of Facts

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

NA

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

When considered together, Secs 1 and 2 provide more COS than what would be required by Chapter 42. In addition, the COS reserves within Sec 1 are within close proximity to the lots within Sec 2. The proposed COS reserve within Sec 2 is contiguous with a COS reserve within Sec 1; meaning they will effectively function as a single COS reserve once both sections are developed. The granting the variance to allow COS to be utilized from outside the plat boundary is consistent with the general purpose and intent of Chapter 42 as the two sections feature more COS than what would be required if it were platted as one section.

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

The circumstances for granting the variance are the proximity of the COS within Sec 1 to lots within Sec 2 and the fact that sufficient COS is provided when these two sections are considered together. Neither of these factors represent a hardship created by or imposed by the applicant.

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

When considered together, Secs 1 and 2 provide more COS than what would be required by Chapter 42. In addition, the COS reserves within Sec 1 are within close proximity to the lots within Sec 2. The proposed COS reserve within Sec 2 is contiguous with a COS reserve within Sec 1; meaning they will effectively function as a single COS reserve once both sections are developed. The granting the variance to allow COS to be utilized from outside the plat boundary is consistent with the general purpose and intent of Chapter 42 as the two sections feature more COS than what would be required if it were platted as one section.

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

Granting the variance will not affect public health, safety, or welfare. COS provided outside the plat boundary will be easily be accessible by residents within Sec 2.

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

he circumstances for granting the variance are the proximity of the COS within Sec 1 to lots within Sec 2 and the fact that sufficient COS is provided when these two sections are considered together.



Agenda Item: 102
Action Date: 10/12/2017
Plat Name: Museum Medical Tower
Developer: TEXAS HCP MEDICAL OFFICE BUILDINGS, LP
Applicant: BGE, Inc.
App No/Type: 2017-1735 C2R

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

Total Acreage:	1.7110	Total Reserve Acreage:	1.7110
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	77004	533A	City

Conditions and Requirements for Approval

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

For Your Information:

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

PWE Utility Analysis: A Wastewater capacity reservation letter is required for this project. When applying please attach a copy of the propose re-plat to the WCR 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 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:102

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Museum Medical Tower

Applicant: BGE, Inc.



D – Variances

Site Location

Houston Planning Commission

ITEM:102

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Museum Medical Tower

Applicant: BGE, Inc.



D – Variances

Subdivision

Houston Planning Commission

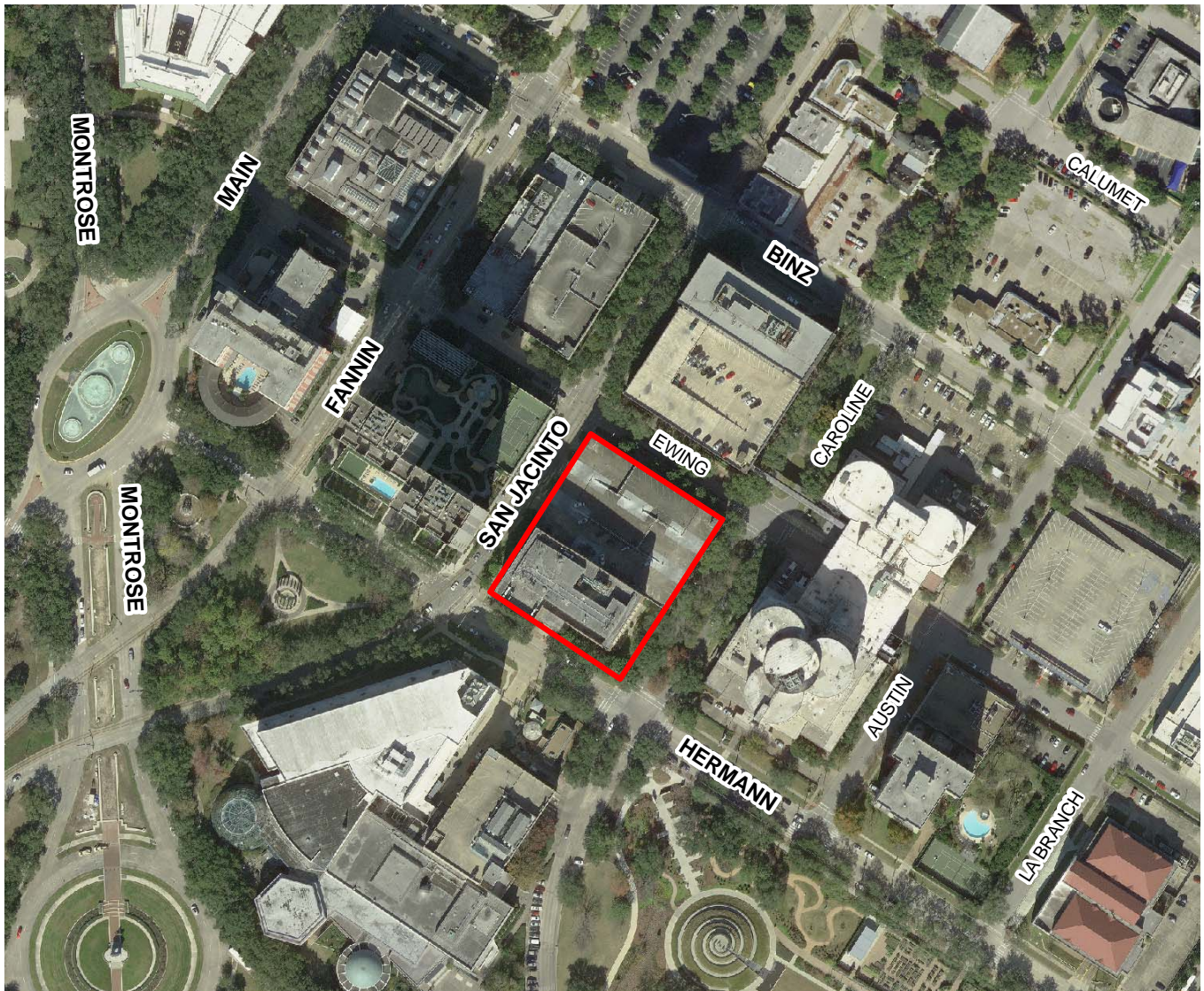
ITEM:102

Planning and Development Department

Meeting Date: 10/12/2017

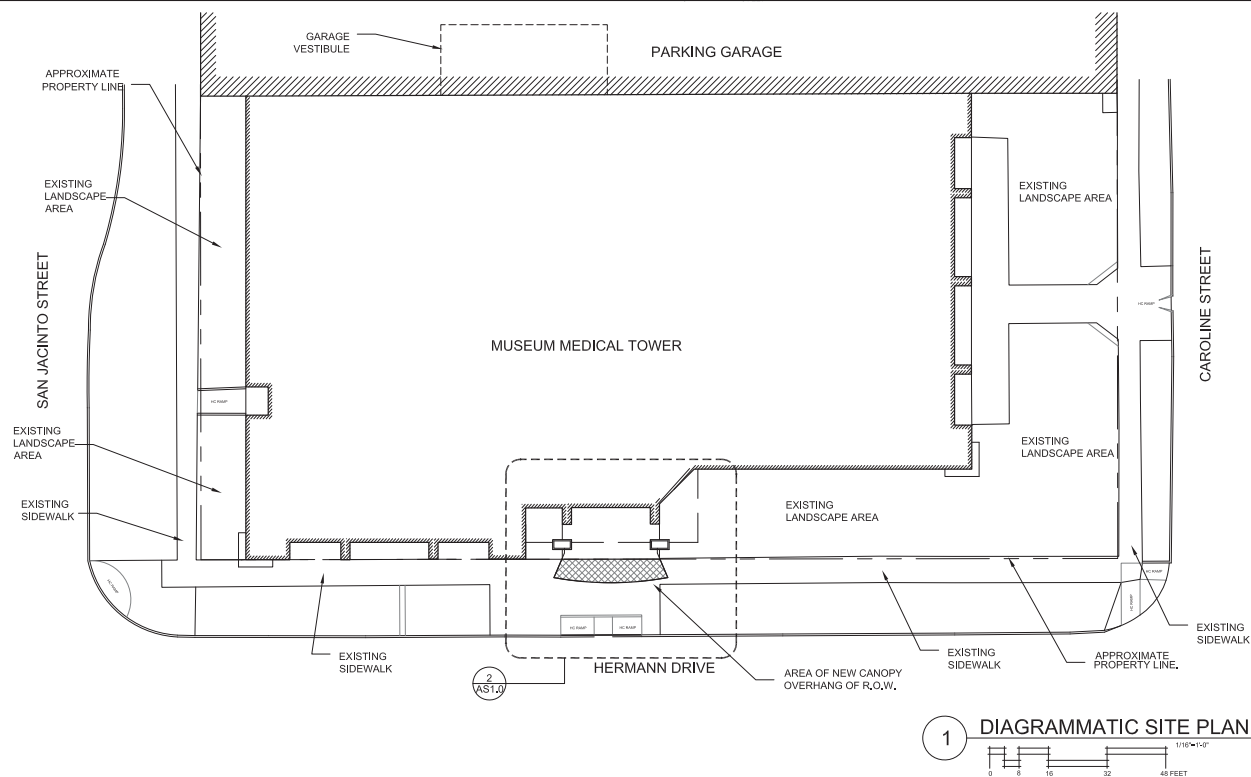
Subdivision Name: Museum Medical Tower

Applicant: BGE, Inc.



D – Variances

Aerial



EXTERIOR DWG. SET
A RENOVATION FOR

MUSEUM
MEDICAL
TOWER

FOR HCP

1213 HERMANN DRIVE
HOUSTON, TX
77004

CASSETTY

ARCHITECTURE



1-12-2017

CASSETTY
ARCHITECTURE

901 West Main Street
Hendersonville, TN 37075
(615) 822-5711
FAX 824-9089

www.cassettvarchitecture.com

THIS DRAWING AND DOCUMENT CONTAIN PROPRIETARY INFORMATION OF ARCHITECT, THE PRODUCT OF HIS OR HER USE OF THIS DRAWING AND DOCUMENT WITHOUT THE WRITTEN CONSENT IS PROHIBITED AND ANY VIOLATION WILL BE SUBJECT TO LEGAL ACTION. ALL RIGHTS RESERVED.

ORIG. ISSUE DATE:

01-12-17



PROJECT NUMBER

0	5	1	6
---	---	---	---

MAIN ENTRY

DIAGRAMMATIC

SITE PLAN

AS1.1





Application Number: 2017-1735
Plat Name: Museum Medical Tower
Applicant: BGE, Inc.
Date Submitted: 09/29/2017

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

Specific Variance is being sought and extent of variance:

To allow a zero foot setback along the north side of Hermann Drive for a canopy structure attached to an office building constructed in 1975.

Chapter 42 Section: 155

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 ten feet unless otherwise required or authorized by this chapter.

Statement of Facts

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

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

Strict application of the 10-foot setback along Hermann Drive would create an impractical development due to the existence of unusual physical characteristics. The subject site is a 1.771 acre tract bound by Hermann Drive to the south, Caroline Street on the east, Ewing Street on the north and San Jacinto Street on the west. San Jacinto Street is classified as a Transit Corridor Street and contains a rail line running along the east side of the right of way adjacent to the 1.771 acre tract. Hermann Drive is classified as a minor collector and Type A street. Ewing Street is classified as a Type A street. The site includes a medical office building and parking garage constructed in 1975. The proposed canopy and support structure is 11'-1" deep by 31-feet wide and will be centered on the existing building entry. The canopy will consist of a steel frame with aluminum skin and transparent glass providing a dry path from the pedestrian drop-off area to the medical office building. The proposed architectural canopy is located mid-block and 14-feet from the curb in Hermann Drive. The pedestrian drop-off area along Hermann Drive is 46.5-feet wide and extends from the curb to the existing building entrance. Street pavement within Hermann Drive is 50-feet wide. The existing building is located 21.5-feet from the curb in Hermann Drive and 0.93-feet from the property / right of way line of Hermann Drive. (See site plan exhibit) The site currently has pebbled concrete sidewalks which are proposed to be replaced with concrete sidewalks matching the width of the existing sidewalks. The sidewalk along Hermann Drive is 7-feet wide. A zero-foot setback is requested for the architectural canopy and support structure which will be 9'-7" above grade at the lowest point and 15'-5" at the highest point. The developer has completed an Agreement for Permit for Use and Occupancy of Public Street Right-of-way (License Number 51511959). The property owner is updating the landscaping adjacent to the office building and retaining the large oak trees that surround the site.

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

The circumstances supporting the granting of the variance are based upon the long standing physical characteristics surrounding the site. The office building was constructed in 1975 and is located 0.93 feet from the property line along Hermann Drive. Additionally, the property owner has completed an agreement for permit for use and occupancy of public street right-of-way (License Number 51511959).

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

The intent and general purposes of this chapter will be preserved and maintained; the existing building is located 21.5-feet from the curb in Hermann Drive and the proposed architectural canopy is located 14-feet from the curb in

Hermann Drive which will not impact vehicular visibility. The proposed canopy will increase pedestrian safety by enhancing the covered walkable area closer to the street of Hermann Drive.

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

The proposed canopy and structure will increase pedestrian safety by enhancing the covered walkable area closer to the street of Hermann Drive and will not impact vehicular visibility.

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

Economic hardship is not the justification of the variance; the proposed improvements within the Hermann Drive right of way will incur annual fees for the agreement for permit for use and occupancy of public street right-of-way. The proposed canopy and support structure will only enhance the patron / pedestrian experience and will increase pedestrian safety by enhancing the covered walkable area.



Application No: 2017-1735

Agenda Item: 102

PC Action Date: 10/12/2017

Plat Name: Museum Medical Tower

Applicant: BGE, Inc.

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

Chapter 42 Sections: 155

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

To allow a zero foot setback along the north side of Hermann Drive for a canopy structure attached to an office building constructed in 1975.;

Basis of Recommendation:

The site is located within the city along Hermann Avenue east of San Jacinto Street, South of Ewing Avenue and east of Carolina Boulevard.

The applicant is requesting a variance to allow a 0' building line along Hermann as opposed to the required 10'.

Staff is in support of this request.

The site is located within the city north of Hermann Park and east of the San Jacinto transit line. The property consists of an office tower, built in 1975, that occupies most of the block. This tower was constructed prior to Chapter 42's requirements for building lines. The existing tower already encroaches to within 4' 6" of the property line where the applicant proposes to construct a canopy. The applicant has been granted permission to allow the canopy to encroach into the ROW beyond the property line.

Strict interpretation of Chapter 42 would prevent the applicant from constructing any canopy as the structure already encroaches into the 10' building line. Allowing the applicant to encroach an additional 4' 8" into the building line is consistent with sound public policy as it accounts for the site's unusual physical characteristics.

In addition, the proposed canopy will feature between 9 and 15' of clearance and will be structurally supported from the façade. Granting the variance is consistent with the general intent and purpose of Chapter 42 as it does not intrude on the pedestrian realm or affect visibility from the roadway.

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 located within the city north of Hermann Park and east of the San Jacinto transit line. The property consists of an office tower, built in 1975, that occupies most of the block. This tower was constructed prior to Chapter 42's requirements for building lines. The existing tower already encroaches to within 4' 6" of the property line where the applicant proposes to construct a canopy. The applicant has been granted permission to allow the canopy to encroach into the ROW beyond the property line. Strict interpretation of Chapter 42 would prevent the applicant from constructing any canopy as the structure already encroaches into the 10' building line.

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

The circumstances for granting the variance are the existing site constraints and the minimal impact the proposed canopy will have on the pedestrian realm. Neither of these factors represent hardships created by the applicant.

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

Allowing the applicant to encroach an additional 4' 6" into the building line is consistent with sound public policy as it accounts for the site's unusual physical characteristics. In addition, the proposed canopy will feature between 9 and 15' of clearance and will be structurally supported from the façade. Granting the variance is consistent with the general intent and purpose of Chapter 42 as it does not intrude on the pedestrian realm or affect visibility from the roadway.

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

The canopy will offer ample clearance and not negatively affect the pedestrian realm. The applicant has been granted permission to extend the canopy beyond the property line into the right of way.

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

The circumstances for granting the variance are the existing site constraints and the minimal impact the proposed canopy will have on the pedestrian realm.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 10/12/2017
Plat Name: Palmer Four East End
Developer: Fenway Development
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2017-1590 C2R

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

Total Acreage:	0.5272	Total Reserve Acreage:	0.0000
Number of Lots:	15	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494N	City

Conditions and Requirements for Approval

206. Staff recommendation is disapproval for the following reasons.

Subdivision must meet 27 unit/acre requirement.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 10/12/2017
Plat Name: Palmer Four East End
Developer: Fenway Development
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2017-1590 C2R

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

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 11.
- 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 (15 units) of dwelling units.

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

PWE Traffic: 9/26/17:

Provide Parking Plan.

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.

Houston Planning Commission

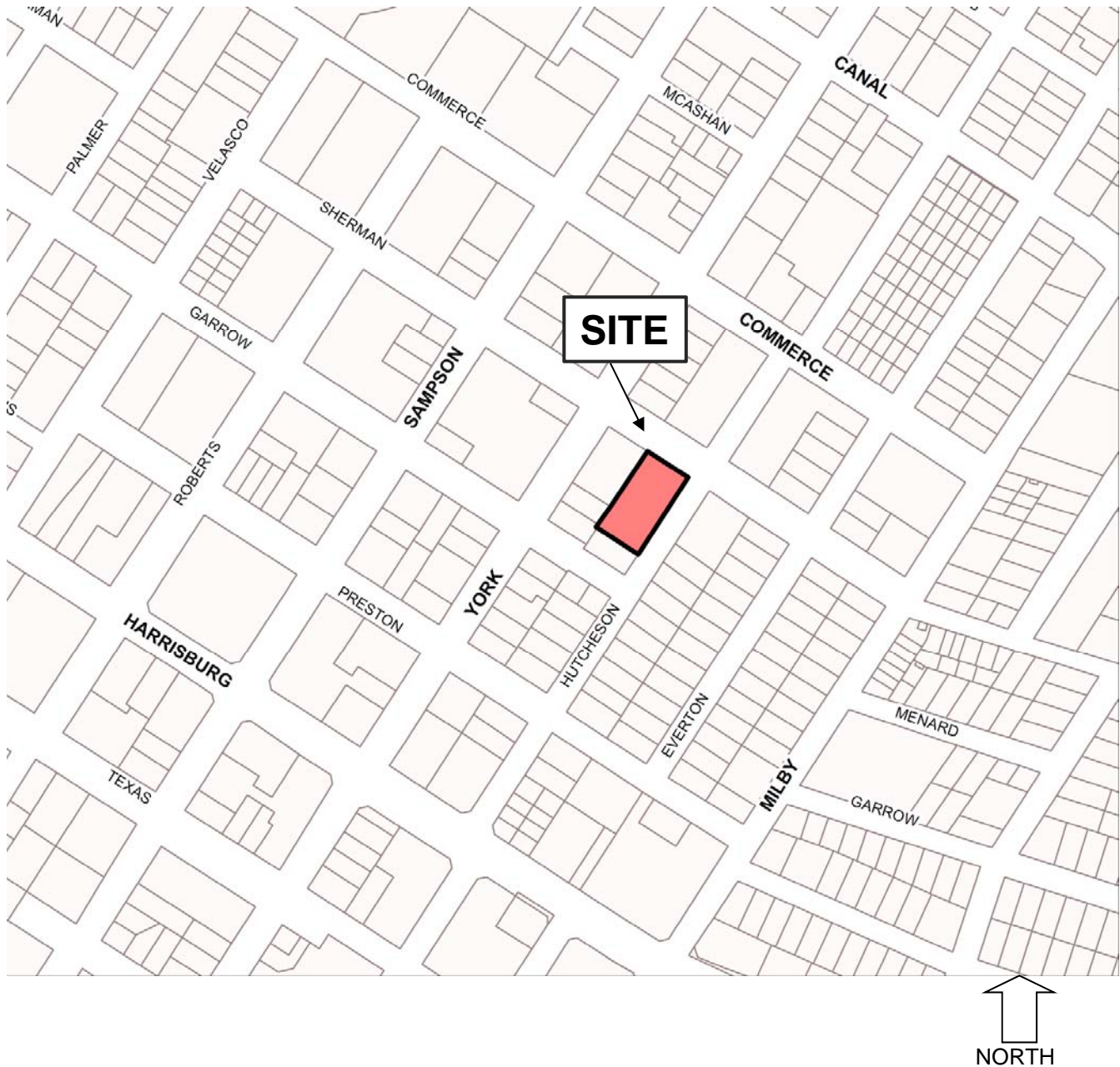
ITEM: 103

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Palmer Four East End (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

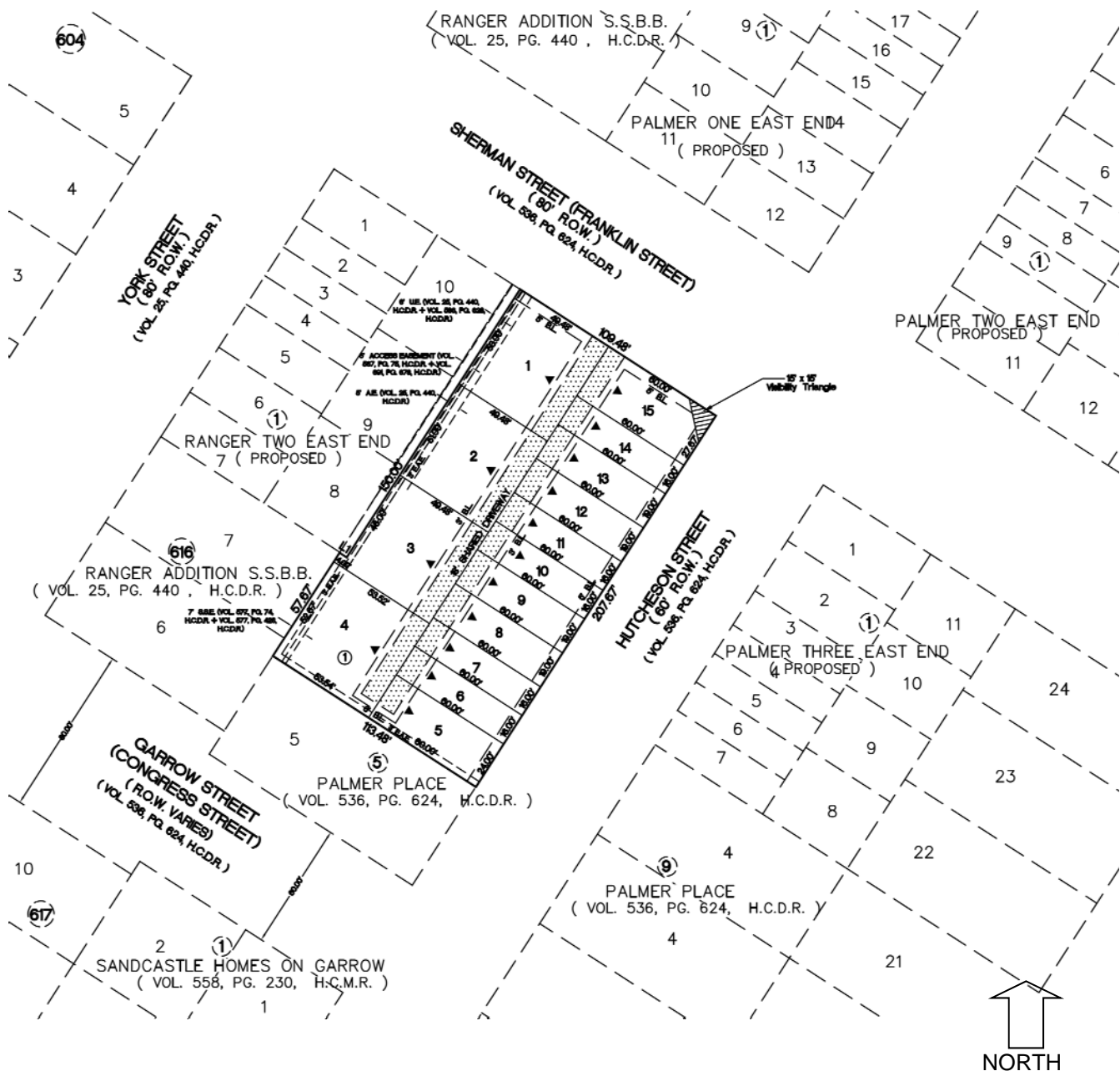
ITEM: 103

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Palmer Four East End (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

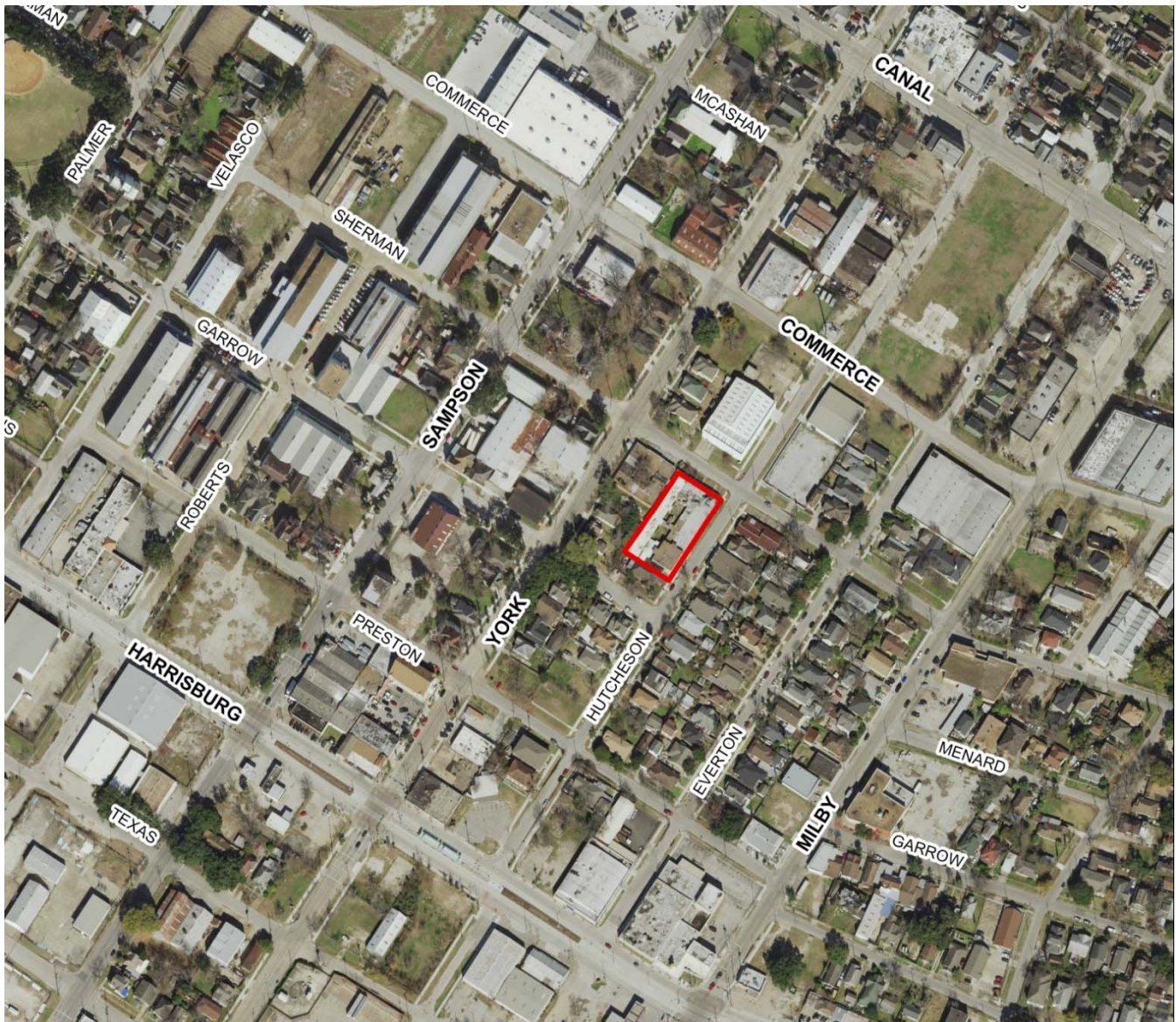
ITEM: 103

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Palmer Four East End (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial



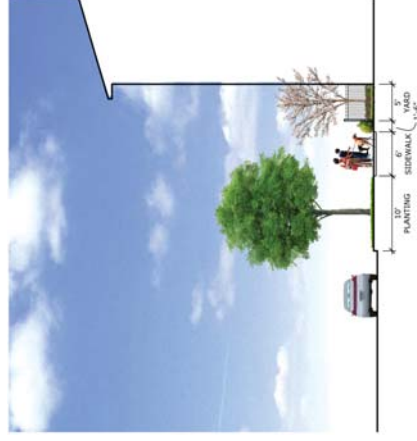
- KEY**
- Existing tree (3" cal.)
 - Street tree (3" cal.)
 - Ornamental tree (3" cal.)
 - Iron fence (4' height)
 - St. Augustine grass
 - Unit pavers
 - Concrete paving
 - Bench
 - Pedestrian light

**OVERALL
PLAN**

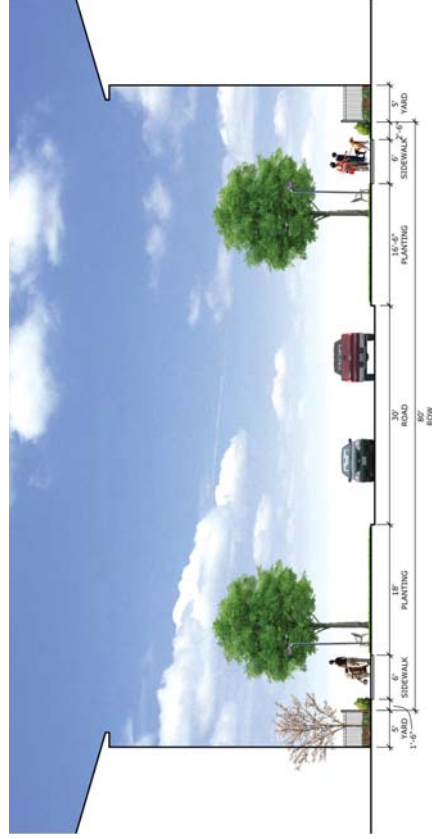




Ⓐ TYPICAL SECTION THROUGH HUTCHESON STREET



Ⓑ TYPICAL SECTION THROUGH YORK STREET

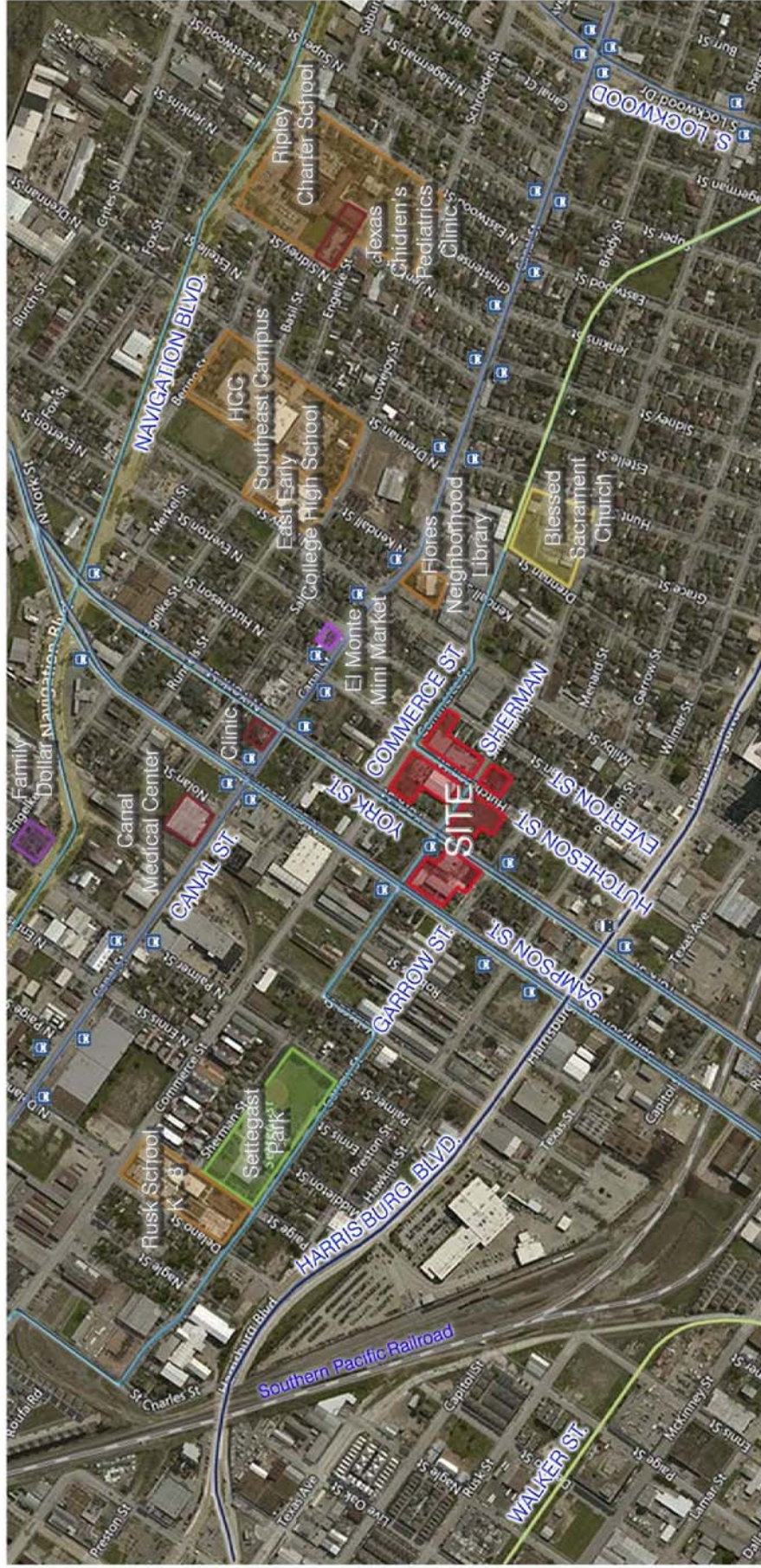


Ⓒ TYPICAL SECTION THROUGH SHERMAN STREET



Ⓓ TYPICAL SECTION THROUGH COMMERCE STREET





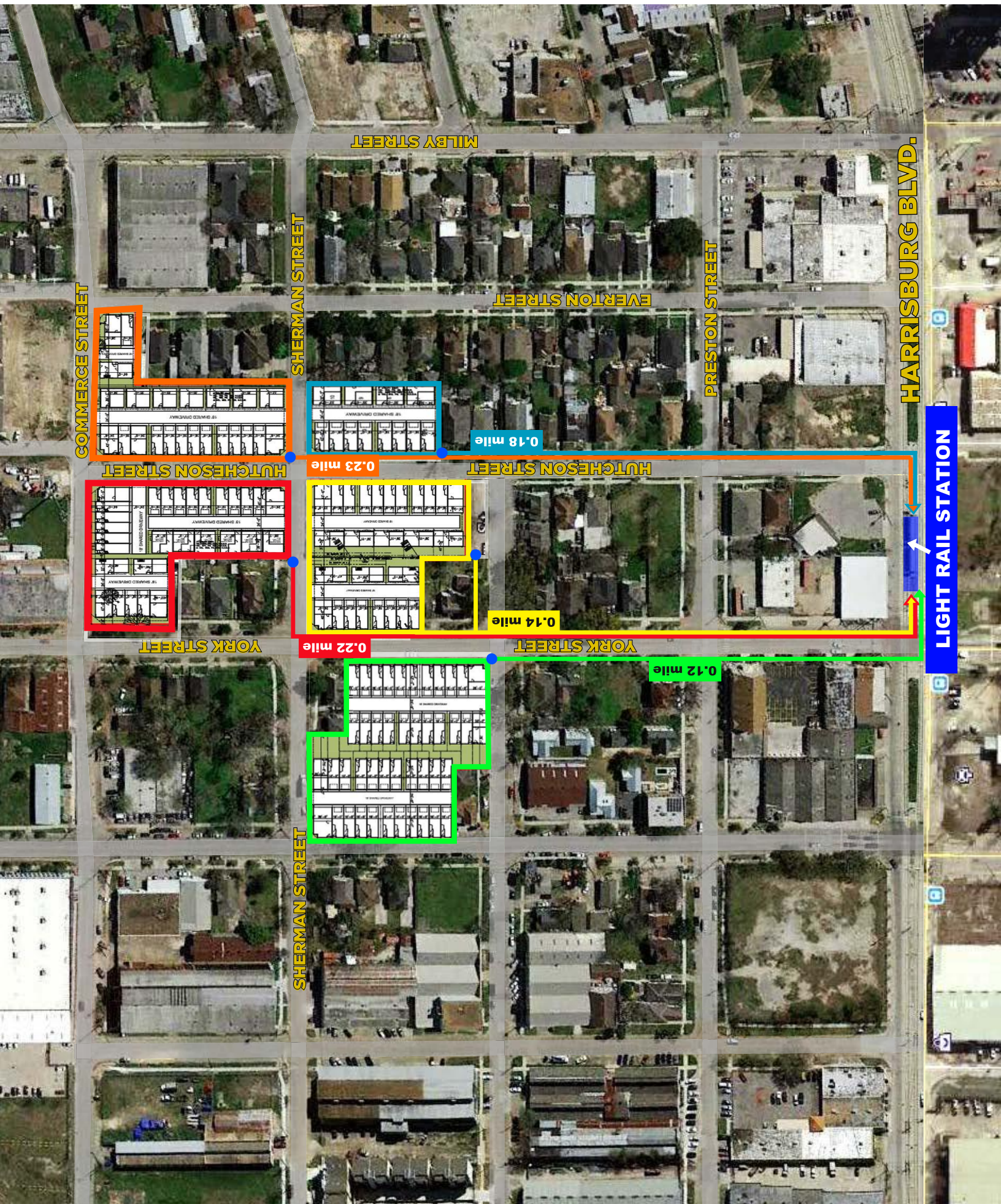
LEGEND

- School
- Church
- Park
- Bus Route
- Bus Stop
- Grocery
- Theatre/Arts
- Hospital/Clinic
- Light Rail
- Light Rail Stop
- Bike Lane
- Multi-Use Path
- Fire Station
- Central Business
- District Boundary



WORKFORCE HOUSING COMMUNITY RESOURCES EXHIBIT - East End Parcels

October 01, 2018



Michael Skelly
317 Sampson
HoustonTX 77003

The Houston Planning and Development Department

Via email: planning.variances@houstontx.gov

September 22, 2017

Dear Planning Commission:

I write in support of In Town Homes applications for variance requests for its developments on York, Garrow, Sampson, Sherman and adjacent Streets in my neighborhood. I understand that the developer is requesting on-street parking for visitors, and is also requesting lots under 3,500 square feet.

As a resident of this neighborhood and Houstonian I support these requests for the following reasons:

- In the wake of Harvey, Houston has huge housing affordability challenges. City government cannot address these challenges. Most housing in Houston is built by private developers. If we allow them to use less land and don't require unnecessary parking, the developers will be able to build more affordably, improving options for all residents.
- Higher density means more taxable value per square foot of land in our city. Especially with the city in tough fiscal conditions, we should not require developers to create parking, which is taxed at low rates. We are much better off with physical structures, which pay much more taxes which in turn helps our fiscal challenges.
- The properties being considered are within 1000 feet of a light rail station. We need density in our city or we'll never get the proper value from our important investments in mass transit.
- We have plenty of pavement in Houston, with possibly more parking spaces per person than any other city in the country (no one really knows). It's wasteful to require any parking at all, though I understand you don't make the rules.
- Parking contributes to flooding. As a City we must make sure we maximize housing while minimizing pavement.

Thanks you for considering this request.

Michael Skelly



**GREATER
EAST END
DISTRICT**

THE PEOPLE BEHIND
THE PROGRESS

Nory Angel
SER Houston
Chair
Resident

William McConnell
Eco-Services
Vice-Chair

Taryn Sims
Wulfe Management Services, Inc.
Secretary

Craig Rohden
Space City Credit Union
Treasurer
Resident

Rodrigo Tejada
L-K Industries
Vice-Treasurer

Blanca Blanco
Cetera Advisors
Resident

Erin Dyer
Lovett Commercial

Domenic Laurenzo
El Tiempo Cantina

Joe Meppelink
METALAB

Marjorie Peña
Neighborhood Centers Inc.

Stephen J. Quezada
Ogletree, Deakins, Nash,
Smoak & Stewart, P.C.
Resident

Susan Sahwani-Garcia
Chocolate Wasted
Resident

Ann Taylor
Midway

Jose Valdez
Frost Bank

Veronica C. Gorczyński
President

3211 Harrisburg Blvd.
Houston, TX 77003

713.928.9916

www.greatereastend.com

September 14, 2017

Houston Planning Commission
Council Member Karla Cisneros

Re: Plat Approval Support Letter

Dear CM Cisneros and the Houston Planning Commission Members:

The Greater East End Management District endorses the request for variance approval by InTownHomes for Plats 1 through 8 located near York and Sherman Street. All of these homes are located within a quarter mile of the Harrisburg Light Rail Second Ward station.

Achieving higher density residential housing along the transit line, will promote transit use and is called for in both our 2013 and 2017 Greater East End Strategic Plan. Moreover, we believe promoting high density single family residential should be a priority in the neighborhood given its unique ability to anchor families and support home-ownership to the East End.

In this case, the smaller lots make sense in that it puts more owners closer to the rail and it brings down the land cost impact on the home itself allowing for a lower sales price making them more affordable. Additionally, it still remains substantially under the densities allowed by the city of Houston for multifamily development for apartment renters.

Densification and expansion of affordable homes will contribute greatly to the District Goal to foster Transit Oriented Developments (TOD's) called for in our strategic plan. This development is in keeping with the District's goals and we are happy to support the approval of the plats and we urge the Planning Commission to approve this variance.

Best Regards,

Patrick Ezzell

**Managing Director of Economic Development and Infrastructure
Greater East End Management District**

September 19, 2017

*The
Art
+ Soul
of the
City*

EaDo

City of Houston Planning Commission

Dear Houston Planning Commission:

As Executive Director of the East Downtown Management District, I am pleased to provide this letter of Support for InTown Homes, and their request for variance approvals for plats 1 through 8 located near York and Sherman Streets. All of these homes are located within a quarter mile of the Harrisburg Light Rail Second Ward Station.

The smaller lot sizes requested will allow higher residential density and ownership to be achieved along the transit lines, increasing affordability and home ownership in the East End, while promoting increased transit use. All of these outcomes are goals supported by numerous neighborhood plans.

As this development is in keeping with shared plans and goals of the East Downtown Management District and the Greater East End Management District, we support approval of the plats and we urge the Planning Commission to approve this variance.

I can say without question that InTown Residential invests in the communities where they build and we have been pleased with their product from both an aesthetic perspective and the professionalism in which they plan their properties.

Should you have any questions, please feel free to contact our offices at 713-591-2014.

Sincerely,



Anton Sinkewich AICP, LEED AP
Executive Director

EaDo | East Downtown Management District



KARLA CISNEROS
Houston City Council Member, District H

September 21, 2017

City of Houston Planning Commission
Planning & Development Department
611 Walker Street, 6th Floor
Houston, Texas 77002

Re: Letter in Support of InTown Homes' Variance Request

Dear Houston Planning Commission:

As City Council Member for District H, I write to express my support for InTown Homes and their variance request for plats 1-8 located near York and Sherman Streets. Each site is within a quarter mile of the Harrisburg Light Rail Second Ward Station, making it a prime location in terms of transit.

InTown's plan for additional density would make both the homes and the lots smaller, allowing for a lower priced housing option for potential homebuyers in District H. The affordability of the homes will encourage home ownership in the East End while also guaranteeing increased transit use, promoting a more walkable community.

I will and have always supported endeavors to improve connectivity, walkability, and healthy greenspace planning not just in the East End, but throughout District H. Given InTown Homes' professionalism and dedication to building affordable and quality homes, I fully support InTown Homes' request, and urge the Planning Commission to approve this variance.

Sincerely,

A handwritten signature in black ink that reads "Karla Cisneros". The signature is fluid and cursive, with the first name "Karla" and last name "Cisneros" clearly distinguishable.

Karla Cisneros
City Council Member, District H



Application Number: 2017-1590

Plat Name: Palmer Four East End

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 09/15/2017

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

Specific Variance is being sought and extent of variance:

To allow lots to be less than 3,500 square feet.;

Chapter 42 Section: 181

Chapter 42 Reference:

181-The minimum lot size for a single-family residential lot with wastewater collection service shall be 3,500 square feet for a lot within the city.

Statement of Facts

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

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

This property is in the Second Ward, one of the Pilot Neighborhoods in the Mayor's Complete Community effort. The property is located in an area that was once largely industrial and has few existing homes now. This project, together with neighboring ones by the same builder, will provide new modestly priced housing not available in the popular west side areas. Adding new housing will encourage new businesses and services to locate in the area and will strengthen the neighborhood and create opportunity for collaborating with partners across the city for improved services and quality of life. The public street row adjacent to the homes will have a 6' wide sidewalk (rather than required 5'). The homes facing the public streets will have decorative open iron fences in the front, and all homes will have street trees with a minimum caliper of 3" (rather than the 1 1/2" required).

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

There are very few homes in the Second Ward Pilot Neighborhood with contemporary amenities available to people with low and moderate incomes yet there are many jobs for them available. For the most part, people must choose between suburban locations requiring expensive and time-consuming commuting and older housing that does not meet contemporary standards. This housing will give them an additional choice and will be important in rejuvenating a formerly industrial area which has lost much of its industry due to changed methods and needs.

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

The intent is to supply homes for a broad spectrum of the population; to minimize the need for key members of the public to live great distances from their jobs, and to lessen traffic congestion by shortening home/job commutes, and to increase the use of the rail transit.

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

Providing an opportunity for persons with a greater variety of income levels to live close to the city center will insure the key personnel, like nurses, teachers and fire fighters, will be able to live close to their place of work and have easy access to urban activities. Increasing the transit use will promote safe travel at modest costs and help to lessen air quality problems.

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

It is sound public policy to encourage and facilitate housing ownership for the entire market spectrum as well as to increase transit use. This project as proposed will be important in achieving the goals of the Complete Communities Program.



Application No: 2017-1590

Agenda Item: 103

PC Action Date: 10/12/2017

Plat Name: Palmer Four East End

Applicant: Vernon G. Henry & Associates, Inc.

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

Chapter 42 Sections: 181

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

To allow lots to be less than 3,500 square feet.;;

Basis of Recommendation:

The sites are located south of Navigation Blvd, north of Harrisburg Blvd and east and west of York Street. The applicant is requesting three variances. Variances 1 and 2 are to allow a reduced building line of 5 feet and to allow on-street parking along the major thoroughfare York Street for three subdivision plats Garrow York, Ranger One East End, and Ranger Two East End. Variance 3 is to allow lot sizes less than 3500 sqft. Staff is not in support of the requests.

The first variance is to allow a 5-foot building line along York Street, which will create 17 feet distance from the back of curb to the property line.

The second variance to allow on-street parking along York Street may be supportable due to the existing on-street parking along the major thoroughfare, but staff typically encourages on-street parking on local streets due to the potential of future CIP projects.

However, staff is not in support of both variances due to the affiliation and potential outcome of the third variance request to allow lot sizes less than 3500 sqft. on the whole project.

Staff is recommending a denial and disapproval of all eight subdivision plats due to failure of meeting the conditions of approval as prescribed by the statement of facts on the variance request form. Staff will explain how the proposed variances are in violation of the criteria as follows:

For Statement of facts Criteria, no. 1, The applicant has not articulated an undue hardship and or an impractical development. The applicant is proposing a single-family development of 126 lots. 19 lots more than the density permissible by the ordinance. The 27 dwelling units per acre requirement was adopted in 1999 where a Planning Commission subcommittee composed of development community representatives, neighborhood representatives, and various City of Houston department compromised on the figure. The applicant's proposed increase to the density requirement should be addressed in a forum that includes all stakeholders of the planning and development community, neighborhoods and city departments to establish a maximum density. The platting standards committee, which included these all of these stakeholders, has been postponed until 2019. The proposed subdivisions could meet the required density without depriving the applicant reasonable use of the land by redesigning the proposals.

For Statement of Facts Criteria no. 2, The current variance proposal is the result of a hardship created by the applicant. In September of 2016, the Planning Commission attended a workforce housing workshop hosted by the Planning and Development Department. The purpose of the workshop was to explain an upcoming variance proposal to reduce lot sizes, which in turn would increase the 27-dwelling unit per acre density requirement in Chapter 42. The workforce housing proposal incorporated a mixture of market rate homes and affordable homes with an earned income of 80-110% of the area's median income. The lot density ranged from 28 to 35 units per acre which exceeded the requirement of 27 dwelling units per acre; however, the lots that exceeded the density permissible by the ordinance were reserved for workforce housing. This proposal involved collaboration with Housing and Community Development Department and Mayor's Office of Economic Development to guarantee the long-term affordability of workforce housing units.

The Planning Commission granted variances on these same projects, for parking, reduced lot sizes with increased

density and building lines in December of 2016 and in March of 2017. The justification for granting the variances was based on preserving sound public policy by allowing a mixed income and lot size development. The condition of approval was that the lots over the permissible density be reserved for workforce housing with the help of an agreement. The means of preserving long-term affordability for these lots and the conditions of the agreement are up to the Housing and Community Development Department and Mayor's Office of Economic Development. Thus, the current variance proposal is a self-imposed hardship.

For Statement of facts Criteria no. 3, The applicant is not meeting the intent and purpose of Chapter 42. The applications as currently presented today are the same subject sites as the workforce housing proposals that were previously approved with the same variances. The applications are identical in relation to the lot sizes, site plans, and the number of units; however, the applicant has eliminated the workforce housing component. There will not be a means to ensure long-term affordability if the variances are granted. This lack of assurance is inconsistent with the justification of the previously granted variances which met the intent of Chapter 42.

For Statement of facts Criteria no. 4, The applicant's variance request is injurious to the public's welfare by exceeding the density requirement without allowing for long-term affordability.

Additionally, Statement of facts Criteria no. 5, is not met by implying market rate homes will facilitate affordable housing ownership. Without an agreement to ensure affordability, an increase in density is considered an economic gain and not a hardship.

In conclusion, the applicant's variance request does not articulate an unreasonable use of land, an impractical development, an undue hardship or an unusual physical characteristic as stated in the statement of facts criteria for a variance request. The subject sites, which are within one of Mayor Turner's Complete Communities, are contrary to sound public policy by removing the proposal of workforce housing. Lastly, even with the proposed recommendation, the applicant's previous submittals will still be valid and can be recorded subject to the agreement with the Housing and Community Development Department and Mayor's Office of Economic Development. Therefore, staff's recommendation is to deny requested variances and disapprove the plats.

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 applicant has not articulated an undue hardship and or an impractical development. The applicant is proposing a single-family development of 126 lots. 19 lots more than the density permissible by the ordinance. The 27 dwelling units per acre requirement was adopted in 1999 where a Planning Commission subcommittee composed of development community representatives, neighborhood representatives, and various City of Houston department compromised on the figure. The applicant's proposed increase to the density requirement should be addressed in a forum that includes all stakeholders of the planning and development community, neighborhoods and city departments to establish a maximum density. The platting standards committee, which included these all of these stakeholders, has been postponed until 2019. The proposed subdivisions could meet the required density without depriving the applicant reasonable use of the land by redesigning the proposals.

(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 current variance proposal is the result of a hardship created by the applicant. In September of 2016, the Planning Commission attended a workforce housing workshop hosted by the Planning and Development Department. The purpose of the workshop was to explain an upcoming variance proposal to reduce lot sizes, which in turn would increase the 27-dwelling unit per acre density requirement in Chapter 42. The workforce housing proposal incorporated a mixture of market rate homes and affordable homes with an earned income of 80-110% of the area's median income. The lot density ranged from 28 to 35 units per acre which exceeded the requirement of 27 dwelling units per acre; however, the lots that exceeded the density permissible by the ordinance were reserved for workforce housing. This proposal involved collaboration with Housing and Community Development Department and Mayor's Office of Economic Development to guarantee the long-term affordability of workforce housing units. The Planning Commission granted variances on these same projects, for parking, reduced lot sizes with increased density and building lines in December of 2016 and in March of 2017. The justification for granting the variances was based on preserving sound public policy by allowing a mixed income and lot size development. The condition of approval was that the lots over the permissible density be reserved

for workforce housing with the help of an agreement. The means of preserving long-term affordability for these lots and the conditions of the agreement are up to the Housing and Community Development Department and Mayor's Office of Economic Development. Thus, the current variance proposal is a self-imposed hardship.

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

The applicant is not meeting the intent and purpose of Chapter 42. The applications as currently presented today are the same subject sites as the workforce housing proposals that were previously approved with the same variances. The applications are identical in relation to the lot sizes, site plans, and the number of units; however, the applicant has eliminated the workforce housing component. There will not be a means to ensure long-term affordability if the variances are granted. This lack of assurance is inconsistent with the justification of the previously granted variances which met the intent of Chapter 42.

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

The applicant's variance request is injurious to the public's welfare by exceeding the density requirement without allowing for long-term affordability.

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

Without an agreement to ensure affordability, an increase in density is considered an economic gain and not a hardship.



Agenda Item: 104
Action Date: 10/12/2017
Plat Name: Palmer One East End
Developer: Vernon G Henry and Assoc.
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2017-1599 C2R

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

Total Acreage:	0.6483	Total Reserve Acreage:	0.0000
Number of Lots:	20	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494N	City

Conditions and Requirements for Approval

206. Staff recommendation is disapproval for the following reasons.

Subdivision must meet 27 unit/acre requirement.

For Your Information:

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

PWE Traffic: 9/26/17:

Provide Parking Plan.

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

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 (20 units) of dwelling units.

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

Houston Planning Commission

ITEM: 104

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Palmer One East End (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc



D –Variances

Site Location

Houston Planning Commission

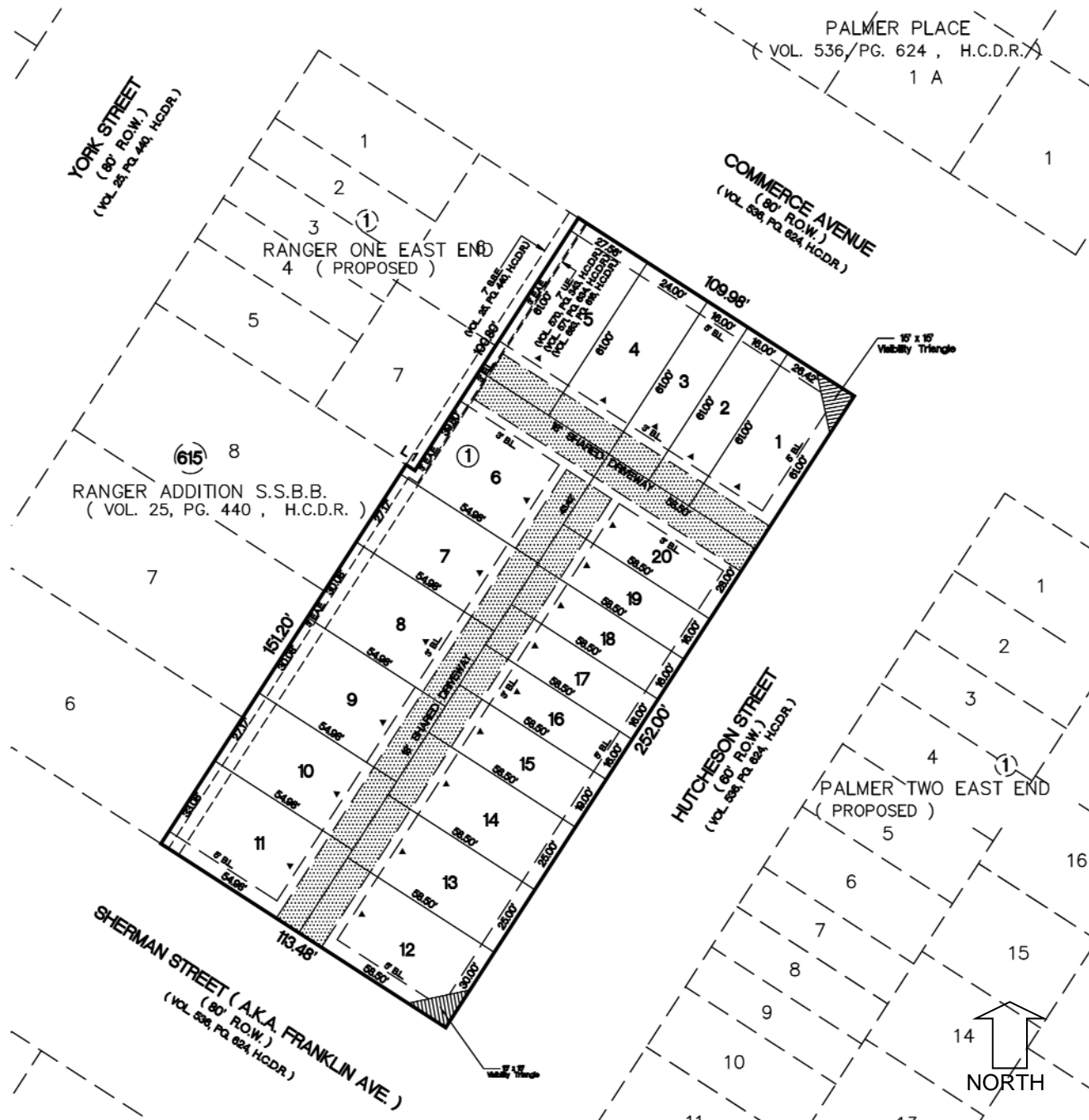
ITEM: 104

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Palmer One East End (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D - Variances

Subdivision

Houston Planning Commission

ITEM: 104

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Palmer One East End (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D –Variances

Aerial



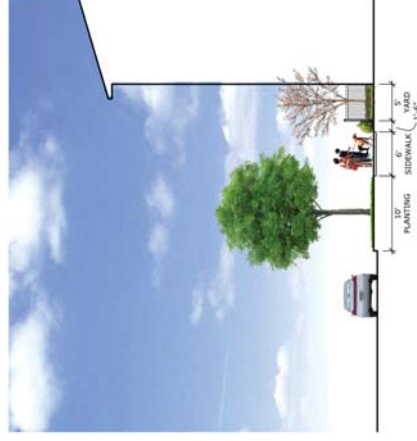
- KEY**
- Existing tree to remain
 - Street tree (3" cal.)
 - Ornamental tree (3" cal.)
 - Iron fence (4' height)
 - St. Augustine grass
 - Unit pavers
 - Concrete paving
 - Bench
 - Pedestrian light

**OVERALL
PLAN**

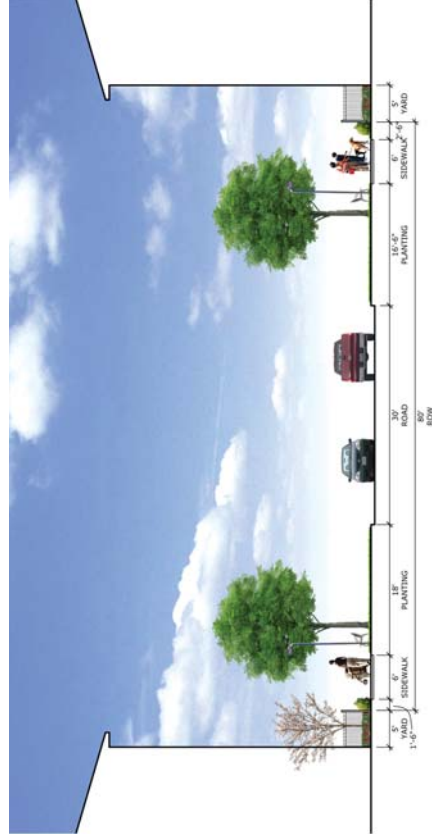




Ⓐ TYPICAL SECTION THROUGH HUTCHESON STREET



Ⓑ TYPICAL SECTION THROUGH YORK STREET

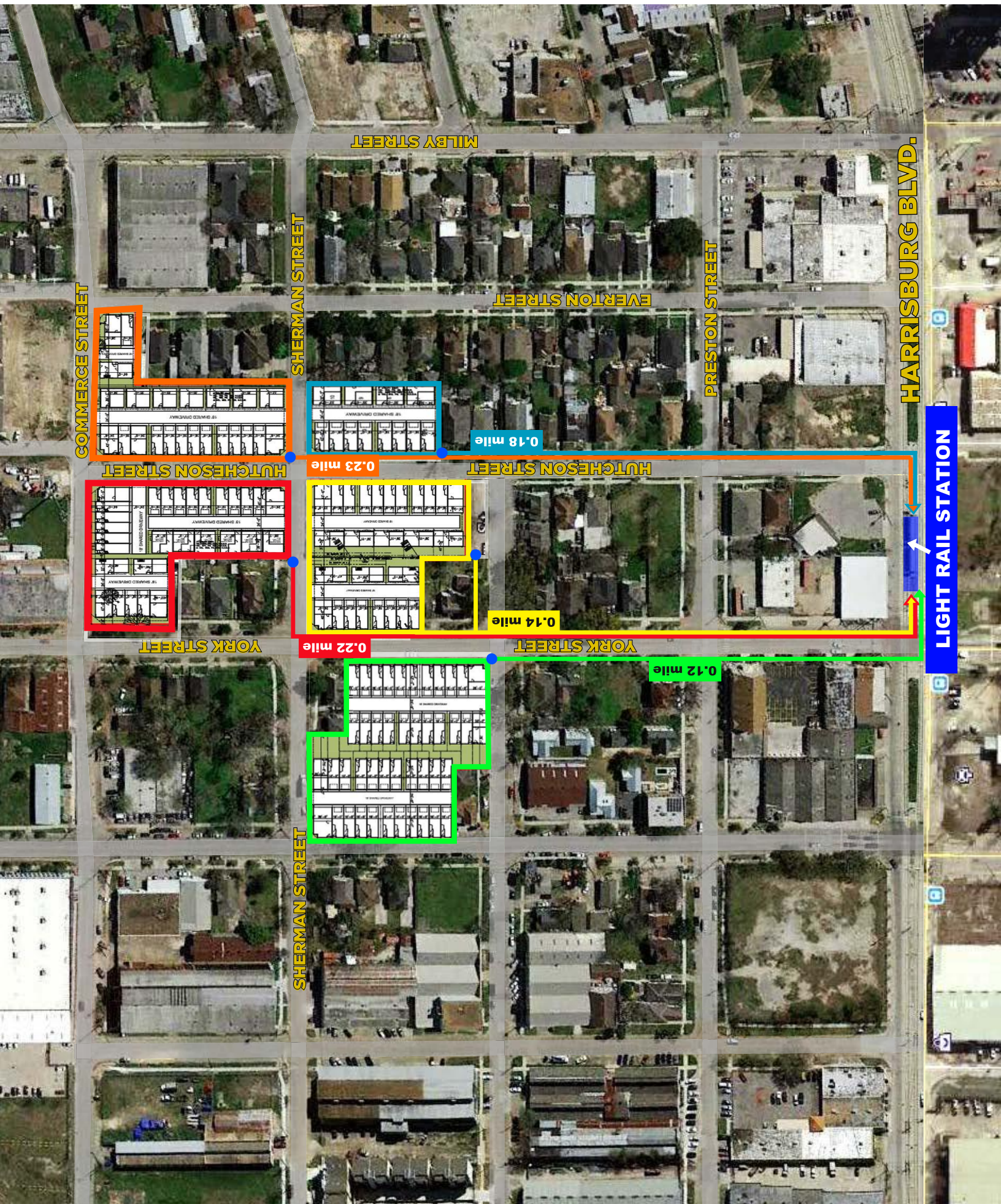


Ⓒ TYPICAL SECTION THROUGH SHERMAN STREET



Ⓓ TYPICAL SECTION THROUGH COMMERCE STREET





COMMERCE STREET

SHERMAN STREET

MILBY STREET

EVERTON STREET

PRESTON STREET

HARRISBURG BLVD.

LIGHT RAIL STATION

HUTCHESON STREET

0.23 mile

HUTCHESON STREET

0.18 mile

YORK STREET

0.22 mile

YORK STREET

0.14 mile

0.12 mile

SHERMAN STREET

Michael Skelly
317 Sampson
HoustonTX 77003

The Houston Planning and Development Department

Via email: planning.variances@houstontx.gov

September 22, 2017

Dear Planning Commission:

I write in support of In Town Homes applications for variance requests for its developments on York, Garrow, Sampson, Sherman and adjacent Streets in my neighborhood. I understand that the developer is requesting on-street parking for visitors, and is also requesting lots under 3,500 square feet.

As a resident of this neighborhood and Houstonian I support these requests for the following reasons:

- In the wake of Harvey, Houston has huge housing affordability challenges. City government cannot address these challenges. Most housing in Houston is built by private developers. If we allow them to use less land and don't require unnecessary parking, the developers will be able to build more affordably, improving options for all residents.
- Higher density means more taxable value per square foot of land in our city. Especially with the city in tough fiscal conditions, we should not require developers to create parking, which is taxed at low rates. We are much better off with physical structures, which pay much more taxes which in turn helps our fiscal challenges.
- The properties being considered are within 1000 feet of a light rail station. We need density in our city or we'll never get the proper value from our important investments in mass transit.
- We have plenty of pavement in Houston, with possibly more parking spaces per person than any other city in the country (no one really knows). It's wasteful to require any parking at all, though I understand you don't make the rules.
- Parking contributes to flooding. As a City we must make sure we maximize housing while minimizing pavement.

Thanks you for considering this request.

Michael Skelly



**GREATER
EAST END
DISTRICT**

THE PEOPLE BEHIND
THE PROGRESS

Nory Angel
SER Houston
Chair
Resident

William McConnell
Eco-Services
Vice-Chair

Taryn Sims
Wulfe Management Services, Inc.
Secretary

Craig Rohden
Space City Credit Union
Treasurer
Resident

Rodrigo Tejada
L-K Industries
Vice-Treasurer

Blanca Blanco
Cetera Advisors
Resident

Erin Dyer
Lovett Commercial

Domenic Laurenzo
El Tiempo Cantina

Joe Meppelink
METALAB

Marjorie Peña
Neighborhood Centers Inc.

Stephen J. Quezada
Ogletree, Deakins, Nash,
Smoak & Stewart, P.C.
Resident

Susan Sahwani-Garcia
Chocolate Wasted
Resident

Ann Taylor
Midway

Jose Valdez
Frost Bank

Veronica C. Gorczyński
President

3211 Harrisburg Blvd.
Houston, TX 77003

713.928.9916

www.greatereastend.com

September 14, 2017

Houston Planning Commission
Council Member Karla Cisneros

Re: Plat Approval Support Letter

Dear CM Cisneros and the Houston Planning Commission Members:

The Greater East End Management District endorses the request for variance approval by InTownHomes for Plats 1 through 8 located near York and Sherman Street. All of these homes are located within a quarter mile of the Harrisburg Light Rail Second Ward station.

Achieving higher density residential housing along the transit line, will promote transit use and is called for in both our 2013 and 2017 Greater East End Strategic Plan. Moreover, we believe promoting high density single family residential should be a priority in the neighborhood given its unique ability to anchor families and support home-ownership to the East End.

In this case, the smaller lots make sense in that it puts more owners closer to the rail and it brings down the land cost impact on the home itself allowing for a lower sales price making them more affordable. Additionally, it still remains substantially under the densities allowed by the city of Houston for multifamily development for apartment renters.

Densification and expansion of affordable homes will contribute greatly to the District Goal to foster Transit Oriented Developments (TOD's) called for in our strategic plan. This development is in keeping with the District's goals and we are happy to support the approval of the plats and we urge the Planning Commission to approve this variance.

Best Regards,

Patrick Ezzell

**Managing Director of Economic Development and Infrastructure
Greater East End Management District**



KARLA CISNEROS
Houston City Council Member, District H

September 21, 2017

City of Houston Planning Commission
Planning & Development Department
611 Walker Street, 6th Floor
Houston, Texas 77002

Re: Letter in Support of InTown Homes' Variance Request

Dear Houston Planning Commission:

As City Council Member for District H, I write to express my support for InTown Homes and their variance request for plats 1-8 located near York and Sherman Streets. Each site is within a quarter mile of the Harrisburg Light Rail Second Ward Station, making it a prime location in terms of transit.

InTown's plan for additional density would make both the homes and the lots smaller, allowing for a lower priced housing option for potential homebuyers in District H. The affordability of the homes will encourage home ownership in the East End while also guaranteeing increased transit use, promoting a more walkable community.

I will and have always supported endeavors to improve connectivity, walkability, and healthy greenspace planning not just in the East End, but throughout District H. Given InTown Homes' professionalism and dedication to building affordable and quality homes, I fully support InTown Homes' request, and urge the Planning Commission to approve this variance.

Sincerely,

A handwritten signature in black ink that reads "Karla Cisneros". The signature is fluid and cursive, with the first name "Karla" and last name "Cisneros" clearly distinguishable.

Karla Cisneros
City Council Member, District H

September 19, 2017

*The
Art
+ Soul
of the
City*

EaDo

City of Houston Planning Commission

Dear Houston Planning Commission:

As Executive Director of the East Downtown Management District, I am pleased to provide this letter of Support for InTown Homes, and their request for variance approvals for plats 1 through 8 located near York and Sherman Streets. All of these homes are located within a quarter mile of the Harrisburg Light Rail Second Ward Station.

The smaller lot sizes requested will allow higher residential density and ownership to be achieved along the transit lines, increasing affordability and home ownership in the East End, while promoting increased transit use. All of these outcomes are goals supported by numerous neighborhood plans.

As this development is in keeping with shared plans and goals of the East Downtown Management District and the Greater East End Management District, we support approval of the plats and we urge the Planning Commission to approve this variance.

I can say without question that InTown Residential invests in the communities where they build and we have been pleased with their product from both an aesthetic perspective and the professionalism in which they plan their properties.

Should you have any questions, please feel free to contact our offices at 713-591-2014.

Sincerely,



Anton Sinkewich AICP, LEED AP
Executive Director

EaDo | East Downtown Management District



Application Number: 2017-1599

Plat Name: Palmer One East End

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 09/15/2017

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

Specific Variance is being sought and extent of variance:

To allow lots to be less than 3,500 square feet

Chapter 42 Section: 181

Chapter 42 Reference:

181-The minimum lot size for a single-family residential lot with wastewater collection service shall be 3,500 square feet for a lot within the city.

Statement of Facts

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

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 would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy; This property is in the Second Ward, one of the Pilot Neighborhoods in the Mayor's Complete Community effort. The property is located in an area that was once largely industrial and has few existing homes now. This project, together with neighboring ones by the same builder, will provide new modestly priced housing not available in the popular west side areas. Adding new housing will encourage new businesses and services to locate in the area and will strengthen the neighborhood and create opportunity for collaborating with partners across the city for improved services and quality of life. The public street row adjacent to the homes will have a 6' wide sidewalk (rather than required 5'). The homes facing the public streets will have decorative open iron fences in the front, and all homes will have street trees with a minimum caliper of 3" (rather than the 1 1/2" required).

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

There are very few homes in the Second Ward Pilot Neighborhood with contemporary amenities available to people with low and moderate incomes yet there are many jobs for them available. For the most part, people must choose between suburban locations requiring expensive and time-consuming commuting and older housing that does not meet contemporary standards. This housing will give them an additional choice and will be important in rejuvenating a formerly industrial area which has lost much of its industry due to changed methods and needs.

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

The intent is to supply homes for a broad spectrum of the population; to minimize the need for key members of the workforce to live great distances from their jobs, and to lessen traffic congestion by shortening home/job commutes, and to increase the use of rail transit.

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

Providing an opportunity for persons with a greater variety of income levels to live close to the city center will insure the key personnel, like nurses, teachers and fire fighters, will be able to live close to their place of work and have easy access to urban activities. Increasing the transit use will promote safe travel at modest costs and help to lessen air quality problems.

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

It is sound public policy to encourage and facilitate housing ownership for the entire market spectrum as well as to increase transit use. This project as proposed will be important in achieving the goals of the Complete Communities Program.



Application No: 2017-1599

Agenda Item: 104

PC Action Date: 10/12/2017

Plat Name: Palmer One East End

Applicant: Vernon G. Henry & Associates, Inc.

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

Chapter 42 Sections: 181

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

To allow lots to be less than 3,500 square feet;

Basis of Recommendation:

The sites are located south of Navigation Blvd, north of Harrisburg Blvd and east and west of York Street. The applicant is requesting three variances. Variances 1 and 2 are to allow a reduced building line of 5 feet and to allow on-street parking along the major thoroughfare York Street for three subdivision plats Garrow York, Ranger One East End, and Ranger Two East End. Variance 3 is to allow lot sizes less than 3500 sqft. Staff is not in support of the requests.

The first variance is to allow a 5-foot building line along York Street, which will create 17 feet distance from the back of curb to the property line.

The second variance to allow on-street parking along York Street may be supportable due to the existing on-street parking along the major thoroughfare, but staff typically encourages on-street parking on local streets due to the potential of future CIP projects.

However, staff is not in support of both variances due to the affiliation and potential outcome of the third variance request to allow lot sizes less than 3500 sqft. on the whole project.

Staff is recommending a denial and disapproval of all eight subdivision plats due to failure of meeting the conditions of approval as prescribed by the statement of facts on the variance request form. Staff will explain how the proposed variances are in violation of the criteria as follows:

For Statement of facts Criteria, no. 1, The applicant has not articulated an undue hardship and or an impractical development. The applicant is proposing a single-family development of 126 lots. 19 lots more than the density permissible by the ordinance. The 27 dwelling units per acre requirement was adopted in 1999 where a Planning Commission subcommittee composed of development community representatives, neighborhood representatives, and various City of Houston department compromised on the figure. The applicant's proposed increase to the density requirement should be addressed in a forum that includes all stakeholders of the planning and development community, neighborhoods and city departments to establish a maximum density. The platting standards committee, which included these all of these stakeholders, has been postponed until 2019. The proposed subdivisions could meet the required density without depriving the applicant reasonable use of the land by redesigning the proposals.

For Statement of Facts Criteria no. 2, The current variance proposal is the result of a hardship created by the applicant. In September of 2016, the Planning Commission attended a workforce housing workshop hosted by the Planning and Development Department. The purpose of the workshop was to explain an upcoming variance proposal to reduce lot sizes, which in turn would increase the 27-dwelling unit per acre density requirement in Chapter 42.

The workforce housing proposal incorporated a mixture of market rate homes and affordable homes with an earned income of 80-110% of the area's median income. The lot density ranged from 28 to 35 units per acre which exceeded the requirement of 27 dwelling units per acre; however, the lots that exceeded the density permissible by the ordinance were reserved for workforce housing. This proposal involved collaboration with Housing and Community Development Department and Mayor's Office of Economic Development to guarantee the long-term affordability of workforce housing units.

The Planning Commission granted variances on these same projects, for parking, reduced lot sizes with increased

density and building lines in December of 2016 and in March of 2017. The justification for granting the variances was based on preserving sound public policy by allowing a mixed income and lot size development. The condition of approval was that the lots over the permissible density be reserved for workforce housing with the help of an agreement. The means of preserving long-term affordability for these lots and the conditions of the agreement are up to the Housing and Community Development Department and Mayor's Office of Economic Development. Thus, the current variance proposal is a self-imposed hardship.

For Statement of facts Criteria no. 3, The applicant is not meeting the intent and purpose of Chapter 42. The applications as currently presented today are the same subject sites as the workforce housing proposals that were previously approved with the same variances. The applications are identical in relation to the lot sizes, site plans, and the number of units; however, the applicant has eliminated the workforce housing component. There will not be a means to ensure long-term affordability if the variances are granted. This lack of assurance is inconsistent with the justification of the previously granted variances which met the intent of Chapter 42.

For Statement of facts Criteria no. 4, The applicant's variance request is injurious to the public's welfare by exceeding the density requirement without allowing for long-term affordability.

Additionally, Statement of facts Criteria no. 5, is not met by implying market rate homes will facilitate affordable housing ownership. Without an agreement to ensure affordability, an increase in density is considered an economic gain and not a hardship.

In conclusion, the applicant's variance request does not articulate an unreasonable use of land, an impractical development, an undue hardship or an unusual physical characteristic as stated in the statement of facts criteria for a variance request. The subject sites, which are within one of Mayor Turner's Complete Communities, are contrary to sound public policy by removing the proposal of workforce housing. Lastly, even with the proposed recommendation, the applicant's previous submittals will still be valid and can be recorded subject to the agreement with the Housing and Community Development Department and Mayor's Office of Economic Development. Therefore, staff's recommendation is to deny requested variances and disapprove the plats.

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 applicant has not articulated an undue hardship and or an impractical development. The applicant is proposing a single-family development of 126 lots. 19 lots more than the density permissible by the ordinance. The 27 dwelling units per acre requirement was adopted in 1999 where a Planning Commission subcommittee composed of development community representatives, neighborhood representatives, and various City of Houston department compromised on the figure. The applicant's proposed increase to the density requirement should be addressed in a forum that includes all stakeholders of the planning and development community, neighborhoods and city departments to establish a maximum density. The platting standards committee, which included these all of these stakeholders, has been postponed until 2019. The proposed subdivisions could meet the

(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 current variance proposal is the result of a hardship created by the applicant. In September of 2016, the Planning Commission attended a workforce housing workshop hosted by the Planning and Development Department. The purpose of the workshop was to explain an upcoming variance proposal to reduce lot sizes, which in turn would increase the 27-dwelling unit per acre density requirement in Chapter 42. The workforce housing proposal incorporated a mixture of market rate homes and affordable homes with an earned income of 80-110% of the area's median income. The lot density ranged from 28 to 35 units per acre which exceeded the requirement of 27 dwelling units per acre; however, the lots that exceeded the density permissible by the ordinance were reserved for workforce housing. This proposal involved collaboration with Housing and Community Development Department and Mayor's Office of Economic Development to guarantee the long-term affordability of workforce housing units. The Planning Commission granted variances on these same projects, for parking, reduced lot sizes with increased density and building lines in December of 2016 and in March of 2017. The justification for granting the variances was based on preserving sound public policy by allowing a mixed income and lot size development. The condition of approval was that the lots over the permissible density be reserved for workforce housing with the help of an agreement. The means of preserving long-term affordability for these lots and

the conditions of the agreement are up to the Housing and Community Development Department and Mayor's Office of Economic Development. Thus, the current variance proposal is a self-imposed hardship.

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

The applicant is not meeting the intent and purpose of Chapter 42. The applications as currently presented today are the same subject sites as the workforce housing proposals that were previously approved with the same variances. The applications are identical in relation to the lot sizes, site plans, and the number of units; however, the applicant has eliminated the workforce housing component. There will not be a means to ensure long-term affordability if the variances are granted. This lack of assurance is inconsistent with the justification of the previously granted variances which met the intent of Chapter 42.

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

The applicant's variance request is injurious to the public's welfare by exceeding the density requirement without allowing for long-term affordability.

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

Without an agreement to ensure affordability, an increase in density is considered an economic gain and not a hardship.



Agenda Item: 105
Action Date: 10/12/2017
Plat Name: Palmer Three East End
Developer: Fenway Development
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2017-1588 C2R

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

Total Acreage:	0.3578	Total Reserve Acreage:	0.0000
Number of Lots:	11	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494N	City

Conditions and Requirements for Approval

206. Staff recommendation is disapproval for the following reasons.

Subdivision must meet 27 unit/acre requirement.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to 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 IS REQUIRED
AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

PWE Traffic: Provide a parking exhibit showing where parking is proposed in order to meet the parking requirement.

Parks and Recreation: To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (10 units) of dwelling units.

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

Houston Planning Commission

ITEM: 105

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Palmer Three East End (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

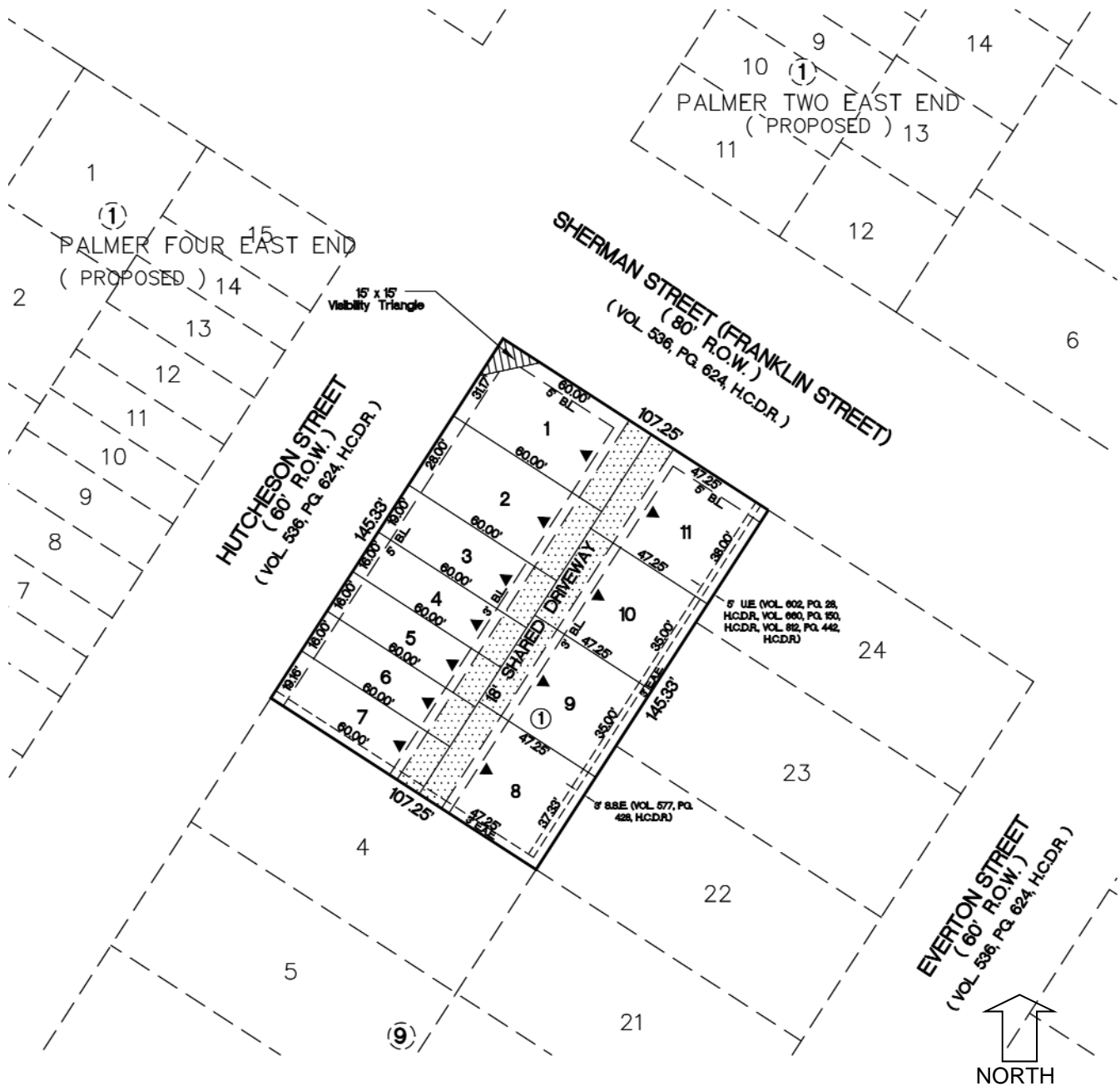
ITEM: 105

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Palmer Three East End (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

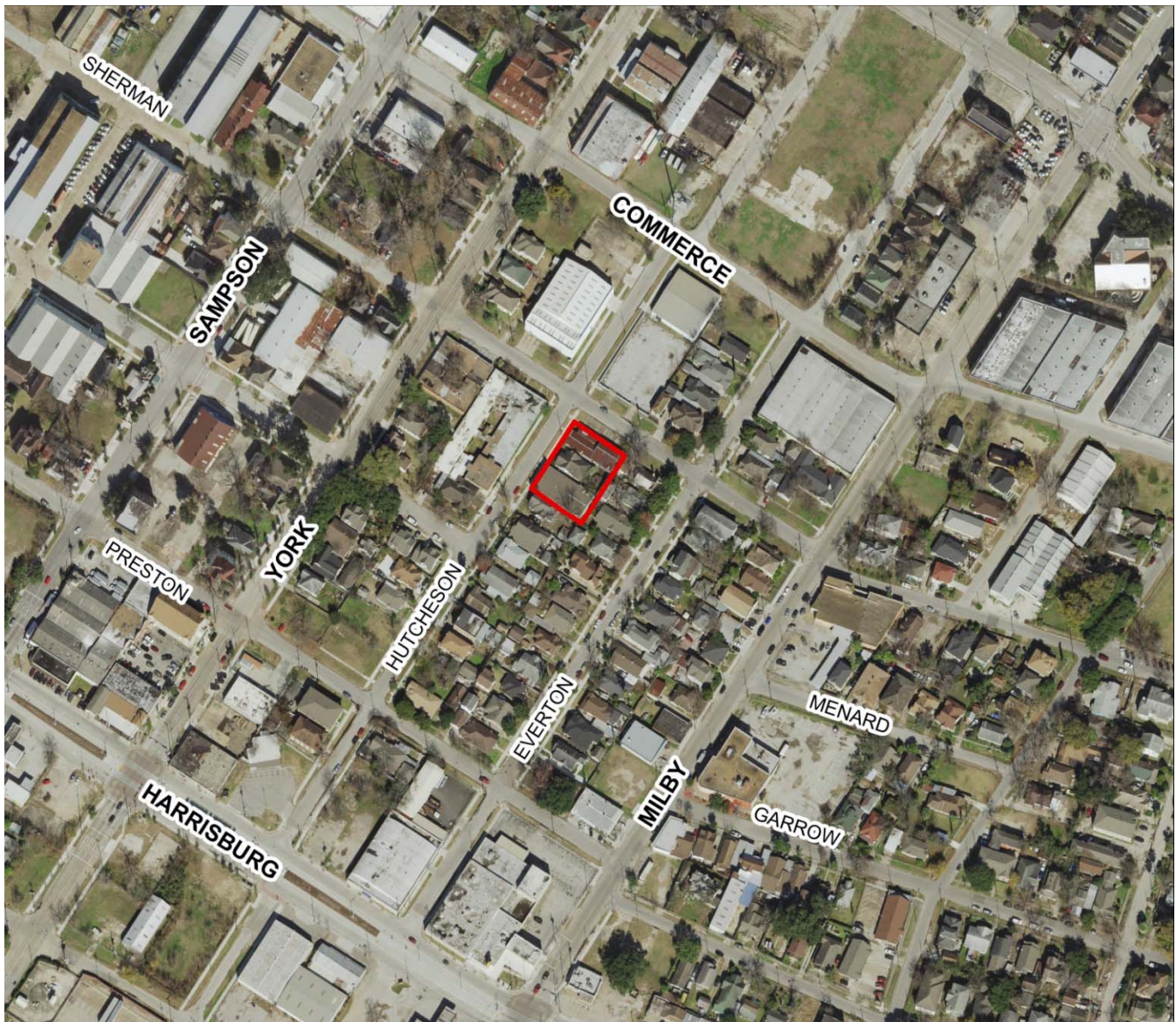
ITEM: 105

Planning and Development Department

Meeting Date: 10/12/2017

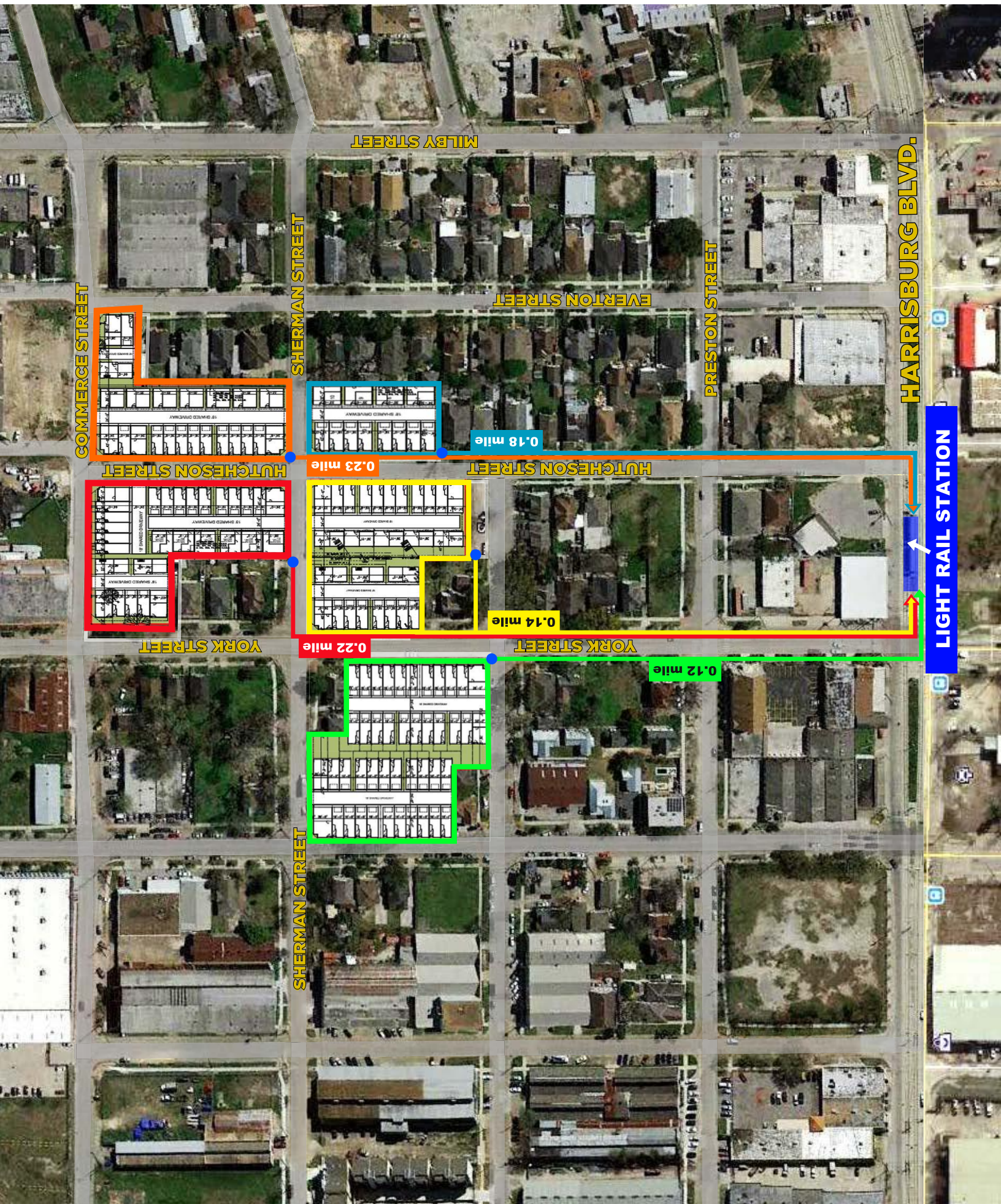
Subdivision Name: Palmer Three East End (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial



COMMERCE STREET

SHERMAN STREET

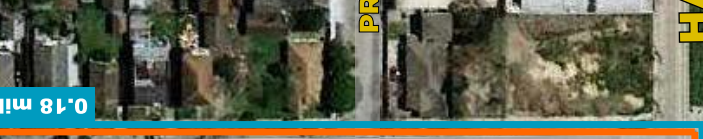
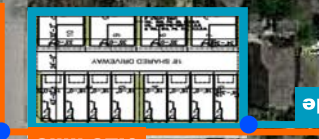
MILBY STREET

EVERTON STREET

PRESTON STREET

HARRISBURG BLVD.

LIGHT RAIL STATION



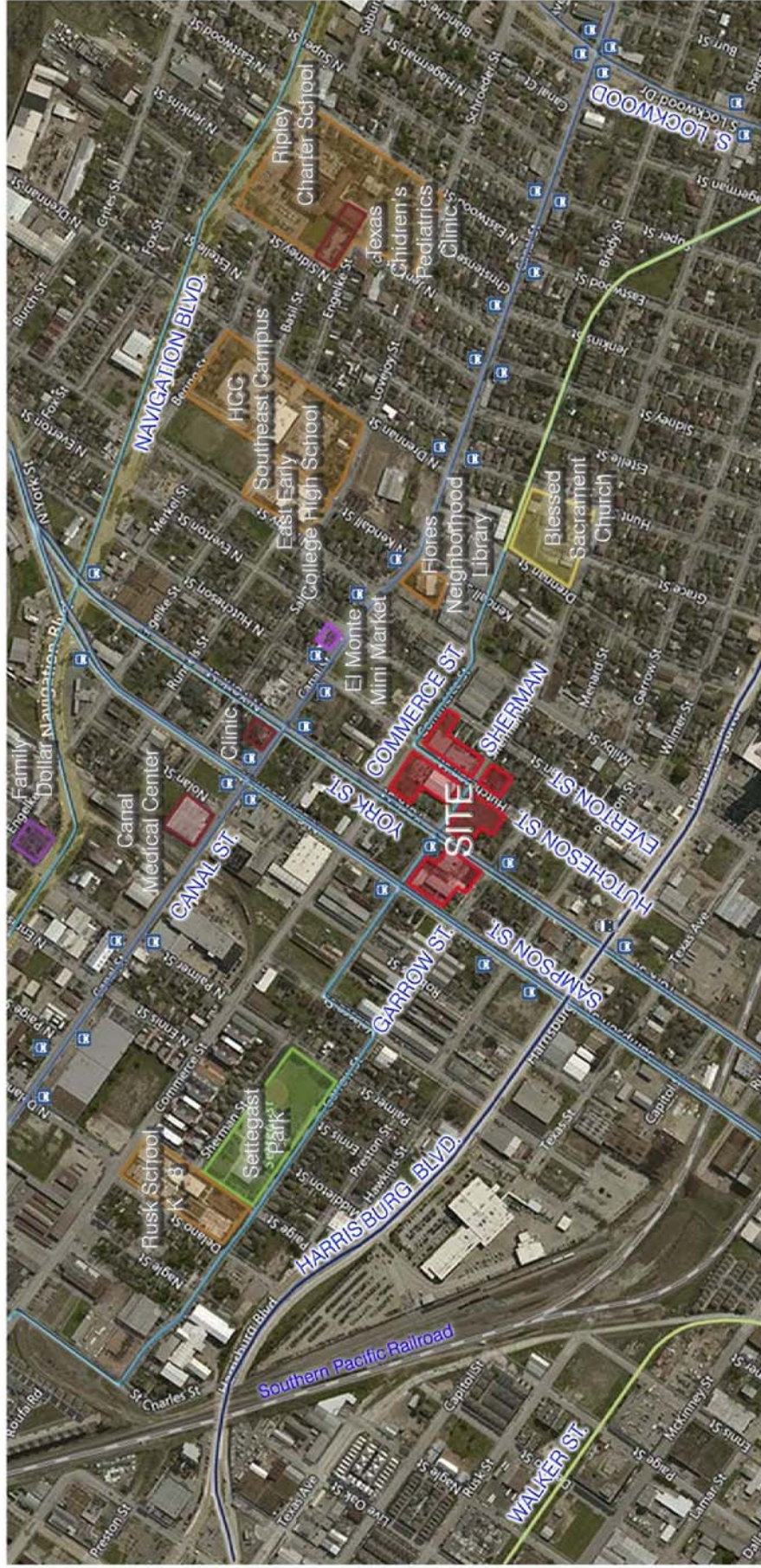
0.18 mile

0.23 mile

0.14 mile

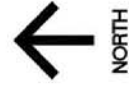
0.22 mile

0.12 mile



LEGEND

- School
- Church
- Park
- Bus Route
- Bus Stop
- Grocery
- Theatre/Arts
- Hospital/Clinic
- Light Rail
- Light Rail Stop
- Bike Lane
- Multi-Use Path
- Fire Station
- Central Business
- District Boundary



WORKFORCE HOUSING COMMUNITY RESOURCES EXHIBIT - East End Parcels

October 01, 2018



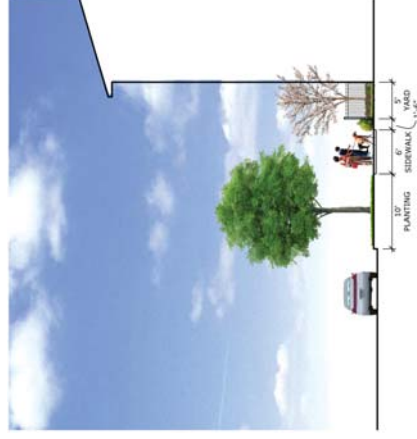
- KEY**
- Existing tree to remain
 - Street tree (3" cal.)
 - Ornamental tree (3" cal.)
 - Iron fence (4' height)
 - St. Augustine grass
 - Unit pavers
 - Concrete paving
 - Bench
 - Pedestrian light

**OVERALL
PLAN**

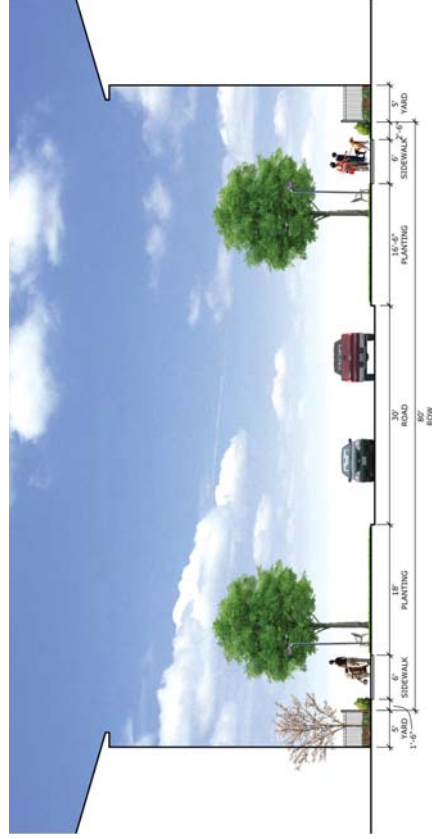




Ⓐ TYPICAL SECTION THROUGH HUTCHESON STREET



Ⓑ TYPICAL SECTION THROUGH YORK STREET



Ⓒ TYPICAL SECTION THROUGH SHERMAN STREET



Ⓓ TYPICAL SECTION THROUGH COMMERCE STREET



September 19, 2017

*The
Art
+ Soul
of the
City*

EaDo

City of Houston Planning Commission

Dear Houston Planning Commission:

As Executive Director of the East Downtown Management District, I am pleased to provide this letter of Support for InTown Homes, and their request for variance approvals for plats 1 through 8 located near York and Sherman Streets. All of these homes are located within a quarter mile of the Harrisburg Light Rail Second Ward Station.

The smaller lot sizes requested will allow higher residential density and ownership to be achieved along the transit lines, increasing affordability and home ownership in the East End, while promoting increased transit use. All of these outcomes are goals supported by numerous neighborhood plans.

As this development is in keeping with shared plans and goals of the East Downtown Management District and the Greater East End Management District, we support approval of the plats and we urge the Planning Commission to approve this variance.

I can say without question that InTown Residential invests in the communities where they build and we have been pleased with their product from both an aesthetic perspective and the professionalism in which they plan their properties.

Should you have any questions, please feel free to contact our offices at 713-591-2014.

Sincerely,



Anton Sinkewich AICP, LEED AP
Executive Director

EaDo | East Downtown Management District



KARLA CISNEROS
Houston City Council Member, District H

September 21, 2017

City of Houston Planning Commission
Planning & Development Department
611 Walker Street, 6th Floor
Houston, Texas 77002

Re: Letter in Support of InTown Homes' Variance Request

Dear Houston Planning Commission:

As City Council Member for District H, I write to express my support for InTown Homes and their variance request for plats 1-8 located near York and Sherman Streets. Each site is within a quarter mile of the Harrisburg Light Rail Second Ward Station, making it a prime location in terms of transit.

InTown's plan for additional density would make both the homes and the lots smaller, allowing for a lower priced housing option for potential homebuyers in District H. The affordability of the homes will encourage home ownership in the East End while also guaranteeing increased transit use, promoting a more walkable community.

I will and have always supported endeavors to improve connectivity, walkability, and healthy greenspace planning not just in the East End, but throughout District H. Given InTown Homes' professionalism and dedication to building affordable and quality homes, I fully support InTown Homes' request, and urge the Planning Commission to approve this variance.

Sincerely,

A handwritten signature in black ink that reads "Karla Cisneros". The signature is fluid and cursive, with the first name "Karla" and last name "Cisneros" clearly distinguishable.

Karla Cisneros
City Council Member, District H

Michael Skelly
317 Sampson
HoustonTX 77003

The Houston Planning and Development Department

Via email: planning.variances@houstontx.gov

September 22, 2017

Dear Planning Commission:

I write in support of In Town Homes applications for variance requests for its developments on York, Garrow, Sampson, Sherman and adjacent Streets in my neighborhood. I understand that the developer is requesting on-street parking for visitors, and is also requesting lots under 3,500 square feet.

As a resident of this neighborhood and Houstonian I support these requests for the following reasons:

- In the wake of Harvey, Houston has huge housing affordability challenges. City government cannot address these challenges. Most housing in Houston is built by private developers. If we allow them to use less land and don't require unnecessary parking, the developers will be able to build more affordably, improving options for all residents.
- Higher density means more taxable value per square foot of land in our city. Especially with the city in tough fiscal conditions, we should not require developers to create parking, which is taxed at low rates. We are much better off with physical structures, which pay much more taxes which in turn helps our fiscal challenges.
- The properties being considered are within 1000 feet of a light rail station. We need density in our city or we'll never get the proper value from our important investments in mass transit.
- We have plenty of pavement in Houston, with possibly more parking spaces per person than any other city in the country (no one really knows). It's wasteful to require any parking at all, though I understand you don't make the rules.
- Parking contributes to flooding. As a City we must make sure we maximize housing while minimizing pavement.

Thanks you for considering this request.

Michael Skelly



**GREATER
EAST END
DISTRICT**

THE PEOPLE BEHIND
THE PROGRESS

Nory Angel
SER Houston
Chair
Resident

William McConnell
Eco-Services
Vice-Chair

Taryn Sims
Wulfe Management Services, Inc.
Secretary

Craig Rohden
Space City Credit Union
Treasurer
Resident

Rodrigo Tejada
L-K Industries
Vice-Treasurer

Blanca Blanco
Cetera Advisors
Resident

Erin Dyer
Lovett Commercial

Domenic Laurenzo
El Tiempo Cantina

Joe Meppelink
METALAB

Marjorie Peña
Neighborhood Centers Inc.

Stephen J. Quezada
Ogletree, Deakins, Nash,
Smoak & Stewart, P.C.
Resident

Susan Sahwani-Garcia
Chocolate Wasted
Resident

Ann Taylor
Midway

Jose Valdez
Frost Bank

Veronica C. Gorczyński
President

3211 Harrisburg Blvd.
Houston, TX 77003

713.928.9916

www.greatereastend.com

September 14, 2017

Houston Planning Commission
Council Member Karla Cisneros

Re: Plat Approval Support Letter

Dear CM Cisneros and the Houston Planning Commission Members:

The Greater East End Management District endorses the request for variance approval by InTownHomes for Plats 1 through 8 located near York and Sherman Street. All of these homes are located within a quarter mile of the Harrisburg Light Rail Second Ward station.

Achieving higher density residential housing along the transit line, will promote transit use and is called for in both our 2013 and 2017 Greater East End Strategic Plan. Moreover, we believe promoting high density single family residential should be a priority in the neighborhood given its unique ability to anchor families and support home-ownership to the East End.

In this case, the smaller lots make sense in that it puts more owners closer to the rail and it brings down the land cost impact on the home itself allowing for a lower sales price making them more affordable. Additionally, it still remains substantially under the densities allowed by the city of Houston for multifamily development for apartment renters.

Densification and expansion of affordable homes will contribute greatly to the District Goal to foster Transit Oriented Developments (TOD's) called for in our strategic plan. This development is in keeping with the District's goals and we are happy to support the approval of the plats and we urge the Planning Commission to approve this variance.

Best Regards,

Patrick Ezzell

**Managing Director of Economic Development and Infrastructure
Greater East End Management District**



Application Number: 2017-1588

Plat Name: Palmer Three East End

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 09/15/2017

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

Specific Variance is being sought and extent of variance:

To allow lots to be less than 3,500 square feet.;

Chapter 42 Section: 181

Chapter 42 Reference:

181-The minimum lot size for a single-family residential lot with wastewater collection service shall be 3,500 square feet for a lot within the city.

Statement of Facts

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

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

This property is in the Second Ward, one of the Pilot Neighborhoods in the Mayor's Complete Community effort. The property is located in an area that was once largely industrial and has few existing homes now. This project, together with neighboring ones by the same builder, will provide new modestly priced housing not available in the popular west side areas. Adding new housing will encourage new businesses and services to locate in the area and will strengthen the neighborhood and create opportunity for collaborating with partners across the city for improved services and quality of life. The public street row adjacent to the homes will have a 6' wide sidewalk (rather than required 5'). The homes facing the public streets will have decorative open iron fences in the front, and all homes will have street trees with a minimum caliper of 3" (rather than the 1 1/2" required).

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

There are very few homes in the Second Ward Pilot Neighborhood with contemporary amenities available to people with low and moderate incomes yet there are many jobs for them available. For the most part, people must choose between suburban locations requiring expensive and time-consuming commuting and older housing that does not meet contemporary standards. This housing will give them an additional choice and will be important in rejuvenating a formerly industrial area which has lost much of its industry due to changed methods and needs.

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

The intent is to supply homes for a broad spectrum of the population; to minimize the need for key members of the workforce to live great distances from their jobs, and to lessen traffic congestion by shortening home/job commutes, and to increase the use of rail transit.

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

Providing an opportunity for persons with a greater variety of income levels to live close to the city center will insure the key personnel, like nurses, teachers and fire fighters, will be able to live close to their place of work and have easy access to urban activities. Increasing the transit use will promote safe travel at modest costs and help to lessen air quality problems.

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

It is sound public policy to encourage and facilitate housing ownership for the entire market spectrum as well as to increase transit use. This project as proposed will be important in achieving the goals of the Complete Communities Program.



Application No: 2017-1588

Agenda Item: 105

PC Action Date: 10/12/2017

Plat Name: Palmer Three East End

Applicant: Vernon G. Henry & Associates, Inc.

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

Chapter 42 Sections: 181

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

To allow lots to be less than 3,500 square feet.; ;

Basis of Recommendation:

The sites are located south of Navigation Blvd, north of Harrisburg Blvd and east and west of York Street. The applicant is requesting three variances. Variances 1 and 2 are to allow a reduced building line of 5 feet and to allow on-street parking along the major thoroughfare York Street for three subdivision plats Garrow York, Ranger One East End, and Ranger Two East End. Variance 3 is to allow lot sizes less than 3500 sqft. Staff is not in support of the requests.

The first variance is to allow a 5-foot building line along York Street, which will create 17 feet distance from the back of curb to the property line.

The second variance to allow on-street parking along York Street may be supportable due to the existing on-street parking along the major thoroughfare, but staff typically encourages on-street parking on local streets due to the potential of future CIP projects.

However, staff is not in support of both variances due to the affiliation and potential outcome of the third variance request to allow lot sizes less than 3500 sqft. on the whole project.

Staff is recommending a denial and disapproval of all eight subdivision plats due to failure of meeting the conditions of approval as prescribed by the statement of facts on the variance request form. Staff will explain how the proposed variances are in violation of the criteria as follows:

For Statement of facts Criteria, no. 1, The applicant has not articulated an undue hardship and or an impractical development. The applicant is proposing a single-family development of 126 lots. 19 lots more than the density permissible by the ordinance. The 27 dwelling units per acre requirement was adopted in 1999 where a Planning Commission subcommittee composed of development community representatives, neighborhood representatives, and various City of Houston department compromised on the figure. The applicant's proposed increase to the density requirement should be addressed in a forum that includes all stakeholders of the planning and development community, neighborhoods and city departments to establish a maximum density. The platting standards committee, which included these all of these stakeholders, has been postponed until 2019. The proposed subdivisions could meet the required density without depriving the applicant reasonable use of the land by redesigning the proposals.

For Statement of Facts Criteria no. 2, The current variance proposal is the result of a hardship created by the applicant. In September of 2016, the Planning Commission attended a workforce housing workshop hosted by the Planning and Development Department. The purpose of the workshop was to explain an upcoming variance proposal to reduce lot sizes, which in turn would increase the 27-dwelling unit per acre density requirement in Chapter 42.

The workforce housing proposal incorporated a mixture of market rate homes and affordable homes with an earned income of 80-110% of the area's median income. The lot density ranged from 28 to 35 units per acre which exceeded the requirement of 27 dwelling units per acre; however, the lots that exceeded the density permissible by the ordinance were reserved for workforce housing. This proposal involved collaboration with Housing and Community Development Department and Mayor's Office of Economic Development to guarantee the long-term affordability of workforce housing units.

The Planning Commission granted variances on these same projects, for parking, reduced lot sizes with increased

density and building lines in December of 2016 and in March of 2017. The justification for granting the variances was based on preserving sound public policy by allowing a mixed income and lot size development. The condition of approval was that the lots over the permissible density be reserved for workforce housing with the help of an agreement. The means of preserving long-term affordability for these lots and the conditions of the agreement are up to the Housing and Community Development Department and Mayor's Office of Economic Development. Thus, the current variance proposal is a self-imposed hardship.

For Statement of facts Criteria no. 3, The applicant is not meeting the intent and purpose of Chapter 42. The applications as currently presented today are the same subject sites as the workforce housing proposals that were previously approved with the same variances. The applications are identical in relation to the lot sizes, site plans, and the number of units; however, the applicant has eliminated the workforce housing component. There will not be a means to ensure long-term affordability if the variances are granted. This lack of assurance is inconsistent with the justification of the previously granted variances which met the intent of Chapter 42.

For Statement of facts Criteria no. 4, The applicant's variance request is injurious to the public's welfare by exceeding the density requirement without allowing for long-term affordability.

Additionally, Statement of facts Criteria no. 5, is not met by implying market rate homes will facilitate affordable housing ownership. Without an agreement to ensure affordability, an increase in density is considered an economic gain and not a hardship.

In conclusion, the applicant's variance request does not articulate an unreasonable use of land, an impractical development, an undue hardship or an unusual physical characteristic as stated in the statement of facts criteria for a variance request. The subject sites, which are within one of Mayor Turner's Complete Communities, are contrary to sound public policy by removing the proposal of workforce housing. Lastly, even with the proposed recommendation, the applicant's previous submittals will still be valid and can be recorded subject to the agreement with the Housing and Community Development Department and Mayor's Office of Economic Development. Therefore, staff's recommendation is to deny requested variances and disapprove the plats.

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 applicant has not articulated an undue hardship and or an impractical development. The applicant is proposing a single-family development of 126 lots. 19 lots more than the density permissible by the ordinance. The 27 dwelling units per acre requirement was adopted in 1999 where a Planning Commission subcommittee composed of development community representatives, neighborhood representatives, and various City of Houston department compromised on the figure. The applicant's proposed increase to the density requirement should be addressed in a forum that includes all stakeholders of the planning and development community, neighborhoods and city departments to establish a maximum density. The platting standards committee, which included these all of these stakeholders, has been postponed until 2019. The proposed subdivisions could meet the required density without depriving the applicant reasonable use of the land by redesigning the proposals.

(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 current variance proposal is the result of a hardship created by the applicant. In September of 2016, the Planning Commission attended a workforce housing workshop hosted by the Planning and Development Department. The purpose of the workshop was to explain an upcoming variance proposal to reduce lot sizes, which in turn would increase the 27-dwelling unit per acre density requirement in Chapter 42. The workforce housing proposal incorporated a mixture of market rate homes and affordable homes with an earned income of 80-110% of the area's median income. The lot density ranged from 28 to 35 units per acre which exceeded the requirement of 27 dwelling units per acre; however, the lots that exceeded the density permissible by the ordinance were reserved for workforce housing. This proposal involved collaboration with Housing and Community Development Department and Mayor's Office of Economic Development to guarantee the long-term affordability of workforce housing units. The Planning Commission granted variances on these same projects, for parking, reduced lot sizes with increased density and building lines in December of 2016 and in March of 2017. The justification for granting the variances was based on preserving sound public policy by allowing a mixed income and lot size development. The condition of approval was that the lots over the permissible density be reserved

for workforce housing with the help of an agreement. The means of preserving long-term affordability for these lots and the conditions of the agreement are up to the Housing and Community Development Department and Mayor's Office of Economic Development. Thus, the current variance proposal is a self-imposed hardship.

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

The applicant is not meeting the intent and purpose of Chapter 42. The applications as currently presented today are the same subject sites as the workforce housing proposals that were previously approved with the same variances. The applications are identical in relation to the lot sizes, site plans, and the number of units; however, the applicant has eliminated the workforce housing component. There will not be a means to ensure long-term affordability if the variances are granted. This lack of assurance is inconsistent with the justification of the previously granted variances which met the intent of Chapter 42.

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

The applicant's variance request is injurious to the public's welfare by exceeding the density requirement without allowing for long-term affordability.

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

Without an agreement to ensure affordability, an increase in density is considered an economic gain and not a hardship.



Agenda Item: 106

Action Date: 10/12/2017

Plat Name: Palmer Two East End

Developer: Vernon G. Henry and Assoc.

Applicant: Vernon G. Henry & Associates, Inc.

App No/Type: 2017-1600 C2R

Staff Recommendation:

Deny the requested
variance(s) and
Disapprove the plat

Total Acreage:	0.7485	Total Reserve Acreage:	0.0000
Number of Lots:	21	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494N	City

Conditions and Requirements for Approval

206. Staff recommendation is disapproval for the following reasons.

Subdivision must meet 27 unit/acre requirement.

For Your Information:

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

PWE Traffic: 9/26/17:

Provide Parking Plan.

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.

Houston Planning Commission

ITEM: 106

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Palmer Two East End (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc



D –Variances

Site Location

Houston Planning Commission

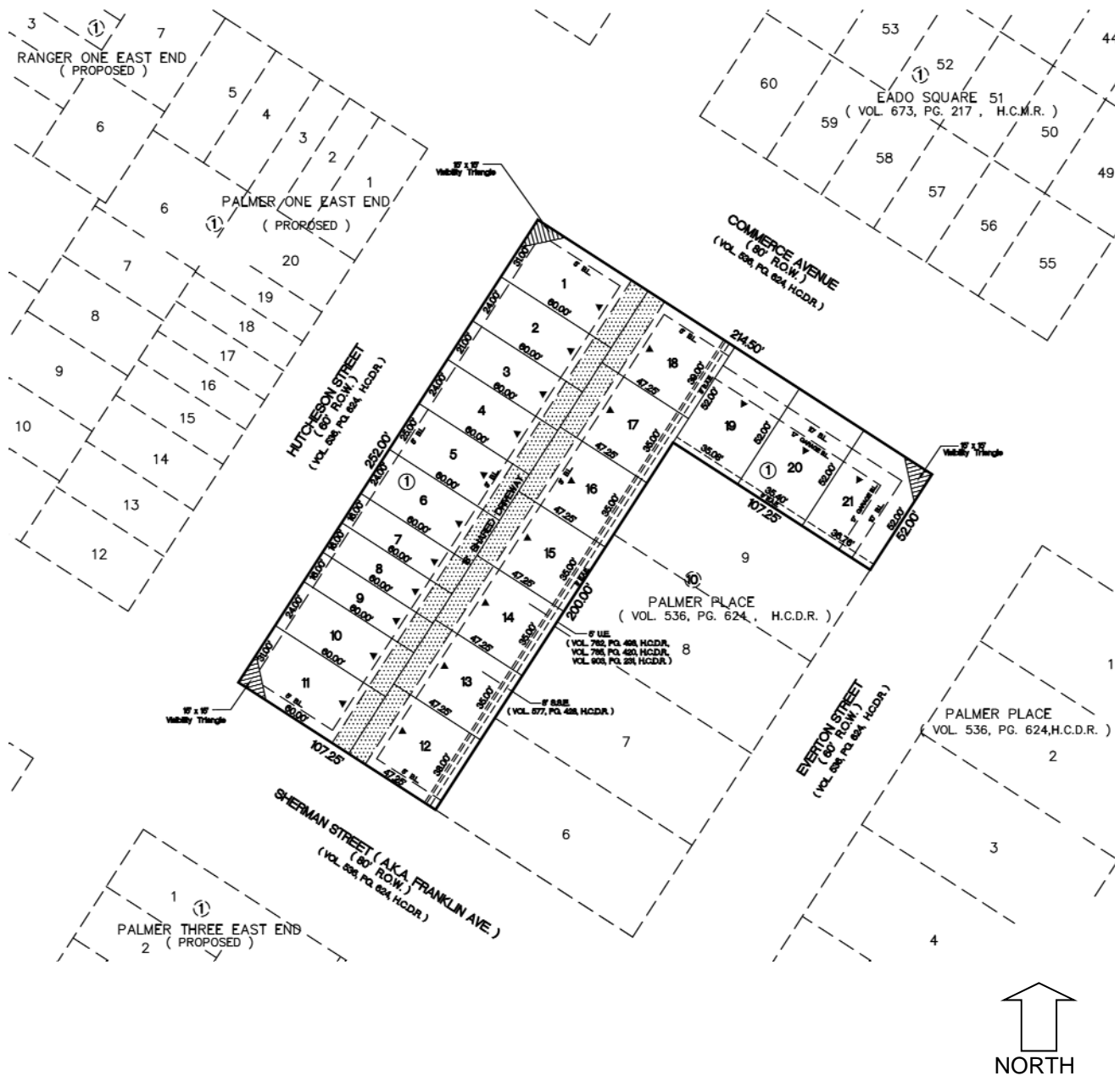
ITEM: 106

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Palmer Two East End (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 106

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Palmer Two East End (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D –Variances

Aerial



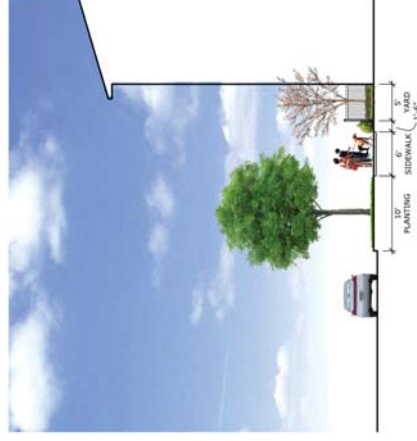
- KEY**
- Existing tree to remain
 - Street tree (3" cal.)
 - Ornamental tree (3" cal.)
 - Iron fence (4' height)
 - St. Augustine grass
 - Unit pavers
 - Concrete paving
 - Bench
 - Pedestrian light

**OVERALL
PLAN**

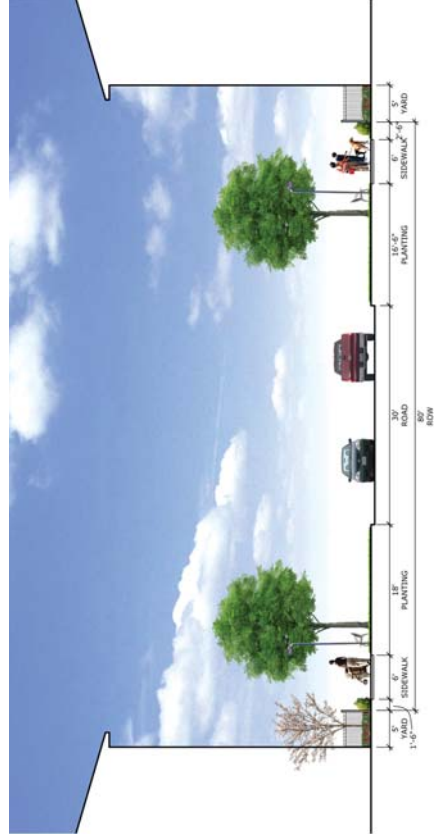




Ⓐ TYPICAL SECTION THROUGH HUTCHESON STREET



Ⓑ TYPICAL SECTION THROUGH YORK STREET

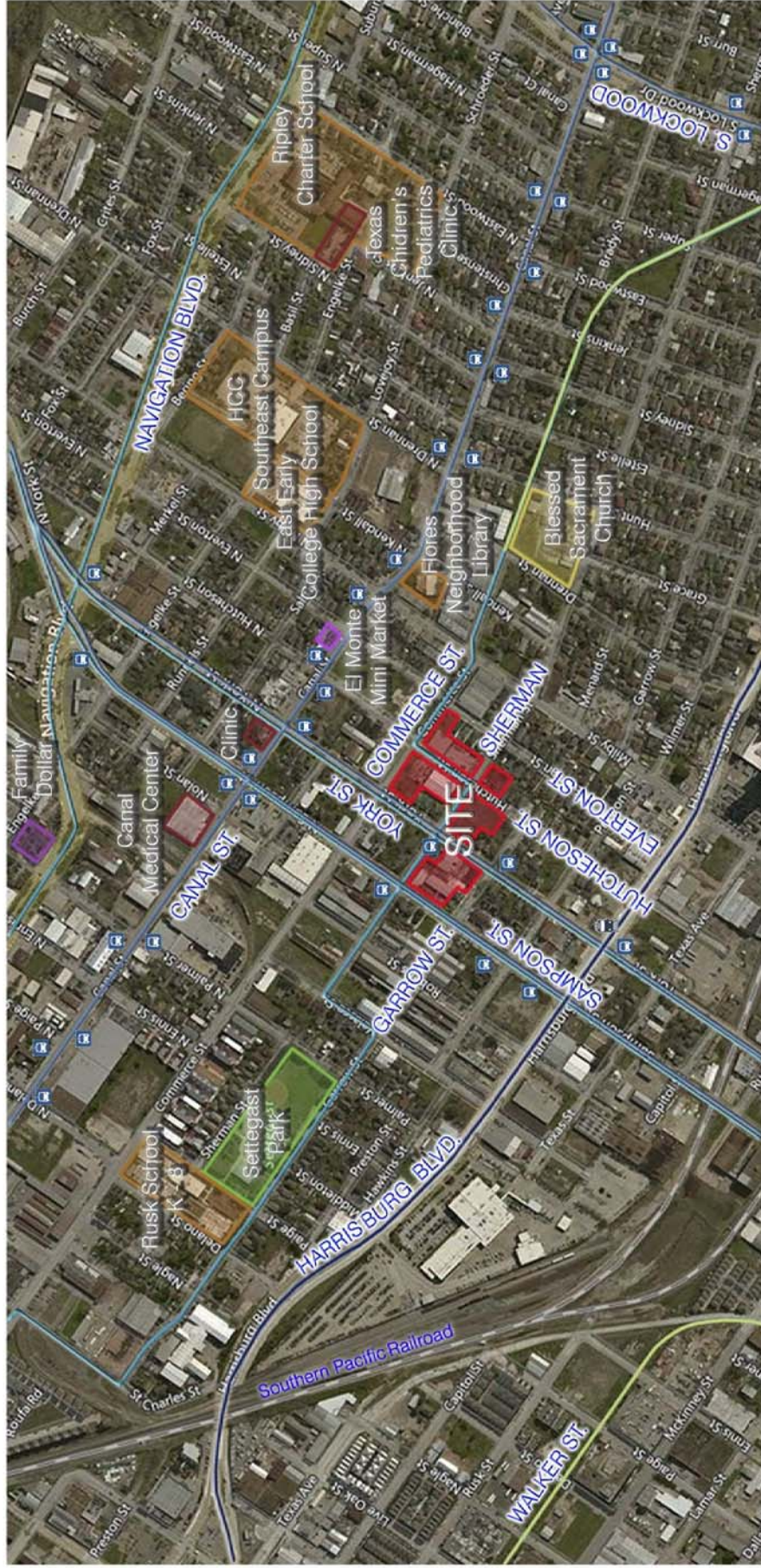


Ⓒ TYPICAL SECTION THROUGH SHERMAN STREET



Ⓓ TYPICAL SECTION THROUGH COMMERCE STREET





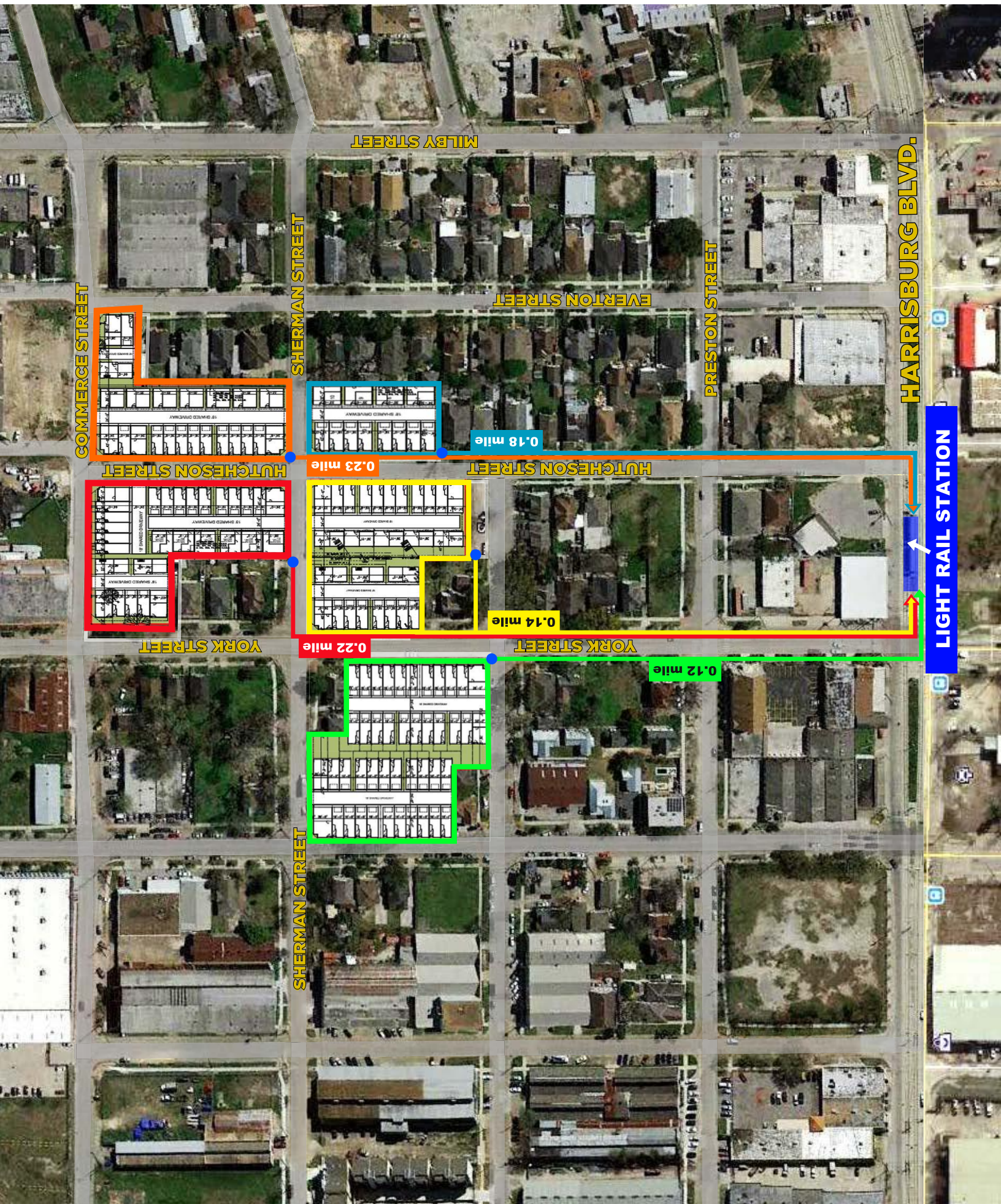
LEGEND

- School
- Church
- Park
- Bus Route
- Bus Stop
- Grocery
- Theatre/Arts
- Hospital/Clinic
- Light Rail
- Light Rail Stop
- Bike Lane
- Multi-Use Path
- Fire Station
- Central Business
- District Boundary



WORKFORCE HOUSING COMMUNITY RESOURCES EXHIBIT - East End Parcels

October 01, 2018



COMMERCE STREET

SHERMAN STREET

MILBY STREET

EVERTON STREET

PRESTON STREET

HARRISBURG BLVD.

LIGHT RAIL STATION

HUTCHESON STREET

HUTCHESON STREET

HUTCHESON STREET

YORK STREET

YORK STREET

YORK STREET

SHERMAN STREET

0.23 mile

0.18 mile

0.14 mile

0.22 mile

0.12 mile

September 19, 2017

*The
Art
+ Soul
of the
City*

EaDo

City of Houston Planning Commission

Dear Houston Planning Commission:

As Executive Director of the East Downtown Management District, I am pleased to provide this letter of Support for InTown Homes, and their request for variance approvals for plats 1 through 8 located near York and Sherman Streets. All of these homes are located within a quarter mile of the Harrisburg Light Rail Second Ward Station.

The smaller lot sizes requested will allow higher residential density and ownership to be achieved along the transit lines, increasing affordability and home ownership in the East End, while promoting increased transit use. All of these outcomes are goals supported by numerous neighborhood plans.

As this development is in keeping with shared plans and goals of the East Downtown Management District and the Greater East End Management District, we support approval of the plats and we urge the Planning Commission to approve this variance.

I can say without question that InTown Residential invests in the communities where they build and we have been pleased with their product from both an aesthetic perspective and the professionalism in which they plan their properties.

Should you have any questions, please feel free to contact our offices at 713-591-2014.

Sincerely,



Anton Sinkewich AICP, LEED AP
Executive Director

EaDo | East Downtown Management District

Michael Skelly
317 Sampson
HoustonTX 77003

The Houston Planning and Development Department

Via email: planning.variances@houstontx.gov

September 22, 2017

Dear Planning Commission:

I write in support of In Town Homes applications for variance requests for its developments on York, Garrow, Sampson, Sherman and adjacent Streets in my neighborhood. I understand that the developer is requesting on-street parking for visitors, and is also requesting lots under 3,500 square feet.

As a resident of this neighborhood and Houstonian I support these requests for the following reasons:

- In the wake of Harvey, Houston has huge housing affordability challenges. City government cannot address these challenges. Most housing in Houston is built by private developers. If we allow them to use less land and don't require unnecessary parking, the developers will be able to build more affordably, improving options for all residents.
- Higher density means more taxable value per square foot of land in our city. Especially with the city in tough fiscal conditions, we should not require developers to create parking, which is taxed at low rates. We are much better off with physical structures, which pay much more taxes which in turn helps our fiscal challenges.
- The properties being considered are within 1000 feet of a light rail station. We need density in our city or we'll never get the proper value from our important investments in mass transit.
- We have plenty of pavement in Houston, with possibly more parking spaces per person than any other city in the country (no one really knows). It's wasteful to require any parking at all, though I understand you don't make the rules.
- Parking contributes to flooding. As a City we must make sure we maximize housing while minimizing pavement.

Thanks you for considering this request.

Michael Skelly



KARLA CISNEROS
Houston City Council Member, District H

September 21, 2017

City of Houston Planning Commission
Planning & Development Department
611 Walker Street, 6th Floor
Houston, Texas 77002

Re: Letter in Support of InTown Homes' Variance Request

Dear Houston Planning Commission:

As City Council Member for District H, I write to express my support for InTown Homes and their variance request for plats 1-8 located near York and Sherman Streets. Each site is within a quarter mile of the Harrisburg Light Rail Second Ward Station, making it a prime location in terms of transit.

InTown's plan for additional density would make both the homes and the lots smaller, allowing for a lower priced housing option for potential homebuyers in District H. The affordability of the homes will encourage home ownership in the East End while also guaranteeing increased transit use, promoting a more walkable community.

I will and have always supported endeavors to improve connectivity, walkability, and healthy greenspace planning not just in the East End, but throughout District H. Given InTown Homes' professionalism and dedication to building affordable and quality homes, I fully support InTown Homes' request, and urge the Planning Commission to approve this variance.

Sincerely,

A handwritten signature in black ink that reads "Karla Cisneros". The signature is fluid and cursive, with the first name "Karla" and last name "Cisneros" clearly distinguishable.

Karla Cisneros
City Council Member, District H



**GREATER
EAST END
DISTRICT**

THE PEOPLE BEHIND
THE PROGRESS

Nory Angel
SER Houston
Chair
Resident

William McConnell
Eco-Services
Vice-Chair

Taryn Sims
Wulfe Management Services, Inc.
Secretary

Craig Rohden
Space City Credit Union
Treasurer
Resident

Rodrigo Tejada
L-K Industries
Vice-Treasurer

Blanca Blanco
Cetera Advisors
Resident

Erin Dyer
Lovett Commercial

Domenic Laurenzo
El Tiempo Cantina

Joe Meppelink
METALAB

Marjorie Peña
Neighborhood Centers Inc.

Stephen J. Quezada
Ogletree, Deakins, Nash,
Smoak & Stewart, P.C.
Resident

Susan Sahwani-Garcia
Chocolate Wasted
Resident

Ann Taylor
Midway

Jose Valdez
Frost Bank

Veronica C. Gorczyński
President

3211 Harrisburg Blvd.
Houston, TX 77003

713.928.9916

www.greatereastend.com

September 14, 2017

Houston Planning Commission
Council Member Karla Cisneros

Re: Plat Approval Support Letter

Dear CM Cisneros and the Houston Planning Commission Members:

The Greater East End Management District endorses the request for variance approval by InTownHomes for Plats 1 through 8 located near York and Sherman Street. All of these homes are located within a quarter mile of the Harrisburg Light Rail Second Ward station.

Achieving higher density residential housing along the transit line, will promote transit use and is called for in both our 2013 and 2017 Greater East End Strategic Plan. Moreover, we believe promoting high density single family residential should be a priority in the neighborhood given its unique ability to anchor families and support home-ownership to the East End.

In this case, the smaller lots make sense in that it puts more owners closer to the rail and it brings down the land cost impact on the home itself allowing for a lower sales price making them more affordable. Additionally, it still remains substantially under the densities allowed by the city of Houston for multifamily development for apartment renters.

Densification and expansion of affordable homes will contribute greatly to the District Goal to foster Transit Oriented Developments (TOD's) called for in our strategic plan. This development is in keeping with the District's goals and we are happy to support the approval of the plats and we urge the Planning Commission to approve this variance.

Best Regards,

Patrick Ezzell

**Managing Director of Economic Development and Infrastructure
Greater East End Management District**



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**VARIANCE
Request Information Form**

Application Number: 2017-1600

Plat Name: Palmer Two East End

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 09/15/2017

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

Specific Variance is being sought and extent of variance:

To allow lots to be less than 3,500 square feet.;

Chapter 42 Section: 181

Chapter 42 Reference:

181-The minimum lot size for a single-family residential lot with wastewater collection service shall be 3,500 square feet for a lot within the city. (2) 3,500 square feet for a lot within the city.

Statement of Facts

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

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;

This property is in the Second Ward, one of the Pilot Neighborhoods in the Mayor's Complete Community effort. The property is located in an area that was once largely industrial and has few existing homes now. This project, together with neighboring ones by the same builder, will provide new modestly priced housing not available in the popular west side areas. Adding new housing will encourage new businesses and services to locate in the area and will strengthen the neighborhood and create opportunity for collaborating with partners across the city for improved services and quality of life. The public street row adjacent to the homes will have a 6' wide sidewalk (rather than required 5'). The homes facing the public streets will have decorative open iron fences in the front, and all homes will have street trees with a minimum caliper of 3" (rather than the 1 1/2" required).

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

There are very few homes in the Second Ward Pilot Neighborhood with contemporary amenities available to people with low and moderate incomes yet there are many jobs for them available. For the most part, people must choose between suburban locations requiring expensive and time-consuming commuting and older housing that does not meet contemporary standards. This housing will give them an additional choice and will be important in rejuvenating a formerly industrial area which has lost much of its industry due to changed methods and needs.

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

The intent is to supply homes for a broad spectrum of the population; to minimize the need for key members of the workforce to live great distances from their jobs, and to lessen traffic congestion by shortening home/job commutes, and to increase the use of rail transit.

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

Providing an opportunity for persons with a greater variety of income levels to live close to the city center will insure the key personnel, like nurses, teachers and fire fighters, will be able to live close to their place of work and have easy access to urban activities. Increasing the transit use will promote safe travel at modest costs and help to lessen air quality problems.

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

It is sound public policy to encourage and facilitate housing ownership for the entire market spectrum as well as to increase transit use. This project as proposed will be important in achieving the goals of the Complete Communities Program.



Application No: 2017-1600

Agenda Item: 106

PC Action Date: 10/12/2017

Plat Name: Palmer Two East End

Applicant: Vernon G. Henry & Associates, Inc.

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

Chapter 42 Sections: 181

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

To allow lots to be less than 3,500 square feet.; ;

Basis of Recommendation:

The sites are located south of Navigation Blvd, north of Harrisburg Blvd and east and west of York Street. The applicant is requesting three variances. Variances 1 and 2 are to allow a reduced building line of 5 feet and to allow on-street parking along the major thoroughfare York Street for three subdivision plats Garrow York, Ranger One East End, and Ranger Two East End. Variance 3 is to allow lot sizes less than 3500 sqft. Staff is not in support of the requests.

The first variance is to allow a 5-foot building line along York Street, which will create 17 feet distance from the back of curb to the property line.

The second variance to allow on-street parking along York Street may be supportable due to the existing on-street parking along the major thoroughfare, but staff typically encourages on-street parking on local streets due to the potential of future CIP projects.

However, staff is not in support of both variances due to the affiliation and potential outcome of the third variance request to allow lot sizes less than 3500 sqft. on the whole project.

Staff is recommending a denial and disapproval of all eight subdivision plats due to failure of meeting the conditions of approval as prescribed by the statement of facts on the variance request form. Staff will explain how the proposed variances are in violation of the criteria as follows:

For Statement of facts Criteria, no. 1, The applicant has not articulated an undue hardship and or an impractical development. The applicant is proposing a single-family development of 126 lots. 19 lots more than the density permissible by the ordinance. The 27 dwelling units per acre requirement was adopted in 1999 where a Planning Commission subcommittee composed of development community representatives, neighborhood representatives, and various City of Houston department compromised on the figure. The applicant's proposed increase to the density requirement should be addressed in a forum that includes all stakeholders of the planning and development community, neighborhoods and city departments to establish a maximum density. The platting standards committee, which included these all of these stakeholders, has been postponed until 2019. The proposed subdivisions could meet the required density without depriving the applicant reasonable use of the land by redesigning the proposals.

For Statement of Facts Criteria no. 2, The current variance proposal is the result of a hardship created by the applicant. In September of 2016, the Planning Commission attended a workforce housing workshop hosted by the Planning and Development Department. The purpose of the workshop was to explain an upcoming variance proposal to reduce lot sizes, which in turn would increase the 27-dwelling unit per acre density requirement in Chapter 42.

The workforce housing proposal incorporated a mixture of market rate homes and affordable homes with an earned income of 80-110% of the area's median income. The lot density ranged from 28 to 35 units per acre which exceeded the requirement of 27 dwelling units per acre; however, the lots that exceeded the density permissible by the ordinance were reserved for workforce housing. This proposal involved collaboration with Housing and Community Development Department and Mayor's Office of Economic Development to guarantee the long-term affordability of workforce housing units.

The Planning Commission granted variances on these same projects, for parking, reduced lot sizes with increased

density and building lines in December of 2016 and in March of 2017. The justification for granting the variances was based on preserving sound public policy by allowing a mixed income and lot size development. The condition of approval was that the lots over the permissible density be reserved for workforce housing with the help of an agreement. The means of preserving long-term affordability for these lots and the conditions of the agreement are up to the Housing and Community Development Department and Mayor's Office of Economic Development. Thus, the current variance proposal is a self-imposed hardship.

For Statement of facts Criteria no. 3, The applicant is not meeting the intent and purpose of Chapter 42. The applications as currently presented today are the same subject sites as the workforce housing proposals that were previously approved with the same variances. The applications are identical in relation to the lot sizes, site plans, and the number of units; however, the applicant has eliminated the workforce housing component. There will not be a means to ensure long-term affordability if the variances are granted. This lack of assurance is inconsistent with the justification of the previously granted variances which met the intent of Chapter 42.

For Statement of facts Criteria no. 4, The applicant's variance request is injurious to the public's welfare by exceeding the density requirement without allowing for long-term affordability.

Additionally, Statement of facts Criteria no. 5, is not met by implying market rate homes will facilitate affordable housing ownership. Without an agreement to ensure affordability, an increase in density is considered an economic gain and not a hardship.

In conclusion, the applicant's variance request does not articulate an unreasonable use of land, an impractical development, an undue hardship or an unusual physical characteristic as stated in the statement of facts criteria for a variance request. The subject sites, which are within one of Mayor Turner's Complete Communities, are contrary to sound public policy by removing the proposal of workforce housing. Lastly, even with the proposed recommendation, the applicant's previous submittals will still be valid and can be recorded subject to the agreement with the Housing and Community Development Department and Mayor's Office of Economic Development. Therefore, staff's recommendation is to deny requested variances and disapprove the plats.

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 applicant has not articulated an undue hardship and or an impractical development. The applicant is proposing a single-family development of 126 lots. 19 lots more than the density permissible by the ordinance. The 27 dwelling units per acre requirement was adopted in 1999 where a Planning Commission subcommittee composed of development community representatives, neighborhood representatives, and various City of Houston department compromised on the figure. The applicant's proposed increase to the density requirement should be addressed in a forum that includes all stakeholders of the planning and development community, neighborhoods and city departments to establish a maximum density. The platting standards committee, which included these all of these stakeholders, has been postponed until 2019. The proposed subdivisions could meet the required density without depriving the applicant reasonable use of the land by redesigning the proposals.

(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 current variance proposal is the result of a hardship created by the applicant. In September of 2016, the Planning Commission attended a workforce housing workshop hosted by the Planning and Development Department. The purpose of the workshop was to explain an upcoming variance proposal to reduce lot sizes, which in turn would increase the 27-dwelling unit per acre density requirement in Chapter 42. The workforce housing proposal incorporated a mixture of market rate homes and affordable homes with an earned income of 80-110% of the area's median income. The lot density ranged from 28 to 35 units per acre which exceeded the requirement of 27 dwelling units per acre; however, the lots that exceeded the density permissible by the ordinance were reserved for workforce housing. This proposal involved collaboration with Housing and Community Development Department and Mayor's Office of Economic Development to guarantee the long-term affordability of workforce housing units. The Planning Commission granted variances on these same projects, for parking, reduced lot sizes with increased density and building lines in December of 2016 and in March of 2017. The justification for granting the variances was based on preserving sound public policy by allowing a mixed income and lot size development. The condition of approval was that the lots over the permissible density be reserved

for workforce housing with the help of an agreement. The means of preserving long-term affordability for these lots and the conditions of the agreement are up to the Housing and Community Development Department and Mayor's Office of Economic Development. Thus, the current variance proposal is a self-imposed hardship.

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

The applicant is not meeting the intent and purpose of Chapter 42. The applications as currently presented today are the same subject sites as the workforce housing proposals that were previously approved with the same variances. The applications are identical in relation to the lot sizes, site plans, and the number of units; however, the applicant has eliminated the workforce housing component. There will not be a means to ensure long-term affordability if the variances are granted. This lack of assurance is inconsistent with the justification of the previously granted variances which met the intent of Chapter 42.

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

The applicant's variance request is injurious to the public's welfare by exceeding the density requirement without allowing for long-term affordability.

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

Without an agreement to ensure affordability, an increase in density is considered an economic gain and not a hardship.



Agenda Item: 107
Action Date: 10/12/2017
Plat Name: Ranger One East End
Developer: Vernon G Henry and Associates
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2017-1597 C2R

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

Total Acreage:	0.2340	Total Reserve Acreage:	0.0000
Number of Lots:	7	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494N	City

Conditions and Requirements for Approval

206. Staff recommendation is disapproval for the following reasons.

Subdivision must meet 27 unit/acre requirement, provide 25' BL, provide on-street parking on local street

For Your Information:

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

PWE Traffic: 9/26/17:

Provide Parking Plan.

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.

Houston Planning Commission

ITEM: 107

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Ranger One East End (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D- Variances

Site Location

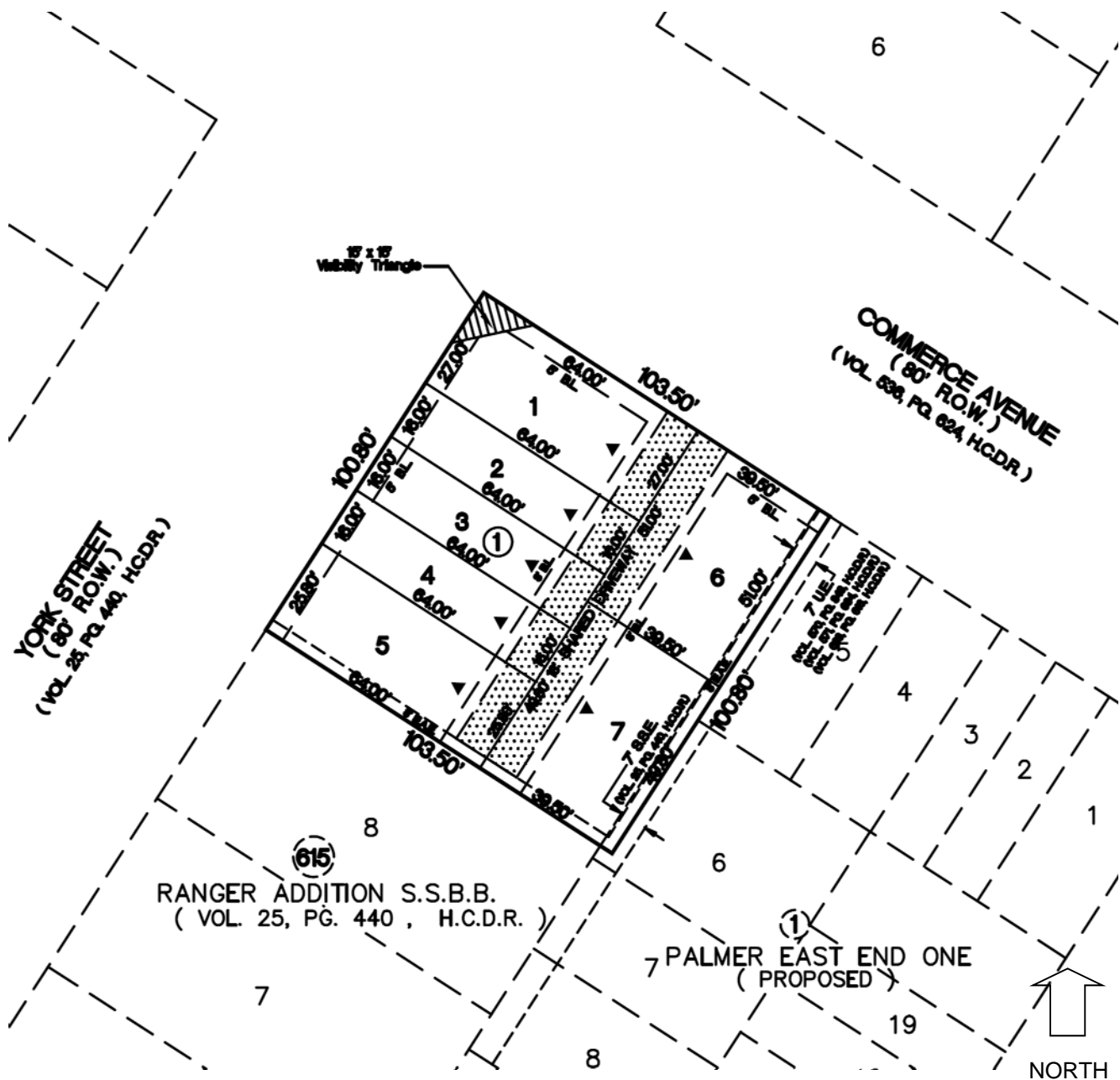
ITEM: 107

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Ranger One East End (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D- Variances

Subdivision

Houston Planning Commission

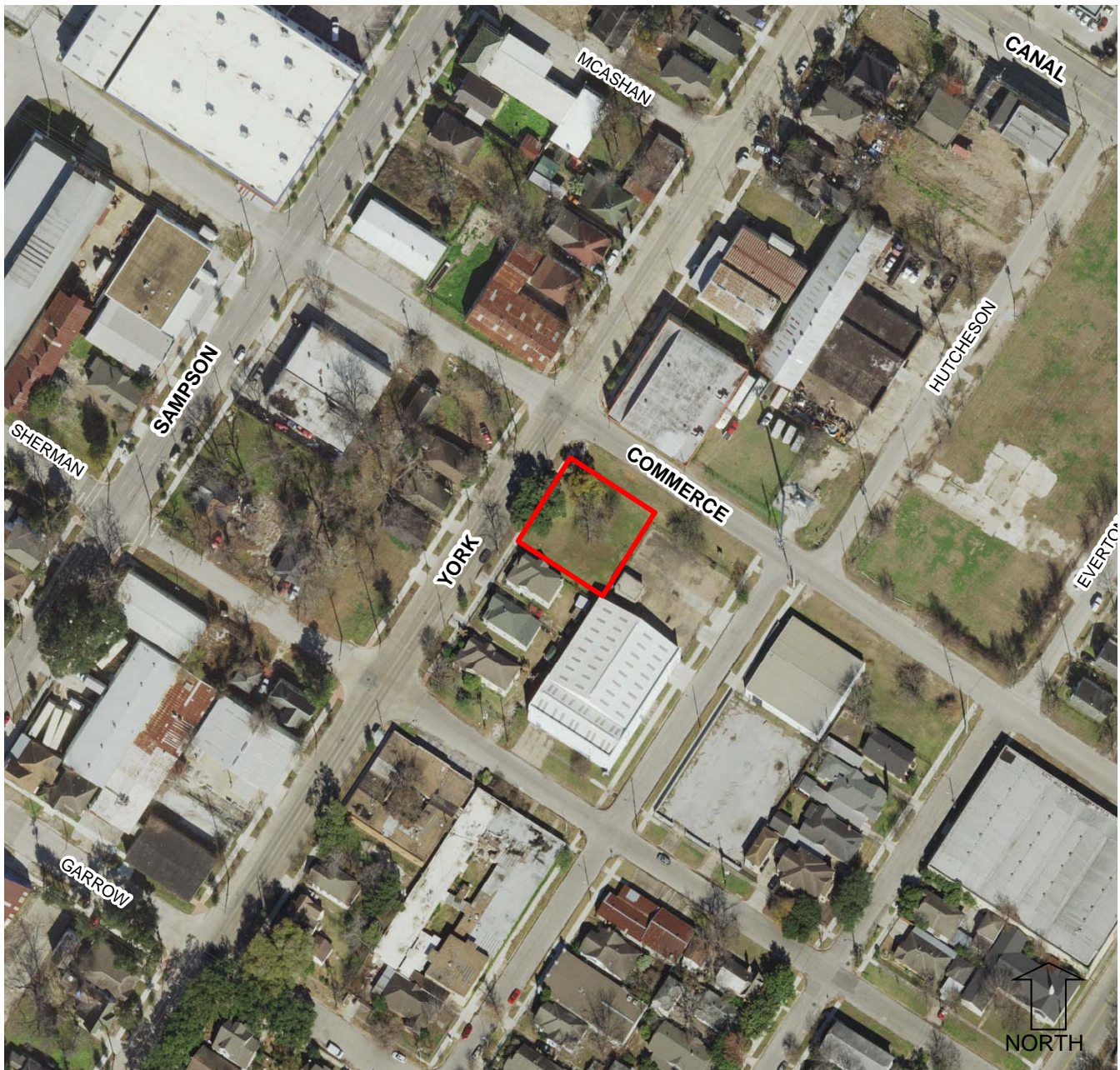
ITEM: 107

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Ranger One East End (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D- Variances

Aerial



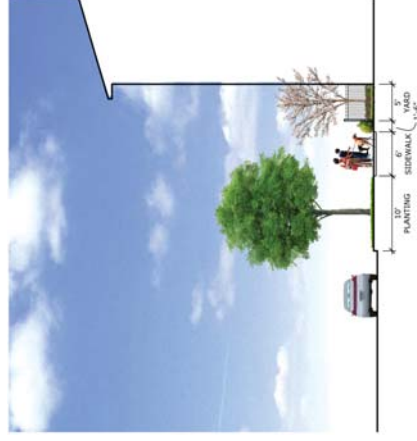
- KEY**
- Existing tree (3" cal.)
 - Street tree (3" cal.)
 - Ornamental tree (3" cal.)
 - Iron fence (4' height)
 - St. Augustine grass
 - Unit pavers
 - Concrete paving
 - Bench
 - Pedestrian light

**OVERALL
PLAN**

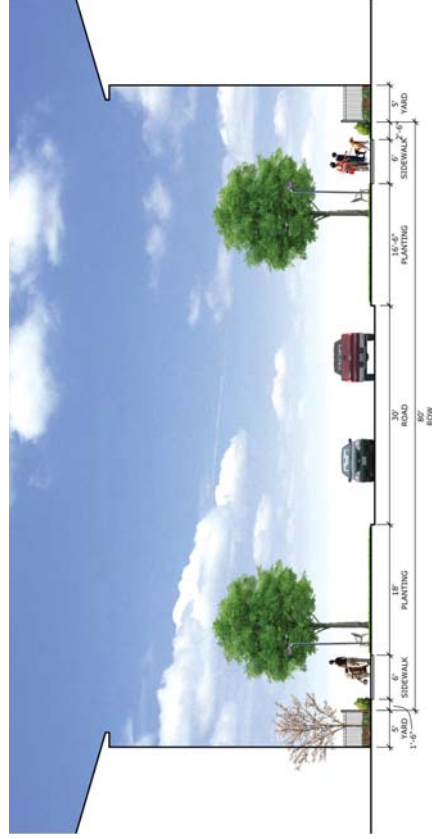




Ⓐ TYPICAL SECTION THROUGH HUTCHESON STREET



Ⓑ TYPICAL SECTION THROUGH YORK STREET

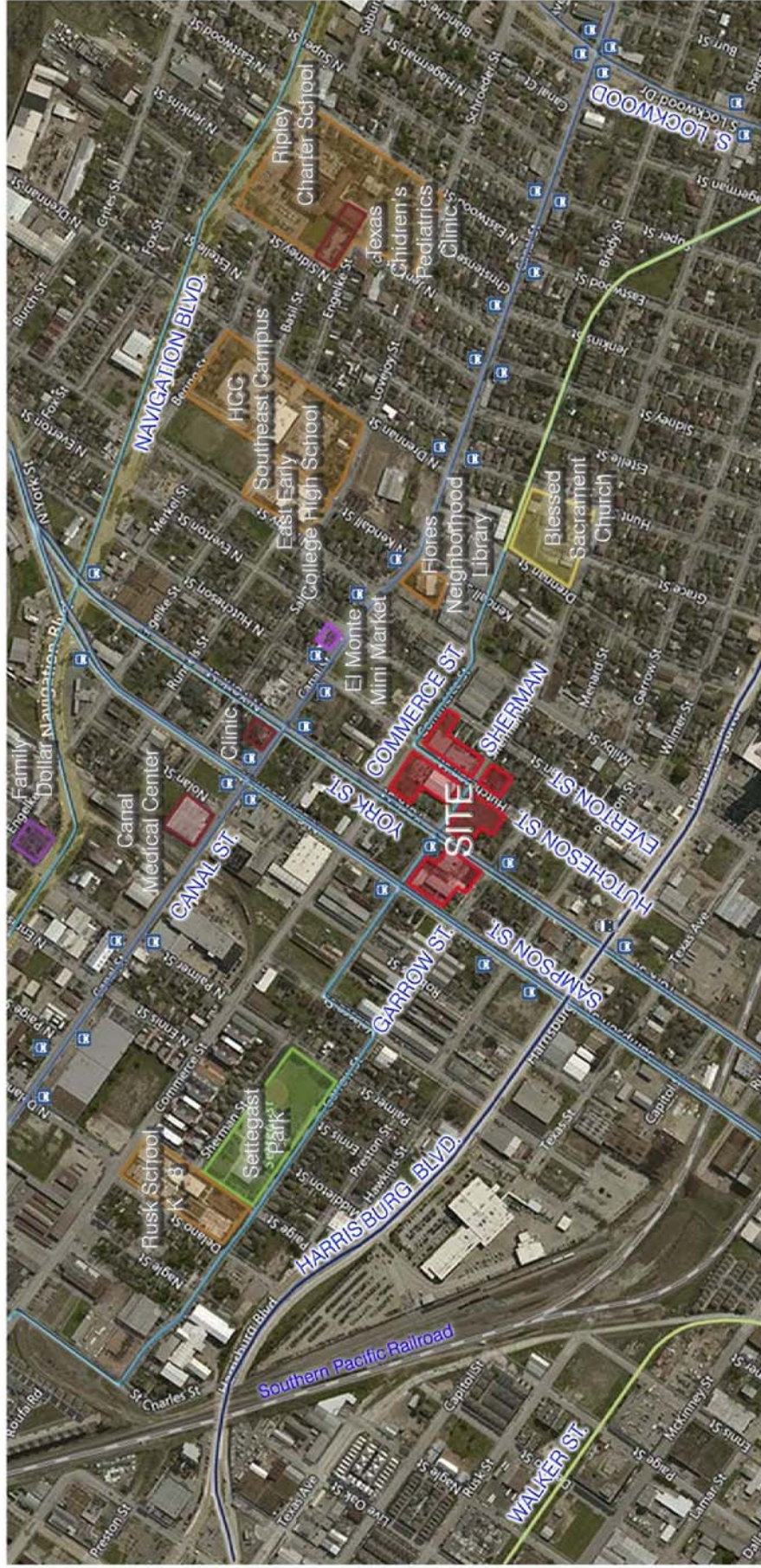


Ⓒ TYPICAL SECTION THROUGH SHERMAN STREET



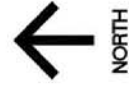
Ⓓ TYPICAL SECTION THROUGH COMMERCE STREET





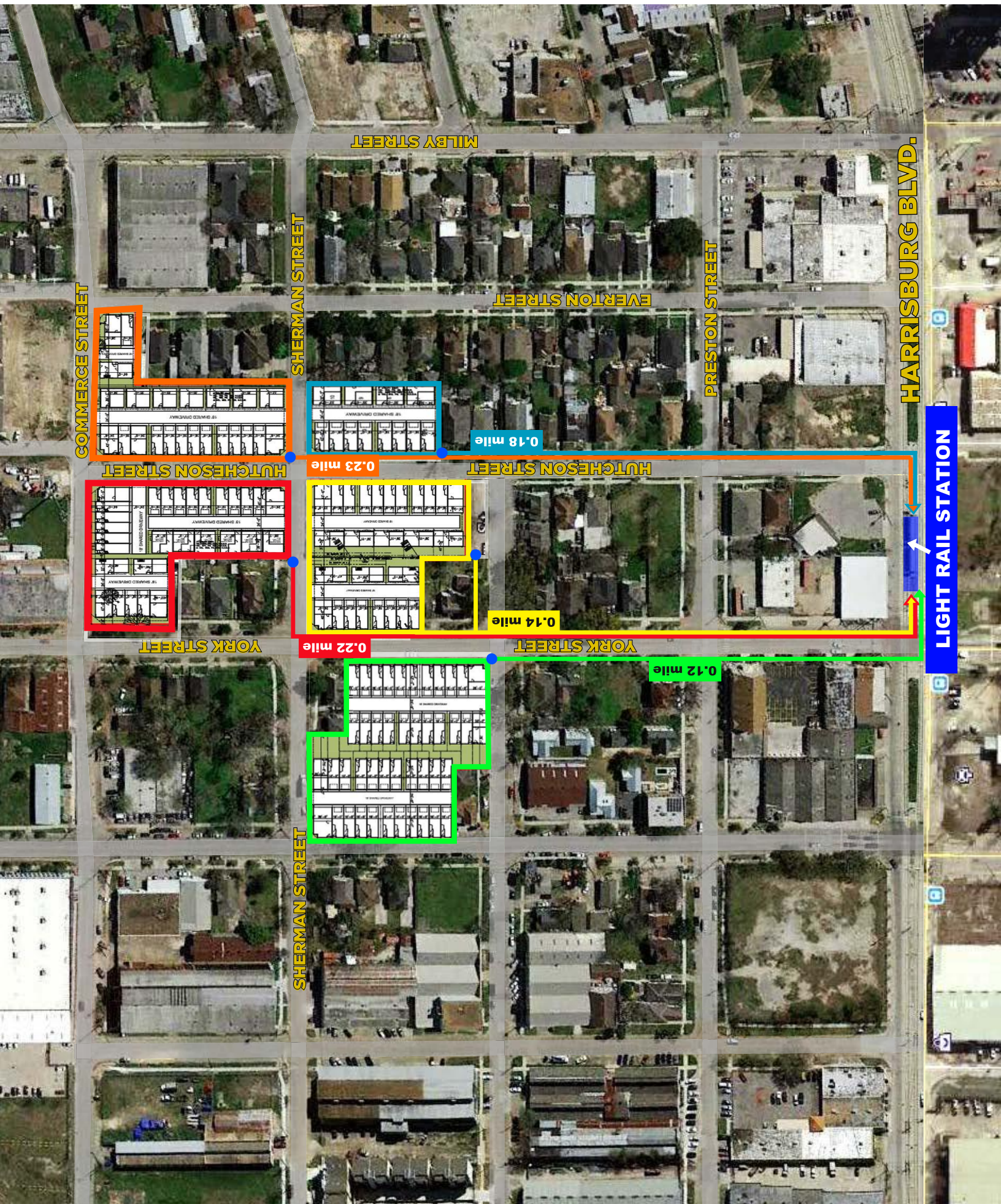
LEGEND

- School
- Church
- Park
- Bus Route
- Bus Stop
- Grocery
- Theatre/Arts
- Hospital/Clinic
- Light Rail
- Light Rail Stop
- Bike Lane
- Multi-Use Path
- Fire Station
- Central Business
- District Boundary



WORKFORCE HOUSING COMMUNITY RESOURCES EXHIBIT - East End Parcels

October 01, 2018



COMMERCE STREET

SHERMAN STREET

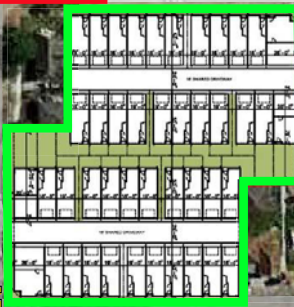
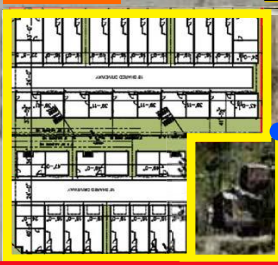
MILBY STREET

EVERTON STREET

PRESTON STREET

HARRISBURG BLVD.

LIGHT RAIL STATION



0.18 mile

0.23 mile

0.14 mile

0.22 mile

0.12 mile

September 19, 2017

*The
Art
+ Soul
of the
City*

EaDo

City of Houston Planning Commission

Dear Houston Planning Commission:

As Executive Director of the East Downtown Management District, I am pleased to provide this letter of Support for InTown Homes, and their request for variance approvals for plats 1 through 8 located near York and Sherman Streets. All of these homes are located within a quarter mile of the Harrisburg Light Rail Second Ward Station.

The smaller lot sizes requested will allow higher residential density and ownership to be achieved along the transit lines, increasing affordability and home ownership in the East End, while promoting increased transit use. All of these outcomes are goals supported by numerous neighborhood plans.

As this development is in keeping with shared plans and goals of the East Downtown Management District and the Greater East End Management District, we support approval of the plats and we urge the Planning Commission to approve this variance.

I can say without question that InTown Residential invests in the communities where they build and we have been pleased with their product from both an aesthetic perspective and the professionalism in which they plan their properties.

Should you have any questions, please feel free to contact our offices at 713-591-2014.

Sincerely,



Anton Sinkewich AICP, LEED AP
Executive Director

EaDo | East Downtown Management District



KARLA CISNEROS
Houston City Council Member, District H

September 21, 2017

City of Houston Planning Commission
Planning & Development Department
611 Walker Street, 6th Floor
Houston, Texas 77002

Re: Letter in Support of InTown Homes' Variance Request

Dear Houston Planning Commission:

As City Council Member for District H, I write to express my support for InTown Homes and their variance request for plats 1-8 located near York and Sherman Streets. Each site is within a quarter mile of the Harrisburg Light Rail Second Ward Station, making it a prime location in terms of transit.

InTown's plan for additional density would make both the homes and the lots smaller, allowing for a lower priced housing option for potential homebuyers in District H. The affordability of the homes will encourage home ownership in the East End while also guaranteeing increased transit use, promoting a more walkable community.

I will and have always supported endeavors to improve connectivity, walkability, and healthy greenspace planning not just in the East End, but throughout District H. Given InTown Homes' professionalism and dedication to building affordable and quality homes, I fully support InTown Homes' request, and urge the Planning Commission to approve this variance.

Sincerely,

A handwritten signature in black ink that reads "Karla Cisneros". The signature is fluid and cursive, with the first name "Karla" and last name "Cisneros" clearly distinguishable.

Karla Cisneros
City Council Member, District H



**GREATER
EAST END
DISTRICT**

THE PEOPLE BEHIND
THE PROGRESS

Nory Angel
SER Houston
Chair
Resident

William McConnell
Eco-Services
Vice-Chair

Taryn Sims
Wulfe Management Services, Inc.
Secretary

Craig Rohden
Space City Credit Union
Treasurer
Resident

Rodrigo Tejada
L-K Industries
Vice-Treasurer

Blanca Blanco
Cetera Advisors
Resident

Erin Dyer
Lovett Commercial

Domenic Laurenzo
El Tiempo Cantina

Joe Meppelink
METALAB

Marjorie Peña
Neighborhood Centers Inc.

Stephen J. Quezada
Ogletree, Deakins, Nash,
Smoak & Stewart, P.C.
Resident

Susan Sahwani-Garcia
Chocolate Wasted
Resident

Ann Taylor
Midway

Jose Valdez
Frost Bank

Veronica C. Gorczyński
President

3211 Harrisburg Blvd.
Houston, TX 77003

713.928.9916

www.greatereastend.com

September 14, 2017

Houston Planning Commission
Council Member Karla Cisneros

Re: Plat Approval Support Letter

Dear CM Cisneros and the Houston Planning Commission Members:

The Greater East End Management District endorses the request for variance approval by InTownHomes for Plats 1 through 8 located near York and Sherman Street. All of these homes are located within a quarter mile of the Harrisburg Light Rail Second Ward station.

Achieving higher density residential housing along the transit line, will promote transit use and is called for in both our 2013 and 2017 Greater East End Strategic Plan. Moreover, we believe promoting high density single family residential should be a priority in the neighborhood given its unique ability to anchor families and support home-ownership to the East End.

In this case, the smaller lots make sense in that it puts more owners closer to the rail and it brings down the land cost impact on the home itself allowing for a lower sales price making them more affordable. Additionally, it still remains substantially under the densities allowed by the city of Houston for multifamily development for apartment renters.

Densification and expansion of affordable homes will contribute greatly to the District Goal to foster Transit Oriented Developments (TOD's) called for in our strategic plan. This development is in keeping with the District's goals and we are happy to support the approval of the plats and we urge the Planning Commission to approve this variance.

Best Regards,

Patrick Ezzell

**Managing Director of Economic Development and Infrastructure
Greater East End Management District**

Michael Skelly
317 Sampson
HoustonTX 77003

The Houston Planning and Development Department

Via email: planning.variances@houstontx.gov

September 22, 2017

Dear Planning Commission:

I write in support of In Town Homes applications for variance requests for its developments on York, Garrow, Sampson, Sherman and adjacent Streets in my neighborhood. I understand that the developer is requesting on-street parking for visitors, and is also requesting lots under 3,500 square feet.

As a resident of this neighborhood and Houstonian I support these requests for the following reasons:

- In the wake of Harvey, Houston has huge housing affordability challenges. City government cannot address these challenges. Most housing in Houston is built by private developers. If we allow them to use less land and don't require unnecessary parking, the developers will be able to build more affordably, improving options for all residents.
- Higher density means more taxable value per square foot of land in our city. Especially with the city in tough fiscal conditions, we should not require developers to create parking, which is taxed at low rates. We are much better off with physical structures, which pay much more taxes which in turn helps our fiscal challenges.
- The properties being considered are within 1000 feet of a light rail station. We need density in our city or we'll never get the proper value from our important investments in mass transit.
- We have plenty of pavement in Houston, with possibly more parking spaces per person than any other city in the country (no one really knows). It's wasteful to require any parking at all, though I understand you don't make the rules.
- Parking contributes to flooding. As a City we must make sure we maximize housing while minimizing pavement.

Thanks you for considering this request.

Michael Skelly



Application Number: 2017-1597

Plat Name: Ranger One East End

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 09/15/2017

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

Specific Variance is being sought and extent of variance:

To allow lots less than 3500 sq.; to allow a 5' setback on York Street rather than 25'; to allow the required guest parking to be located on a Major Thoroughfare.

Chapter 42 Section: 47, 81

Chapter 42 Reference:

42-184; 42-181(c)(3); 42-150; 42-186 (b)(2)a.

Statement of Facts

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

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;

This property is in the Second Ward, one of the Pilot Neighborhoods in the Mayor's Complete Community effort. This proposed residential development is a redevelopment of an industrial use which has been demolished. This project, together with neighboring ones by the same builder, will provide new modestly priced housing not available in the popular west side areas. Adding new housing will encourage new businesses and services to locate in the area and will strengthen the neighborhood and create opportunity for collaborating with partners across the city for improved services and quality of life. While York is a designated Major Thoroughfare, today its use has changed with the departure of much of the nearby industrial use. The traffic on York is one-way north-bound and the vehicle count is only approximately 2300. A count this low would generally be associated with a local or collector street. As a consequence, the disturbance to residents associated with the traffic count on a major thoroughfare does not exist here. The homes facing York all have rear entry from a shared driveway and will not be entering and leaving the lot from the thoroughfare. The 25' setback would use a disproportionate percentage of the lot area and is not needed as a buffer against high traffic volume. The paving width on York is 45.3' and parking is allowed on both sides of the street since the traffic volume is low and that width is meant to accommodate on-street parking. The public street row adjacent to the homes will have a 6' wide sidewalk (rather than required 5'). The homes facing the public streets will have decorative open iron fences in the front, and all homes will have street trees with a minimum caliper of 3" (rather than the 1 1/2" required).

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

There are very few homes in the Second Ward Pilot Neighborhood with contemporary amenities available to people with low and moderate incomes yet there are many jobs for them available. For the most part, people must choose between suburban locations requiring expensive and time-consuming commuting and older housing that does not meet contemporary standards. This housing will give them an additional choice and will be important in rejuvenating a formerly industrial area which has lost much of its industry due to changed methods and needs. The existing paving section once served industrial traffic; now that traffic is greatly reduced so that the width beyond what is needed for moving vehicles is available for parking.

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

The intent is to supply homes for a broad spectrum of the population; to minimize the need for key members of the public to live great distances from their jobs, and to lessen traffic congestion by shortening home/job commutes, and to increase the use of the rail transit.

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

Providing an opportunity for persons with a greater variety of income levels to live close to the city center will insure the key personnel, like nurses, teachers and fire fighters, will be able to live close to their place of work and have easy access to urban activities. Increasing the transit use will promote safe travel at modest costs and help to lessen air quality problems.

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

It is sound public policy to encourage and facilitate housing ownership for the entire market spectrum as well as to increase transit use. This project as proposed will be important in achieving the goals of the Complete Communities Program.



Application No: 2017-1597

Agenda Item: 107

PC Action Date: 10/12/2017

Plat Name: Ranger One East End

Applicant: Vernon G. Henry & Associates, Inc.

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

Chapter 42 Sections: 47, 81

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

To allow lots less than 3500 sq.; to allow a 5' setback on York Street rather than 25'; to allow the required guest parking to be located on a Major Thoroughfare.;

Basis of Recommendation:

The sites are located south of Navigation Blvd, north of Harrisburg Blvd and east and west of York Street. The applicant is requesting three variances. Variances 1 and 2 are to allow a reduced building line of 5 feet and to allow on-street parking along the major thoroughfare York Street for three subdivision plats Garrow York, Ranger One East End, and Ranger Two East End. Variance 3 is to allow lot sizes less than 3500 sqft. Staff is not in support of the requests.

The first variance is to allow a 5-foot building line along York Street, which will create 17 feet distance from the back of curb to the property line.

The second variance to allow on-street parking along York Street may be supportable due to the existing on-street parking along the major thoroughfare, but staff typically encourages on-street parking on local streets due to the potential of future CIP projects.

However, staff is not in support of both variances due to the affiliation and potential outcome of the third variance request to allow lot sizes less than 3500 sqft. on the whole project.

Staff is recommending a denial and disapproval of all eight subdivision plats due to failure of meeting the conditions of approval as prescribed by the statement of facts on the variance request form. Staff will explain how the proposed variances are in violation of the criteria as follows:

For Statement of facts Criteria, no. 1, The applicant has not articulated an undue hardship and or an impractical development. The applicant is proposing a single-family development of 126 lots. 19 lots more than the density permissible by the ordinance. The 27 dwelling units per acre requirement was adopted in 1999 where a Planning Commission subcommittee composed of development community representatives, neighborhood representatives, and various City of Houston department compromised on the figure. The applicant's proposed increase to the density requirement should be addressed in a forum that includes all stakeholders of the planning and development community, neighborhoods and city departments to establish a maximum density. The platting standards committee, which included these all of these stakeholders, has been postponed until 2019. The proposed subdivisions could meet the required density without depriving the applicant reasonable use of the land by redesigning the proposals.

For Statement of Facts Criteria no. 2, The current variance proposal is the result of a hardship created by the applicant. In September of 2016, the Planning Commission attended a workforce housing workshop hosted by the Planning and Development Department. The purpose of the workshop was to explain an upcoming variance proposal to reduce lot sizes, which in turn would increase the 27-dwelling unit per acre density requirement in Chapter 42.

The workforce housing proposal incorporated a mixture of market rate homes and affordable homes with an earned income of 80-110% of the area's median income. The lot density ranged from 28 to 35 units per acre which exceeded the requirement of 27 dwelling units per acre; however, the lots that exceeded the density permissible by the ordinance were reserved for workforce housing. This proposal involved collaboration with Housing and Community Development Department and Mayor's Office of Economic Development to guarantee the long-term affordability of workforce housing units.

The Planning Commission granted variances on these same projects, for parking, reduced lot sizes with increased density and building lines in December of 2016 and in March of 2017. The justification for granting the variances was based on preserving sound public policy by allowing a mixed income and lot size development. The condition of approval was that the lots over the permissible density be reserved for workforce housing with the help of an agreement. The means of preserving long-term affordability for these lots and the conditions of the agreement are up to the Housing and Community Development Department and Mayor's Office of Economic Development. Thus, the current variance proposal is a self-imposed hardship.

For Statement of facts Criteria no. 3, The applicant is not meeting the intent and purpose of Chapter 42. The applications as currently presented today are the same subject sites as the workforce housing proposals that were previously approved with the same variances. The applications are identical in relation to the lot sizes, site plans, and the number of units; however, the applicant has eliminated the workforce housing component. There will not be a means to ensure long-term affordability if the variances are granted. This lack of assurance is inconsistent with the justification of the previously granted variances which met the intent of Chapter 42.

For Statement of facts Criteria no. 4, The applicant's variance request is injurious to the public's welfare by exceeding the density requirement without allowing for long-term affordability.

Additionally, Statement of facts Criteria no. 5, is not met by implying market rate homes will facilitate affordable housing ownership. Without an agreement to ensure affordability, an increase in density is considered an economic gain and not a hardship.

In conclusion, the applicant's variance request does not articulate an unreasonable use of land, an impractical development, an undue hardship or an unusual physical characteristic as stated in the statement of facts criteria for a variance request. The subject sites, which are within one of Mayor Turner's Complete Communities, are contrary to sound public policy by removing the proposal of workforce housing. Lastly, even with the proposed recommendation, the applicant's previous submittals will still be valid and can be recorded subject to the agreement with the Housing and Community Development Department and Mayor's Office of Economic Development. Therefore, staff's recommendation is to deny requested variances and disapprove the plats.

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 applicant has not articulated an undue hardship and or an impractical development. The applicant is proposing a single-family development of 126 lots. 19 lots more than the density permissible by the ordinance. The 27 dwelling units per acre requirement was adopted in 1999 where a Planning Commission subcommittee composed of development community representatives, neighborhood representatives, and various City of Houston department compromised on the figure. The applicant's proposed increase to the density requirement should be addressed in a forum that includes all stakeholders of the planning and development community, neighborhoods and city departments to establish a maximum density. The platting standards committee, which included these all of these stakeholders, has been postponed until 2019. The proposed subdivisions could meet the required density without depriving the applicant reasonable use of the land by redesigning the proposals.

(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 current variance proposal is the result of a hardship created by the applicant. In September of 2016, the Planning Commission attended a workforce housing workshop hosted by the Planning and Development Department. The purpose of the workshop was to explain an upcoming variance proposal to reduce lot sizes, which in turn would increase the 27-dwelling unit per acre density requirement in Chapter 42. The workforce housing proposal incorporated a mixture of market rate homes and affordable homes with an earned income of 80-110% of the area's median income. The lot density ranged from 28 to 35 units per acre which exceeded the requirement of 27 dwelling units per acre; however, the lots that exceeded the density permissible by the ordinance were reserved for workforce housing. This proposal involved collaboration with Housing and Community Development Department and Mayor's Office of Economic Development to guarantee the long-term affordability of workforce housing units. The Planning Commission granted variances on these same projects, for parking, reduced lot sizes with increased density and building lines in December of 2016 and in March of 2017. The justification for granting the variances was based on preserving sound public policy by allowing a mixed

income and lot size development. The condition of approval was that the lots over the permissible density be reserved for workforce housing with the help of an agreement. The means of preserving long-term affordability for these lots and the conditions of the agreement are up to the Housing and Community Development Department and Mayor's Office of Economic Development. Thus, the current variance proposal is a self-imposed hardship.

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

The applicant is not meeting the intent and purpose of Chapter 42. The applications as currently presented today are the same subject sites as the workforce housing proposals that were previously approved with the same variances. The applications are identical in relation to the lot sizes, site plans, and the number of units; however, the applicant has eliminated the workforce housing component. There will not be a means to ensure long-term affordability if the variances are granted. This lack of assurance is inconsistent with the justification of the previously granted variances which met the intent of Chapter 42.

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

The applicant's variance request is injurious to the public's welfare by exceeding the density requirement without allowing for long-term affordability.

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

Without an agreement to ensure affordability, an increase in density is considered an economic gain and not a hardship.



Agenda Item: 108
Action Date: 10/12/2017
Plat Name: Ranger Two East End
Developer: Fenway Development
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2017-1593 C2R

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

Total Acreage:	0.3581	Total Reserve Acreage:	0.0000
Number of Lots:	10	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494N	City

Conditions and Requirements for Approval

206. Staff recommendation is disapproval for the following reasons.

Subdivision must meet 27 unit/acre requirement, provide 25' BL, provide on-street parking on local street

For Your Information:

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

PWE Traffic: 9/26/17:

Provide Parking Plan.

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.

Metro: Coordination with METRO is required regarding impacts to existing bus stops and construction of standard bus pad and landings (COH PWE Infrastructure Design Manual, 10-60). The plan set to be reviewed by METRO PEC, SP & FM. Contact Facilities Maintenance at FacilitiesMaintenance@Ridemetrol.org or at (713) 615-6195, or Yuhayna McCoy at yuhayna.mccoy@ridemetrol.org.

City Engineer: DETENTION IS REQUIRED

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

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

Houston Planning Commission

ITEM: 108

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Ranger Two East End (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

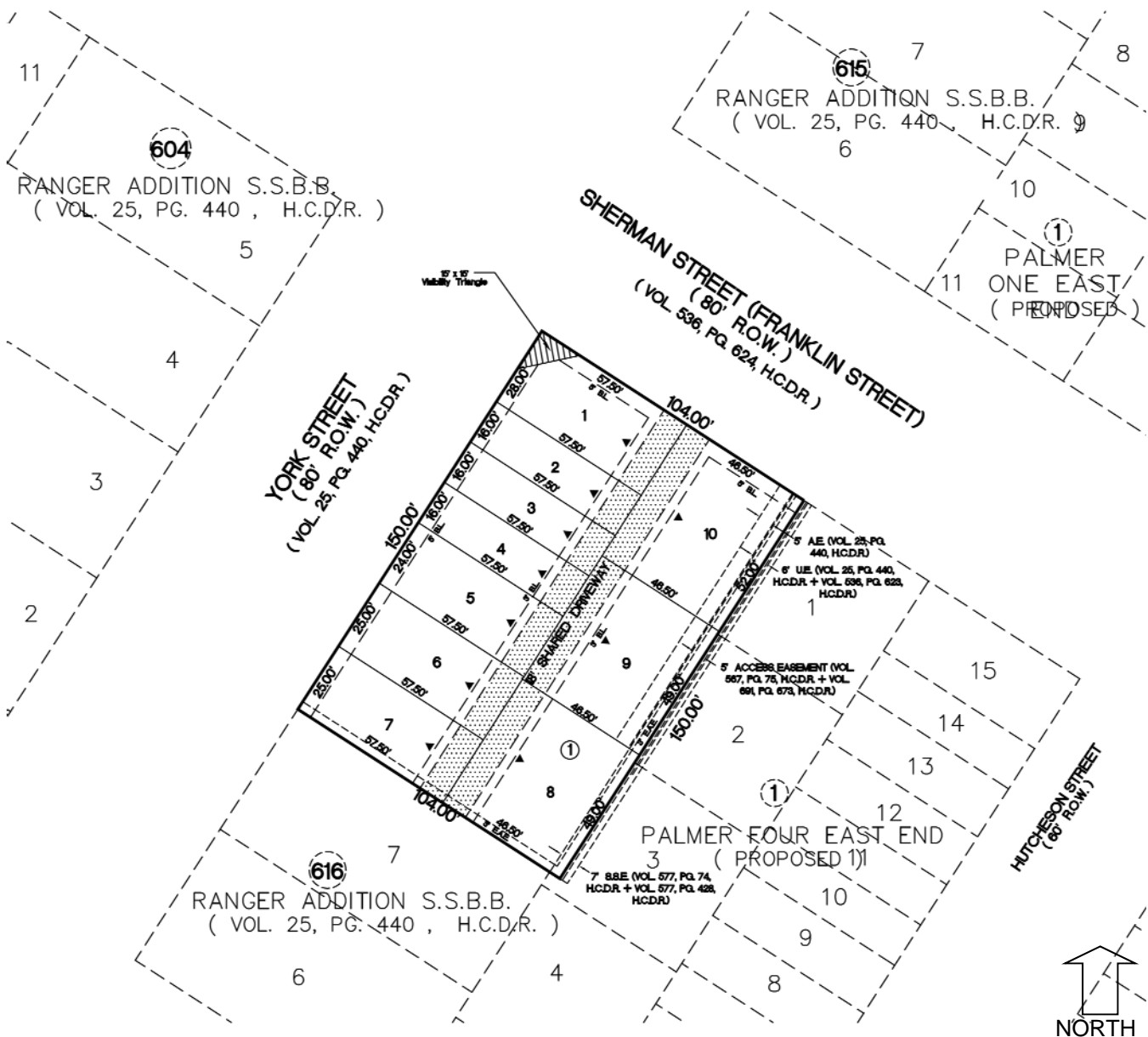
ITEM: 108

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Ranger Two East End (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 108

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Ranger Two East End (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial



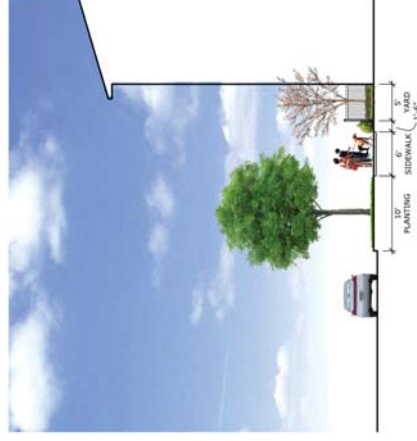
- KEY**
- Existing tree to remain
 - Street tree (3" cal.)
 - Ornamental tree (3" cal.)
 - Iron fence (4' height)
 - St. Augustine grass
 - Unit pavers
 - Concrete paving
 - Bench
 - Pedestrian light

**OVERALL
PLAN**

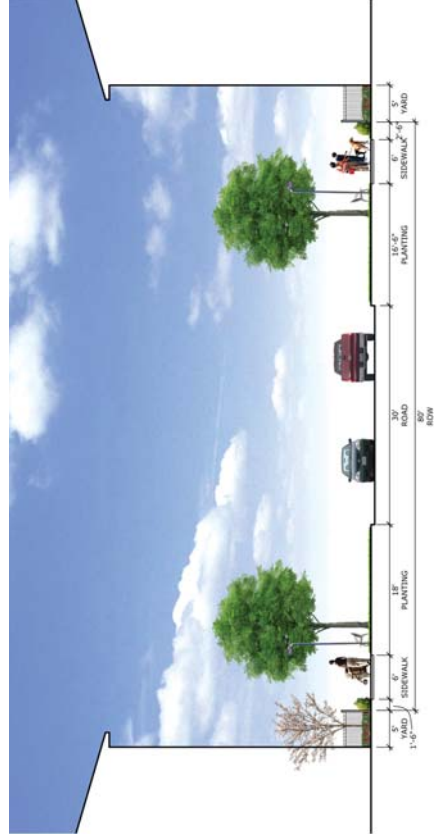




Ⓐ TYPICAL SECTION THROUGH HUTCHESON STREET



Ⓑ TYPICAL SECTION THROUGH YORK STREET

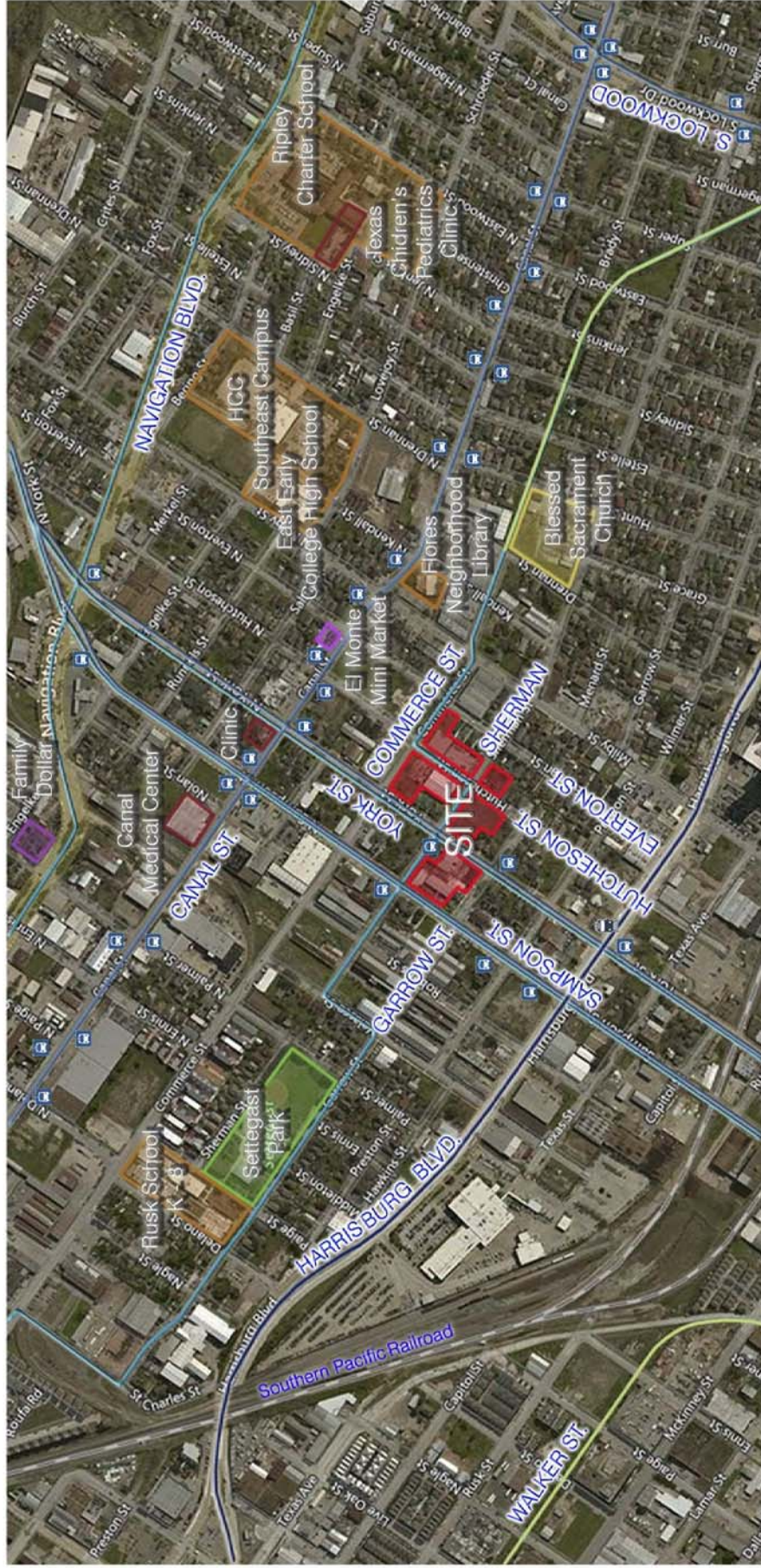


Ⓒ TYPICAL SECTION THROUGH SHERMAN STREET



Ⓓ TYPICAL SECTION THROUGH COMMERCE STREET





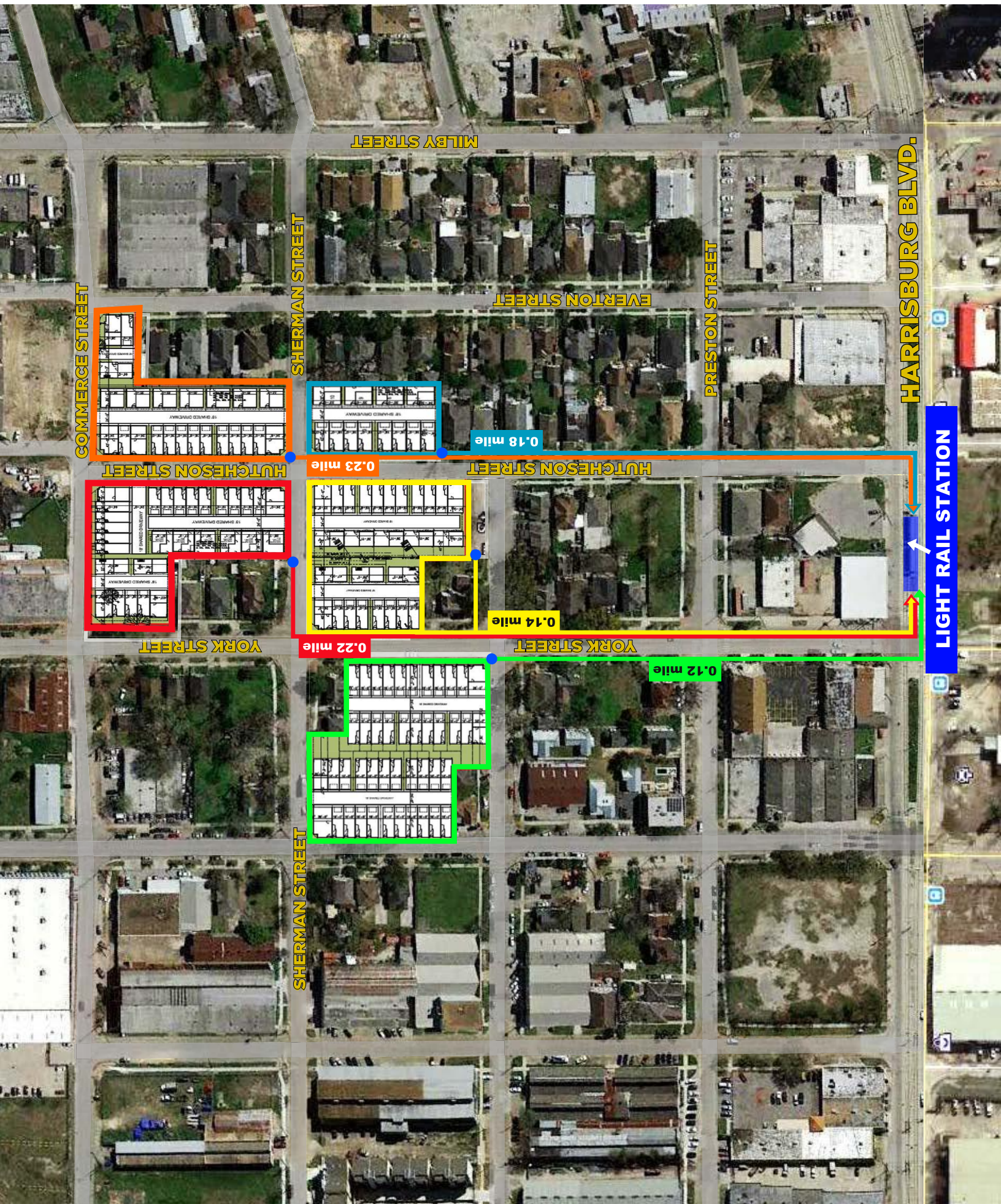
LEGEND

- School
- Church
- Park
- Bus Route
- Bus Stop
- Grocery
- Theatre/Arts
- Hospital/Clinic
- Light Rail
- Light Rail Stop
- Bike Lane
- Multi-Use Path
- Fire Station
- Central Business
- District Boundary



WORKFORCE HOUSING COMMUNITY RESOURCES EXHIBIT - East End Parcels

October 01, 2018



COMMERCE STREET

SHERMAN STREET

MILBY STREET

EVERTON STREET

PRESTON STREET

HARRISBURG BLVD.

LIGHT RAIL STATION

HUTCHESON STREET

0.23 mile

HUTCHESON STREET

0.18 mile

YORK STREET

0.22 mile

YORK STREET

0.14 mile

0.12 mile

Michael Skelly
317 Sampson
HoustonTX 77003

The Houston Planning and Development Department

Via email: planning.variances@houstontx.gov

September 22, 2017

Dear Planning Commission:

I write in support of In Town Homes applications for variance requests for its developments on York, Garrow, Sampson, Sherman and adjacent Streets in my neighborhood. I understand that the developer is requesting on-street parking for visitors, and is also requesting lots under 3,500 square feet.

As a resident of this neighborhood and Houstonian I support these requests for the following reasons:

- In the wake of Harvey, Houston has huge housing affordability challenges. City government cannot address these challenges. Most housing in Houston is built by private developers. If we allow them to use less land and don't require unnecessary parking, the developers will be able to build more affordably, improving options for all residents.
- Higher density means more taxable value per square foot of land in our city. Especially with the city in tough fiscal conditions, we should not require developers to create parking, which is taxed at low rates. We are much better off with physical structures, which pay much more taxes which in turn helps our fiscal challenges.
- The properties being considered are within 1000 feet of a light rail station. We need density in our city or we'll never get the proper value from our important investments in mass transit.
- We have plenty of pavement in Houston, with possibly more parking spaces per person than any other city in the country (no one really knows). It's wasteful to require any parking at all, though I understand you don't make the rules.
- Parking contributes to flooding. As a City we must make sure we maximize housing while minimizing pavement.

Thanks you for considering this request.

Michael Skelly

September 19, 2017

*The
Art
+ Soul
of the
City*

EaDo

City of Houston Planning Commission

Dear Houston Planning Commission:

As Executive Director of the East Downtown Management District, I am pleased to provide this letter of Support for InTown Homes, and their request for variance approvals for plats 1 through 8 located near York and Sherman Streets. All of these homes are located within a quarter mile of the Harrisburg Light Rail Second Ward Station.

The smaller lot sizes requested will allow higher residential density and ownership to be achieved along the transit lines, increasing affordability and home ownership in the East End, while promoting increased transit use. All of these outcomes are goals supported by numerous neighborhood plans.

As this development is in keeping with shared plans and goals of the East Downtown Management District and the Greater East End Management District, we support approval of the plats and we urge the Planning Commission to approve this variance.

I can say without question that InTown Residential invests in the communities where they build and we have been pleased with their product from both an aesthetic perspective and the professionalism in which they plan their properties.

Should you have any questions, please feel free to contact our offices at 713-591-2014.

Sincerely,



Anton Sinkewich AICP, LEED AP
Executive Director

EaDo | East Downtown Management District



KARLA CISNEROS
Houston City Council Member, District H

September 21, 2017

City of Houston Planning Commission
Planning & Development Department
611 Walker Street, 6th Floor
Houston, Texas 77002

Re: Letter in Support of InTown Homes' Variance Request

Dear Houston Planning Commission:

As City Council Member for District H, I write to express my support for InTown Homes and their variance request for plats 1-8 located near York and Sherman Streets. Each site is within a quarter mile of the Harrisburg Light Rail Second Ward Station, making it a prime location in terms of transit.

InTown's plan for additional density would make both the homes and the lots smaller, allowing for a lower priced housing option for potential homebuyers in District H. The affordability of the homes will encourage home ownership in the East End while also guaranteeing increased transit use, promoting a more walkable community.

I will and have always supported endeavors to improve connectivity, walkability, and healthy greenspace planning not just in the East End, but throughout District H. Given InTown Homes' professionalism and dedication to building affordable and quality homes, I fully support InTown Homes' request, and urge the Planning Commission to approve this variance.

Sincerely,

A handwritten signature in black ink that reads "Karla Cisneros". The signature is fluid and cursive, with the first name "Karla" and last name "Cisneros" clearly distinguishable.

Karla Cisneros
City Council Member, District H



**GREATER
EAST END
DISTRICT**

THE PEOPLE BEHIND
THE PROGRESS

Nory Angel
SER Houston
Chair
Resident

William McConnell
Eco-Services
Vice-Chair

Taryn Sims
Wulfe Management Services, Inc.
Secretary

Craig Rohden
Space City Credit Union
Treasurer
Resident

Rodrigo Tejada
L-K Industries
Vice-Treasurer

Blanca Blanco
Cetera Advisors
Resident

Erin Dyer
Lovett Commercial

Domenic Laurenzo
El Tiempo Cantina

Joe Meppelink
METALAB

Marjorie Peña
Neighborhood Centers Inc.

Stephen J. Quezada
Ogletree, Deakins, Nash,
Smoak & Stewart, P.C.
Resident

Susan Sahwani-Garcia
Chocolate Wasted
Resident

Ann Taylor
Midway

Jose Valdez
Frost Bank

Veronica C. Gorczyński
President

3211 Harrisburg Blvd.
Houston, TX 77003

713.928.9916

www.greatereastend.com

September 14, 2017

Houston Planning Commission
Council Member Karla Cisneros

Re: Plat Approval Support Letter

Dear CM Cisneros and the Houston Planning Commission Members:

The Greater East End Management District endorses the request for variance approval by InTownHomes for Plats 1 through 8 located near York and Sherman Street. All of these homes are located within a quarter mile of the Harrisburg Light Rail Second Ward station.

Achieving higher density residential housing along the transit line, will promote transit use and is called for in both our 2013 and 2017 Greater East End Strategic Plan. Moreover, we believe promoting high density single family residential should be a priority in the neighborhood given its unique ability to anchor families and support home-ownership to the East End.

In this case, the smaller lots make sense in that it puts more owners closer to the rail and it brings down the land cost impact on the home itself allowing for a lower sales price making them more affordable. Additionally, it still remains substantially under the densities allowed by the city of Houston for multifamily development for apartment renters.

Densification and expansion of affordable homes will contribute greatly to the District Goal to foster Transit Oriented Developments (TOD's) called for in our strategic plan. This development is in keeping with the District's goals and we are happy to support the approval of the plats and we urge the Planning Commission to approve this variance.

Best Regards,

Patrick Ezzell

**Managing Director of Economic Development and Infrastructure
Greater East End Management District**



Application Number: 2017-1593

Plat Name: Ranger Two East End

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 09/15/2017

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

Specific Variance is being sought and extent of variance:

To allow lots less than 3500 sq.; to allow a 5' setback on York Street rather than 25'; to allow the required guest parking to be located on a Major Thoroughfare.

Chapter 42 Section: 150,181,186

Chapter 42 Reference:

Sec. 42-150. - Building line requirement. Major Thoroughfares-25'feet 181-The minimum lot size for a single-family residential lot with wastewater collection service shall be 3,500 square feet for a lot within the city. 181-Sec. 42-186. - Parking for single-family residential uses. (a) Each subdivision plat or development plat providing for a single-family residential use shall provide at least two off-street parking spaces per dwelling unit on each lot except that, in those instances where a secondary dwelling unit of not more than 900 gross square feet is provided, only one additional offstreet parking space shall be required for the secondary dwelling unit. (b) The parking space shall be placed within the boundaries of the subdivision plat, unless the parking space abuts: a. Continuous curb along a public street that is adjacent to or within the plat boundary and that is not a major thoroughfare;

Statement of Facts

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

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

This property is in the Second Ward, one of the Pilot Neighborhoods in the Mayor's Complete Community effort. This proposed residential development is a redevelopment of an industrial use which has been demolished. This project, together with neighboring ones by the same builder, will provide new modestly priced housing not available in the popular west side areas. Adding new housing will encourage new businesses and services to locate in the area and will strengthen the neighborhood and create opportunity for collaborating with partners across the city for improved services and quality of life. While York is a designated Major Thoroughfare, today its use has changed with the departure of much of the nearby industrial use. The traffic on York is one-way north-bound and the vehicle count is only approximately 2300. A count this low would generally be associated with a local or collector street. As a consequence, the disturbance to residents associated with the traffic count on a major thoroughfare does not exist here. The homes facing York all have rear entry from a shared driveway and will not be entering and leaving the lot from the thoroughfare. The 25' setback would use a disproportionate percentage of the lot area and is not needed as a buffer against high traffic volume. The paving width on York is 45.3' and parking is allowed on both sides of the street since the traffic volume is low and that width is meant to accommodate on-street parking. The public street row adjacent to the homes will have a 6' wide sidewalk (rather than required 5'). The homes facing the public streets will have decorative open iron fences in the front, and all homes will have street trees with a minimum caliper of 3" (rather than the 1 1/2" required).

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

There are very few homes in the Second Ward Pilot Neighborhood with contemporary amenities available to people with low and moderate incomes yet there are many jobs for them available. For the most part, people must choose between suburban locations requiring expensive and time-consuming commuting and older housing that does not meet contemporary standards. This housing will give them an additional choice and will be important in rejuvenating a formerly industrial area which has lost much of its industry due to changed methods and needs. The existing paving section once

served industrial traffic; now that traffic is greatly reduced so that the width beyond what is needed for moving vehicles is available for parking.

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

The intent is to supply homes for a broad spectrum of the population; to minimize the need for key members of the public to live great distances from their jobs, and to lessen traffic congestion by shortening home/job commutes, and to increase the use of the rail transit.

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

Providing an opportunity for persons with a greater variety of income levels to live close to the city center will insure the key personnel, like nurses, teachers and fire fighters, will be able to live close to their place of work and have easy access to urban activities. Increasing the transit use will promote safe travel at modest costs and help to lessen air quality problems.

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

It is sound public policy to encourage and facilitate housing ownership for the entire market spectrum as well as to increase transit use. This project as proposed will be important in achieving the goals of the Complete Communities Program.



Application No: 2017-1593

Agenda Item: 108

PC Action Date: 10/12/2017

Plat Name: Ranger Two East End

Applicant: Vernon G. Henry & Associates, Inc.

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

Chapter 42 Sections: 150,181,186

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

To allow lots less than 3500 sq.; to allow a 5' setback on York Street rather than 25'; to allow the required guest parking to be located on a Major Thoroughfare.;

Basis of Recommendation:

The sites are located south of Navigation Blvd, north of Harrisburg Blvd and east and west of York Street. The applicant is requesting three variances. Variances 1 and 2 are to allow a reduced building line of 5 feet and to allow on-street parking along the major thoroughfare York Street for three subdivision plats Garrow York, Ranger One East End, and Ranger Two East End. Variance 3 is to allow lot sizes less than 3500 sqft. Staff is not in support of the requests.

The first variance is to allow a 5-foot building line along York Street, which will create 17 feet distance from the back of curb to the property line.

The second variance to allow on-street parking along York Street may be supportable due to the existing on-street parking along the major thoroughfare, but staff typically encourages on-street parking on local streets due to the potential of future CIP projects.

However, staff is not in support of both variances due to the affiliation and potential outcome of the third variance request to allow lot sizes less than 3500 sqft. on the whole project.

Staff is recommending a denial and disapproval of all eight subdivision plats due to failure of meeting the conditions of approval as prescribed by the statement of facts on the variance request form. Staff will explain how the proposed variances are in violation of the criteria as follows:

For Statement of facts Criteria, no. 1, The applicant has not articulated an undue hardship and or an impractical development. The applicant is proposing a single-family development of 126 lots. 19 lots more than the density permissible by the ordinance. The 27 dwelling units per acre requirement was adopted in 1999 where a Planning Commission subcommittee composed of development community representatives, neighborhood representatives, and various City of Houston department compromised on the figure. The applicant's proposed increase to the density requirement should be addressed in a forum that includes all stakeholders of the planning and development community, neighborhoods and city departments to establish a maximum density. The platting standards committee, which included these all of these stakeholders, has been postponed until 2019. The proposed subdivisions could meet the required density without depriving the applicant reasonable use of the land by redesigning the proposals.

For Statement of Facts Criteria no. 2, The current variance proposal is the result of a hardship created by the applicant. In September of 2016, the Planning Commission attended a workforce housing workshop hosted by the Planning and Development Department. The purpose of the workshop was to explain an upcoming variance proposal to reduce lot sizes, which in turn would increase the 27-dwelling unit per acre density requirement in Chapter 42.

The workforce housing proposal incorporated a mixture of market rate homes and affordable homes with an earned income of 80-110% of the area's median income. The lot density ranged from 28 to 35 units per acre which exceeded the requirement of 27 dwelling units per acre; however, the lots that exceeded the density permissible by the ordinance were reserved for workforce housing. This proposal involved collaboration with Housing and Community Development Department and Mayor's Office of Economic Development to guarantee the long-term affordability of workforce housing units.

The Planning Commission granted variances on these same projects, for parking, reduced lot sizes with increased density and building lines in December of 2016 and in March of 2017. The justification for granting the variances was based on preserving sound public policy by allowing a mixed income and lot size development. The condition of approval was that the lots over the permissible density be reserved for workforce housing with the help of an agreement. The means of preserving long-term affordability for these lots and the conditions of the agreement are up to the Housing and Community Development Department and Mayor's Office of Economic Development. Thus, the current variance proposal is a self-imposed hardship.

For Statement of facts Criteria no. 3, The applicant is not meeting the intent and purpose of Chapter 42. The applications as currently presented today are the same subject sites as the workforce housing proposals that were previously approved with the same variances. The applications are identical in relation to the lot sizes, site plans, and the number of units; however, the applicant has eliminated the workforce housing component. There will not be a means to ensure long-term affordability if the variances are granted. This lack of assurance is inconsistent with the justification of the previously granted variances which met the intent of Chapter 42.

For Statement of facts Criteria no. 4, The applicant's variance request is injurious to the public's welfare by exceeding the density requirement without allowing for long-term affordability.

Additionally, Statement of facts Criteria no. 5, is not met by implying market rate homes will facilitate affordable housing ownership. Without an agreement to ensure affordability, an increase in density is considered an economic gain and not a hardship.

In conclusion, the applicant's variance request does not articulate an unreasonable use of land, an impractical development, an undue hardship or an unusual physical characteristic as stated in the statement of facts criteria for a variance request. The subject sites, which are within one of Mayor Turner's Complete Communities, are contrary to sound public policy by removing the proposal of workforce housing. Lastly, even with the proposed recommendation, the applicant's previous submittals will still be valid and can be recorded subject to the agreement with the Housing and Community Development Department and Mayor's Office of Economic Development. Therefore, staff's recommendation is to deny requested variances and disapprove the plats.

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 applicant has not articulated an undue hardship and or an impractical development. The applicant is proposing a single-family development of 126 lots. 19 lots more than the density permissible by the ordinance. The 27 dwelling units per acre requirement was adopted in 1999 where a Planning Commission subcommittee composed of development community representatives, neighborhood representatives, and various City of Houston department compromised on the figure. The applicant's proposed increase to the density requirement should be addressed in a forum that includes all stakeholders of the planning and development community, neighborhoods and city departments to establish a maximum density. The platting standards committee, which included these all of these stakeholders, has been postponed until 2019. The proposed subdivisions could meet the required density without depriving the applicant reasonable use of the land by redesigning the proposals.

(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 current variance proposal is the result of a hardship created by the applicant. In September of 2016, the Planning Commission attended a workforce housing workshop hosted by the Planning and Development Department. The purpose of the workshop was to explain an upcoming variance proposal to reduce lot sizes, which in turn would increase the 27-dwelling unit per acre density requirement in Chapter 42. The workforce housing proposal incorporated a mixture of market rate homes and affordable homes with an earned income of 80-110% of the area's median income. The lot density ranged from 28 to 35 units per acre which exceeded the requirement of 27 dwelling units per acre; however, the lots that exceeded the density permissible by the ordinance were reserved for workforce housing. This proposal involved collaboration with Housing and Community Development Department and Mayor's Office of Economic Development to guarantee the long-term affordability of workforce housing units. The Planning Commission granted variances on these same projects, for parking, reduced lot sizes with increased density and building lines in December of 2016 and in March of 2017. The justification for granting the variances was based on preserving sound public policy by allowing a mixed

income and lot size development. The condition of approval was that the lots over the permissible density be reserved for workforce housing with the help of an agreement. The means of preserving long-term affordability for these lots and the conditions of the agreement are up to the Housing and Community Development Department and Mayor's Office of Economic Development. Thus, the current variance proposal is a self-imposed hardship.

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

The applicant is not meeting the intent and purpose of Chapter 42. The applications as currently presented today are the same subject sites as the workforce housing proposals that were previously approved with the same variances. The applications are identical in relation to the lot sizes, site plans, and the number of units; however, the applicant has eliminated the workforce housing component. There will not be a means to ensure long-term affordability if the variances are granted. This lack of assurance is inconsistent with the justification of the previously granted variances which met the intent of Chapter 42.

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

The applicant's variance request is injurious to the public's welfare by exceeding the density requirement without allowing for long-term affordability.

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

Without an agreement to ensure affordability, an increase in density is considered an economic gain and not a hardship.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 10/12/2017
Plat Name: Reserve at Rosehill
Developer: Bob Millner
Applicant: Town and Country Surveyors
App No/Type: 2017-1598 C2

Staff Recommendation:
Withdraw

Total Acreage:	5.1517	Total Reserve Acreage:	5.1517
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286V	ETJ

Conditions and Requirements for Approval

For Your Information:

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

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

Houston Planning Commission

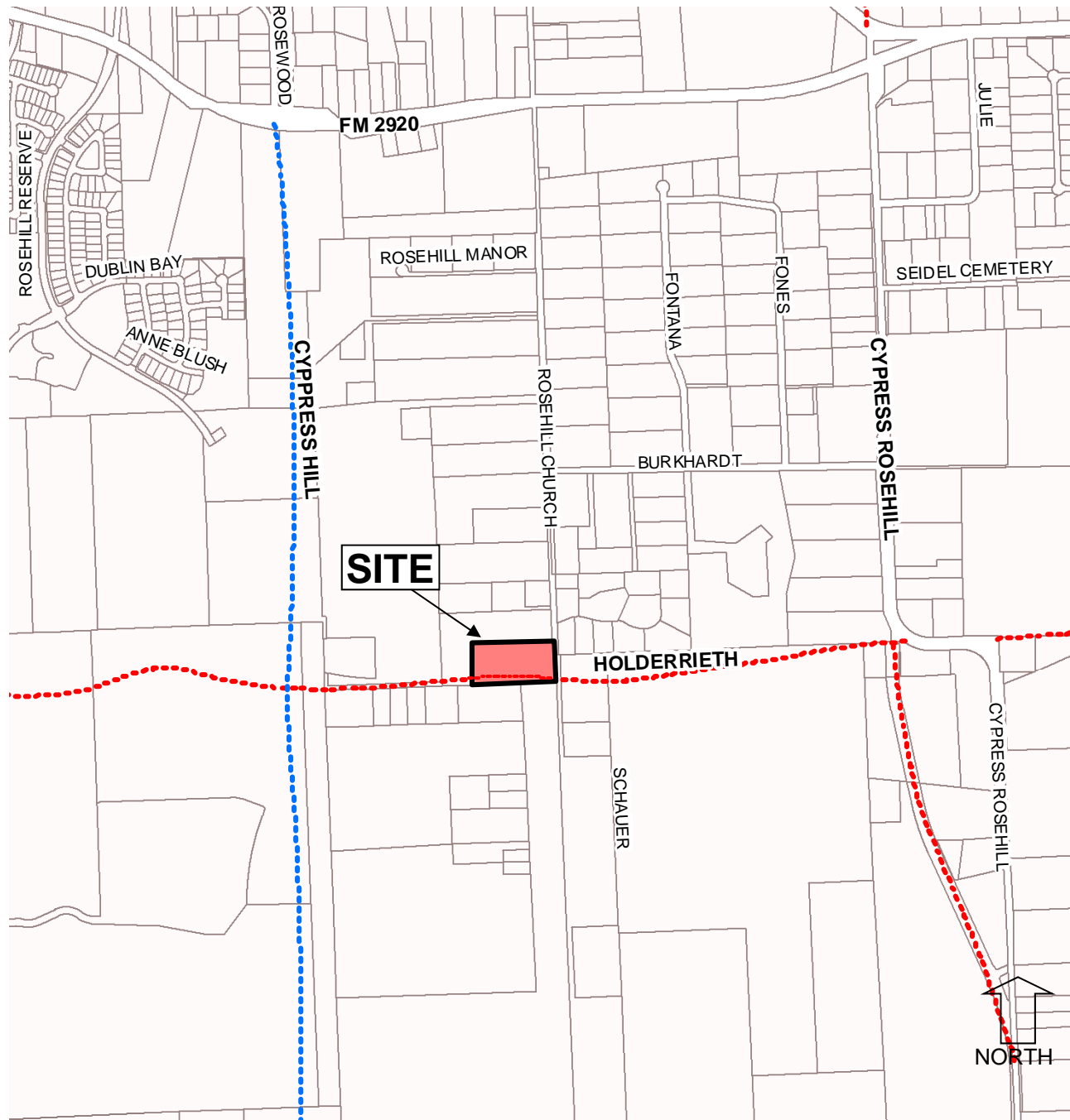
ITEM: 109

Planning and Development Department

Meeting Date: 09/28/2017

Subdivision Name: Reserve at Rosehill

Applicant: Town and Country Surveyors



D –Variances

Site Location

Houston Planning Commission

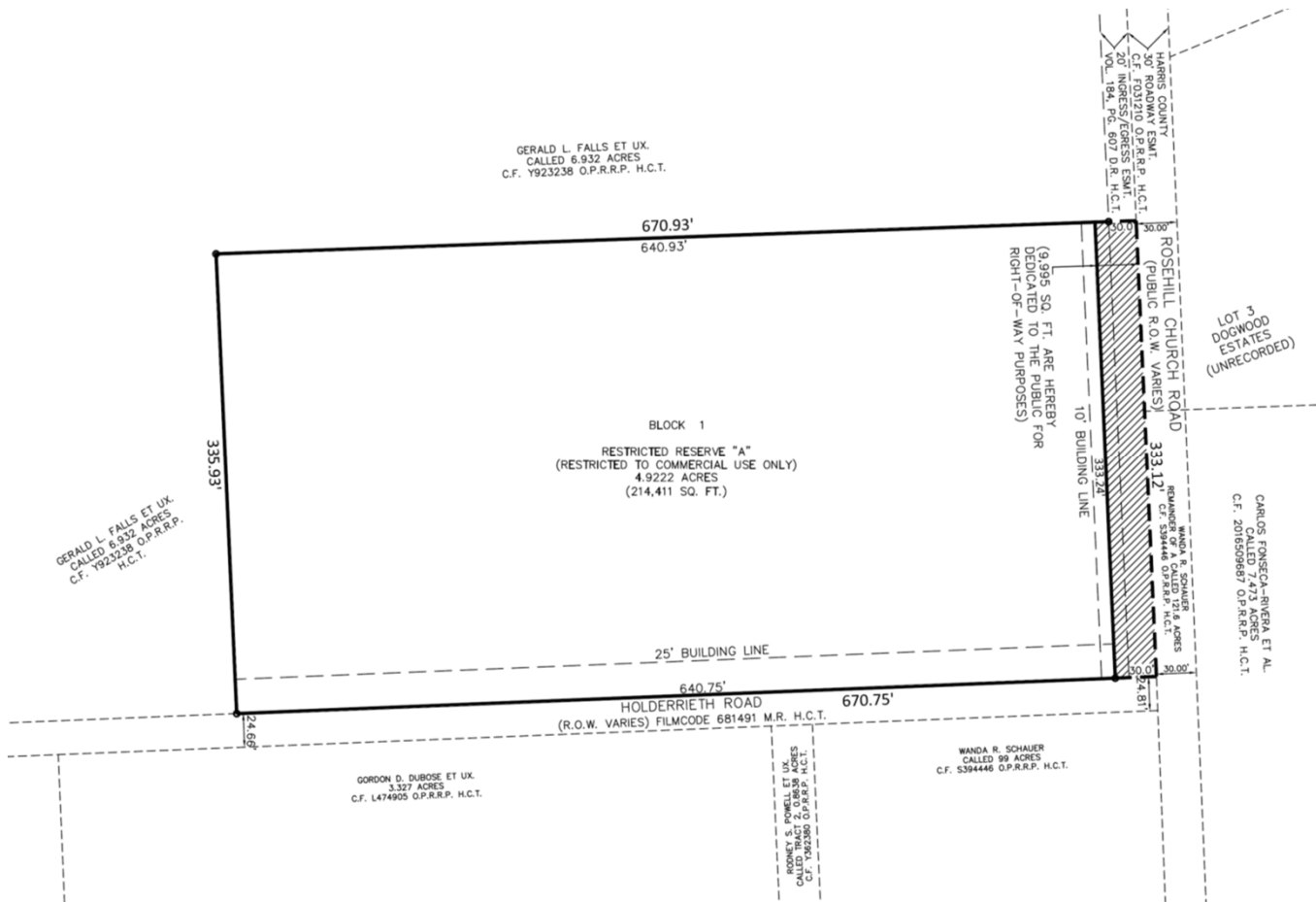
ITEM: 109

Planning and Development Department

Meeting Date: 09/28/2017

Subdivision Name: Reserve at Rosehill

Applicant: Town and Country Surveyors



D –Variances

Subdivision

Houston Planning Commission

ITEM: 109

Planning and Development Department

Meeting Date: 09/28/2017

Subdivision Name: Reserve at Rosehill

Applicant: Town and Country Surveyors



D –Variances

Aerial



Application Number: 2017-1598

Plat Name: Reserve at Rosehill

Applicant: Town and Country Surveyors

Date Submitted: 09/15/2017

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

Specific Variance is being sought and extent of variance:

We are requesting a Variance not to dedicate right-of-way for Holderreth Road on the proposed plat because it will cause an undue hardship on our client, Bob Milner and Kathryn McCoy. In addition to the dedication right-of-way we would also like to request a Variance for a Commercial Reserve not meeting the minimum street width of 60' along Rosehill Church Road.

Chapter 42 Section: 120,121,190

Chapter 42 Reference:

Sec. 42-120. - General layout and arrangement of street systems. (a)(5) The dedication of rights-of-way, including the rights-of-way for major thoroughfares in accordance with the major thoroughfare plan. Sec. 42-121. - Dedication of rights-of-way. (a) The applicant shall dedicate to the public the right-of-way for any street or alley designated in a subdivision plat as a public right-of-way in accordance with the requirements of this chapter and applicable state law. 42-190(c) 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: Restricted reserve—All other 5,000 sq. ft. public street 60 feet width(50 feet in a street width exception area) and 60 feet 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 variance request being sought is to not dedicate a right-of-way on the proposed plat of "Reserve at Rosehill". Mr. Bob Milner and Ms. Kathryn McCoy intend to create a reserve for commercial use. The Tract was surveyed to be 5.1517 acres, located along the west right-of-way (ROW) line of Rosehill Church Road and approximately 4,100 linear feet south of F.M. 2920 along Rosehill Church Road. West of the 5.1517 acre tract a new development, Rosehill Reserve, is proposed for residential use which creates a 100' wide ROW running east and west. On the current City of Houston Major Thoroughfare Plan it depicts the future 100' ROW, named Holderrieth Road, to extend east from Rosehill Reserve development to cut through the south end of the proposed 5.1517 acre tract. East of Rosehill Church Road is an estate home with pool and other improvements which is unlikely to be redeveloped and would have to be purchased by the City of Houston to build proposed ROW. Mr. Milner and Ms. McCoy are negotiating with the State of Texas to sell the area required for proposed Holderrieth Road. My clients are not willing to donate the area but are willing to sell part of the 5.1517 acre tract to make up the difference of the 100' wide ROW. If Ordinance Code 42-121 is implemented on the proposed plat it would create a hardship for Mr. Milner and Ms. McCoy. They would have to give up 22% (1.13 acres) of the 5.1517 acre tract to achieve the 100' wide ROW and build the road within the boundary of proposed Katbo LLC plat. Also, it would give up a 75' wide strip which is more than half of the total right of way width required. The proposed plat abuts Rosehill Church Road which is currently a 50' wide public road. My client will be dedicating 30' of the 60' right-of-way for public use which is what is required for new development. The area is rural, development in the area tends to be 98% estate lots and 2% Office Commercial use. Currently Rosehill Church Road serves a low volume of thru traffic with no exit access to the South. Granting of the variance would not be injurious to the public health, safety or welfare of the community.

(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 location and alignment of proposed Holderrieth Road was determined by the City of Houston and Rosehill Reserve development. The circumstances involved are not the result of a hardship created or imposed by the applicant.

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

The intent of the ordinance is to provide traffic collection and flow to support the traffic imposed by the Rosehill Reserve development. My client is not opposing to the ROW but would like to get compensated for the acreage needed to build Holderrieth Road since this will remove 22% of his land.

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

The variance will not be injurious to the public health, safety or welfare. The proposed plat will create one reserve for commercial use. This development will not add a significant flow of traffic in the area. It would not be feasible to build an east-west road through the proposed plat if existing buildings have to be demolished to build future ROW.

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

Economics does not come into play in this variance request



Application No: 2017-1598

Agenda Item: 109

PC Action Date: 10/12/2017

Plat Name: Reserve at Rosehill

Applicant: Town and Country Surveyors

Staff Recommendation: Withdraw

Chapter 42 Sections: 120,121,190

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

We are requesting a Variance not to dedicate right-of-way for Holderreth Road on the proposed plat because it will cause an undue hardship on our client, Bob Milner and Kathryn McCoy. In addition to the dedication right-of-way we would also like to request a Variance for a Commercial Reserve not meeting the minimum street width of 60' along Rosehill Church Road. ;

Basis of Recommendation:

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

Statement of Facts

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 10/12/2017
Plat Name: Rivera
Developer: Manuel Rivera and Ana Elsy Rivera
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2017-1664 C3P

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

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

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

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

049.5. All subdivision plats (C3F, C1, C2, STD) must contain: 1) x,y coordinate values for each boundary point, and 2) a plat note referencing the Texas State Plan Coordinate Grid System Zone and Zone number (NAD83). The scale factor shall be specific to the site.

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

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

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

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

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

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

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

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

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

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

203. Include Private Street or Permanent Access Easements certificate to Appendix A: Owners Acknowledgement.

Harris County Engineering Office has requested that this item be deferred for two weeks.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 10/12/2017
Plat Name: Rivera
Developer: Manuel Rivera and Ana Elsy Rivera
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2017-1664 C3P

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

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

City Engineer: 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 10'X10' F.H.E. AND 20' W.L.E.

Addressing: Manuel Drive makes 90 degree turn. There will need to be 2 street names with a break at the curve.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
label new street name at 90 degree bend
need road law paragraph and paragraph about private streets
No objections to variance request.
city and county request document/statement on how water will be obtained for fire protection before plat recordation

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

Houston Planning Commission

ITEM: 110

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Rivera (DEF1)

Applicant: Vernon G. Henry & Associates



D – Variances

Site Location

Houston Planning Commission

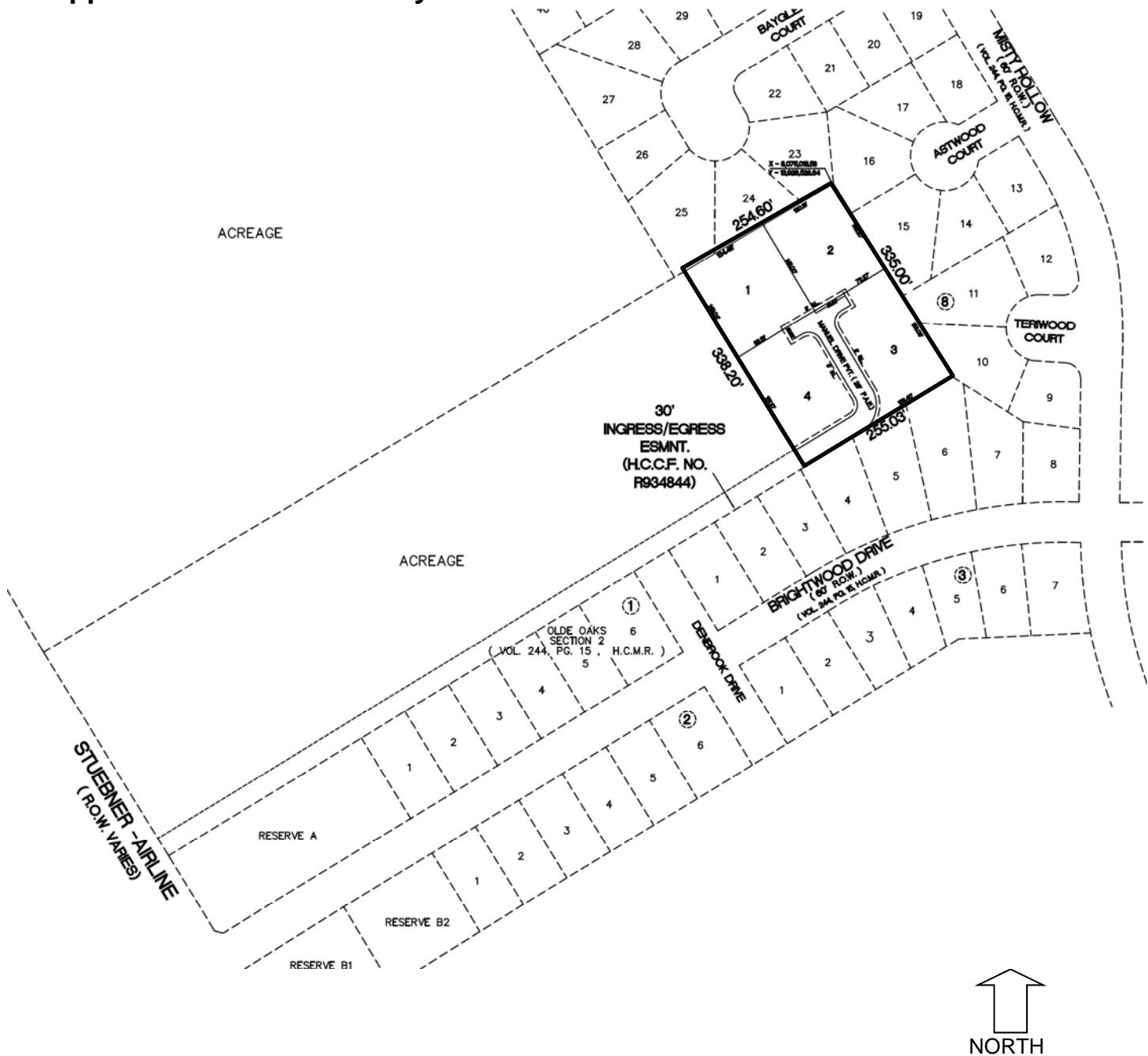
ITEM: 110

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Rivera (DEF1)

Applicant: Vernon G. Henry & Associates



D – Variances

Subdivision

Houston Planning Commission

ITEM: 110

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Rivera (DEF1)

Applicant: Vernon G. Henry & Associates



D – Variances

Aerial

**Bammel Utility District
c/o Young & Brooks
10000 Memorial Drive, Suite 260
Houston, Texas 77024**

September 27, 2017

City of Houston Planning and Development Department
611 Walker, 6th Floor
Houston, Texas 77002

Attention: Aracely Rodriguez

Reference: Plat Name - Rivera - Number 2017-1664.

Dear Ms. Rodriguez:

The Board of Directors of Bammel Utility District has voted to annex and serve the Rivera Tract with water and sanitary sewer service under the following conditions:

- The owner cause a subdivision plat to be approved and recorded for the subject tract, and
- The owner completes the annexation process with Bammel Utility District.

Please call our District Engineer, Mr. Teague Harris, P.E., at 713.462.3178, or tharris@idseg.com if you have any further questions.

Very truly yours,



Nicholas Fava, President
Board of Directors
Bammel Utility District

cc: Mark Brooks, Young & Brooks
Teague Harris, IDS Engineering Group



Application Number: 2017-1664

Plat Name: Rivera

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 09/18/2017

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

Specific Variance is being sought and extent of variance:

To allow a Type-Two PAE to be extended from a 30' private access easement rather than from a public street.

Chapter 42 Section: 42-120

Chapter 42 Reference:

42-120 General layout and arrangement of street system.

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 parent tract was divided by the court via a partition deed in 1996. A 30' access easement was also created at the same time for the benefit of all the new owners. Several homes have been constructed on the various parcels. All use the easement, which connects to Stuebner Airline Road, to gain access. The parcel being platted is at the dead end of the access easement and is to be used to build a family compound of homes. Rather than relying on well water and a septic system, the family has requested service from the adjacent MUD which surrounds the property on three sides for sanitary sewer. The water will be provided by a private water line through the neighboring property to the west, but will still be provided from the district. In accordance with its creation agreement, the MUD can only serve platted property so the division of the property into individual lots must be platted. It is difficult, and possibly hazardous to their health, for urban homeowners not to have access to regulated and inspected utility systems such as the ones provided by a MUD. This Parcel of land was subdivided by the order of the court rather than by subdivision plat, which creates a hardship for municipal utility district service in the Houston e.t.j.

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

The access to the property provided by the court petition was an access easement. There was a provision for each of the owners to dedicate a public street on their property but none of the owners between this property and Stuebner Airline have chosen to do that, leaving this property with its sole access from the 30' access easement.

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

The intent of the chapter is to create safe and healthy residential home sites which this proposal will do.

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

Public health will be improved by making it possible for the new homes to be served by permitted and inspected utility lines rather than by private systems.

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

The justification for the variance is to allow the property to be served by m.u.d. utilities.



Application No: 2017-1664

Agenda Item: 110

PC Action Date: 10/12/2017

Plat Name: Rivera

Applicant: Vernon G. Henry & Associates, Inc.

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

Chapter 42 Sections: 42-120

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

To allow a Type-Two PAE to be extended from a 30' private access easement rather than from a public street. ;

Basis of Recommendation:

The site is located in Harris County, northeast of Stuebner Airline Road and southeast of Cypresswood Drive.

The applicant is requesting a variance to allow a Type 2 Permanent Access Easement (PAE) to be extended from a 30' private access easement rather than from a public street.

Staff is in support of the request.

The applicant is proposing to extend a Type 2 PAE from an existing private access easement to serve four (4) single-family residential lots. This existing private access easement connects to Stuebner Airline, a major thoroughfare, to the west and provides access to multiple tracts.

In 1996, an 8.28 acres of land was subdivided into 10 different tracts by a partition deed. The 30' access easement was also created with the partition deed to provide access to all 10 tracts. The existing private access easement is the only available access to the subject site. The current owner purchased the property in 2000 and did not create this condition. The proposed Type 2 PAE will also meet the intent of the ordinance. The proposed Type 2 PAE will be extended from an existing private access easement and will continue to provide access to the subject site.

Instead of relying on private water well and septic tanks, the applicant requested service from the adjacent Bammel Utility District. The applicant provided a letter of support from Bammel Utility District. Per the approval letter, Bammel Utility District voted to annex the subject site and to provide water and wastewater service after the property is platted and recorded.

Harris County Engineering Office has not objection to the variance request.

Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

The

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 deny vehicular access to the subject site. The subject site was subdivided from a larger tract in 1996 by a partition deed and a 30' wide access easement was also created with the partition deed to provide access to the subject site. Instead of relying on private water well and septic tanks, the applicant requested water and sanitary sewer service from the adjacent Bammel Utility District. Bammel Utility District voted to annex the

subject site after the property is platted and recorded. Therefore, the applicant is requesting a variance to allow a Type 2 PAE to be extended from an existing private easement to serve four (4) single-family residential lots. The 30' access easement is the sole access to the subject site.

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

This existing condition of the subject site was not created by the applicant. The subject site was subdivided from a larger tract by a partition deed.

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

The proposed Type 2 PAE will be extended from an existing private access easement and will continue to provide access to the subject site. Requiring the dedication of a public street within the subject site will not meet the intent of the ordinance. The public street would become a dead-end street as it cannot be extended further east due to the existing recorded subdivision.

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

The subject site will receive water and sanitary sewer service from Bammel Utility District. Harris County Engineering Office has no objection to the variance request.

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

The existing physical condition of the area is the justification for granting the variance.



Agenda Item: 111

Action Date: 10/12/2017

Plat Name: Sheldon ISD High School GP

Developer: Sheldon ISD

Applicant: Pacheco Koch Consulting Engineers, Inc.

App No/Type: 2017-1739 GP

Staff Recommendation:

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

Total Acreage:	385.4300	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77044	416V	ETJ

Conditions and Requirements for Approval

045. The alignment and width of all major thoroughfares within or adjacent to the proposed General Plan shall conform to the requirements of the most recent Major Thoroughfare and Freeway Plan. (24)

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

046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.

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

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)

Address three stub streets along the southern GP boundary.

North south street must be extended to run between Garrett and the proposed east west street.

Coordinate with Harris County Engineer's Office regarding the delineation of the transition of the proposed east-west street and the private entrance along Beltway 8.

Coordinate with Harris County Engineer's Office and Pct. 1 regarding the addition of a 8-10' wide pedestrian/bicycle trail along the entire length of the proposed north-south street.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 111

Action Date: 10/12/2017

Plat Name: Sheldon ISD High School GP

Developer: Sheldon ISD

Applicant: Pacheco Koch Consulting Engineers, Inc.

App No/Type: 2017-1739 GP

Staff Recommendation:

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

PWE Utility Analysis: Approve

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

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

County defers to city's and planning commission's judgment for plat recommendation.

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

Houston Planning Commission

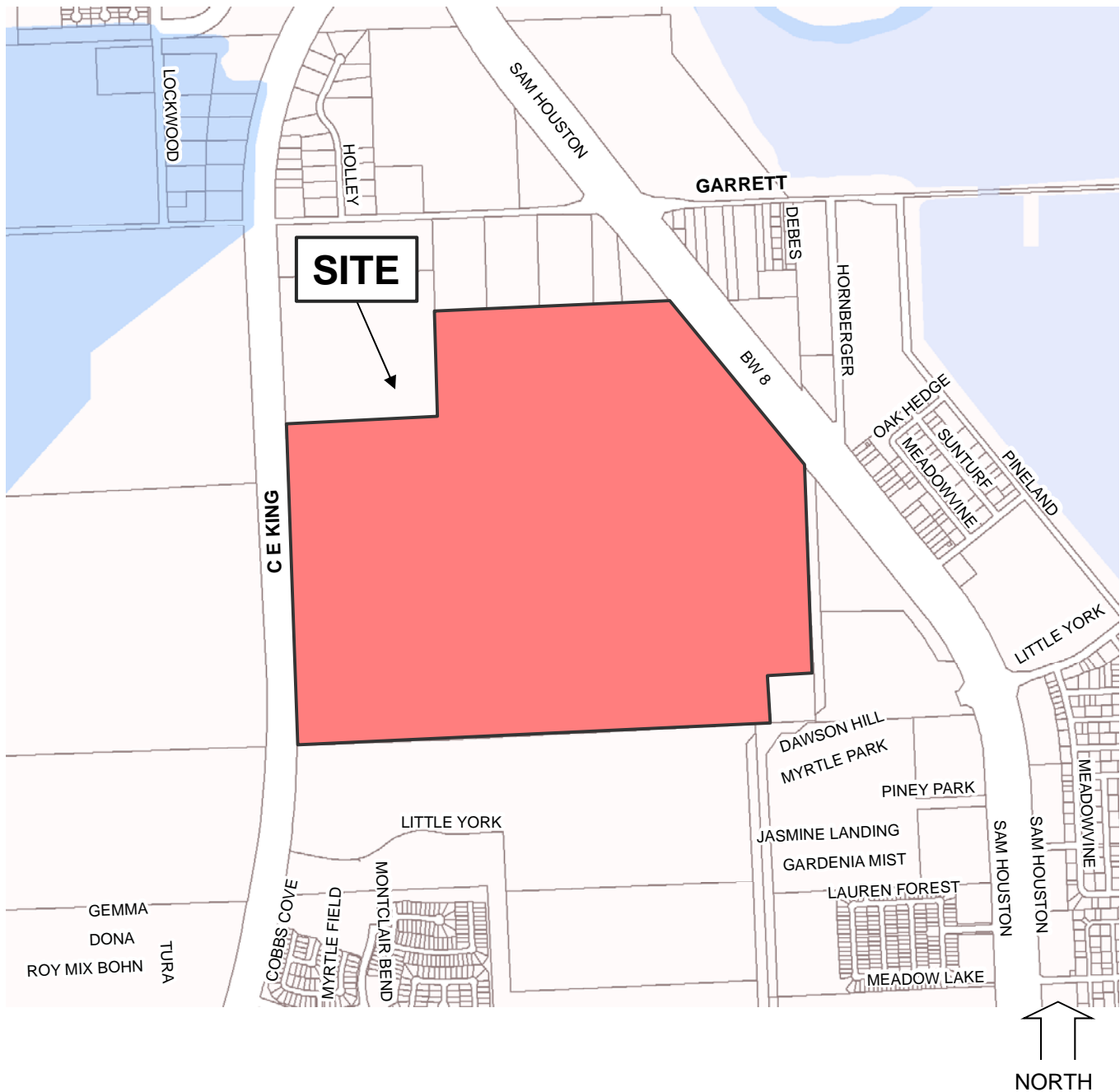
ITEM: 111

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Sheldon ISD High School GP

Applicant: Pacheco Koch Consulting Engineers, Inc.

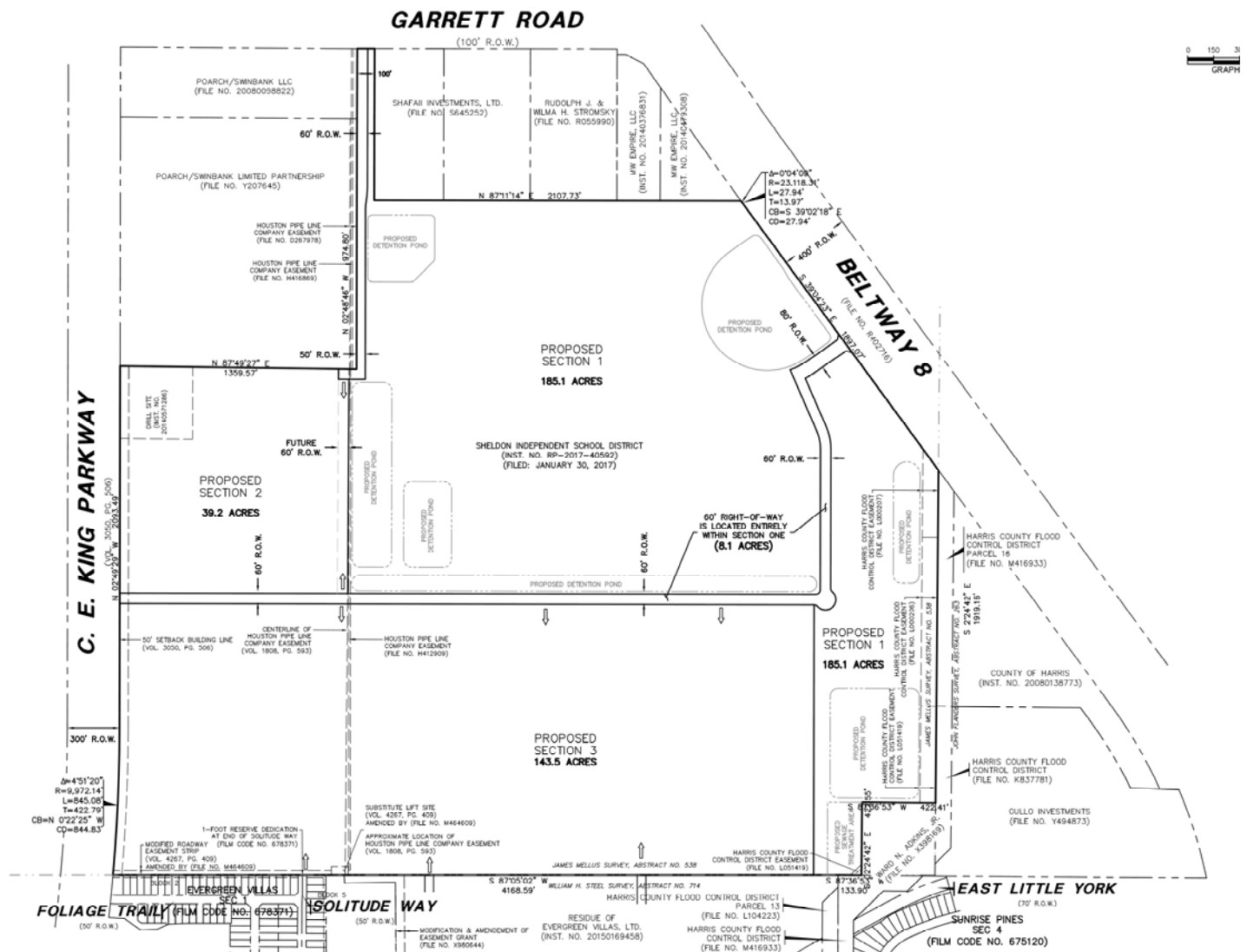


D – Variances

Site Location

Meeting Date: 10/12/2017

Applicant: Pacheco Koch Consulting Engineers, Inc.



NORTH

Subdivision

Houston Planning Commission

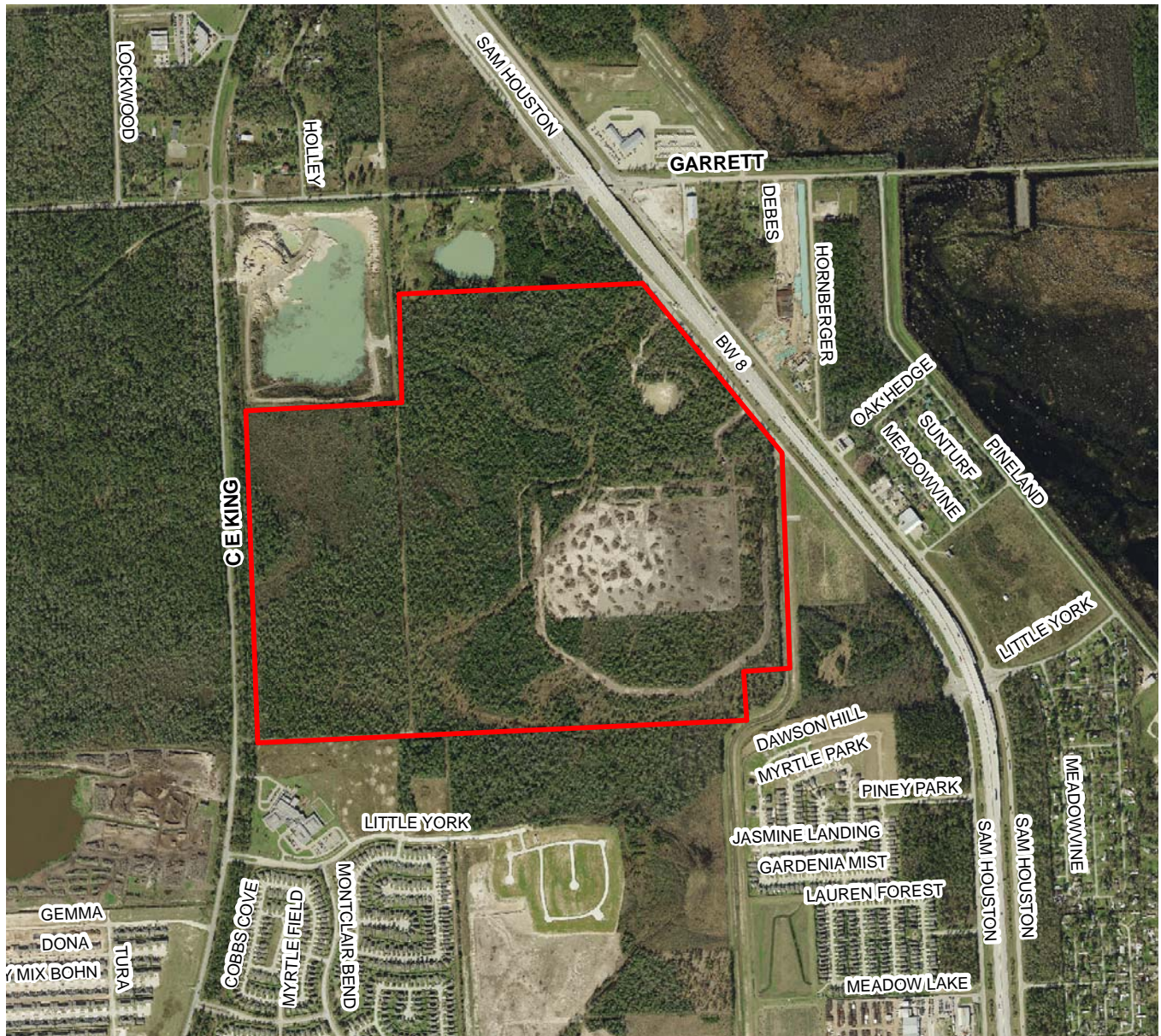
ITEM: 111

Planning and Development Department

Meeting Date: 10/12/2017

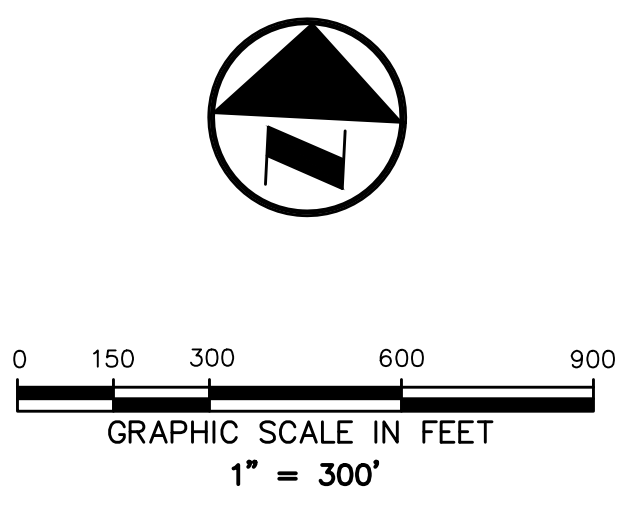
Subdivision Name: Sheldon ISD High School GP




Applicant: Pacheco Koch Consulting Engineers, Inc.



D – Variances

Aerial



 PROPERTY INGRESS/EGRESS
 ROADWAY TYPICAL SECTION
 (SEE EX.2)
 PROPERTY BOUNDARY

<u>OUT-TRACTS NOT PART OF CAMPUS USE</u>	
WETLANDS	43.91 ACRES
OTHER	155.47 ACRES
TOTAL AREA NOT PART OF CAMPUS USE	199.38 ACRES

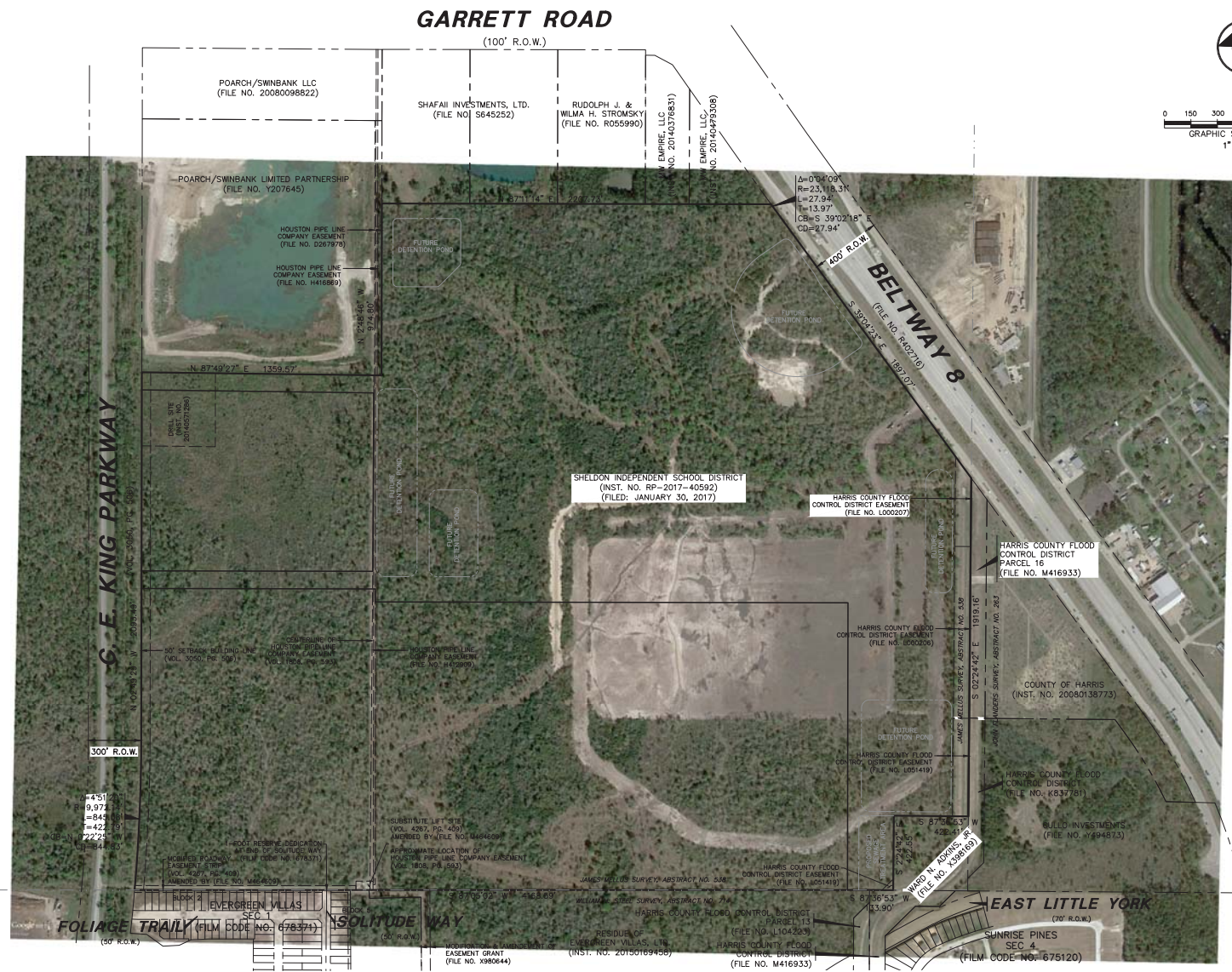
SHELDON ISD PARKING

TOTAL PARKING	3,178 SPACES
---------------	--------------

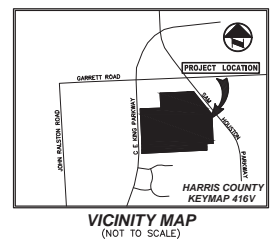
Pacheco Koch

OWNER:
SHELDON INDEPENDENT SCHOOL DISTRICT
11411 C.E. KING PARKWAY
HOUSTON, TX 77044-2009
CONTACT: KING R. DAVIS

TONZALEZ
6/16/2017 11:27 AM
C:\WORK\2017\2017-40592\DWG\CD 2017\AREA EXHIBIT.DWG



0 150 300 600 900
GRAPHIC SCALE IN FEET
1" = 300'



AERIAL EXHIBIT
SHELDON ISD HIGH SCHOOL
365.8 ACRES OUT OF THE
JAMES MELLUS SURVEY, ABSTRACT NO. 538,
HARRIS COUNTY, TEXAS

OWNER:
SHELDON INDEPENDENT SCHOOL DISTRICT
11411 C.E. KING PARKWAY
HOUSTON, TX 77044-2009
CONTACT: KING R. DAVIS

Pacheco Koch		20445 STATE HWY 249, SUITE 380 HOUSTON, TX 77070 281.683.0103	
TX REG. ENGINEERING FIRM F-469		TX REG. SURVEYING FIRM LS-10008000	
DRAWN BY	CHECKED BY	SCALE	DATE
		1"=300'	JUNE 2017
		JOB NUMBER	
		3884-16.480	

AREA EXHIBIT - SHELDON ISD HIGH SCHOOL



Application Number: 2017-1739

Plat Name: Sheldon ISD High School GP

Applicant: Pacheco Koch Consulting Engineers, Inc.

Date Submitted: 09/29/2017

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

Specific Variance is being sought and extent of variance:

The applicant is requesting four variances: 1. To allow a private driveway to be a direct extension of a public street without providing a cul-de-sac. 2. To exceed the 2600' intersection spacing requirement along CE King by creating 1 east-to-west street through the property instead of the required two. 3. To exceed the 1400' internal intersection spacing requirement by creating 1 north-to-south street between the proposed east-to-west street and Garrett rather than the required three. 4. To allow the proposed north-south street to be 50' as opposed to the required 60'.

Chapter 42 Section: 122/127/129

Chapter 42 Reference:

42-122: Right of way widths. 42-127: A major thoroughfare shall intersect with a public local street, a collector street, or another major thoroughfare at least every 2600 feet. 42-134: A public street that terminates at the boundary of a plat, previously approved by the commission, without a means for vehicular turnaround, shall be extended into the adjacent property.

Statement of Facts

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

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;

Allow for a 50 ft. ROW for the proposed N/S ROW along the perimeter of the main campus to provide for a context sensitive paving design and accommodate the 20-ft. high bank of the detention ponds. Allow a public street, (2) to terminate at the private road without a cul de sac termination. There are two locations; one at the main entry for the Campus from Beltway 8. That paving section for the main private entry road is designed as an esplanade 80-foot ROW with dual paving section and 12-foot lanes. The design of the main entry will look like a typical public esplanade section. The proposed private road will terminate into the public street esplanade paving design. The second private street variance to terminate without the cul de sac affects the proposed n/s public street from Garrett Road terminating at the plat section boundary of the main campus. The proposed N/S public street is narrowed a 50 ft. ROW due to existing CenterPoint Easements and existing retention pond designs. These retention ponds will not just operate as a storm water collection system, but will be designed as a living laboratory for horticulture, student biology coursework, and related training. Therefore, it is imperative to retain the 20-ft. high bank. Coupled with the N/S CenterPoint easements and a 20-ft. high bank design a 50 ft. ROW is requested. The District has already visited with the County regarding a context sensitive design alternative to slow traffic through the campus. This design has been discussed with Harris County Pct 1. The requirement to terminate the public streets with a cul de sac requires additional ROW dedication and paving design that will not work with the proposed esplanade paving design at the main entrance nor at the termination of the proposed N/S ROW along the western boundary due to the existing CenterPoint easements. The paving design for the private ROW intersection will meet the public street standards. The paving design will be worked out with Harris County Engineering to demark the actual separation of public and private ROW per the Engineer's Office. The 50 ft. ROW is not feasible due to the constraints of the retention pond locations, 20 ft. high bank and existing CenterPoint easement.

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

The campus design is following best practices for the safe and secure access and egress of the campus and not a result of a self-imposed hardship.

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

The proposed public street patterns meet the intent of the Chapter. Not terminating the public streets with a cul de sac could be construed as confusing with bus operations and automobile utilization given the nature of the compact campus. The County Engineers are willing to work with the District on the context sensitive design for the proposed public N/S 50 ft. ROW.

(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).

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

Economic hardship is not the sole justification for this request. Safety is the primary concern for the campus development. The District is providing the E/W and N/S public street dedication and construction within the Plat Section boundary as well as the dedication of 5 feet for Garrett Road on the north boundary.



Application No: 2017-1739

Agenda Item: 111

PC Action Date: 10/12/2017

Plat Name: Sheldon ISD High School GP

Applicant: Pacheco Koch Consulting Engineers, Inc.

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

Chapter 42 Sections: 122/127/129

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

The applicant is requesting four variances: 1. To allow a private driveway to be a direct extension of a public street without providing a cul-de-sac. 2. To exceed the 2600' intersection spacing requirement along CE King by creating 1 east-to-west street through the property instead of the required two. 3. To exceed the 1400' internal intersection spacing requirement by creating 1 north-to-south street between the proposed east-to-west street and Garrett rather than the required three. 4. To allow the proposed north-south street to be 50' as opposed to the required 60' ;

Basis of Recommendation:

The site is located within the Harris County ETJ along the East Sam Houston Tollway between Garrett and East Little York.

The applicant proposes to create a general plan for a 365 acre site that includes a proposed school and unspecified future development. The applicant has requested 4 variances:

1. To create a private street that is a direct extension of a public street
2. To create 1 east to west street through the site as opposed to the required two
3. To create 1 north to south street through the site as opposed to the required 3, between the proposed east to west street and the northern plat boundary.
4. To allow a portion of the north to south street to be a 50' ROW as opposed to the required 60'.

Staff is in support of each request.

The subject site consists of 365 acres along the East Sam Houston Tollway and immediately north of developing residential tracts. The applicant proposes to develop a school campus on the site that will feature a high school, an elementary school and athletic facilities within the northeast portion of the tract. In order to keep through traffic from disrupting the school campus, the applicant is proposing to exceed internal and external intersection spacing while allowing adequate traffic circulation through the remainder of the site.

The applicant proposes to create an east-to-west street within the first section of this general plan. This street will allow traffic through the property around the proposed school complex from east to west. The applicant proposes to incorporate this street within a private entrance along the Beltway. This location was chosen because it allows for a connection to the east while providing ample space for the school site. A condition has been added to the CPC 101 form that the applicant will coordinate with the county in placing markers and barriers delineating the private and public streets when Sec 1 is developed.

The applicant also requests a variance to create one north-to-south between the proposed east to west street and the northern GP boundary as opposed to the required 3. In addition, they are requesting that a 1000' portion of this street consist of a 50' right of way as opposed to the required 60. A condition has been added that the applicant coordinate with the county in creating an 8-10' wide shared use path along this ROW to allow safe movement of pedestrians and cyclists.

Future development within the southern portion of the GP will lead to street connections from three stub streets from the residential communities to the south. When combined with the proposed north-south and east west streets around the school site, the resulting street grid will allow traffic to efficiently circulate through the subject site between the residences and adjacent thoroughfares.

Strict interpretation of Chapter 42 would require that the applicant create additional streets through their proposed school site and would prevent the east west connection to the Beltway from being incorporated into the private entrance with the school. This would disrupt their proposed school by forcing traffic onto the planned campus. Staff finds that the proposed variance request is consistent with the general purpose and intent of Chapter 42 as a future supportive street grid system formed by the proposed streets and the future extension of the stub streets from the south, will provide adequate traffic circulation through and around the site.

In addition, provisions to delineate the transition between the public street and the private drive are consistent with the general intent and purpose of Chapter 42 as it will allow a public street connection to the beltway to be incorporated with the private entrance without any confusion over the ownership of the street.

Furthermore, the applicant's request to create a 50' wide north-south street will not be injurious to public health, safety, or welfare as a condition to create a 8-10' wide trail along this ROW will separate pedestrian and bicycle traffic from automobile traffic.

Staff recommends granting each variance and approving the general plan 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;

Strict interpretation of Chapter 42 would require that the applicant create additional streets through their proposed school site and would prevent the east west connection to the Beltway from being incorporated into the private entrance with the school. Staff finds that this request is consistent with the general purpose and intent of Chapter 42 as a future supportive street grid system formed by the proposed streets and the future extension of the stub streets from the south, will provide adequate traffic circulation through and around the site.

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

Granting the variance is justified due to the proposed street grid formed by the proposed east west and north south streets, as well as the future extensions of the stub streets through the southern GP boundary. This street system will support adequate traffic circulation through and around the tract while allowing for a larger site for the school campus.

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

The future supportive street grid system will be in keeping with the intent and general purpose of Chapter 42. In addition, provisions to delineate the transition between the public street and the private drive are consistent with the general intent and purpose of Chapter 42 as it will allow a public street connection to the beltway to be incorporated with the private entrance without any confusion over the ownership of the street. Furthermore, the applicant's request to create a 50' wide north-south street will not be injurious to public health, safety, or welfare as a condition to create a 8-10' wide trail along this ROW will separate pedestrian and bicycle traffic from automobile traffic.

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

The future street grid system will be beneficial to public health, safety, and welfare as it will allow local vehicular traffic and pedestrians to circulate through the site without having to be forced onto the adjacent thoroughfares. In addition, the applicant's request to create a 50' wide north-south street will not be injurious to public health, safety, or welfare as a condition to create a 8-10' wide trail along this ROW will separate pedestrian and bicycle traffic from automobile traffic.

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

Granting these variances is justified by the applicant providing for a future supportive street grid formed by the proposed east-west and north south streets and the future extension of the stub streets along the southern GP boundary.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 10/12/2017
Plat Name: Waldemar Townhomes
Developer: Ace Tech Development
Applicant: Owens Management Systems, LLC
App No/Type: 2017-1566 C2

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	0.4591	Total Reserve Acreage:	0.1292
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77077	489S	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.

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

A shared driveway containing a reverse curve shall have a centerline radius of 65 feet or more separated by a tangent of 25 feet or more Sec 42-145(a)(6).

Per Sec 42-145(b)(3), the shared driveway shall be setback at least 4 feet from the boundary of the subdivision plat measured at the point of intersection with the public street.

The shared driveway shall intersect with a public street at a 90-degree angle per Sec 42-145(b)(2).

Submit a solid waste collection plan for review.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 112

Action Date: 10/12/2017

Plat Name: Waldemar Townhomes

Developer: Ace Tech Development

Applicant: Owens Management Systems, LLC

App No/Type: 2017-1566 C2

Staff Recommendation:

Defer Chapter 42 planning standards

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

Solid Waste: No Solid Waste Plan available. Need to know the length of frontage along Waldemar Drive in order to make a determination for COH garbage service eligibility.

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

Houston Planning Commission

ITEM: 112

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Waldemar Townhomes (DEF1)

Applicant: Owens Management Systems, LLC



D –Variances

Site Location

Houston Planning Commission

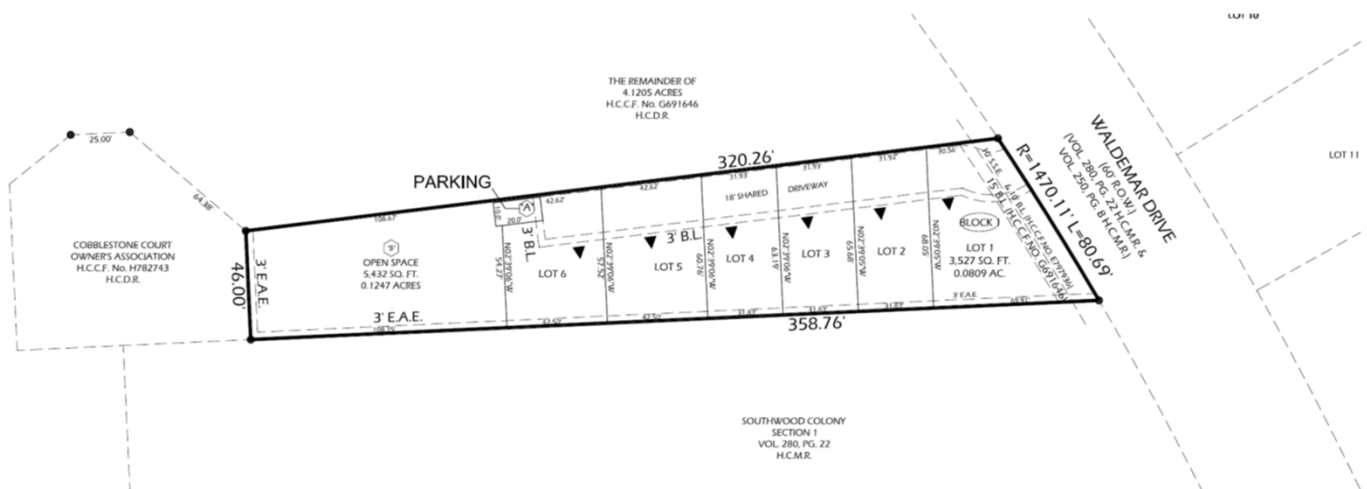
ITEM: 112

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Waldemar Townhomes (DEF1)

Applicant: Owens Management Systems, LLC



D –Variances

Subdivision

Houston Planning Commission

ITEM: 112

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Waldemar Townhomes (DEF1)

Applicant: Owens Management Systems, LLC



D –Variances

Aerial



Application No: 2017-1566

Agenda Item: 112

PC Action Date: 10/12/2017

Plat Name: Waldemar Townhomes

Applicant: Owens Management Systems, LLC

Staff Recommendation: [Defer Chapter 42 planning standards](#)

Chapter 42 Sections: 145

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

[To allow a shared driveway that is 18' in width to extend more than 200' from its intersection with a public street. ;](#)

Basis of Recommendation:

[The variance request has been withdrawn at the request of the applicant.](#)

Statement of Facts

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 113
Action Date: 10/12/2017
Plat Name: Lakeview Retreat GP
Developer: DR Horton
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2017-1764 GP

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

Total Acreage:	441.4000	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:	Fort Bend County MUD 190
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526H	ETJ

Conditions and Requirements for Approval

045. The alignment and width of all major thoroughfares within or adjacent to the proposed General Plan shall conform to the requirements of the most recent Major Thoroughfare and Freeway Plan. (24)

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

046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.

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

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

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

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

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)

163. The minimum spacing of intersections along a major thoroughfare is 600 feet. (127)

For Your Information:

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

Houston Planning Commission

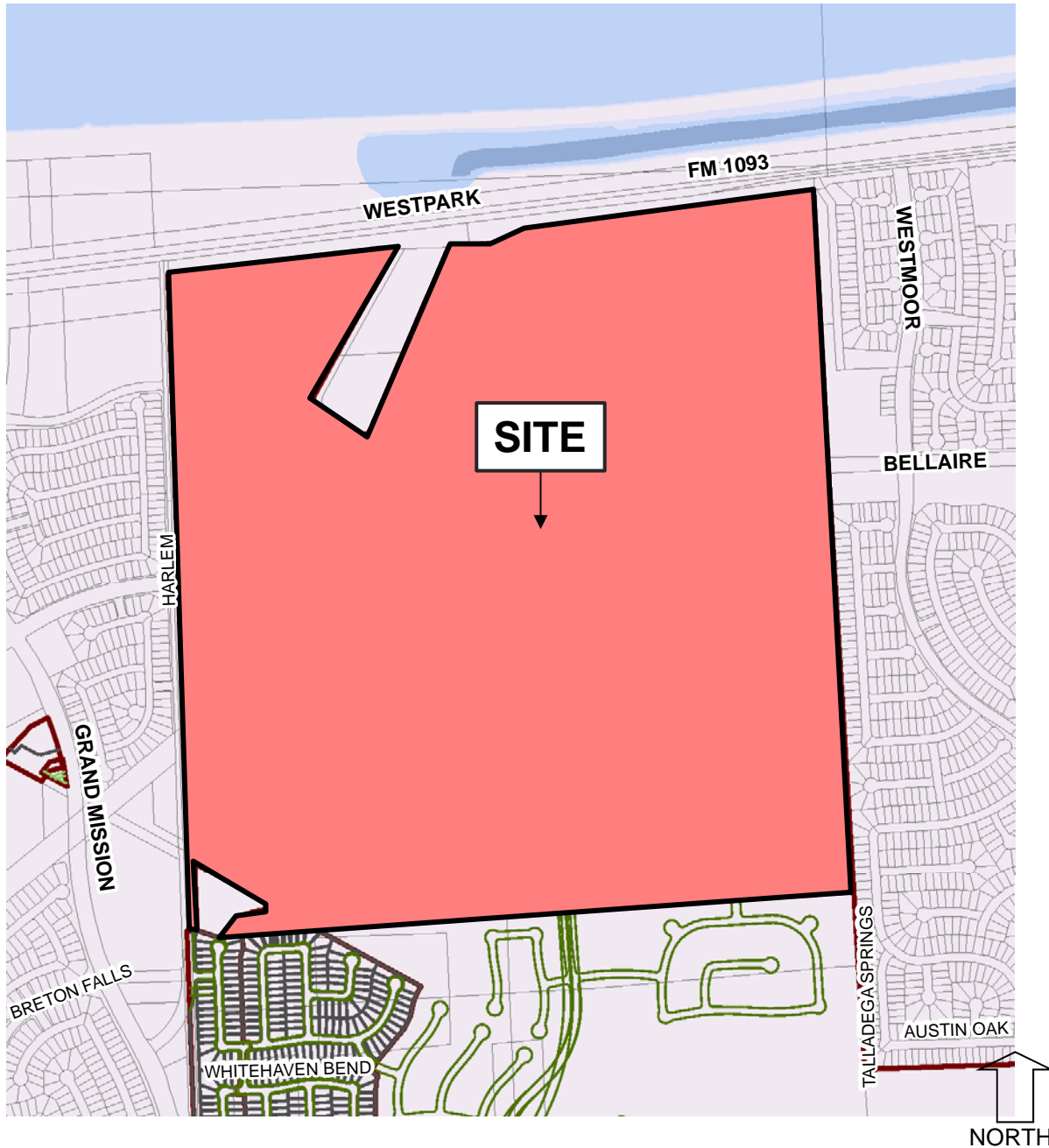
ITEM: 113

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Lakeview Retreat GP

Applicant: BGE|Kerry R. Gilbert Associates



E – Special Exceptions

Site Location

Subdivision

Houston Planning Commission

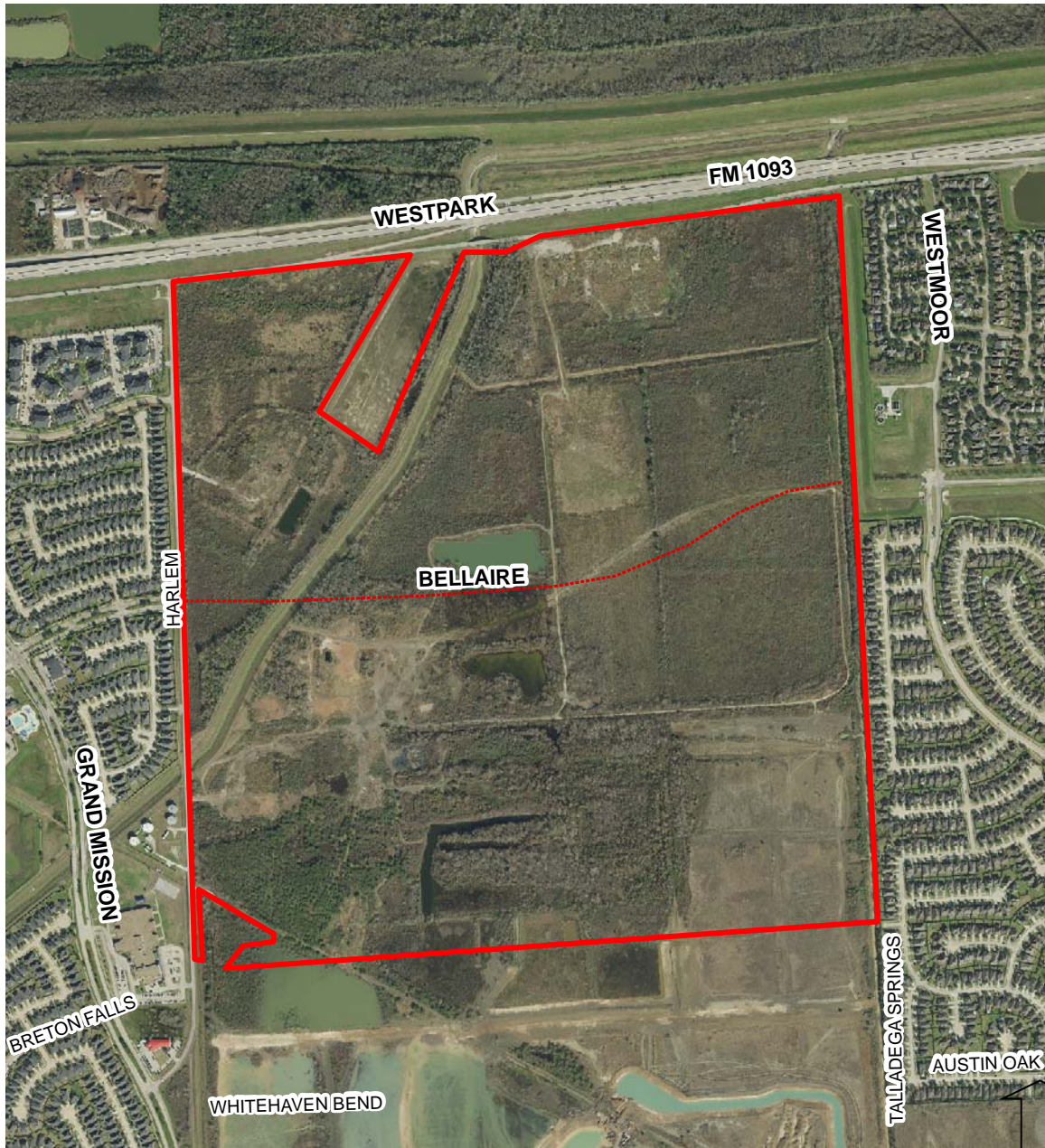
ITEM: 113

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Lakeview Retreat GP

Applicant: BGE|Kerry R. Gilbert Associates



E – Special Exceptions

Aerial



Application Number: 2017-1764

Plat Name: Lakeview Retreat GP

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 10/02/2017

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To allow an intersection spacing of $\pm 1600'$ along a local street adjacent to a detention pond / lake.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec 42-128. Intersection of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

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;

Lakeview Retreat is a single-family residential community located immediately south of Westpark Tollway on Harlem Road, just east of major thoroughfare Grand Mission Boulevard. Major thoroughfare Bellaire Blvd runs east-west through the middle of the subject property. The site is east of the Grand Mission community, north of the Grand Vista development, and west of the West Oaks Village and Twin Oaks Village communities. The project region is encumbered by existing drainage ditches and easements, large wetlands areas, and considerable drainage and detention requirements that impact the regional drainage system. South of Bellaire Blvd, Section 5 includes part of a large detention pond serving the development. The length of the block containing the pond is $\pm 1640'$ at its widest point, while the pond itself is $\pm 1610'$ at its longest span. The intersection spacing along local street Barrington Ridge Lane, as proposed in Section 5 and continued in the future section to the south, is $\pm 1600'$. These measurements range between 15% to 17% deviation from the required 1400' intersection spacing. This intersection spacing is not disproportionate and is in keeping with the intent of the ordinance, which allows for wider offsets when accommodating drainage and detention facilities. Additionally, the proposed street pattern around the detention pond and the collector street system within Lakeview Retreat both contribute to a better overall circulation pattern that places less emphasis on local street block length.

(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 achieve the result contemplated by Chapter 42 regarding crossings of drainage and detention facilities, and will not frustrate local or regional circulation.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The modification is a 15% deviation from the standard.

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

Internal circulation is upheld by the looped street pattern and the collector street system, while the increased spacing is in keeping with the intent of the ordinance regarding drainage and detention facilities; therefore the proposed special exception will 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 frustrate local traffic circulation, nor create any unsafe dead-end streets or isolated communities, and is therefore not injurious to the public health, safety, or welfare.



Application No: 2017-1764
Agenda Item: 113
PC Action Date: 10/12/2017
Plat Name: Lakeview Retreat GP
Applicant: BGE|Kerry R. Gilbert Associates

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

Chapter 42 Sections: 128

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

To allow an intersection spacing of $\pm 1600'$ along a local street adjacent to a detention pond / lake.;

Basis of Recommendation:

Good evening Madam Chair, members of the Planning Commission. My name is Arica Bailey.

Item 113 is Lakeview Retreat GP.

The site is located within Ft. Bend County, south of Westpark Tollway and bisected by major thoroughfare Bellaire Blvd.

The applicant is requesting a special exception to exceed intersection spacing by not providing a street at 1400'.

Staff is in support of the request.

Lakeview Retreat is a master planned single-family residential community with lakes proposed within many of the sections.

The area within this special request is proposing a large lake/detention reserve surrounded by lots. These sections will exceed the ordinance required intersection spacing by 200' which is only a 14% deviation.

The general plan is also maintaining the existing street grid set by the recorded sections to the east.

Ft. Bend County's Engineering Department is also in support of the request therefore staff's recommendation is to grant the special exception and approve the plat subject to the CPC form conditions.

Staff Evaluation

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

The deviation from the ordinance requirement is only 14% and the existing street grid has been established by the recorded sections to the east and surrounding the general plan.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The proposed Special Exception will achieve the result contemplated within the ordinance as the request is only a 14% deviation from what is required by the ordinance thus not negatively impacting traffic circulation.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The modification of the standard requested is not disproportionate to the 1400' requirement as there is only a difference of 200' and the a street grid is still being maintained to distribute traffic throughout the general plan.

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

The intent and general purposed of the chapter will be preserved and maintained as the request is only a 14% deviation from the 1400' intersection spacing requirement. The impacted proposed sections will mainly be detention reserves and fewer lots. The GP is maintaining the existing street grid of the recorded sections east of the GP.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The granting of this special exception will not be injurious to the public as no additional streets are being added and it will only be a distance of 200' more than the ordinance requirement. The proposed sections impacted by this request is majority detention so traffic will not be impacted for the reserves.



Agenda Item: 114
Action Date: 10/12/2017
Plat Name: Sanberg Investments LTD
Developer: Sanberg Investments, LTD
Applicant: Hovis Surveying Company Inc.
App No/Type: 2017-1765 C2R

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

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.

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

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

Add note: Add note: The Planning Commission granted a variance to not terminate Walnut Street with a cul-de-sac subject to specific conditions on 10/12/2017. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.

For Your Information:

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

PWE Utility Analysis: Approve.
City Engineer: DETENTION IS REQUIRED

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

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

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

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

County has no objections to variance request.

Houston Planning Commission

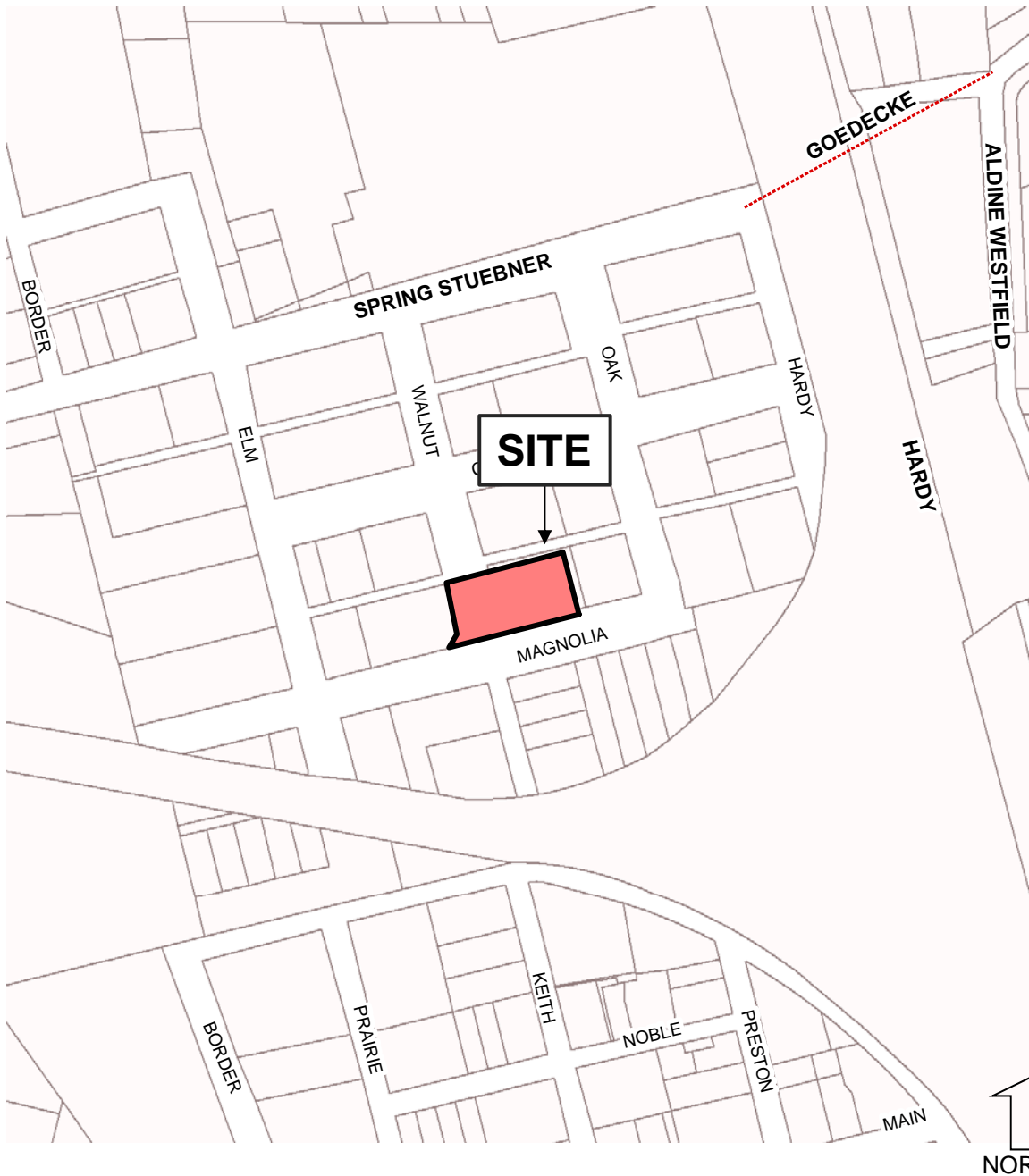
ITEM: 114

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Sanberg Investments LTD

Applicant: Hovis Surveying Company Inc.



F – Reconsideration of Requirements

Site Location

Houston Planning Commission

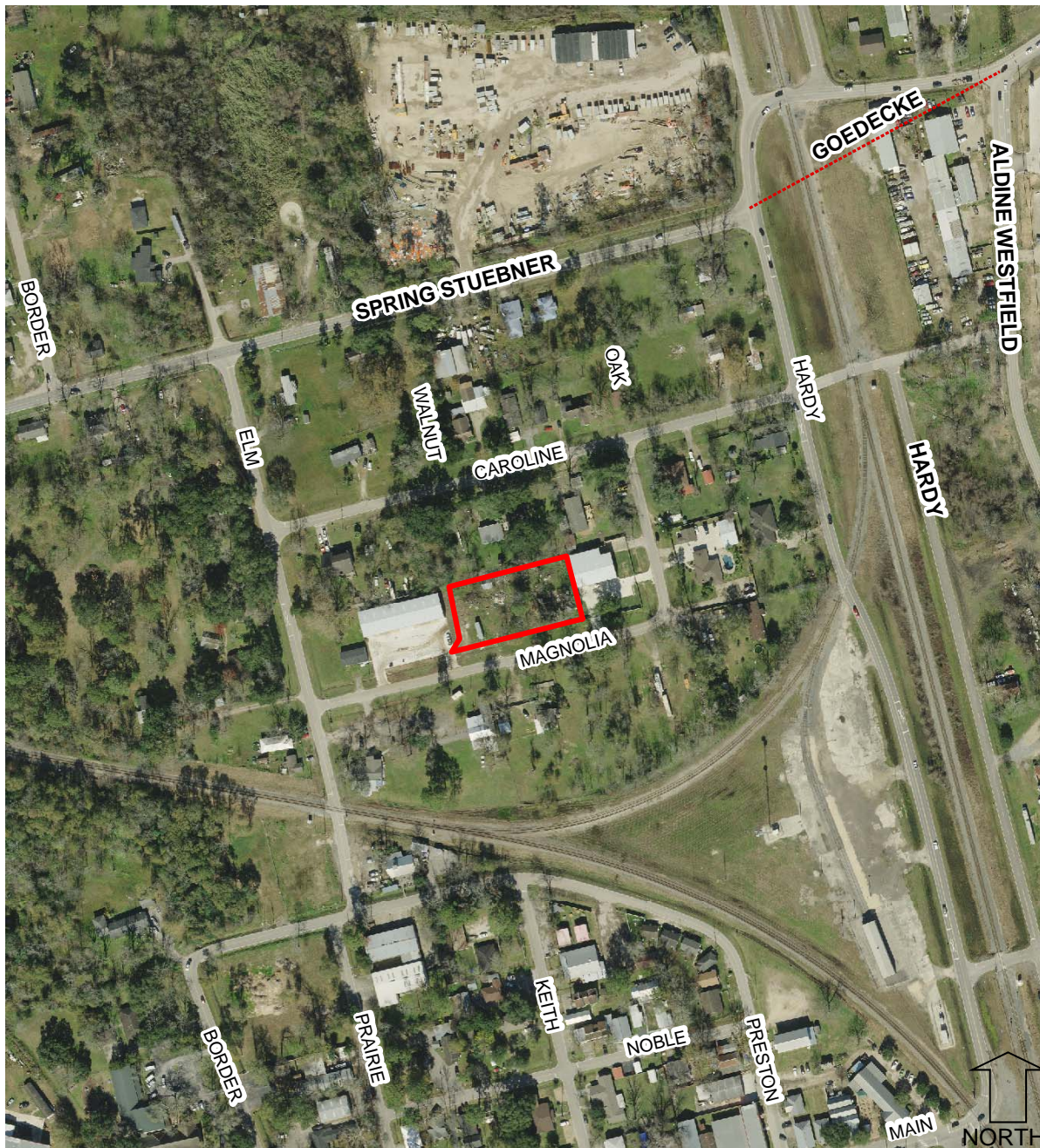
ITEM: 114

Planning and Development Department

Meeting Date: 10/12/2017

Subdivision Name: Sanberg Investments LTD

Applicant: Hovis Surveying Company Inc.



F – Reconsideration of Requirements

Aerial



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2017-1765
Plat Name: Sanberg Investments LTD
Applicant: Hovis Surveying Company Inc.
Date Submitted: 10/02/2017

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

Specific requirement or condition being sought:

To not provide a cul-de-sac at the terminus of Walnut Street, an unimproved street

Chapter 42 Section: 134

Chapter 42 Reference:

(a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

See Variance Request Form



Application Number: 2017-1765

Plat Name: Sanberg Investments LTD

Applicant: Hovis Surveying Company Inc.

Date Submitted: 10/02/2017

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

Specific Variance is being sought and extent of variance:

To not provide a cul-de-sac at the terminus of Walnut Street, an unimproved street

Chapter 42 Section: 134

Chapter 42 Reference:

(a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted.

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;

Walnut Street is an unimproved 80' street that was never accepted by the public. The portion of Walnut Street that was dedicated through this development was terminated by the Notice of Termination and Withdrawal of Dedication recorded under H.C.C.F. No. RP-2017-392317. The requirement to provide a cul-de-sac at the end a stub street is to allow vehicles using the public street as a means to turn around prior to entering private property, since this street is not improved the public is not using the street. The creation of a cul-de-sac would create a cul-de-sac with no access to a paved street. This street was platted in 1945 and has never been used or accepted by the public or Harris County.

(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 this street was platted in 1945 and has never been used or accepted by the public or Harris County and we would be creating a cul-de-sac that does not tie into a paved public street. There is no need for a vehicular turnaround as there are no vehicles that can travel on Walnut Street (an unimproved, unaccepted street). You can see from the aerial attached to the application that Walnut Street does not even appear as a road.

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

The intent and general purposes of this chapter will be preserved and maintained as Walnut Street has never been improved or accepted by the public or Harris County, the termination of the portion of the road that runs through this development was terminated by the Notice of Termination and Withdrawal of Dedication recorded under H.C.C.F. No. RP-2017-392317. In the process of terminating and withdrawing the dedication of this public street, there was not a mention of requiring a cul-de-sac.

(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 is clearly evident that you cannot travel on Walnut Street and therefore the need for a turn around is negated.

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

Economic hardship is not the sole justification of the variance because this street is not paved or used by the public. This street was dedicated by map or plat of the Town of Spring recorded under Volume 1397, Page 3 of the Deed Records of

Harris County, Texas, in 1945. This road has not been used or paved in 72 years. The street is currently fenced of by the adjacent property owners. The creation of a cul-de-sac with this development is not necessary or practical because there is not a paved street that it would connect to and it is clearly evident that the street does not exist from the adjacent streets.



Application No: 2017-1765

Agenda Item: 114

PC Action Date: 10/12/2017

Plat Name: Sanberg Investments LTD

Applicant: Hovis Surveying Company Inc.

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

Chapter 42 Sections: 134

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To not provide a cul-de-sac at the terminus of Walnut Street, an unimproved street;

Basis of Recommendation:

The site is located south of Spring Stuebner and west of Hardy Toll Road in north Harris County. The applicant is requesting a reconsideration of requirement with a variance to not provide a cul-de-sac for Walnut Street. Staff is in support of this request.

The applicant is proposing two unrestricted reserves and abandoning Walnut Street right of way by this plat. Walnut Street was dedicated with the Town of Spring Subdivision in 1945 and since then, Walnut Street has never been improved or accepted by the County. Since it has never been accepted by a governmental agency, the right of way can be platted away by the adjacent property owners. Typically, when abandoning a right of way, half of the right of way would go to the property owner on one side of the street and the other half would go to the owner on the opposite side. In this scenario, it is the same property owner on either side of the right of way and therefore is incorporating all of Walnut that abuts the property within the proposed plat. Providing a cul-de-sac for an unimproved, non-accepted right of way would be contrary to sound public policy.

Intersection spacing is currently met and adequate traffic circulation exists throughout the area, therefore meeting the intent of the ordinance. Harris County has voiced no objections; therefore, staff recommends approving 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;

Walnut Street has never been improved or accepted by Harris County, therefore providing a public cul-de-sac on the subject property serves no benefit. In addition, adequate circulation exist throughout the area. It would be contrary to sound public policy to dedicate a cul-de-sac to an unimproved un accepted right of way.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The right of way was dedicated by plat in 1945 with a grid like system. Since then, some of the right of ways were never improved or accepted by the County. Since the same property owner owns on either side of the right of way, they are proposing to plat it into an unrestricted reserve. Given that the right of way was never built or accepted is not a result created by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of the ordinance will be maintained as there is sufficient circulation in the area. In addition, a cul-de-sac is not needed since the right of way in unimproved and intersection spacing is currently met. A cul-de-sac is to provide turn around for vehicular traffic and since no street exist, this would be impractical.

(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 the public health, safety or welfare. The unimproved right of way is not being used as such and therefore, a cul-de-sac is not needed.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification. Since the right of way is unimproved and not accepted by the County, a cul-de-sac would not benefit the area.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 115
Action Date: 10/12/2017
Original Action Date: 10/13/2016
Plat Name: Grant Plaza
Developer: Gessner Engineering
Applicant: Gessner Engineering
App No : 2016-1721
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	10.1400	Total Reserve Acreage:	9.4590
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 5

County	Zip	Key Map ©	City / ETJ
Harris	77429	328J	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	116	Staff Recommendation:	Approve
Action Date:	10/12/2017		
Original Action Date:	10/13/2016		
Plat Name:	Manriquez Reserve		
Developer:	Replat Specialists		
Applicant:	Replat Specialists		
App No :	2016-1565		
App Type:	C2		

Total Acreage:	4.9980	Total Reserve Acreage:	4.9980
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:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77084	407W	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 10/12/17

ITEM: 117

Applicant: MARIA GUADALUPE MEDERA

Contact Person: ZULEIKA ZUMAYA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	17-1304	77357	5673	256N	ETJ
NORTH OF: SH 99 EAST OF: US 59					

ADDRESS: 21087, 21097 Brazos Drive

ACREAGE:

LEGAL DESCRIPTION:

LOT 1 AND 1A, BLOCK 1 OUT OF SILVER TRAILS SEC 2, 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:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 10/12/17

ITEM: 118

Applicant: SUSANA PALACIOS TREJO

Contact Person: SUSANA PALACIOS TREJO

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	17-1305	77365	5771	296Q	ETJ
NORTH OF: NORTH PARK DRIVE WEST OF: WOODLAND HILLS DRIVE					

ADDRESS: 25093 Virginia Lane

ACREAGE:

LEGAL DESCRIPTION:

LOT 24, BLOCK 3, OF VIRGINIA ESTATES, A SUBDIVISION OUT OF THE NICHOLAS S. SCHMITZ SURVEY, A-699,, MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 327 OF THE MAP RECORDS OF 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:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 10/12/17

ITEM: 119

Applicant: JORGE LOPEZ

Contact Person: JORGE LOPEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	17-1306	77365	5571	295F	ETJ
SOUTH OF: RIVERWALK DRIVE WEST OF: SORTERS ROAD					

ADDRESS: 18944 Iris Lane

ACREAGE:

LEGAL DESCRIPTION:

LOT 244 OUT OF SUMMER HILLS SEC 1, 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:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 10/12/17

ITEM: 120

Applicant: JUANA OROZCO GONZALEZ

Contact Person: JUANA OROZCO GONZALEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	17-1307	77365	5671	295Q	ETJ
NORTH OF: NORTH PARK DRIVE EAST OF: SORTERS ROAD					

ADDRESS: 20236 Ravenwing drive

ACREAGE:

LEGAL DESCRIPTION:

LOT 91 OUT OF RAVENWOOD ADDITION, AN UNRECORDED ADDITION SITUATED IN THE ROBERT T. HOWELL SURVEY, A - 251, 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:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 10/12/17

ITEM: 121

Applicant: ABDUL L DIOP

Contact Person: ABDUL L DIOP

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	17-1308	77449	4459	446S	ETJ
NORTH OF: FRANZ ROAD WEST OF: N. WESTGREEN BOULEVARD					

ADDRESS: 0 Blue Beech Drive

ACREAGE:

LEGAL DESCRIPTION:

THE EAST 36 FEET OF LOT 71, IN BLOCK 5 OF REPLAT OF RAINTREE VILLAGE SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 314, PAGE 127 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

PURPOSE OF REQUEST: RESIDENCE

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Houston Permit Service	Jacob Buckwalter	832-272-8423	Jacobhps@yahoo.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4119 Chapman Street	17077535	77009	5459	453Z	H

HCAD ACCOUNT NUMBER(S):	0310840000006
PROPERTY LEGAL DESCRIPTION:	LT 6 BLK 84 RYON
PROPERTY OWNER OF RECORD:	PIERCE PENNY
ACREAGE (SQUARE FEET):	5,000 Square Feet
WIDTH OF RIGHTS-OF-WAY:	Chapman St: 60' R.O.W.; Egypt St: 60' R.O.W.
EXISTING PAVING SECTION(S):	Chapman St: 24' R.O.W.; Egypt St: 25' R.O.W.
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 900 SF garage with quarters above and 2585 SF structure.

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:

- 1.) Remodel and addition of existing 2585 SF structure which is at 2'-4" from the property line, proposed to be a 2034 SF Single Family Residence with addition at 4'-9" from the property line along Egypt Street.
- 2.) Remove existing 900 SF garage with quarters above and rebuild new garage with quarters above on existing foundation which is 7' from property line along Egypt Street.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

PURPOSE OF VARIANCE REQUEST: (1) To allow a 4'9" building line with a 1'2" overhang for a residential addition along Egypt Street, and (2) To allow a 7' building line with a 2' overhang for a new detached garage with a dwelling unit above along Egypt Street.

CHAPTER 42 REFERENCE(s): Section 42-156 (b) Except as otherwise required or authorized by this chapter, the Building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: (1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street; or (2) 10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section.

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

This variance request is to cross amended build lines in an attempt to maximize lot use & buildable area. LT 6 BLK 84 of Ryon Addition is a corner lot at Chapman and Egypt Street. It is currently a mixed use commercial and residential site. It is a sore site to the community and is in need of rehab. The city has implemented a new city ordinance GBL of 17' and BL of 10' for suburban streets. This creates a new build line that is affecting the ability to utilize the lot. The original plat from 1926 has no build line on the Chapman and Egypt Street sides. There are many residences on Chapman and Egypt Street that have their homes 5' or less off the property line. If we were to follow the city ordinance BL of 10' and GBL of 17' for the replacement of the existing structures we would have no buildable area for a yard, nor would it give the same appeal as the rest of the street. Please grant us this variance request. We require a variance due to the Garage Build Line and Building Line changing by City Ordinance, and we request that the build lines be maintained by the original plat of 1926.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

- (1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**
- (1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Requirements of this chapter make this project infeasible due to an offsetting city ordinance build line narrowing the lot even more. The 10' BL and 17' GBL on Egypt Street makes the new construction and remodel infeasible. With this variance, the owners can maintain the esthetics of the community and continue the positive growth happening in the area. This is a positive for the entire city, local community and immediate neighborhood. The build lines are imperative to continuity and maintaining property values in the area.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

- (2) **The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances are not a result of a hardship created by the applicant. The build lines have been changed by the City of Houston since the original platting of this subdivision. The lot being on the corner combined with the changes in the City of Houston's build lines in the area narrow the lot hindering construction and has created the need for this variance application.

- (3) **The intent and general purposes of this chapter will be preserved and maintained;**

Yes, the intent and general purposes of this chapter will be maintained. This Variance request is that the Garage Build Line on Egypt Street be reduced from 17' to 7' and that the Building Line be reduced from 10' to 4'-9" for the replacement of a garage with quarters above and the remodel/addition of the existing structure.

- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**

This Variance will not be injurious to the public health, safety or welfare. The variance will only affect the property owned by the applicant for the remodel/addition of a Single-Family Residence and the replacement of a Garage with Quarters above.

- (5) **Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of this variance request. The variance is requested to provide continuity in the neighborhood and maintain property values. Maintaining the esthetics of the community is a high priority as this property is in a highly visible area.

DEVELOPMENT PLAT VARIANCE



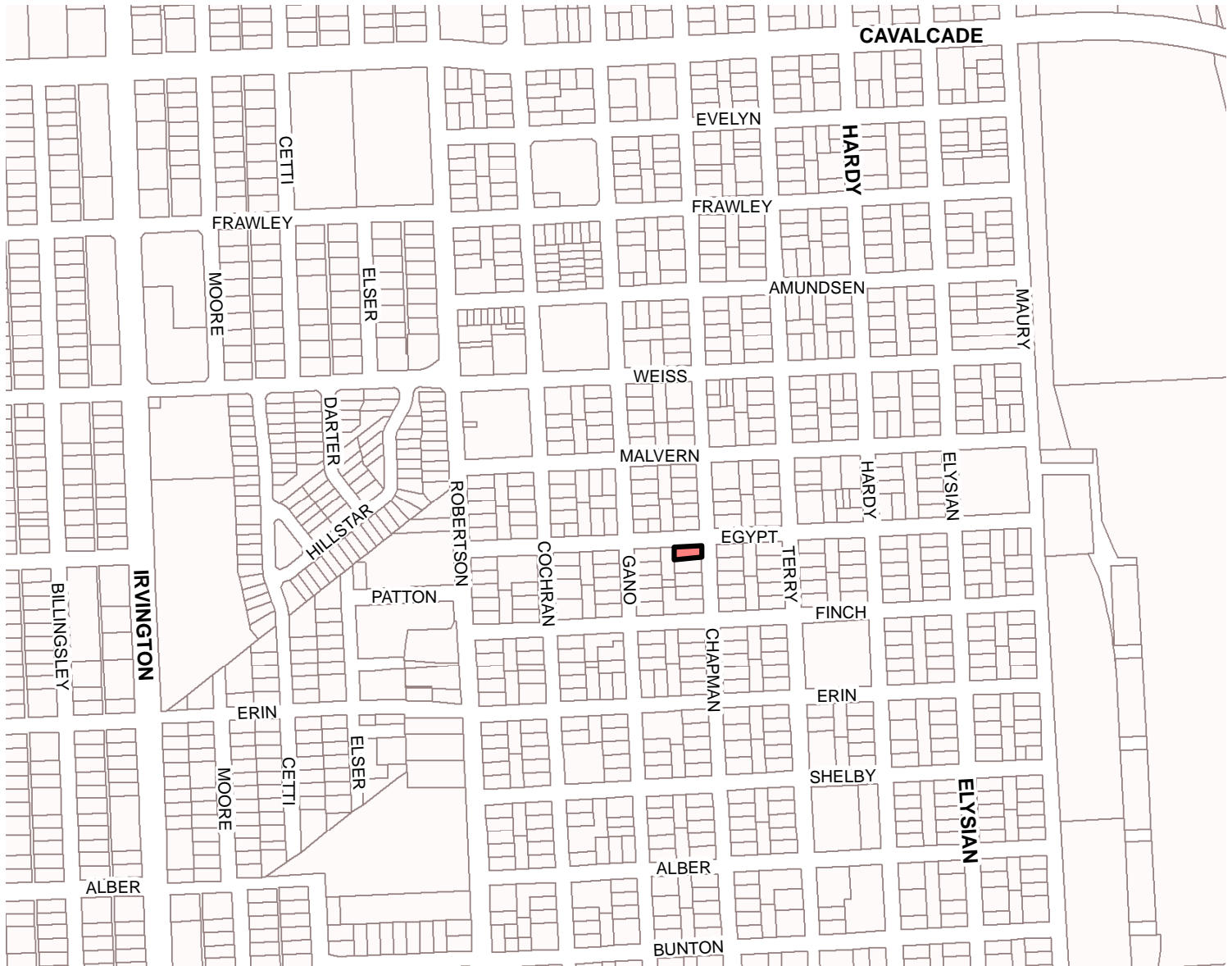
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 122

Meeting Date: 10-12-2017

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



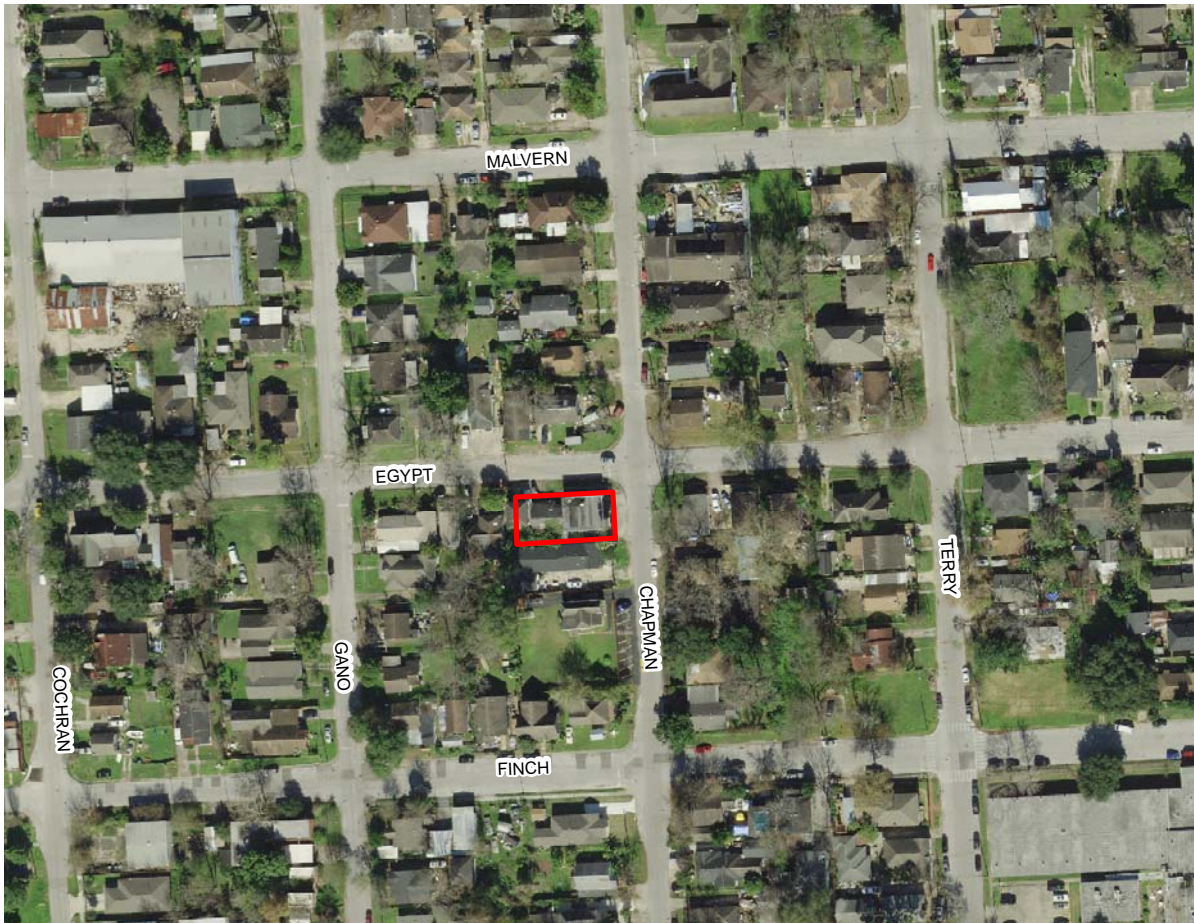
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 122

Meeting Date: 10-12-2017

Houston Planning Commission

Aerial Map

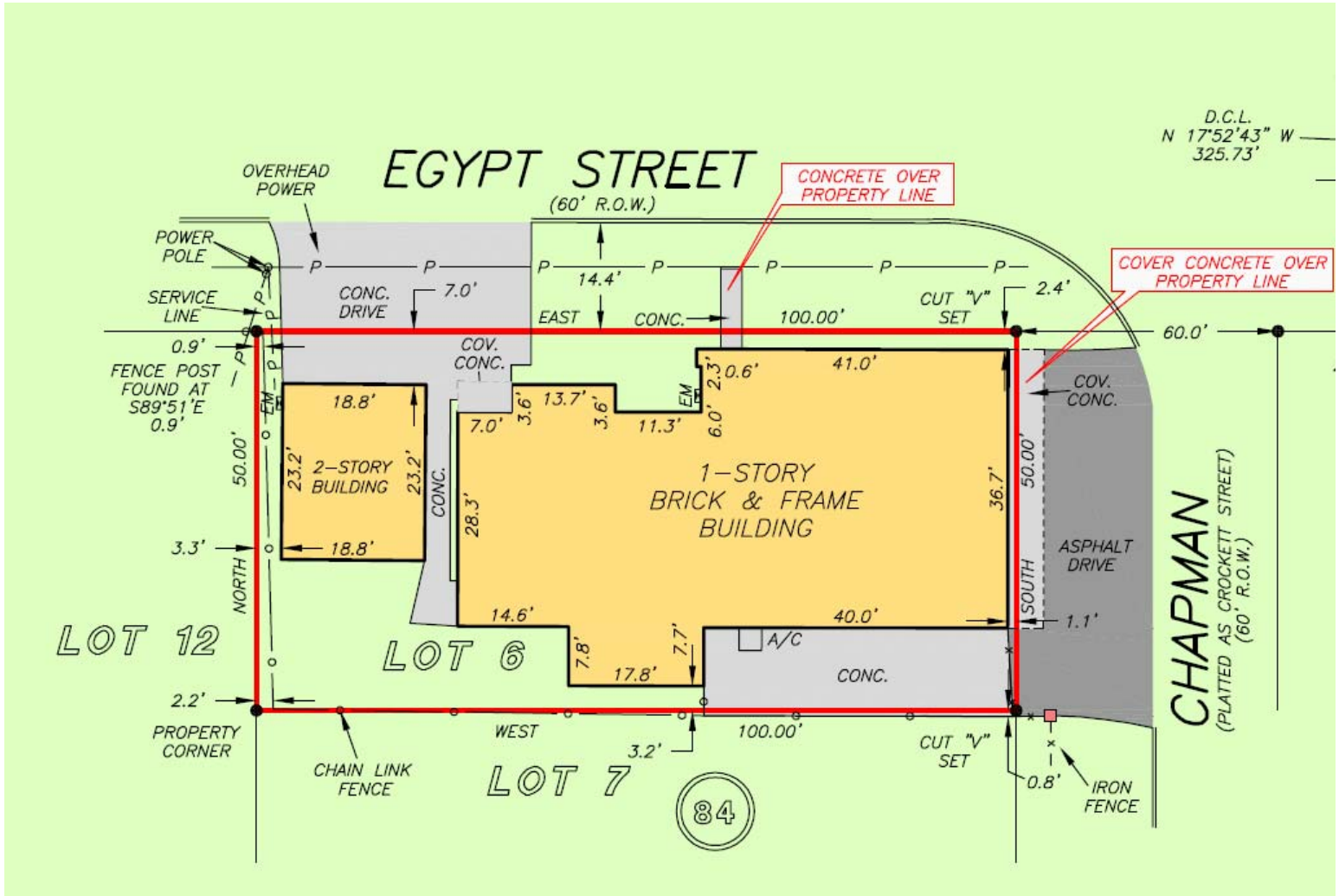


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey



DEVELOPMENT PLAT VARIANCE



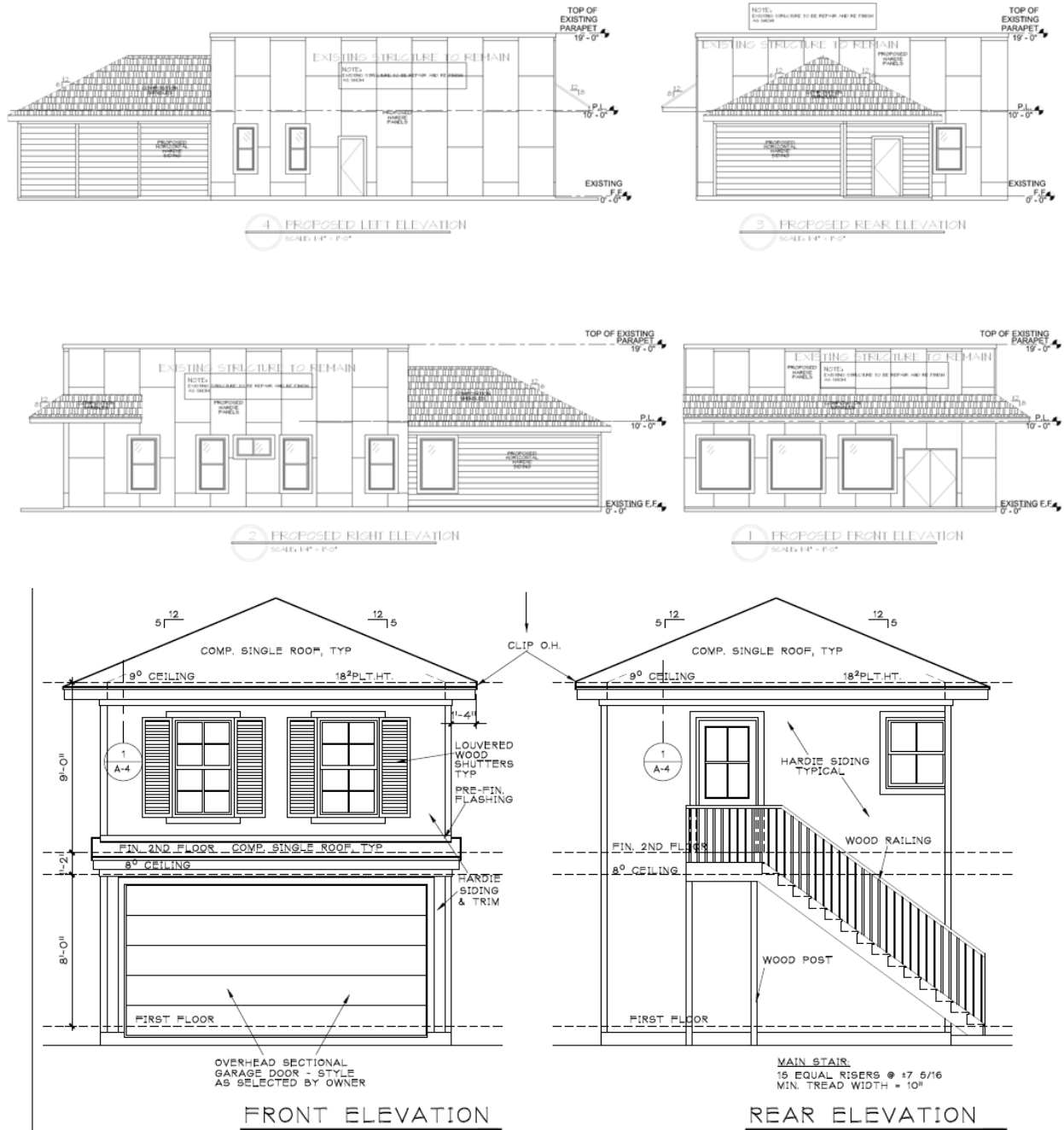
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: 122

Meeting Date: 10-12-2017

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation:

The site is located south of Cavalcade Street and east of Irvington Blvd, at the south west intersection of Egypt Street and Chapman Street. The applicant is requesting a 4'-9" building line with 1'-2" overhang for a residential addition and a 7' building line with a 2' overhang for a residential garage with habitable area above. Staff is in support of both request.

The site was platted with the Ryon Addition Subdivision in the early 1900's and the site currently consists of a vacant commercial building. In June of this year, the owner demolished an existing garage with livable space above, in the rear of the property. The slab underneath the garage was kept to construct a new garage at the same location as shown on the site plan. The main portion of the building is to remain and both additions will be setback further from the property line along Egypt Street than the existing structure. The hardship was not created by the applicant as the original structure was built prior to development ordinance. The proposed addition will be approximately 19' from the back of curb and the garage will be 21' from the back of curb along the local street, which is keeping with sound public policy. The distance from the garage door to the curb will provide ample room for a vehicle without disrupting pedestrians and therefore meets the intent of the ordinance. The proposed building lines are consistent with the existing neighborhood. Economic hardship is not the sole justification as the existing building is already in place.

Staff recommends approving the requested 4'-9" building line with a 1'-2" overhang for the residential addition and the 7' building line with a 2' overhang for the two-story garage with the condition that the applicant provides 3" caliper street trees and coordinates with Public Works & Engineering for a sidewalk along Egypt Street.

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For 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		
TMS Contractors, LLC	Stefan Knieling	713-256-3945	sknieling@tmscontractorsllc.com		
PROPERTY ADDRESS	PERMIT NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
Green Space Mini-Storage Facility 1050 Brittmoore Rd.	17048338	77043	4958C	489C	A

HCAD ACCOUNT NUMBER(S):	0640450000247
PROPERTY LEGAL DESCRIPTION:	Green Space Legacy (Currently TRS 4B-1 & 5B Moore Acres)
PROPERTY OWNER OF RECORD:	Brittmoore SS Investments, LLC 1100 NASA Pkwy, Suite 685
ACREAGE (SQUARE FEET):	93,218 SF
WIDTH OF RIGHTS-OF-WAY:	Brittmoore Rd – 80' ROW
EXISTING PAVING SECTION(S):	Brittmoore Rd
OFF-STREET PARKING REQUIREMENT:	25
OFF-STREET PARKING PROVIDED:	25
LANDSCAPING REQUIREMENTS:	Complies
EXISTING STRUCTURE(S) [SQ. FT.]:	None – Empty paved lot
PROPOSED STRUCTURE(S) [SQ. FT.]:	Three Story Mini-Warehouse Facility (1401 Units + Office): 181,308 SF

PURPOSE OF VARIANCE REQUEST: The applicant is proposing to create 1401 unit mini-warehouse building. The purpose of this variance is to reduce the size of the two (2) required loading berths to 9' x 40' and to allow two (2) of the provided parking spaces to be utilized for the loading berths per the attached site plan.

CHAPTER 26 REFERENCE(S): Sec 26-523 Standards for loading berths.

- (a) Each loading berth shall have minimum dimensions of ten feet wide and 55 feet long unless otherwise identified in this division.
- (b) N/A
- (c) Loading berths shall not be located within a drive aisle or otherwise block access to parking spaces, bicycle spaces, or other loading berths.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

Parking requirements for mini-warehouses established in Chapter 26 exceeds the needs identified by gate access data for existing mini-warehouse facilities across the country and as previously presented to the Houston Planning Commission (meeting Date 02/04/2010) for a similar facility that received a parking reduction variance in Houston.

Since the loading berths would be used by customers, to allow the loading berths to share the same space as one parking spot each; to allow the loading berth size to be reduced to 9' x 40' to reflect the maximum size of vehicle possibly used by customers and allowed on site.

APPLICANT'S STATEMENT OF FACTS:

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (5); and, if applicable, the sixth (6) condition. The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houston.tx.gov.

- (1) **The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;**

The current regulation requires the loading berth to be 10' wide x 55' long which is appropriately sized for a tractor trailer (18 wheeler). Contents of large moving trucks that fit that berth size are stored in major storage facilities operated by the carrier companies. Private mini-storage facilities are not used by commercial moving companies and would not utilize this facility. Oversized vehicles that would be used by the private individuals would include those types of vehicles (vans, box trucks, etc.) that are available for rent by a variety of companies (i.e. Ryder, U-Haul, Budget, Penske, etc.). The largest vehicles available for rent by such companies are listed as a 26' long box (5-7 rooms) measuring less than 8' wide x 35' long overall. Larger vehicles would require a CDL to operate. A 9' x 40' long berth with ample maneuvering area as shown on the Site Plan should be sufficient for those occasions that a customer brings in an oversized vehicle. Most oversized vehicles would be box vans that are much smaller. **Please reference Largest Truck Sizes Table by Vendor at the back of Application.**

Information previously submitted to the Planning Department and Commission under several Parking Variance Applications for similar mini-warehouses indicate that the most of the time the only people on-site are the employees. Gate access data for the industry as previously submitted to the Planning Commission (02/04/10) shows that regardless of the mini-storage building size and units provided, there are no more than seven (7) customers visiting the facility per hour. The highest parking space utilization was 1 space for 123 units with a low usage of 1 space for 195 units. Since oversized vehicles that utilize a loading berth are operated by the same customers that would otherwise utilize a normal parking spot, and with a total of 25 parking spots available, the use of two parking spots by the oversized vehicles would not cause a parking shortage. **Please reference Parking Use Count at back of Application**

OFF-STREET PARKING VARIANCE



Houston Planning Commission

- (2) **That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;**

The City of Houston parking requirement for mini-warehouses exceeds the detailed information collected from industry gate access of actual parking usage. Allowing for two (2) parking spots to be used by the same customer for dual role (parking/loading berth) meets the needs of this facility.

- (3) **The intent of this article is preserved;**

The intent of Chapter 26 is to provide sufficient off-street parking for all new development and re-development usages. With the gate access data available actual parking usage is far less than the 25 parking spots provided. The 9' x 44' loading berth size meets the needs of the oversized vehicles used at these facilities by the customer base.

- (4) **The parking provided will be sufficient to serve the use for which it is intended;**

Mini-Warehouse usage data indicates that additional parking would not be needed and that the oversized vehicles used by customers do not come close to the tractor trailer size loading berth required under Chapter 26.

- (5) **The granting of such a variance will not be injurious to the public health, safety or welfare; and**

There is sufficient parking available off-street so as not to adversely affect public health, safety or welfare, and at no time would parking spill over outside the limits of this facility. There is ample room for the largest oversized truck to be rented by the customers of this facility so as to

- (6) **For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.**

Not Applicable

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE



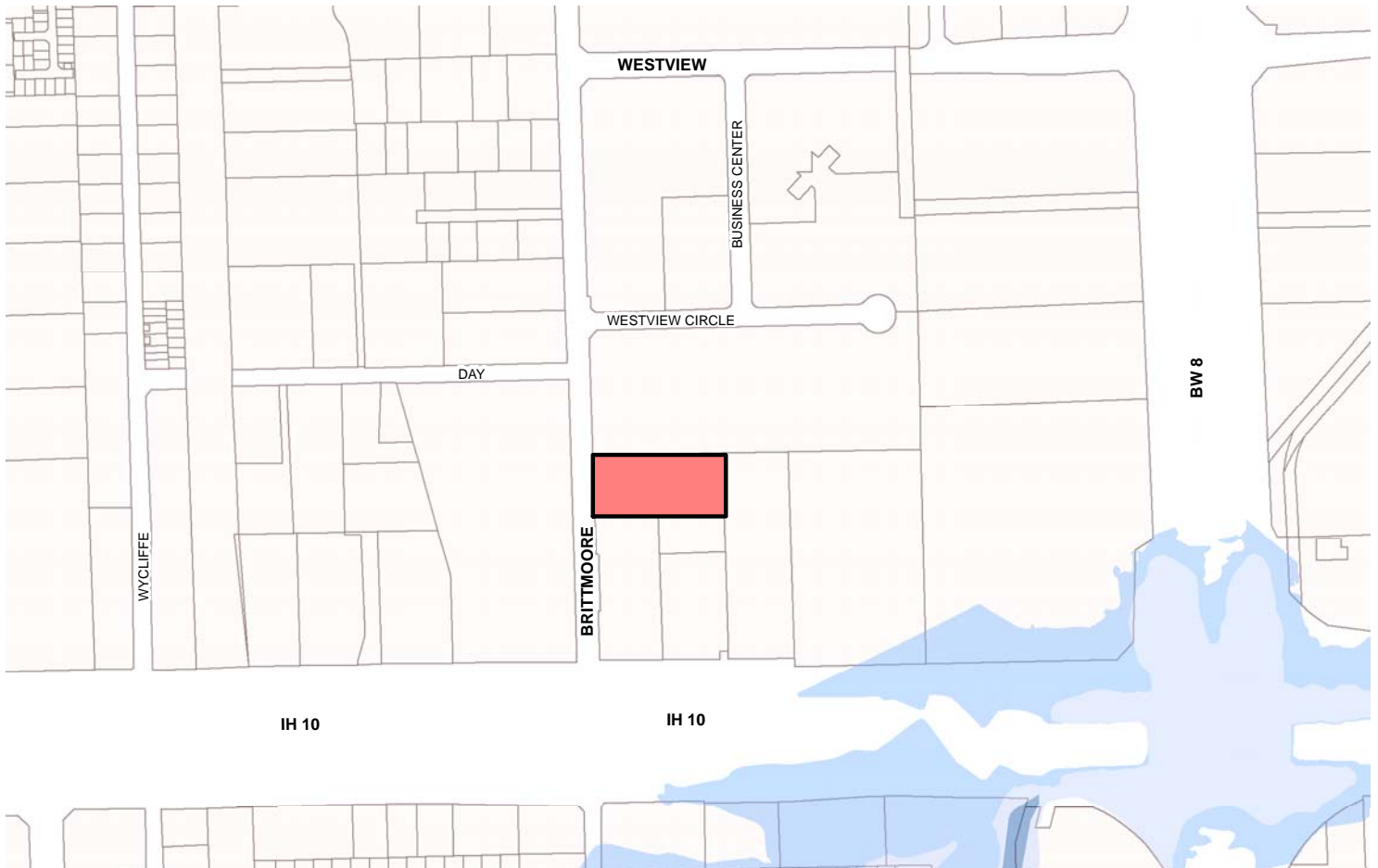
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 10/12/2017

Houston Planning Commission

LOCATION MAP



OFF-STREET PARKING VARIANCE



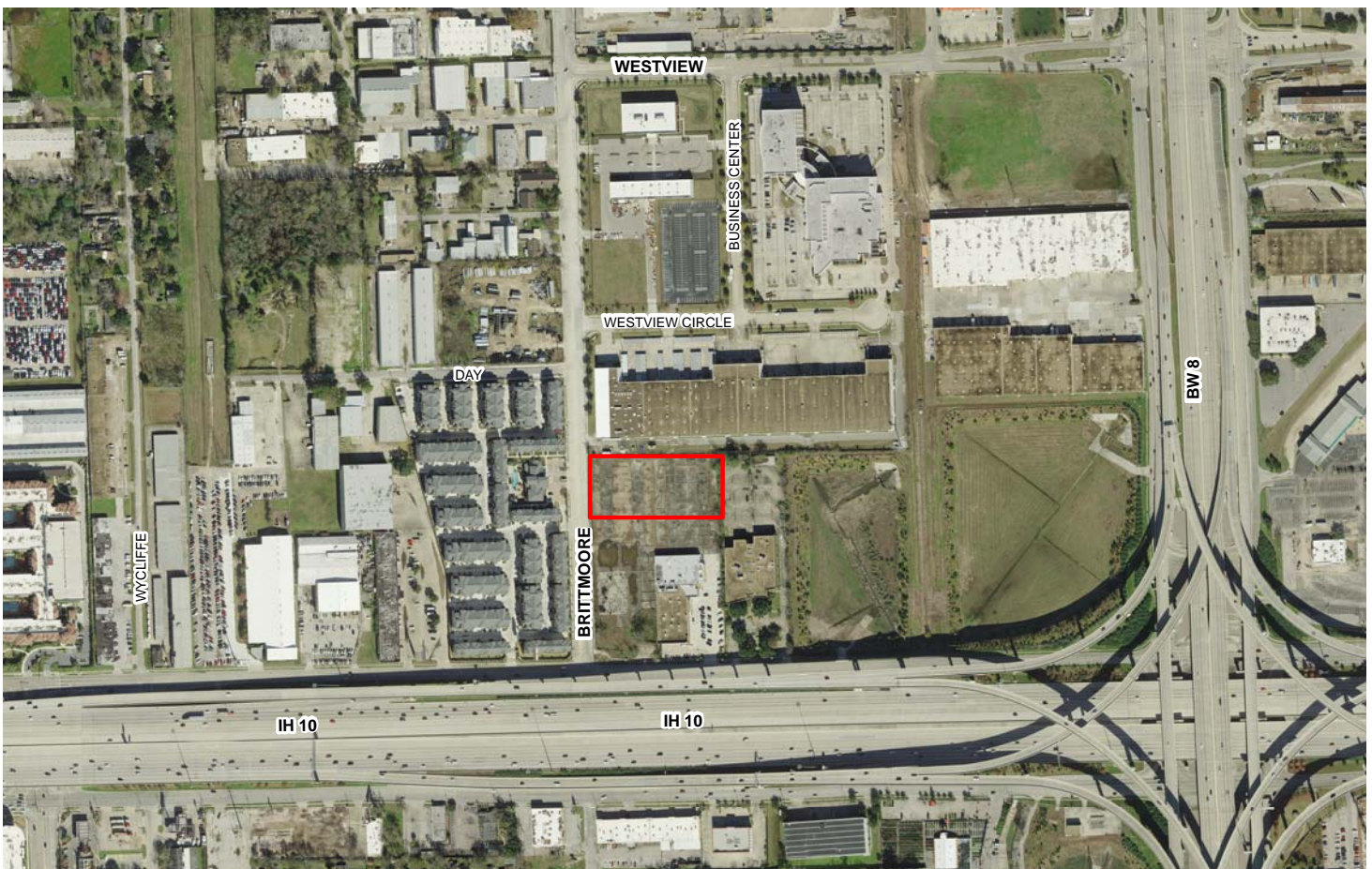
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 10/12/2017

Houston Planning Commission

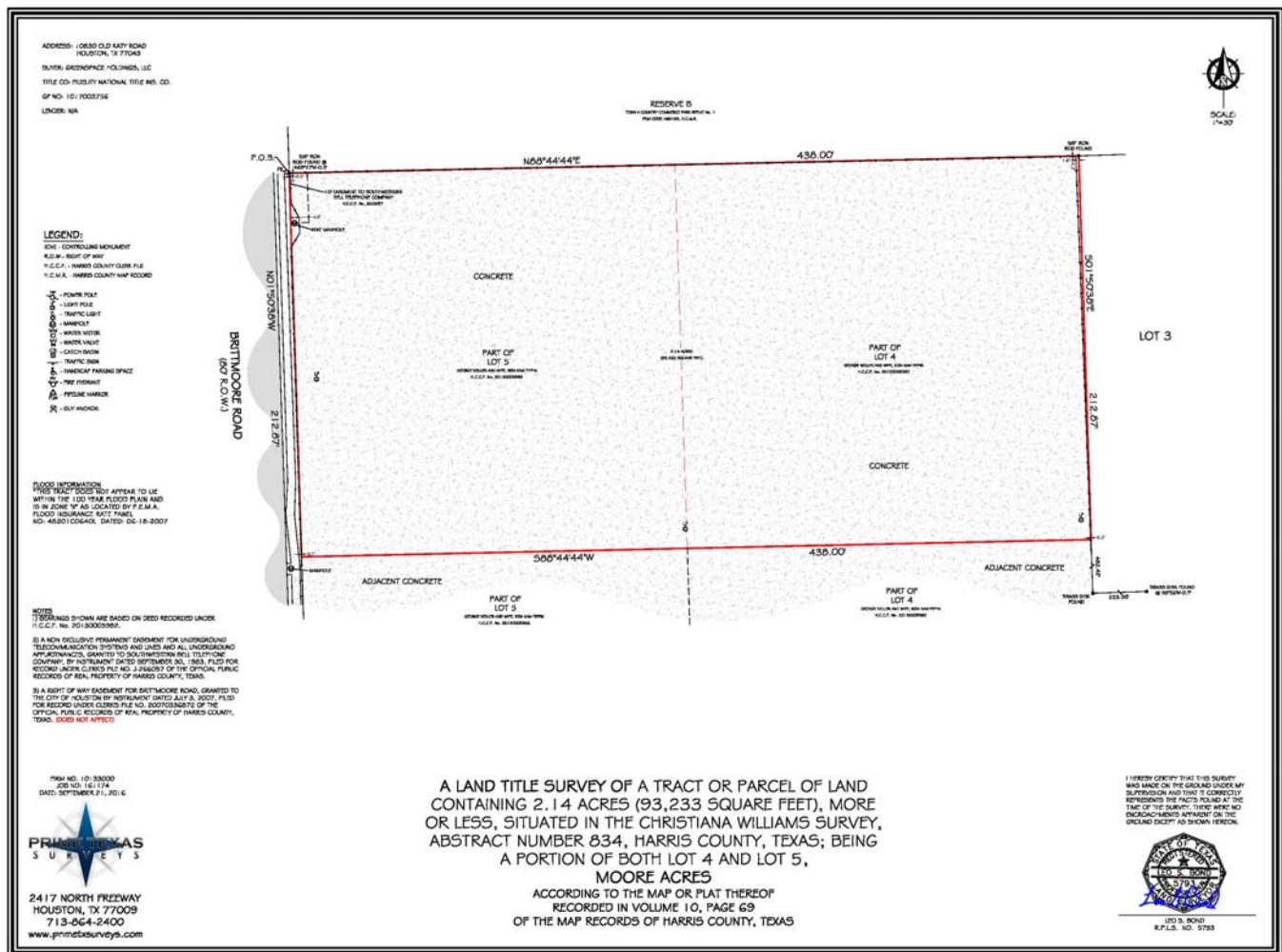
AERIAL MAP



OFF-STREET PARKING VARIANCE



EXISTING SURVEY



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 10/12/2017

Houston Planning Commission

RENDERING



OFF-STREET PARKING VARIANCE

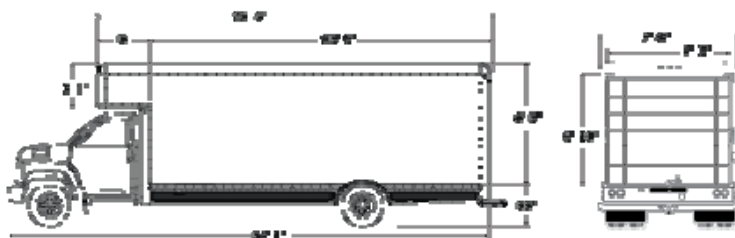


Houston Planning Commission

Largest Available Trucks by Major Rental Companies:

Rental Company	Length	Width
U-Haul	34'-1"	7'-8"
Penske	36'-8"	8'-1"
Ryder	36'-8"	8'-1"
Budget	34'-6"	7'-8"

Sample Truck Size:



SUMMARY – PARKING USE AT MINI-STORAGE FACILITIES

LOCATION	No. Units	Gate Count at One Time	Spaces Per Customer
5615 Westheimer Houston, TX	1086	6 Customers Max.	181.0 Space/Customer
4121 Greenbriar Houston, TX	651	5 Customers Max.	130.3 Space/Customer
10830 West Road Houston, TX	493	4 Customers Max.	123.3 Space/Customer
Clear Lake, St. Hwy 3 Harris County, TX	590	6 Customers Max.	98.3 Space/Customer
190 Otis St San Francisco, CA	1125	4.4 Average/hr.	261.6 Space/Customer
2001 N. Elston Chicago, IL	1114	7 Customers Max.	103.7 Space/Customer
8271 Gelding Drive Scottsdale, AZ	494	4 Customers Max.	123.5 Space/Customer

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Grant

Basis of Staff Recommendation: The site is located north of IH-10, east of Brittmore Street and west of Beltway 8. The applicant proposes to construct a three-story mini storage facility on the site and requests two variances: 1. to provide 23 instead of the required 25 parking spaces on the site; 2. To provide two 12' X 40' load berths, instead of the required 10' X 55' loading berths. Staff supports the requested variances.

The site is located in suburban area mainly with commercial development. The applicant proposes a 20' wide one way fire lane to form a loop to provide vehicular access and fire truck access for the proposed 1401 unit mini storage facility. Chapter 26 requires minimum 25 parking spaces and two 10' X 55' loading berths for the proposed development. According to the data provided by the applicant, the utilization of parking spaces in this type of mini storage facility is very low. Since private individuals instead of commercial moving companies utilize this type of facilities. Most oversized vehicles coming to the site would be box vans. Therefore, to maximize the site utilization and ensure public safety, the applicant propose 23 parking spaces and two 12' X 40' compact loading berths. Granting the requested variances will meet the intent of the ordinance. Both Public Works and Engineering Department and Fire Department supports the proposal.

Therefore, staff recommends granting the requested variances.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

OFF-STREET PARKING VARIANCE

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: IV

MEETING DATE: 10/12/2017

LOCATION	FILE NO.	ZIP	LAMB. NO.	KEY MAP	CITY/ ETJ
----------	-------------	-----	--------------	------------	--------------

NORTH OF: Bellaire Blvd
SOUTH OF: Bellerive Dr

EAST OF: Bonhomme Rd
WEST OF: US -59

77074 5055D 530G City

APPLICANT: Bowden Land Services

ADDRESS: 7129 Clarewood Drive

EXISTING USE: Retail -Vacant

PROPOSED USE: Hotel-Motel

HOTEL / MOTEL APPLICATION DATE: 9-28-17

DIRECTOR DECISION: Disapprove

BASIS OF DECISION:

Failed to comply with sec 28-202(A)(5)

LAND USE CALCULATIONS: 84%

PRIMARY ENTRANCE LOCATION: Clarewood Drive

PURPOSE OF REQUEST:

28-202(a)(5) - To allow a hotel to be situated within a residential test area with less than 75 rooms.

BASIS OF REQUEST:

The proposed hotel will be in close proximity to nearby existing multifamily apartments. With a count of only 52 rooms, this prompts the need for a variance request to be within a residential area.

STAFF RECOMMENDATION: Defer

BASIS OF RECOMMENDATION : Further study and review

PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED

DATE: October 12, 2017

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: IV

MEETING DATE: 10/12/2017

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS

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.hotel-motel@houstontx.gov.

Variance 1

- (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;**

The character of Sharpstown Industrial Park Sec is now and has always been primarily commercial in nature. Enforcing the residential percentage at this location creates an undue hardship preventing reasonable use of land. This is a commercial area and has always been intended for commercial use.

- (2) **The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant:** *This project is a commercially dense area adjacent to multi-family developments causing the residential percentage to not comply now. We respectfully request that you consider the character of the area and consider the number of businesses as well as the number of residential units.*

- (3) **The intent and general purposes of this chapter will be preserved and maintained;**

The proposed development maintains the commercial character of the existing area and will not be a detriment to the community. The ordinance was intended to keep balance between residential area and locations of hotels that are naturally dense based on the number of rooms available. Sharpstown Mall is also a commercially dense location.

- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**

This development is intended to better the community and provide a budget friendly safe environment for the visitors to the area. The Sharpstown area needs new developments to bring this area back to life. Granting this variance will not be injurious in anyway, and will contribute the public safety and welfare by providing a 24-hour service at this location, creating more lighting and additional security onsite therefore creating a safer environment overall.

- (5) **Economic hardship is not the sole justification of the variance.**

The hardship in this instance would be developing 75 rooms and providing sufficient parking. The dense multi-family developments north of Clarewood in Sec. 8 cause the residential percentage to be higher than the area would normally be due to the commercial nature of the area along the freeway and the mall.

PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED

DATE: October 12, 2017

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT



PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: October 12, 2017

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: IV

MEETING DATE: 10/12/2017



PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED

DATE: October 12, 2017

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: IV

MEETING DATE: 10/12/2017

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Bowden Land Services	Nichole Bowden	832-540-8843	nichole@bowdenlandservices.com

COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	Super neighborhood
HARRIS	DISTRICT J	77074	5055D	530G	

HOTEUMOTEL NAME: Days Inn-Clarewood
HOTEUMOTEL ADDRESS: 7129 Clarewood Dr Houston TX 77074
PROPERTY OWNER OF RECORD: Rodger Johnson
OWNER ADDRESS: 415 E Airport Fwy Site 400 Irving Tx 75062-6352
TOTAL ACREAGE: 1.00 Acres
TOTAL NUMBER OF ROOMS: 52
PARKING SPACES PROVIDED: 63
SURVEY/ABSTRACT NO:
SCHOOL DISTRICT: HISD

NORTH OF: Bellaire Blvd

EAST OF: Bonhomme Rd

SOUTH OF: Bellerive Dr

WEST OF: US-59

PURPOSE OF VARIANCE REQUEST: Sec. 28-202 (a)(5) – Locational Requirements

A hotel, with or without service facilities, that has 75 or fewer separately rentable units may not be situated in a residential area unless the hotel is situated upon a tract that is contiguous to and abuts the right-of-way of a limited access or controlled access highway and takes its primary access from the frontage road of that highway, provided that the hotel may not take secondary access from any residential street.

PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED DATE: October 12, 2017

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: IV

MEETING DATE: 10/12/2017

The subject property is located along the south ROW line of Clarewood Dr. within Block 24 of Sharpstown Industrial Park Sec 12 as recorded in Vol 68 Page 37 HCMR on February 26, 1960. The character of Sharpstown Industrial Park Sec is now and has always been primarily commercial in nature. The subject property is directly adjacent to the PlazAmericas Mall, formerly known as Sharpstown Mall, located in the Sharpstown development in Greater Sharpstown, Houston, Texas.

Sec. 28-202 (a)(5) – Locational Requirements

A hotel, with or without service facilities, that has 75 or fewer separately rentable units may not be situated in a residential area unless the hotel is situated upon a tract that is contiguous to and abuts the right-of-way of a limited access or controlled access highway and takes its primary access from the frontage road of that highway, provided that the hotel may not take secondary access from any residential street.

More Basic Information:

Applicant has formally submitted the plans to Southwest Management District, TIRZ 20 and Sharpstown Civic Association and requested formal letter of support. Applicant has held 2 Public Notice meetings, and provided Notice in the Houston Chronicle and posted a sign on site to allow the public to attend the meeting or contact the applicant for more information. Board members of the Southwest Management District, TIRZ 20 and Civic Association attended the first meeting Sharpstown Community Center. The Second Meeting was held at Bayland Community Center during the Civic Association's monthly public meeting in order to provide information to as many members of the community as possible. Both the Management District, and Civic Association offer no-objection however Clarewood House, and several private citizens have offered formal letters of support for this project.

PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED DATE: October 12, 2017

HOUSTON PLANNING COMMISSION

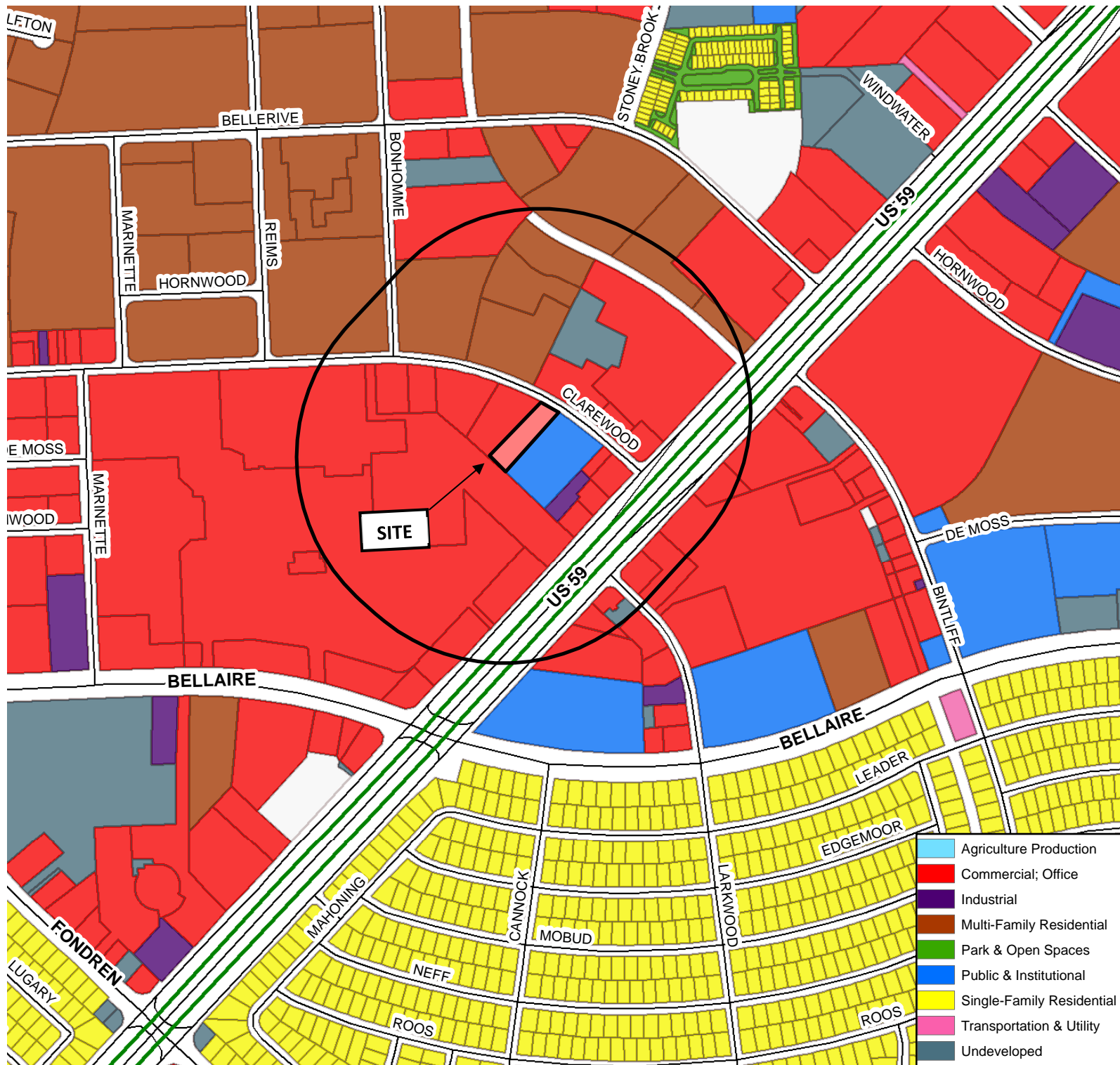
HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: IV

MEETING DATE: 10/12/2017



PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED

DATE: October 12, 2017



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: IV

MEETING DATE: 10/12/2017

CLAREWOOD MOTEL LANDSCAPE PLAN

CLAREWOOD MOTEL

LANDSCAPE PLAN

JUNE 1968

SCALE: 1" = 20'

DATE: JUNE 1968

BY: [Signature]

FOR: [Signature]

PROJECT: CLAREWOOD MOTEL

LOCATION: [Address]

OWNER: [Name]

DESIGNER: [Name]

ARCHITECT: [Name]

ENGINEER: [Name]

PLANTING NOTES:

- 1. ALL PLANTING TO BE DONE BY [Name]
- 2. ALL PLANTING TO BE DONE BY [Name]
- 3. ALL PLANTING TO BE DONE BY [Name]
- 4. ALL PLANTING TO BE DONE BY [Name]
- 5. ALL PLANTING TO BE DONE BY [Name]
- 6. ALL PLANTING TO BE DONE BY [Name]
- 7. ALL PLANTING TO BE DONE BY [Name]
- 8. ALL PLANTING TO BE DONE BY [Name]
- 9. ALL PLANTING TO BE DONE BY [Name]
- 10. ALL PLANTING TO BE DONE BY [Name]

GENERAL NOTES:

- 1. ALL PLANTING TO BE DONE BY [Name]
- 2. ALL PLANTING TO BE DONE BY [Name]
- 3. ALL PLANTING TO BE DONE BY [Name]
- 4. ALL PLANTING TO BE DONE BY [Name]
- 5. ALL PLANTING TO BE DONE BY [Name]
- 6. ALL PLANTING TO BE DONE BY [Name]
- 7. ALL PLANTING TO BE DONE BY [Name]
- 8. ALL PLANTING TO BE DONE BY [Name]
- 9. ALL PLANTING TO BE DONE BY [Name]
- 10. ALL PLANTING TO BE DONE BY [Name]

PLANTING SCHEDULE:

PLANT	QUANTITY	DATE	BY
1. [Plant Name]	10	1968	[Name]
2. [Plant Name]	20	1968	[Name]
3. [Plant Name]	30	1968	[Name]
4. [Plant Name]	40	1968	[Name]
5. [Plant Name]	50	1968	[Name]
6. [Plant Name]	60	1968	[Name]
7. [Plant Name]	70	1968	[Name]
8. [Plant Name]	80	1968	[Name]
9. [Plant Name]	90	1968	[Name]
10. [Plant Name]	100	1968	[Name]

PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED **DATE:** October 12, 2017