

# HOUSTON PLANNING COMMISSION

## AGENDA

MARCH 15, 2018



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.  
*Fort Bend County*  
Loyd Smith, P.E.  
*Harris County*  
Mark J. Mooney, P.E.  
*Montgomery County*

## **EX- OFFICIO MEMBERS**

Carol Lewis, Ph.D.  
Carol Haddock, P.E.  
Dawn Ullrich  
Yuhayna H. McCoy, AICP

## **SECRETARY**

Patrick Walsh, P.E.

## Meeting Policies and Regulations

### Order of Agenda

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

### Public Participation

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

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

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

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

### Limitations on the Authority of the Planning Commission

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

### Contacting the Planning Commission

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

### Contacting the Planning Department

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

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

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

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

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



## PLANNING & DEVELOPMENT DEPARTMENT

[www.HoustonPlanning.com](http://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**

**March 15, 2018**

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

### **Call to Order**

### **Director's Report**

### **Approval of the March 1st, 2018 Planning Commission Meeting Minutes**

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

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

#### **II. Establish a public hearing date of April 12, 2018**

- a. Bayou Woods Sec 2 partial replat no 3
- b. Claytons Park East Sec 2 partial replat n o 1
- c. Fulton Station partial replat no 1
- d. Newport Sec 8 partial replat no 3
- e. Summit Place Additoin partial replat no 4
- f. West Lane Addition partial replat no 4

#### **III. Consideration of a Hotel/Motel variance for Springhill Suites located at 3360 McCue Road (Devin Crittle)**

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

#### **V. Adjournment**

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

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

**March 1, 2018**

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

### **Call to Order**

Chair Martha L. Stein called the meeting to order at 2:32 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Susan Alleman

Bill Baldwin

Fernando L. Brave

Arrived at 2:39 p.m. during item #104

Antoine Bryant

Lisa Clark

Algenita Davis

Mark A. Kilkenny

Lydia Mares

Christina Morales

Paul R. Nelson

Linda Porras-Pirtle

Absent

Ian Rosenberg

Absent

Megan R. Sigler

Zafar Tahir

Arrived at 2:39 p.m. during item #104

Meera D. Victor

Mark Mooney for

Left at 3:27 p.m. during item #133

The Honorable James Noack

The Honorable Robert E. Hebert

Absent

Loyd Smith, P.E. for

The Honorable Ed Emmett

### **EXOFFICIO MEMBERS**

Carol A. Lewis

Carol Haddock

Dawn Ullrich

Yuhayna H. McCoy

### **Executive Secretary**

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

### **DIRECTOR'S REPORT**

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

## **APPROVAL OF THE FEBRUARY 15, 2018 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the February 15, 2018 Planning Commission meeting minutes.

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

### **I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 103)**

Staff recommendation for item **55** was modified from Disapprove to Withdrawn.

Item removed for separate consideration: **2, 17 and 24**.

Staff recommendation: Approve staff's recommendations for items **1 – 103**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 103**, subject to the CPC 101 form conditions.

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

**Commissioner Alleman, Sigler and Smith recused themselves.**

Staff recommendation: Approve staff's recommendation to approve item **2, 17 and 24** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve item **2, 17 and 24** subject to the CPC 101 form conditions.

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

**Commissioner Alleman, Sigler and Smith returned.**

### **C PUBLIC HEARINGS**

#### **104 Ammar Estates replat no 1**

**C3N**

**Defer**

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

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

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

#### **105 Braeswood partial replat no 1**

**C3N**

**Defer**

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

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

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

#### **106 Center Street Reserve**

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

#### **107 East Sunnyside Court partial replat no 1**

**C3N**

**Approve**

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

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

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

## Defer

Abstaining: **None**

## Defer

Abstaining: **None**

## Withdrawn

## Defer

Abstaining: **None**

**Approve**

Abstaining: **None**

## D VARIANCES

**Motion was made by Commissioner Bryant, seconded by Commissioner Davis, to take item #117 out of order at this time.**

**Approve**

Opposing: **None**

Speaker: Council Member Stardig – supportive.

**Approve**

Abstaining: **None**

**114 Carnegie Oaks West Alabama C2R Defer**  
Staff recommendation: Defer the application for two weeks per the applicant's request.  
Commission action: Deferred the application for two weeks per the applicant's request.  
Motion: **Davis** Second: **Bryant** Vote: **Unanimous** Opposing: **None**

**115 Houston Intercontinental C3R Approve**  
**Trade Center East Sec 1**  
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: **Clark** Second: **Mares** Vote: **Unanimous** Opposing: **None**

**116 Poundbury Sec 1 C3R 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: **Sigler** Second: **Kilkenny** Vote: **Unanimous** Opposing: **None**

**Item 117 was taken and acted on earlier in the meeting.**

**118 Renmar Terrace C2 Approve**  
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: **Bryant** Second: **Alleman** Vote: **Unanimous** Opposing: **None**  
Speaker: Letha Allen – undecided.

**119 Rose Street Grove C2R Withdrawn**

**120 Springwoods Village GP GP Defer**  
Staff recommendation: Defer the application for two weeks per Chapter 42 planning standards.  
Commission action: Deferred the application for two weeks per Chapter 42 planning standards.  
Motion: **Kilkenny** Second: **Sigler** Vote: **Unanimous** Opposing: **None**

**Commissioner Sigler recused herself.**

**121 Woodridge Village GP GP Approve**  
Staff recommendation: Grant the variance(s) and special exception, and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the variance(s) and special exception, and approved the plat subject to the CPC 101 form conditions.  
Motion: **Mooney** Second: **Nelson** Vote: **Unanimous** Opposing: **None**

**Commissioner Sigler returned.**

**E SPECIAL EXCEPTIONS  
NONE**

## **F RECONSIDERATION OF REQUIREMENTS**

### **122 Teal Gardens**

**C3P**

**Approve**

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

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

Motion: **Kilkenny**

Second: **Mares**

Vote: **Unanimous**

Opposing: **None**

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

## **G EXTENSIONS OF APPROVAL**

### **123 Barkat**

**EOA**

**Approve**

### **124 Country Lake Estates Sec 3 partial replat no 1**

**EOA**

**Approve**

### **125 Medical Development at FM 2920 Sec 3**

**EOA**

**Approve**

### **126 Mills Road Reserves**

**EOA**

**Approve**

### **127 Telge Project LLC**

**EOA**

**Approve**

### **128 Westside Mall Sec 2 partial replat no 1**

**EOA**

**Approve**

## **H NAME CHANGES**

### **129 Dietz Acres partial replat no 1 (prev. Darul Uloom Texas Inc)**

**NC**

**Approve**

## **I CERTIFICATES OF COMPLIANCE**

### **130 21157 South Street**

**COC**

**Approve**

### **131 24537 Cunningham Drive**

**COC**

**Approve**

### **132 21055 Thomas Street**

**COC**

**Approve**

Staff recommendation: Approve staff's recommendation for items 123-132.

Commission action: Approved staff's recommendation for items 123-132.

Motion: **Davis**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

## **J ADMINISTRATIVE NONE**

## **K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

### **133 2302 Sheridan 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: **Baldwin**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

**II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 29, 2018 FOR:**

- a. Bridgeland Parkland Village Sec 9 replat no 1
- b. Bridgeland Parkland Village Sec 10 replat no 1
- c. East 32<sup>nd</sup> Street Grove replat no 1
- d. Lakewood Heights Sec 3 partial replat no 2
- e. McKenzie Park Sec 4 partial replat no 2
- f. Old River Terrace Sec 2 partial replat no 1
- g. Old River Terrace Sec 3 partial replat no 1
- h. Sebastian partial replat no 1

Staff recommendation: Establish a public hearing date of March 29, 2018 for items II a-h.

Commission action: Established a public hearing date of March 29, 2018 for items II a-h.

Motion: **Clark**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

**III. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR DAYS INN NORTH FREEWAY LOCATED AT 6440 NORTH FREEWAY**

Staff recommendation: Deny the application.

Commission action: Denied the application.

Motion: **Baldwin**

Second: **Mares**

Vote: **Unanimous**

Opposing: **None**

Speaker: Caroline Ordener, applicant and Ankit Saroliya, applicant - supportive

**IV. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR RED ROOF INN & SUITES LOCATED AT 10112 BISSONNET STREET**

Staff recommendation: Deny the application.

Commission action: Denied the application.

Motion: **Baldwin**

Second: **Kilkenny**

Vote: **Unanimous**

Opposing: **None**

Speaker: Eric Widaski with Council Member Laster's office – opposed.

**V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 6900 BLOCK OF PINE GROVE DRIVE, NORTH AND SOUTH SIDES, BETWEEN BLACK GUM DRIVE AND DROWSY PINE DRIVE (MLS 697)**

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 6900 block of Pine Grove Drive, north and south sides, between Black Gum Drive and Drowsy Pine Drive, MLS 697, and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 6900 block of Pine Grove Drive, north and south sides, between Black Gum Drive and Drowsy Pine Drive, MLS 697, and forwarded to City Council.

Motion: **Brave**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Tyler Horn-applicant, Jan Fowler-applicant, Joe Mullins, Theresa Pampell, Diana Gruetzner, John Deackoff, Janie Wiechkoskee, Lany Kimmons, Alesha Breckon, Robert Gerringer, John Bungard, Mark Dube, Christian Mowe, Frank Kelley, Pam Dunker and James Secrist – supportive; Kelly Conklin – opposed.

**V. PUBLIC COMMENT**

Director Pat Walsh welcomed staff Dipti Mathur back from maternity leave.

Commissioner Stein wished Commissioner Mares a Happy Birthday.

## **VI. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:18 p.m.

Motion: **Victor**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

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**Martha L. Stein, Chair**

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**Patrick Walsh, Secretary**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
<b>A-Consent</b>				
1	Aliana Sec 51	C3P		Approve the plat subject to the conditions listed
2	Aliana Sec 53	C3P		Approve the plat subject to the conditions listed
3	Aliana Sec 62	C3P		Approve the plat subject to the conditions listed
4	Applebutter IV LLC	C2		Approve the plat subject to the conditions listed
5	Ashleys at Remington Ranch	C2		Approve the plat subject to the conditions listed
6	Atascocita Springs Sec 2	C3P		Approve the plat subject to the conditions listed
7	Avondale partial replat no 1	C3F		Approve the plat subject to the conditions listed
8	Balmoral Sec 15	C3P	DEF1	Approve the plat subject to the conditions listed
9	Benders Creek GP	GP	DEF1	Defer Additional information reqd
10	Bicycle Bungalows replat no 1	C3F		Approve the plat subject to the conditions listed
11	Bridgeland Parkland Village Sec 14	C3P		Approve the plat subject to the conditions listed
12	Bridges on Lake Houston Sec 8	C3F		Approve the plat subject to the conditions listed
13	Broadstone Sawyer Arts	C2		Approve the plat subject to the conditions listed
14	Caledonian Forest Drive Street Dedication and Reserves	C3F		Approve the plat subject to the conditions listed
15	Carriage House Downs Boulevard Street Dedication	C3P		Approve the plat subject to the conditions listed
16	Castone Court at Louise Street	C2	DEF1	Defer Applicant request for 2nd and final time.
17	Contempo at Katy	C3F		Approve the plat subject to the conditions listed
18	Creekside Ranch Sec 9	C3P		Approve the plat subject to the conditions listed
19	Cruz Transport	C2		Defer Chapter 42 planning standards
20	Cypress Animal Hospital	C2		Approve the plat subject to the conditions listed
21	East Sunnside Court partial replat no 1	C3F		Approve the plat subject to the conditions listed
22	El Dorado Clear Lake City Sec 15	C3F		Approve the plat subject to the conditions listed
23	Forbes Crossing Sec 1	C3F		Approve the plat subject to the conditions listed
24	Franz Grand Parkway Southeast	C2		Approve the plat subject to the conditions listed
25	Grand Vista Sec 27	C3F		Approve the plat subject to the conditions listed
26	Groves Sec 21	C3F		Approve the plat subject to the conditions listed
27	Groves Sec 24	C3F		Approve the plat subject to the conditions listed
28	HCWCID 116 Water Plant	C2		Defer Additional information reqd
29	Houston Heights partial replat no 22	C3F		Approve the plat subject to the conditions listed

**Platting Summary****Houston Planning Commission****PC Date: March 15, 2018**

<b>Item No.</b>	<b>Subdivision Plat Name</b>	<b>App Type</b>	<b>Deferral</b>	<b>Staff's Recommendation</b>
30	Houston Intercontinental Trade Center East Sec 1	C3F		Approve the plat subject to the conditions listed
31	JDS 370 Tract Sec 1	C3P		Approve the plat subject to the conditions listed
32	JDS 370 Tract Sec 2	C3P		Approve the plat subject to the conditions listed
33	JDS 370 Tract Sec 3	C3P		Approve the plat subject to the conditions listed
34	JDS 370 Tract Sec 4	C3P		Approve the plat subject to the conditions listed
35	Knzsk Patio Homes	C3F		Approve the plat subject to the conditions listed
36	Kuykendahl Plaza	C2		Approve the plat subject to the conditions listed
37	Lake House Sec 1	C3P		Approve the plat subject to the conditions listed
38	Lakeview Retreat Sec 1	C3F		Approve the plat subject to the conditions listed
39	Lakeview Retreat Water Plant no 1	C2		Approve the plat subject to the conditions listed
40	Lofts at Wilburforce	C3F		Approve the plat subject to the conditions listed
41	Long Canter Trail Street Dedication Sec 1 and Reserves	C3P		Approve the plat subject to the conditions listed
42	Mason Fry Properties LLC	C2		Approve the plat subject to the conditions listed
43	Millwork Sec 1	C3F		Approve the plat subject to the conditions listed
44	Mirandola Lane street dedication Sec 2 and Reserves	C3P		Approve the plat subject to the conditions listed
45	Morton Creek Ranch Sec 22	C3F		Approve the plat subject to the conditions listed
46	Nicholas Place Reserve	C2		Defer Applicant request
47	Offices on North Post Oak	C2		Approve the plat subject to the conditions listed
48	Ory Homes on Bingle	C2		Defer Chapter 42 planning standards
49	Park Highway 249	C2		Approve the plat subject to the conditions listed
50	Pecan Lake Estates	C3P	DEF1	Defer Chapter 42 planning standards
51	Pinemont Manors	C3P		Approve the plat subject to the conditions listed
52	Razo Land	C2		Approve the plat subject to the conditions listed
53	Reflections Sec 2 partial replat no 2	C3F		Approve the plat subject to the conditions listed
54	Riverdale Plaza	C2		Approve the plat subject to the conditions listed
55	Rosehill Reserve Sec 6	C3P		Defer Chapter 42 planning standards
56	Silver Ranch Sec 18	C3P		Approve the plat subject to the conditions listed
57	Sky View GP	GP		Defer Chapter 42 planning standards
58	Sky View Sec 1	C3P		Defer Chapter 42 planning standards
59	Southwest Logistics Park Sec 1	C2		Approve the plat subject to the conditions listed
60	Spring Branch Townhomes	C3F		Approve the plat subject to the conditions listed
61	Tavola Sec 30	C3P		Approve the plat subject to the conditions listed

**Platting Summary****Houston Planning Commission****PC Date: March 15, 2018**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
62	Tavola Sec 31	C3P	DEF1	Approve the plat subject to the conditions listed
63	Texas Avenue Reserve	C2		Approve the plat subject to the conditions listed
64	Towne Lake Sec 50	C3P		Defer for further study and review
65	Towne Lake Sec 51	C3P		Approve the plat subject to the conditions listed
66	Trails of Katy Sec 4	C3F		Approve the plat subject to the conditions listed
67	Views at Beauchamp	C3F		Approve the plat subject to the conditions listed
68	Westbury Sec 3 partial replat no 3	C3F		Approve the plat subject to the conditions listed
69	Wortham Center Sec 2	C2		Defer Additional information reqd
70	Yarbrough	C3F		Approve the plat subject to the conditions listed

**B-Replats**

71	Allston Garden Homes	C2R		Approve the plat subject to the conditions listed
72	Baba Yega Addition	C2R		Approve the plat subject to the conditions listed
73	Charlie Thomas Ford Development	C2R		Defer Additional information reqd
74	Church of Champions Inc replat no 1 and extension	C2R	DEF1	Approve the plat subject to the conditions listed
75	Crossing at Cinco Ranch partial replat no 3	C2R		Approve the plat subject to the conditions listed
76	Eado Sherman	C2R	DEF1	Defer Applicant request
77	East End on the Bayou Sec 3	C2R		Defer Chapter 42 planning standards
78	East End Villas	C2R		Approve the plat subject to the conditions listed
79	Eastwood Green	C3R		Approve the plat subject to the conditions listed
80	Ella at 610 Plaza	C2R		Withdraw
81	Estate at Palmer Street	C2R	DEF1	Defer Additional information reqd
82	Fallingwater	C2R		Defer for further study and review
83	Family Dollar at Brentwood	C2R	DEF1	Approve the plat subject to the conditions listed
84	FM 529 Sommerall Commercial Sec 1 replat no 1 and extension	C2R		Approve the plat subject to the conditions listed
85	Gano Street Grove	C2R		Approve the plat subject to the conditions listed
86	Gaytan Estates	C2R		Defer Applicant request
87	Groves Sec 27	C3R		Approve the plat subject to the conditions listed
88	Harold Street Grove	C2R	DEF1	Withdraw
89	Houston Heights partial replat no 23	C2R		Approve the plat subject to the conditions listed
90	Houston Serenity Place	C2R		Defer Additional information reqd
91	Huerta Estates	C2R		Approve the plat subject to the conditions listed
92	Ihop Federal Plaza	C2R		Approve the plat subject to the conditions listed
93	Lou Ellen Park	C2R		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
94	Magnolia Park Plaza	C2R		Approve the plat subject to the conditions listed
95	Myrtle Villas	C2R		Approve the plat subject to the conditions listed
96	Neuen Manor partial replat no 9	C2R		Disapprove
97	Old Farm Altezza	C2R	DEF1	Defer Additional information reqd
98	Stude Vista	C2R		Approve the plat subject to the conditions listed
99	Valero Houston Refinery	C2R	DEF1	Defer Chapter 42 planning standards
100	Village at Archer	C2R		Approve the plat subject to the conditions listed
101	West Little York Altezza	C3R	DEF1	Approve the plat subject to the conditions listed
102	Westview School	C2R	DEF1	Approve the plat subject to the conditions listed
103	Woodhead Estates	C2R		Approve the plat subject to the conditions listed
104	Wycliffe Square	C2R	DEF1	Approve the plat subject to the conditions listed

**C-Public Hearings Requiring Notification**

105	Ammar Estates replat no 1	C3N	DEF1	Approve the plat subject to the conditions listed
106	Beinhorn Grove replat no 1	C3N		Approve the plat subject to the conditions listed
107	Braeswood partial replat no 1	C3N	DEF1	Defer Applicant request
108	Champion Heavens replat no 1	C3N		Approve the plat subject to the conditions listed
109	Fondren Southwest Northfield Sec 8 partial replat no 1	C3N	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
110	Goldquest Group	C3N	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
111	Harvard Heights	C3N		Approve the plat subject to the conditions listed
112	North Shepherd Square	C3N		Withdraw
113	Pelham Place Sec 1 partial replat no 1	C3N	DEF1	Withdraw
114	Royalwood Sec 1 partial replat no 2	C3N		Withdraw
115	Serenity Meadows partial replat no 1 and extension	C3N		Defer Applicant request
116	Summit Place Addition partial replat no 3	C3N		Approve the plat subject to the conditions listed
117	Sunset Ridge West Sec 7 partial replat no 1	C3N		Approve the plat subject to the conditions listed
118	Whispering Pines Estates Sec 2 partial replat no 1	C3N		Approve the plat subject to the conditions listed

**D-Variances**

119	Carnegie Oaks West Alabama	C2R	DEF2	Withdraw
120	Lantana GP	GP		Defer Additional information reqd per Harris County Engineering Department
121	Lantana Heights Drive street dedication	C3P		Defer Additional information reqd per Harris County Engineering Department

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
122	Lantana Sec 1	C3P		Defer Additional information reqd per Harris County Engineering Department
123	Lantana Sec 2	C3P		Defer Additional information reqd per Harris County Engineering Department
124	Lantana Sec 3	C3P		Defer Additional information reqd per Harris County Engineering Department
125	Westgreen Boulevard Street Dedication Sec 3	C3P		Defer Additional information reqd per Harris County Engineering Department
126	Laterna Villas North	C2		Defer Applicant request
127	Laterna Villas South	C2		Defer Applicant request
128	Poundbury Sec 1	C3R	DEF2	Withdraw
129	Puebla Comiskey	C2		Defer Additional information reqd
130	Springwoods Village GP	GP	DEF2	Withdraw
131	Towne Lake North GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
132	Washington Avenue Retail	C2		Defer Applicant request

### E-Special Exceptions

133	Spring ISD Roberson Middle School	C3P		Grant the requested special exception(s) and Approve the plat subject to the conditions listed
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### F-Reconsideration of Requirements

None

### G-Extensions of Approval

134	Bennport Plaza	EOA		Approve
135	Bridgeland First Bend Sec 14	EOA		Approve
136	Harris County Improvement District No 13 Lift Station No 1	EOA		Approve
137	Harris County Improvement District No 13 Waste Water Treatment Plant No 1	EOA		Approve
138	Harris County Improvement District No 13 Water Plant No 1	EOA		Approve
139	Las Cabras Office Warehouse Condominiums	EOA		Approve
140	RCR Trucking	EOA		Approve
141	Regency Green Place	EOA		Approve
142	Silver Springs Sec 2	EOA		Approve
143	Texas Wonder Lawn	EOA		Approve
144	Upland Square	EOA		Approve
145	Villages at Tour 18 Sec 2	EOA		Approve
146	Vireo Reserve	EOA		Approve

### H-Name Changes

None

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

**I-Certification of Compliance**

147	25800 Peach Drive	COC	Approve
148	24305 HWY 59 N.	COC	Approve
149	21561 Leonard Street	COC	Approve
150	27682 Coach Light Lane	COC	Approve
151	26920 Spanish Oaks Drive	COC	Approve
152	21859 Cherry Street	COC	Approve

**J-Administrative**

None

**K-Development Plats with Variance Requests**

153	901 Bomar Street	DPV	Approve
154	3202 Merrick Street	DPV	Approve
155	4102 Woodleigh Street	DPV	Deny

**Hotel/Motel Variance**

III	Springhill Suites at 3360 McCue Road	HMV	Approve
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 1  
**Action Date:** 03/15/2018  
**Plat Name:** Aliana Sec 51  
**Developer:** Aliana Development Company  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2018-0436 C3P

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

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Total Acreage:	52.3250	Total Reserve Acreage:	40.4510
Number of Lots:	30	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 134 B
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	566D	ETJ

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

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Aliana Sec 52 must be recorded prior to or simultaneously with this plat.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 1  
**Action Date:** 03/15/2018  
**Plat Name:** Aliana Sec 51  
**Developer:** Aliana Development Company  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2018-0436 C3P

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

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Fort Bend Engineer: 1) Provide 10' L.E. along West Airport  
2) Provide additional UEs adjacent to 50' ROWs per 5.5.B.2.  
3) Provide 1' reserve at the end of Westmoor Drive  
4) Provide recording information for easements proposed outside the plat boundary  
5) Provide 10' BL in Reserve A along future Galloway Forest Drive and all other local streets  
6) Submit FP to FBC for formal review  
7) Submit civil construction plans  
8) This does not constitute a formal review by FBC as not all review comments are provided in this portal  
PWE Utility Analysis: Approve.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 2  
**Action Date:** 03/15/2018  
**Plat Name:** Aliana Sec 53  
**Developer:** Aliana Development Company  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2018-0437 C3P

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

Total Acreage:	49.6360	Total Reserve Acreage:	31.8300
Number of Lots:	57	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 134 B
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	566H	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. Aliana Sec 52 must be recorded prior to or simultaneously with this plat.

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

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

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

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

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

Fort Bend Engineer: 1) Please verify the ROW width for Kirkshaw - 60' on adjacent plat, 50' on proposed plat  
 2) Please label Ancrum Avenue as "width varies"  
 3) Provide additional UEs adjacent to 50' ROWs per 5.5.B.2.  
 4) Provide recording information for easements proposed outside the plat boundary  
 5) Provide 25' front building line per 5.12.C.1.a  
 6) Submit FP to FBC for formal review  
 7) Submit civil construction plans  
 8) This does not constitute a formal review by FBC as not all review comments are provided in this portal  
 PWE Utility Analysis: Approve.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 3  
**Action Date:** 03/15/2018  
**Plat Name:** Aliana Sec 62  
**Developer:** Aliana Development Company  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2018-0438 C3P

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

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Total Acreage:	12.7100	Total Reserve Acreage:	2.9980
Number of Lots:	19	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 134 B
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	566D	ETJ

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

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

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

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

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)

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

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

The below comments were made by other agencies during this review period. These comments 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:** 03/15/2018  
**Plat Name:** Aliana Sec 62  
**Developer:** Aliana Development Company  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2018-0438 C3P

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

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Fort Bend Engineer: 1) Provide additional UEs adjacent to 50' ROWs per 5.5.B.2  
2) Provide 1' reserve along C1, C2, C3, L2, and C4  
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 review comments are provided in this portal  
PWE Traffic: 3/9/2018:  
The required 3 guest parking spaces can be accommodated on-street.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 4  
**Action Date:** 03/15/2018  
**Plat Name:** Applebutter IV LLC  
**Developer:** Tyndale Company, Inc.  
**Applicant:** The Pinnell Group, LLC  
**App No/Type:** 2018-0420 C2

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

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Total Acreage:	7.7470	Total Reserve Acreage:	7.7470
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 321
County	Zip	Key Map ©	City / ETJ
Harris	77038	412C	ETJ

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

031. Add Dual BL note to the plat.

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

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

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

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

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

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

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

PWE Utility Analysis: Approve.

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

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

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

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

UVE should be checked at Greens Crossing Blvd and Deer Trail Drive.

Sight distance analysis will be required for location of driveways.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 5  
**Action Date:** 03/15/2018  
**Plat Name:** Ashleys at Remington Ranch  
**Developer:** CEI  
**Applicant:** Gruller Surveying  
**App No/Type:** 2018-0285 C2

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

Total Acreage:	2.4687	Total Reserve Acreage:	2.4687
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 96
County	Zip	Key Map ©	City / ETJ
Harris	77073	372G	City/ETJ

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

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

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

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

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

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

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

PWE Utility Analysis: Approved  
 City Engineer: 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)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 03/15/2018  
**Plat Name:** Atascocita Springs Sec 2  
**Developer:** Camillo Properties, Ltd.  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2018-0449 C3P

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

Total Acreage:	13.5500	Total Reserve Acreage:	2.6340
Number of Lots:	75	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77396	375M	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.
- 052. Atascocita Springs Sec 1 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. Water Well is not an approved Ch. 42 land use designation

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

The below comments were made by other agencies during this review period. These comments are 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.  
 Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.  
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)  
 Sec 1 will need to be recorded prior to or simultaneously with this plat

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 7  
**Action Date:** 03/15/2018  
**Plat Name:** Avondale partial replat no 1  
**Developer:** Vernon Henry and Associates  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2018-0406 C3F

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

Total Acreage:	0.5050	Total Reserve Acreage:	0.4820
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77006	493T	City

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

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.

1. A 6' clear and unobstructed sidewalk shall be provided on the site plan at the time of permitting (1002 Washington)

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

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

1. Provide all diagrams and reduced BL performance standards notes for 42-154 as project now meets ordinance no variance required.

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

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

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://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 - Include Key Map information on the Vicinity Map.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 8  
**Action Date:** 03/15/2018  
**Plat Name:** Balmoral Sec 15  
**Developer:** Balmoral LT, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2018-0339 C3P

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

Total Acreage:	17.1600	Total Reserve Acreage:	0.0000
Number of Lots:	73	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 423
County	Zip	Key Map ©	City / ETJ
Harris	77346	376R	ETJ

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

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

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

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

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

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

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)

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

The below comments were made by other agencies during this review period. These comments 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:** 8  
**Action Date:** 03/15/2018  
**Plat Name:** Balmoral Sec 15  
**Developer:** Balmoral LT, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2018-0339 C3P

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

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

Addressing: Pennan is a soundalike with Pinon. Please choose another name.  
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)  
Balmoral sec 7 will need to be recorded prior to or simultaneously with this plat  
Coordinate with Groves consultant that streets along property boundary have same name and ROW width

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 9  
**Action Date:** 03/15/2018  
**Plat Name:** Benders Creek GP  
**Developer:** Benders Creek LTD  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2018-0396 GP

**Staff Recommendation:**  
Defer Additional  
information reqd

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Total Acreage:	68.6230	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	20	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77396	375P	City

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***Conditions and Requirements for Approval***

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

046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.

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

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.

Harris County Flood Control District: - Show and call out HCFCD ROW per the HCFCD PCPM Appendix C.

- Please provide an additional 15' of ROW along P130-05-00 in the form of a fee dedication (separate instrument) to satisfy the HCFCD Watershed Master Plan.

- Please provide an additional 23 ' of ROW along P130-05-01 in the form of a drainage easement dedicated to the public in order to satisfy the HCFCD Watershed Master 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](http://houstonpermittingcenter.org)

This will required a high Impact application.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION



**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 10  
**Action Date:** 03/15/2018  
**Plat Name:** Bicycle Bungalows replat no 1  
**Developer:** None  
**Applicant:** Tetra Surveys  
**App No/Type:** 2018-0459 C3F

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

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Total Acreage:	0.1515	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493E	City

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 11  
**Action Date:** 03/15/2018  
**Plat Name:** Bridgeland Parkland Village Sec 14  
**Developer:** Bridgeland Development L.P.  
**Applicant:** LJA Engineering, Inc - (Woodlands Office)  
**App No/Type:** 2018-0447 C3P

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

Total Acreage:	31.0200	Total Reserve Acreage:	5.3600
Number of Lots:	59	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	365V	ETJ

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

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 059.1. Acreage in title and on plat must match at recordation.
- 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)

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

The below comments were made by other agencies during this review period. These comments are 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 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)  
 Easements dedicated by separate instrument will need to be recorded prior to plat recordation  
 Street name should be provided at southern boundary of the Plat - Newman Bridge Road (?)  
 UVE should be checked at Inks Lake Park Drive and Newman Bridge Road (?)



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 12  
**Action Date:** 03/15/2018  
**Plat Name:** Bridges on Lake Houston Sec 8  
**Developer:** D.R. HORTON - TEXAS, LTD., a Texas limited partnership  
**Applicant:** BGE, Inc.  
**App No/Type:** 2018-0413 C3F

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

Total Acreage:	25.8700	Total Reserve Acreage:	3.2830
Number of Lots:	64	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 494
County	Zip	Key Map ©	City / ETJ
Harris	77346	378B	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.

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

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

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

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

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

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

PWE Utility Analysis: Approved

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION AND NEED DRAINAGE PLAN

Addressing: Plat says Ganter River Trail and plat tracker says Granter River Trail.

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 dedicated by separate instrument will need to be recorded prior to plat recordation

Construction plan (Project Number 1801310006) has not been approved



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 13  
**Action Date:** 03/15/2018  
**Plat Name:** Broadstone Sawyer Arts  
**Developer:** CRP/AR Sawyer Arts Owner, LP  
**Applicant:** Terra Associates, Inc.  
**App No/Type:** 2018-0409 C2

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

Total Acreage:	3.8500	Total Reserve Acreage:	3.7930
Number of Lots:	0	Number of Multifamily Units:	328
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.

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

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

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

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

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

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

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

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](http://houstonpermittingcenter.org)

City Engineer: DETENTION IS REQUIRED

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:** 14  
**Action Date:** 03/15/2018  
**Plat Name:** Caledonian Forest Drive Street Dedication and Reserves  
**Developer:** Humble ISD  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2018-0446 C3F

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

Total Acreage:	4.7100	Total Reserve Acreage:	3.7000
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	77346	377N	ETJ

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

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

187. 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.

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)

Groves developer will need to provide owners acknowledgement and execution of owner's acknowledgement

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 15  
**Action Date:** 03/15/2018  
**Plat Name:** Carriage House Downs Boulevard Street Dedication  
**Developer:** Johnson Development  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No/Type:** 2018-0424 C3P

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

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Total Acreage:	7.2000	Total Reserve Acreage:	0.0600
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286U	ETJ

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

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. DeShazer Reserve Vacating Plat 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)
- 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)
149. Change street name ending(s) as indicated on the marked file copy. (133-134)
158. Provide for the dedication of widening for Mueschke Road as indicated on the marked file copy.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 15  
**Action Date:** 03/15/2018  
**Plat Name:** Carriage House Downs Boulevard Street Dedication  
**Developer:** Johnson Development  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No/Type:** 2018-0424 C3P

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

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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)  
20'x20' cutback is required at SE corner of Mueschke Road and Carriage House Downs Blvd.  
SB left turn lane is required on Mueschke Road at Carriage House Downs Blvd. Mueschke Road CIP Project Manager, Michael Turner (713-274-3687), should be contacted approval of construction plan and Plat.  
Vacating plat will need to be recorded 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.



**Agenda Item:** 16  
**Action Date:** 03/15/2018  
**Plat Name:** Castone Court at Louise Street  
**Developer:** Castone Homes  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2018-0305 C2

**Staff Recommendation:**  
 Defer Applicant request for  
 2nd and final time.

Total Acreage:	0.4888	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453T	City

***Conditions and Requirements for Approval***

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

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

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

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

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

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

078. Minimum lot size in the urban area is 3500 square feet without compensating open space. (183)

078.1. Minimum lot size in the urban area may be less than 3500 square feet, but not less than 1400 square feet if the subdivision plat meets the development standards of 42-183(b).

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

1. Establish 3' emergency access easement as indicated on the marked file copy.

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

134.6. The then-current fee in lieu of dedication shall be applied to this number (4 units) of dwelling units.

2. A revised solid waste plan (SWP) shall be submitted showing the following: proposed 5' sidewalk along Louise Street and all required cans drawn to scale. The SWP shall be overlayed on top of the existing conditions survey.

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



**PLANNING &  
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DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 16  
**Action Date:** 03/15/2018  
**Plat Name:** Castone Court at Louise Street  
**Developer:** Castone Homes  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2018-0305 C2

**Staff Recommendation:**  
Defer Applicant request for  
2nd and final time.

1. Widen the pavement for Louise Street along the entire block to 20' and provide certificate of completion at recordation. Refer to the guide online for process and standards."
2. For every six lots taking access from a shared driveway, there shall be one guest parking space provided.
3. The following must be provided: Flag Lot Note, all applicable shared driveway notes, all applicable single family notes, solid waste note, heavy trash note, permeable area note, Lot Coverage Table, Density Table and respective note and parking table
4. Double check acreage listed in title block
5. Double check acreage/square footage of all lots within the subdivision

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

The below comments were made by other agencies during this review period. These comments are 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](http://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

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

Parks and Recreation: To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (4 units) of dwelling units.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 17  
**Action Date:** 03/15/2018  
**Plat Name:** Contempo at Katy  
**Developer:** Contempo Builders  
**Applicant:** PLS  
**App No/Type:** 2018-0379 C3F

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

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Total Acreage:	1.3460	Total Reserve Acreage:	0.4656
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:	Addicks Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77084	447J	ETJ

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#### ***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.

198. Recordation dedicatory acknowledgements and certificates do not conform to those requirements by Harris County. Contact staff Recordation Section for appropriate statements and requirements.

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 17

**Action Date:** 03/15/2018

**Plat Name:** Contempo at Katy

**Developer:** Contempo Builders

**Applicant:** PLS

**App No/Type:** 2018-0379 C3F

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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PWE Traffic: 3/9/18:

There are 10 lots sharing the PAE requiring one guest parking space. Please specify location of proposed parking space, whether on-site or on-street.

PWE Utility Analysis: Approved

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

Harris County Flood Control District: Label drainage channel as "HCFCD Unit U101-20-00".

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

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

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

Driveways should be located to avoid overlapping left turn conflicts with school driveways across the street.

Circular driveway connecting all lots for shared access is recommended.

NO PARKING NO STANDING signs at driveways should be included in site plan, indicating statutory limits.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 03/15/2018  
**Plat Name:** Creekside Ranch Sec 9  
**Developer:** Friendswood Development Company  
**Applicant:** Jones | Carter  
**App No/Type:** 2018-0453 C3P

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

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Total Acreage:	22.3200	Total Reserve Acreage:	4.1192
Number of Lots:	71	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524T	ETJ

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

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
- 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)
159. Provide centerline tie.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 18  
**Action Date:** 03/15/2018  
**Plat Name:** Creekside Ranch Sec 9  
**Developer:** Friendswood Development Company  
**Applicant:** Jones | Carter  
**App No/Type:** 2018-0453 C3P

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

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Fort Bend Engineer: 1) Sweetbark Drive, Sweetlight Lane, and Dancing Grass Drive can be a single street name  
2) Provide additional UEs adjacent to 50' ROWs per 5.5.B.2.  
3) Verify if the entrance street is supposed to be Mulberry Bridge or Eaglemont Lane - see opposite side of the street  
4) Submit FP to FBC for formal review  
5) Submit civil construction plans  
6) This does not constitute a formal review by FBC as not all review comments are provided in this portal  
PWE Utility Analysis: Approve.  
City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

Addressing: We are showing Mulberry Bridge Lane as an extension Eaglemont Lane in Creekside Ranch Sec 6(see attached). This is a Centerpoint address map but I cannot find a recorded plat for this section. There is a recorded plat showing both of these segments as Mulberry Bridge Lane (see attached). The developer will need to let us know what this street actually is and may need a name change as the street needs to one name, not two. Is it Mulberry Bridge or Eaglemont?

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



<b>Agenda Item:</b>	19	<b>Staff Recommendation:</b>	Defer Chapter 42 planning standards
<b>Action Date:</b>	03/15/2018		
<b>Plat Name:</b>	Cruz Transport		
<b>Developer:</b>	Narsi Management LP		
<b>Applicant:</b>	John G. Thomas and Associates, Inc. dba Thomas Land Surveying		
<b>App No/Type:</b>	2018-0332 C2		

Total Acreage:	2.8665	Total Reserve Acreage:	2.7888
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	77044	456F	ETJ

#### ***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)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

1. Add Centerpoint Note: Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
2. Verify scale factor, measures to 1"=50'.
3. Verify ROW widths of Green River Dr and John Ralston Rd. ROW dedication may be required based on the MTFP. Label recording information and provide record information during this deferral period.

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

The below comments were made by other agencies during this review period. These comments 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:** 19

**Action Date:** 03/15/2018

**Plat Name:** Cruz Transport

**Developer:** Narsi Management LP

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

**Staff Recommendation:**

Defer Chapter 42 planning  
standards

**App No/Type:** 2018-0332 C2

PWE Utility Analysis: Approved

City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED  
AND MISSING B.L.

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

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

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

Verify ROW along Green River Drive our road log calls out 80 feet. Dedicate required ROW and add 25 foot  
building line along Green River Drive.

Verify ROW on John Ralston Road. Our road log calls out 60 feet. Dedicate required ROW and add 25 foot  
building line

Additional ROW may be required for Green River Dr (AKA East Crosstimbers) and John Ralston Road.

Plat name should be verified– Plat indicates "JAC Transport". Subject indicates "Cruz Transport".

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 20  
**Action Date:** 03/15/2018  
**Plat Name:** Cypress Animal Hospital  
**Developer:** THE & LDH,LLC  
**Applicant:** Lentz Engineering, L.C.  
**App No/Type:** 2018-0287 C2

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

Total Acreage:	3.1970	Total Reserve Acreage:	3.1970
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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	326Q	ETJ

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

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

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

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

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

1. Add reserve info for plat boundary
2. Address stub street
3. Dimension distance of easement as shown
4. Revise legal description
5. Provide intersection tie
6. Acreage must match on title and plat at recordation
7. Verify the ROW width of Mueschke Rd, provide for dedication if needed

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

The below comments were made by other agencies during this review period. These comments 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:** 20  
**Action Date:** 03/15/2018  
**Plat Name:** Cypress Animal Hospital  
**Developer:** THE & LDH,LLC  
**Applicant:** Lentz Engineering, L.C.  
**App No/Type:** 2018-0287 C2

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

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

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

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

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

Variance may be needed not to extend Arroyo Willow Trail through property

Label lot or reserve

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 21  
**Action Date:** 03/15/2018  
**Plat Name:** East Sunnside Court partial replat no 1  
**Developer:** ADVANCE SURVEYING, INC.  
**Applicant:** Advance Surveying, Inc.  
**App No/Type:** 2018-0412 C3F

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

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Total Acreage:	0.6871	Total Reserve Acreage:	0.6871
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	77051	533V	City

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

203. Provide complete Recordation Package when submitting plat for 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](http://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:** 22  
**Action Date:** 03/15/2018  
**Plat Name:** El Dorado Clear Lake City Sec 15  
**Developer:** Lja Engineering  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2018-0405 C3F

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

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Total Acreage:	12.3840	Total Reserve Acreage:	0.2890
Number of Lots:	36	Number of Multifamily Units:	0
COH Park Sector:	21	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77059	578U	City

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

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

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

203. Provide complete Recordation Package when submitting plat for 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](http://houstonpermittingcenter.org)

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 23  
**Action Date:** 03/15/2018  
**Plat Name:** Forbes Crossing Sec 1  
**Developer:** Putle Homes of Texas, L.P.  
**Applicant:** Pape-Dawson Engineers  
**App No/Type:** 2018-0385 C3F

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

Total Acreage:	49.0090	Total Reserve Acreage:	29.6380
Number of Lots:	95	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77075	575N	City

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

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 (long 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)

1) With future sections to the west, intersection spacing will have to be addressed when measured along Hobby Wind Ridge Dr. and along the GP's southern central boundary

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

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

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](http://houstonpermittingcenter.org)

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

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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



**Agenda Item:** 24  
**Action Date:** 03/15/2018  
**Plat Name:** Franz Grand Parkway Southeast  
**Developer:** Newquest  
**Applicant:** Texas Engineering And Mapping Company  
**App No/Type:** 2018-0407 C2

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

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Total Acreage:	9.6536	Total Reserve Acreage:	9.6536
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 62
County	Zip	Key Map ©	City / ETJ
Harris	77449	445T	ETJ

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***Conditions and Requirements for Approval***

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

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

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

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

1) Add deed restricted B.L note

***For Your Information:***

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

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

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

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

UVE should be checked for making right turn on red by WB traffic on Franz Road onto Grand Pkwy Service Road.

TIA will be required before the review of site development plan. It should address, but not limited to, driveway locations, left turn requirements, shared access with adjoining property and closing of existing median opening not meeting Geometric Design Requirements.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 25  
**Action Date:** 03/15/2018  
**Plat Name:** Grand Vista Sec 27  
**Developer:** Taylor Morrison of Texas Inc.  
**Applicant:** Costello, Inc.  
**App No/Type:** 2018-0486 C3F

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

Total Acreage:	18.9917	Total Reserve Acreage:	7.4436
Number of Lots:	52	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	526R	ETJ

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

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

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

203. Provide complete Recordation Package when submitting plat for 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).Detention to the north must be platted simultaneously with sections west of this plat boundary

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

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

Fort Bend Engineer: 1) Provide 10' L.E. along Beechnut for reserves not identified as Landscape/open space  
 2) Submit FP to FBC for review  
 3) Submit civil construction plans  
 4) This does not constitute a formal review by FBC as not all review comments are provided in this portal  
 City Engineer: MAKE SURE WLE, STM & SSE EASEMENT DO NOT OVERLAPP, WHICH IS NOT ALLOWED, AND MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 26  
**Action Date:** 03/15/2018  
**Plat Name:** Groves Sec 21  
**Developer:** LH Groves, LLC, a Delaware limited liability company  
**Applicant:** BGE, Inc.  
**App No/Type:** 2018-0417 C3F

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

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Total Acreage:	13.2900	Total Reserve Acreage:	2.1776
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:	Harris County MUD 504
County	Zip	Key Map ©	City / ETJ
Harris	77346	377J	ETJ

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

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

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

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

PWE Utility Analysis: 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)  
Construction plan (Project Number 1802060016) 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:** 27  
**Action Date:** 03/15/2018  
**Plat Name:** Groves Sec 24  
**Developer:** LH Groves, LLC, a Delaware limited liability company  
**Applicant:** BGE, Inc.  
**App No/Type:** 2018-0416 C3F

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

Total Acreage:	33.8000	Total Reserve Acreage:	8.8620
Number of Lots:	143	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 505
County	Zip	Key Map ©	City / ETJ
Harris	77346	377N	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.

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

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

Reserve F must be restricted to drill site and related uses.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 27

**Action Date:** 03/15/2018

**Plat Name:** Groves Sec 24

**Developer:** LH Groves, LLC, a Delaware limited liability company

**Applicant:** BGE, Inc.

**App No/Type:** 2018-0416 C3F

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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PWE Utility Analysis: Approved

Harris County Flood Control District: Flood Control review - Correct Key Map information, it is 377 J and N.

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)

Check with traffic about driveway location for lot 31 block 5

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

Construction plan (Project Number 1802140027) has been approved

Verify if Reserve F should also be restricted for drill site

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

<b>Agenda Item:</b>	28	<b>Staff Recommendation:</b>	Defer Additional information reqd
<b>Action Date:</b>	03/15/2018		
<b>Plat Name:</b>	HCWCID 116 Water Plant		
<b>Developer:</b>	Harris County Water Control and Improvement District Number 116		
<b>Applicant:</b>	Windrose		
<b>Ann No/Type:</b>	2018-0444 C2		

Total Acreage:	1.4307	Total Reserve Acreage:	1.4307
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	77069	330Z	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)

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

Submit a GP or revised plat boundary to include the commonly owned tract to the east. Address stub street with GP or revised 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: 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:** 29  
**Action Date:** 03/15/2018  
**Plat Name:** Houston Heights partial replat no 22  
**Developer:** None  
**Applicant:** Tetra Surveys  
**App No/Type:** 2018-0460 C3F

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

Total Acreage:	0.2424	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	453W	City

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

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

203. Provide complete Recordation Package when submitting plat for 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 10/15 diagram and notes

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

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

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

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

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

This will required a high Impact application.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 30

**Action Date:** 03/15/2018

**Plat Name:** Houston Intercontinental Trade Center East Sec 1

**Developer:** Houston Intercontinental Trade Center Partners, L.P., A Texas Limited Partnership

**Applicant:** EHRA

**Ann No/Type:** 2018-0487 C3F

**Staff Recommendation:**

Approve the plat subject to the conditions listed

Total Acreage:	46.2200	Total Reserve Acreage:	43.1800
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	20	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77338	335W	City

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

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

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

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

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

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

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

203. Provide complete Recordation Package when submitting plat for 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:** 30

**Action Date:** 03/15/2018

**Plat Name:** Houston Intercontinental Trade Center East Sec 1

**Developer:** Houston Intercontinental Trade Center Partners, L.P., A Texas Limited Partnership

**Applicant:** EHRA

**App No/Type:** 2018-0487 C3F

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](http://houstonpermittingcenter.org)

**Staff Recommendation:**

Approve the plat subject to the conditions listed

City Engineer: DETENTION IS REQUIRED

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

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



**Agenda Item:** 31  
**Action Date:** 03/15/2018  
**Plat Name:** JDS 370 Tract Sec 1  
**Developer:** Johnson Development  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No/Type:** 2018-0426 C3P

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

Total Acreage:	21.6000	Total Reserve Acreage:	1.0300
Number of Lots:	94	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286U	ETJ

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

023. Single-family residential lots in the suburban area shall have minimum 20-foot front building lines along the local street. Should the lot side or back a local street a 10-foot side or rear building line will be required. A further reduction in the front building line shall be allowed when using the typical lot layout. Add BL 158 illustration and notes on the plat. (158)

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. Carriage House Downs Boulevard Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat.

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

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

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)

159. Provide centerline tie.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 31

**Action Date:** 03/15/2018

**Plat Name:** JDS 370 Tract Sec 1

**Developer:** Johnson Development

**Applicant:** BGE|Kerry R. Gilbert Associates

**App No/Type:** 2018-0426 C3P

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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PWE Utility Analysis: Approve

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

White Barn Lane may be a duplication of White Barnwood Court, choose another name

Further discussion is needed with city and planner on plat geometry. County requests deferral

UVE should be checked at White Barn Lane and Carriage House Downs Blvd.

SB left turn lane will be required on Mueschke Road at Carriage House Downs Blvd. Mueschke Road CIP

Project Manager Michael Turner should be contacted at 713-274-3687 for coordination.

Carriage House Downs Blvd will need to be recorded prior to or simultaneously with this plat

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 32  
**Action Date:** 03/15/2018  
**Plat Name:** JDS 370 Tract Sec 2  
**Developer:** Johnson Development  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No/Type:** 2018-0427 C3P

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

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Total Acreage:	20.0000	Total Reserve Acreage:	9.0200
Number of Lots:	43	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286U	ETJ

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

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

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

052. JDS 370 Tract Sec 1 must be recorded prior to or simultaneously with this plat.

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

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

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)

159. Provide centerline tie.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 32

**Action Date:** 03/15/2018

**Plat Name:** JDS 370 Tract Sec 2

**Developer:** Johnson Development

**Applicant:** BGE|Kerry R. Gilbert Associates

**App No/Type:** 2018-0427 C3P

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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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)

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

SB left turn lane will be required on Mueschke Road at Carriage House Downs Blvd. Mueschke Road CIP Project Manager Michael Turner should be contacted at 713-274-3687 for coordination.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 03/15/2018  
**Plat Name:** JDS 370 Tract Sec 3  
**Developer:** Johnson Development  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No/Type:** 2018-0428 C3P

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

Total Acreage:	39.0000	Total Reserve Acreage:	13.9000
Number of Lots:	122	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286Y	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. Long Canter Trail Street Dedication Sec 1 and Reserves must be recorded prior to or simultaneously with this plat.

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

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

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

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

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

159. Provide centerline tie.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 33

**Action Date:** 03/15/2018

**Plat Name:** JDS 370 Tract Sec 3

**Developer:** Johnson Development

**Applicant:** BGE|Kerry R. Gilbert Associates

**App No/Type:** 2018-0428 C3P

**Staff Recommendation:**

Approve the plat subject to the conditions listed

---

PWE Utility Analysis: Approve.

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

Harris 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)

Long Canter Trail 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:** 34  
**Action Date:** 03/15/2018  
**Plat Name:** JDS 370 Tract Sec 4  
**Developer:** Johnson Development  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No/Type:** 2018-0429 C3P

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

---

Total Acreage:	24.4000	Total Reserve Acreage:	3.2200
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:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286Y	ETJ

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

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

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

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

052. Long Canter Trail Street Dedication Sec 1 and Reserves must be recorded prior to or simultaneously with this plat.

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

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

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

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

159. Provide centerline tie.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 34

**Action Date:** 03/15/2018

**Plat Name:** JDS 370 Tract Sec 4

**Developer:** Johnson Development

**Applicant:** BGE|Kerry R. Gilbert Associates

**App No/Type:** 2018-0429 C3P

**Staff Recommendation:**

Approve the plat subject to the conditions listed

---

PWE Utility Analysis: Approve.

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

Harris 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)

Plat geometry will need to be reviewed with city and planner.

Sec 1 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:** 35  
**Action Date:** 03/15/2018  
**Plat Name:** Knzsk Patio Homes  
**Developer:** KNZSK INVESTMENTS LLC  
**Applicant:** RP & Associates  
**App No/Type:** 2018-0333 C3F

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

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Total Acreage:	3.9077	Total Reserve Acreage:	2.0210
Number of Lots:	26	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Mission Bend MUD 1
County	Zip	Key Map ©	City / ETJ
Fort Bend	77083	527R	ETJ

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

028. A minimum 5-foot building line is required adjacent to a private street or type 2 permanent access esmt. (160)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
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.
189. Appendix E: Certificate for Engineer or Surveyor is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 35  
**Action Date:** 03/15/2018  
**Plat Name:** Knzsk Patio Homes  
**Developer:** KNZSK INVESTMENTS LLC  
**Applicant:** RP & Associates  
**App No/Type:** 2018-0333 C3F

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

---

Fort Bend Engineer: 1) Update precinct 1 commissioner to Vincent M. Morales, Jr. and precinct 3 commissioner to W.A. "Andy" Meyers  
2) Provide 30' radii onto Beechnut Street from Khawar Drive  
3) Provide 25' radii onto Winkleman Road from Zeeshon Drive  
4) A corner cutback of 25' may be substituted for the 30' radius requirement (Winkleman and Beechnut. Please revise.  
5) Submit variance request letter to FBC for the Commissioner to review and consider - private street requirements, lot size, building separation, dead end street requirements  
6) Submit FP to FBC for review  
7) Submit civil construction plans  
8) This does not constitute a formal review by FBC as not all review comments are provided in this portal  
PWE Utility Analysis: Approved  
City Engineer: NEED W.M.E.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 36  
**Action Date:** 03/15/2018  
**Plat Name:** Kuykendahl Plaza  
**Developer:** All American Development Company, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2018-0455 C2

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

Total Acreage:	6.3954	Total Reserve Acreage:	6.3954
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	77389	290F	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.

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.

203. Provide complete Recordation Package when submitting plat for 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:** 36

**Action Date:** 03/15/2018

**Plat Name:** Kuykendahl Plaza

**Developer:** All American Development Company, LLC

**Applicant:** Total Surveyors, Inc.

**App No/Type:** 2018-0455 C2

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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City Engineer: DETENTION IS REQUIRED

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

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

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

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

Dedicate 10 foot building line along northern boundary of Reserve C for future road per major thoroughfare amendment

UVE should be checked for making right turn on red by traffic in SW direction on Dowdell Road onto Kuykendahl Road.

TIA will be required before the review of site development plan. It should address, but not limited to, driveway locations, left turn lane requirements and improvements needed at the intersection of Dowdell Road and Kuykendahl 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:** 37  
**Action Date:** 03/15/2018  
**Plat Name:** Lake House Sec 1  
**Developer:** Trendmaker Development  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No/Type:** 2018-0463 C3P

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

Total Acreage:	22.1000	Total Reserve Acreage:	21.8900
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
MULTIPLE	77493	444E	ETJ

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

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

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

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

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

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

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.

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

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

ADD the following note: The Planning Commission granted a variance to allow no ROW dedication for the widening of Pitts Road subject to specific conditions on 03/06/2014. The variance approval was contingent on the proposed land use. Any changes of land use would make the variance approval invalid and may required a replat.

Provide two separate mylars at recordation for each corresponding County with its own dedication language.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 37

**Action Date:** 03/15/2018

**Plat Name:** Lake House Sec 1

**Developer:** Trendmaker Development

**Applicant:** BGE|Kerry R. Gilbert Associates

**App No/Type:** 2018-0463 C3P

**Staff Recommendation:**

Approve the plat subject to the conditions listed

---

City Engineer: DETENTION IS PROVIDED ON THIS PLAT

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

Harris County Flood Control District: The ultimate ROW width of Cane Island Branch is 225 ft. An additional 45 feet of drainage ROW is needed on the south side of the existing 100 ft drainage easement within Reserve A.

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:** 38  
**Action Date:** 03/15/2018  
**Plat Name:** Lakeview Retreat Sec 1  
**Developer:** D. R. Horton-Texas, Ltd.,  
**Applicant:** Jones | Carter  
**App No/Type:** 2018-0469 C3F

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

Total Acreage:	23.1400	Total Reserve Acreage:	12.4057
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:	Fort Bend County MUD 190
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526G	ETJ

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

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

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

052. Bellaire Boulevard Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat.

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

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

059.1. 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.

075. Add Single Family Residential notes (2) to the plat. (42-1)

159. Provide centerline tie.

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 38  
**Action Date:** 03/15/2018  
**Plat Name:** Lakeview Retreat Sec 1  
**Developer:** D. R. Horton-Texas, Ltd.,  
**Applicant:** Jones | Carter  
**App No/Type:** 2018-0469 C3F

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

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Fort Bend Engineer: 1) Aliaga Creek Court and Camden Heights Lane can be the same street name  
2) Label the distance between the southern point of Lot 16, Block 2 - a minimum of 10' is required  
3) Submit FP to FBC for formal review  
4) Submit civil construction plans  
5) This does not constitute a formal review by FBC as not all review comments are provided in this portal  
City Engineer: MAKE SURE WLE & SSE EASEMENT DO NOT OVERLAPP, WHICH IS NOT ALLOWED, AND  
MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 39  
**Action Date:** 03/15/2018  
**Plat Name:** Lakeview Retreat Water Plant no 1  
**Developer:** D. R. Horton-Texas, Ltd.,  
**Applicant:** Jones | Carter  
**App No/Type:** 2018-0454 C2

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

Total Acreage:	2.6000	Total Reserve Acreage:	2.6000
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	526L	ETJ

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

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

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

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.

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

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

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

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

Fort Bend Engineer: 1) Submit FP to FBC for formal review

2) Submit civil construction plans

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 40  
**Action Date:** 03/15/2018  
**Plat Name:** Lofts at Wilburforce  
**Developer:** ABC Building Design  
**Applicant:** PLS  
**App No/Type:** 2018-0445 C3F

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

Total Acreage:	1.0030	Total Reserve Acreage:	0.0092
Number of Lots:	16	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	412X	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)

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)

Add the following note to the face of the plat: "At least 150 square feet of permeable area is required per lot. (no. of lots x 150) s.f. of permeable area shall be provided within the boundary of this subdivision."

Add note to the face of the plat: All lots shall take access from the 28' PAE.

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

The below comments were made by other agencies during this review period. These comments 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:** 03/15/2018  
**Plat Name:** Lofts at Wilburforce  
**Developer:** ABC Building Design  
**Applicant:** PLS  
**App No/Type:** 2018-0445 C3F

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

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PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)  
This will required a high Impact application.  
City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map.  
Solid Waste: The solid waste plan does not depict the correct number of cans for the 16 proposed lots.  
Additionally, if all cans are included, the lack of frontage will result in blocking of the shared driveway, which disqualifies developments for COH garbage collection.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 41  
**Action Date:** 03/15/2018  
**Plat Name:** Long Canter Trail Street Dedication Sec 1 and Reserves  
**Developer:** Johnson Development  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No/Type:** 2018-0425 C3P

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

Total Acreage:	5.2000	Total Reserve Acreage:	0.4600
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286U	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. DeShazer Reserve Vacating Plat must be recorded prior to 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)

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)

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

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

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

Harris 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)

Carriage House Downs blvd will need to be recorded prior to or simultaneously with this plat

Cypress Hill is a street name duplication. Choose another name



**Agenda Item:** 42  
**Action Date:** 03/15/2018  
**Plat Name:** Mason Fry Properties LLC  
**Developer:** Mason Fry Properties LLC  
**Applicant:** Hovis Surveying Company Inc.  
**App No/Type:** 2018-0473 C2

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

Total Acreage:	1.1624	Total Reserve Acreage:	1.1624
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:	Cinco MUD 7
County	Zip	Key Map ©	City / ETJ
Fort Bend	77450	525D	ETJ

***Conditions and Requirements for Approval***

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
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)

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

***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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 dates to 2018  
 2) Update precinct 1 commissioner to Vincent M. Morales, Jr.  
 3) Submit FP to FBC for formal review  
 4) This does not constitute a formal review by FBC as not all review 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.



**Agenda Item:** 43  
**Action Date:** 03/15/2018  
**Plat Name:** Millwork Sec 1  
**Developer:** Gessner Engineering  
**Applicant:** Gessner Engineering  
**App No/Type:** 2018-0319 C3F

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

Total Acreage:	5.9080	Total Reserve Acreage:	5.9080
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77083	528N	ETJ

***Conditions and Requirements for Approval***

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

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

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

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)

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

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

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 43  
**Action Date:** 03/15/2018  
**Plat Name:** Millwork Sec 1  
**Developer:** Gessner Engineering  
**Applicant:** Gessner Engineering  
**App No/Type:** 2018-0319 C3F

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

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

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

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

Construction plan (Project Number 1601280033) 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:** 44  
**Action Date:** 03/15/2018  
**Plat Name:** Mirandola Lane street dedication Sec 2 and Reserves  
**Developer:** Meritage Homes  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No/Type:** 2018-0431 C3P

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

Total Acreage:	18.7000	Total Reserve Acreage:	15.8000
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 132
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524M	ETJ

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

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

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

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

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)

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

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

The below comments were made by other agencies during this review period. These comments 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:** 45  
**Action Date:** 03/15/2018  
**Plat Name:** Morton Creek Ranch Sec 22  
**Developer:** Woodmere Development Co., LTD.  
**Applicant:** R.G. Miller Engineers  
**App No/Type:** 2018-0466 C3F

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

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Total Acreage:	8.9840	Total Reserve Acreage:	1.4895
Number of Lots:	35	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	445P	ETJ

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

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

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

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

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

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

Morton Creek Ranch Sec 19 and Winchester Ranch Trail Street Dedication must be recorded prior to or simultaneously with this plat.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 45  
**Action Date:** 03/15/2018  
**Plat Name:** Morton Creek Ranch Sec 22  
**Developer:** Woodmere Development Co., LTD.  
**Applicant:** R.G. Miller Engineers  
**App No/Type:** 2018-0466 C3F

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

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Harris County Flood Control District: Flood Control review - No comments.  
City Engineer: MAKE SURE WLE & SSE EASEMENT DO NOT OVERLAPP, WHICH IS NOT ALLOWED, AND  
MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering  
Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat  
tracker. (HC)  
Sec 19 will need to be recorded prior to or simultaneously with this plat  
Required two UVEs at Saw Palmetto Trail and Winchester Ranch Trail have not been shown on the Plat and  
should be shown on construction plan also.  
Harris County Flood Control District: Flood Control review - No comments.  
City Engineer: MAKE SURE WLE & SSE EASEMENT DO NOT OVERLAPP, WHICH IS NOT ALLOWED, AND  
MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering  
Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat  
tracker. (HC)  
Sec 19 will need to be recorded prior to or simultaneously with this plat  
Required two UVEs at Saw Palmetto Trail and Winchester Ranch Trail have not been shown on the Plat and  
should be shown on construction plan also.  
Harris County Flood Control District: Flood Control review - No comments.  
City Engineer: MAKE SURE WLE & SSE EASEMENT DO NOT OVERLAPP, WHICH IS NOT ALLOWED, AND  
MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering  
Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat  
tracker. (HC)  
Sec 19 will need to be recorded prior to or simultaneously with this plat  
Required two UVEs at Saw Palmetto Trail and Winchester Ranch Trail have not been shown on the Plat and  
should be shown on construction plan also.  
Harris County Flood Control District: Flood Control review - No comments.  
City Engineer: MAKE SURE WLE & SSE EASEMENT DO NOT OVERLAPP, WHICH IS NOT ALLOWED, AND  
MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering  
Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat  
tracker. (HC)  
Sec 19 will need to be recorded prior to or simultaneously with this plat  
Required two UVEs at Saw Palmetto Trail and Winchester Ranch Trail have not been shown on the Plat and  
should be shown on construction plan also.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 46  
**Action Date:** 03/15/2018  
**Plat Name:** Nicholas Place Reserve  
**Developer:** Valemar Enterprises, LLC  
**Applicant:** The Pinnell Group, LLC  
**App No/Type:** 2018-0421 C2

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

Total Acreage:	0.4303	Total Reserve Acreage:	0.4303
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452J	City

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

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

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

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

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 Traffic: 3/9/18:

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](http://houstonpermittingcenter.org)

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 47  
**Action Date:** 03/15/2018  
**Plat Name:** Offices on North Post Oak  
**Developer:** Clay Development  
**Applicant:** Gruller Surveying  
**App No/Type:** 2018-0442 C2

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

Total Acreage:	7.5075	Total Reserve Acreage:	7.3880
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	451Z	City

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

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

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

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

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

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

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

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

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

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](http://houstonpermittingcenter.org)

This will required a high Impact application.

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:** 48  
**Action Date:** 03/15/2018  
**Plat Name:** Ory Homes on Bingle  
**Developer:** BWS 1512 Bingle Rd  
**Applicant:** Windrose  
**App No/Type:** 2018-0309 C2

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

Total Acreage:	0.4585	Total Reserve Acreage:	0.0248
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	450Z	City

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

010. This project includes property(s) that is not eligible for City solid waste service. Provisions need to be made for collection by private garbage collection companies. For additional information, please contact Marina Joseph at 713-837-9164.

010.5. There is not sufficient frontage for trash container placement to be eligible for solid waste collection services.

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.

220. A shared driveway with a width of 18' or more shall provide for a 10-foot turning radius at every 90-degree angle in the shared driveway and shall provide a 15-foot turning radius at every angle less than 90 degrees but equal to or greater than 80 degrees in the shared driveway.(42-145-c2)

221. The shared driveway shall intersect with a type 1 permanent access easement or a public street at a 90 degree angle. (42-145-b2)

224. Maximum length of a shared driveway from the intersection of a public street shall not exceed 200 feet. (1)

Second And final deferral

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

The below comments were made by other agencies during this review period. These comments 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:** 03/15/2018  
**Plat Name:** Ory Homes on Bingle  
**Developer:** BWS 1512 Bingle Rd  
**Applicant:** Windrose  
**App No/Type:** 2018-0309 C2

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

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Parks and Recreation: • To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 10.

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

To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (8 units) of dwelling units.

PWE Traffic: 3/9/18:

2 on-site parking spaces are provided in reserves "A" and "B".

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](http://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

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

Solid Waste: The proposed development does not meet the minimum frontage requirement specified in Chapt 39-63 of the COH Municipal Code of Ordinances and does not qualify for COH garbage collection service.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 49  
**Action Date:** 03/15/2018  
**Plat Name:** Park Highway 249  
**Developer:** PDC Houston LLC  
**Applicant:** Windrose  
**App No/Type:** 2018-0456 C2

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

Total Acreage:	23.2710	Total Reserve Acreage:	23.2710
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	77064	370P	City

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

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

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

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

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

203. Provide complete Recordation Package when submitting plat for 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](http://houstonpermittingcenter.org)

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED, DRAINAGE PLAN IS PROVIDED

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 50  
**Action Date:** 03/15/2018  
**Plat Name:** Pecan Lake Estates  
**Developer:** Atlas Texas  
**Applicant:** Baseline Corporation  
**App No/Type:** 2018-0295 C3P

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

Total Acreage:	110.0100	Total Reserve Acreage:	42.5130
Number of Lots:	55	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	565A	ETJ

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

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

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

171. Private shall not be direct extensions of local public streets. (129)

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

- 1) Show the r.o.w of Robertson road.
- 2) Remove 1' reserve

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

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

Fort Bend Engineer: 1) Submit to FBC for formal review  
 2) Submit civil construction plans  
 3) This does not constitute a formal review by FBC as not all review comments are provided in this portal  
 4) Update commissioner names to Vincent M. Morales, Jr., and W.A. "Andy" Meyers  
 5) Reference commissioners court action for Robertson Road prescriptive rights  
 6) Dual frontage lots are now allowed per FBC Subdivision Regulations 5.14.B.1.b. Provide a reserve behind affected lots to provide notation that access to Pecan Run Road is denied.  
 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:** 51  
**Action Date:** 03/15/2018  
**Plat Name:** Pinemont Manors  
**Developer:** Disama Development  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2018-0461 C3P

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

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Total Acreage:	1.4625	Total Reserve Acreage:	0.0662
Number of Lots:	22	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452G	City

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

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

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

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.

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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 51  
**Action Date:** 03/15/2018  
**Plat Name:** Pinemont Manors  
**Developer:** Disama Development  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2018-0461 C3P

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

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**PWE Traffic: 3/9/18:**

The required guest parking spaces of 3 can be accommodated in Reserves "B&C".

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](http://houstonpermittingcenter.org)

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED

Solid Waste: It is understood that the proposed development will not receive COH garbage service.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 52  
**Action Date:** 03/15/2018  
**Plat Name:** Razo Land  
**Developer:** juan razo  
**Applicant:** Houston Platting  
**App No/Type:** 2018-0483 C2

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

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Total Acreage:	1.9168	Total Reserve Acreage:	1.1308
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77064	410B	ETJ

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

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

022. Single-family residential lots in a suburban area shall have minimum 20-foot front building lines along the local street. Should a lot side or back a local street a 10-foot side or rear building line will be required. (158)

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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 52  
**Action Date:** 03/15/2018  
**Plat Name:** Razo Land  
**Developer:** juan razo  
**Applicant:** Houston Platting  
**App No/Type:** 2018-0483 C2

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

---

City Engineer: DETENTION IS REQUIRED

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 53  
**Action Date:** 03/15/2018  
**Plat Name:** Reflections Sec 2 partial replat no 2  
**Developer:** ESQ Constructions LLC  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2018-0243 C3F

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

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Total Acreage:	4.5217	Total Reserve Acreage:	1.6121
Number of Lots:	40	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77077	488Q	City

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

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

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

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.

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

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 53  
**Action Date:** 03/15/2018  
**Plat Name:** Reflections Sec 2 partial replat no 2  
**Developer:** ESQ Constructions LLC  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2018-0243 C3F

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

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

City Engineer: DETENTION IS REQUIRED  
AND NO BUILDING IS ALLOWED WITHIN ANY PUBLIC UTILITY EASEMENT.  
28'PAE CAN'T OVERLAP WITH 10' W.L.E.  
ALSO MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION.  
CenterPoint: Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities.  
Harris County Flood Control District: Flood Control review - No comments.  
Addressing: Plat tracker says Pueblo Bonita and the plat says Pueblo Bonito.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 54  
**Action Date:** 03/15/2018  
**Plat Name:** Riverdale Plaza  
**Developer:** Big M Constructors  
**Applicant:** Century Engineering, Inc  
**App No/Type:** 2018-0410 C2

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

Total Acreage:	0.4883	Total Reserve Acreage:	0.4883
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	77041	450A	City

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

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

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

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

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

203. Provide complete Recordation Package when submitting plat for 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](http://houstonpermittingcenter.org)

City Engineer: DETENTION IS REQUIRED

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:** 55  
**Action Date:** 03/15/2018  
**Plat Name:** Rosehill Reserve Sec 6  
**Developer:** Rosehille Reserve, LTD  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2018-0439 C3P

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

Total Acreage:	7.5280	Total Reserve Acreage:	0.3830
Number of Lots:	23	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286Q	ETJ

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

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.

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.

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)

Stub street is needed or Intersection spacing. Verify Plat meets all intersection spacing requirements as per Ch. 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:** 55  
**Action Date:** 03/15/2018  
**Plat Name:** Rosehill Reserve Sec 6  
**Developer:** Rosehille Reserve, LTD  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2018-0439 C3P

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

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PWE Utility Analysis: Approve  
Harris County Flood Control District: Flood Control review - No comments.  
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION  
AND S.S.E. CAN'T OVERLAP WITH W.L.E..  
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering  
Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat  
tracker. (HC)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development  
Department 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:** 03/15/2018  
**Plat Name:** Silver Ranch Sec 18  
**Developer:** Ersa Grae  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No/Type:** 2018-0448 C3P

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

Total Acreage:	2.0000	Total Reserve Acreage:	0.2300
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 58
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	484N	ETJ

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

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

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

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

049.5. All subdivision plats (C3F, C1, C2, STD) must contain: 1) x,y coordinate values for each boundary point, and 2) a plat note referencing the Texas State Plan Coordinate Grid System Zone and Zone number (NAD83). The scale factor shall be specific to the site.

052. Silver Ranch Sec 17 (App No 2017-1191) must be recorded prior to or simultaneously with this plat.

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

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

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

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

159. Provide centerline tie.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 56

**Action Date:** 03/15/2018

**Plat Name:** Silver Ranch Sec 18

**Developer:** Ersa Grae

**Applicant:** BGE|Kerry R. Gilbert Associates

**App No/Type:** 2018-0448 C3P

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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Fort Bend Engineer: 1) Provide additional UEs adjacent to 50' ROWs per 5.5.B.2  
2) Submit FP to FBC for formal review  
3) Submit civil construction plans  
4) This does not constitute a formal review by FBC as not all review comments are provided in this portal

PWE Utility Analysis: Approve.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 57  
**Action Date:** 03/15/2018  
**Plat Name:** Sky View GP  
**Developer:** Hannover Estates, Ltd.  
**Applicant:** R.G. Miller Engineers  
**App No/Type:** 2018-0462 GP

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

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Total Acreage:	26.2800	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77047	573J	City

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

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

046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.

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

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)

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

164. The nearest intersection along a major thoroughfare from the intersection of two major thoroughfares is 400 ft. (127)

Provide survey dimensions and bearings for all boundaries per Sec 42-50(17).

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

The below comments were made by other agencies during this review period. These comments are 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](http://houstonpermittingcenter.org)

This will required a high Impact application.

City Engineer: DETENTION IS PROVIDED ON THIS GP

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 58  
**Action Date:** 03/15/2018  
**Plat Name:** Sky View Sec 1  
**Developer:** Hannover Estates, Ltd.  
**Applicant:** R.G. Miller Engineers  
**App No/Type:** 2018-0465 C3P

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

Total Acreage:	12.1200	Total Reserve Acreage:	1.2850
Number of Lots:	94	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77047	573J	City

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

008.5. The applicant is required to provide proof of an approved Drainage Plan from PWE, Floodplain Management Office prior to final plat submittal. This is consistent w/ Chapter 19-13. Contact FMO at 713-535-7666.

012.2.1 Dead-end utility easements are not permitted.

040. The minimum size for COS reserves shall be 240 s.f., with a minimum rectangular shape of 12 ft. x 20 ft. (185)

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

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

050. Revise plat boundary 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.

078. Minimum lot size in the city is 3500 square feet without compensating open space. (183)

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)

164. The nearest intersection along a major thoroughfare from the intersection of two major thoroughfares is 400 ft. (127)

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

Establish 20' garage building line as indicated on the marked file copy.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Meeting CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 58

**Action Date:** 03/15/2018

**Plat Name:** Sky View Sec 1

**Developer:** Hannover Estates, Ltd.

**Applicant:** R.G. Miller Engineers

**App No/Type:** 2018-0465 C3P

**Staff Recommendation:**

Defer Chapter 42 planning standards

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PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)  
This will required a high Impact application.

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

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 59  
**Action Date:** 03/15/2018  
**Plat Name:** Southwest Logistics Park Sec 1  
**Developer:** Southwest Logistics Park  
**Applicant:** Windrose  
**App No/Type:** 2018-0227 C2

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

Total Acreage:	45.5350	Total Reserve Acreage:	45.5350
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77085	571U	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.

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

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

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

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

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

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](http://houstonpermittingcenter.org)

City Engineer: DETENTION IS REQUIRED

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



**Agenda Item:** 60  
**Action Date:** 03/15/2018  
**Plat Name:** Spring Branch Townhomes  
**Developer:** Chippendale Ventures, LLC  
**Applicant:** The Interfield Group  
**App No/Type:** 2018-0498 C3F

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

Total Acreage:	1.8480	Total Reserve Acreage:	0.0043
Number of Lots:	40	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	77080	450U	City

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

010.1 Add the following note to the face of the plat (SWD): The residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the city at the time of the filing of the plat. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

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

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

079. Revise the Lot Size and Coverage Table as indicated on the marked file copy.

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

203. Provide complete Recordation Package when submitting plat for 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 lot size averaging plat note on face of the plat: This subdivision plat contains at least one lot that is less than 1,400 square feet in size. Any subsequent replat of a lot within this subdivision plat shall maintain an average lot size that is greater than or equal to 1,400 square feet. The average lot size for each subsequent replat shall be based on all lots within this subdivision plat. All subsequent replats of lots within this subdivision plat shall contain a plat notation stating these requirements.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 60  
**Action Date:** 03/15/2018  
**Plat Name:** Spring Branch Townhomes  
**Developer:** Chippendale Ventures, LLC  
**Applicant:** The Interfield Group  
**App No/Type:** 2018-0498 C3F

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

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#### 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 10.
- 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 (40 units) of dwelling units.
- No land is being established as Private Park or dedicated to the public for Park purposes.

#### PWE Traffic: 3/9/18:

The required 6 guest parking spaces can be accommodated on-street.

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](http://houstonpermittingcenter.org)

City Engineer: DETENTION IS REQUIRED AND NEED W.M.E.

Solid Waste: Development with more than 25 units taking access from private drives do not qualify for COH garbage service.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 03/15/2018  
**Plat Name:** Tavola Sec 30  
**Developer:** Friendswood Development Company  
**Applicant:** RVi Planning + Landscape Architecture  
**App No/Type:** 2018-0408 C3P

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

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Total Acreage:	11.2600	Total Reserve Acreage:	1.4200
Number of Lots:	55	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:	East Montgomery County MUD 7
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	257E	ETJ

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

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

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

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

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

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 62  
**Action Date:** 03/15/2018  
**Plat Name:** Tavola Sec 31  
**Developer:** Friendswood Development Company  
**Applicant:** RVi Planning + Landscape Architecture  
**App No/Type:** 2018-0369 C3P

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

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Total Acreage:	13.6300	Total Reserve Acreage:	1.1200
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:	Combination	Utility District:	East Montgomery County MUD 7
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	257J	ETJ

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

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

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

052. Tavola Sec 29 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)

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)

149. Change street name ending(s) as indicated on the marked file copy. (133-134)

Add the following note on face of the plat: All lots shall have adequate wastewater collection service.

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

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

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:** 63  
**Action Date:** 03/15/2018  
**Plat Name:** Texas Avenue Reserve  
**Developer:** Joni Anderson-Ballis  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2018-0452 C2

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

Total Acreage:	0.4440	Total Reserve Acreage:	0.4440
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	16	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77002	493M	City

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

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

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

134.16. Add to general notes on face of plat: This property(s) is located in Park Sector number 16.

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

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

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

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

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

The below comments were made by other agencies during this review period. These comments 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:** 03/15/2018  
**Plat Name:** Texas Avenue Reserve  
**Developer:** Joni Anderson-Ballis  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2018-0452 C2

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

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PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)  
This will required a high Impact application.  
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.

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

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

2) This property(s) is located in Park Sector number 16.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 03/15/2018  
**Plat Name:** Towne Lake Sec 50  
**Developer:** CW SCOA West, L.P., a Texas Limited Partnership  
**Applicant:** EHRA  
**App No/Type:** 2018-0484 C3P

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

Total Acreage:	21.0100	Total Reserve Acreage:	2.8900
Number of Lots:	90	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 503
County	Zip	Key Map ©	City / ETJ
Harris	77433	367N	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: 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 Winding Willow Oak Way and Greenhouse Road, and at Rollingway Dr and Greenhouse Road.  
Corner ROW radius at Rollingway Drive and Greenhouse Road, and at Winding Willow Oak Dr and Greenhouse Road should be 30'.  
NB left turn lane will be required on Greenhouse Road at Winding Willow Oak Way, and at Rollingway 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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 65  
**Action Date:** 03/15/2018  
**Plat Name:** Towne Lake Sec 51  
**Developer:** CW SCOA West, L.P., a Texas Limited Partnership  
**Applicant:** EHRA  
**App No/Type:** 2018-0485 C3P

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

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Total Acreage:	17.7600	Total Reserve Acreage:	0.5400
Number of Lots:	63	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 503
County	Zip	Key Map ©	City / ETJ
Harris	77433	367N	ETJ

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

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Town Lake Sec 50 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: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)  
Sec 50 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:** 66  
**Action Date:** 03/15/2018  
**Plat Name:** Trails of Katy Sec 4  
**Developer:** Ventana Development  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2018-0470 C3F

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

Total Acreage:	63.3040	Total Reserve Acreage:	37.1308
Number of Lots:	91	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:	Willow Point MUD
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	483H	ETJ

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

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

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

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

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

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

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

2.) All lots shall have adequate wastewater collection services.

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

The below comments were made by other agencies during this review period. These comments 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:** 03/15/2018  
**Plat Name:** Trails of Katy Sec 4  
**Developer:** Ventana Development  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2018-0470 C3F

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

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Fort Bend Engineer: 1) Boundaries greater than 1,400' in length without a stub street will require a variance  
2) Provide additional UEs adjacent to 50' ROWs per 5.5.B.2  
3) Provide rear lot UEs in Block 3, Lots 1-8  
4) Submit FP to FBC for formal review  
5) Submit civil construction plans  
6) This does not constitute a formal review by FBC as not all review 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:** 67  
**Action Date:** 03/15/2018  
**Plat Name:** Views at Beauchamp  
**Developer:** ABC Building Design  
**Applicant:** PLS  
**App No/Type:** 2018-0440 C3F

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

Total Acreage:	0.1481	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493B	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).

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

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

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

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

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

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](http://houstonpermittingcenter.org)

This will required a high Impact application.

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%

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:** 68  
**Action Date:** 03/15/2018  
**Plat Name:** Westbury Sec 3 partial replat no 3  
**Developer:** Southampton  
**Applicant:** Bowden Land Services  
**App No/Type:** 2018-0433 C3F

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

Total Acreage:	3.1702	Total Reserve Acreage:	3.1702
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	77035	571B	City

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

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
051. Tie plat boundary to the nearest intersection of public street rights-of-way.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

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

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

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)  
This will required a high Impact application.  
City Engineer: DETENTION IS REQUIRED

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:** 69  
**Action Date:** 03/15/2018  
**Plat Name:** Wortham Center Sec 2  
**Developer:** AGS Consultants LLC  
**Applicant:** AGS CONSULTANTS LLC  
**App No/Type:** 2018-0480 C2

**Staff Recommendation:**  
Defer Additional  
information reqd

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Total Acreage:	2.3690	Total Reserve Acreage:	2.3690
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 222
County	Zip	Key Map ©	City / ETJ
Harris	77065	368Z	ETJ

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

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

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

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

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

206. Staff recommendation is disapproval for the following reasons. Additional information required.

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

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

The below comments were made by other agencies during this review period. These comments 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:** 69  
**Action Date:** 03/15/2018  
**Plat Name:** Wortham Center Sec 2  
**Developer:** AGS Consultants LLC  
**Applicant:** AGS CONSULTANTS LLC  
**App No/Type:** 2018-0480 C2

**Staff Recommendation:**  
Defer Additional  
information reqd

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

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION, AND NEED AN APPROVED DRAINAGE PLAN

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

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

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

City is to confirm if Wortham Center Sec 2 is a valid plat name because Wortham Substation appeared to supersede Sec 1 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:** 70  
**Action Date:** 03/15/2018  
**Plat Name:** Yarbrough  
**Developer:** CPS Houston  
**Applicant:** Jeffrey Moon & Associates  
**App No/Type:** 2018-0299 C3F

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

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Total Acreage:	7.6970	Total Reserve Acreage:	0.3770
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
Montgomery	77365	295L	ETJ

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

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

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

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

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)

159. Provide centerline tie.

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

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

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

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

PWE Utility Analysis: Approved

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 71  
**Action Date:** 03/15/2018  
**Plat Name:** Allston Garden Homes  
**Developer:** Sandcastle Homes, Inc.  
**Applicant:** The Interfield Group  
**App No/Type:** 2018-0450 C2R

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

Total Acreage:	0.1515	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492D	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.

PWE Utility Analysis: Approve

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%

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:** 72  
**Action Date:** 03/15/2018  
**Plat Name:** Baba Yega Addition  
**Developer:** 2607 Grant, LLC  
**Applicant:** Karen Rose Engineering and Surveying  
**App No/Type:** 2018-0422 C2R

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

Total Acreage:	0.9449	Total Reserve Acreage:	0.9449
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	493S	City

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

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

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

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

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

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

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

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

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

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED

Parks and Recreation: Approve

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 73  
**Action Date:** 03/15/2018  
**Plat Name:** Charlie Thomas Ford Development  
**Developer:** Charlie Thomas Ford, Ltd.  
**Applicant:** Windrose  
**App No/Type:** 2018-0457 C2R

**Staff Recommendation:**  
Defer Additional  
information reqd

Total Acreage:	10.5560	Total Reserve Acreage:	10.5560
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77034	576P	City

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

This plat is being deferred because there is a conflict of what this proposed plat is out of. Provide an exhibit that identifies the lot and block. HCAD states the original plat is out of Genoa Acres.

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

The below comments were made by other agencies during this review period. These comments are 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](http://houstonpermittingcenter.org)

This will required a high Impact application.

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:** 74  
**Action Date:** 03/15/2018  
**Plat Name:** Church of Champions Inc replat no 1 and extension  
**Developer:** Church of Champions Inc  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2018-0389 C2R

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

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Total Acreage:	11.3266	Total Reserve Acreage:	11.3266
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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77066	370F	ETJ

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#### ***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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 74  
**Action Date:** 03/15/2018  
**Plat Name:** Church of Champions Inc replat no 1 and extension  
**Developer:** Church of Champions Inc  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2018-0389 C2R

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

---

City Engineer: DETENTION IS REQUIRED

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

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

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

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

TIA will be required for additional development.

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



**Agenda Item:** 75  
**Action Date:** 03/15/2018  
**Plat Name:** Crossing at Cinco Ranch partial replat no 3  
**Developer:** Thor Ranch, LLC  
**Applicant:** Windrose  
**App No/Type:** 2018-0394 C2R

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

Total Acreage:	6.4084	Total Reserve Acreage:	6.4084
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:	Cinco Southwest MUD 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	524G	ETJ

***Conditions and Requirements for Approval***

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.

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

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

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

***For Your Information:***

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

Fort Bend Engineer: 1) Update precinct 1 commissioner to Vincent M. Morales, Jr.  
 2) Provide note stating access to FM 1093 is limited to the existing driveway connection within Reserve C  
 3) Provide ROW for right turn lane and adjust WLE along the new ROW lane  
 5) Submit FP to FBC for review  
 6) Submit civil construction plans  
 7) This does not constitute a formal review by FBC as not all review comments are provided in this portal  
 PWE Traffic: 3/9/18:  
 No comments.  
 PWE Utility Analysis: Approved  
 City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 76  
**Action Date:** 03/15/2018  
**Plat Name:** Eado Sherman  
**Developer:** Vernon Henry and Associates  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2018-0395 C2R

**Staff Recommendation:**  
Defer Applicant request

Total Acreage:	0.5254	Total Reserve Acreage:	0.0000
Number of Lots:	14	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***

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

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

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

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

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

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

2. Include Blockface Exhibit to include all 4 blockfaces.

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

The below comments were made by other agencies during this review period. These comments 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:** 76

**Action Date:** 03/15/2018

**Plat Name:** Eado Sherman

**Developer:** Vernon Henry and Associates

**Applicant:** Vernon G. Henry & Associates, Inc.

**App No/Type:** 2018-0395 C2R

**Staff Recommendation:**

Defer Applicant request

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

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

This will required a high Impact application.

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

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.



**Agenda Item:** 77  
**Action Date:** 03/15/2018  
**Plat Name:** East End on the Bayou Sec 3  
**Developer:** Padua Realty Company  
**Applicant:** Gruller Surveying  
**App No/Type:** 2018-0496 C2R

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

Total Acreage:	1.0330	Total Reserve Acreage:	0.1671
Number of Lots:	23	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.

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

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

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.

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

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.

- 1) Label building lines.
- 2) A signed, sealed survey is required for all plats within the City limits proposing single family lots.
- 3) Revise the Lot and Coverage Table notes- note #9 should say 3450 sq ft is being provided.
- 4) Make all lot lines solid.
- 5) Remove sparking space lines from the parking reserve.
- 6) Continue and show 3' EAE as shown on marked file.
- 7) Revise lot sizes and coverage within table as shown on marked file.
- 8) Total gross acreage is incorrect and the density exceeds the requirements of Sec 42-184.
- 9) Show dimensions of parking reserve ensure it meets the size requirements set by the planning department.

**For Your Information:**



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 77  
**Action Date:** 03/15/2018  
**Plat Name:** East End on the Bayou Sec 3  
**Developer:** Padua Realty Company  
**Applicant:** Gruller Surveying  
**App No/Type:** 2018-0496 C2R

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

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The below comments were made by other agencies during this review period. These comments are 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](http://houstonpermittingcenter.org)

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, 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:** 78  
**Action Date:** 03/15/2018  
**Plat Name:** East End Villas  
**Developer:** Fegut Inc  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2018-0423 C2R

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

Total Acreage:	0.2109	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	77011	494U	City

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

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

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

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

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

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

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

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

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

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

This will required a high Impact application.

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%

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 79  
**Action Date:** 03/15/2018  
**Plat Name:** Eastwood Green  
**Developer:** Rusk West Airport Eldgridge, Ltd.  
**Applicant:** Windrose  
**App No/Type:** 2018-0458 C3R

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

Total Acreage:	2.7410	Total Reserve Acreage:	0.0741
Number of Lots:	40	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77023	494T	City

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

007.5. Provide written approval from PWE, Joint Referral Committee regarding the abandonment of a street, alley, or the existing Sanitary Sewer easement inside the City of Houston prior to recordation and the dedication of the new 25' Public Sanitary Sewer 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.

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

The below comments were made by other agencies during this review period. These comments 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:** 80  
**Action Date:** 03/15/2018  
**Plat Name:** Ella at 610 Plaza  
**Developer:** Panjwani Properties, LTD.  
**Applicant:** Century Engineering, Inc  
**App No/Type:** 2018-0464 C2R

**Staff Recommendation:**  
Withdraw

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Total Acreage:	0.8100	Total Reserve Acreage:	0.8100
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452P	City

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

- 1). This property has single family restrictions that will require a public hearing with notification.

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

The below comments were made by other agencies during this review period. These comments are 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: 3/9/18:

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](http://houstonpermittingcenter.org)

This will require a high Impact application.

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:** 81  
**Action Date:** 03/15/2018  
**Plat Name:** Estate at Palmer Street  
**Developer:** Rezcom  
**Applicant:** PLS  
**App No/Type:** 2018-0340 C2R

**Staff Recommendation:**  
 Defer Additional  
 information reqd

Total Acreage:	0.0680	Total Reserve Acreage:	0.0000
Number of Lots:	1	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***

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)

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

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.

134.6. The then-current fee in lieu of dedication shall be applied to this number ( 1 units) of dwelling units.

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:** 81  
**Action Date:** 03/15/2018  
**Plat Name:** Estate at Palmer Street  
**Developer:** Rezcom  
**Applicant:** PLS  
**App No/Type:** 2018-0340 C2R

**Staff Recommendation:**  
Defer Additional  
information reqd

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PWE Traffic: 02/26/18:

No comments.

PWE Utility Analysis: Approve

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 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:** 82  
**Action Date:** 03/15/2018  
**Plat Name:** Fallingwater  
**Developer:** Rob Ryan Construction  
**Applicant:** Melissa's platting service  
**App No/Type:** 2018-0419 C2R

**Staff Recommendation:**  
Defer for further study and  
review

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Total Acreage:	0.2920	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451X	City

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

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

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

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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 82  
**Action Date:** 03/15/2018  
**Plat Name:** Fallingwater  
**Developer:** Rob Ryan Construction  
**Applicant:** Melissa's platting service  
**App No/Type:** 2018-0419 C2R

**Staff Recommendation:**  
Defer for further study and  
review

---

Parks and Recreation: • To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 10.

- 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 (3 units) of dwelling units.

PWE Traffic: 3/9/18:  
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](http://houstonpermittingcenter.org)

This will required a high Impact application.

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 83  
**Action Date:** 03/15/2018  
**Plat Name:** Family Dollar at Brentwood  
**Developer:** 3D development Holdings  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2018-0306 C2R

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

Total Acreage:	5.2853	Total Reserve Acreage:	5.2583
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	572J	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)

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.

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

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

203. Provide complete Recordation Package when submitting plat for 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:** 83  
**Action Date:** 03/15/2018  
**Plat Name:** Family Dollar at Brentwood  
**Developer:** 3D development Holdings  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2018-0306 C2R

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

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

City Engineer: DETENTION IS REQUIRED

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

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 03/15/2018  
**Plat Name:** FM 529 Sommerall Commercial Sec 1 replat no 1 and extension  
**Developer:** FIDELIS REALTY PARTNERS  
**Applicant:** Terra Associates, Inc.  
**App No/Type:** 2018-0289 C2R

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

Total Acreage:	14.5400	Total Reserve Acreage:	14.5400
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 257
County	Zip	Key Map ©	City / ETJ
Harris	77084	407R	ETJ

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

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

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

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

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

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

PWE Utility Analysis: Approved

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

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

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

Coordinate with HCFCD if any additional drainage easement 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:** 85  
**Action Date:** 03/15/2018  
**Plat Name:** Gano Street Grove  
**Developer:** Disama Development  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2018-0474 C2R

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

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Total Acreage:	0.3810	Total Reserve Acreage:	0.0046
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493H	City

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#### ***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)

- 1) Provide parking table
- 2) Revise the permeable area square footage calculations to 1200 sq ft.

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

The below comments were made by other agencies during this review period. These comments 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:** 85  
**Action Date:** 03/15/2018  
**Plat Name:** Gano Street Grove  
**Developer:** Disama Development  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2018-0474 C2R

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

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

To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (8 units) of dwelling units.

PWE Traffic: 3/9/18:

The required one guest parking space can be accommodated within Reserve "A".

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](http://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.



**Agenda Item:** 86

**Action Date:** 03/15/2018

**Plat Name:** Gaytan Estates

**Developer:** GAYTAN EZEQUIEL

**Applicant:** SEM SERVICES

**App No/Type:** 2018-0435 C2R

**Staff Recommendation:**

Defer Applicant request

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Total Acreage:	1.4579	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	454E	City

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***Conditions and Requirements for Approval***

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

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

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

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

***For Your Information:***

The below comments were made by other agencies during this review period. These comments are 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](http://houstonpermittingcenter.org)

This will required a high Impact application.

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 (0 units) of dwelling units.

City Engineer: DETENTION IS REQUIRED

AND MISSING B.L.

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:** 87  
**Action Date:** 03/15/2018  
**Plat Name:** Groves Sec 27  
**Developer:** LH Groves, LLC, a Delaware limited liability company  
**Applicant:** BGE, Inc.  
**App No/Type:** 2018-0415 C3R

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

---

Total Acreage:	14.3800	Total Reserve Acreage:	2.9030
Number of Lots:	52	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 505
County	Zip	Key Map ©	City / ETJ
Harris	77346	377N	ETJ

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

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

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

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

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

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)

Record Sec 24 prior to or simultaneously with this plat.

Change southern stub street name to Bedford Mist Drive to match the corresponding stub street within Balmoral Sec 15. Coordinate ROW with transition with Harris County.

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

The below comments were made by other agencies during this review period. These comments 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:** 87

**Action Date:** 03/15/2018

**Plat Name:** Groves Sec 27

**Developer:** LH Groves, LLC, a Delaware limited liability company

**Applicant:** BGE, Inc.

**App No/Type:** 2018-0415 C3R

**Staff Recommendation:**

Approve the plat subject to the conditions listed

---

PWE Utility Analysis: Approved

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

Addressing: is Moonwake Path an extension of Bedford Mist Drive from application 2018-0339 Balmoral Sec 15? If so it will need to be changed to that name too.

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)

Check if street (Moonwake Path) lines up with Bedford Mist drive from Balmoral sec 15. If so, street name should change.

sec 24 will need to be recorded prior to or simultaneously with this plat

Easements by separate instrument will need to be recorded prior to plat recordation

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



**Agenda Item:** 88  
**Action Date:** 03/15/2018  
**Plat Name:** Harold Street Grove  
**Developer:** On Point Custom Homes  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2018-0363 C2R

**Staff Recommendation:**  
 Withdraw

Total Acreage:	0.1377	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	77098	492U	City

***Conditions and Requirements for Approval***

Withdrawn per Applicant's Request.

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

***For Your Information:***

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

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

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

This will required a high Impact application.

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%

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:** 89  
**Action Date:** 03/15/2018  
**Plat Name:** Houston Heights partial replat no 23  
**Developer:** shawn bermudez  
**Applicant:** Replat Specialists  
**App No/Type:** 2018-0382 C2R

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

Total Acreage:	0.3007	Total Reserve Acreage:	0.3007
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452V	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)

203. Provide complete Recordation Package when submitting plat for 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](http://houstonpermittingcenter.org)

City Engineer: DETENTION IS REQUIRED

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

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



**Agenda Item:** 90  
**Action Date:** 03/15/2018  
**Plat Name:** Houston Serenity Place  
**Developer:** Houston Serenity Place Inc  
**Applicant:** Bowden Land Services  
**App No/Type:** 2018-0430 C2R

**Staff Recommendation:**  
Defer Additional  
information reqd

Total Acreage:	0.6343	Total Reserve Acreage:	0.6343
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	412Y	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)

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

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

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

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

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - Show and label channel E101-21-00 and Easement on the plat (see uploaded PDF).

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 91  
**Action Date:** 03/15/2018  
**Plat Name:** Huerta Estates  
**Developer:** RLS Surveying  
**Applicant:** RLS Surveying  
**App No/Type:** 2018-0221 C2R

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

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Total Acreage:	0.3444	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77040	410X	City

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

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

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

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

203. Provide complete Recordation Package when submitting plat for 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:** 91  
**Action Date:** 03/15/2018  
**Plat Name:** Huerta Estates  
**Developer:** RLS Surveying  
**Applicant:** RLS Surveying  
**App No/Type:** 2018-0221 C2R

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

---

PWE Traffic: 3/9/18:  
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](http://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 (4 units) of dwelling units.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 92  
**Action Date:** 03/15/2018  
**Plat Name:** Ihop Federal Plaza  
**Developer:** N/A  
**Applicant:** Lentz Engineering, L.C.  
**App No/Type:** 2018-0286 C2R

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

Total Acreage:	1.2030	Total Reserve Acreage:	1.2030
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	77092	451F	City

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

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

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

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

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

203. Provide complete Recordation Package when submitting plat for 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](http://houstonpermittingcenter.org)

City Engineer: DETENTION IS REQUIRED

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:** 93  
**Action Date:** 03/15/2018  
**Plat Name:** Lou Ellen Park  
**Developer:** Lovett Homes  
**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP  
**App No/Type:** 2018-0472 C2R

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

Total Acreage:	0.9610	Total Reserve Acreage:	0.0309
Number of Lots:	24	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	452N	City

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

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

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

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)

223. Indicate the direction of vehicular entry to each garage from the 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:** 93  
**Action Date:** 03/15/2018  
**Plat Name:** Lou Ellen Park  
**Developer:** Lovett Homes  
**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP  
**App No/Type:** 2018-0472 C2R

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

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PWE Traffic: 3/9/18:

The required guest parking amount of 4 can be accommodated in Reserves "A,B,C,D,E,&F"

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](http://houstonpermittingcenter.org)

This will required a high Impact application.

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:** 94  
**Action Date:** 03/15/2018  
**Plat Name:** Magnolia Park Plaza  
**Developer:** Equi-Trust Management LLC  
**Applicant:** Bowden Land Services  
**App No/Type:** 2018-0432 C2R

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

Total Acreage:	0.3444	Total Reserve Acreage:	0.3169
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	77011	495W	City

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

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

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

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

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.

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](http://houstonpermittingcenter.org)

This will required a high Impact application.

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:** 95  
**Action Date:** 03/15/2018  
**Plat Name:** Myrtle Villas  
**Developer:** Francisco Salinas, LLC  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2018-0467 C2R

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

Total Acreage:	0.1150	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.

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

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

The below comments were made by other agencies during this review period. These comments are 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](http://houstonpermittingcenter.org)

This will required a high Impact application.

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:** 96  
**Action Date:** 03/15/2018  
**Plat Name:** Neuen Manor partial replat no 9  
**Developer:** joseph adams  
**Applicant:** Replat Specialists  
**App No/Type:** 2018-0257 C2R

**Staff Recommendation:**  
Disapprove

Total Acreage:	0.4531	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450Q	City

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

014. Establish 10/17' or 20' 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.

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

206. Staff recommendation is disapproval for the following reasons: Preceding plat features single-family residential deed restrictions. A replat with notification application is required.

Provide all lot coverage notes (42-184).

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

The below comments were made by other agencies during this review period. These comments are 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](http://houstonpermittingcenter.org)

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

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 97  
**Action Date:** 03/15/2018  
**Plat Name:** Old Farm Altezza  
**Developer:** J&J Boosting Inc. A Texas Corporation  
**Applicant:** Benchmark Engineering Corporation  
**App No/Type:** 2018-0258 C2R

**Staff Recommendation:**  
Defer Additional  
information reqd

Total Acreage:	0.6428	Total Reserve Acreage:	0.0000
Number of Lots:	15	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	490U	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.

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

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

1. Provide a parking table on the face of the plat. 2. Prove a no objection letter from PWE in regards to the shared driveway within the SSE.

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

The below comments were made by other agencies during this review period. These comments 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:** 97  
**Action Date:** 03/15/2018  
**Plat Name:** Old Farm Altezza  
**Developer:** J&J Boosting Inc. A Texas Corporation  
**Applicant:** Benchmark Engineering Corporation  
**App No/Type:** 2018-0258 C2R

**Staff Recommendation:**  
Defer Additional  
information reqd

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**PWE Traffic: 2/26/18:**

There is no parking plan attached. Assuming that the intension is to use on-street parking to meet the guest parking requirement, it should be taken into consideration that this section of roadway is constantly utilized for guest parking from the existing developments surrounding this lot. Any curbside parking intended to be used for this development would most certainly never be available. Moreover, in order for the garbage collection plan to work, there would need to be "NO Parking" Signs installed which would further restrict the amount of available parking space adjacent to this development.

It is highly recommended that the developer consider options to include on-site parking on this development.

The existing traffic signs, i.e. 30mph Speed limit Sign and the "Road Humps" Warning Sign, are not shown on the plan. The developer/contractor need to coordinate the relocation of these signs that are currently in the location of the proposed driveway.

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](http://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 NEED DRAINAGE PLAN

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

Solid Waste: It is understood that the proposed development will not receive COH garbage service.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 98  
**Action Date:** 03/15/2018  
**Plat Name:** Stude Vista  
**Developer:** LH CO 715 LP  
**Applicant:** replats.com  
**App No/Type:** 2018-0411 C2R

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

Total Acreage:	0.2152	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	493A	City

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

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

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

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

203. Provide complete Recordation Package when submitting plat for 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:** 98

**Action Date:** 03/15/2018

**Plat Name:** Stude Vista

**Developer:** LH CO 715 LP

**Applicant:** replats.com

**App No/Type:** 2018-0411 C2R

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application. Submit applications online at [houstonpermittingcenter.org](http://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:** 99  
**Action Date:** 03/15/2018  
**Plat Name:** Valero Houston Refinery  
**Developer:** Valero Refining-Texas, L.P.  
**Applicant:** Gessner Engineering  
**App No/Type:** 2018-0262 C2R

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

Total Acreage:	15.3420	Total Reserve Acreage:	15.3420
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	5	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77012	535D	City/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)

059.1. Legal description in title and on plat must match at recordation.

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

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.

139. Provide 2.5' right-of-way dedicating for the widening of Avenue O and 95th local streets. (122)

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

194. Appendix I:County Clerk Filing Acknowledgement Statement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

City Planning Letter for Block 74 is incomplete. CPL must list all applicable restrictions. Provide copy of deed restrictions.

Identify all abandoned rights-of-way in legal description.

**For Your Information:**



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 99  
**Action Date:** 03/15/2018  
**Plat Name:** Valero Houston Refinery  
**Developer:** Valero Refining-Texas, L.P.  
**Applicant:** Gessner Engineering  
**App No/Type:** 2018-0262 C2R

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

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The below comments were made by other agencies during this review period. These comments are 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](http://houstonpermittingcenter.org)

Our records indicate that there are active public sanitary sewer and water lines on-site. For the abandonment/relocation of the sewer and water lines on-site please contact the Joint Referral Committee.

City Engineer: DETENTION IS REQUIRED AND MISSING B.L.  
ALSO NEED TO ABANDON AVENUE O, AVENUE P, AVENUE N AND 95TH STREET WITHIN THE  
PROPERTY THROUGH JRC.

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:** 100  
**Action Date:** 03/15/2018  
**Plat Name:** Village at Archer  
**Developer:** CAS SURVEY  
**Applicant:** CAS SURVEY  
**App No/Type:** 2018-0451 C2R

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

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Total Acreage:	0.6200	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	453D	City

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

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

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

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

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

203. Provide complete Recordation Package when submitting plat for 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:** 100  
**Action Date:** 03/15/2018  
**Plat Name:** Village at Archer  
**Developer:** CAS SURVEY  
**Applicant:** CAS SURVEY  
**App No/Type:** 2018-0451 C2R

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

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

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

PWE Traffic: 3/9/18:

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](http://houstonpermittingcenter.org)

This will required a high Impact application.

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:** 101  
**Action Date:** 03/15/2018  
**Plat Name:** West Little York Altezza  
**Developer:** J%J Boosting Inc. a Texas Corporation  
**Applicant:** Benchmark Engineering Corporation  
**App No/Type:** 2018-0269 C3R

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

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Total Acreage:	3.3650	Total Reserve Acreage:	1.0000
Number of Lots:	46	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:	
County	Zip	Key Map ©	City / ETJ
Harris	77041	409S	ETJ

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

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

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

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)

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

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

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

The below comments were made by other agencies during this review period. These comments 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:** 03/15/2018  
**Plat Name:** West Little York Altezza  
**Developer:** J%J Boosting Inc. a Texas Corporation  
**Applicant:** Benchmark Engineering Corporation  
**App No/Type:** 2018-0269 C3R

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

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PWE Traffic: 02/28/18:

Parking can be accommodated along the south side of Cottonwood Tree Ln and along both sides of Buttonwood Tree Ln. Both are shown as 28' wide private P.A.E. which can support parking. No other designated parking spaces are drawn or specified on the plat.

PWE Utility Analysis: Approved

City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED  
AND NEED W.M.E.

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

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

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 Basswood Tree Lane (pvt) and W. Little York 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:** 102  
**Action Date:** 03/15/2018  
**Plat Name:** Westview School  
**Developer:** The Westview School  
**Applicant:** Windrose  
**App No/Type:** 2018-0329 C2R

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

Total Acreage:	5.7190	Total Reserve Acreage:	5.7190
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	19	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77043	449Q	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.

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: DETENTION IS REQUIRED

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 103  
**Action Date:** 03/15/2018  
**Plat Name:** Woodhead Estates  
**Developer:** Loftech Homes LLC  
**Applicant:** Loftech Homes, L.L.C.  
**App No/Type:** 2018-0320 C2R

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

Total Acreage:	0.1907	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77098	492Z	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.

Establish 10/17 building lines for Lot 2 along Woodhead.

Parks and Recreation comments have been addressed with an d plat drawing.

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

The below comments were made by other agencies during this review period. These comments are 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](http://houstonpermittingcenter.org)

Existing sanitary sewer line requires 5-foot wide easement along south property line of south lot.

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 (4 units) of dwelling units.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 104  
**Action Date:** 03/15/2018  
**Plat Name:** Wycliffe Square  
**Developer:** Wycliffe Urban Homes, LLC  
**Applicant:** Windrose  
**App No/Type:** 2018-0312 C2R

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

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Total Acreage:	0.3138	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	19	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77043	449X	City

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

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
221. Fully dimension all shared driveways. (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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 104  
**Action Date:** 03/15/2018  
**Plat Name:** Wycliffe Square  
**Developer:** Wycliffe Urban Homes, LLC  
**Applicant:** Windrose  
**App No/Type:** 2018-0312 C2R

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

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PWE Traffic: 02/26/18:

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](http://houstonpermittingcenter.org)

This will required a high Impact application.

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

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

Parks and Recreation: To be added to the general notes on the face of the plat:• This percentage (100%) shall be applied to the then-current fee in lieu of dedication.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 105  
**Action Date:** 03/15/2018  
**Plat Name:** Ammar Estates replat no 1  
**Developer:** Kasmani Investments, Inc  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2018-0141 C3N

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

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Total Acreage:	9.9727	Total Reserve Acreage:	0.6876
Number of Lots:	77	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	77096	530Z	City

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

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

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

093. The fire protection of this subdivision does not comply with the requirements. Revise plan to meet the fire hydrant spacing and hose lay distancing requirements. (233)

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

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

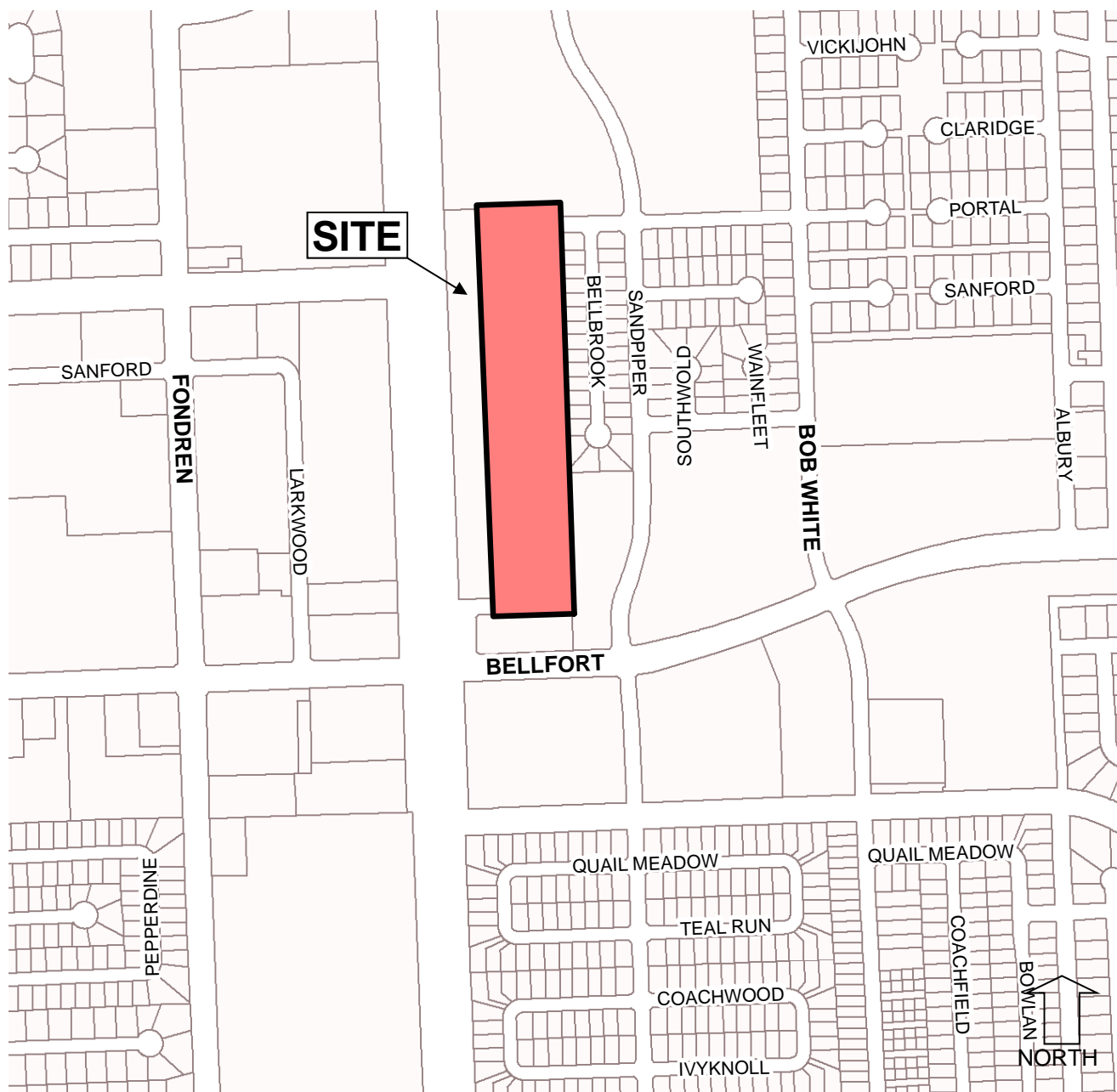
**ITEM: 105**

Planning and Development Department

Meeting Date: 03/15/2018

**Subdivision Name: Ammar Estates replat no 1 (DEF1)**

**Applicant: Owens Management Systems, LLC**

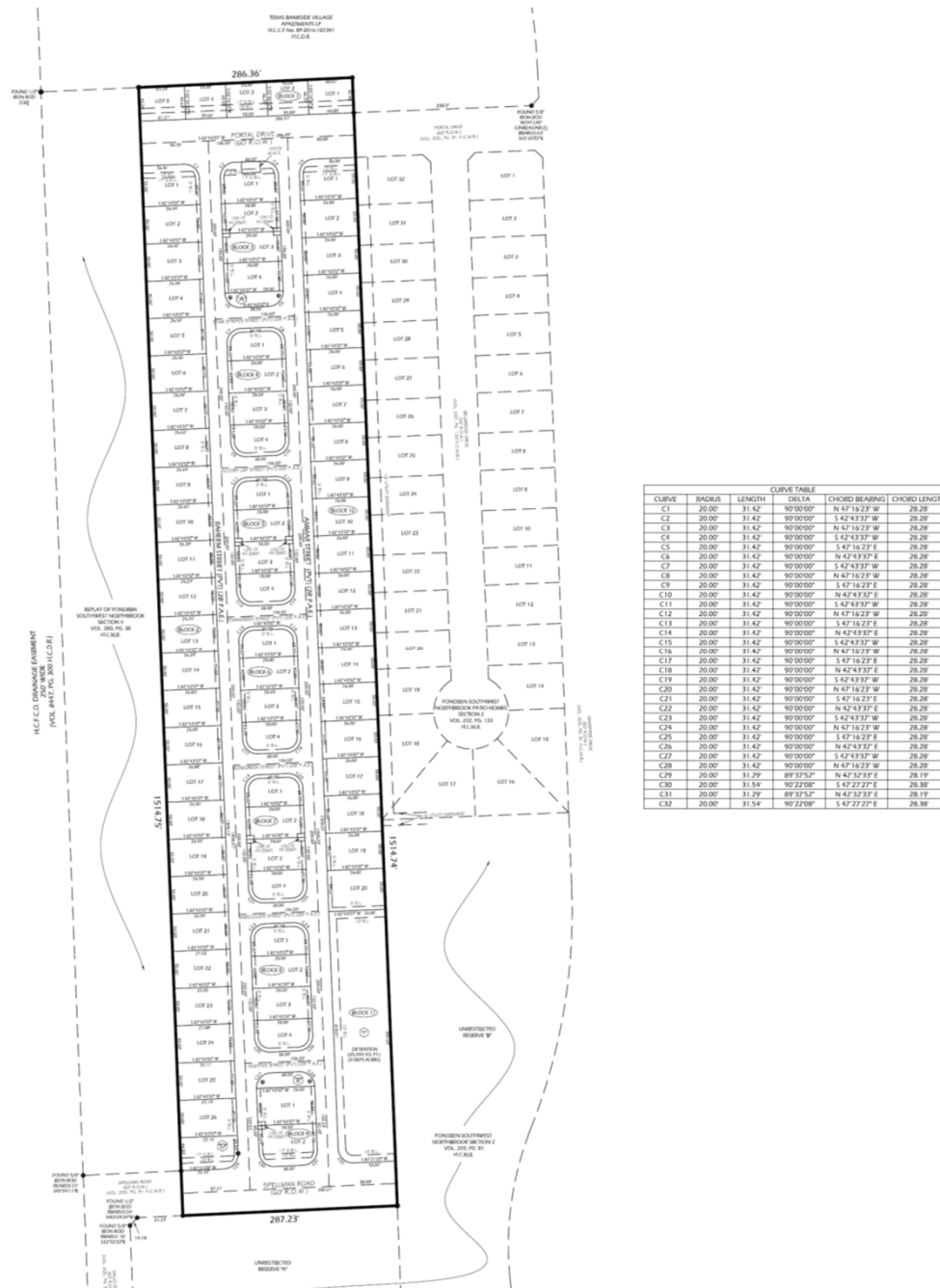


**C – Public Hearings**

**Site Location**

**Meeting Date: 03/15/2018**

**Applicant: Owens Management Systems, LLC**



## Subdivision

# Houston Planning Commission

ITEM: 105

Planning and Development Department

Meeting Date: 03/15/2018

Subdivision Name: Ammar Estates replat no 1 (DEF1)

Applicant: Owens Management Systems, LLC



C – Public Hearings

Aerial



LARRY V. GREEN, ESQ.  
Houston City Council Member, District K

March 15, 2018

Mr. Pat Walsh, Director  
Planning & Development Dept.  
611 Walker St., 6<sup>th</sup> Floor  
Houston, TX 77002

**Re: Opposition Letter – 2018-0141 – Ammar Estates replat no. 1**

Dear Director Walsh,

I am submitting this letter of opposition relative to the plat public hearing application for **2018-0141 – Ammar Estates replat no. 1**. The District K office communicated with the applicant submitting this plat public hearing application and advised if the council office's opposition against this proposed development.

This is the second submittal from the property owner to redevelop this vacant parcel tract of land. The vacant tract is currently in a designated partially in a 100-year and 500-year floodplain and not suitable for any type of development; particularly a single family residential development. Currently, the City of Houston is in the preliminary process of revising its floodplain management ordinance (Ch. 19) regarding the 100-year and 500-year floodplain. This large vacant parcel, which is situated in a floodplain, would be detrimental to any proposed development; nevertheless, attempting to file permits to construct a single family residential development.

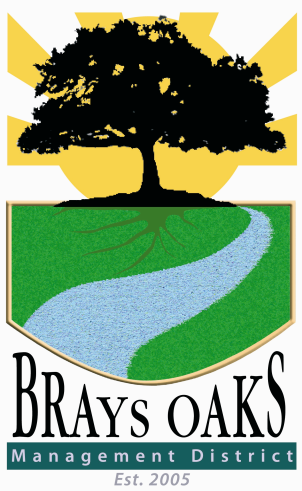
Overall, this opposition letter is in support of adjacent residential communities that surround this vacant parcel. Please consider my letter of opposition in regard to the Planning and Development Dept.'s recommendation for this public hearing plat request. If you have any questions or concerns, please contact me at 832 393-3376.

Respectfully,

A handwritten signature in black ink, appearing to read "Donald Perkins", is written over a horizontal line.

Donald Perkins  
District K Chief of Staff

CC: Martha L. Stein, Houston Planning Commission Chairperson  
M. Sonny Garza, Houston Planning Commission Vice-Chairperson  
Dipti Mathur, Houston Planning & Development Dept.  
Chad Miller, Houston Planning & Development Dept.



**Board of Directors**

Ralph Rieger, *Chairman*

Ira Scott

Michael White

Marsha Fisk

Brandon Herndon

George Nwanguma

Starla Turnbo

Sylvia Rivas

Julio Ramirez

Sheri Cortez

Cindy Chapman

**Executive Director**

Richard Rodriguez Jr.

[rrodriguez@hhcllp.com](mailto:rrodriguez@hhcllp.com)

Direct: 713.449.7097

**Brays Oaks**

**Management District**

Post Office Box 22167

Houston, Texas 77227-2167

10103 Fondren, Suite 300

Houston, Texas 77096

Tel: 713.595.1221

[braysoaksMD@hhcllp.com](mailto:braysoaksMD@hhcllp.com)

[www.braysoaksMD.org](http://www.braysoaksMD.org)

March 15, 2018

Mr. Pat Walsh, Director  
Planning & Development Dept.  
611 Walker St., 6<sup>th</sup> Floor  
Houston, TX 77002

**Re: Opposition Letter – 2018-0141 – Ammar Estates replat no. 1**

Dear Director Walsh,

I am submitting this letter of opposition relative to the plat public hearing application for **2018-0141 – Ammar Estates replat no. 1**. The District feels the property is not viable for the requested use due to its location in the flood plain.

We are all too familiar with the devastation to our residential community by major storm events over the past three years and cannot in good conscience support any plan to develop more residential housing in the proposed area already prone and susceptible to the threat of flooding. We understand that the City of Houston is in the preliminary process of revising its floodplain management ordinance (Ch. 19) regarding the 100-year and 500-year floodplain. Developing this large vacant tract would only exacerbate the problems facing an already overburdened community.

Please consider our letter of opposition regarding the Planning and Development Dept.'s recommendation for this public hearing plat request. If you have any questions or concerns, I can be reached at 713.449.7097.

Sincerely,

Richard Rodriguez Jr., M.B.A  
Executive Director



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 106  
**Action Date:** 03/15/2018  
**Plat Name:** Beinhorn Grove replat no 1  
**Developer:** Legion Builders  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2018-0246 C3N

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

---

Total Acreage:	0.2483	Total Reserve Acreage:	0.0087
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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452N	City

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

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

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 106  
**Action Date:** 03/15/2018  
**Plat Name:** Beinhorn Grove replat no 1  
**Developer:** Legion Builders  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2018-0246 C3N

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

---

PWE Traffic: 3/9/18:

Adequate 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 proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://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.

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

Solid Waste: The solid waste plan incorrectly states that the proposed development meets the minimum frontage requirement for COH garbage collection. The required frontage for the 6 proposed units is 78 ft (10ft of frontage is required for each of the 6 proposed units. Thus, 78' minus the 18' shared driveway would equal the necessary 60' of frontage). The proposed development has 75' of frontage and does not meet the frontage requirement.

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

# Houston Planning Commission

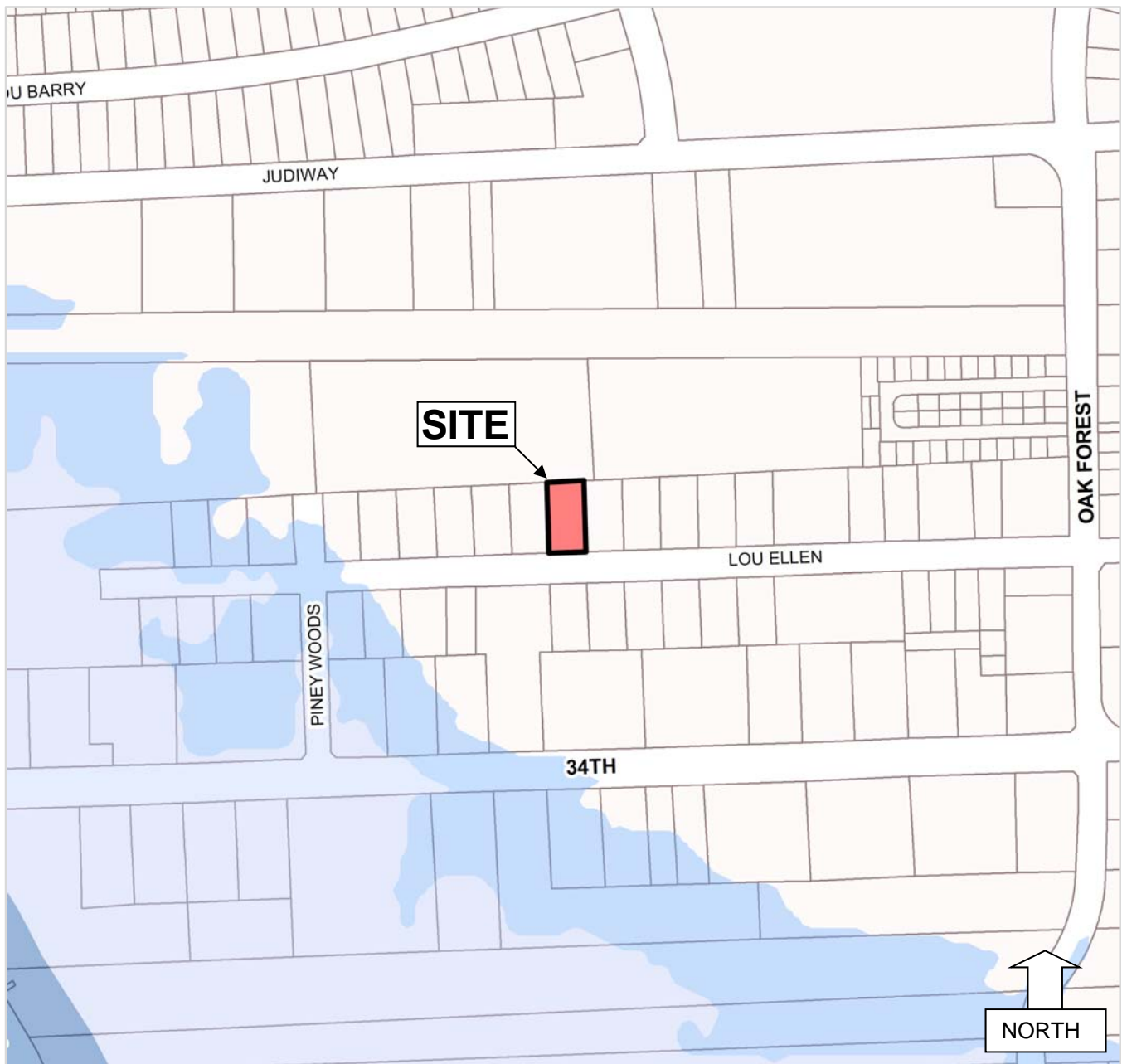
**ITEM: 106**

Planning and Development Department

Meeting Date: 03/15/2018

**Subdivision Name: Beinhorn Grove replat no 1**

**Applicant: Total Surveyors, Inc.**



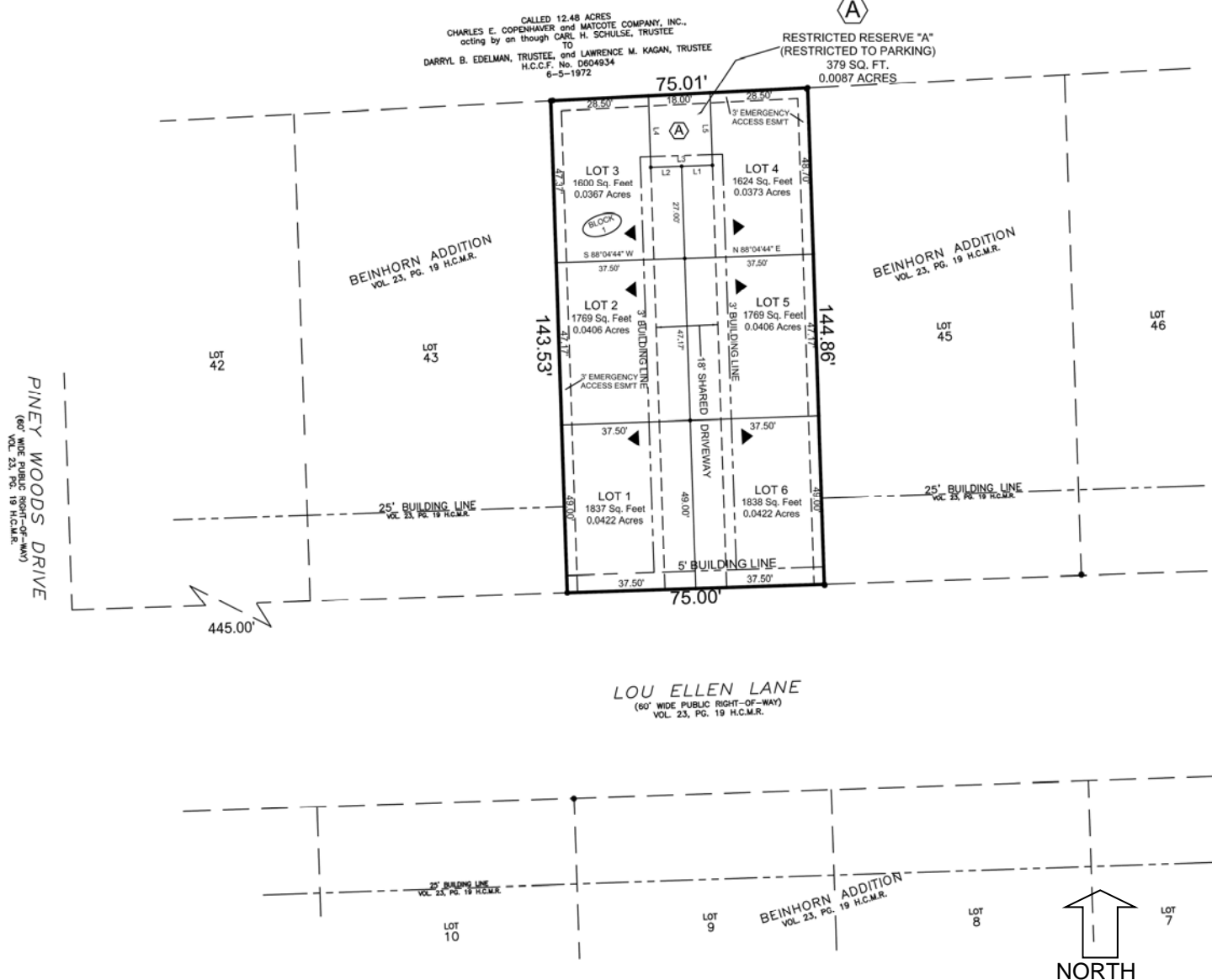
**C – Public Hearings**

**Site Location**

**Meeting Date: 03/15/2018**

**Applicant: Total Surveyors, Inc.**

LINE	BEARING	DISTANCE
L1	S 88°04'44" W	9.00'
L2	S 88°04'44" W	9.00'
L3	S 88°04'44" W	18.00'
L4	N 01°55'16" W	20.87'
L5	N 01°55'16" W	21.19'



## C – Public Hearings

## Subdivision

# Houston Planning Commission

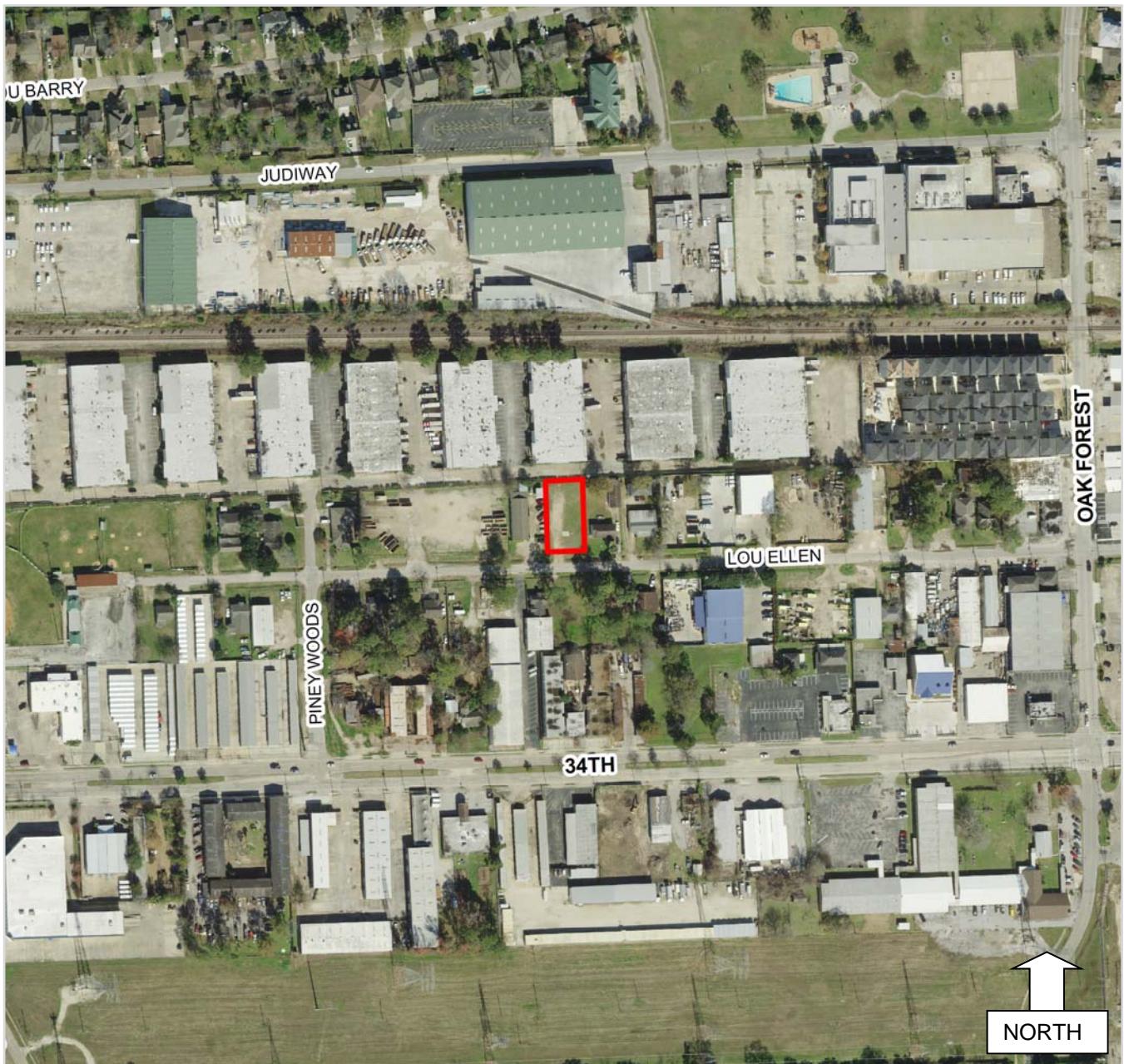
**ITEM: 106**

Planning and Development Department

Meeting Date: 03/15/2018

Subdivision Name: Beinhorn Grove replat no 1

Applicant: Total Surveyors, Inc.



**C – Public Hearings**

**Aerial**



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 107  
**Action Date:** 03/15/2018  
**Plat Name:** Braeswood partial replat no 1  
**Developer:** N/A  
**Applicant:** The Interfield Group  
**App No/Type:** 2018-0112 C3N

**Staff Recommendation:**  
Defer Applicant request

Total Acreage:	0.1766	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77030	532G	City

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

134.13. Add to general notes on face of plat: This property(s) is located in Park Sector number 13.

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

222. Identify a 4 foot offset where the shared driveway intersects the public street

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

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

Parks and Recreation: • To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 13.

To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (3 units) of dwelling units.

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

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

# Houston Planning Commission

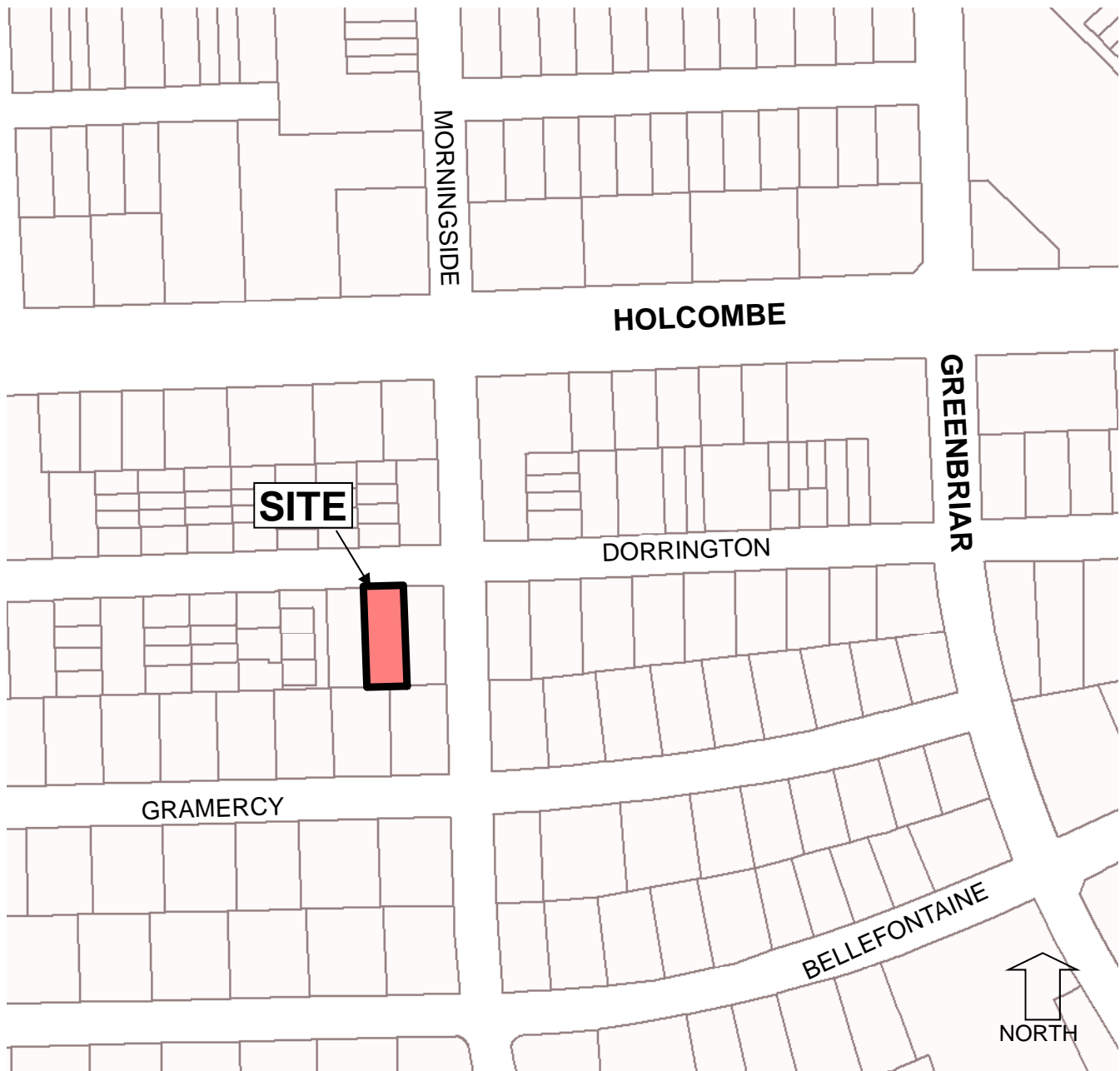
**ITEM: 107**

Planning and Development Department

Meeting Date: 03/15/2018

Subdivision Name: Braeswood partial replat no 1 (DEF1)

Applicant: The Interfield Group



**C – Public Hearings**

**Site Location**

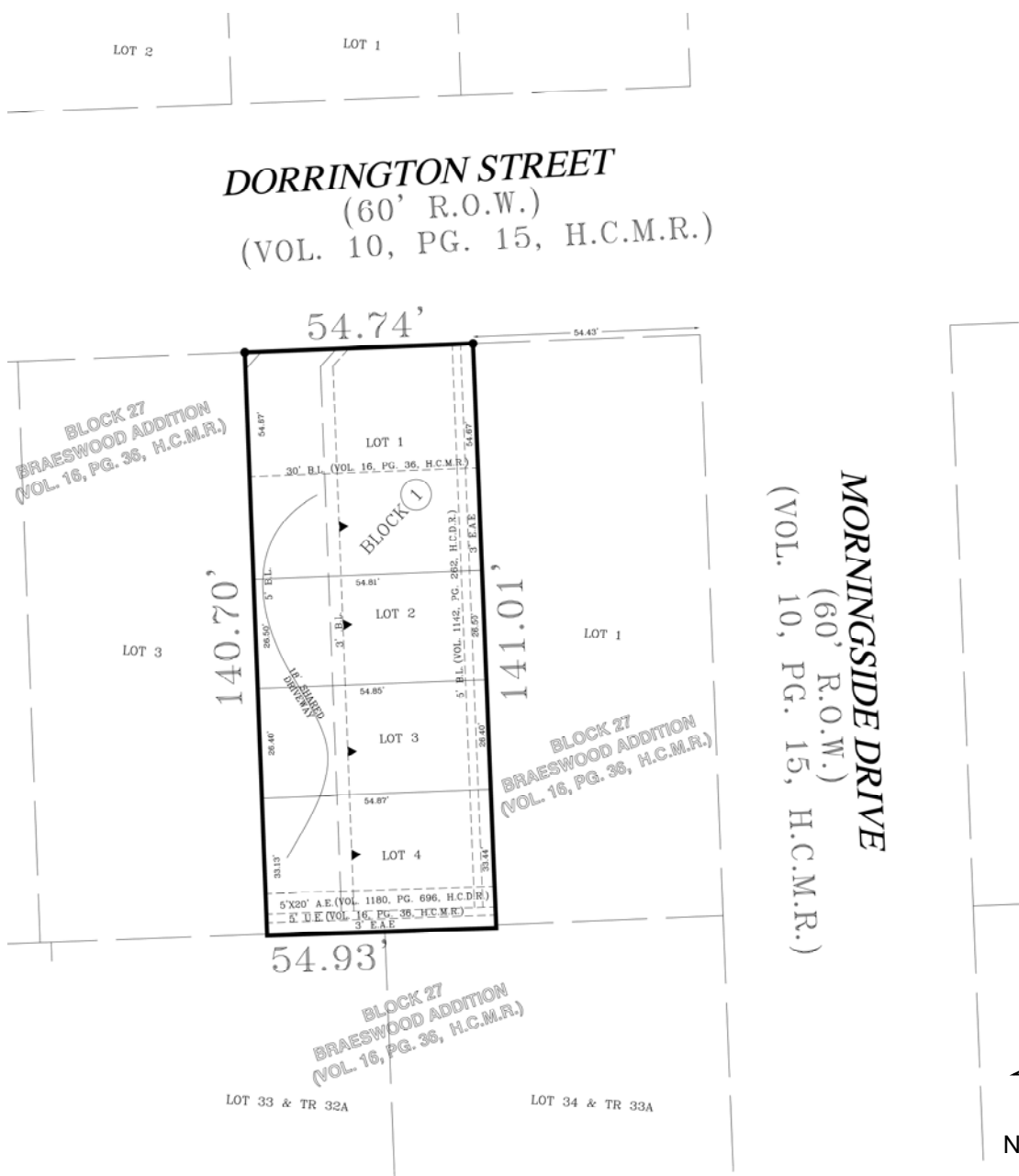
# Houston Planning Commission      ITEM: 107

Planning and Development Department

Meeting Date: 03/15/2018

Subdivision Name: Braeswood partial replat no 1 (DEF1)

Applicant: The Interfield Group



C – Public Hearings

Subdivision

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# Houston Planning Commission **ITEM: 107**

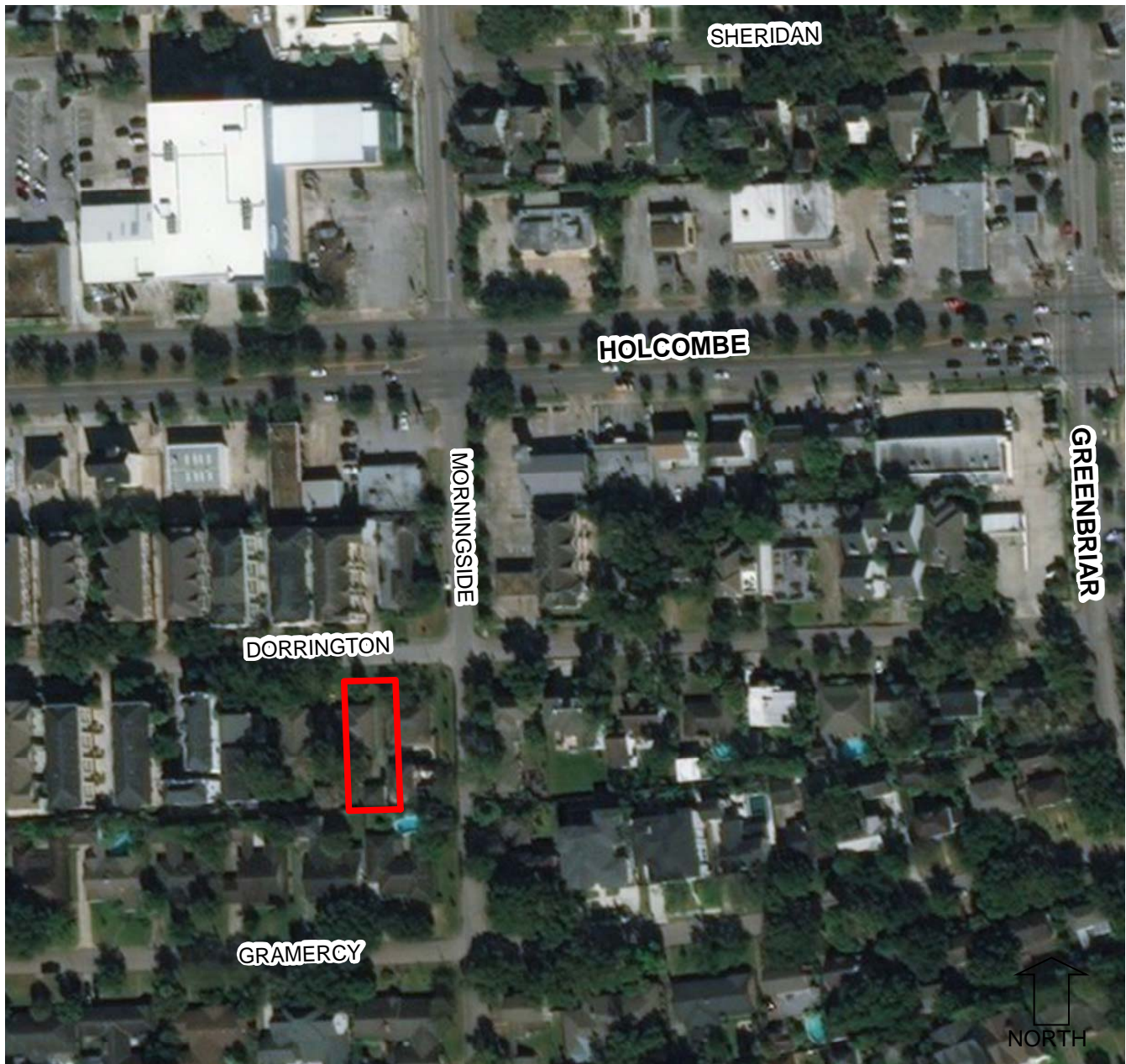
Planning and Development Department

Meeting Date: 03/15/2018

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**Subdivision Name: Braeswood partial replat no 1 (DEF1)**

**Applicant: The Interfield Group**



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**C – Public Hearings**

**Aerial**

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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 108

**Action Date:** 03/15/2018

**Plat Name:** Champion Heavens replat no 1

**Developer:** Champion Heavens Property Investors LLC

**Applicant:** Building and Infrastructure Solutions

**App No/Type:** 2018-0117 C3N

**Staff Recommendation:**

Approve the plat subject to the conditions listed

---

Total Acreage:	11.7800	Total Reserve Acreage:	2.0000
Number of Lots:	54	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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77379	329R	ETJ

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

012.2.1 Dead-end utility easements are not permitted.

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.

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

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

159. Provide centerline tie.

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

The below comments were made by other agencies during this review period. These comments 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:** 108

**Action Date:** 03/15/2018

**Plat Name:** Champion Heavens replat no 1

**Developer:** Champion Heavens Property Investors LLC

**Applicant:** Building and Infrastructure Solutions

**App No/Type:** 2018-0117 C3N

**Staff Recommendation:**

Approve the plat subject to the conditions listed

---

PWE Traffic: 3/9/2018:

The guest parking requirement can be accommodated along the curb line adjacent to the detention pond. There's room for 18 parallel parking spaces on the 50' PAE.

PWE Utility Analysis: Approved

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

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

City Engineer: NO BUILDING IS ALLOWED WITHIN THE W.L.E.

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

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

Verify are lots allowed on HL and p and water line easements

Evaluate sheet flow along northwest corner of plat. Resident claims flooding issue.

Label street name for street stub

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

# Houston Planning Commission

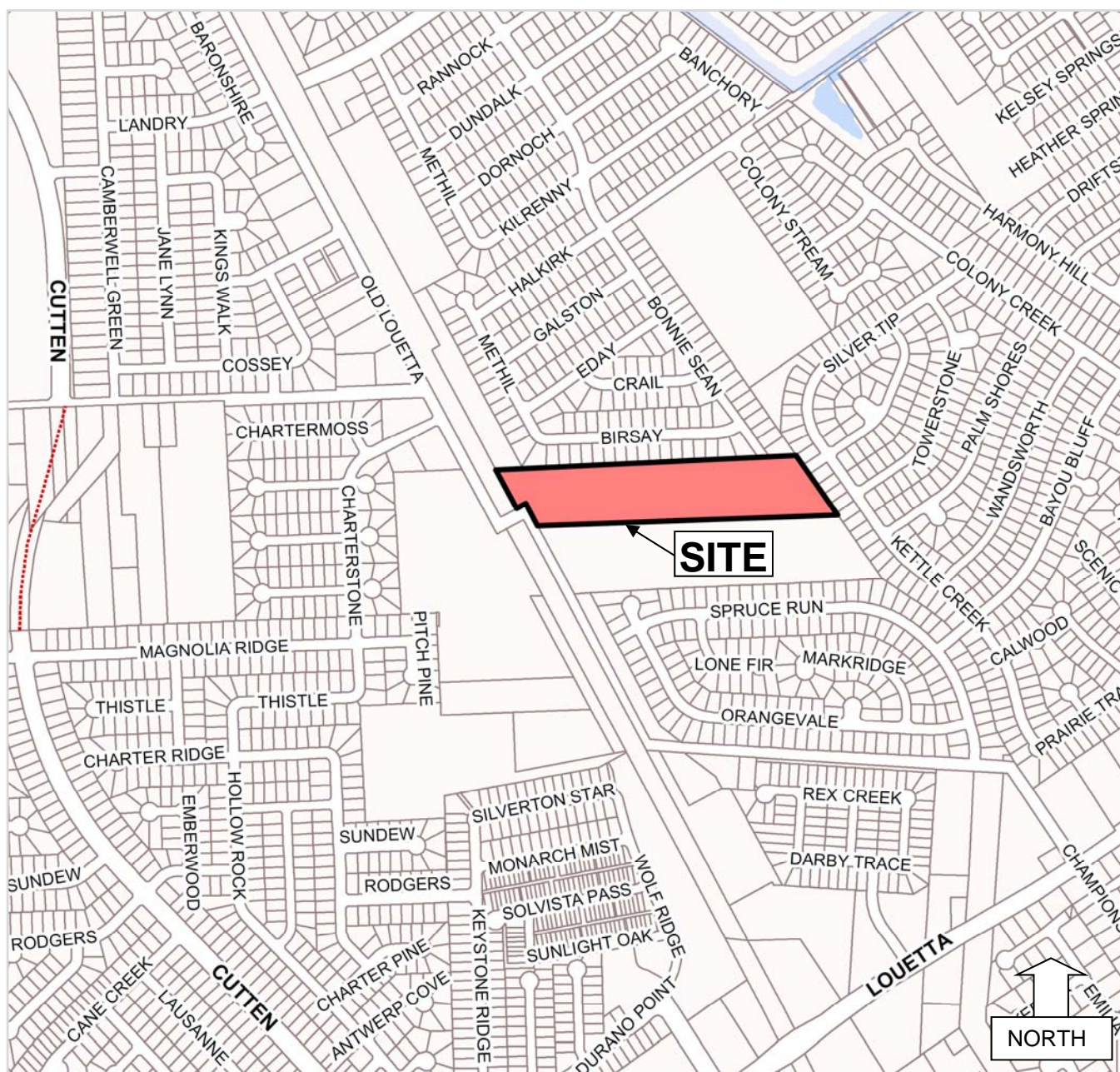
**ITEM: 108**

Planning and Development Department

Meeting Date: 03/15/2018

**Subdivision Name: Champion Heavens replat no 1**

**Applicant: Building and Infrastructure Solutions**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

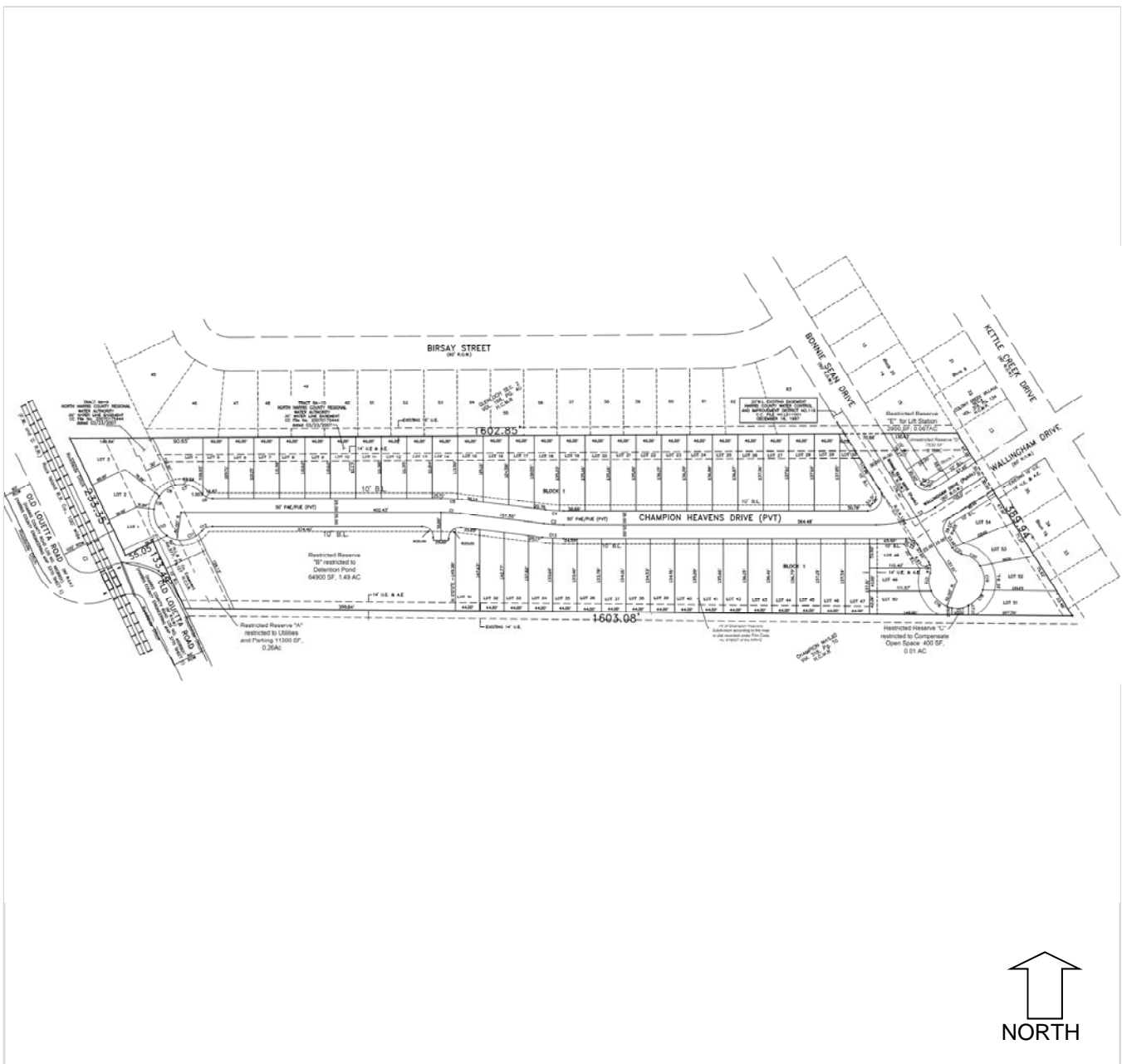
## ITEM: 108

Planning and Development Department

Meeting Date: 03/15/2018

Subdivision Name: Champion Heavens replat no 1

Applicant: Building and Infrastructure Solutions



C – Public Hearings

Subdivision

# Houston Planning Commission

ITEM: 108

Planning and Development Department

Meeting Date: 03/15/2018

Subdivision Name: Champion Heavens replat no 1

Applicant: Building and Infrastructure Solutions



C – Public Hearings

Aerial



**Agenda Item:** 109  
**Action Date:** 03/15/2018  
**Plat Name:** Fondren Southwest Northfield Sec 8 partial replat no 1  
**Developer:** INTERRA PROPERTIES  
**Applicant:** Century Engineering, Inc  
**App No/Type:** 2018-0114 C3N

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

Total Acreage:	0.6124	Total Reserve Acreage:	0.6124
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	77071	570C	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.
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)

***For Your Information:***

The below comments were made by other agencies during this review period. These comments are 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](http://houstonpermittingcenter.org)

City Engineer: DETENTION IS REQUIRED

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 109  
**Action Date:** 03/15/2018  
**Plat Name:** Fondren Southwest Northfield Sec 8 partial replat no 1  
**Developer:** INTERRA PROPERTIES  
**Applicant:** Century Engineering, Inc  
**App No/Type:** 2018-0114 C3N

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

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

# Houston Planning Commission

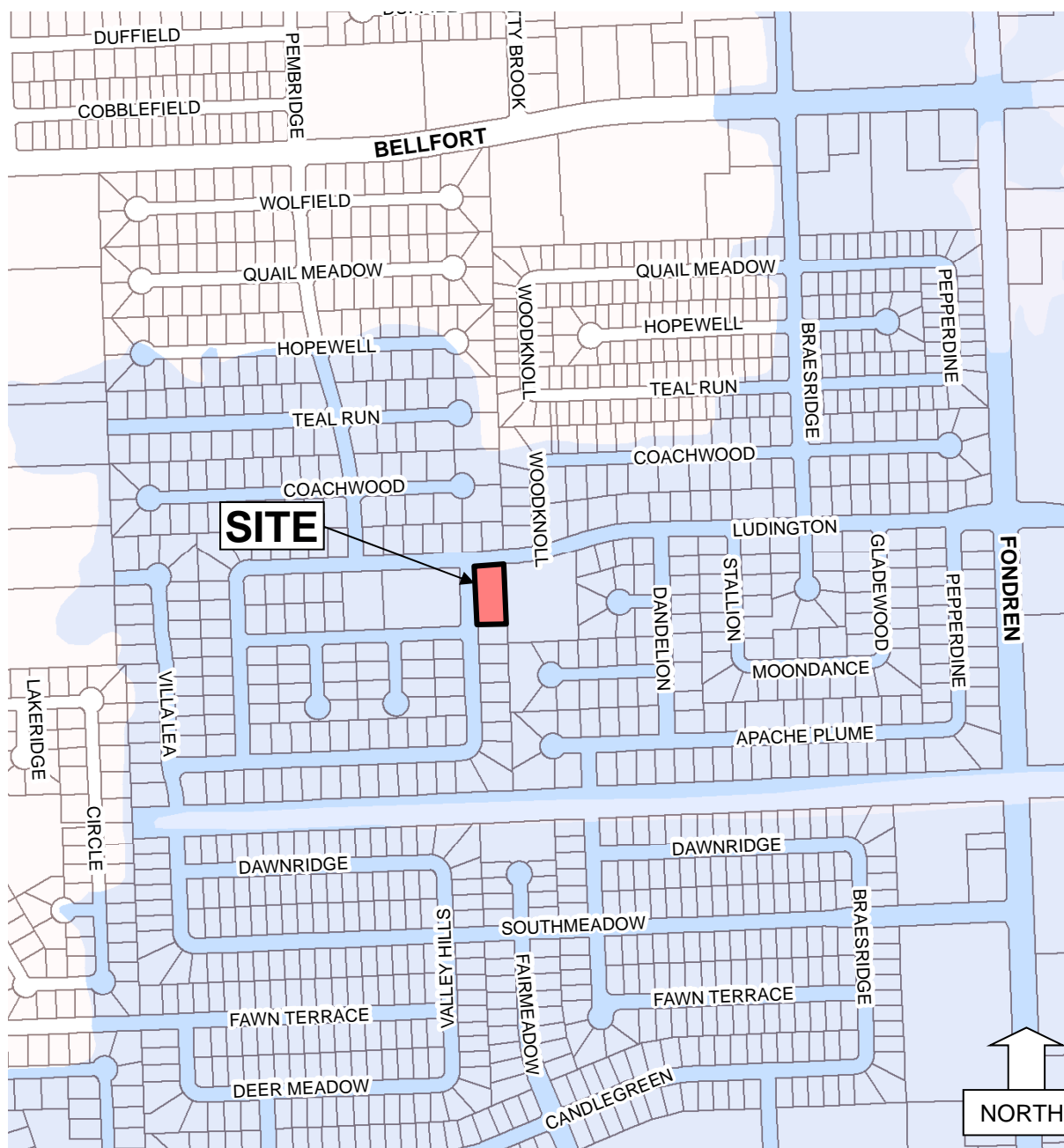
ITEM: 109

Planning and Development Department

Meeting Date: 03/15/2018

Subdivision Name: Fondren Southwest Northfield Sec 8 partial replat no 1 (DEF1)

Applicant: Century Engineering, Inc.



C – Public Hearings with Variance      Site Location

# Houston Planning Commission

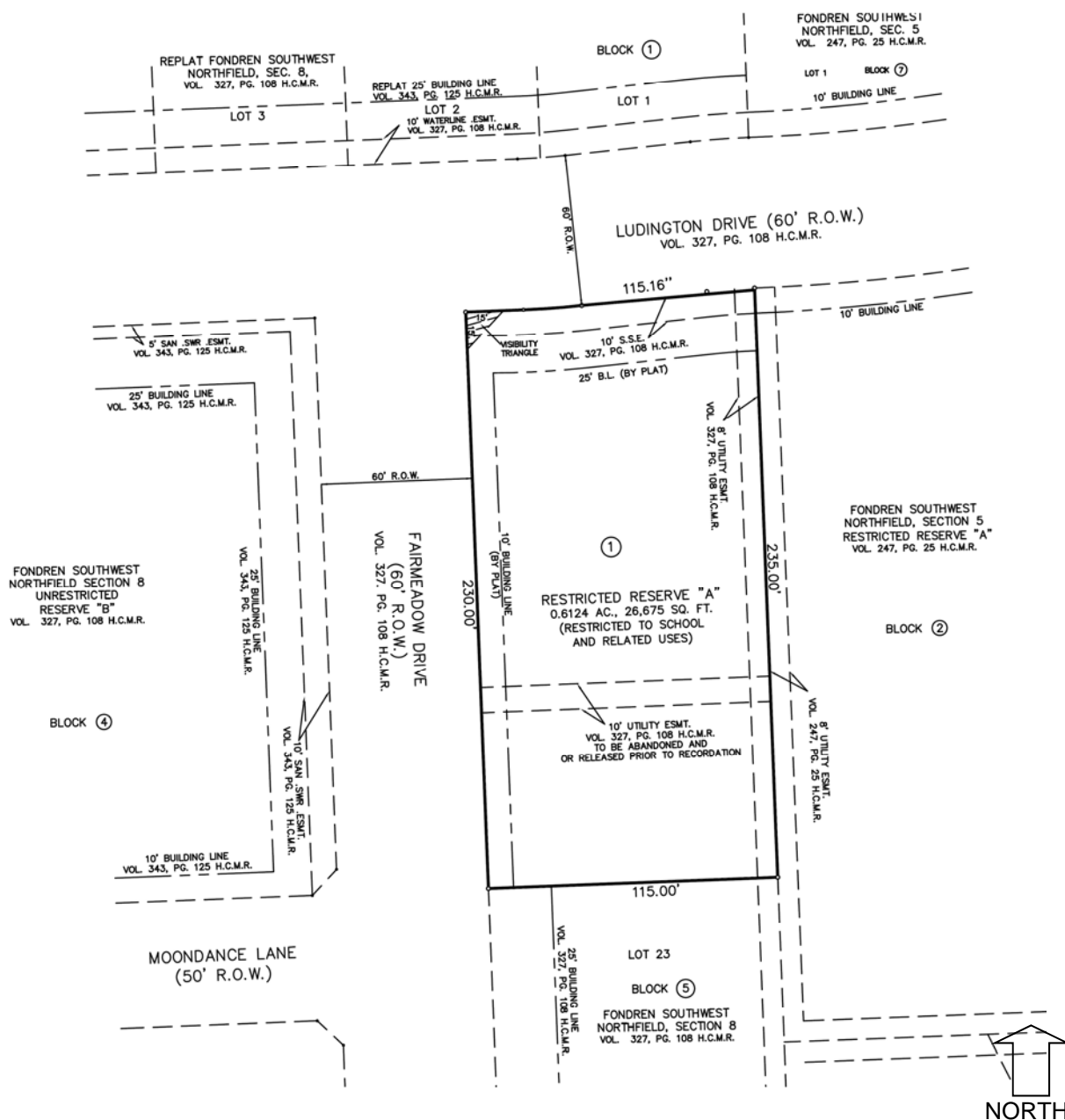
## ITEM: 109

Planning and Development Department

Meeting Date: 03/15/2018

Subdivision Name: Fondren Southwest Northfield Sec 8 partial replat no 1 (DEF1)

Applicant: Century Engineering, Inc.



C – Public Hearings with Variance

Subdivision

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# Houston Planning Commission

## ITEM: 109

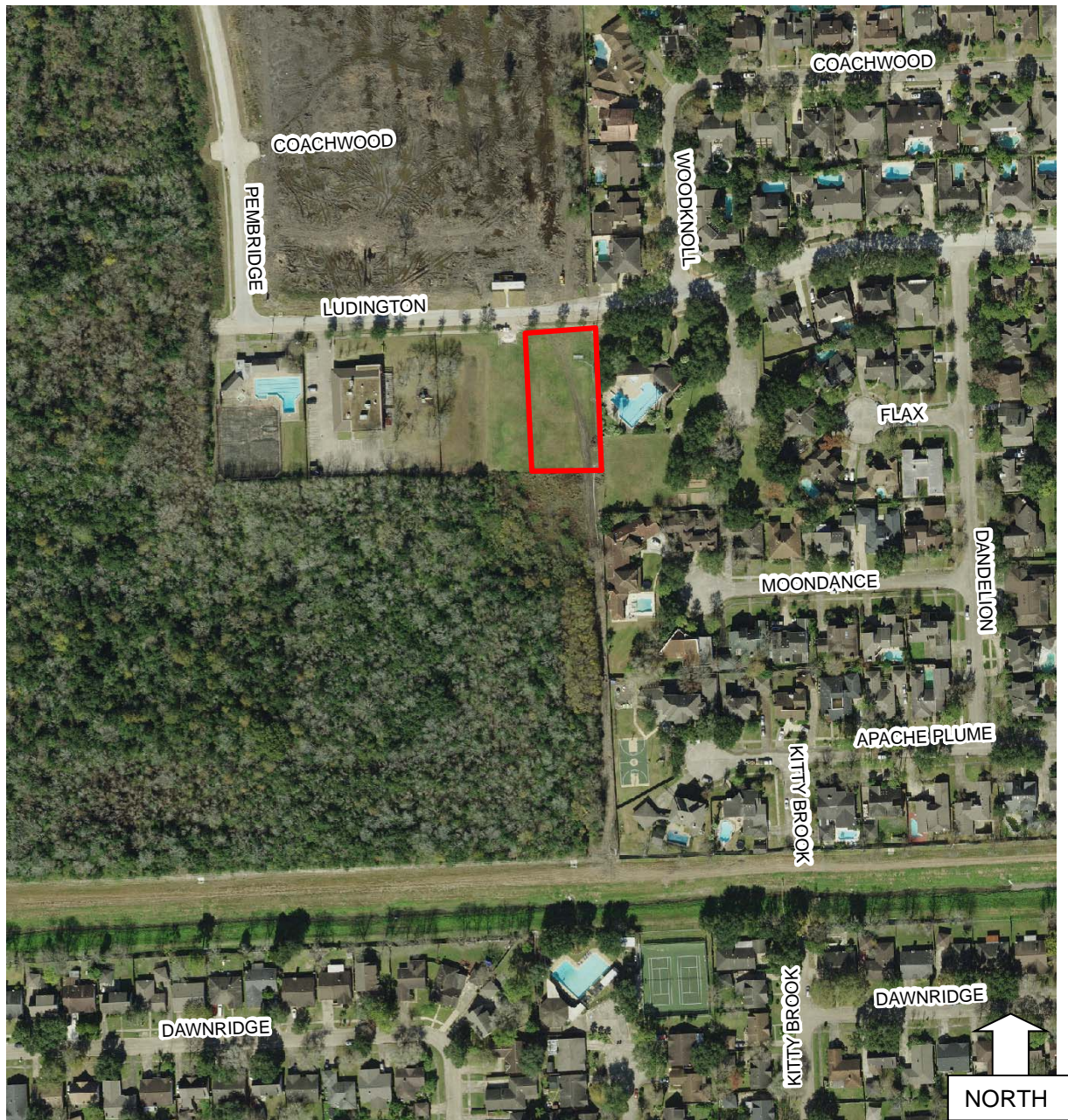
Planning and Development Department

Meeting Date: 03/15/2018

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Subdivision Name: Fondren Southwest Northfield Sec 8 partial replat no 1 (DEF1)

Applicant: Century Engineering, Inc.



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C – Public Hearings with Variance

Aerial

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**Application Number:** 2018-0114

**Plat Name:** Fondren Southwest Northfield Sec 8 partial replat no 1

**Applicant:** Century Engineering, Inc

**Date Submitted:** 01/20/2018

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

**Specific Variance is being sought and extent of variance:**

The applicant requests a variance to replat lots, within a single-family restricted subdivision, to an unrestricted reserve by partial replat.

**Chapter 42 Section: 193(c)(1)**

**Chapter 42 Reference:**

Sec 42-193.- Rules governing partial replats of certain property. (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend any plat restriction contained on the preceding subdivision plat. (1) A plat restriction limiting the use of property to residential or single-family use may be amended to permit the use of the property only for landscape, park, recreation, drainage, or open space uses.

### **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 majority of the lots within the subdivision are vacant and front are streets which have not been constructed. The owner(s) intend to replat Lots 24, 25 and 26, Block 5 of Fondren Southwest Northfield. Section Eight Replat, to create one unrestricted reserve in order to construct a "Torah Girls Academy" by September 2018. The new reserve would take access from existing paved Ludington Drive. Not allowing the owner to replat these lots as an unrestricted reserve would create an undue hardship by depriving the applicant of the reasonable use of the land.

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

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

The property is west of an existing restricted reserve "A" (recreation center) and east of unrestricted reserve "B" (Young Israel of Houston Synagogue) the property to the south is undeveloped. The property would take access from existing Ludington Drive, which would be ideal for the proposed new school.

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

The intent and general purpose of this chapter will be preserved and maintained, because by allowing this partial replat it will not affect any other properties within this subdivision or any of the adjacent properties. and the new school would be a welcome addition to the community.

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

Allowing this variance will not be injurious to the public health, safety or welfare; the impact of new school would be a welcome addition to the community and the neighborhood. This property along with other properties fronting on Ludington Drive, all have adequate access to and from their property.

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

Economic hardship is not the sole justification of this of the variance, in fact, the proposed development cost will likely exceed the cost of providing the minimum requirements of the City. It is the intention of the developer to improve the neighborhood and provide amenities in such a way that more value is provided for the inhabitants living in the area.



**Application No:** 2018-0114

**Agenda Item:** 109

**PC Action Date:** 03/15/2018

**Plat Name:** Fondren Southwest Northfield Sec 8 partial replat no 1

**Applicant:** Century Engineering, Inc

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

**Chapter 42 Sections: 193(c)(1)**

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

The applicant requests a variance to replat lots, within a single-family restricted subdivision, to an unrestricted reserve by partial replat. ;

**Basis of Recommendation:**

The site is located within Houston's corporate limits along Ludington west of Fondren and south of Bellfort.

The applicant proposes to create a reserve from three single-family lots. The applicant is requesting a variance to replat lots with face of the plat single-family restrictions, into a reserve, by partial replat.

Staff is in support of this request.

The site is located at the northeast intersection of Ludington and Fairmeadow Drives. This property is part of a larger development that was platted in the 1980s though has remained mostly under the ownership of the developer. The applicant is seeking to create a reserve restricted to school and related uses out of a tract that previously featured face of the plat and separately filed single family restrictions.

The intent of the Chapter 42 provision to not allow certain partial replats for tracts with face of the plat single-family restrictions, is to protect lot owners who purchased property within a single-family restricted development. In this case, much of the preceding plat remains under the ownership of the developer and builder. The applicant has also submitted a petition showing support from the developer, homebuilders, and the other remaining property owners within the preceding plat. Granting the variance to allow a restricted reserve is consistent with the general purpose and intent of chapter 42 as the property owners within the preceding plat are supportive of this development.

In addition, the site is situated between a synagogue to the west and common area reserve to the east. This location will allow the proposed school to be within a safe walking distance of the developing residential community while minimizing any negative impact on adjacent lots. Granting the variance to allow a reserve restricted to school and related uses is consistent with sound public policy, as the site is surrounded by compatible uses.

Review by legal indicates that this plat does not violate separately filed deed restrictions.

Staff recommends granting the variance and approving the plat per the cpc 101 form conditions.

Madame chair, if it pleases the commission, you may continue the public hearing for this item at this time.

**Statement of Facts**

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

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 situated between a synagogue to the west and common area reserve to the east. This location will allow the proposed school to be within a safe walking distance of the developing residential community while minimizing any negative impact on adjacent lots. Granting the variance to allow a reserve restricted to school and related uses is consistent with sound public policy, as the site is surrounded by compatible uses.

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

The variance is justified by the support of the property owners within the preceding plat and the compatibility of the proposed school with adjacent uses. These factors do not represent a hardship created by the applicant.

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

The intent of the Chapter 42 provision to not allow certain partial replats for tracts with face of the plat single-family restrictions, is to protect lot owners who purchased property within a single-family restricted development. In this case, much of the preceding plat remains under the ownership of the developer and builder. The applicant has also submitted a petition showing support from the developer, homebuilders, and the other remaining property owners within the preceding plat. Granting the variance to allow a restricted reserve is consistent with the general purpose and intent of chapter 42 as the property owners within the preceding plat are supportive of this development.

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

The proposed school is compatible with the adjacent uses. This location allows the school to be within a safe walking distance from the nearby residential community while minimizing any negative impacts on nearby single-family lots.

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

The variance is justified by the support of the property owners within the preceding plat and the compatibility of the proposed school with adjacent uses. These factors do not represent an economic hardship. .



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 110  
**Action Date:** 03/15/2018  
**Plat Name:** Goldquest Group  
**Developer:** Survey 1, Inc  
**Applicant:** Survey 1, Inc.  
**App No/Type:** 2018-0097 C3N

**Staff Recommendation:**  
Grant 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***

008.4. The applicant is required to provide proof of an approved Drainage Plan from PWE, Floodplain Management and Engineering Services offices prior to submittal of a final plat. This is consistent w/ Chapter 19-13. Submit drainage plan to First Floor, 611 Walker.

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.

The applicant must provide a minimum 6' wide unobstructed sidewalk, minimum 8' high semi-opaque wrought-iron fence and minimum 3" caliper trees.

Add the following note on face of the plat (if granted by Planning Commission): The Planning Commission granted a variance to allow a 10' B.L. along I-10 feeder road subject to specific conditions on 03/15/2018. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable building lines per the ordinance.

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

The below comments were made by other agencies during this review period. These comments are 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](http://houstonpermittingcenter.org)

City Engineer: DETENTION IS REQUIRED AND NEED DRAINAGE PLAN

# Houston Planning Commission

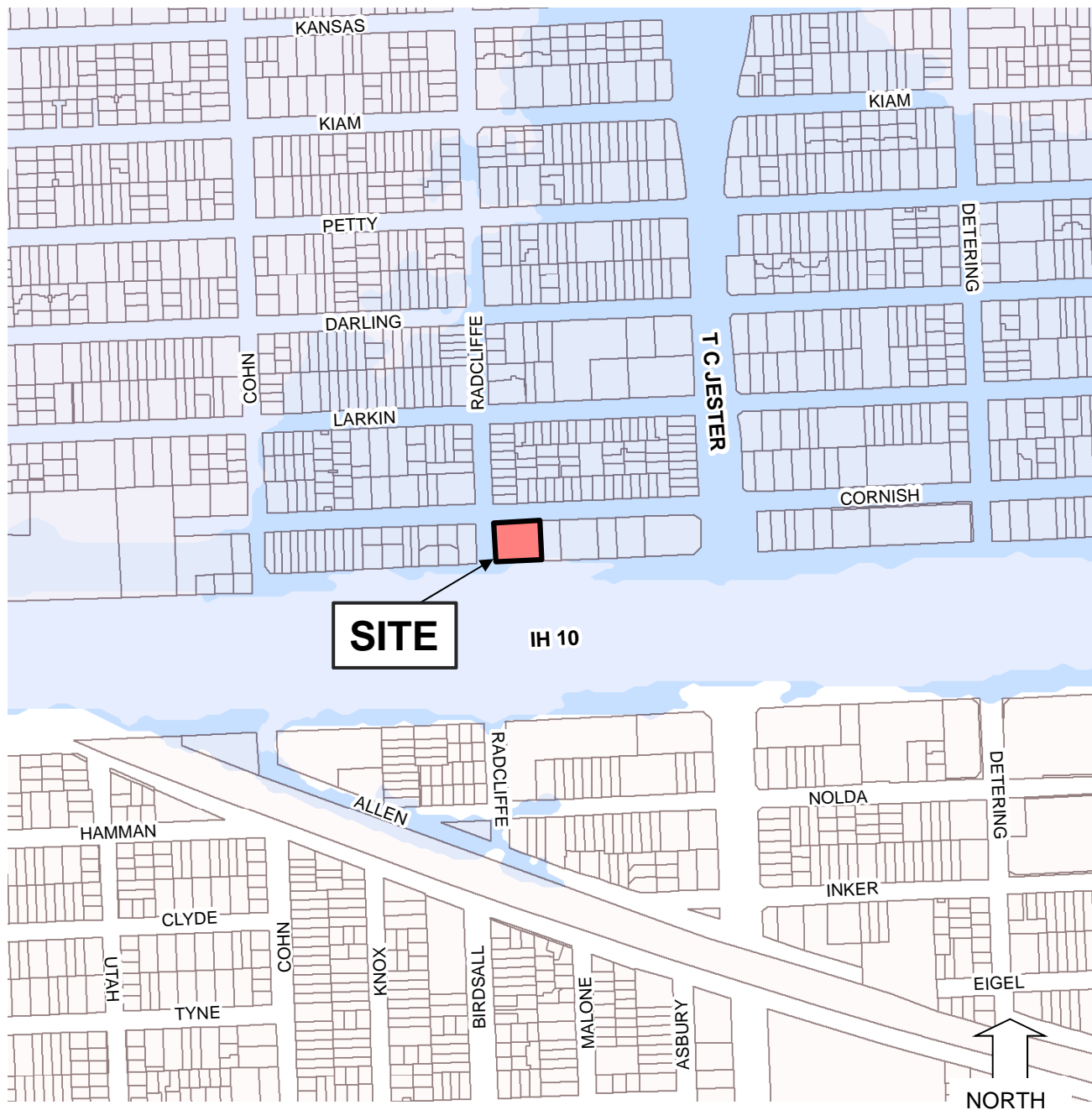
**ITEM: 110**

Planning and Development Department

Meeting Date: 03/15/2018

Subdivision Name: Goldquest Group (DEF1)

Applicant: Survey 1, Inc.



**C – Public Hearings with Variance**

**Site Location**

# Houston Planning Commission

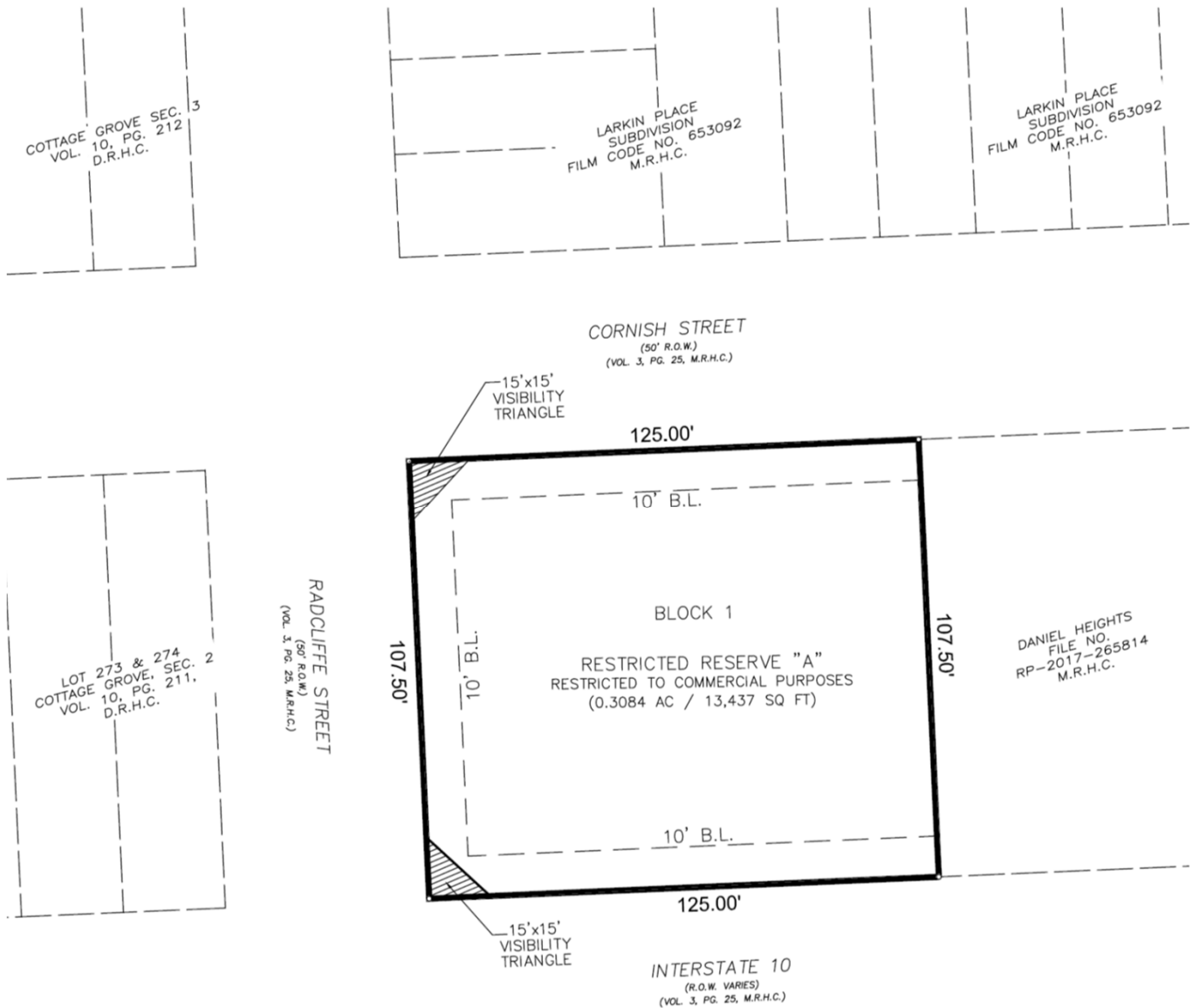
## ITEM: 110

Planning and Development Department

Meeting Date: 03/15/2018

Subdivision Name: Goldquest Group (DEF1)

Applicant: Survey 1, Inc.



C – Public Hearings with Variance

Subdivision

# Houston Planning Commission

**ITEM: 110**

Planning and Development Department

Meeting Date: 03/15/2018

Subdivision Name: Goldquest Group (DEF1)

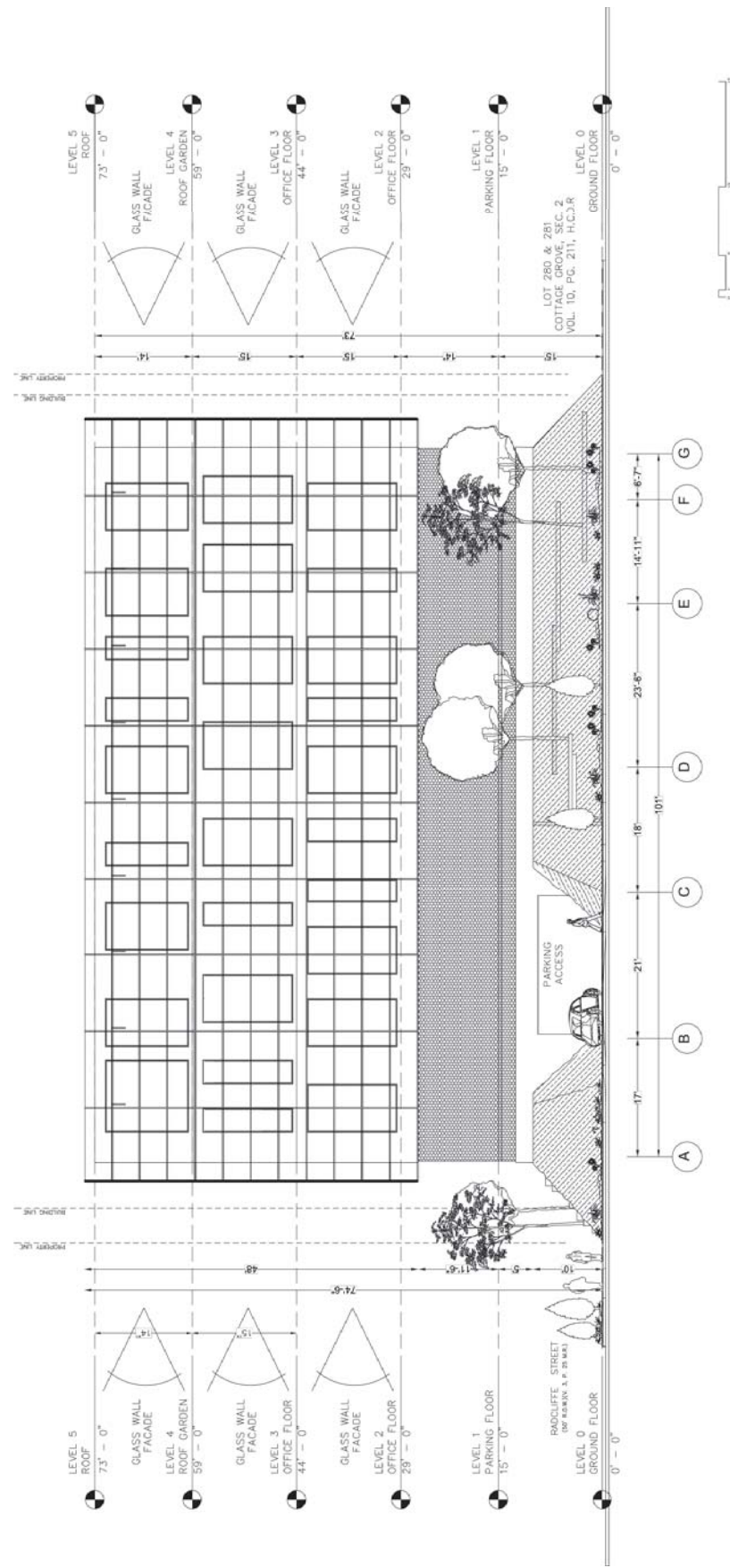
Applicant: Survey 1, Inc.



**C – Public Hearings with Variance**

**Aerial**

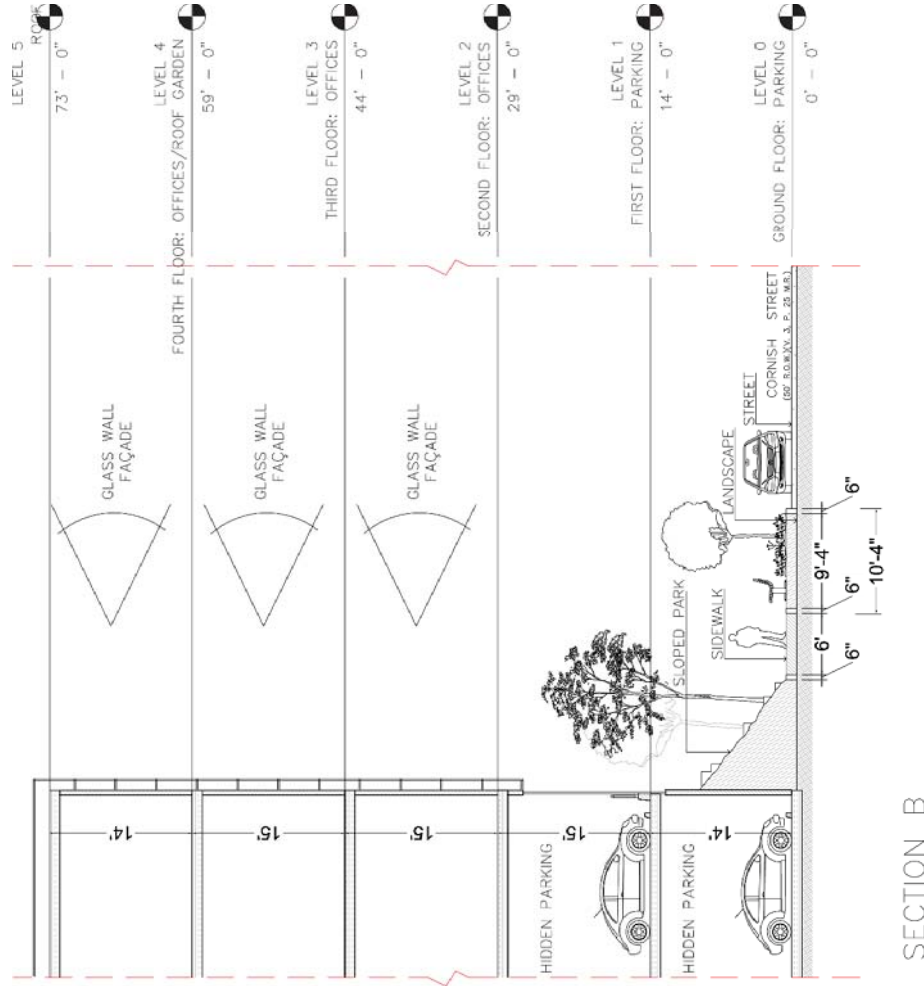
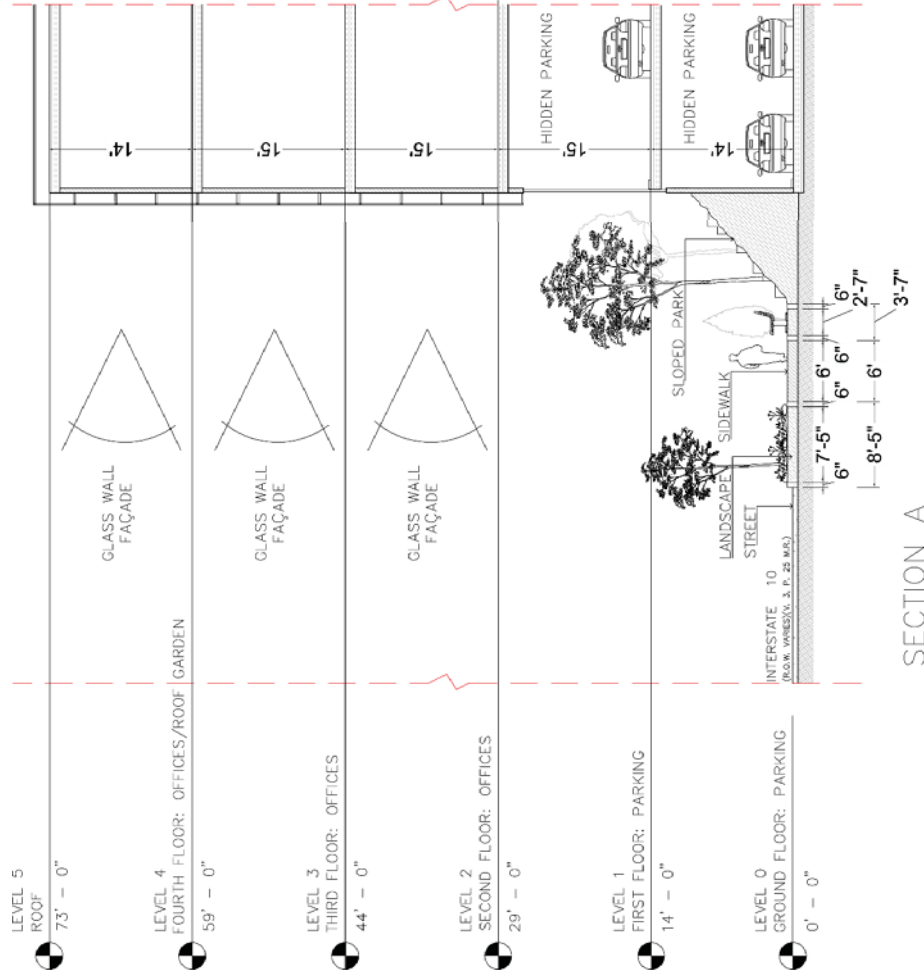
[illegible]



SOUTH ELEVATION



## CONCEPTUAL PROPOSAL



**SECTIONS:**

LOCATION

PROJECT

CONCEPT

IMAGES

PLANS

AREAS

BDC • NVMD NOMADAS



SOUTH ELEVATION





**Application Number:** 2018-0097

**Plat Name:** Goldquest Group

**Applicant:** Survey 1, Inc.

**Date Submitted:** 01/19/2018

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

**Specific Variance is being sought and extent of variance:**

To allow a 10' building line along I-10 feeder road instead of the required 25' building line.

**Chapter 42 Section:** 152

**Chapter 42 Reference:**

Sec. 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**

**(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 located in the Cottage Grove subdivision. The intent of the developer is to create a commercial property that would create an urban feel by including a walkable environment and a building that is aesthetically pleasing. This property was previously platted as a single family residential subdivision with a 10' build line located along the I-10 feeder road, Radcliffe Street, and Cornish Street. In its current state, the property has one 6' sidewalk that is located along the I-10 feeder road. In order for the client to be able to provide enough parking, square footage for commercial use, and to implement the pedestrian realm ordinance they are requesting a reduced building setback variance.

**(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 this variance are not the result of a hardship created by the client. They want to be able to utilize the property in a way that not only promotes pedestrian safety, but will also help in the revitalization of the Cottage Grove community and allow them to utilize the property to its fullest capacity.

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

The client's goal is to help enhance the aesthetics of the neighborhood and to increase pedestrian safety along the I-10 feeder road, Radcliff Street, and Cornish Street. There is approximately 8-1/2 feet from the back of curb to the proposed 6' sidewalk and approximately 27' from the back of curb to the proposed building. The proposed building is a 5 (five) story building with 2 (two) of those stories for parking and will have a landscape berm around the building to aid in the safety of the pedestrians and environment. The current sidewalk that is located along the I-10 feeder road, will be relocated and widened (to accommodate the city's sidewalk ordinance) and will continue around to Radcliff Street and Cornish Street. Certain caliper trees and greenspace will be situated between the sidewalk and right of way. Benches will also be installed between the sidewalk and proposed building.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Granting this variance would likely aid in the safety of the public, as the developer plans to provide shade and benches, as well as an attractive buffer between the residents of the Cottage Grove community and the Katy Freeway.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification for the variance. The property location, proposed type of development, adding to the revitalization of the Cottage Grove community, and the urban environment is the sole justification for the variance request which will make this property a primary candidate for the reduced building setback variance approval.



**Application No:** 2018-0097

**Agenda Item:** 110

**PC Action Date:** 03/15/2018

**Plat Name:** Goldquest Group

**Applicant:** Survey 1, Inc.

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 152**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

To allow a 10' building line along I-10 feeder road instead of the required 25' building line.;

**Basis of Recommendation:**

The site is located in the city limits, north of Interstate Highway 10 and west of TC Jester Boulevard. The purpose of the replat is to create one commercial reserve. The applicant is requesting a variance to allow a 10' building line along I-10 feeder road instead of the required 25' building line. Staff is in support of the request.

The subject site is located along I-10 feeder road, Radcliffe Street and Cornish Street. The applicant proposes to develop a 5-story commercial building with one driveway taking access to I-10 feeder road. I-10 feeder road is an unusual physical characteristic that affects the property in question. I-10 feeder road is a one-way street that functions more like a local street and terminates one block west of the site at Cohn Street. The entrance ramp along I-10 is below grade at this location and exiting from the proposed driveway will not have direct access to the entrance ramp.

Granting of the variance will preserve and maintain the intent and general purpose of the ordinance. The distance between the back-of-the-curb and the property line is about 17'; with the proposed 10' building line, the distance between the back-of-the-curb and the proposed building will be about 27'.

Staff is in support of the request as the proposed development promotes pedestrian safety along I-10 and pedestrian activity along the local streets. The applicant will improve the pedestrian safety and pedestrian realm:

1. By providing a minimum 6' wide unobstructed sidewalk with 8' wide landscape buffer between the travel lanes and sidewalk;
2. By covering the first two stories used for parking with a landscape berm;
3. By placing the lobby with pedestrian access on local Cornish Street;
4. And by installing minimum 3" caliper trees and benches within the site.

Review by legal department indicates that this plat does not violate restrictions on the face of the plat or those filed separately.

Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

I-10 feeder road is an unusual physical characteristic that affects the property in question. I-10 feeder road is a one-way street that functions more like a local street and terminates one block west of the site at Cohn Street. The entrance ramp along I-10 is below grade at this location and vehicles exiting from the proposed driveway will not have direct access to the entrance ramp. With the proposed 10' building line, the distance between the travel lanes and the proposed building is about 27'.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the granting of the variance are not the result of a hardship created by the applicant. I-10 feeder road at this location functions more like a local street and with the reduced 10' building line there will be about 27' between the travel lanes and the proposed building.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The distance between the back-of-the-curb and the property line is about 17'; with the proposed 10' building line, the distance between the back-of-the-curb and the proposed building will be about 27'.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

With the proposed 10' building line, the distance between the back-of-the-curb and the proposed building will be about 27'. The applicant also proposes to improve pedestrian safety and pedestrian realm by providing a minimum 6' wide unobstructed sidewalk, provide 8' landscape buffer between the travel lanes and sidewalk and by installing minimum 3" caliper trees and benches.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. I-10 feeder road functions more like a local street at this location.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 111  
**Action Date:** 03/15/2018  
**Plat Name:** Harvard Heights  
**Developer:** Veritas Advisors, LLC  
**Applicant:** The Interfield Group  
**App No/Type:** 2018-0190 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.3788	Total Reserve Acreage:	0.3788
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493E	City

#### ***Conditions and Requirements for Approval***

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (41)

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.

If alley access is desired, coordinate with Public Works & Engineering Department.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are 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](http://houstonpermittingcenter.org)

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - No comments.

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# Houston Planning Commission

# ITEM: 111

Planning and Development Department

Meeting Date: 03/15/20218

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**Subdivision Name: Harvard Heights**

**Applicant: The Interfield Group**



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**C – Public Hearings**

**Site Location**

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# Houston Planning Commission

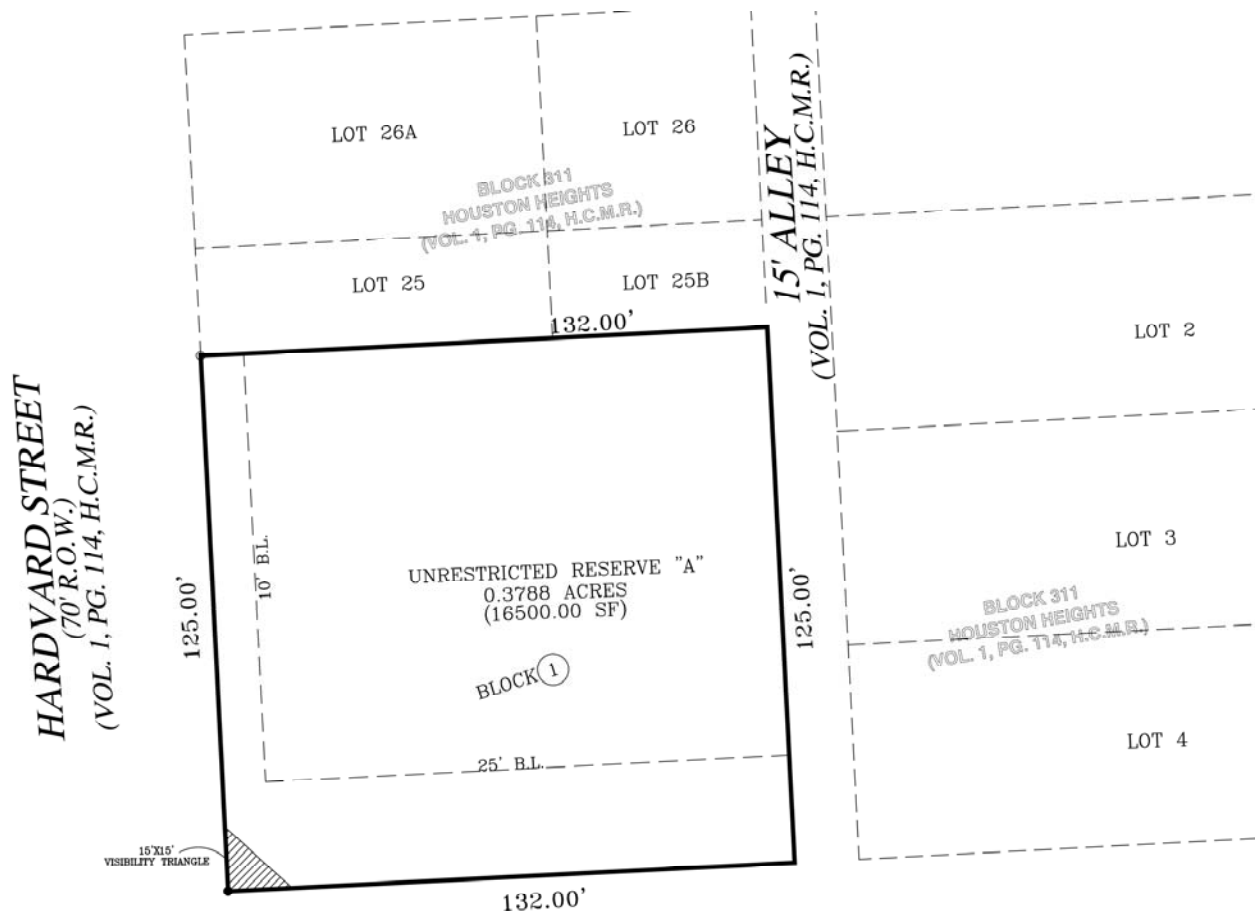
## ITEM: 111

Planning and Development Department

Meeting Date: 03/15/20218

Subdivision Name: Harvard Heights

Applicant: The Interfield Group



INTERSTATE HIGHWAY 10  
KATY FREEWAY  
(400' R.O.W.)  
(PER NUMEROUS ACCUSATIONS BY  
TEXAS DEPARTMENT OF TRANSPORTATION)



C – Public Hearings

Subdivision

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# Houston Planning Commission

# ITEM: 111

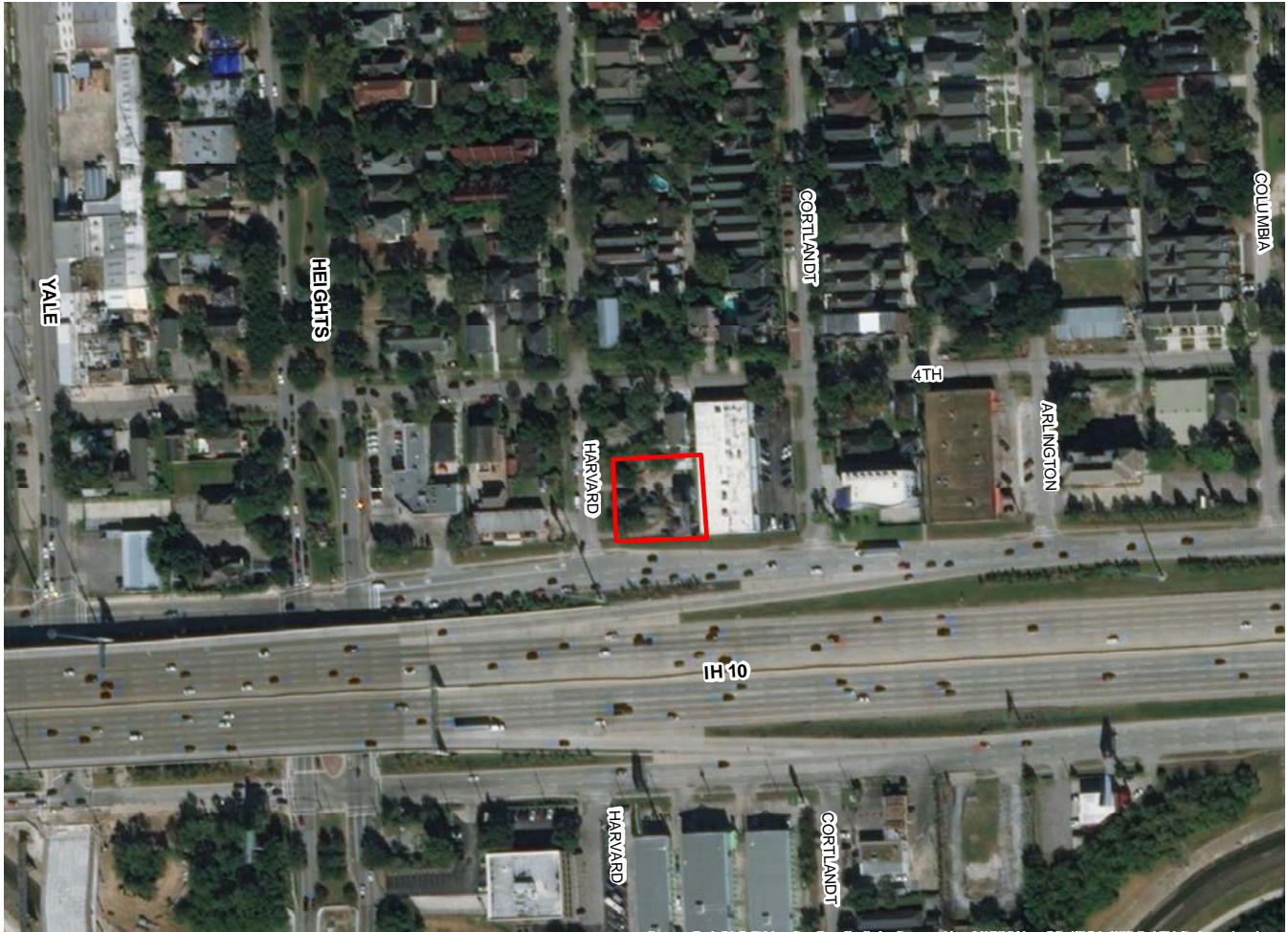
Planning and Development Department

Meeting Date: 03/15/2018

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**Subdivision Name: Harvard Heights**

**Applicant: The Interfield Group**



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**C – Public Hearings**

**Aerial**

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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 112  
**Action Date:** 03/15/2018  
**Plat Name:** North Shepherd Square  
**Developer:** Braun Enterprises  
**Applicant:** Tetra Surveys  
**App No/Type:** 2018-0167 C3N

**Staff Recommendation:**  
Withdraw

Total Acreage:	1.2008	Total Reserve Acreage:	1.2008
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452V	City

#### ***Conditions and Requirements for Approval***

Withdrawn per Applicant's Request.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

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](http://houstonpermittingcenter.org)

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

## ITEM: 112

Planning and Development Department

Meeting Date: 03/15/20218

Subdivision Name: North Shepherd Square

Applicant: Tetra Surveys



C – Public Hearings

Site Location

# Houston Planning Commission

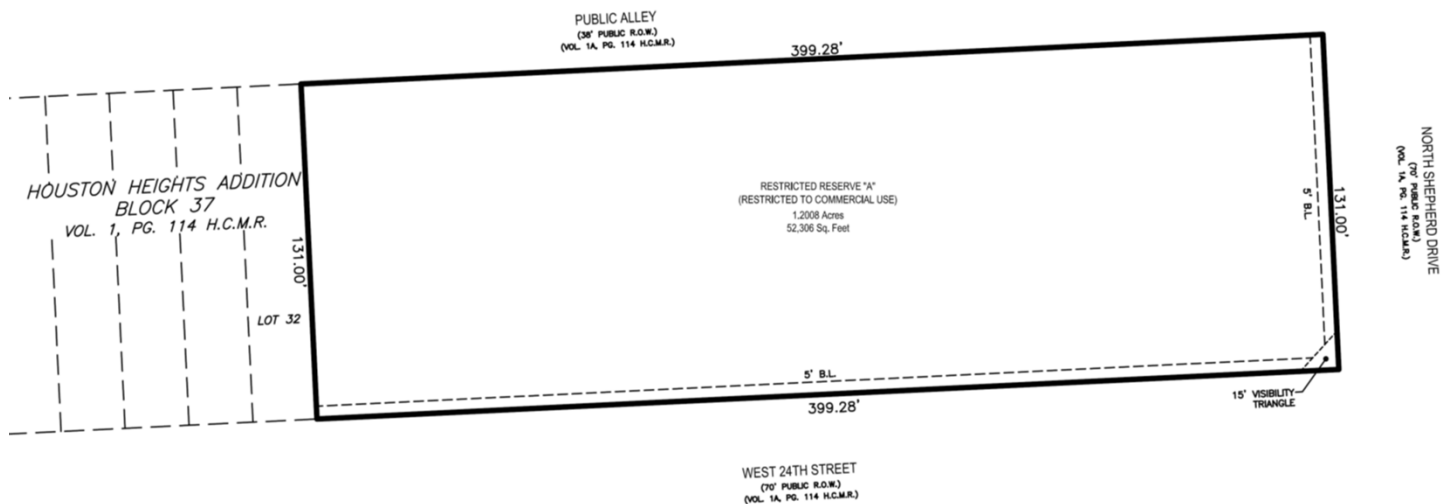
## ITEM: 112

Planning and Development Department

Meeting Date: 03/15/2018

Subdivision Name: North Shepherd Square

Applicant: Tetra Surveys



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 112

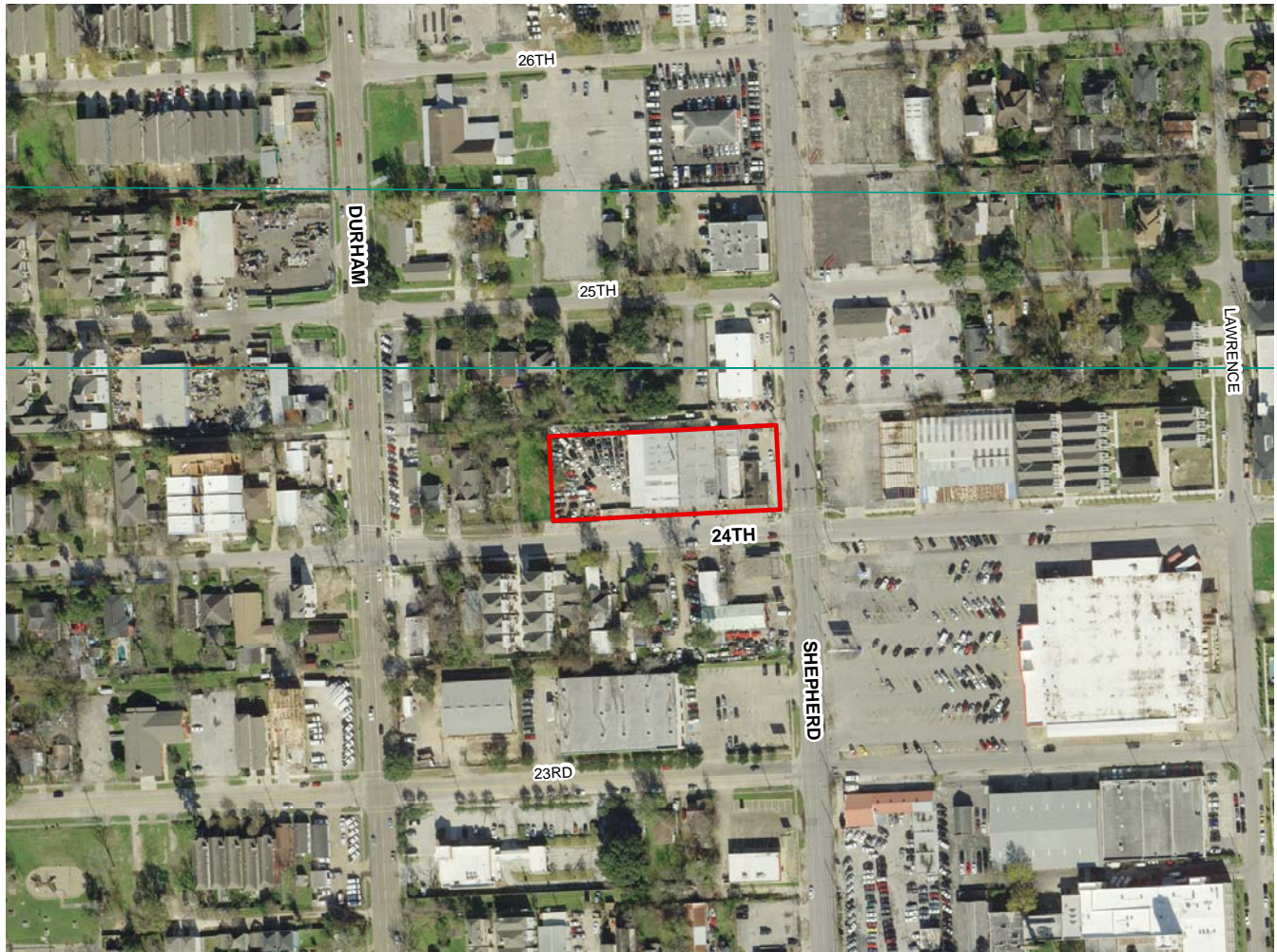
Planning and Development Department

Meeting Date: 03/15/2018

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Subdivision Name: North Shepherd Square

Applicant: Tetra Surveys



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**C – Public Hearings**

**Aerial**

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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 113  
**Action Date:** 03/15/2018  
**Plat Name:** Pelham Place Sec 1 partial replat no 1  
**Developer:** Ben Adams  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2018-0116 C3N

**Staff Recommendation:**  
Withdraw

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Total Acreage:	0.8815	Total Reserve Acreage:	0.8815
Number of Lots:	0	Number of Multifamily Units:	6
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77028	454M	City

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#### ***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

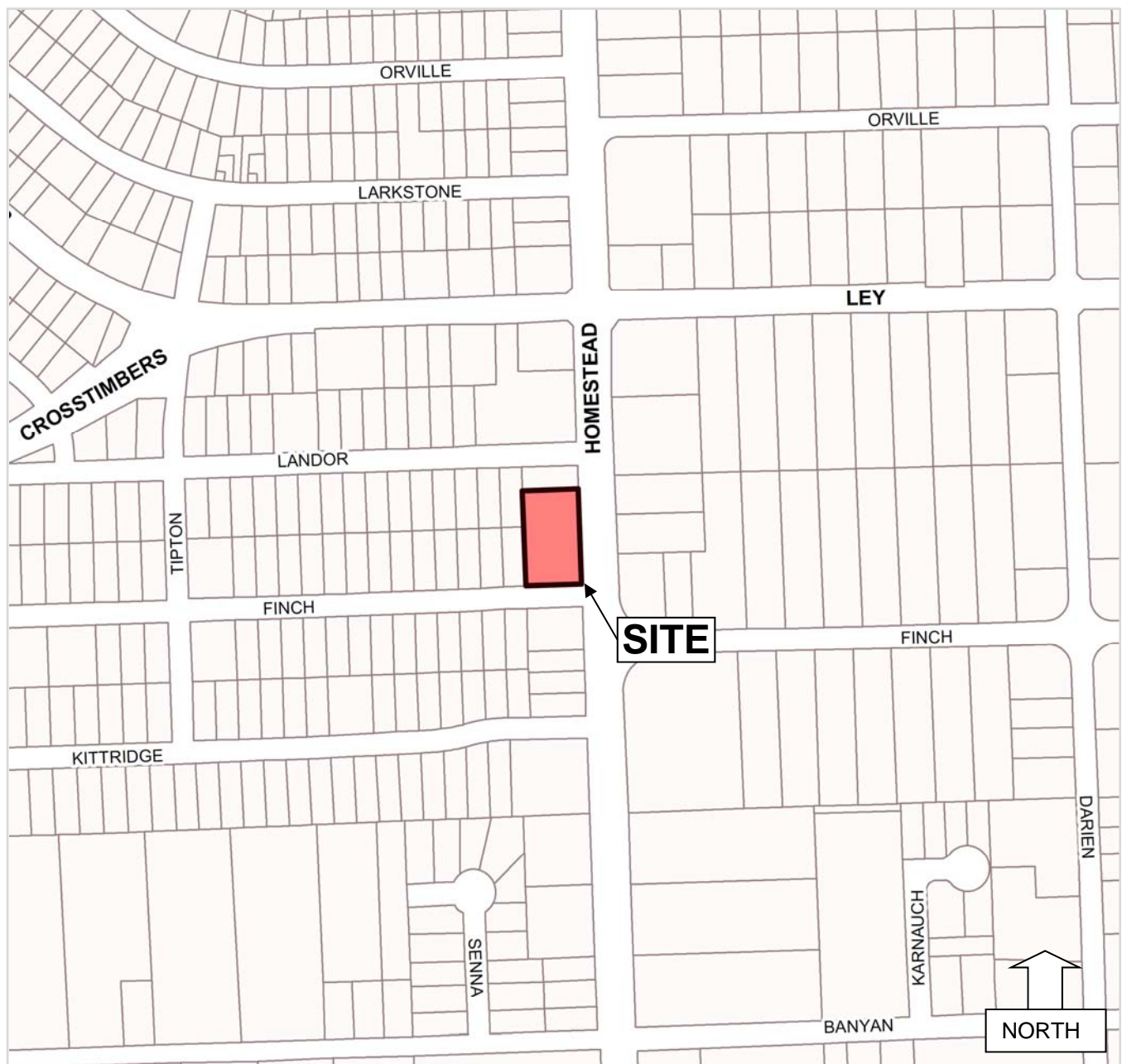
**ITEM: 113**

Planning and Development Department

Meeting Date: 03/15/2018

**Subdivision Name: Pelham Place partial replat no 1 (DEF1)**

**Applicant: Owens Management Systems, LLC**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

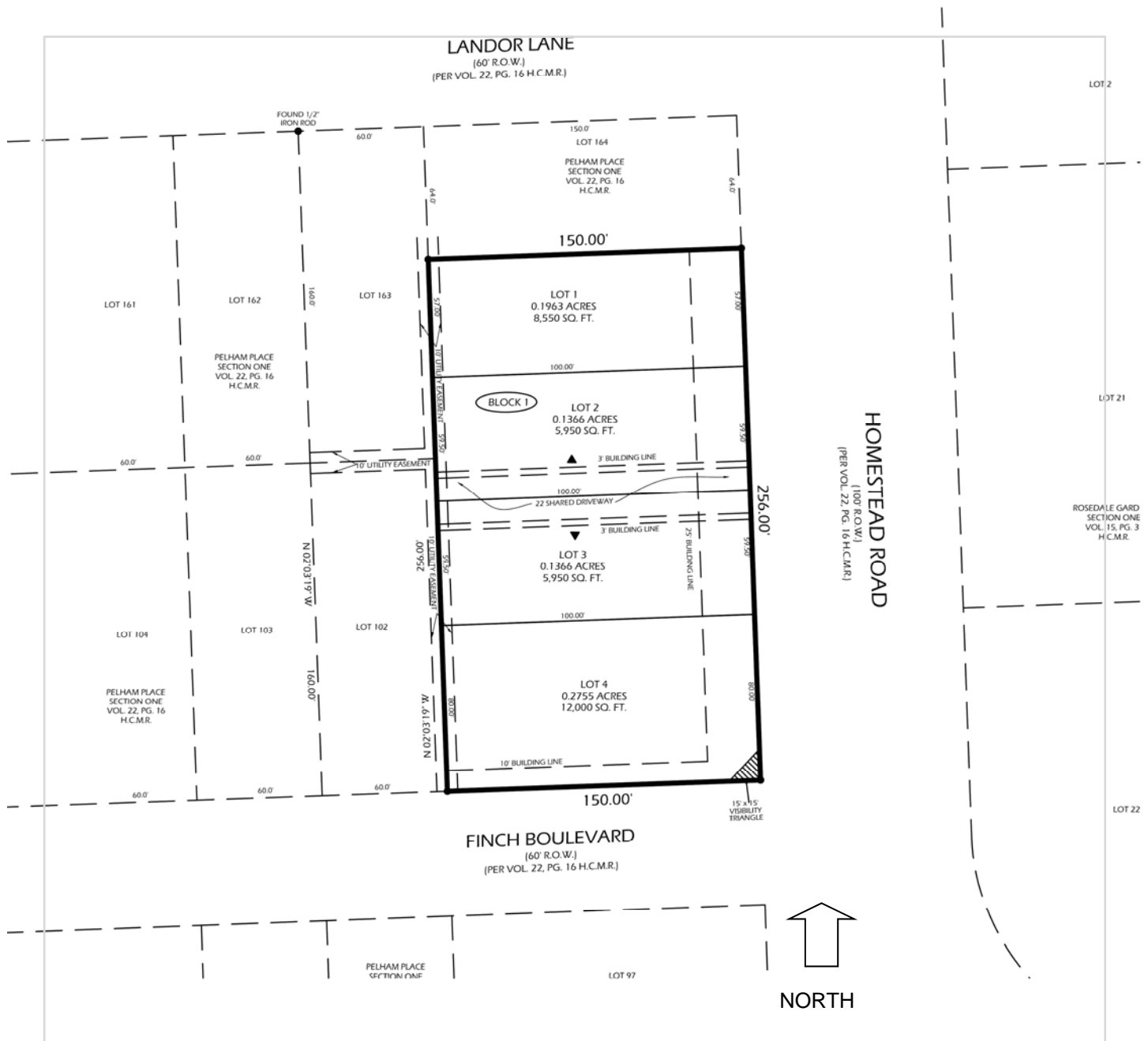
ITEM: 113

Planning and Development Department

Meeting Date: 03/15/2018

Subdivision Name: Pelham Place partial replat no 1 (DEF1)

Applicant: Owens Management Systems, LLC



C – Public Hearings

Subdivision

# Houston Planning Commission

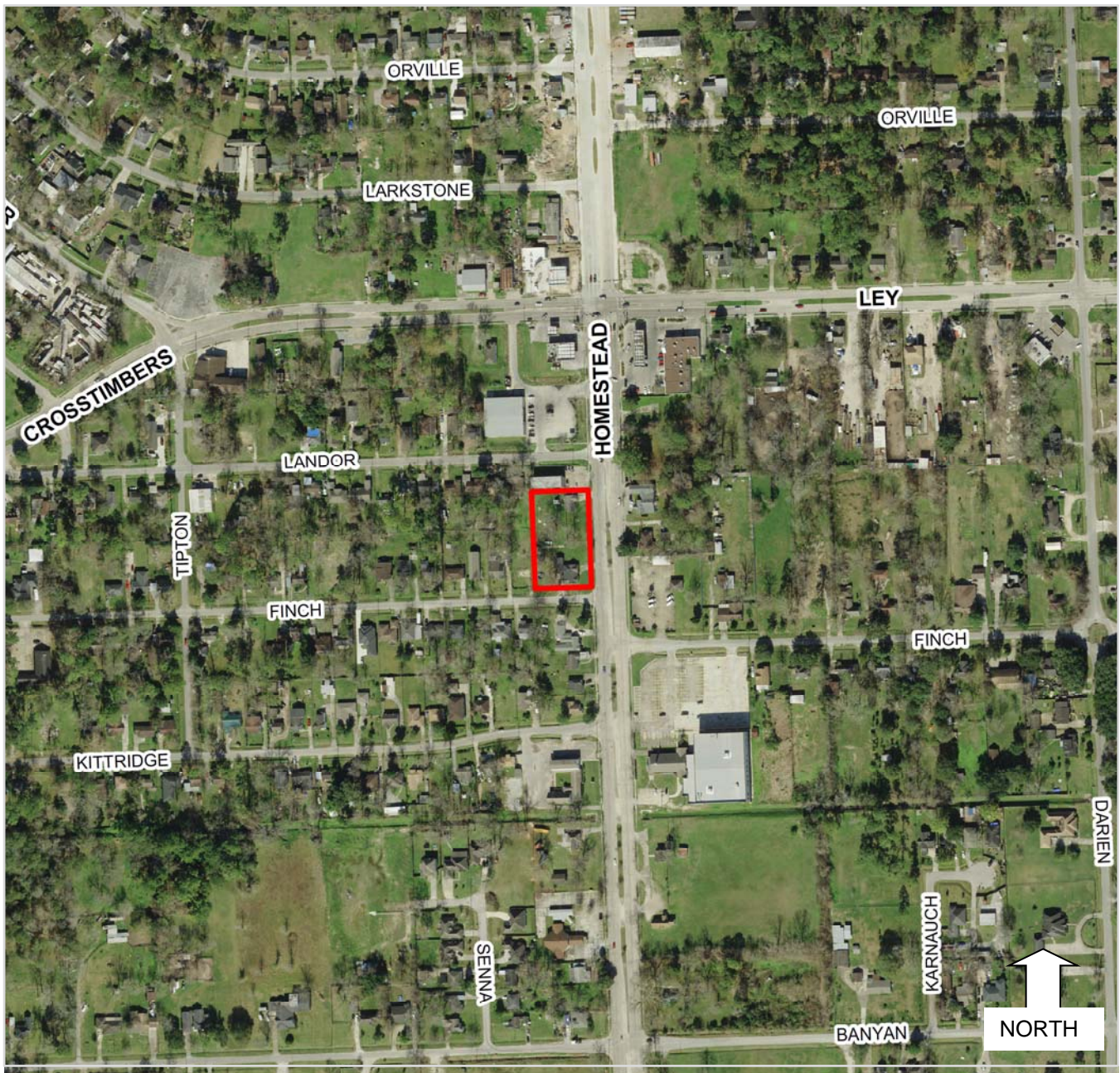
**ITEM: 113**

Planning and Development Department

Meeting Date: 03/15/2018

Subdivision Name: Pelham Place partial replat no 1 (DEF1)

Applicant: Owens Management Systems, LLC



**C – Public Hearings**

**Aerial**



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 114  
**Action Date:** 03/15/2018  
**Plat Name:** Royalwood Sec 1 partial replat no 2  
**Developer:** DELAROSE HOMES  
**Applicant:** Texan Land Consultants  
**App No/Type:** 2018-0125 C3N

**Staff Recommendation:**  
Withdraw

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Total Acreage:	1.2637	Total Reserve Acreage:	0.0000
Number of Lots:	2	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:	Royalwood MUD
County	Zip	Key Map ©	City / ETJ
Harris	77049	457E	ETJ

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#### ***Conditions and Requirements for Approval***

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: Approved

City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

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

**ITEM: 114**

Planning and Development Department

Meeting Date: 03/15/2018

Subdivision Name: Royalwood Sec 1 partial replat no 2

Applicant: Texan Land Consultants



**C – Public Hearings**

**Site Location**

## Subdivision

# Houston Planning Commission

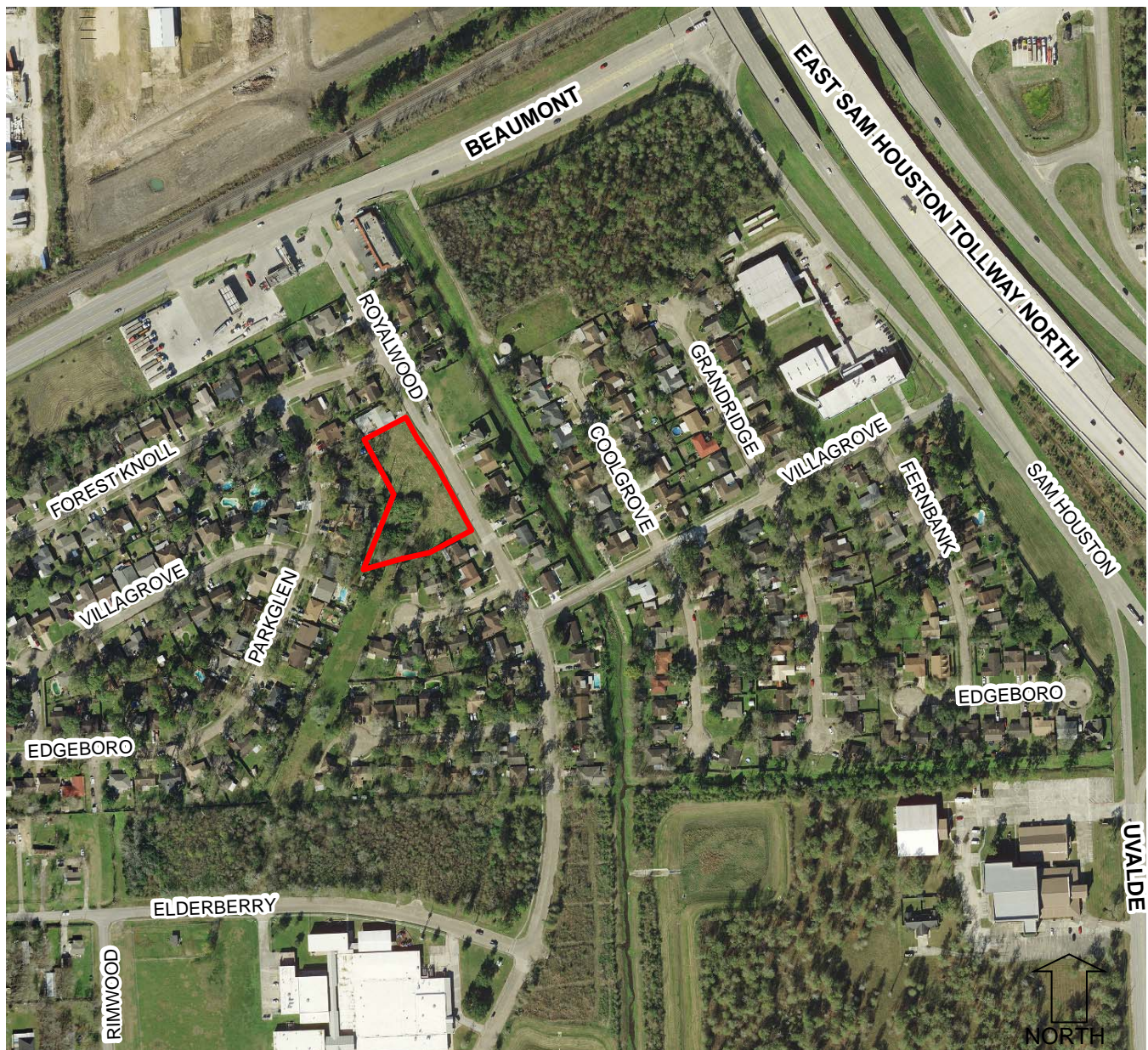
**ITEM: 114**

Planning and Development Department

Meeting Date: 03/15/2018

Subdivision Name: Royalwood Sec 1 partial replat no 2

Applicant: Texan Land Consultants



**C – Public Hearings**

**Aerial**



**Agenda Item:** 115  
**Action Date:** 03/15/2018  
**Plat Name:** Serenity Meadows partial replat no 1 and extension  
**Developer:** KDAC LLC  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2018-0012 C3N

**Staff Recommendation:**  
Defer Applicant request

Total Acreage:	26.8078	Total Reserve Acreage:	26.8078
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77016	415S	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)

059.1. Legal description in title and on plat must match at recordation.

068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.

073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.

100. Add note: If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time.

134.04. Add to general notes on face of plat: This property(s) is located in Park Sector number 4.

209. Applicant has requested that this item be deferred for two weeks.

Revise variance request form and provide a site plan.

Applicant must revise the date and time of the hearing on the sign(s) and email staff pictures of the d sign(s) by Monday, March 19.

***For Your Information:***



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 115  
**Action Date:** 03/15/2018  
**Plat Name:** Serenity Meadows partial replat no 1 and extension  
**Developer:** KDAC LLC  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2018-0012 C3N

**Staff Recommendation:**  
Defer Applicant request

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The below comments were made by other agencies during this review period. These comments are 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](http://houstonpermittingcenter.org)

City Engineer: DETENTION IS REQUIRED  
AND NO BUILDING IS ALLOWED WITHIN THE DRAINAGE EASEMENT.

CenterPoint: Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities

Harris County Flood Control District: Flood Control review – No comments.

Parks and Recreation: To be added to general notes on face of plat:

- 1) If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time.
- 2) This property(s) is located in Park Sector number 4.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

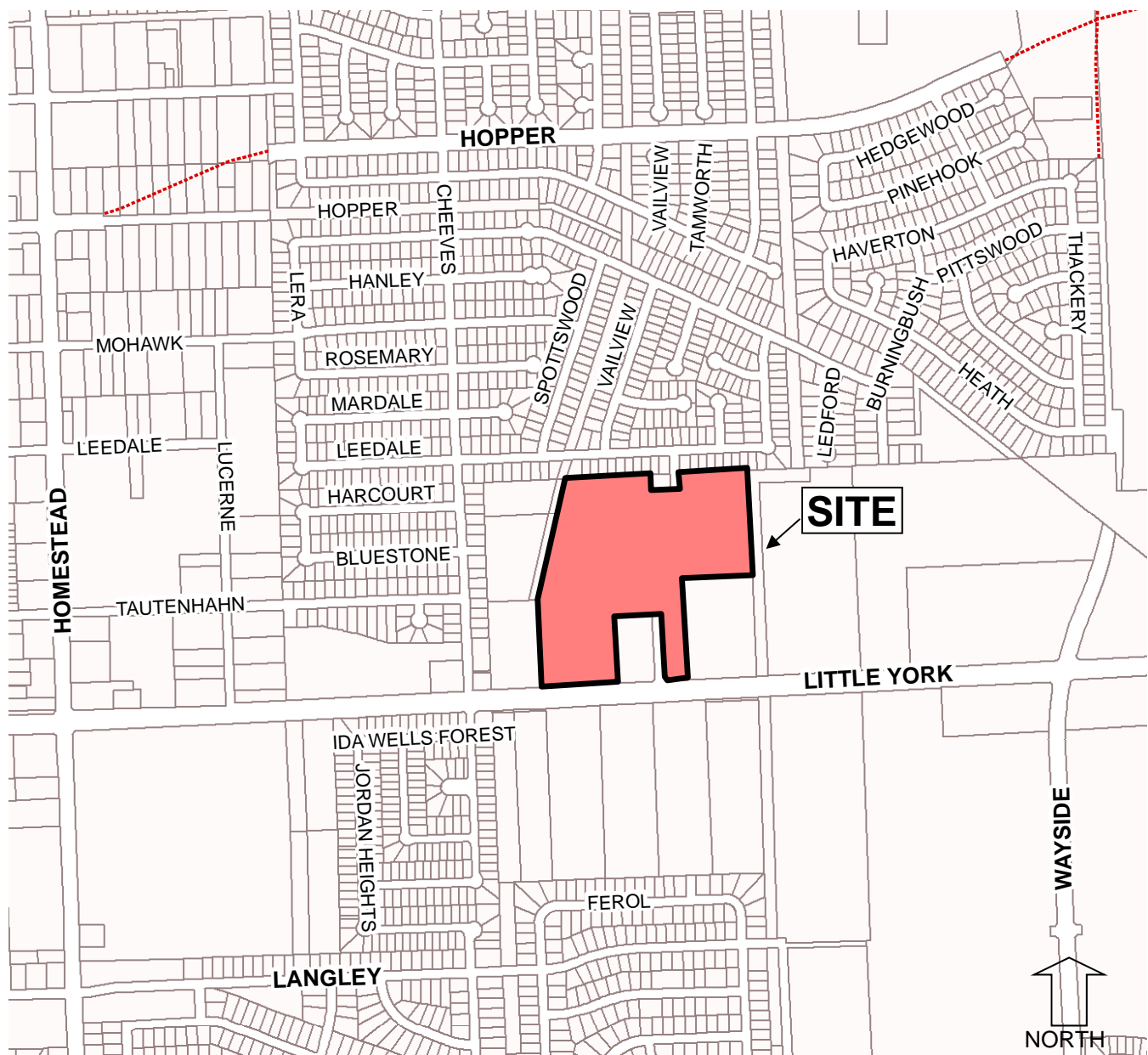
**ITEM: 115**

Planning and Development Department

Meeting Date: 03/15/2018

**Subdivision Name: Serenity Meadows partial replat no 1 and extension**

**Applicant: South Texas Surveying Associates, Inc.**



**C – Public Hearings with Variance      Site Location**

**Meeting Date: 03/15/2018**

**Applicant: South Texas Surveying Associates, Inc.**



## Subdivision

# Houston Planning Commission

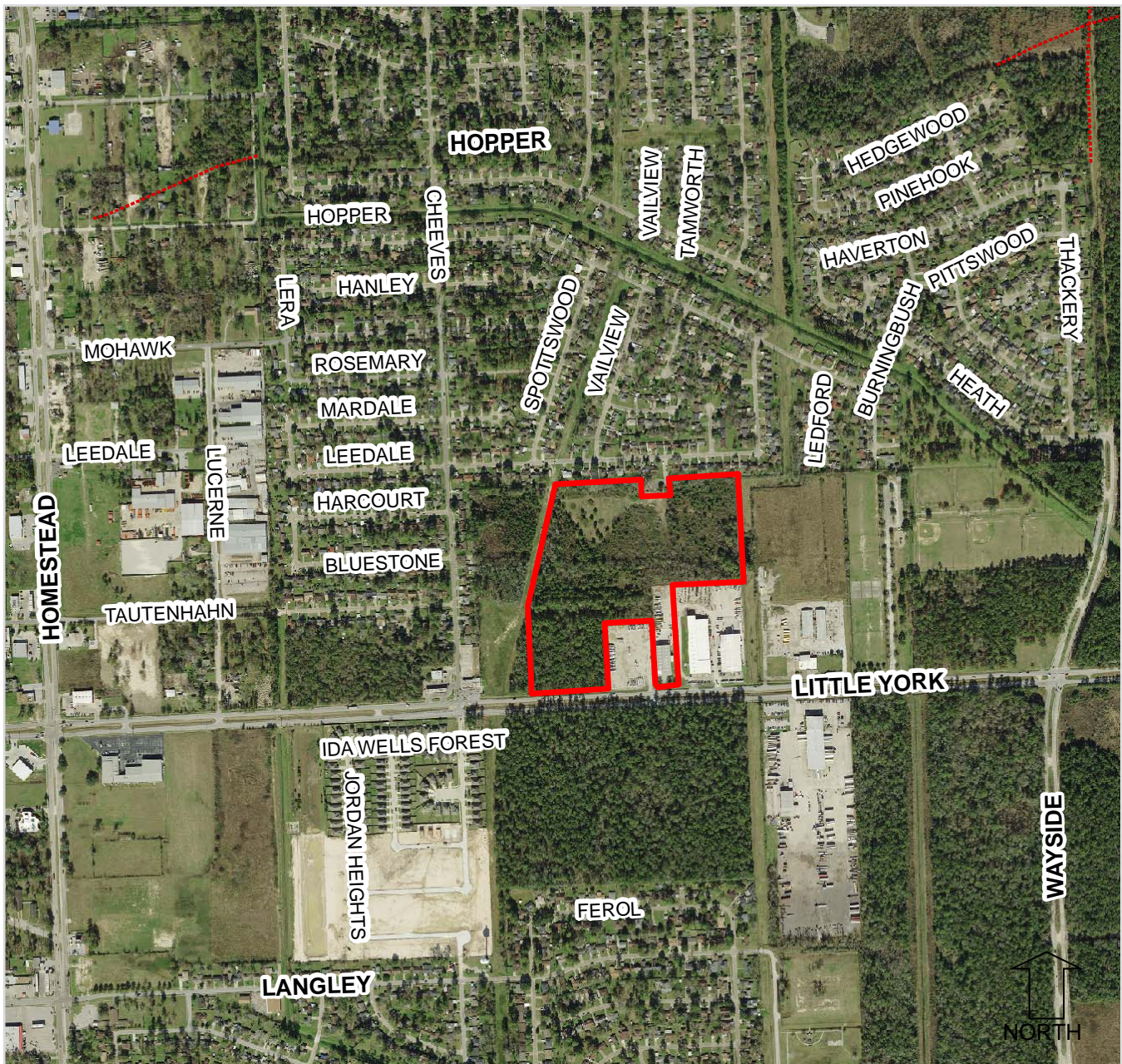
ITEM: 115

Planning and Development Department

Meeting Date: 03/15/2018

Subdivision Name: Serenity Meadows partial replat no 1 and extension

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance

Aerial



**Application Number:** 2018-0012

**Plat Name:** Serenity Meadows partial replat no 1 and extension

**Applicant:** South Texas Surveying Associates, Inc.

**Date Submitted:** 01/05/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To exceed 2600' intersection spacing along East Little York Road and not to dedicate a north/south public street through the subject tract.

**Chapter 42 Section:** 127

**Chapter 42 Reference:**

Section 42-127 intersections of major thoroughfares (a) A major thoroughfare shall intersect with a public local street a collector street or another major thoroughfare at least every 2600 feet. (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The applicant is requesting a variance not to dedicate a 60' right of way within the boundary of the General Plan. It would be contrary to sound public policy to require a street through a piece of property that is being used for manufacturing and industrial use. Serenity Meadows subdivision was never developed and therefore the streets were never developed and accepted. This existing business is being used for industrial flange manufacturing as well as storage of cranes and heavy equipment parts, and new and used equipment rental and sales. The street would physically go right through the middle of his existing complex. This creates an impractical development and one otherwise contrary to sound public policy. Please approve this request not to dedicate a 60 foot right of way at this location.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The applicant has not created or imposed the hardship. The hardship is the result of requiring the dedication of a road that will extend into a single family residential neighborhood and impose heavy industrial traffic onto said neighborhood streets. It would also affect an existing lift station owned by the City of Houston just to the north of the proposed General Plan. This could cause a safety issue for the existing neighborhood that abuts our development.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purpose will be preserved and maintained by granting this variance because Cheeves Drive is a public right of way approximately 413.87 feet west of the subject site.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Granting this variance will not be injurious to the public health, safety or welfare of the community. It will only help to keep the public safe by ensuring that they are not constantly interacting with industrial equipment going to and from the site by keeping the existing access point to the facility fronting on East Little York. Leaving the neighborhood with the current traffic flow will keep the overall integrity of the neighborhood to the north. And it will keep all the residence safe from traffic flow and congestion caused by trucks accessing the proposed facility. In addition, imposing the heavy industrial traffic on the aging subdivision streets will result in extreme deterioration on the streets and curbs. This would cause the public hazardous driving conditions. Furthermore, granting this variance will help the public and neighboring subdivision by having the existing wooded area cleaned up and having the abandoned vehicles removed from the area.

Since this site will be in use, all existing trash and waste that causes a hazard to the public will be removed and disposed of to create a clean and useful site.

**(5) Economic hardship is not the sole justification of the variance.**

The hardship of dedicating the public right of way is not based on an economic basis. The right of way would not serve the purpose intended by the ordinance, It would only cause problems for the existing residence to the north. Approval of the variance and general plan will only help the neighborhood keep the same feel and existing integrity of Northwood Manor.



**Application Number:** 2018-0012

**Plat Name:** Serenity Meadows partial replat no 1 and extension

**Applicant:** South Texas Surveying Associates, Inc.

**Date Submitted:** 01/05/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To change the usage from single family residential lots and restricted reserves into 2 unrestricted reserves.

**Chapter 42 Section:** 193(c)

**Chapter 42 Reference:**

Section 42-193 Rules governing partial replats of certain property. (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. (2) A plat restriction limiting the use of property specifically to "nonresidential" use: a. May not be amended to permit multi-family residential use of that property unless the applicant demonstrates that the property was actually improved and used for multi-family residential purposes prior to April 3, 1999; b. May be amended to permit single-family residential use of that property only if: [1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or [2] The property abuts a major thoroughfare. c. May be amended to any more specific "nonresidential" use of that property. (3) A plat restriction limiting the use of property specifically to 'commercial' use: a. May not be amended to permit multi-family residential use of that property unless the applicant demonstrates that the property was actually improved and used for multifamily residential purposes prior to April 3, 1999; b. May be amended to permit single-family residential use of that property only if: [1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or [2] The property abuts a major thoroughfare. c. May be amended to any more specific "commercial" use of that property. (4) A plat restriction limiting the use of property to drainage, water plant, wastewater treatment, lift station or similar public utility use may be amended only to permit: a. Landscape, park, recreation, drainage, open space or similar amenity uses of that property, or b. Single-family residential use of that property only if the typical lot size in the replat is not less than the typical lot size of lots in the preceding plat.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The applicant is creating 2 unrestricted reserves and is requesting a variance to allow the proposed reserves to not include the City of Houston tract located to the east of Lot 28 which includes the 60' of right of way shown as Tamworth Drive on the plat known as Serenity Meadows Subdivision per HCCF No S477184. Strict application of including the City of Houston tract that was part of the original plat of Serenity Meadows Subdivision in the partial replat is infeasible because the applicant does not own this tract. It is owned by the City of Houston and is being used by the City of Houston for a sanitary sewer treatment facility per HCCF No S477184.

**(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 a variance are not a result of a hardship created by the applicant. It is an existing condition. When the City of Houston acquired tracts A & B for the Tamworth Drive extension and the, sanitary sewer lift station it imposed the intended usage upon Serenity Meadows Subdivision.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purpose of this chapter will be preserved because City of Houston has already acquired and is using the tract. The existing lift station is being utilized by Northwood Manor Subdivision per the GIMS maps.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Granting of the variance will not be injurious to public health and safety as the City of Houston tract is currently in this configuration and is already serving its intended purpose. We do not intend to change the usage of the City of Houston tract layout in anyway and we are vacating all lots of Serenity Meadows Subdivision by this plat.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification. It is an existing condition that has been on this tract for its intended purpose when it was created in 1997.



**Application No:** 2018-0012

**Agenda Item:** 115

**PC Action Date:** 03/15/2018

**Plat Name:** Serenity Meadows partial replat no 1 and extension

**Applicant:** South Texas Surveying Associates, Inc.

**Staff Recommendation:** [Defer Applicant request](#)

**Chapter 42 Sections:** [127](#); [193\(c\)](#)

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

To exceed 2600' intersection spacing along East Little York Road and not to dedicate a north/south public street through the subject tract.;

To change the usage from single family residential lots and restricted reserves into 2 unrestricted reserves.;

**Basis of Recommendation:**

The site is located in the city limits, north of Little York Road, east of Homestead Road, south of Hopper Road and west of Wayside Drive.

The purpose of the replat is to create two unrestricted reserves.

The applicant is requesting two variances:

1. To exceed 2600' intersection spacing along East Little York Road by not dedicating a north-south public street through the subject site.

2. To change the usage from single-family lots and restricted reserves into 2 unrestricted reserves.

Review by legal department indicates that this plat does not violate restrictions on the face of the plat or those filed separately.

Staff's recommendation is to defer the plat per the applicant's request.

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## Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[n/a](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[n/a](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[n/a](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[n/a](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[n/a](#)

(5) Economic hardship is not the sole justification of the variance.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 116  
**Action Date:** 03/15/2018  
**Plat Name:** Summit Place Addition partial replat no 3  
**Developer:** On Point Custom Homes  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2018-0236 C3N

**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	492V	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)

#### **For Your Information:**

The below comments were made by other agencies during this review period. These comments are 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](http://houstonpermittingcenter.org)

A 5-foot wide sanitary sewer easement along the rear property line is required for the existing sanitary sewer line.

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

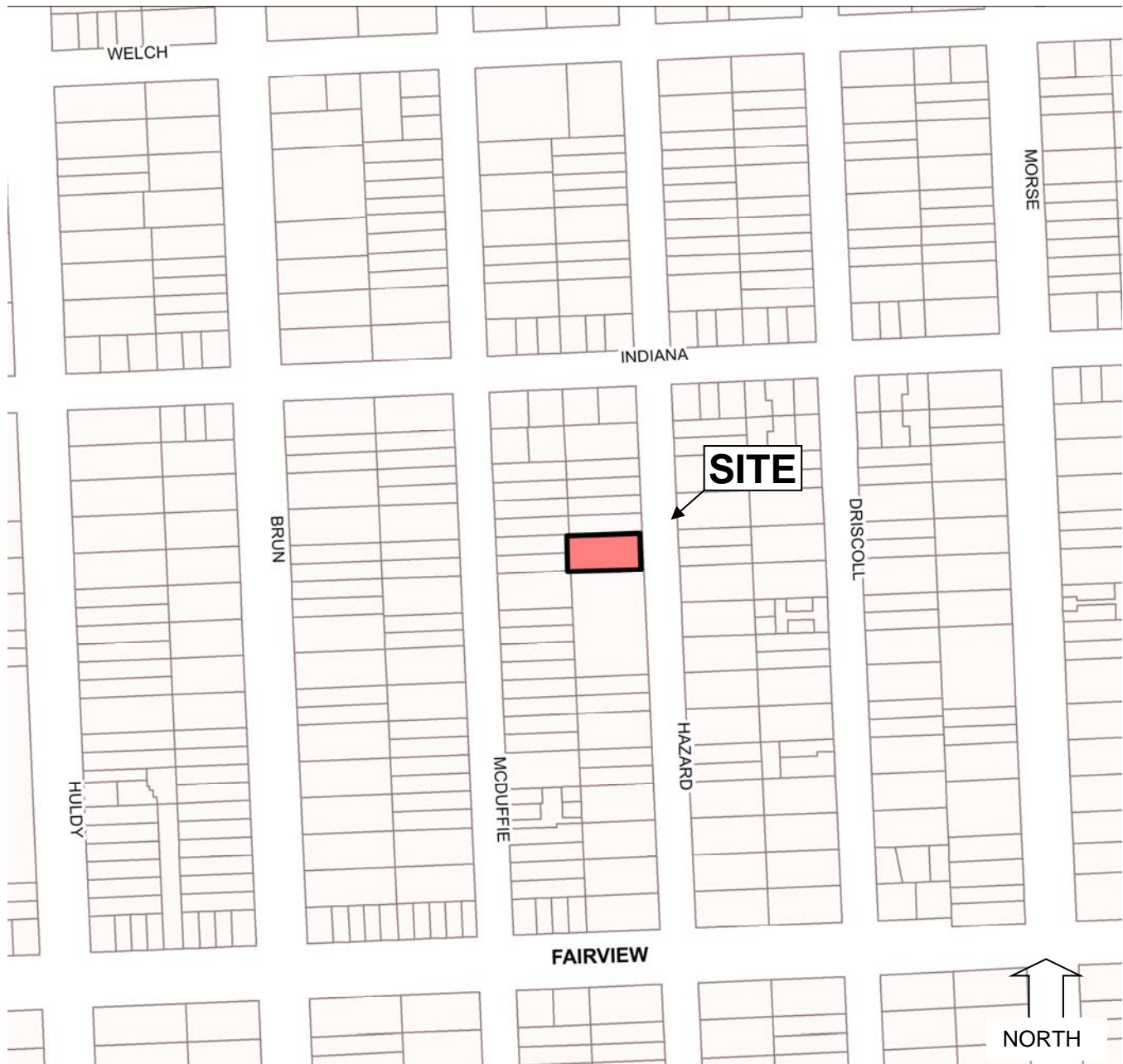
**ITEM: 116**

Planning and Development Department

Meeting Date: 03/15/2018

**Subdivision Name: Summit Place Addition partial replat no 3**

**Applicant: Total Surveyors, Inc.**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

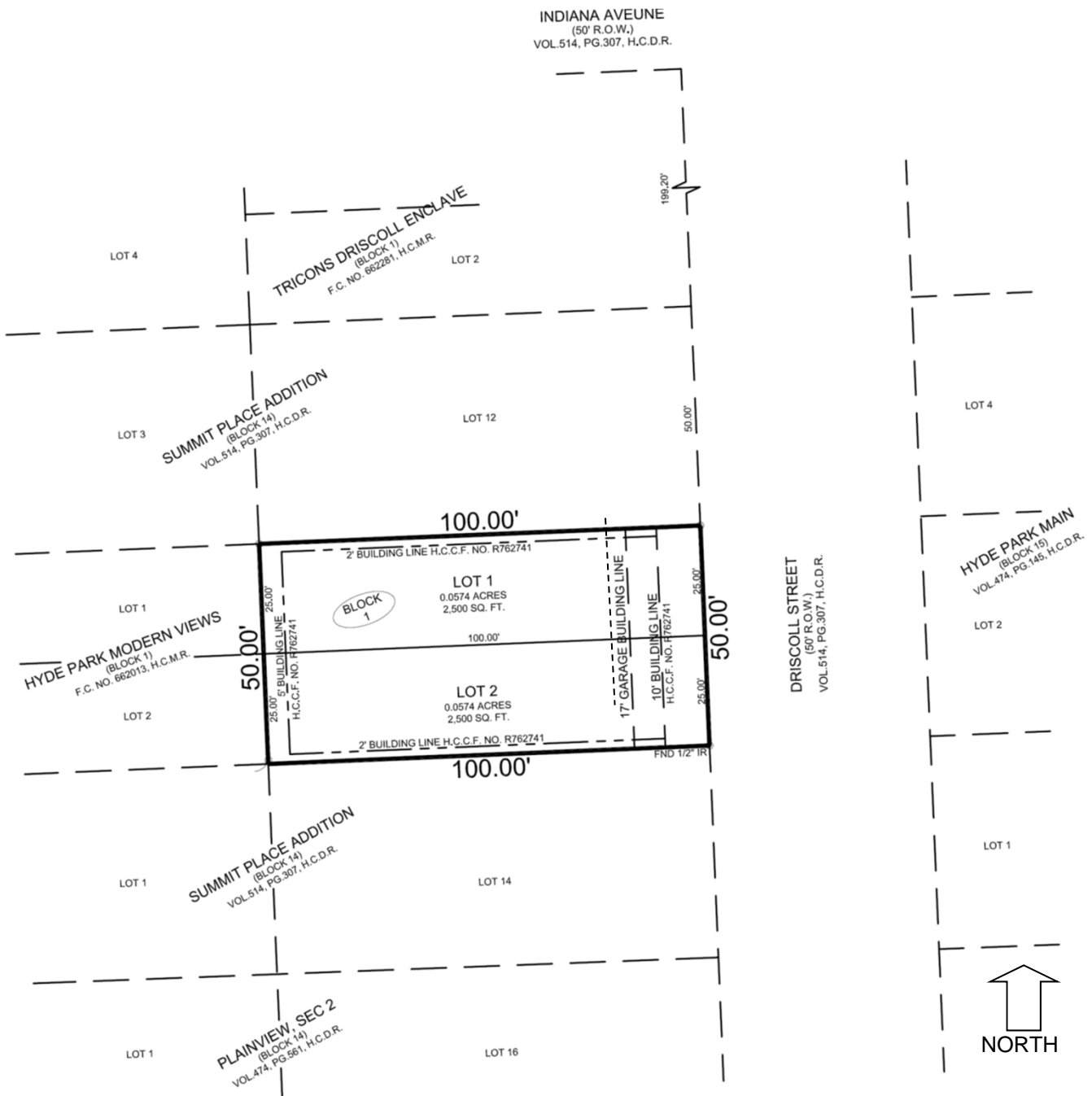
## ITEM: 116

Planning and Development Department

Meeting Date: 03/15/2018

Subdivision Name: Summit Place Addition partial replat no 3

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 116

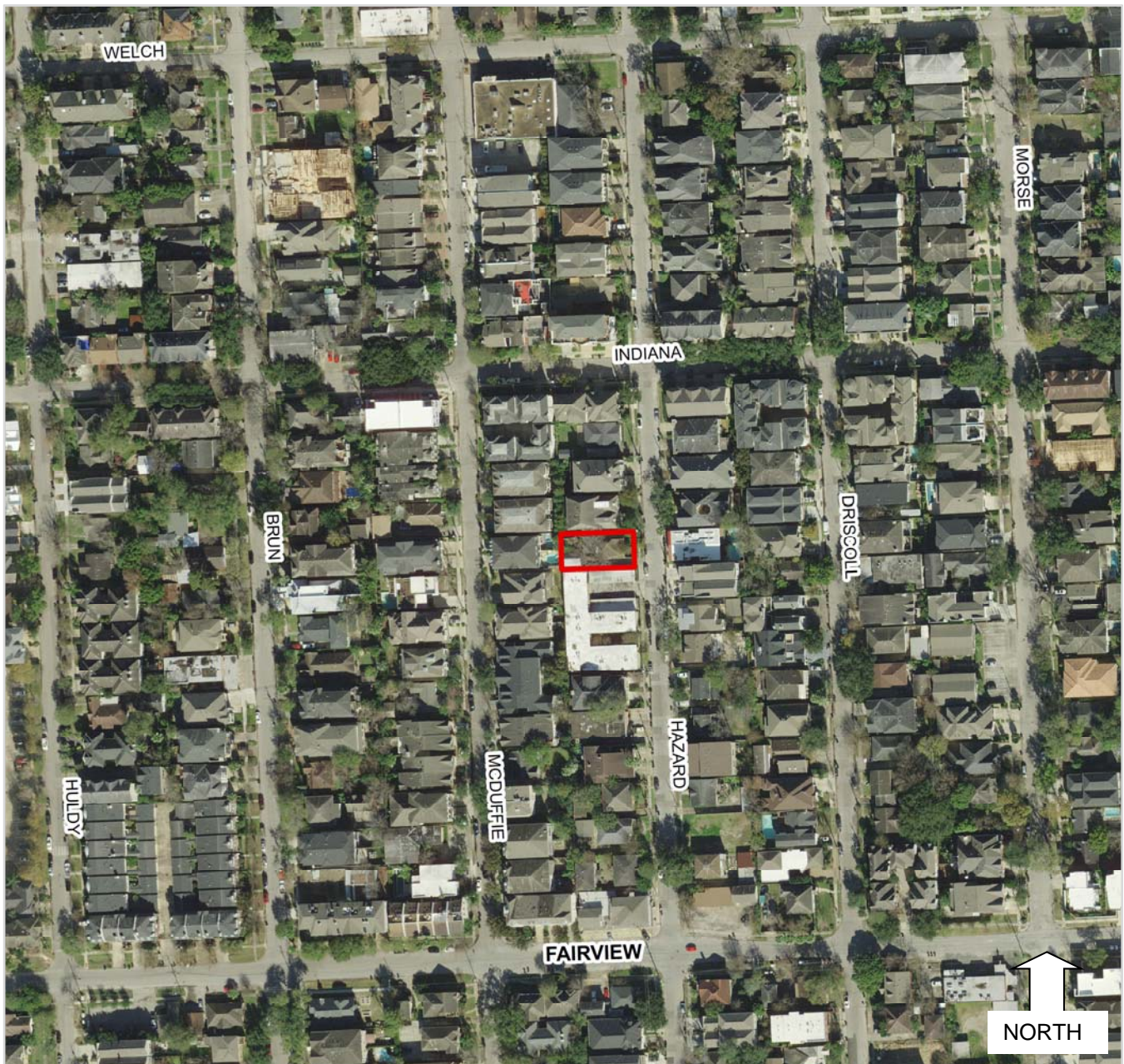
Planning and Development Department

Meeting Date: 03/15/2018

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**Subdivision Name: Summit Place Addition partial replat no 3**

**Applicant: Total Surveyors, Inc.**



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**C – Public Hearings**

**Aerial**

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**Agenda Item:** 117  
**Action Date:** 03/15/2018  
**Plat Name:** Sunset Ridge West Sec 7 partial replat no 1  
**Developer:** Lando Development LTD  
**Applicant:** Benchmark Engineering Corporation  
**App No/Type:** 2018-0205 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.5400	Total Reserve Acreage:	0.2920
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 49
County	Zip	Key Map ©	City / ETJ
Harris	77396	376U	ETJ

**Conditions and Requirements for Approval**

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
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.

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

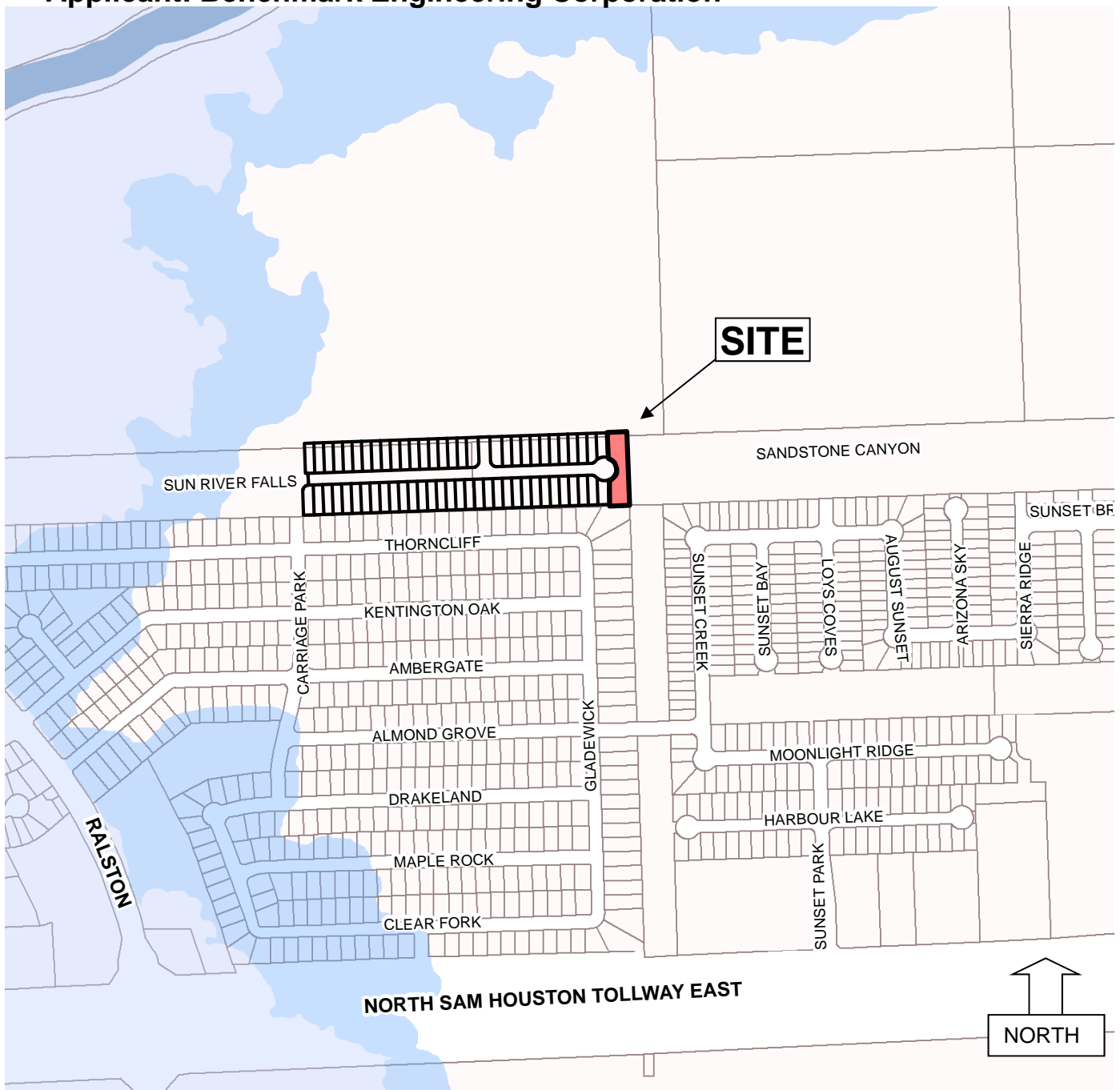
**ITEM: 117**

Planning and Development Department

Meeting Date: 03/15/2018

**Subdivision Name: Sunset Ridge West Sec 7 partial replat no 1**

**Applicant: Benchmark Engineering Corporation**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

## ITEM: 117

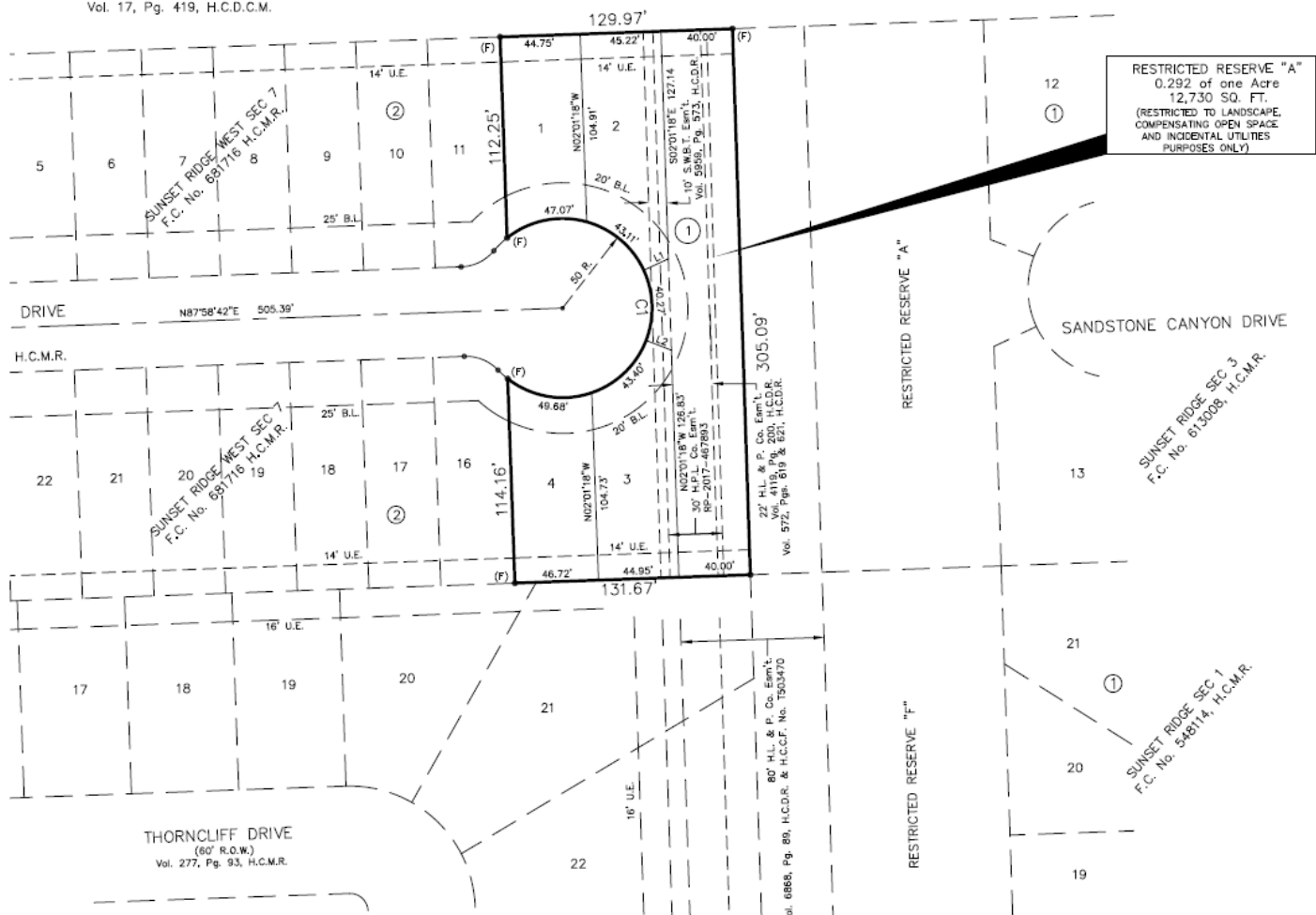
Planning and Development Department

Meeting Date: 03/15/2018

Subdivision Name: Sunset Ridge West Sec 7 partial replat no 1

Applicant: Benchmark Engineering Corporation

Residue of Block B  
Dooley Partition Decree  
Cause No. 86650 in the District  
Court of Harris County, Texas  
61st Judicial District  
Vol. 17, Pg. 419, H.C.D.C.M.



C – Public Hearings

Subdivision

# Houston Planning Commission

**ITEM: 117**

Planning and Development Department

Meeting Date: 03/15/2018

Subdivision Name: Sunset Ridge West Sec 7 partial replat no 1

Applicant: Benchmark Engineering Corporation



**C – Public Hearings**

**Aerial**



**Agenda Item:** 118  
**Action Date:** 03/15/2018  
**Plat Name:** Whispering Pines Estates Sec 2 partial replat no 1  
**Developer:** Lovett Homes  
**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP  
**App No/Type:** 2018-0100 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.3160	Total Reserve Acreage:	0.0045
Number of Lots:	7	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.

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](http://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

**ITEM: 118**

Planning and Development Department

Meeting Date: 03/15/2018

**Subdivision Name: Whispering Pines Estates Sec 2 partial replat no 1**

**Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

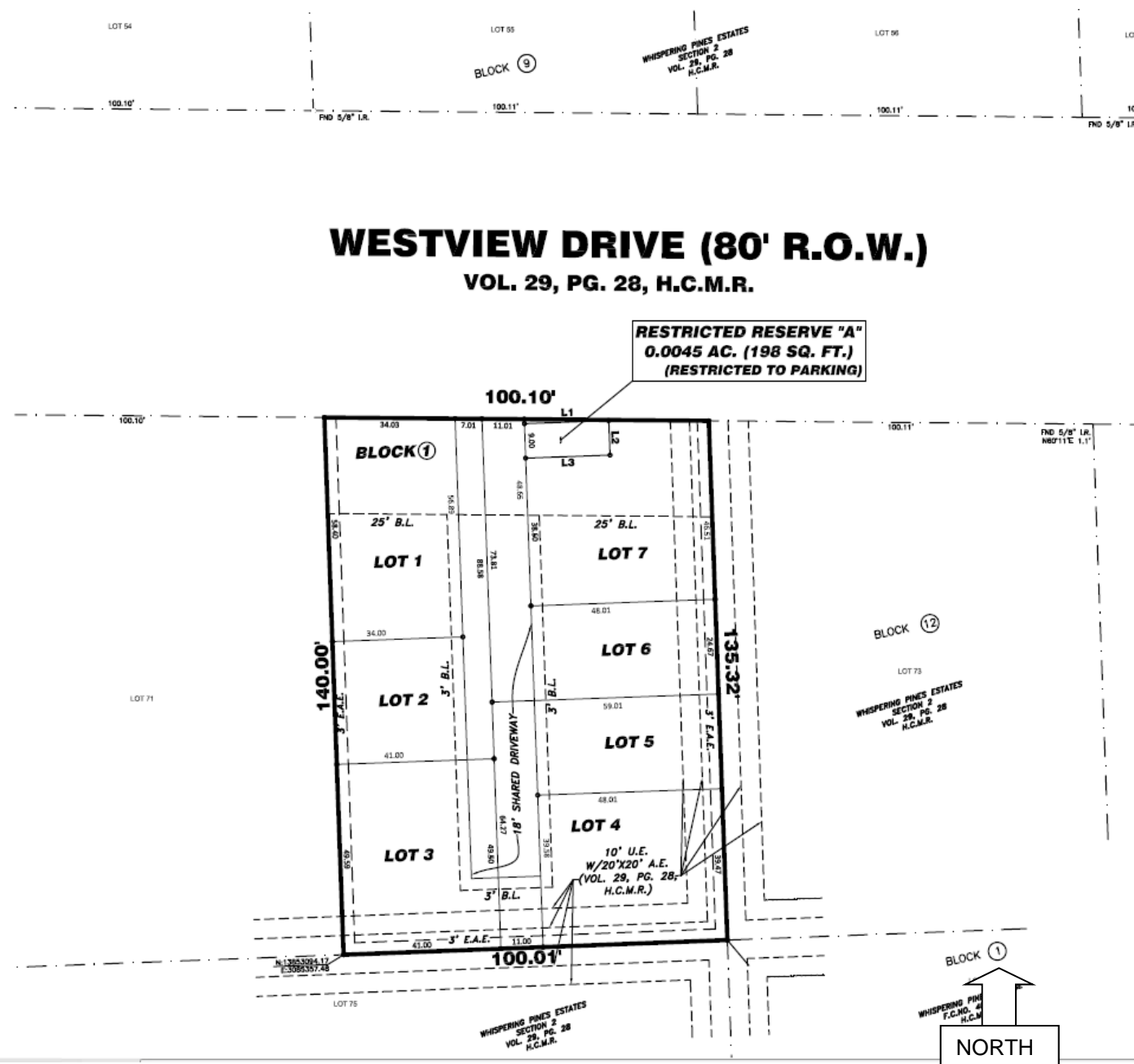
## ITEM: 118

Planning and Development Department

Meeting Date: 03/15/2018

Subdivision Name: Whispering Pines Estates Sec 2 partial replat no 1

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 118

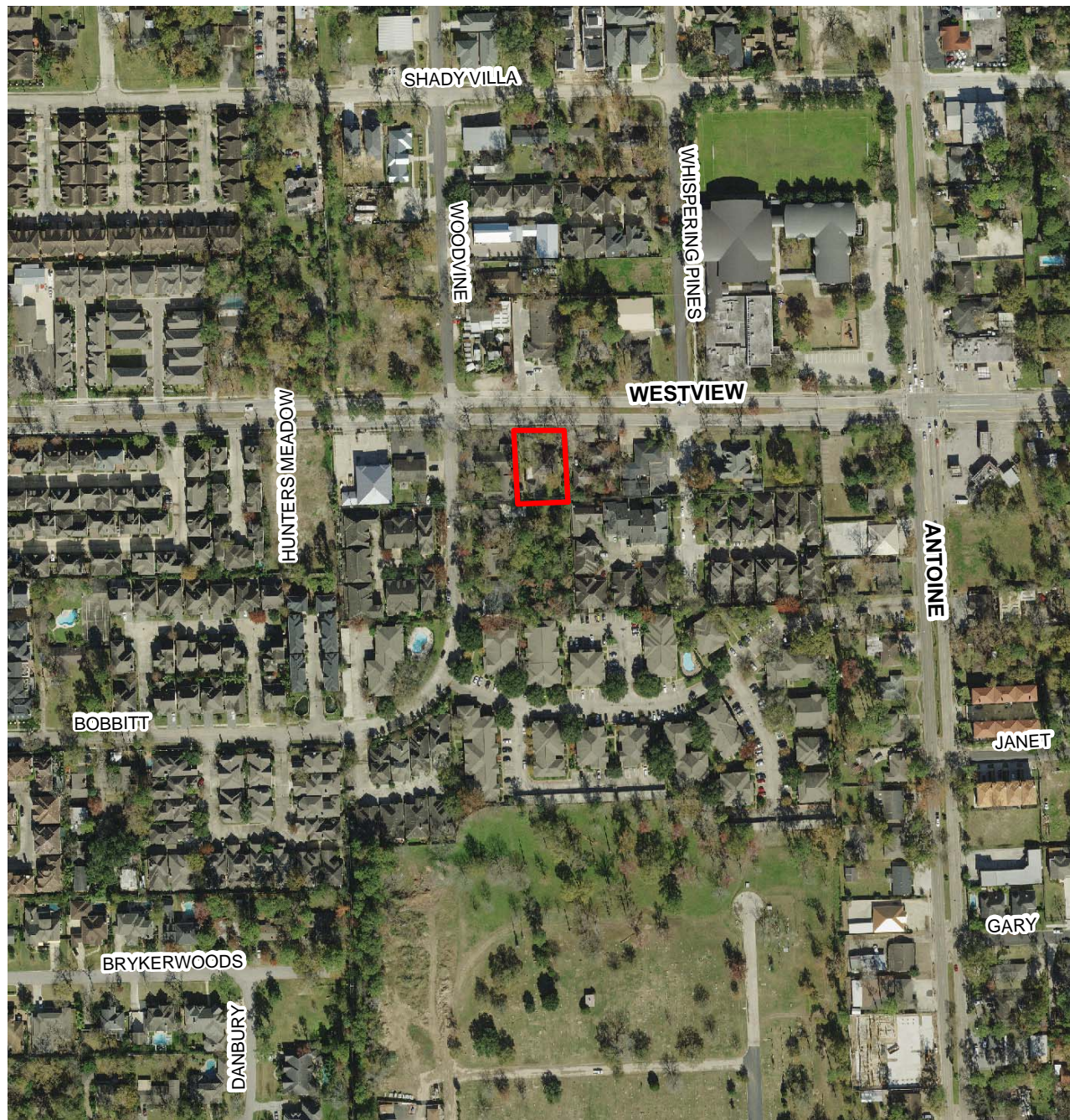
Planning and Development Department

Meeting Date: 03/15/2018

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**Subdivision Name:** Whispering Pines Estates Sec 2 partial replat no 1

**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



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**C – Public Hearings**

**Aerial**

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 119

**Action Date:** 03/15/2018

**Plat Name:** Carnegie Oaks West Alabama

**Developer:** Carnegie Homes & Construction

**Applicant:** Knudson, LP

**App No/Type:** 2018-0086 C2R

**Staff Recommendation:**

Withdraw

---

Total Acreage:	0.3007	Total Reserve Acreage:	0.0087
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77006	493T	City

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#### ***Conditions and Requirements for Approval***

Add: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Traffic: 02/14/18:

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 proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://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

Solid Waste: It is understood that the proposed development will not receive COH garbage collection service.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

**ITEM: 119**

Planning and Development Department

Meeting Date: 03/15/2018

**Subdivision Name: Carnegie Oaks West Alabama (DEF 2)**

**Applicant: Knudson, LP**



**D –Variances**

**Site Location**

# Houston Planning Commission

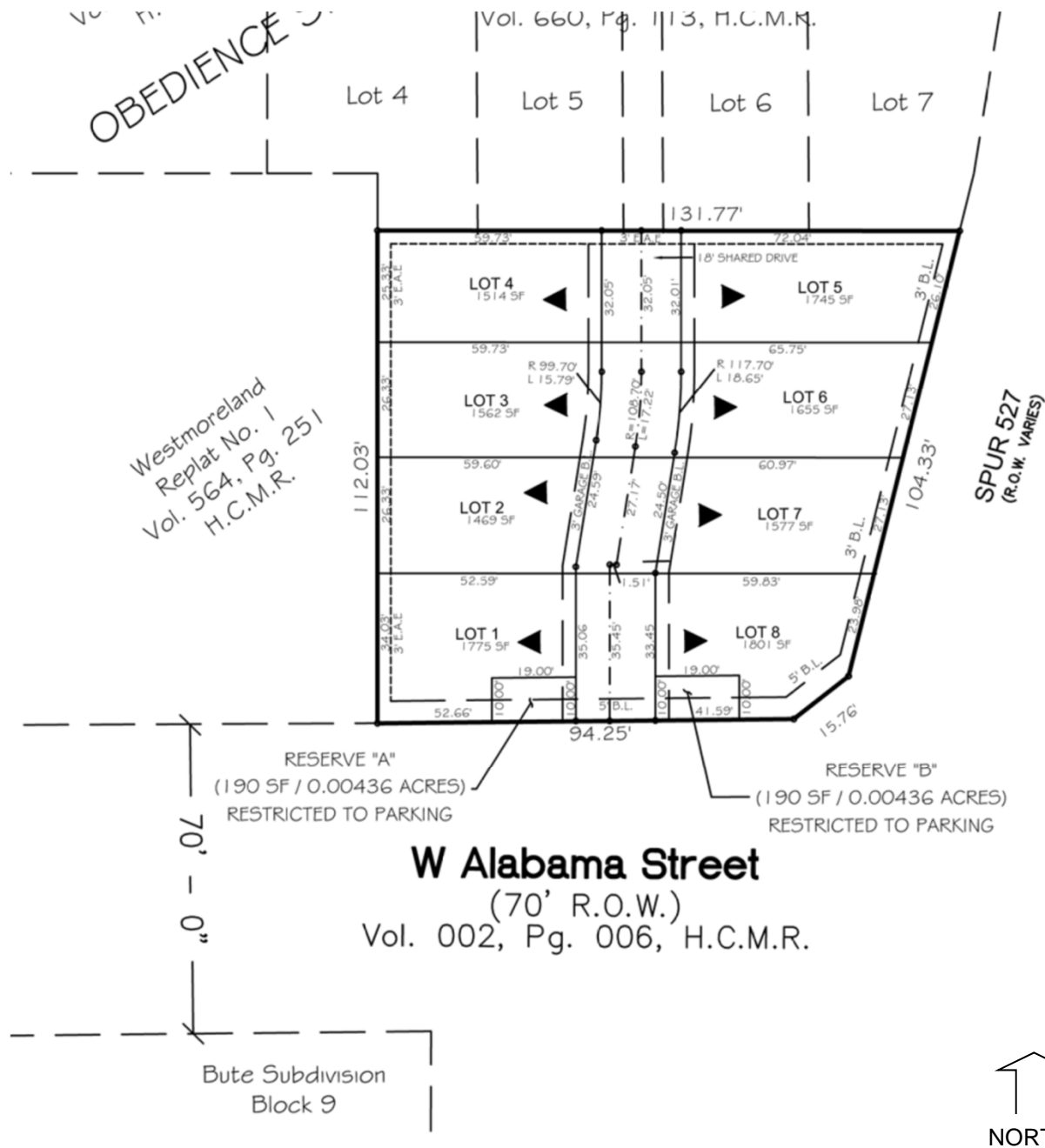
ITEM: 119

Planning and Development Department

Meeting Date: 03/15/2018

Subdivision Name: Carnegie Oaks West Alabama (DEF 2)

Applicant: Knudson, LP



D –Variances

Subdivision

# Houston Planning Commission

**ITEM: 119**

Planning and Development Department

Meeting Date: 03/15/2018

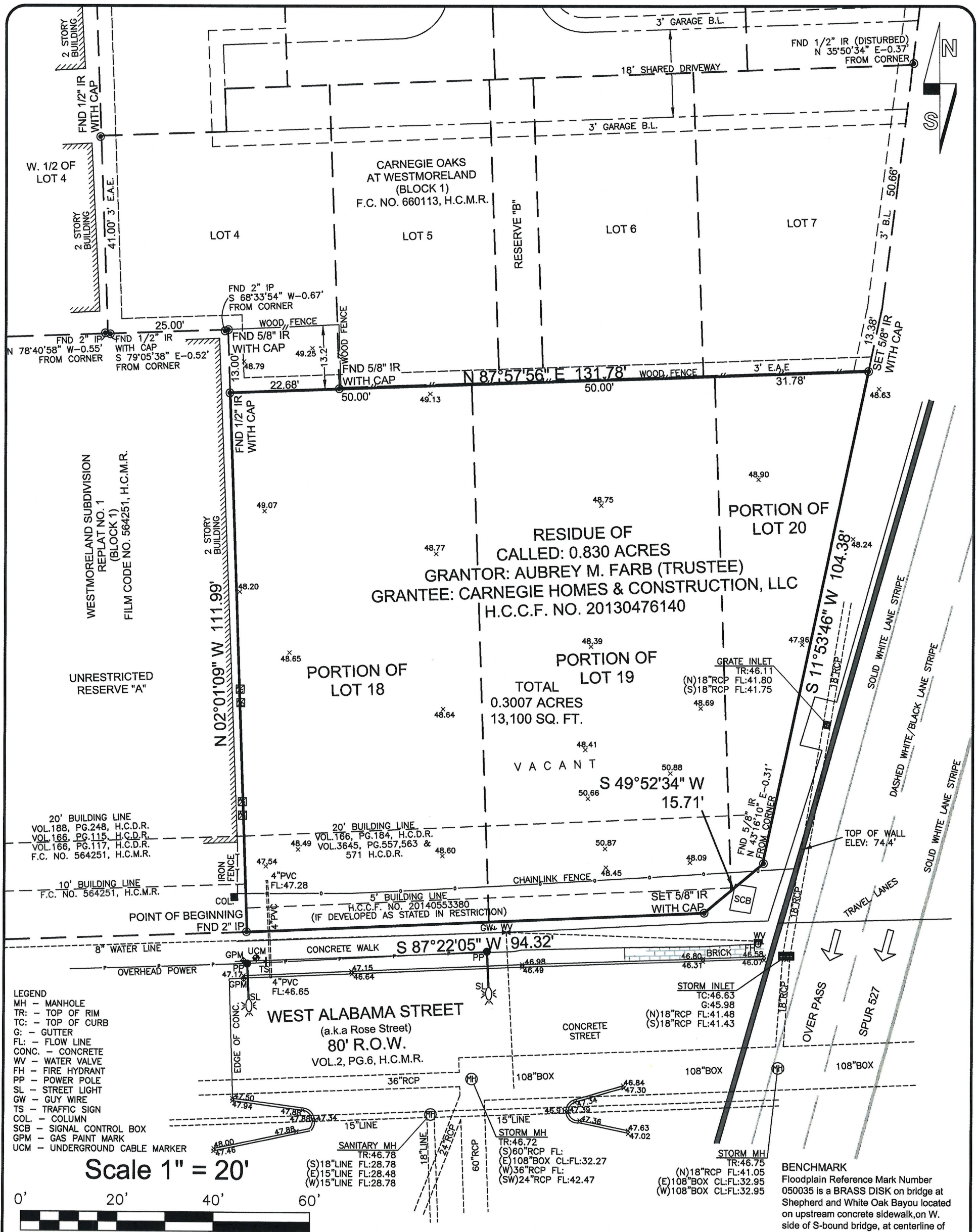
Subdivision Name: Carnegie Oaks West Alabama (DEF 2)

Applicant: Knudson, LP



**D –Variances**

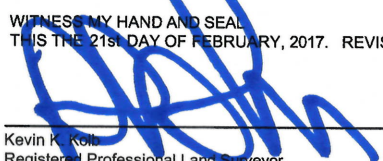
**Aerial**



PROPERTY INFORMATION			
LOTS		BLOCK	SUBDIVISION
PORTIONS OF LOTS 18-20		9	WESTMORELAND
ADDRESS: 426 MARSHALL STREET HOUSTON, TEXAS 77006			
PURCHASER: -			
RECORDING: VOL.2, PG.6, H.C.M.R.			COUNTY: HARRIS
DRAWING INFORMATION			
SCALE	1" - 20'		
PROJ. #	17-044		
FILE	0 Alabama.dwg		
FIELD BY		DRAFTING BY	
BY	GREGORY	BY	D.MOON
DATE	2-17-17	DATE	2-20-17
FB	Field Book	VER	2010

I, Kevin K. Kolb, do hereby certify this plat correctly represents & boundary survey made under my supervision on the ground in accordance with the information provided me and corrects the facts as found at the time of this survey. There are no encroachments except as shown hereon.

WITNESS MY HAND AND SEAL  
THIS THE 21st DAY OF FEBRUARY, 2017. REVERSE

  
Kevin K. Kolb  
Registered Professional Land Surveyor  
Texas Registration No. 5269

NOTES:

1. This survey lies wholly within "Zone X" or areas determined to be outside the 500-year floodplain according to the "Flood Insurance Rate Map" (FIRM) No. 48201C0860 L, dated June 18, 2007.
2. All bearings shown hereon are based on the Texas State Plane Coordinate System.
3. This property is subject to any building lines, zoning and platting laws and ordinances now in force in the City of Houston, County of Harris, Texas.
4. This survey does not address architectural protrusions such as eaves, overhangs, window ledges, etc. in relation to easements and/or building lines.
5. This survey does not constitute a title search by the surveyor. All information regarding recorded easements and any other document that might affect the quality of title to the tract shown hereon was not abstracted.
6. A metes and bounds description has been prepared in conjunction with this survey map, by Kevin K. Kolb, RPLS 5269, dated November 13, 2017.

I, Kevin K. Kolb, do hereby certify this plat correctly represents a topographic & boundary survey made under my supervision on the ground on 2-17-17 in accordance with the information provided me and correctly represents the facts as found at the time of this survey. There are no encroachments except as shown hereon.

WITNESS MY HAND AND SEAL  
THIS 21ST DAY OF FEBRUARY, 2017. REVISED: 2-23-2018

Kevin K. Kolb  
Registered Professional Land Surveyor  
Texas Registration No. 5269



**TSE**  
**TOTAL SURVEYORS, INC.**  
4301 CENTER STREET, DEER PARK, TEXAS  
PHONE: 281.479.8719 FAX: 281.930.8110  
TBPLS FIRM REG. # 10075300

ACCESS TO SECTION I OPEN SPACE SURROUNDING TREE

N 13834128.31  
E 3116403.85

8' SHARED DRIVE

LOT 4  
1514 SF

LOT 5  
1745 SF

LOT 3  
1562 SF

LOT 6  
1655 SF

LOT 2  
1469 SF

LOT 7  
1577 SF

LOT 1  
1775 SF

LOT 8  
1801 SF

SPUR 527  
(R.O.W. VARIES)

EXISTING TREES IN TXDOT  
RIGHT OF WAY

2 GUEST PARKING SPACES

TRANSITION TO EXISTING  
WALK

TRANSITION TO EXISTING  
WALK

2 - LIVE OAK (STREET TREES)  
4" MIN

1 - LIVE OAK (STREET TREE)  
4" MIN

WEST ALABAMA STREET

UNRESTRICTED RESERVE "A"  
WESTMORELAND SUBDIVISION  
REPLAT NO. 1  
F.C. NO. 564251  
H.C.M.R.

REFERENCE:

VERIFY SETBACKS

D.B.: j.l.

10/24/2017

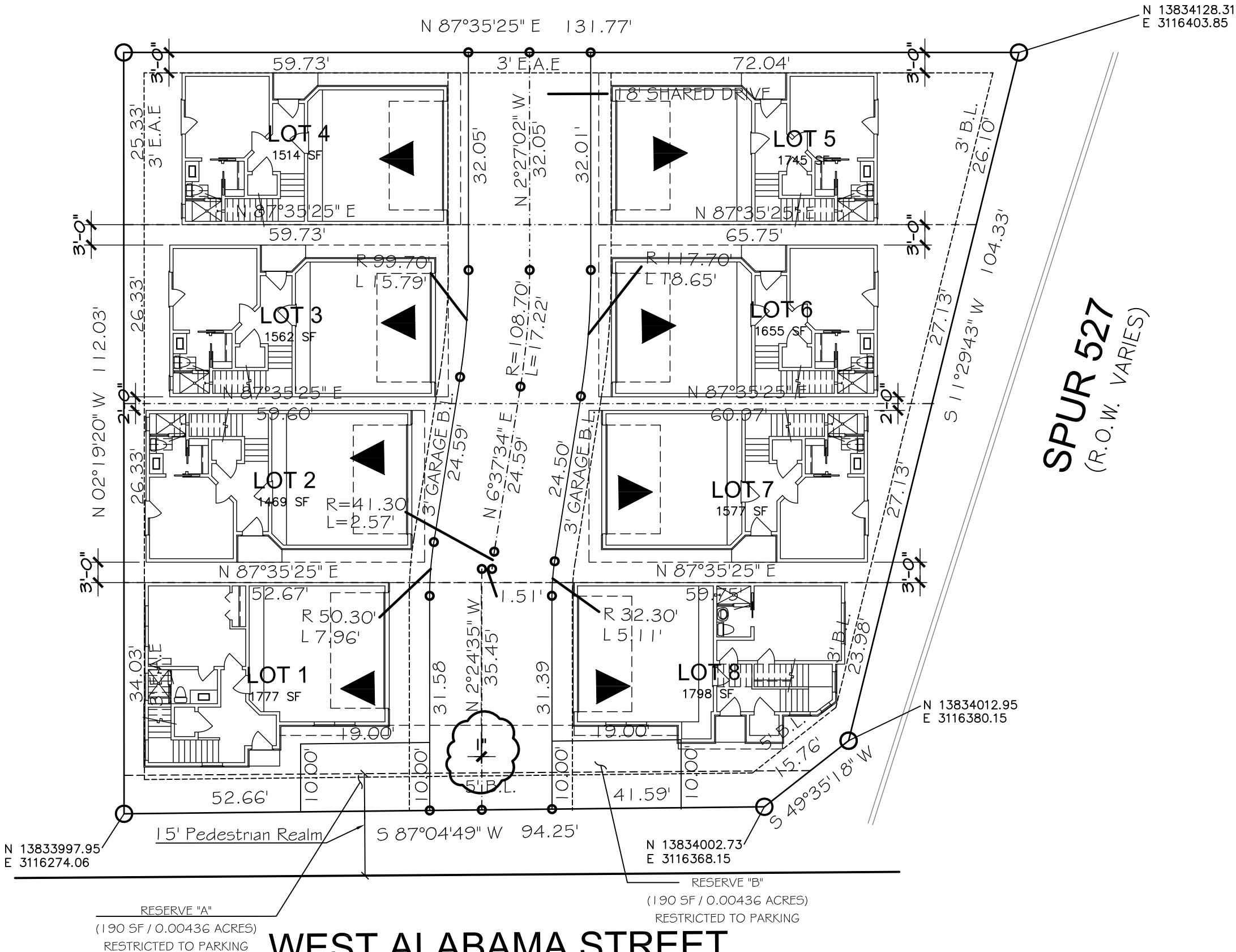
JOB # 130172

note:

OWNER/BUILDER TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL EASEMENTS AND BUILDING LINES, PRIOR TO START OF CONSTRUCTION.

- FINISHED FLOOR ELEVATION TO BE 1'-0" (MIN.) ABOVE NEAREST MANHOLE COVER SERVING THIS RESIDENCE OR 4" ABOVE THE CROWN OF THE STREET WHICH EVER IS GREATER. R401.5 LOTS SHALL BE GRADED TO PROVIDE A POSITIVE DRAINAGE PATH AWAY FROM FOUNDATIONS. THE FALL SHALL BE A MIN OF 6" IN THE FIRST 10' (5%) R401.3

- DRAINAGE DESIGN IS BEYOND THE SCOPE OF WORK OF THIS FIRM. GREAT CARE SHOULD BE TAKEN IN EVALUATING THE DRAINAGE REQUIREMENTS.

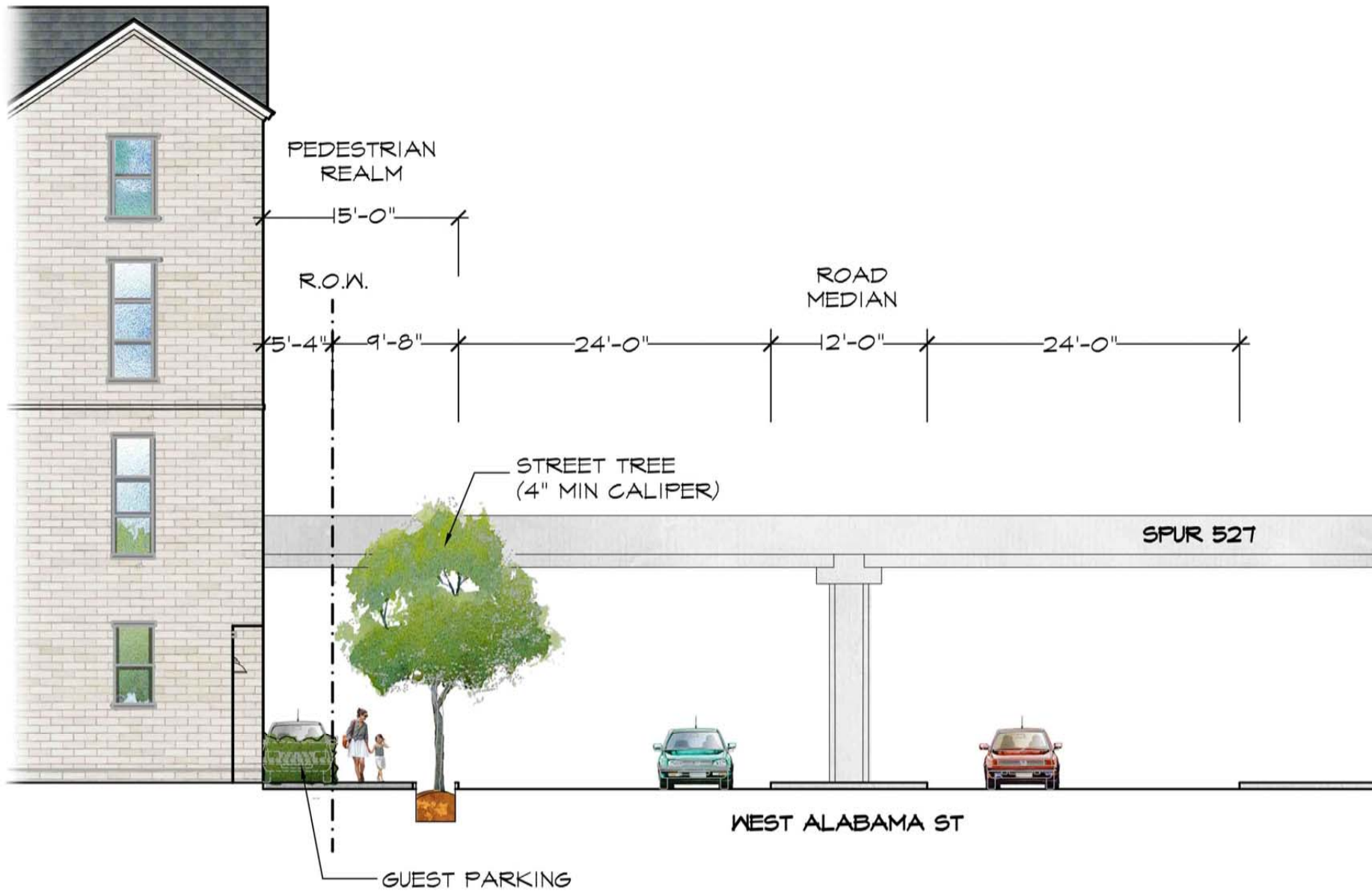


CHECK SET  
NOT FOR CONSTRUCTION

lot 1-8  
block 1  
section -  
Westmoreland  
site plan

SCALE: 1/16" = 1'-0"

PLAN NO.	FLYSHEET
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Sullivan  
Henry  
Ogden  
BUILDING DESIGNERS



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*Carnegie Homes*  
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Building A  
front elevation  
SCALE: 1/4" = 1'-0"

[illegible]



**Exhibit B** – Existing single family home in Section 1 – Lot 3



**Exhibit C** – Preservation Tree is in thriving condition. Lot 1 to the left of tree was preserved instead of developed.



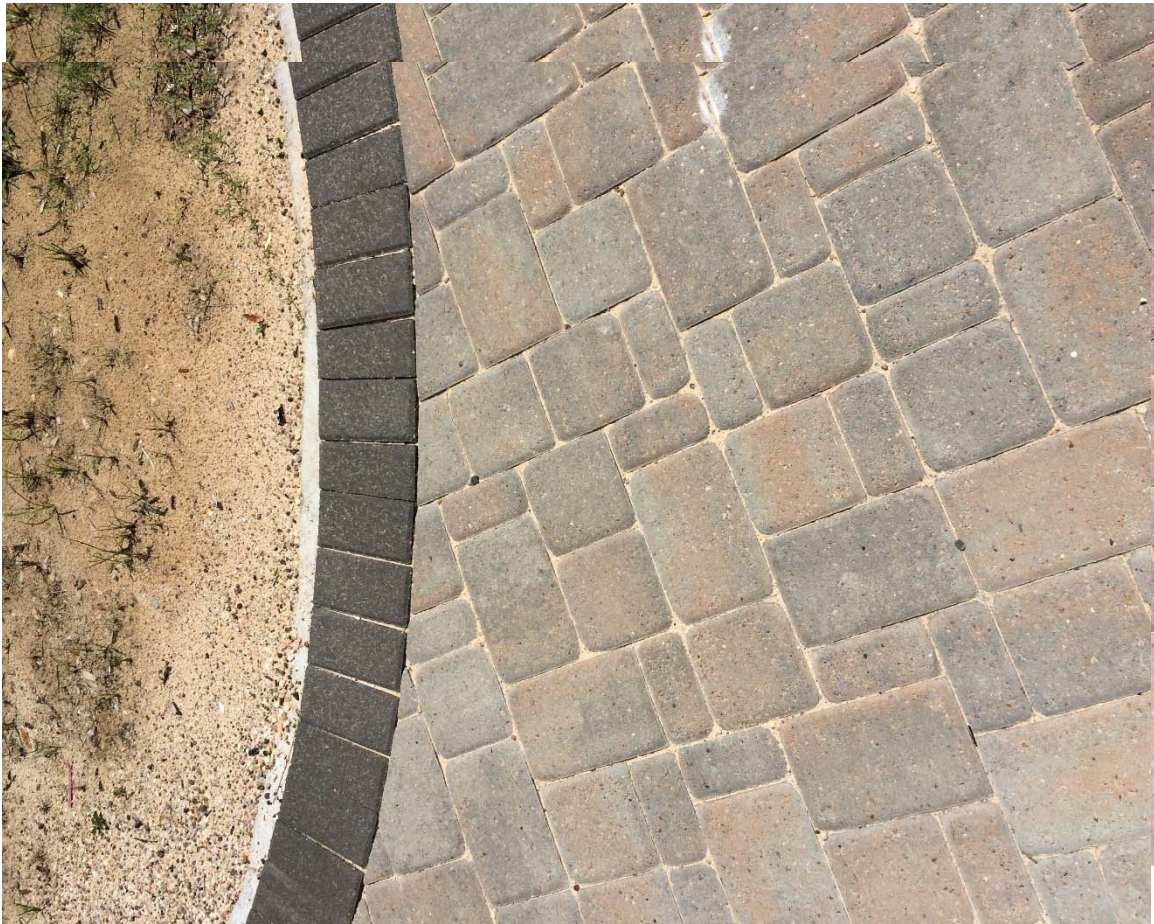
**Exhibit D** – TxDOT buffer area between property line and Spur 527 retaining wall.



**Exhibit E** – TxDOT buffer area between property line and Spur 527 retaining wall.



**Exhibit F** – Streetscape along West Alabama. Entire public realm is paved, including shared parking. Large street trees in tree well will be provided.



**Exhibit G** – Pavers used in shared drive of Section 1, similar material will be used in Section 2 shared drive and pedestrian realm improvements.

WESTMORELAND SUBDIVISION  
W 1/2 LOT 17 BLK 6  
F.C. NO. 002006  
H.C.M.R.

WESTMORELAND SUBDIVISION  
E 1/2 LOT 17 BLK 6  
F.C. NO. 002006  
H.C.M.R.

WESTMORELAND SUBDIVISION  
LOT 18 & TR 19A BLK 6  
F.C. NO. 002006  
H.C.M.R.

WESTMORELAND SUBDIVISION  
LOTS 20 & TR 19 BLK 6  
F.C. NO. 002006  
H.C.M.R.

## MARSHALL STREET

(60' R.O.W.)  
VOL. 002, PG. 006 H.C.M.R.

GUEST PARKING ALONG MARSHALL (3 SPACE  
NEEDED FOR 15 LOTS - PH I & PH II)

EXISTING CURB INLET  
EXISTING 18" STORM  
SEWER LINE

R.O.W.  
EXISTING 24" CONCRETE  
FLUME  
RETAINING WALL OF  
SPUR 527

SPUR 527  
(R.O.W. VARIES)

N 13834128.31  
E 3116403.85

Two guest parking areas,  
same paving as public  
realm/sidewalk.

Street trees (4" min), in  
tree wells

Overhead electrical has  
been relocated in this area  
to provide a safer  
pedestrian realm.

Shared Driveway and  
Public Realm will be  
pavers. Creating a more  
walkable space than a  
traditional City Sidewalk.

POB



**Application Number:** 2018-0086

**Plat Name:** Carnegie Oaks West Alabama

**Applicant:** Knudson, LP

**Date Submitted:** 01/19/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

We are requesting a variance to allow a three (3) foot building line along Spur 527 versus a twenty five (25) foot building line.

**Chapter 42 Section: 152**

**Chapter 42 Reference:**

Sec. 42-152. – Building Line requirement along Major Thoroughfares a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

This is the second phase of the Carnegie Oaks Development in Westmoreland. Section 1, Carnegie Oaks at Westmoreland, was platted in 2013 and recorded in January of 2014. Section 2, Carnegie Oaks West Alabama, was submitted in January 2018. The proposed development, Carnegie Oaks West Alabama, Section 2 of Carnegie Oaks, backs to Spur 527. This portion of Spur 527 is elevated in this location. The requirement of a 25' building line has created an undue hardship because even though Spur 527 is designated as a Major Thoroughfare, it is elevated at this section and prevents any vehicular access to the east boundary of the site. Additionally, there is an existing 'buffer area' outside of the actual Spur retaining wall that contains landscaping owned by TxDOT. This 'buffer area' width extends from 6+ feet at the SE property corner to 20+ feet at the NE property corner. This buffer area along with the 25' foot rear building line setback requirement along a major thoroughfare is an excessive rear set back, thereby creating an undue restriction on the use of this property. Carnegie Oaks at Westmoreland was originally submitted in July 2013 as a 15-lot subdivision plat, application number 2013-2040 (See Exhibit A). During the due diligence phase, it was discovered that a 25' deed restricted setback was required along Marshall Street and a variance for a building line could not just be sought from City of Houston due to the deed restrictions therefore further steps were needed. The subdivision plat was withdrawn in August 2013. The Developer decided to engage the neighborhood and embark on a process to amend the deed restrictions of the Westmoreland Neighborhood. Ultimately, the neighborhood was petitioned and agreed to accept the reduced Building Line Setback that was requested (with over 75% in agreement to the modification). The reasons for the strong support from the neighborhood was the commitment from the developer to build single family detached homes (See Exhibit B), which complied with the historical guidelines (Section 1) and to preserve the large Live Oak (See Exhibit C) tree along Marshall which was viewed as a neighborhood asset. The commitment from the developer to provide appropriate styled single-family product rather than multifamily was very important to the neighborhood association because of the street crowding and limits to parking with in the neighborhood. Because of this required Modification to the Deed Restrictions, the developer, on recommendation from his legal counsel, decided to split the project into 2 sections. Section 1 included the lots within the Westmoreland Historic District and Section 2 included the remaining lots that did not fall within the Historic District. Even though the project is platted in two sections, the intent is for the neighborhood to function as one cohesive development with access between the two sections, Reserve B in Carnegie Oaks at Westmoreland, and a shared open space, Lot 1 and Reserve A in Carnegie Oaks at Westmoreland. Maintaining a consistent building line setback along Spur 527 is a big part of that vision. In Section 1 the developer requested and was granted a 3' building line set back from Spur 527 in October 2013 application number 2013-2684 and is requesting the same for Section 2. This consistency of application of this variance request is imperative to create the neighborhood that the developer intended and conveyed to the neighborhood groups. In fact, the overall site plan of the 15 lots was an exhibit in the Petition to Modify the Deed Restrictions. This essentially committed the developer to develop the project as shown to receive the Deed Restriction Amendment from the Westmoreland Property Owners.

**(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 1976, Spur 527 was designated as a spur of US 59 in Houston. The freeway was the original routing of US 59 into downtown before being rerouted further east. Spur 527 is elevated along that portion of the property. The freeway was built in the early 1960s as the overpasses at Richmond Avenue and Alabama Street was completed by 1961. The requirement of a 25' building to a roadway that has no ground plane interaction with the development is hardship created by others. Furthermore, the developer only requests consistency between the granting of the 3' building line for Section 1 and Section 2. Section 1 was supported by the Planning Staff and approved by Planning Commission in 2013 and preliminary meetings with Planning Staff for Section 2 indicated that they would support Section 2 as well because functionally, this is one project.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

A 25' foot setback along Spur 527 (a designated Major Thoroughfare) would create an undue hardship for the developer. Since the Spur is elevated in this portion adjacent to the subject tract, the implementation of the 25' building line setback for Major Thoroughfares would be applied arbitrarily to the spirit and purpose for that type of setback along that type of R.O.W. If looking at the Spur as an actual land use, the East property line should be treated as if the use of the neighboring property (the Spur) was a building, not a roadway. The top of the wall of the Spur is approximately 28' above the natural ground of the developer's property. If this were the case, the setback of 3' would be appropriate. There will never be any vehicular access along the Eastern Boundary of the Tract, adjacent to the Spur. Additionally, TxDOT maintains a landscaped buffer between the developer's eastern property line the face of the retaining wall of the Spur. This buffer extends from a little over 6' at the SE corner to over 20' to the NE corner (Section 1). TxDOT has planted this area with a variety of trees and they are continuing to thrive. In a few years, these trees will be above the height of the Spur and will continue to provide a visual screen (See Exhibits D & E). The developer has indicated that he would provide ornamental fencing along these lots to enhance the urban forest experience.

**(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 of the community. The vehicles driving on the Spur are shielded by a tall retaining wall, not a typical 'jersey barrier.' The impact to the residential units is minor. This development is unique unlike some multifamily projects that have been granted a similar setback under similar conditions against a roadway. By granting this variance, only 4 lots are impacted. The homes backing to the Spur on these lots are approximately 22.5' wide. The developer understands that there will be sound impacts that will need to be mitigated. All homes in this development, adjacent to the spur will be designed with maximum noise reducing materials, insulation, and windows.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification for the variance. Requiring a 25' building line along Spur 527 would create an undue hardship and unreasonable use of the property by unnecessarily restricting the amount of buildable area. The developer is committed to the project as it was initially described to the neighborhood. The developer intends to provide larger than required street trees, in tree wells, and will install pavers (See Exhibit G & H) or specialty paving within the entire public realm. Additionally, the developer has paid to relocate the overhead power in front of the development. This will allow pedestrian realm to flow seamlessly with the quest parking (2 spaces provided). This will create the type of vibrant, urban infill development than attracts professionals back into the City with housing close to transit options and work/play activities (See Exhibit F). Furthermore, the developer voluntarily decided to forgo development of an entire lot in Section 1 because he was concerned that the home would be too close to the existing tree. Once again, he made good on his commitment to the neighborhood to preserve the tree at the expense of eliminating an additional lot out of his 15-lot development.



**Application No:** 2018-0086

**Agenda Item:** 119

**PC Action Date:** 03/15/2018

**Plat Name:** Carnegie Oaks West Alabama

**Applicant:** Knudson, LP

**Staff Recommendation:** Withdraw

**Chapter 42 Sections:** 152

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

We are requesting a variance to allow a three (3) foot building line along Spur 527 versus a twenty five (25) foot building line.;

**Basis of Recommendation:**

The site is located at the north west intersection of W Alabama Street and Spur 527, in Houston's corporate limits. The applicant is requesting a reduced building line of 3' along Spur 527 instead of the required 25' building line for a MTF. The applicant has requested that this item be withdrawn.

### Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

N/A

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

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:** 120

**Action Date:** 03/15/2018

**Plat Name:** Lantana GP

**Developer:** M/I Homes

**Applicant:** BGE|Kerry R. Gilbert Associates

**App No/Type:** 2018-0490 GP

**Staff Recommendation:**

Defer Additional  
information reqd per Harris  
County Engineering  
Department

Total Acreage:	152.4000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 105
County	Zip	Key Map ©	City / ETJ
Harris	77449	406S	ETJ

#### **Conditions and Requirements for Approval**

001. this plat will be deferred for two weeks at the request of Harris Co. Engineering Department.

046. General Plan approval is for street patterns as shown on the plat only. (24)

047. Make minor corrections and additions as indicated on the marked file copy.

1. Address Intersection Spacing along western plat boundary
2. Address intersection spacing along Westgreen Blvd
3. A 2nd point of access shall be required when the lots exceed 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.

Harris County Flood Control District: HCFCD plat release letter required prior to plat recordation.

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats

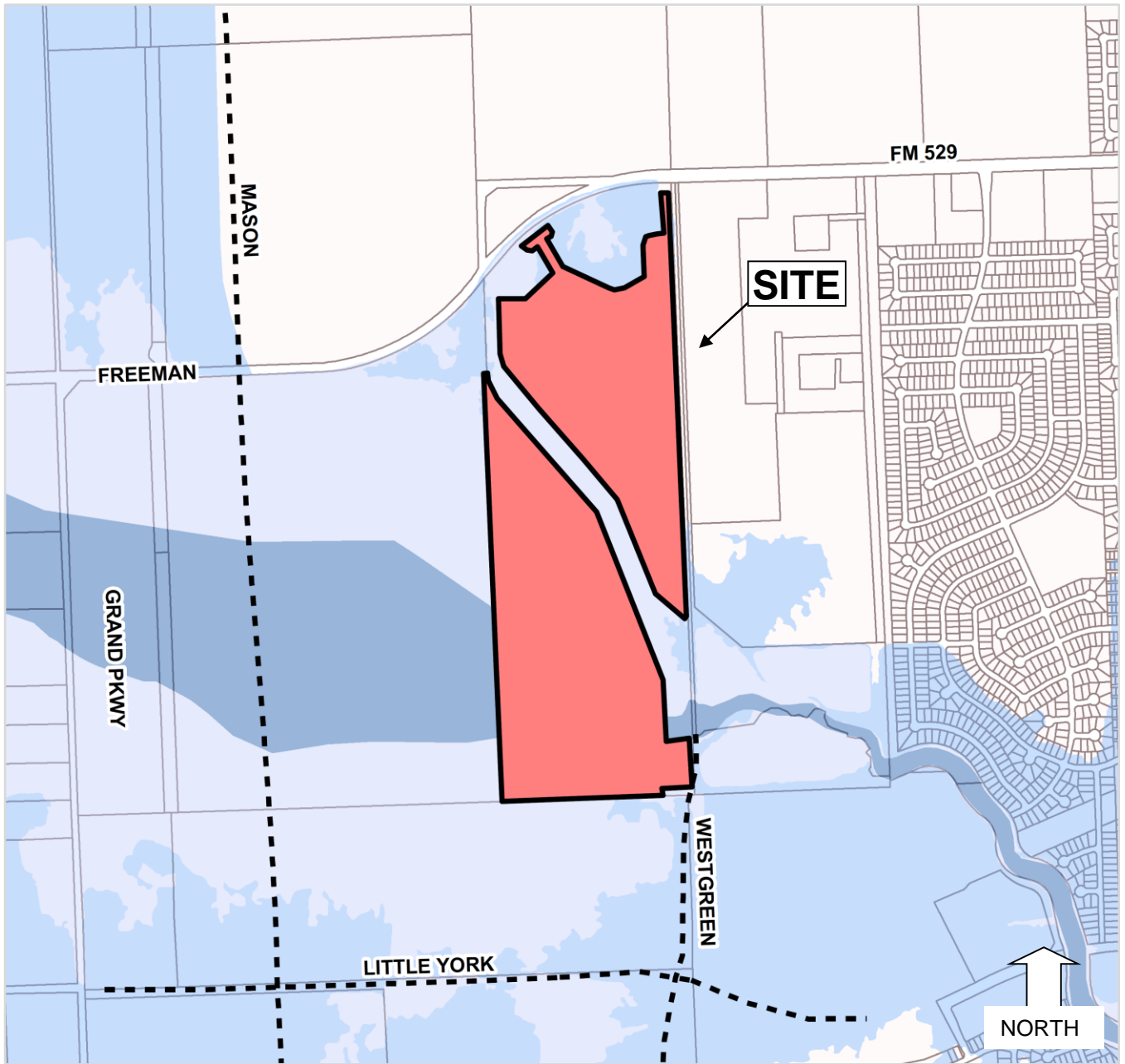
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Plat is being deferred for meeting with planners/developers on both sides of Westgreen blvd to determine ROW dedication/construction responsibilities.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

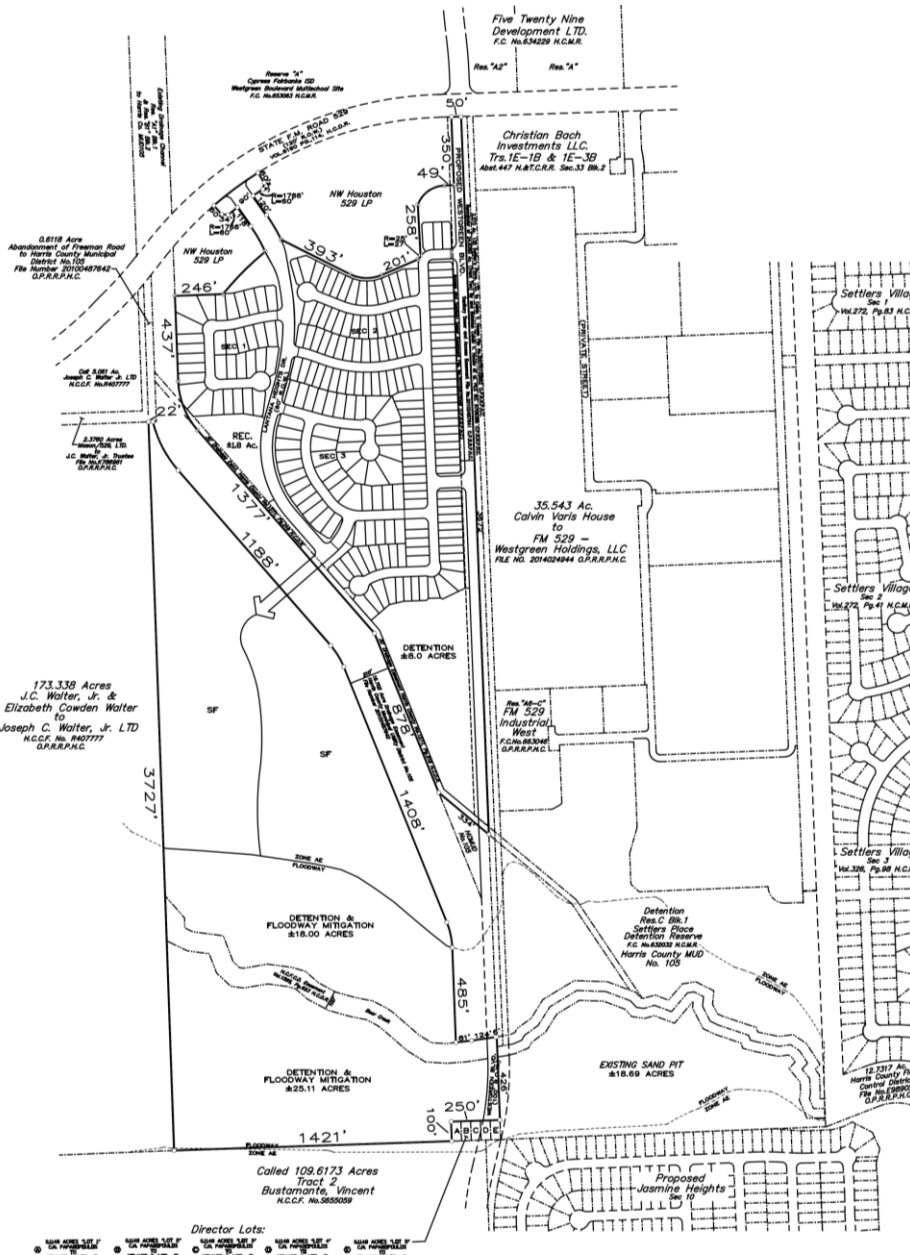
Subdivision Name: Lantana GP

Applicant: BGE|Kerry R. Gilbert Associates



**Subdivision Name: Lantana GP**

**Applicant: BGE|Kerry R. Gilbert Associates**



NORTH

# Houston Planning Commission

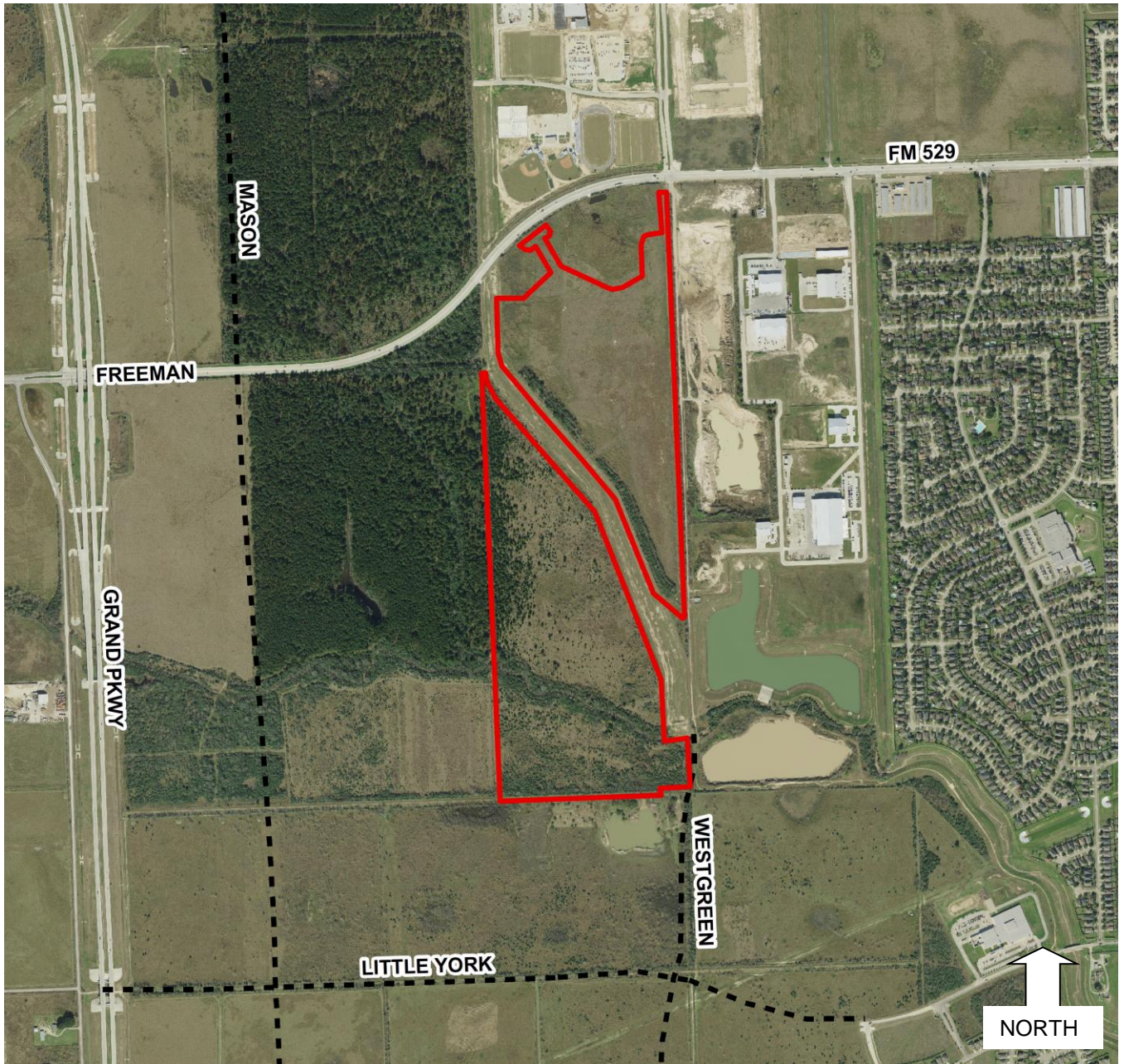
# ITEM: 120

Planning and Development Department

Meeting Date: 03/15/2018

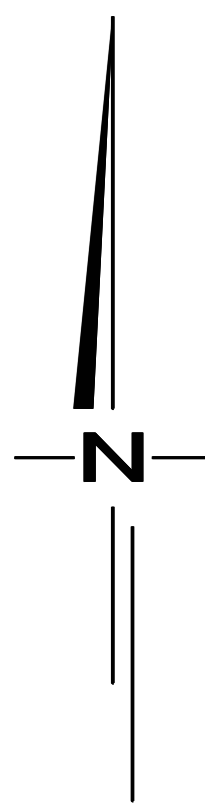
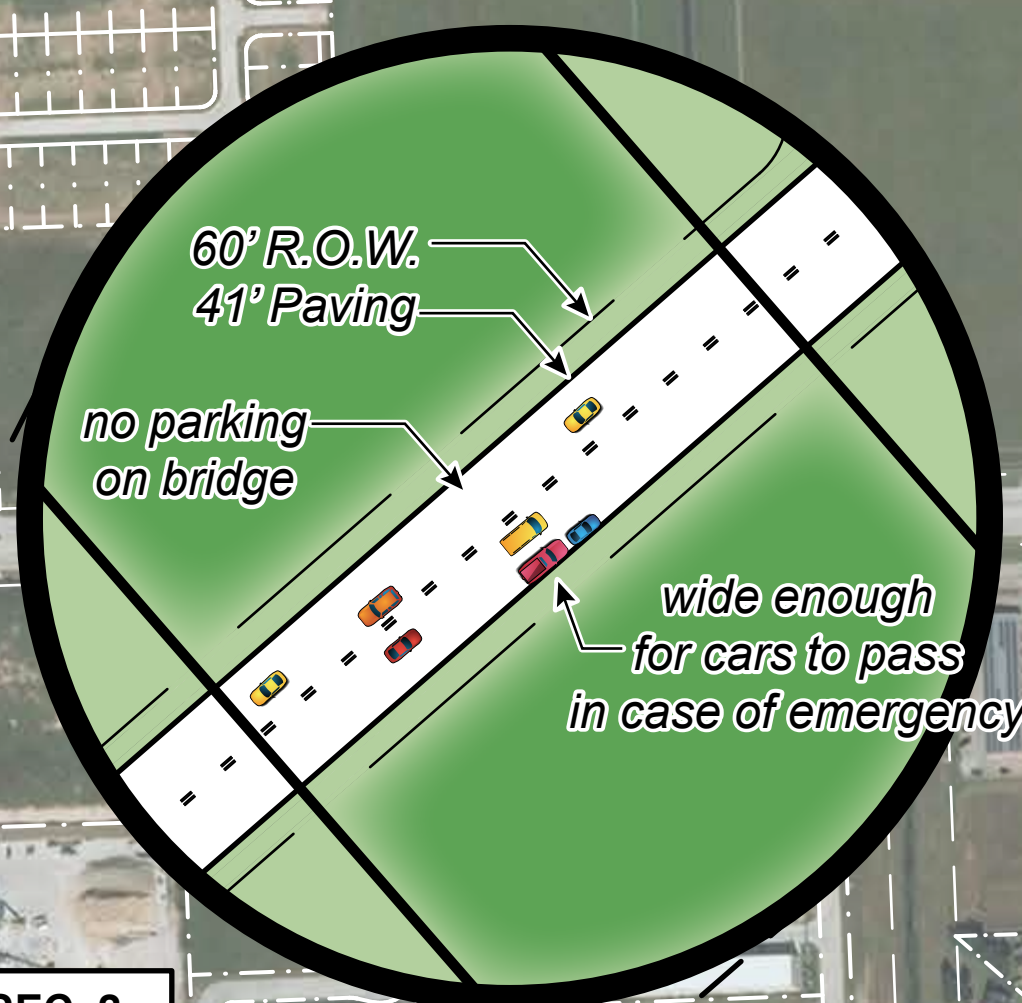
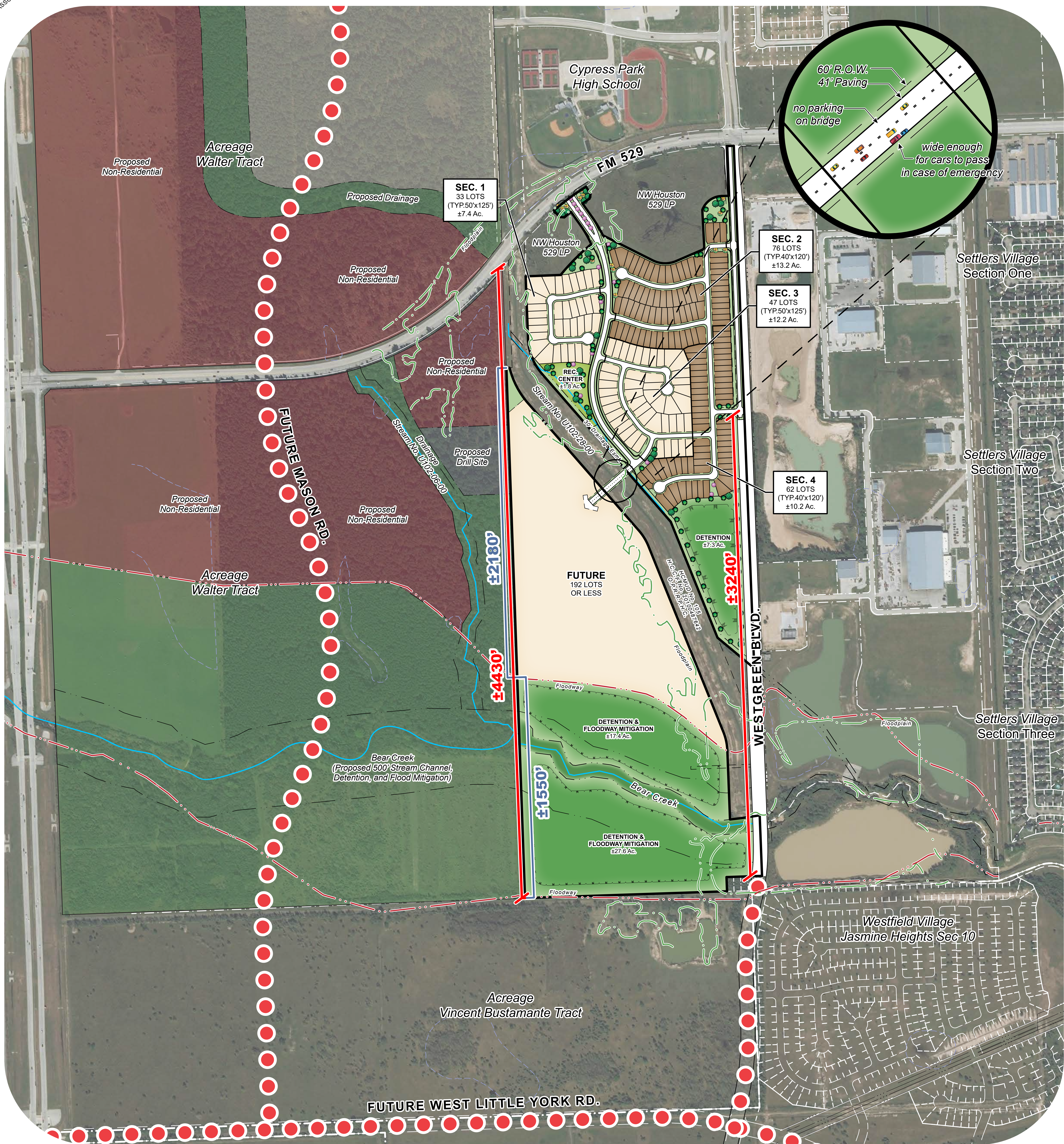
Subdivision Name: Lantana GP

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Aerial



a variance exhibit for  
**LANTANA**  
± 152.4 ACRES OF LAND  
prepared for  
**BEAZER HOMES & M/I HOMES**

**BGE** KERRY R. GILBERT  
& ASSOCIATES

— Land Planning Consultants —  
23501 Cinco Ranch Blvd., Suite A-250  
Katy, Texas 77494  
Tel: 281-579-0340

SCALE  
0 150 300 600

MARCH 9, 2018  
KGA #0434

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**Application Number:** 2018-0490

**Plat Name:** Lantana GP

**Applicant:** BGE|Kerry R. Gilbert Associates

**Date Submitted:** 03/05/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To exceed the maximum intersection spacing along the west side of Westgreen Boulevard.

**Chapter 42 Section: 127**

**Chapter 42 Reference:**

Sec 42-127. Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(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;**

Lantana is a new  $\pm 173$ -acre single-family residential development located west of central Houston, on FM 529 just inside the Grand Parkway (TX-99). Future major thoroughfare Westgreen Boulevard falls along the eastern property boundary, and Bear Creek crosses the southern part of the tract, accompanied by significant drainage and detention requirements. The remaining developable property is divided into two separate pieces by an existing 210'-wide drainage channel controlled by HCMUD 105. The existing HCMUD 105 drainage channel bisects the development at a diagonal – see attached exhibit. The southwestern half of the property does not have any frontage on Westgreen Blvd except where Bear Creek crosses the thoroughfare. The floodway of Bear Creek at the crossing ranges from  $\pm 1080'$  to  $\pm 1380'$  wide, and the adjacent areas are all devoted to drainage and detention facilities, including a small portion of detention in the northeastern half of the development. Due to these constraints, less than half of the total frontage on Westgreen Blvd touches developable portions of the site. In the  $\pm 2000'$  of developable frontage, the proposed land plan includes two local street connections to Westgreen Blvd. The southern street connection is at the middle of the adjacent street pattern, about 450' north of the limits of single-family development, as shown on the attached exhibit. This location is approximately  $\pm 3340'$  from the southern-most project boundary. Almost all of this distance contains existing or proposed drainage and detention facilities. Moving the street connection 450' further south would not make any significant difference in the resulting intersection spacing, and would not have any significant impact on east-west traffic circulation, as Bear Creek and the existing drainage channel both restrict the ability to extend streets to the west. South of the subject development is a large acreage tract under a single owner, the Bustamante Tract. This tract is not affected by the floodway of Bear Creek and has over 1500' of frontage on Westgreen Blvd. It is likely that the Bustamante Tract could redevelop with a local street pattern that includes an intersection with Westgreen, creating an east-west traffic connection south of Bear Creek.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The extensive drainage and detention requirements associated with Bear Creek are an existing condition inherent to the site and are neither created nor imposed by the applicant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The overall circulation of the region is upheld by the major thoroughfare grid that overlays the region, the granting of the variance will not frustrate local traffic circulation beyond the limitations already created by Bear Creek, thereby preserving and maintaining the intent and general purposes of this chapter.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not frustrate local street traffic circulation, nor create any unsafe traffic conditions, and is therefore not injurious to the public health, safety, or welfare.

**(5) Economic hardship is not the sole justification of the variance.**

The drainage and detention requirements associated with Bear Creek are the supporting circumstances for this request.



**Application Number:** 2018-0490

**Plat Name:** Lantana GP

**Applicant:** BGE|Kerry R. Gilbert Associates

**Date Submitted:** 03/05/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To exceed the maximum intersection spacing by providing no street connections along the western project boundary.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Sec 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Lantana is a new  $\pm 173$ -acre single-family residential development located west of central Houston, on FM 529 just inside the Grand Parkway (TX-99). Future major thoroughfare Westgreen Boulevard falls along the eastern property boundary, and Bear Creek crosses the southern part of the tract, accompanied by significant drainage and detention requirements. The remaining developable property is divided into two separate pieces by an existing 210'-wide drainage channel controlled by HCMUD 105. The proposed single-family development would ordinarily be required local street stubs to the west every 1400' for interconnection with the adjacent property. However, subtracting the floodway of Bear Creek, which is about  $\pm 1550'$  wide along the western boundary, and the roughly  $\pm 700'$  just south of FM 529 where the HCMUD 105 drainage channel intervenes, the single-family development touches the adjacent tract to the west for about  $\pm 2180'$ . This distance is the window available for a stub street to the west. The adjacent property to the west, known as the Walter Tract, is a single large acreage tract under one ownership. This tract is even more encumbered by Bear Creek than the subject site, with about half of the property covered by the floodway of Bear Creek and related drainage and detention requirements. The drainage needs on the Walter Tract include a drainage channel running north-south near the subject property boundary, which add challenges to connecting to a stub from the subject site. More importantly, the remainder of the Walter Tract, situated at the major intersection of TX-99 and FM 529, is ideal for large commercial and multi-family development, as shown on the attached exhibit. A local street connection from such high-density, incompatible land uses would invite cut-through traffic into the subject site, which is contrary to sound public policy. The combination of the drainage requirements on both the subject site and the Walter Tract, and the likely land use for the Walter Tract, all make a stub street in the subject site an impractical design choice.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The extensive drainage and detention requirements associated with Bear Creek, and the highest and best use of the adjacent property, are both conditions which are inherent to the site and neither created nor imposed by the applicant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The overall circulation of the region is upheld by the major thoroughfare grid that overlays the region, the granting of the variance will prevent cut-through traffic between incompatible land uses when the Walter Tract develops, thereby preserving and maintaining the intent and general purposes of this chapter.



## SPECIAL EXCEPTION Request Information Form

Application Number: 2018-0490

Plat Name: Lantana GP

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 03/05/2018

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To allow 192 lots to have only one point of access across the existing drainage channel.

Chapter 42 Section: 189

Chapter 42 Reference:

Sec 42-189. Points of access. Any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision.

### 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;**

Lantana is a new ±173-acre single-family residential development located west of central Houston, on FM 529 just inside the Grand Parkway (TX-99). Future major thoroughfare Westgreen Boulevard falls along the eastern property boundary, and Bear Creek crosses the southern part of the tract, accompanied by significant drainage and detention requirements. The remaining developable property is divided into two separate pieces by an existing 210'-wide drainage channel controlled by HCMUD 105. Only one crossing has been granted across the existing drainage channel, located at the approximate midpoint between FM 529 and future Westgreen Blvd. After this point, the southwestern half of the development is completely cut off from other access points, due to the existing drainage channel along the northeast and Bear Creek to the south. A 41' paving section is proposed for the crossing of the existing drainage channel, which is larger than the typical 28' local street paving width. This will improve access in the event of a car accident or other incident blocking part of the crossing. The developer will commit to providing no more than 192 lots in this area of the development, which is 28% more than the allowed 150 lots.

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

The special exception will allow for a 28% deviation from the standard and will allow for the highest and best use of the land to be developed within the constraints of the site.

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

The modification is a 28% deviation from the standard.

**(4) The intent and general purposes of this chapter will be preserved and maintained;**

The limited access to the site is balanced by the improved access in the 41' paving section for the proposed crossing, which 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 allow for the development of the property to its highest and best use, and access will be improved by the provision of the wider paving section at the crossing of the drainage channel; the request is therefore not injurious to the public health, safety, or welfare.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not frustrate local street circulation, nor create any unsafe traffic conditions, and is therefore not injurious to the public health, safety, or welfare.

**(5) Economic hardship is not the sole justification of the variance.**

The drainage and detention requirements associated with Bear Creek and the configuration of the adjacent property are the supporting circumstances for this request.



**Application No:** 2018-0490

**Agenda Item:** 120

**PC Action Date:** 03/15/2018

**Plat Name:** Lantana GP

**Applicant:** BGE|Kerry R. Gilbert Associates

**Staff Recommendation:** [Defer Additional information reqd per Harris County Engineering Department](#)

**Chapter 42 Sections:** [128](#); [127](#)

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

[To exceed the maximum intersection spacing by providing no street connections along the western project boundary.;](#)

[To exceed the maximum intersection spacing along the west side of Westgreen Boulevard.;](#)

**Basis of Recommendation:**

[The site is located along FM 529, east of Future Mason Road. The applicant is requesting intersection spacing variances along the eastern and western plat boundary's. Staff's recommendation is to defer the application for two weeks at the request of Harris County's Engineering Department; who wish to meet with the developer regarding the dedication and construction of Westgreen road to the east.](#)

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## Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

[N/A](#)

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

[N/A](#)

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

[N/A](#)

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

[N/A](#)

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

[N/A](#)

**(5) Economic hardship is not the sole justification of the variance.**

[N/A](#)



Application No: 2018-0490  
Agenda Item: 120  
PC Action Date: 03/15/2018  
Plat Name: Lantana GP  
Applicant: BGE|Kerry R. Gilbert Associates

Staff Recommendation: Defer Additional information reqd per Harris County Engineering Department

**Chapter 42 Sections: 189**

**Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)**

To allow 192 lots to have only one point of access across the existing drainage channel.;

**Basis of Recommendation:**

The site is located along FM 529, east of Future Mason Road. The applicant is requesting a special exception to allow 192 lots to have only one point of access across the 210' wide HCMUD Drainage Channel. Staff's recommendation is to defer the application for two weeks at the request of Harris County's Engineering Department; who wish to meet with the developer regarding the dedication and construction of Westgreen road to the east.

**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;

N/A

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

N/A

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

N/A

(4) The intent and general purposes of this chapter will be preserved and maintained;

N/A

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

N/A



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 121  
**Action Date:** 03/15/2018  
**Plat Name:** Lantana Heights Drive street dedication  
**Developer:** M/I Homes  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No/Type:** 2018-0491 C3P

**Staff Recommendation:**  
Defer Additional  
information reqd per Harris  
County Engineering  
Department

Total Acreage:	3.8000	Total Reserve Acreage:	0.3100
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 105
County	Zip	Key Map ©	City / ETJ
Harris	77449	406N	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)

209. Harris County 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.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)  
Coordinate with HCFCD to determine if any additional drainage easements need to be dedicated with this plat  
Dedicate street across channel  
UVE should be checked at Lantana Heights Drive and FM 529.  
Corner ROW radius at FM 529 and Lantana Heights Drive should be 35' .  
Documentation of TxDOT approval for tie-in should be submitted with construction plans. Also it should be checked with TxDOT that center lane on FM 529 should be restriped to create designated LTL or not.  
Plat is being deferred for meeting with planners/developers on both sides of Westgreen blvd to determine ROW dedication/construction responsibilities.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

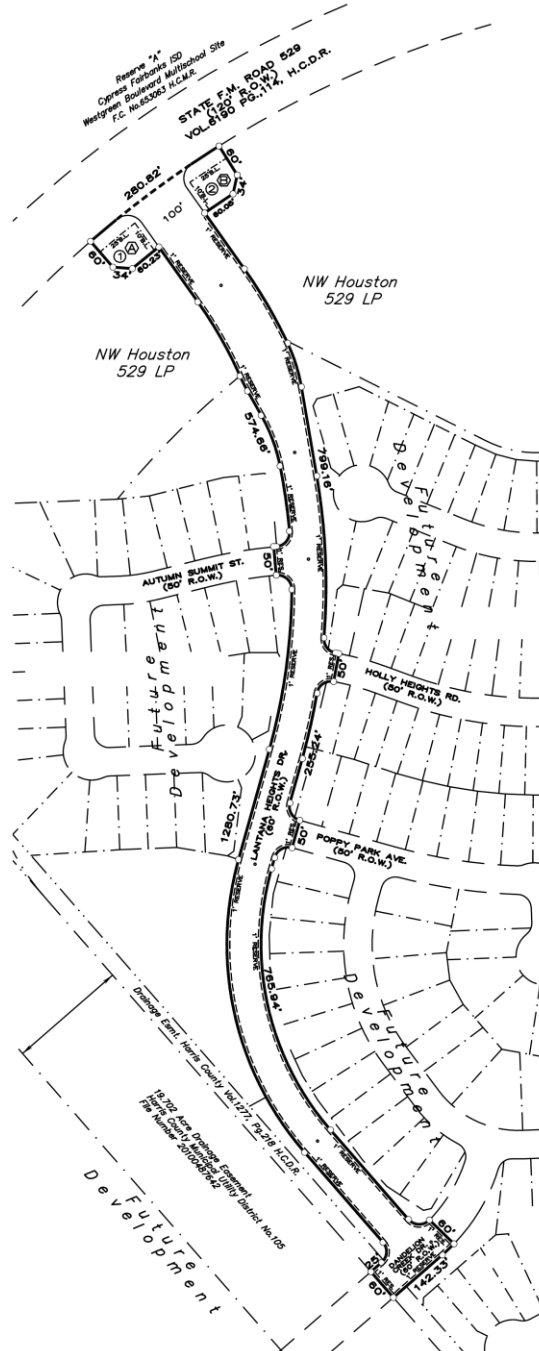
**ITEM: 121**

## Planning and Development Department

**Meeting Date: 03/15/2018**

**Subdivision Name: Lantana Heights Drive Street Dedication**

**Applicant: BGE|Kerry R. Gilbert Associates**





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 122

**Action Date:** 03/15/2018

**Plat Name:** Lantana Sec 1

**Developer:** M/I Homes

**Applicant:** BGE|Kerry R. Gilbert Associates

**App No/Type:** 2018-0493 C3P

**Staff Recommendation:**

Defer Additional  
information reqd per Harris  
County Engineering  
Department

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Total Acreage:	10.6000	Total Reserve Acreage:	3.5800
Number of Lots:	33	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 105
County	Zip	Key Map ©	City / ETJ
Harris	77449	406N	ETJ

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#### ***Conditions and Requirements for Approval***

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.

047. Make minor corrections and additions as indicated on the marked file copy.

052. Lantana Heights Drive Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

209. Harris County has requested that this item be deferred for two weeks.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 122

**Action Date:** 03/15/2018

**Plat Name:** Lantana Sec 1

**Developer:** M/I Homes

**Applicant:** BGE|Kerry R. Gilbert Associates

**App No/Type:** 2018-0493 C3P

**Staff Recommendation:**

Defer Additional  
information reqd per Harris  
County Engineering  
Department

---

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris County Flood Control District: The existing Harris County drainage easement follows the natural meanders of the channel. The location of this easement on the plat is shown as a straight alignment that follows the property line of the plat. Topographic information shows this to be an incorrect alignment. A plat release letter from HCFCD is required prior to plat recordation.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Coordinate with HCFCD to determine if any additional drainage easements are required

Lantana Heights Drive will need to be recorded prior to or simultaneously with this plat

Plat is requested to be deferred until meeting is held with planners/developers on both sides of Westgreen to determine dedication and construction responsibilities

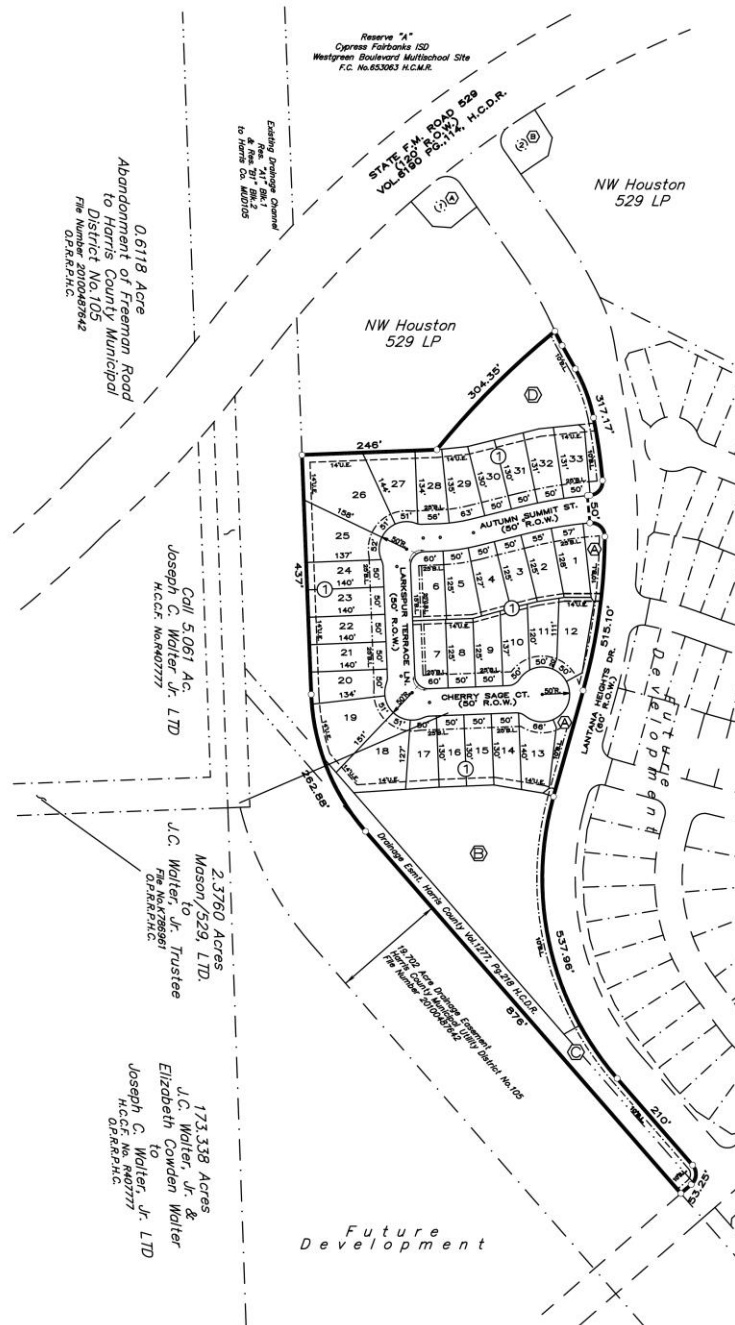
UVE should be checked at Autumn Summit St and Lantana Heights Dr.

Parking Analysis should be provided for Recreation Center Development of Reserve B.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

**Subdivision Name: Lantana Sec 1**

**Applicant: BGE|Kerry R. Gilbert Associates**





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

<b>Agenda Item:</b>	123	<b>Staff Recommendation:</b>	Defer Additional
<b>Action Date:</b>	03/15/2018		information reqd per Harris
<b>Plat Name:</b>	Lantana Sec 2		County Engineering
<b>Developer:</b>	M/I Homes		Department
<b>Applicant:</b>	BGE Kerry R. Gilbert Associates		
<b>App No/Type:</b>	2018-0494 C3P		

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Total Acreage:	13.7000	Total Reserve Acreage:	1.8700
Number of Lots:	76	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 105
County	Zip	Key Map ©	City / ETJ
Harris	77449	406N	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. Westgreen Blvd Street Dedication Sec 3 must be recorded prior to or simultaneously with this plat.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

209. Harris County 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:** 123

**Action Date:** 03/15/2018

**Plat Name:** Lantana Sec 2

**Developer:** M/I Homes

**Applicant:** BGE|Kerry R. Gilbert Associates

**App No/Type:** 2018-0494 C3P

**Staff Recommendation:**

Defer Additional  
information reqd per Harris  
County Engineering  
Department

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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)

Lantana Heights Drive will need to be recorded prior to or simultaneously with this plat  
County requests to defer plat for meeting with planners/developers on both sides of Westgreen blvd to determine ROW and construction responsibilities

UVE should be checked at Honey Flower Street and Westgreen Blvd, and at Holly Heights Rd and Lantana Heights Dr.

Traffic Impact Analysis will be required before the review of site development plan. It will address, but not limited to, left turn lane requirement at Honey Flower St, widening of intersection of Westgreen Blvd and FM 529 and traffic signal modifications.

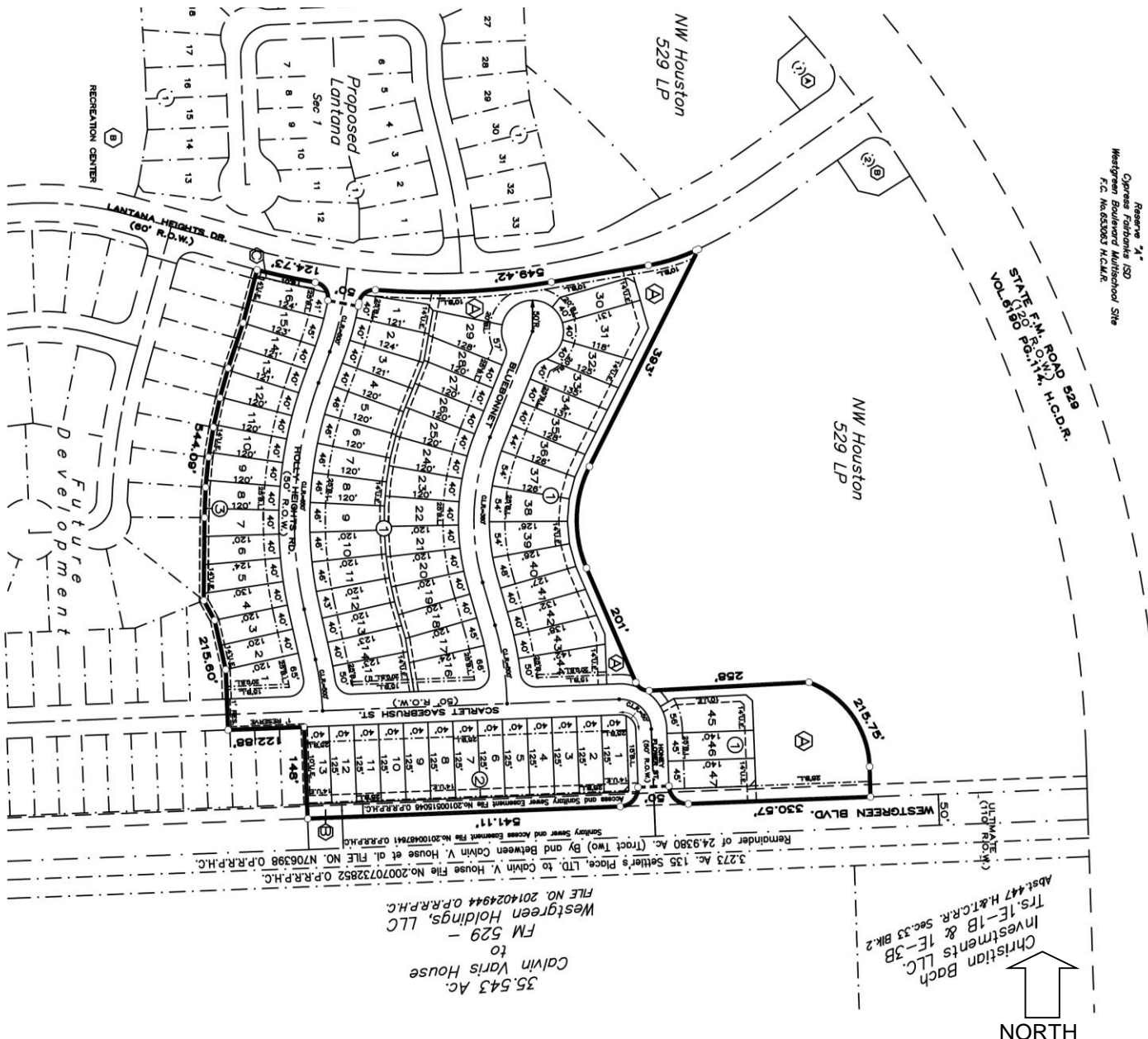
60' ROW should be provided for 41' pavement on Honey Flower Street to have separate right and left lane at the approach.

Lot 47, Block 1 should be removed as driveway will be too close to intersection with major thoroughfare and only entrance to the subdivision from Westgreen Blvd.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Subdivision Name: Lantana Sec 2

Applicant: BGE|Kerry R. Gilbert Associates





**Agenda Item:** 124

**Action Date:** 03/15/2018

**Plat Name:** Lantana Sec 3

**Developer:** M/I Homes

**Applicant:** BGE|Kerry R. Gilbert Associates

**App No/Type:** 2018-0495 C3P

**Staff Recommendation:**

Defer Additional  
information reqd per Harris  
County Engineering  
Department

Total Acreage:	10.7000	Total Reserve Acreage:	0.3900
Number of Lots:	47	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 105
County	Zip	Key Map ©	City / ETJ
Harris	77449	406N	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. Lantana Heights Drive Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

209. Harris County 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:** 124

**Action Date:** 03/15/2018

**Plat Name:** Lantana Sec 3

**Developer:** M/I Homes

**Applicant:** BGE|Kerry R. Gilbert Associates

**App No/Type:** 2018-0495 C3P

**Staff Recommendation:**

Defer Additional  
information reqd per Harris  
County Engineering  
Department

---

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)

Lantana Heights Drive will need to be recorded prior to or simultaneously with this plat

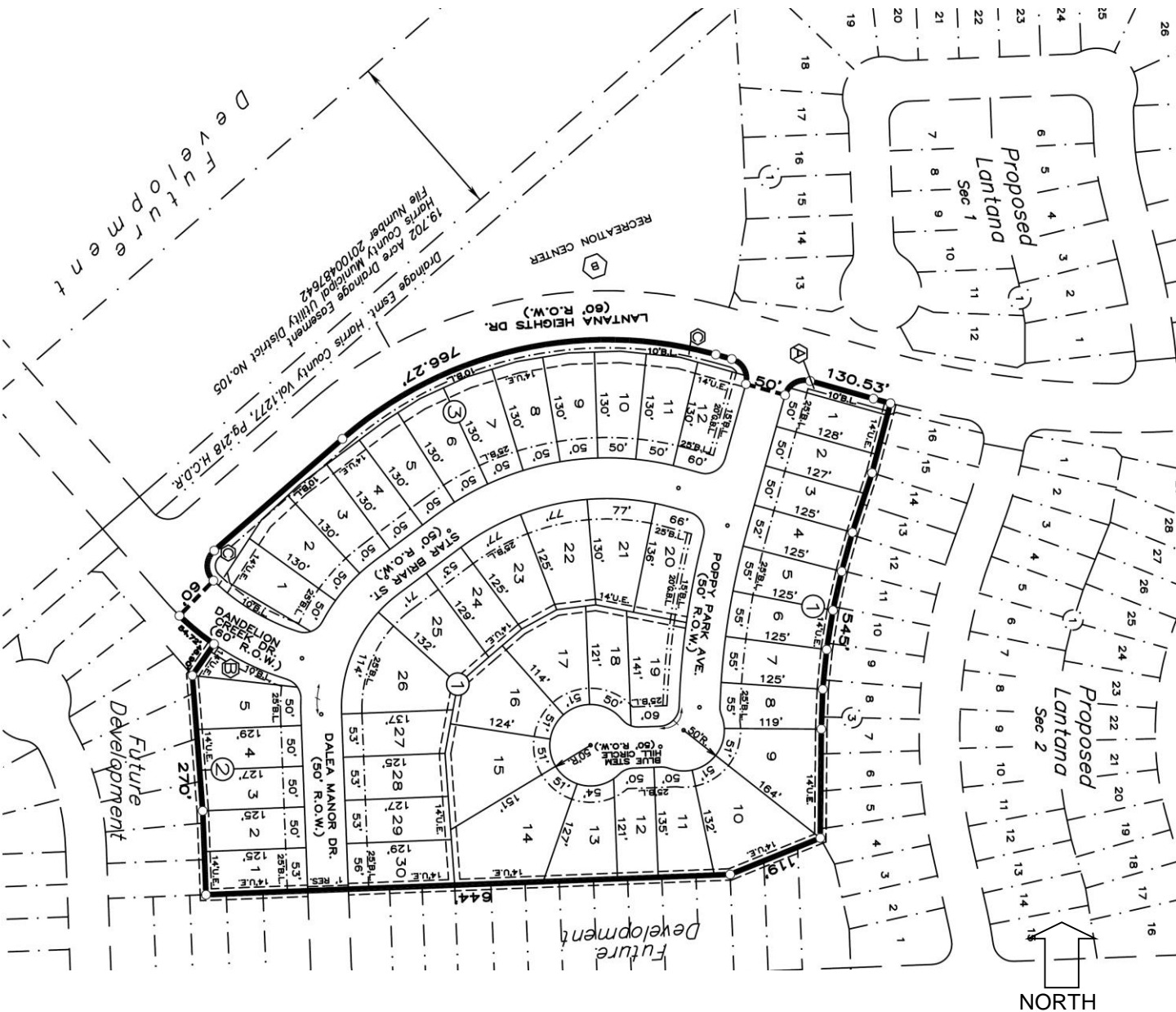
Plat is requested to be deferred until meeting is held with planners/developers on both sides of Westgreen to determine dedication and construction responsibilities

UVE should be checked at Dandelion Creek Dr and Lantana Heights Dr, and at Poppy Park Ave and Lantana Heights 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.

Subdivision Name: Lantana Sec 3

Applicant: BGE|Kerry R. Gilbert Associates





<b>Agenda Item:</b>	125	<b>Staff Recommendation:</b>	Defer Additional
<b>Action Date:</b>	03/15/2018		information reqd per Harris
<b>Plat Name:</b>	Westgreen Boulevard Street Dedication Sec 3		County Engineering
<b>Developer:</b>	M/I Homes		Department
<b>Applicant:</b>	BGE Kerry R. Gilbert Associates		
<b>App No/Type:</b>	2018-0492 C3P		

Total Acreage:	1.5000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 105
County	Zip	Key Map ©	City / ETJ
Harris	77449	406N	ETJ

#### ***Conditions and Requirements for Approval***

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 051. Tie plat boundary to the nearest intersection of public street rights-of-way.
- 073.2. Subdivision name shown of the face of the plat must match the subdivision name shown on the CPC101 Form.
- 157. Provide streets names for each street. (133-134)
- 208. Staff requests a two week deferral per Harris County Engineering Department.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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.  
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)  
60' ROW has been dedicated for required 100' ROW or 110' ROW as the Plat indicates as ultimate. Plat is requested to be deferred for meeting with planners/developers on both sides of Westgreen to determine dedication/construction responsibilities  
Documentation of TxDOT approval for tie-in at FM 529 should be submitted with construction plan.  
Kids from future subdivision will be zoned to schools to the north. A sidewalk connection to the SW corner of the signal will be needed when subdivisions are developed.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 126

**Action Date:** 03/15/2018

**Plat Name:** Laterna Villas North

**Developer:** Laterna Villa MHP, LLC

**Applicant:** Owens Management Systems, LLC

**App No/Type:** 2018-0253 C2

**Staff Recommendation:**

Defer Applicant request

---

Total Acreage:	6.9781	Total Reserve Acreage:	6.9781
Number of Lots:	0	Number of Multifamily Units:	45
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77083	528N	ETJ

---

#### ***Conditions and Requirements for Approval***

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)

047. Make minor corrections and additions as indicated on the marked file copy.

146. 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.

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:** 126

**Action Date:** 03/15/2018

**Plat Name:** Laterna Villas North

**Developer:** Laterna Villa MHP, LLC

**Applicant:** Owens Management Systems, LLC

**App No/Type:** 2018-0253 C2

**Staff Recommendation:**

Defer Applicant request

---

PWE Utility Analysis: Approved

City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED  
AND MISSING B.L.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering  
Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat  
tracker. (HC)

Label 10 foot building line

UVE should be checked at Laterna Lane and Sugar Land Howell Road.

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For  
more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage  
Facilities (<https://hcpid.org/permits/docs/CH285.pdf> ) and 30 TAC 285.4(c)

(<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf> ). For wastewater related questions or to submit your  
report, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email  
[civildevel@hcpid.org](mailto:civildevel@hcpid.org) .

Questions concerning the informational comments should be directed to the agency's author. Planning and Development  
Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number  
listed above.

# Houston Planning Commission

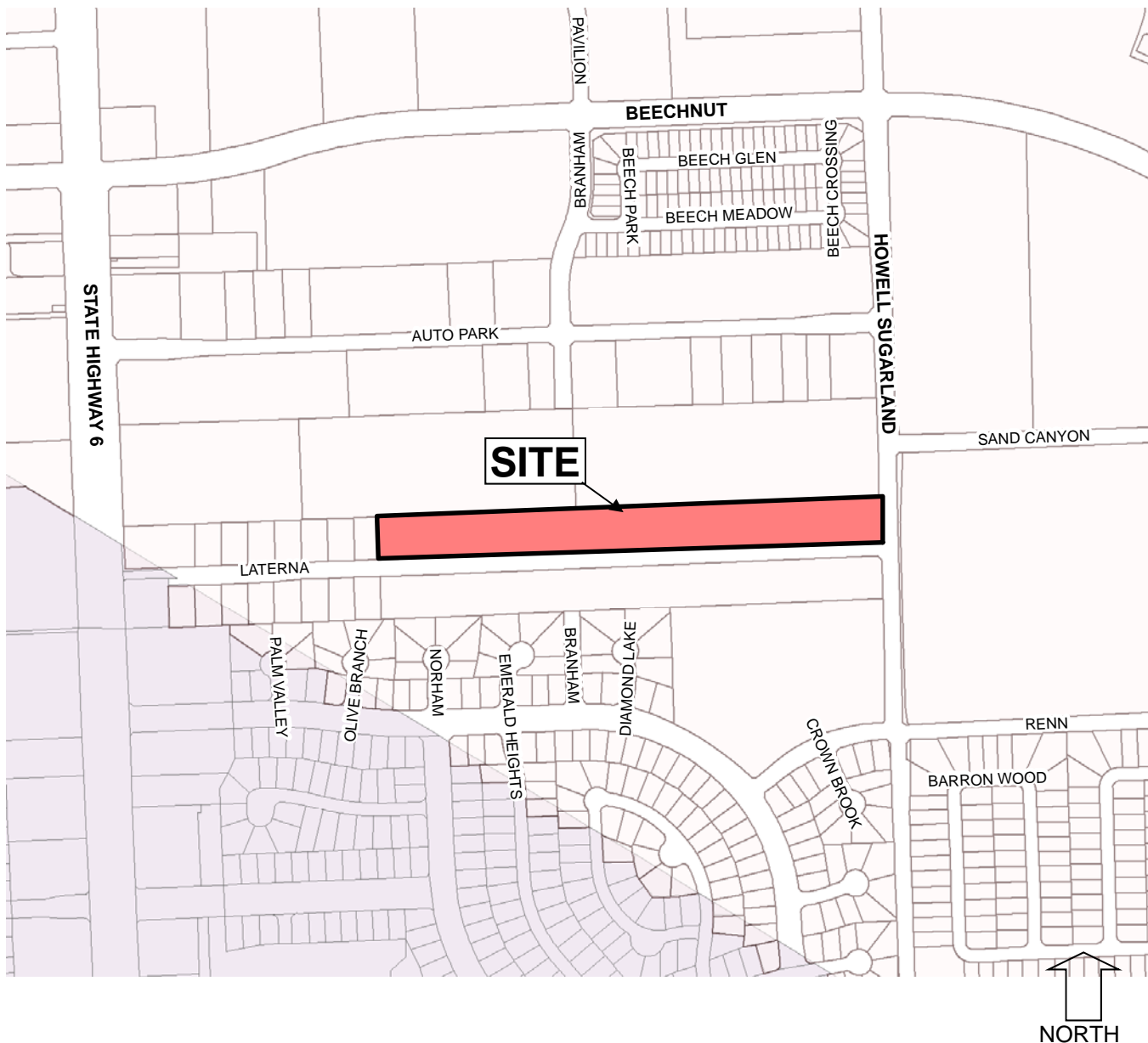
**ITEM: 126**

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Laterna Villas North

Applicant: Owens Management Systems, LLC



**D – Variances**

**Site Location**

# Houston Planning Commission

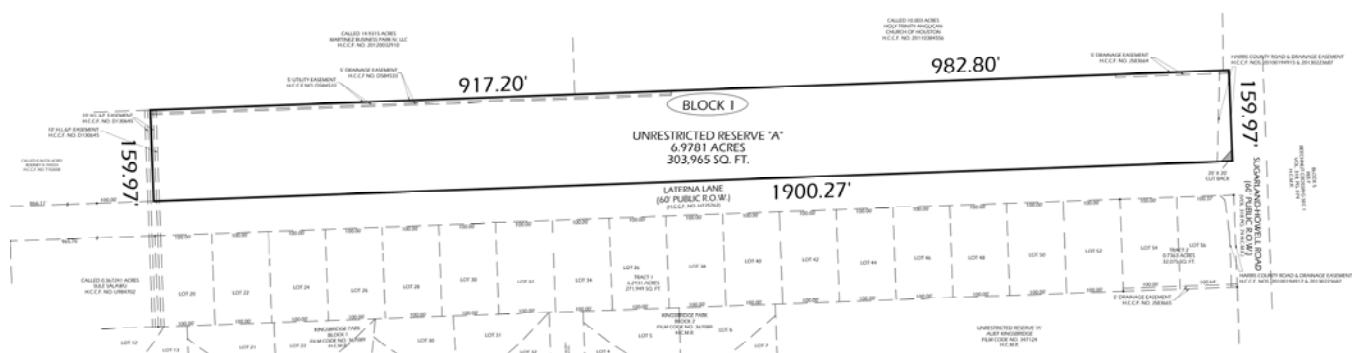
## ITEM: 126

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Laterna Villas North

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

# Houston Planning Commission

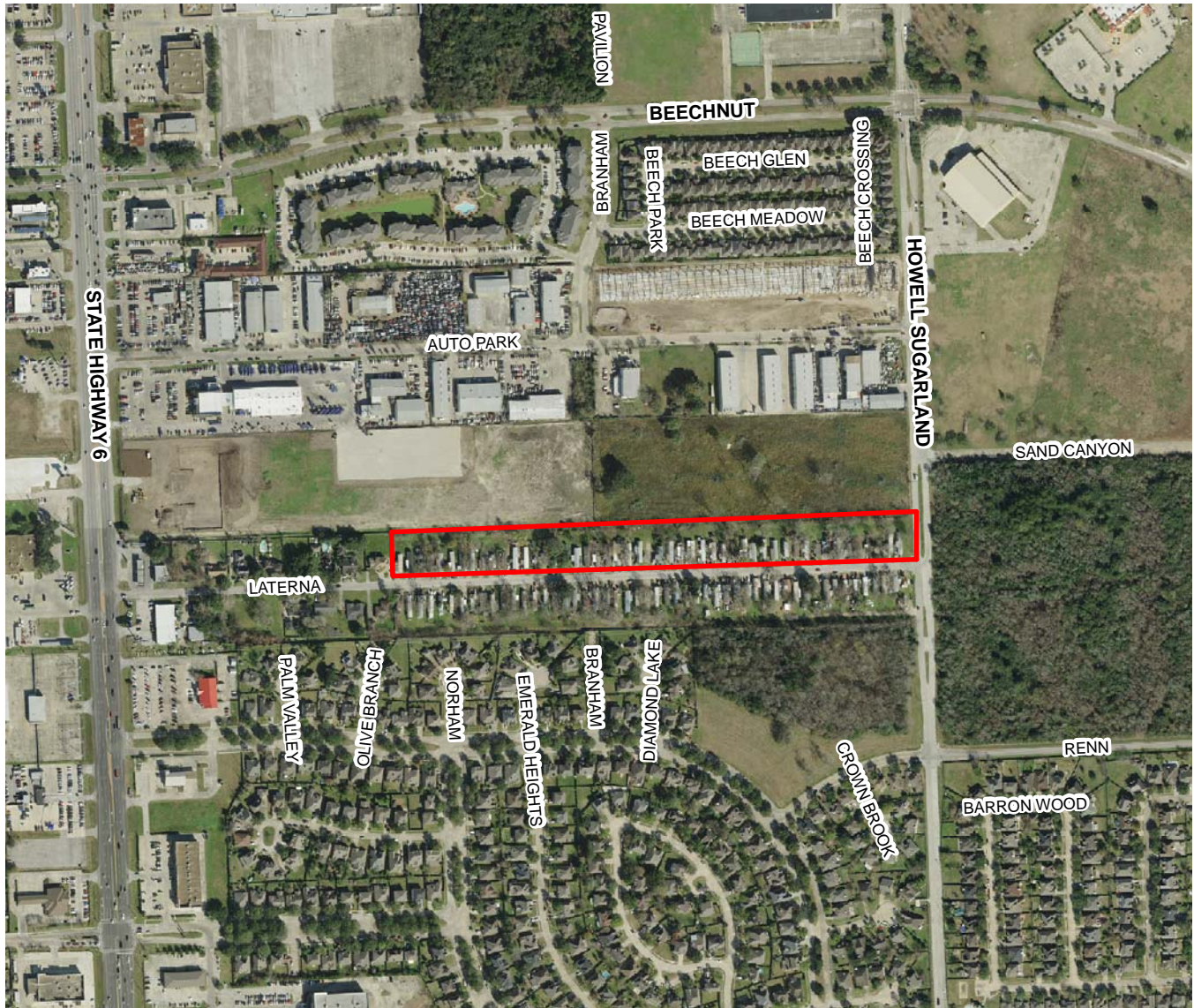
ITEM: 126

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Laterna Villas North

Applicant: Owens Management Systems, LLC



D – Variances

Aerial





## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Request Information Form

**Application Number:** 2018-0253

**Plat Name:** Laterna Villas North

**Applicant:** Owens Management Systems, LLC

**Date Submitted:** 02/05/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

A variance is sought not to extend Branham Street north to Laterna Lane and not to provide intersection spacing between Highway 6 and Sugar Land –Howell Road.

**Chapter 42 Section:** 128

**Chapter 42 Reference:**

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

**(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 tract is in the extra-territorial jurisdiction of the City of Houston. Laterna Lane, 60' ROW with curb and gutter was dedicated in 1982 per HCCFN 725762. Laterna Lane, along the plat boundary is 2,174.67 feet. intersecting with Sugar Land Howell Road on the east. The tract north of Laterna Lane has been a mobile home park since the 1970's. The tenants are primarily low to moderate-income families. There are 45 mobile homes on the 6.7981- acre tract with water well and septic. To better service the development, the owner has made application to the Kingsland MUD for utility service. Platting is one of the requirements for application approval. Branham Drive is a north/south 60' ROW residential street. It is undeveloped ROW south of Auto Lane. Millwork Sec 2 plat, north of plat boundary, includes Branham Drive ROW dedication. It was approved by Planning Commission, but not recorded. Branham, if extended to Laterna would provide 1142.31 feet from Sugar Land Howell and 1707.80 feet from Highway 6 to the west.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

NA

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The mobile home park, established in early 1970's, prior to Chapter 42. There are existing occupied mobile homes in the location of the ROW dedication to extend Branham Drive. Further Harris County Engineering requires the owner to incur the cost of civil engineering plans for ROW construction and to build the street to county standards.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

(nothing submitted)

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Although Laterna Lane is a residential street, the intersection of Highway 6 causes a higher volume of through traffic, creating a hazard for the children who live there. Extending Branham Drive will increase traffic along Laterna Lane. Speed bumps are not allowed on county streets.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. The owner is working to provide better utility service. Displacing marginalized families and the cost for civil engineering and street construction is the justification of the variance.



**Application No:** 2018-0256

**Agenda Item:** 127

**PC Action Date:** 03/15/2018

**Plat Name:** Laterna Villas South

**Applicant:** Owens Management Systems, LLC

**Staff Recommendation:** Defer Applicant request

**Chapter 42 Sections:** 128 & 134

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

A variance is sought not to extend Branham Street north to Laterna Lane and not to provide intersection spacing between Highway 6 and Sugar Land –Howell Road. ;

**Basis of Recommendation:**

The site located in Harris County, south of Beechnut Street and east of Old Addicks Howell Road. The applicant is requesting a variance to not extend or terminate with a cul-de-sac the stub street, Branham Drive. Staff's recommendation is to defer per the applicant's request in order to allow them time to give revised information by noon of next Wednesday.

---

## Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

N/A

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

N/A

(3) The intent and general purposes of this chapter will be preserved and maintained;

N/A

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

N/A

(5) Economic hardship is not the sole justification of the variance.

N/A



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 127  
**Action Date:** 03/15/2018  
**Plat Name:** Laterna Villas South  
**Developer:** Laterna Villa MHP, LLC  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2018-0256 C2

**Staff Recommendation:**  
Defer Applicant request

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Total Acreage:	6.9794	Total Reserve Acreage:	6.9794
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77083	528N	ETJ

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#### ***Conditions and Requirements for Approval***

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)

047. Make minor corrections and additions as indicated on the marked file copy.

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.

209. Applicant has requested that this item be deferred for two weeks.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 127

**Action Date:** 03/15/2018

**Plat Name:** Laterna Villas South

**Developer:** Laterna Villa MHP, LLC

**Applicant:** Owens Management Systems, LLC

**App No/Type:** 2018-0256 C2

**Staff Recommendation:**

Defer Applicant request

---

PWE Utility Analysis: Approved

City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED  
AND MISSING B.L.

PWE Utility Analysis: Approved

City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED  
AND MISSING B.L.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering  
Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat  
tracker. (HC)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For  
more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage  
Facilities (<https://hcpid.org/permits/docs/CH285.pdf> ) and 30 TAC 285.4(c)

(<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf> ). For wastewater related questions or to submit your  
report, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email  
[civildevel@hcpid.org](mailto:civildevel@hcpid.org) .

Label 10 foot building line

Questions concerning the informational comments should be directed to the agency's author. Planning and Development  
Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number  
listed above.

# Houston Planning Commission

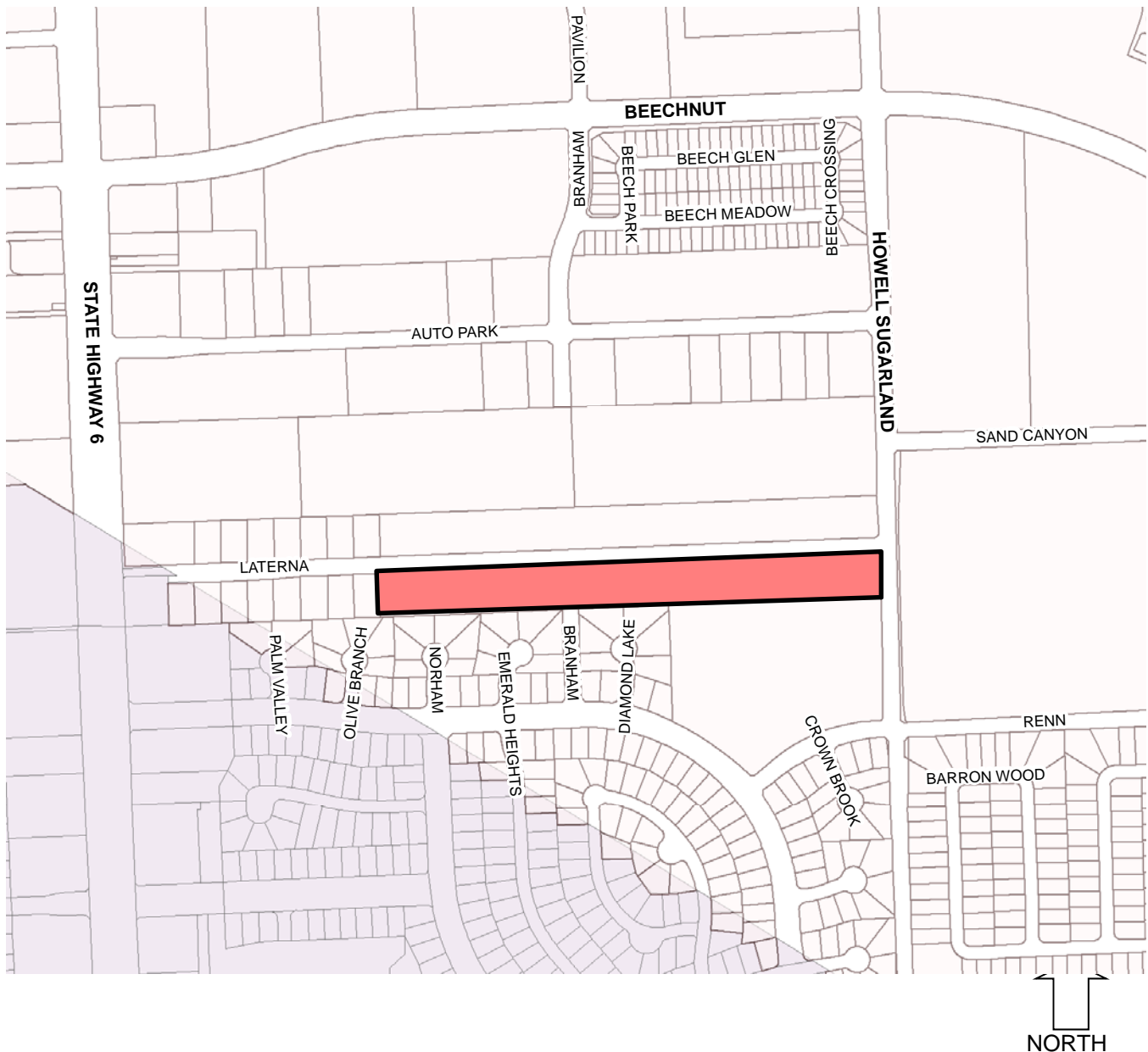
**ITEM: 127**

Planning and Development Department

Meeting Date: 03/01/2018

**Subdivision Name: Laterna Villas South**

**Applicant: Owens Management Systems, LLC**



**D – Variances**

**Site Location**

# Houston Planning Commission

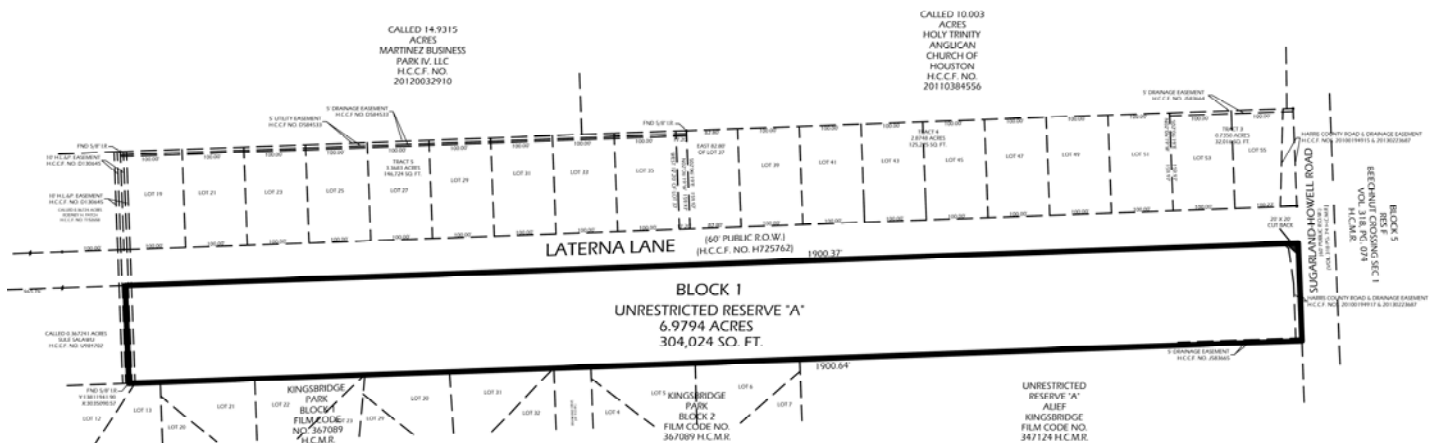
## ITEM: 127

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Laterna Villas South

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

# Houston Planning Commission

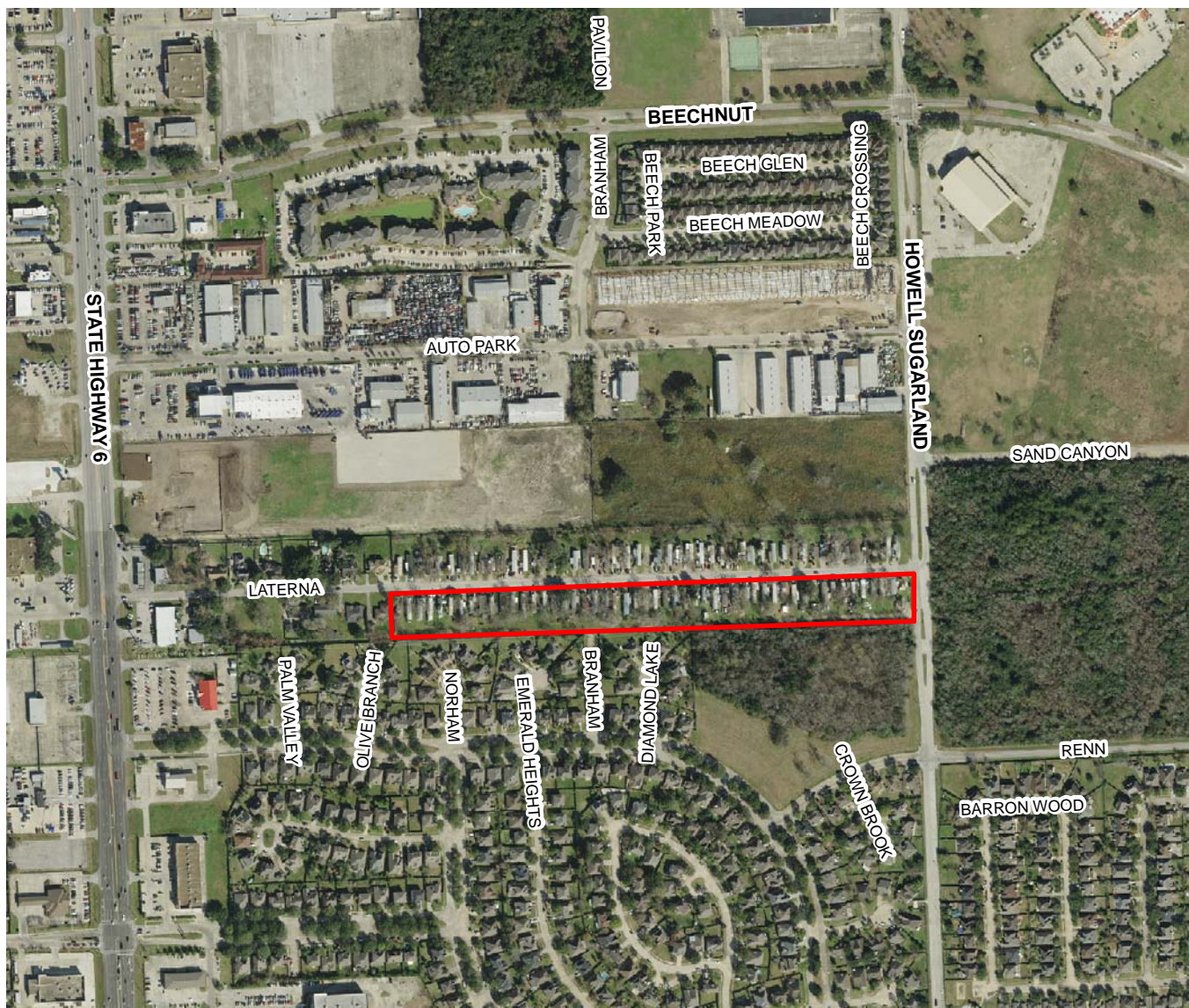
ITEM: 127

Planning and Development Department

Meeting Date: 03/01/2018

Subdivision Name: Laterna Villas South

Applicant: Owens Management Systems, LLC



D – Variances

Aerial





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**VARIANCE  
Request Information Form**

**Application Number:** 2018-0256

**Plat Name:** Laterna Villas South

**Applicant:** Owens Management Systems, LLC

**Date Submitted:** 02/05/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

A variance is sought not to extend Branham Street north to Laterna Lane and not to provide intersection spacing between Highway 6 and Sugar Land –Howell Road.

**Chapter 42 Section: 128 & 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**

The subject tract is in the extra-territorial jurisdiction of the City of Houston. Laterna Lane, 60' ROW with curb and gutter was dedicated in 1982 per HCCFN 725762. Laterna Lane, along the plat boundary is 2,174.67 feet. intersecting with Sugar Land Howell Road on the east. The tract south of Laterna Lane has been a mobile home park since the 1970's. The tenants are primarily low to moderate-income families. There are 45 mobile homes on the 6.7981- acre tract with water well and septic. To better service the development, the owner has made application to the Kingsland MUD for utility service. Platting is one of the requirements for application approval. Branham Drive is a north/south 60' ROW residential street. It is undeveloped ROW south of Auto Lane. Millwork Sec 2 plat, north of plat boundary, includes Branham Drive ROW dedication. It was approved by Planning Commission, but not recorded. Branham, if extended to Laterna would provide 1142.31 feet from Sugar Land Howell and 1707.80 feet from Highway 6 to the west.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

NA

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The mobile home park, established in early 1970's, prior to Chapter 42. There are existing occupied mobile homes in the location of the ROW dedication to extend Branham Drive. Further Harris County Engineering requires the owner to incur the cost of civil engineering plans for ROW construction and to build the street to county standards.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

(Nothing submitted)

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Although Laterna Lane is a residential street, the intersection of Highway 6 causes a higher volume of through traffic, creating a hazard for the children who live there. Extending Branham Drive will increase traffic along Laterna Lane. Speed bumps are not allowed on county streets.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. The owner is working to provide better utility service. Displacing marginalized families and the cost for civil engineering and street construction is the justification of the variance.



**Application No:** 2018-0256

**Agenda Item:** 127

**PC Action Date:** 03/15/2018

**Plat Name:** Laterna Villas South

**Applicant:** Owens Management Systems, LLC

**Staff Recommendation:** Defer Applicant request

**Chapter 42 Sections:** 128 & 134

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

A variance is sought not to extend Branham Street north to Laterna Lane and not to provide intersection spacing between Highway 6 and Sugar Land –Howell Road. ;

**Basis of Recommendation:**

The site located in Harris County, south of Beechnut Street and east of Old Addicks Howell Road. The applicant is requesting a variance to not extend or terminate with a cul-de-sac the stub street, Branham Drive. Staff's recommendation is to defer per the applicant's request in order to allow them time to give revised information by noon of next Wednesday.

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### Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

N/A

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

N/A

(3) The intent and general purposes of this chapter will be preserved and maintained;

N/A

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

N/A

(5) Economic hardship is not the sole justification of the variance.

N/A



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 128

**Action Date:** 03/15/2018

**Plat Name:** Poundbury Sec 1

**Developer:** Lovett Homes

**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

**App No/Type:** 2018-0062 C3R

**Staff Recommendation:**

Withdraw

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Total Acreage:	8.0230	Total Reserve Acreage:	2.0673
Number of Lots:	83	Number of Multifamily Units:	0
COH Park Sector:	8	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	77045	532Z	City

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#### ***Conditions and Requirements for Approval***

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

City Engineer: DETENTION IS REQUIRED AND NEED W.M.E.  
SHOW B.L. ON FANNIN ST

Solid Waste: It is understood that the development is ineligible for COH garbage collection.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

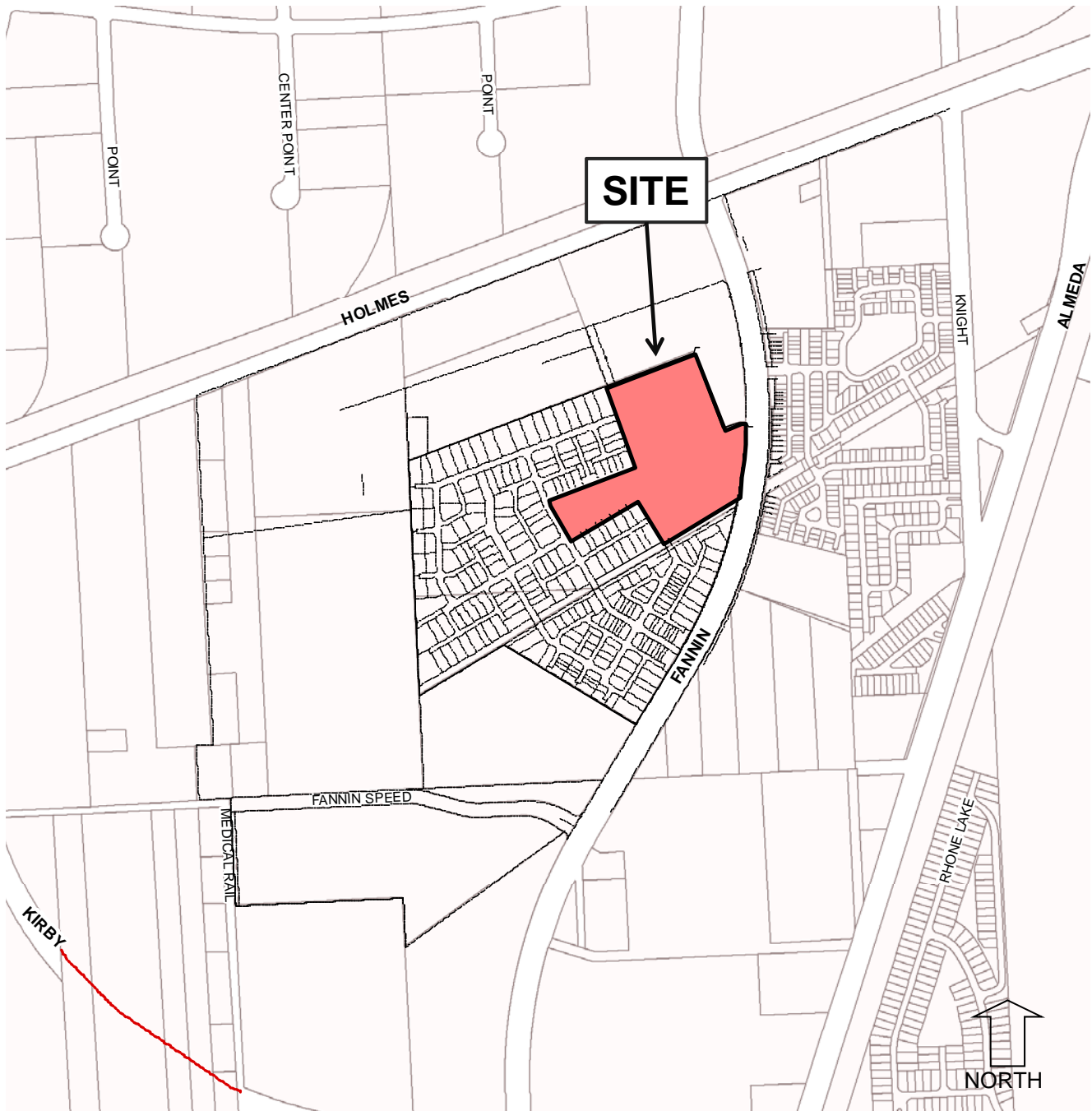
# Houston Planning Commission ITEM: 128

Planning and Development Department

Meeting Date: 03/15/2018

Subdivision Name: Poundbury Sec 1 (DEF 2)

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



**D – Variances**

**Site Location**

# Houston Planning Commission ITEM: 128

Planning and Development Department

Meeting Date: 03/15/2018

Subdivision Name: Poundbury Sec 1 (DEF 2)

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

RESERVE TABLE		
RESERVE	USE	AREA
A	LANDSCAPING	0.2616 AC. (11,394 SQ. FT.)
B	C.O.S.	1.617 AC. (70,444 SQ. FT.)
C	PARKING	0.0550 AC. (2,394 SQ. FT.)
D	LANDSCAPING	0.0129 AC. (561 SQ. FT.)
E	LANDSCAPING	0.0155 AC. (676 SQ. FT.)
F	C.O.S.	0.0949 AC. (4,133 SQ. FT.)
G	LANDSCAPING	0.0017 AC. (72.50 SQ. FT.)



D – Variances

Subdivision

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# Houston Planning Commission      ITEM: 128

Planning and Development Department

Meeting Date: 03/15/2018

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Subdivision Name: Poundbury Sec 1 (DEF 2)

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



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**D – Variances**

**Aerial**

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**Application Number:** 2018-0062

**Plat Name:** Poundbury Sec 1

**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

**Date Submitted:** 01/08/2018

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**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow lots to take access from a private alley with no frontage onto a right-of-way (Lots 2-9, 12-19, 22-29, 35-36, and 38-41, Block 1, and Lots 5-10, Block 5)

**Chapter 42 Section:** 42-188

**Chapter 42 Reference:**

Sec 42-188.- Lot access to streets. (a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section.

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

Sec. 42-188 requires that each lot have access to a street or shared driveway that meet the requirements of Chapter 42 and the design manual wherein lots that take access from an alleyway must have frontage onto a street. This subdivision proposes lots which take access from a private alley with no frontage onto a right-of-way (Lots 2-9, 12-19, 22-29, 35-36, and 38-41, Block 1, and Lots 5-10, Block 5) with no distance between the alley and the building. This type of lot access to alleys is commonplace in the city of Houston, including subdivisions directly across from Fannin Street from this proposed subdivision (Fannin Station) and from the same developer. This subdivision plat has had this variance approved in previous plat submittals (2017-2068 & 2017-1119). This plat increases the number of proposed lots from 54 to 83 and the number of proposed lots seeking sole access from an alleyway from 11 to 34. Being located near the Fannin South rail station this subdivision will provide 10-foot wide sidewalks along Fannin with 6' buffers between edge of paving on Fannin and the sidewalk. As well, the lots taking access solely from alleyways will have pedestrian access in the form of sidewalks in the rear of the lots to access the right-of-way. The use of private alleyways to provide garage access to the rear of lots that front onto reserves or back onto other lots are commonplace in the city. Public safety, health, and welfare is being maintained with the proposed subdivision as it has been with similar developments. Circulation is adequate for the proposed development, as approved by the Commission through the general plan, and will not be improved by adding culs-de-sac or additional PAEs.

**(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;**

This subdivision is designed similarly to Fannin Station (across the street), Sheffield Green, and Kolbe Farms, which contain lots in a similar configuration.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent of Chapter 42 is to promote the health, safety, morals, and general welfare of the city and the safe, orderly, and healthful development of the city. This proposed subdivision will provide

adequate circulation, as approved by the commission with the general plan, will have ample overflow parking, and have ample landscaping and compensating open space. An open-space amenities plan has been prepared with amenities that will promote the general welfare of the residents. There will also be sidewalks providing pedestrian access to the rear of lots taking sole access from alleyways.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Other developments, including Kolbe Farms, Sheffield Green, and Fannin Station have similar configurations with lots taking access from alleyways whose frontage is onto COS reserves. Adequate circulation is provided and the health, safety, and welfare of the residences and of the city will be maintained as they have been in the other subdivisions.

**(5) Economic hardship is not the sole justification of the variance.**

The character of this subdivision will be one in which the community is enhanced by the amenities proposed by the developer.



**Application No:** 2018-0062

**Agenda Item:** 128

**PC Action Date:** 03/15/2018

**Plat Name:** Poundbury Sec 1

**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

**Staff Recommendation:** [Withdraw](#)

**Chapter 42 Sections:** **42-188**

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

To allow lots to take access from a private alley with no frontage onto a right-of-way (Lots 2-9, 12-19, 22-29, 35-36, and 38-41, Block 1, and Lots 5-10, Block 5) ;

**Basis of Recommendation:**

This application has been withdrawn.

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### Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[NA](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[NA](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[NA](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[NA](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[NA](#)

(5) Economic hardship is not the sole justification of the variance.

[NA](#)



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 129  
**Action Date:** 03/15/2018  
**Plat Name:** Puebla Comiskey  
**Developer:** C&C surveying, Inc.  
**Applicant:** C & C Surveying, Inc  
**App No/Type:** 2018-0196 C2

**Staff Recommendation:**  
Defer Additional  
information reqd

Total Acreage:	8.7430	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	249P	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.

Submit exhibit depicting 60' access easement (CFNO: V478450).

Submit a revised variance request form with detailed statement of fact responses to the 5 questions on the request form.

Submit an additional variance request form to address intersection spacing along the western boundary (42-128) and to address a stub street from the Fairway Farms GP (42-134).

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are 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 - Include Harris County Fee information preservation/conservation program (see uploaded PDF).

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

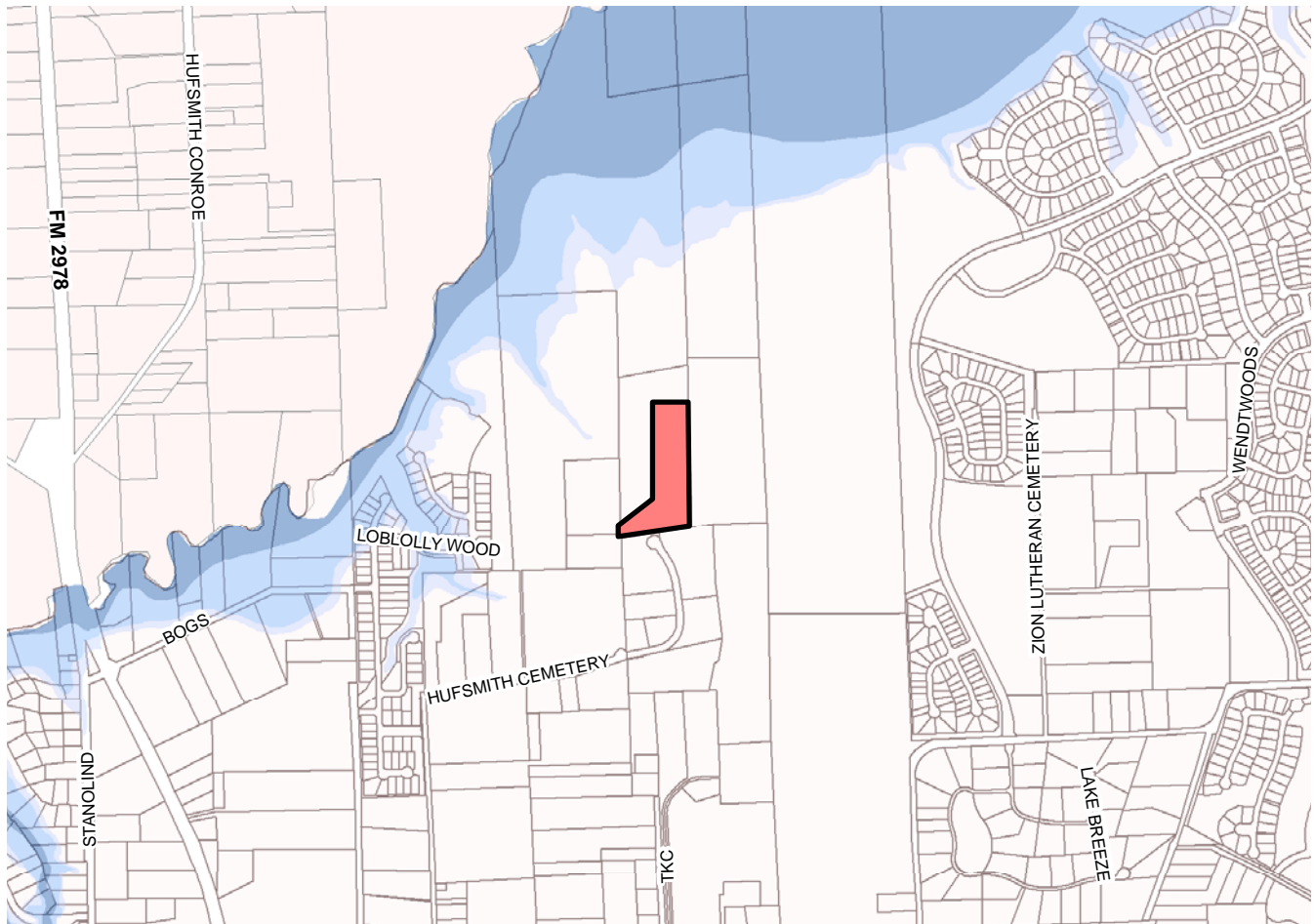
**ITEM: 129**

Planning and Development Department

Meeting Date: 03/15/2018

**Subdivision Name: Puebla Comiskey**

**Applicant: C & C Surveying, Inc**



**D – Variances**

**Site Location**

# Houston Planning Commission

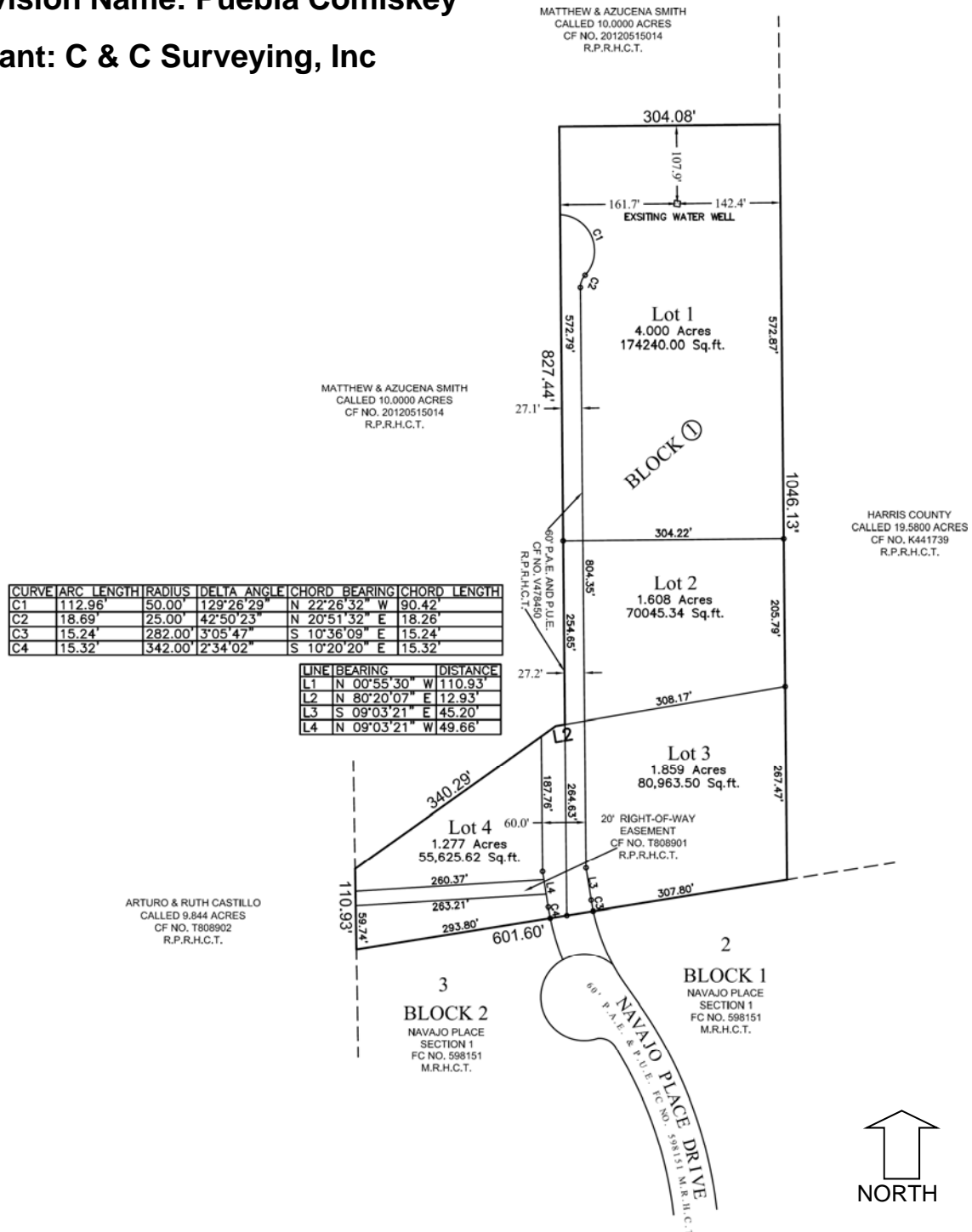
ITEM: 129

Planning and Development Department

Meeting Date: 03/15/2018

Subdivision Name: Puebla Comiskey

Applicant: C & C Surveying, Inc



D – Variances

Subdivision

# Houston Planning Commission

ITEM: 129

Planning and Development Department

Meeting Date: 03/15/2018

Subdivision Name: Puebla Comiskey

Applicant: C & C Surveying, Inc



D – Variances

Aerial



**Application Number:** 2018-0196

**Plat Name:** Puebla Comiskey

**Applicant:** C & C Surveying, Inc

**Date Submitted:** 02/02/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To not have access to a street or shared driveway but from an access easement

**Chapter 42 Section: 188**

**Chapter 42 Reference:**

Sec 42-188 Lot Access to streets. (A) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section.

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

The imposition of the terms, etc. would create a hardship in that the owners would not be able to subdivide the parcels, a 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;**

Obviously, strict application of direct access to a public road would not allow this project to be possible. This lack of access was not created by the owners.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

These tracts were landlocked with access only by the recorded easement when they were purchased by the owners. The owners did not create the hardship

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Nothing is being changed over existing conditions other than a partial subdivision of these two parcels. The intent and 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;**

Nothing is being changed that will be injurious to the public health, safety or welfare.

**(5) Economic hardship is not the sole justification of the variance.**

The owners are simply attempting to subdivide their parcels by the letter of the law. There is no economic hardship.



**Application No:** 2018-0196

**Agenda Item:** 129

**PC Action Date:** 03/15/2018

**Plat Name:** Puebla Comiskey

**Applicant:** C & C Surveying, Inc

**Staff Recommendation:** [Defer Additional information reqd](#)

**Chapter 42 Sections:** 188

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

[To not have access to a street or shared driveway but from an access easement;](#)

**Basis of Recommendation:**

[Staff recommends deferral to allow the applicant time to submit revised materials by noon next Wednesday.](#)

---

### **Statement of Facts**

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[NA](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[NA](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[NA](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[NA](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[NA](#)

(5) Economic hardship is not the sole justification of the variance.

[NA](#)



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 130  
**Action Date:** 03/15/2018  
**Plat Name:** Springwoods Village GP  
**Developer:** Springwoods Realty, Inc.  
**Applicant:** C.L. Davis & Company  
**App No/Type:** 2018-0198 GP

**Staff Recommendation:**  
Withdraw

---

Total Acreage:	102.0470	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County Improvement District 18
County	Zip	Key Map ©	City / ETJ
MULTIPLE	77389	292E	ETJ

---

#### ***Conditions and Requirements for Approval***

1. Provide TxDOT drawings showing access denied
2. define both tracts as commercial
3. provide overall site plan of Springwoods development
4. All additional tracts within the entire GP, not under this review, shall adhere to minimum intersection spacing 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.

Harris County Flood Control District: Flood Control review - No comments.

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)  
County has no objections to the variances.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

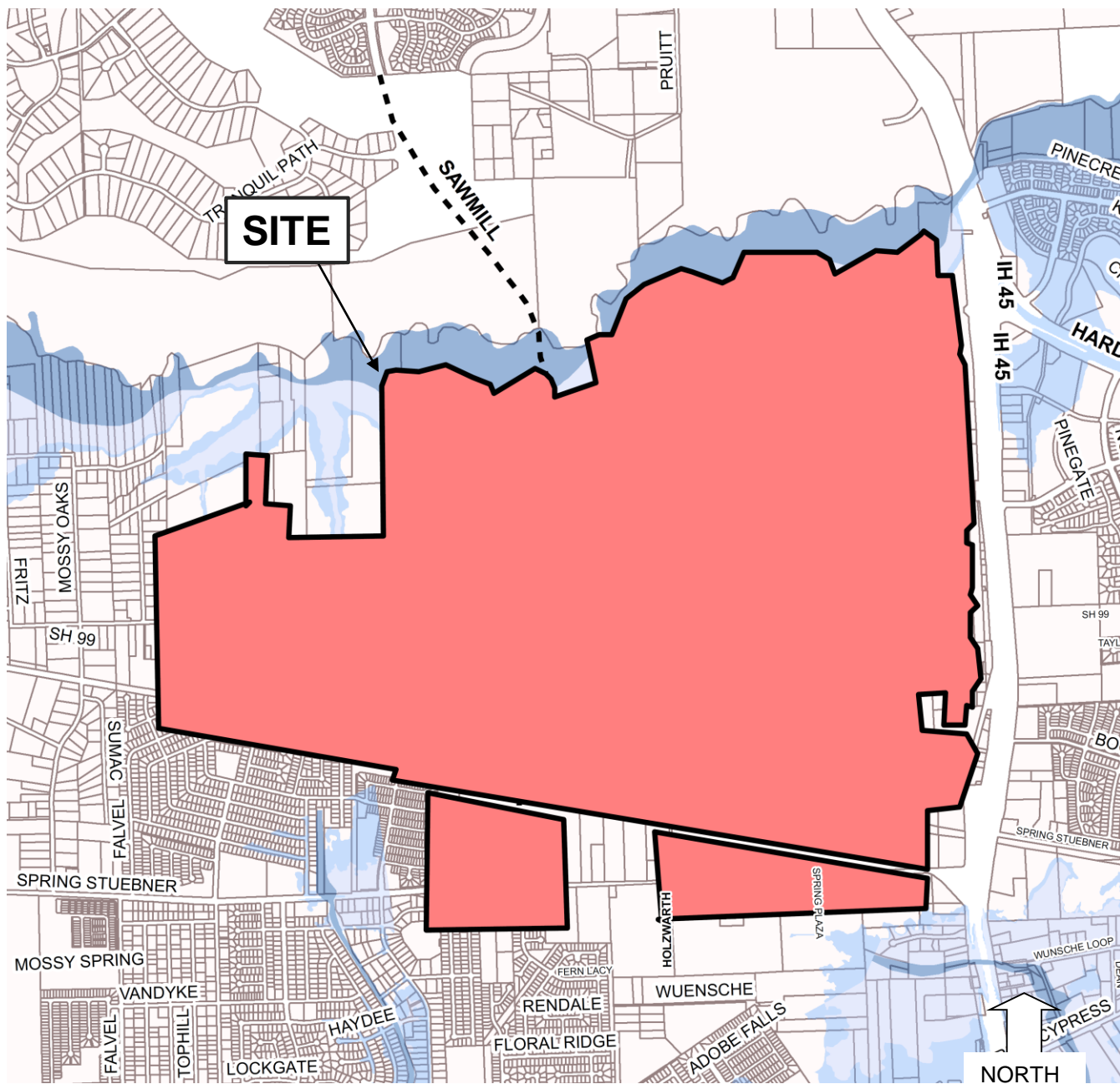
# Houston Planning Commission ITEM: 130

Planning and Development Department

Meeting Date: 03/15/2018

Subdivision Name: Springwoods Village GP (DEF2)

Applicant: C.L. Davis & Company



D – Variances

Site Location

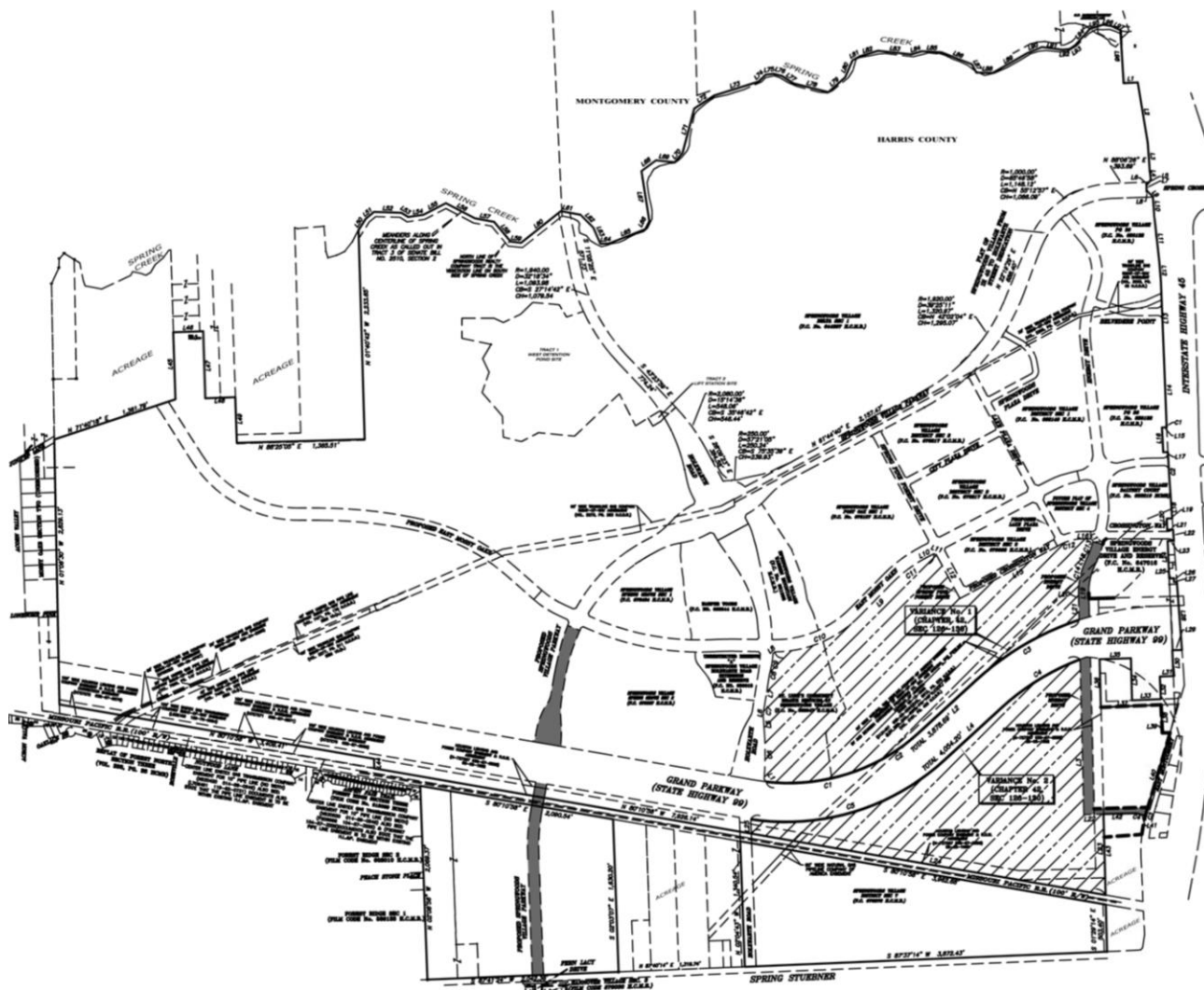
# Houston Planning Commission ITEM: 130

Planning and Development Department

Meeting Date: 03/15/2018

Subdivision Name: Springwoods Village GP (DEF2)

Applicant: C.L. Davis & Company



D – Variances

Subdivision

# Houston Planning Commission

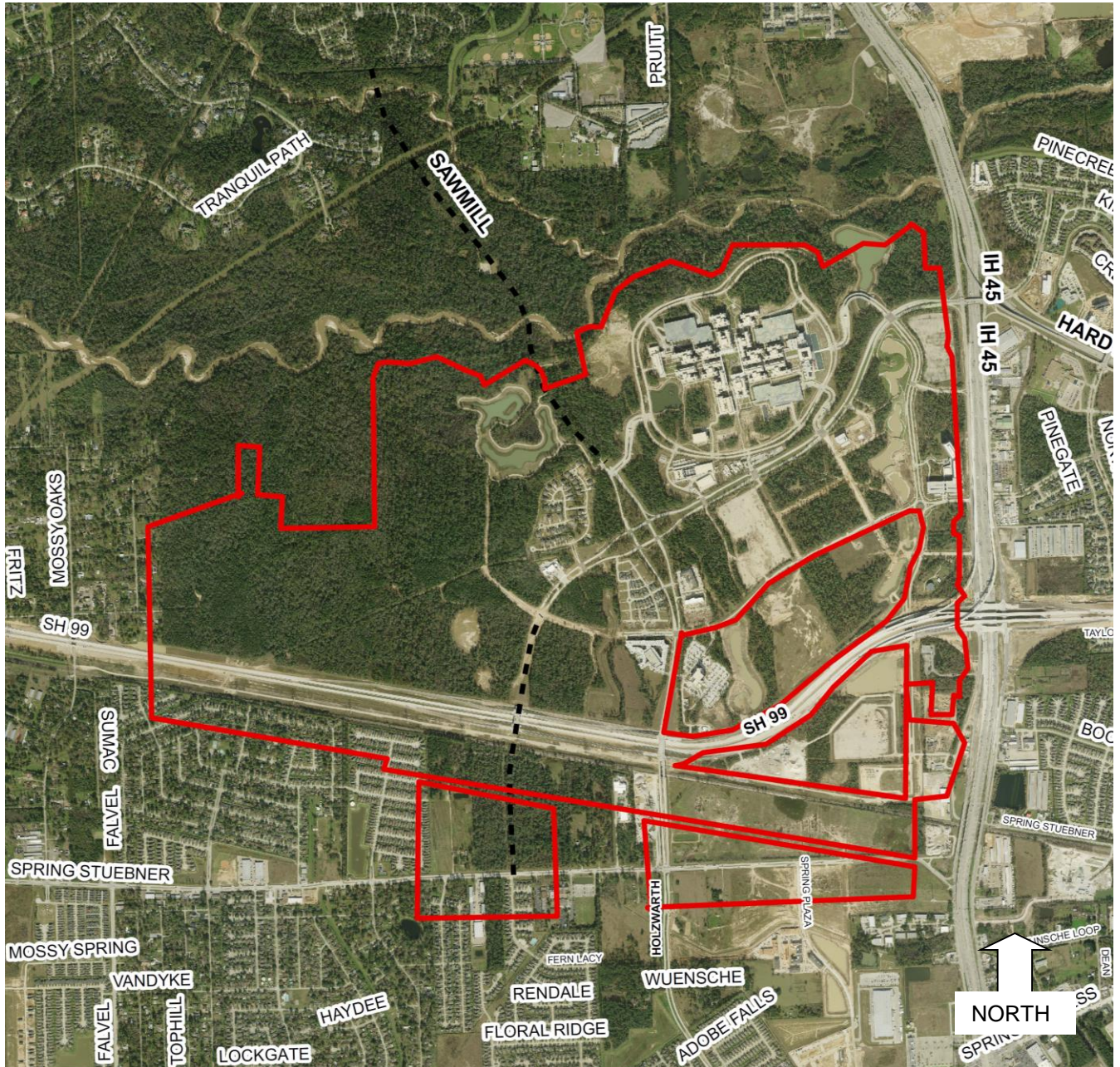
ITEM: 130

Planning and Development Department

Meeting Date: 03/15/2018

Subdivision Name: Springwoods Village GP (DEF2)

Applicant: C.L. Davis & Company



D – Variances

Aerial



**Application Number:** 2018-0198  
**Plat Name:** Springwoods Village GP  
**Applicant:** C.L. Davis & Company  
**Date Submitted:** 02/02/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

(1) To exceed intersection spacing along the north right of way of the Grand Parkway of approximately 3,879 feet between Holzwarth Road and proposed Energy Drive by not extending Spring Pine Forest Drive. (2) To exceed the intersection spacing along the south right of way of the Grand Parkway of approximately 4,054 feet between Holzwarth Road and proposed Energy Drive. Energy Drive is platted and improved between Springwoods Village Parkway to the north and Crossington Way to the south. Energy Drive is an all-weather road south of Crossington Way and it intersects with East Montgomery Road (AKA West Riley Road).

**Chapter 42 Section: 126-130**

**Chapter 42 Reference:**

Intersections of Major Thoroughfares

### **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;**

When headed south on Interstate Highway 45 there is an on-ramp for the Grand Parkway. When going west on the Grand Parkway its service road is elevated over Interstate Highway 45. The Grand Parkway is also elevated over Interstate Highway 45 heading west towards Holzwarth Road. Also Interstate Highway 45 Service Road on-ramp is elevated to allow access to the Grand Parkway service road. The Grand Parkway does not have a service road or access road in the location where Spring Pine Forest Drive is proposed to intersect. It is not feasible for an at grade intersection of Spring Pine Forest Drive at its' proposed location. There is also an existing pipeline that discourages this connection. This would be a right turn in or right turnout only and does not improve circulation. There is an interchange for the on-ramp from Interstate Highway 45 and the Grand Parkway on-off ramp to Holzwarth Road in this location. South of the Grand Parkway is an existing detention pond, CenterPoint Energy/ Houston Lighting & Power Right of way and Missouri Pacific Rail Road. It is not practical nor feasible and would prove to be a hardship to provide a street south of the Grand Parkway between Holzwarth Road and proposed Energy Drive.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

There is no at grade access to the Grand Parkway in this location. Due to physical conditions along Interstate 45, and communication equipment, it was not feasible to plan or construct an at grade access in this location. When the on-off ramp of both freeways (Grand Parkway and Service Road) get to grade there is an interchange. There is not enough sight distance for the driver to identify that the only way to exit the Grand Parkway is to go above grade to Holzwarth Road. The Grand Parkway is elevated in this location of proposed Spring Pine Forest Drive and there are multiple on-off ramps in this location. If the driver remained at grade they would be forced to remain on the Grand Parkway. This is west bound traffic only and won't improve circulation. South of the Grand Parkway is an existing detention pond, CenterPoint Energy/ Houston Lighting & Power Right of way and Missouri Pacific Rail Road.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The future extension of Energy Drive will provide additional north-south circulation along with existing Interstate Highway 45. Major thoroughfares and major collectors provide circulation such as Springwoods Village Parkway, Holzwarth Road, East Mossy Oaks Road, and Energy Drive ensures the intent and general purpose of this chapter will be preserved and

maintained. To maintain the necessary height clearance of Interstate Highway 45 the Grand Parkway is elevated; therefore Energy Drive could not intersect. Currently there is an easement providing a connection from Energy Drive to East Montgomery Road/ (AKA West Riley Fuzzel Road). Ultimately this easement will be dedicated as public right-of-way. At this intersection vehicular traffic can travel north and south to Interstate 45.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Energy Drive is improved between Springwoods Village Parkway and Crossington Way. It is an all-weather roadway with utilities beyond that point providing access to our Waste Water Treatment Plant and East Montgomery Road/ (AKA West Riley Fuzzel Road). At this intersection vehicular traffic can travel north and south to Interstate 45.

**(5) Economic hardship is not the sole justification of the variance.**

There are multiple streets constructed in Springwoods Village Master Planned Community where the types of development has to remain compatible with our Community. We have demonstrated that we can construct streets and have them accepted by Harris County Infrastructure Department. It would be a hardship to construct and extend Spring Pine Forest Drive because the Grand Parkway is elevated at this location. Also there are off- ramps and interchanges in this location.



**Application No:** 2018-0198

**Agenda Item:** 130

**PC Action Date:** 03/15/2018

**Plat Name:** Springwoods Village GP

**Applicant:** C.L. Davis & Company

**Staff Recommendation:** Withdraw

**Chapter 42 Sections: 126-130**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

(1) To exceed intersection spacing along the north right of way of the Grand Parkway of approximately 3,879 feet between Holzwarth Road and proposed Energy Drive by not extending Spring Pine Forest Drive. (2) To exceed the intersection spacing along the south right of way of the Grand Parkway of approximately 4,054 feet between Holzwarth Road and proposed Energy Drive. Energy Drive is platted and improved between Springwoods Village Parkway to the north and Crossington Way to the south. Energy Drive is an all-weather road south of Crossington Way and it intersects with East Montgomery Road (AKA West Riley Road).;

**Basis of Recommendation:**

The sites are located north and south of the Grand Parkway, West of Interstate 45, and east of Holzwarth. The applicant is requesting two variances within a larger general plan, to exceed intersection spacing between Holzwarth to the west and proposed Energy Drive to the east, for two tracts north & south of the elevated Grand Parkway.

The application 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:** 131

**Action Date:** 03/15/2018

**Plat Name:** Towne Lake North GP

**Developer:** CW SCOA West, L.P., a Texas Limited Partnership

**Applicant:** EHRA

**App No/Type:** 2018-0481 GP

**Staff Recommendation:**

Grant the requested variance(s) and Approve the plat subject to the conditions listed

---

Total Acreage:	632.7100	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 503
County	Zip	Key Map ©	City / ETJ
Harris	77433	367J	ETJ

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#### ***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)

164. The nearest intersection along a major thoroughfare from the intersection of two major thoroughfares is 400 ft. (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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 131

**Action Date:** 03/15/2018

**Plat Name:** Towne Lake North GP

**Developer:** CW SCOA West, L.P., a Texas Limited Partnership

**Applicant:** EHRA

**App No/Type:** 2018-0481 GP

**Staff Recommendation:**

Grant the requested variance(s) and Approve the plat subject to the conditions listed

---

Harris County Flood Control District: HCFCD plat release letter required prior to recordation.

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

County has no objections to the variances.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

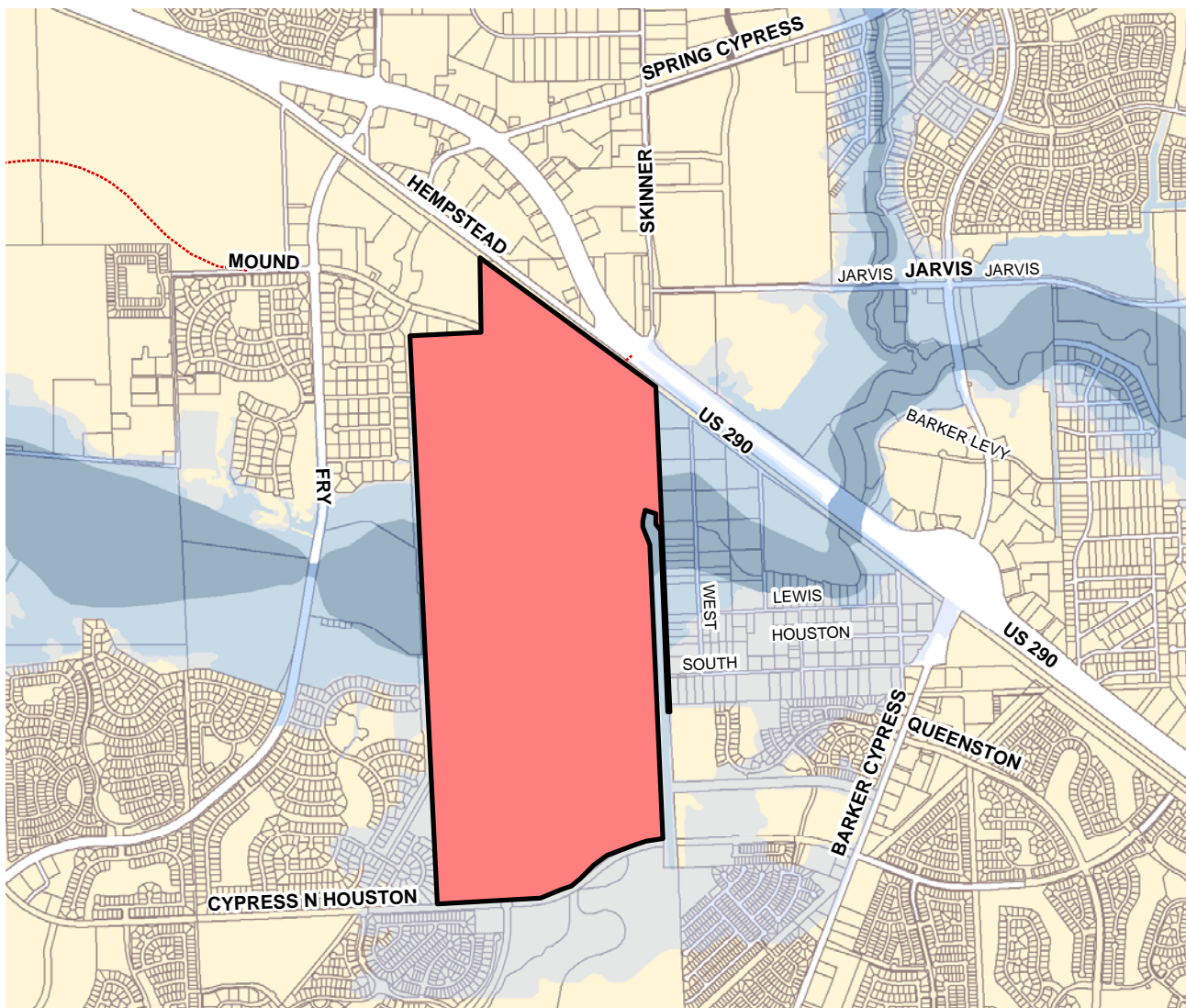
# Houston Planning Commission      ITEM: 131

Planning and Development Department

Meeting Date: 03/15/2018

Subdivision Name: Towne Lake North GP

Applicant: EHRA



**D – Variances**

**Site Location**

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# Houston Planning Commission    ITEM: 131

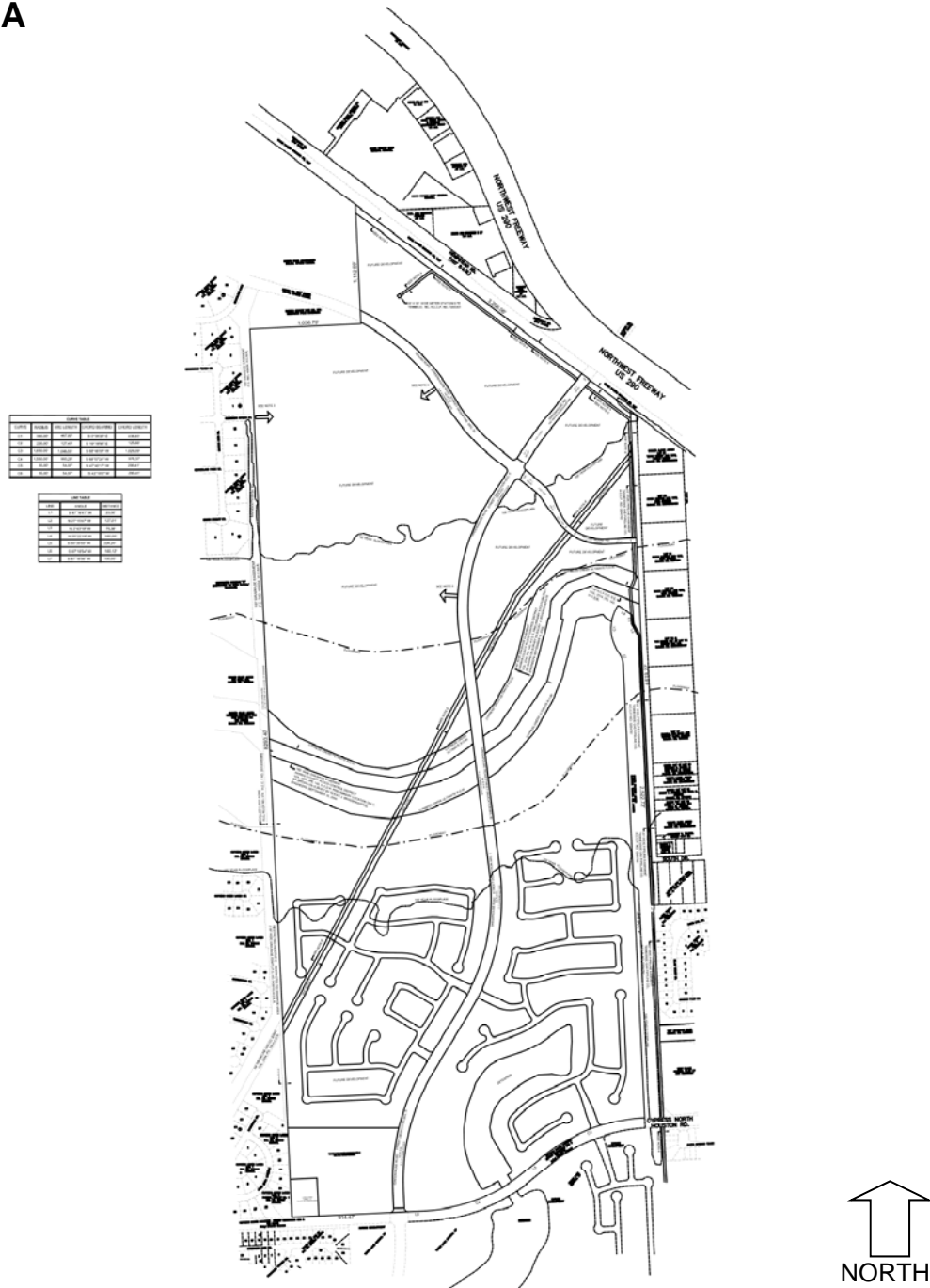
Planning and Development Department

Meeting Date: 03/15/2018

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Subdivision Name: Towne Lake North GP

Applicant: EHRA



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**D – Variances**

**Subdivision**

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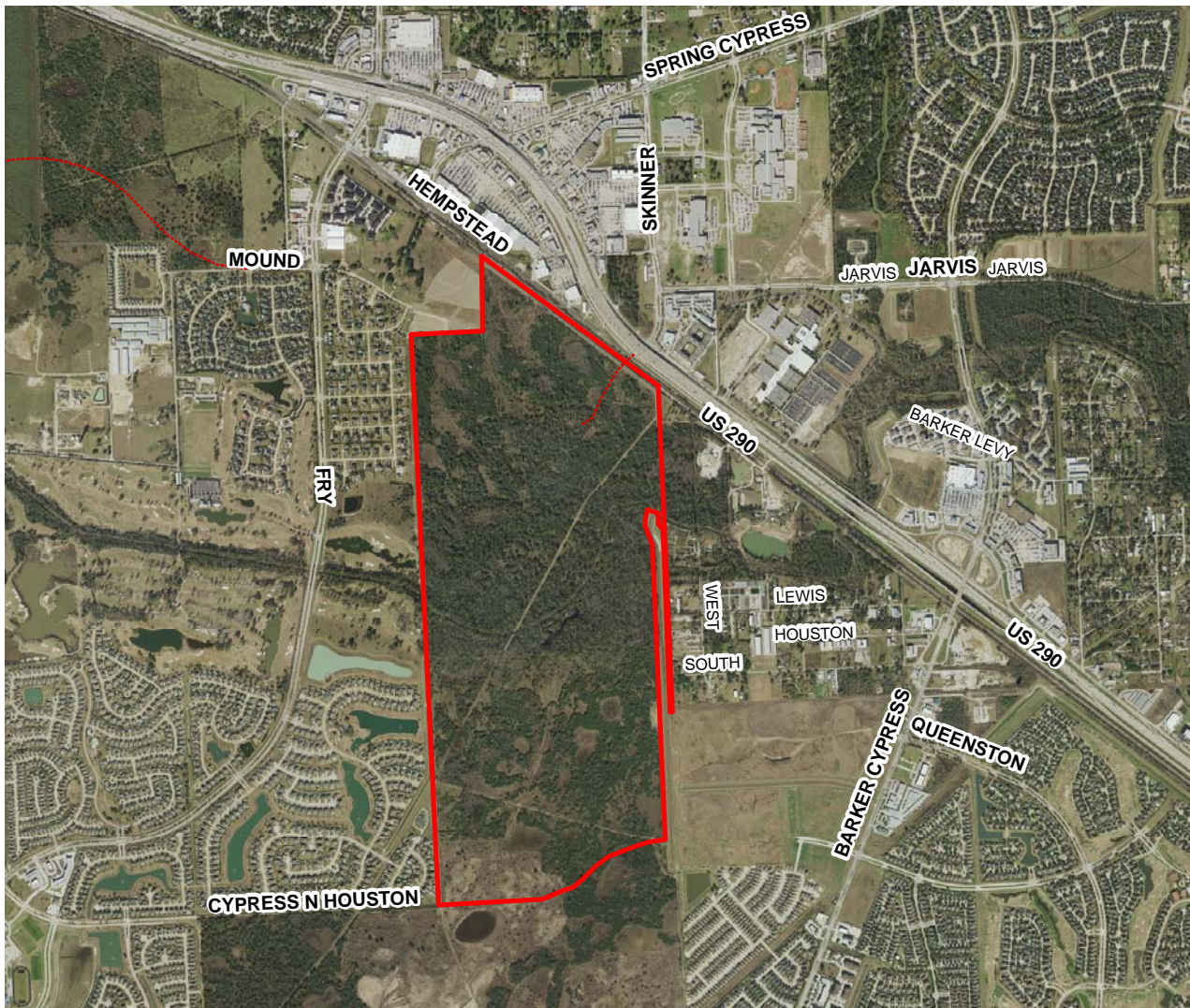
# Houston Planning Commission      ITEM: 131

Planning and Development Department

Meeting Date: 03/15/2018

Subdivision Name: Towne Lake North GP

Applicant: EHRA



**D – Variances**

**Aerial**



## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Request Information Form

**Application Number:** 2018-0481

**Plat Name:** Towne Lake North GP

**Applicant:** EHRA

**Date Submitted:** 03/05/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

(1) Variance to exceed intersection spacing for a total distance of 7,460' along the project's western boundary, (2) a variance to not connect to stub street South Drive resulting in 5,280' intersection spacing along the project's eastern boundary, and (3) to exceed intersection spacing for a total distance of 4,955' along Greenhouse Road south of Mound Road.

**Chapter 42 Section:** 42-127,134

**Chapter 42 Reference:**

42-127(a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet and 42-128(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. 42-134: A public street that terminates at the boundary of the 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;**

Variance 1: To allow a 7,460' block length along the project's western boundary. Existing Cypress Creek Lakes subdivision north of Cypress North Houston Road and west of the Towne Lake North boundary did not provide any street stubs, thus it is impossible to provide connectivity. North of Cypress Creek Lakes is the floodway of Cypress Creek which measures approximately 1,990' along the Towne Lake North boundary. Streets within the floodway/floodplain are obviously problematic. Further north, Cypress Creek Ranch subdivision provided stub street Glenbriar Spring Lane which will be extended into Towne Lake North when platting activity occurs in the future. The resulting distance between Glenbriar Spring Lane and Cypress North Houston is 7,460' where there exists no opportunity for street connectivity. Variance 2: To not connect to stub street South Drive resulting in a 5,280' block length along the project's eastern boundary. South Drive is an existing dead end street to the east of Towne Lake North. Separating South Drive from the project's boundary is a 160' drainage ditch owned by Harris County Flood Control District as well as a 20' gas pipeline easement. Development on South Drive is primarily large-lot single-family residential and light commercial which is incongruous with high density single-family residential within Towne Lake North. Not extending South Drive 180' over the pipeline and ditch will result in a 5,280' block length along the project's eastern boundary between Future Mound Road and existing Cypress North Houston Road. No stub streets were created within the Alder Trails Subdivision nor West Place GP and Cypress Creek's floodway is 1,350' wide along this side of Towne Lake North GP. Variance 3: To allow a 4,955' block length along Greenhouse Road south of Mound Road. Greenhouse Road has been constructed north of Cypress North Houston including a bridge over Cypress Creek and an intersection with major thoroughfare Mound Road. This general plan illustrates local streets connecting to Greenhouse Road south of Cypress Creek as shown on the simultaneously submitted Towne Lake North section 50 preliminary plat (Winding Willow Oak Way and Rollingway Drive). The Cypress Creek floodway prevents any street connectivity north of Section 50 and future streets between Mound Road and Cypress Creek have not yet been planned. Thus, at this time the variance is being requested to allow a 4,955' intersection spacing along Greenhouse Road between Mound Road and Winding Willow Oak Way.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

Development of the neighborhoods and drainage features adjacent to Towne Lake North predates this general plan and the Cypress Creek floodway/floodplain is an existing natural constraint.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Greenhouse Road is an existing north/south major thoroughfare which provides connectivity over Cypress Creek and will allow appropriate local street connectivity as evidenced by the simultaneously submitted Section 50 preliminary plat. Other street connectivity is infeasible due to existing natural features, flood control channels and lack of exterior stub streets. Greenhouse Road is currently being expanded to its full four-lane configuration which will preserve the intent of providing appropriate street hierarchy within residential communities.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Public health, safety and welfare are not negatively impacted by granting this variance since major thoroughfare Greenhouse Road adequately serves to collect and distribute local traffic between Mound Road and Cypress North Houston Road.

**(5) Economic hardship is not the sole justification of the variance.**

Justification for these variances is based on existing physical conditions only.



**Application No:** 2018-0481

**Agenda Item:** 131

**PC Action Date:** 03/15/2018

**Plat Name:** Towne Lake North GP

**Applicant:** EHRA

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 42-127,134**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

(1) Variance to exceed intersection spacing for a total distance of 7,460' along the project's western boundary, (2) a variance to not connect to stub street South Drive resulting in 5,280' intersection spacing along the project's eastern boundary, and (3) to exceed intersection spacing for a total distance of 4955' along Greenhouse Road south of Mound Road.;

**Basis of Recommendation:**

The property is located In Houston's ETJ, in Harris County, south of US 290, north of Cypress N Houston Road and east of Fry Road.

The applicant is requesting three variances:

- (1) To exceed 1400' intersection spacing along the GP western boundary between Glenbriar Spring Lane and Cypress N Houston Road,
- (2) To exceed 1400' intersection spacing along the GP eastern boundary between future Mound Road and Cypress N Houston Road and
- (3) To exceed 2600' intersection spacing along Greenhouse Road between future Mound Road and proposed Winding Willow Oak Way.

Staff is in support of the requests.

The general plan consists of about 632 acres of land and is bisected by Cypress Creek and the 100-year floodplain areas. This general plan is bounded by recorded subdivisions to the east and west, a 160' wide drainage ditch (owned by Harris County Flood Control District) to the southeast, a railroad to the north and Cypress N Houston Rd to the south. Due to these physical constraints, the applicant is requesting three variances to exceed intersection spacing along the western and eastern boundaries and along Greenhouse Road.

Along the western boundary, the distance between local Glenbriar Spring Lane and Cypress N Houston Road is approximately 7,460'. Along the eastern boundary, the distance between Future Mound Road and Cypress N Houston Road is approximately 5,800'. Along Greenhouse Road, the distance between future Mound Road and future Winding Willow Oak Way (in Towne Lake Sec 50) is approximately 4955'.

Approximately one quarter of the general plan is encumbered by Cypress Creek and the floodplain areas. Strict application of the ordinance would make this project infeasible due to these existing physical characteristics. The overall GP will dedicate two major thoroughfares – Greenhouse Road and Mound Road - in a north-south and east-west directions. Granting of the variance will meet the intent of the ordinance as these two future major thoroughfares will provide adequate traffic circulation within the general plan and adequate vehicular access to adjacent properties.

Harris County Engineering Office is in support of the requests.

Staff's recommendation is to grant the requested variances and approve the GP subject to the CPC 101 form conditions.

**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question. The general plan is bisected by Cypress Creek and floodplain areas and is bounded by recorded subdivisions to the east and west, a 160' wide drainage ditch (owned by Harris County Flood Control District) to the southeast, a railroad to the north and Cypress N Houston Rd to the south. Due to these physical constraints, the applicant is not able to meet the intersection spacing requirements.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The existing physical characteristics of the surrounding areas were not created by the applicant. The GP is bisected by Cypress Creek and floodplain areas and is bounded by recorded subdivisions without very limited street connections.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The proposed GP will dedicate two major thoroughfares - Greenhouse Road and Mound Road - in a north-south and east-west directions. Traffic circulation will be addressed by Greenhouse Road and Mound Road.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The future major thoroughfares will provide adequate traffic circulation and vehicular access to adjacent properties.

**(5) Economic hardship is not the sole justification of the variance.**

Existing physical characteristics are the justifications for granting the variances.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 132  
**Action Date:** 03/15/2018  
**Plat Name:** Washington Avenue Retail  
**Developer:** Dittman on Washington, LLC  
**Applicant:** Windrose  
**App No/Type:** 2018-0476 C2

**Staff Recommendation:**  
Defer Applicant request

Total Acreage:	1.6910	Total Reserve Acreage:	1.6910
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	493K	City

#### ***Conditions and Requirements for Approval***

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

059.1. Acreage in title and on plat must match at recordation.

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.

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.

187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

209. Applicant has requested that this item be deferred for two weeks.

Legal description in title and on plat must match at recordation

Identify all features and public improvements in site plan and cross-section. Depict all public improvements throughout the entire length of the plat abutting the streets. Provide total sq. ft. for each building. Provide rendering(s) if any. Provide parking analysis with details 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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 132

**Action Date:** 03/15/2018

**Plat Name:** Washington Avenue Retail

**Developer:** Dittman on Washington, LLC

**Applicant:** Windrose

**App No/Type:** 2018-0476 C2

**Staff Recommendation:**

Defer Applicant request

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PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://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 - Include Key Map information on the Vicinity Map.

Metro: Two weeks prior to project site mobilization, coordination with METRO is required for removal of existing bus stop Bus Stop ID 484 and any transit amenities for impacts to bus operations during construction. Contractor shall notify METRO at least 72 hours prior to the construction of standard bus pad and landings per COH PWE Infrastructure Design Manual, 10-60. Contractor shall allow METRO to inspect the slab form foundation for the bus stop prior to placement of concrete and notify METRO at least 72 hours in advance. Contractor shall coordinate with METRO, as necessary, for installation of various amenities at finished bus stop locations. Contact Facilities Maintenance at [FacilitiesMaintenance@Ridemetrol.org](mailto:FacilitiesMaintenance@Ridemetrol.org) or at (713) 615-6195.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

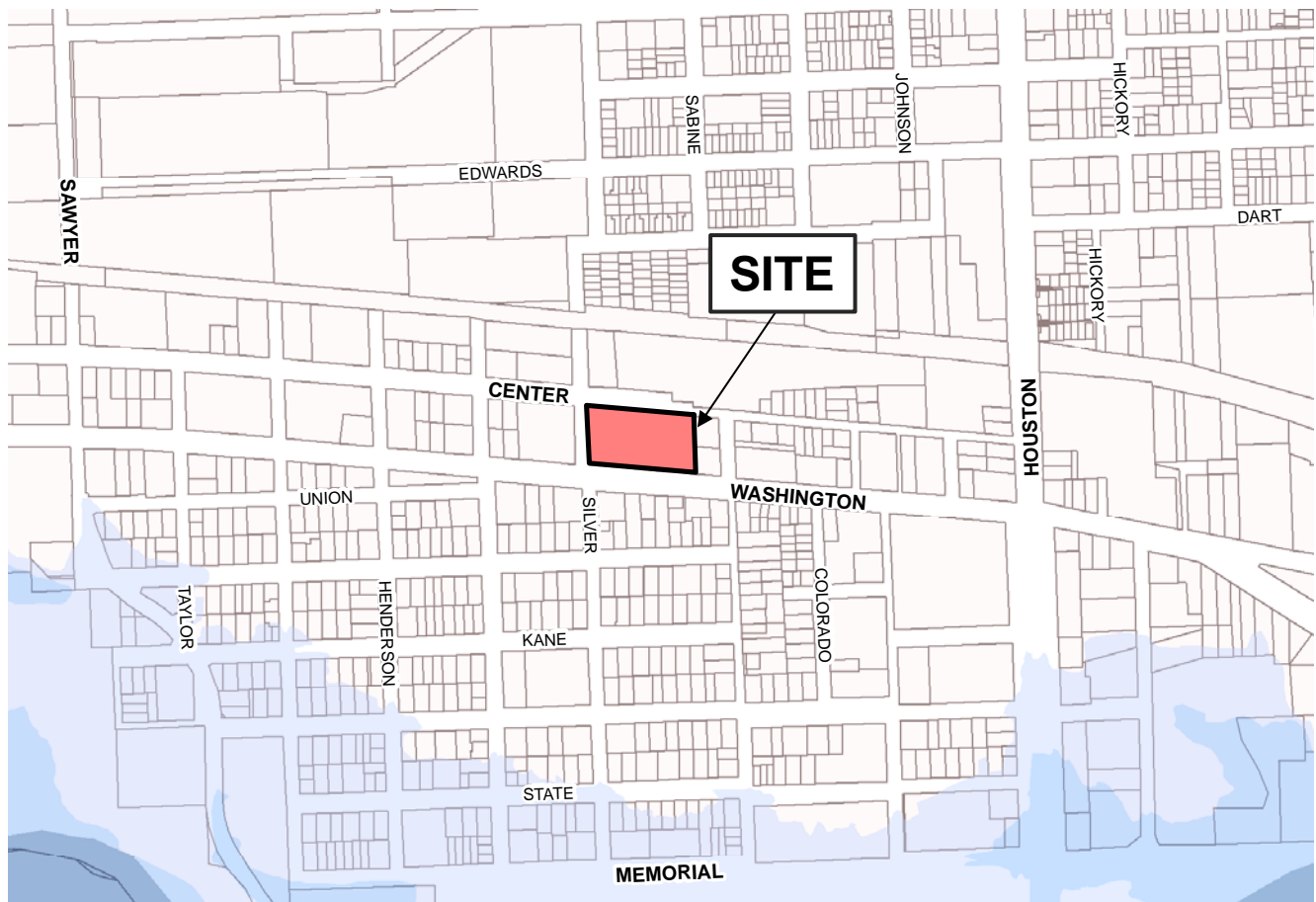
**ITEM: 132**

Planning and Development Department

Meeting Date: 03/15/2018

**Subdivision Name: Washington Avenue Retail**

**Applicant: Windrose**



**D – Variances**

**Site Location**

# Houston Planning Commission

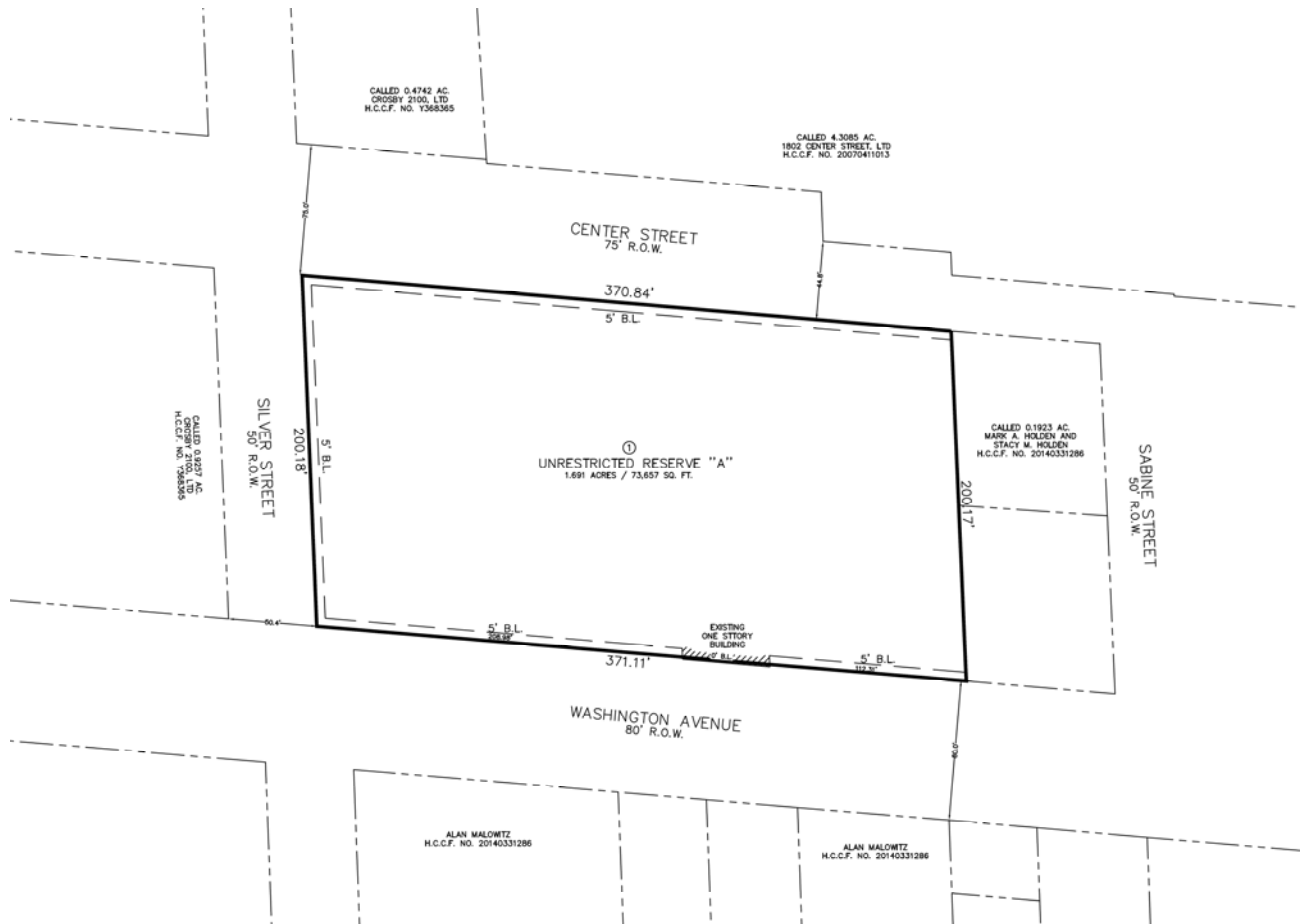
## ITEM: 132

Planning and Development Department

Meeting Date: 03/15/2018

Subdivision Name: Washington Avenue Retail

Applicant: Windrose



D – Variances

Subdivision

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# Houston Planning Commission

## ITEM: 132

Planning and Development Department

Meeting Date: 03/15/2018

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Subdivision Name: Washington Avenue Retail

Applicant: Windrose

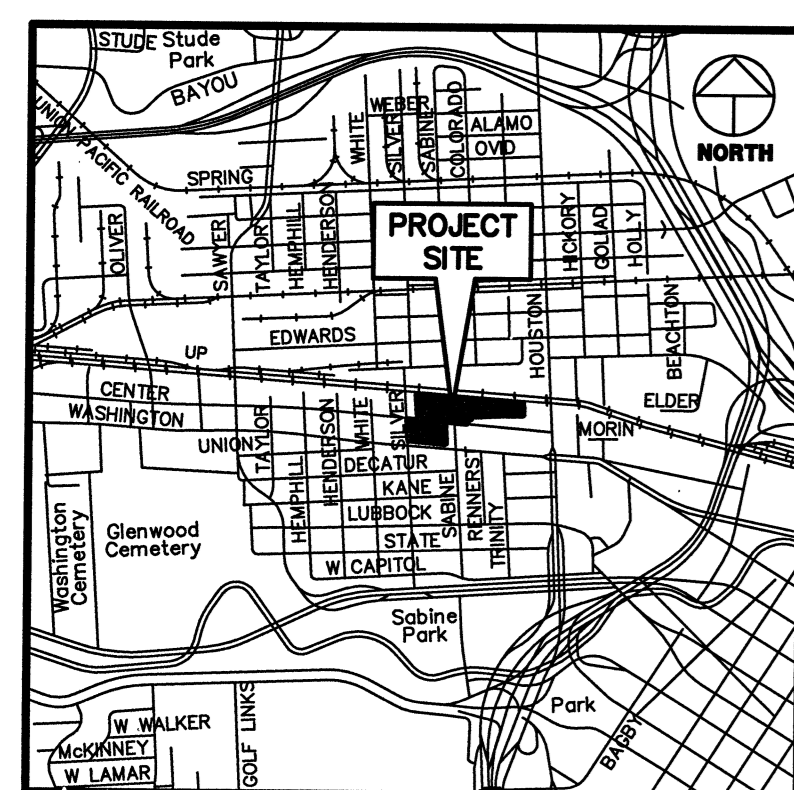


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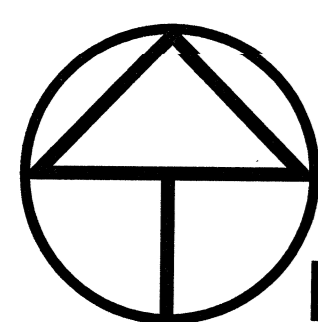
### D – Variances

### Aerial

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CITY OF HOUSTON, HARRIS COUNTY, TEXAS  
VICINITY MAP  
SCALE: 1" = 2,000'



NORTH

GRAPHIC SCALE: 1" = 20'  
0 20 40 60 Feet

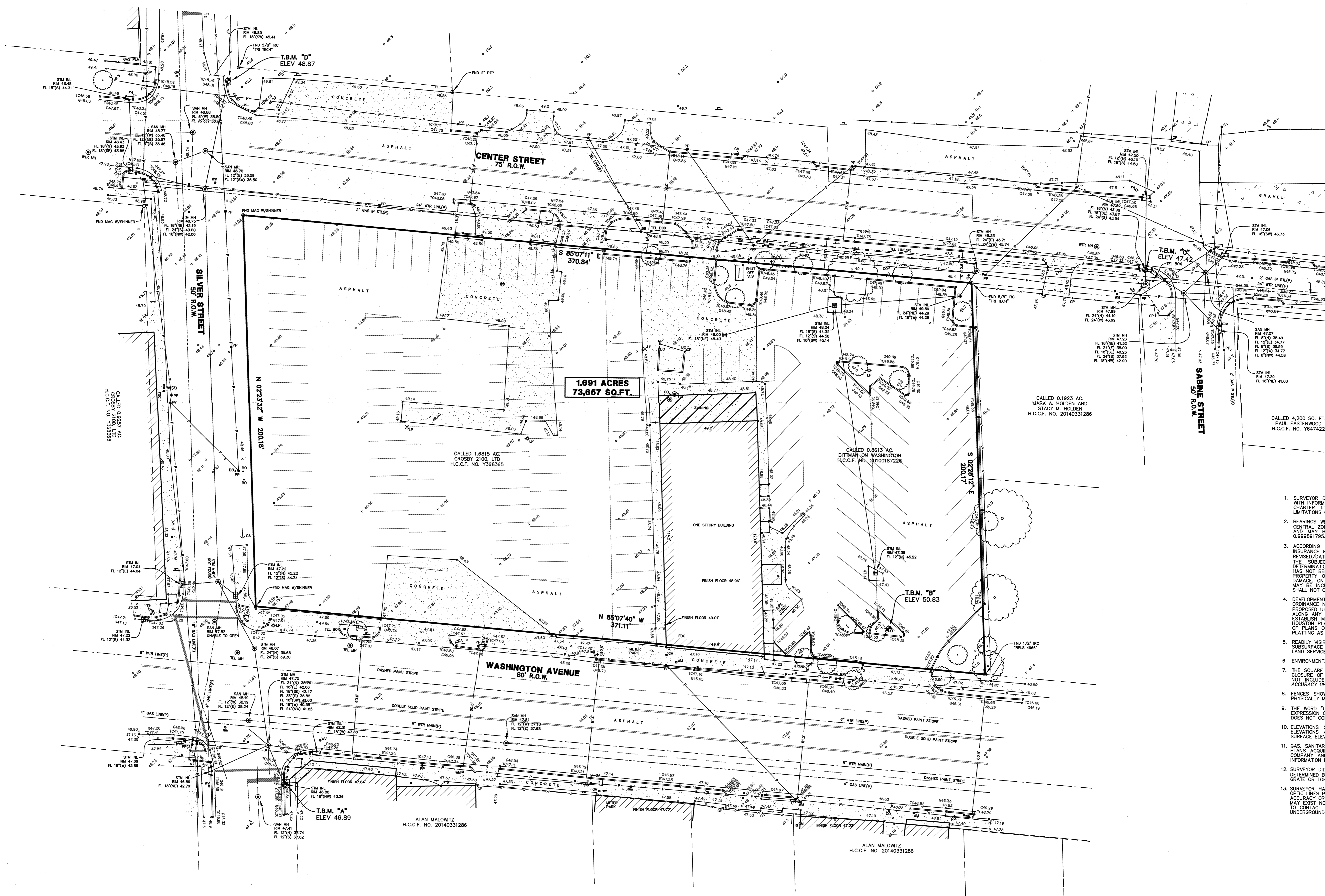
BENCHMARK PUBLISHED ELEVATION = 40.07  
HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 210054 BEING A BRASS DISC STAMPED "WDO BM13" LOCATED ON THE EAST R.O.W. LINE OF SABINE STREET APPROXIMATELY 750 FEET SOUTH FROM MEMORIAL DRIVE. (NAVD83, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK "A" ELEVATION = 46.89  
BEING A CUT BOX ON CONCRETE INLET LOCATED ON THE EAST R.O.W. LINE OF SILVER STREET, SOUTHEAST OF ITS INTERSECTION WITH WASHINGTON AVENUE. (SHOWN HEREON)

TEMPORARY BENCHMARK "B" ELEVATION = 50.83  
BEING A CUT BOX ON CONCRETE INLET LOCATED ON THE SOUTH R.O.W. LINE OF CENTER STREET, WEST OF ITS INTERSECTION WITH SABINE STREET. (SHOWN HEREON)

TEMPORARY BENCHMARK "C" ELEVATION = 47.42  
BEING A CUT BOX ON CONCRETE INLET LOCATED ON THE SOUTH R.O.W. LINE OF CENTER STREET, WEST OF ITS INTERSECTION WITH SABINE STREET. (SHOWN HEREON)

TEMPORARY BENCHMARK "D" ELEVATION = 48.87  
BEING A CUT BOX ON CONCRETE INLET LOCATED ON THE EAST R.O.W. LINE OF SILVER STREET, NORTHEAST OF ITS INTERSECTION WITH CENTER STREET. (SHOWN HEREON)



#### GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN CITY PLANNING SEARCH REPORT NO. 2018-0011 OF CHARTER TITLE COMPANY, DATED JANUARY 8, 2018, AND IS SUBJECT TO THE LIMITATIONS OF THAT REPORT.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999891795.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0870M REVISED/DATED JUNE 9, 2014, AND 48201C0870M REVISED/DATED JANUARY 6, 2017, THE SUBJECT TRACT APPEARS TO BE WITHIN UNSHADOWED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS STATEMENT DOES NOT MEAN THAT THE PROPERTY IS FREE FROM FLOODING. FLOODING IS A NATURAL OCCURRENCE AND FLOOD DAMAGE ON RARE OCCASIONS CAN AND WILL OCCUR. FLOOD FLOODING DAMAGE MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
4. DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2013-243 WHICH STIPULATES PLATTING AND SETBACK CONSTRAINTS. PROPOSED USES OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACK LINE(S) ALONG ANY ADJOINING STREETS. REFER TO CITY OF HOUSTON BUILDING CODES TO ESTABLISH MINIMUM PUBLISHED SETBACK REQUIREMENTS. ULTIMATELY THE CITY OF HOUSTON PLANNING COMMISSION WILL DETERMINE REQUIRED SETBACKS UPON REVIEW OF PLANS OR PLATS SUBMITTED TO THIS COMMISSION. THIS TRACT MAY REQUIRE PLATTING AS A CONDITION FOR RECEIVING BUILDING PERMITS.
5. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
6. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
7. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
8. FENCES SHOWN HEREON WITH DIMENSIONAL LINES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEASURE BETWEEN MEASURED LOCATIONS.
9. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
10. ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDRETH ARE SOLID SURFACE ELEVATIONS.
11. GAS, SANITARY, STORM, AND WATER LINES SHOWN HEREON ARE BASED ON UTILITY PLANS ACCORDING TO CITY OF HOUSTON AND SOUTHWESTERN BELL TELEPHONE COMPANY. THESE LINES WERE FIELD VERIFIED WHERE POSSIBLE. OTHER UTILITY PLANS OR INFORMATION MAY EXIST NOT KNOWN TO THIS COMPANY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY OR OTHER SURVEY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
12. SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES. UNDERGROUND PIPE SIZES WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE RIM OR TOP OF GRADE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
13. SURVEYOR HAS CONTACTED DIGTESS FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVEYOR CANNOT CERTIFY OR GUARANTEE ACCURACY OR COMPLETENESS OF THIS REQUEST. OTHER UNDERGROUND UTILITY LINES MAY EXIST NOT KNOWN TO THIS COMPANY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY OR OTHER SURVEY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

#### SURVEYOR'S CERTIFICATION

TO:

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY, TO THE BEST OF MY KNOWLEDGE.

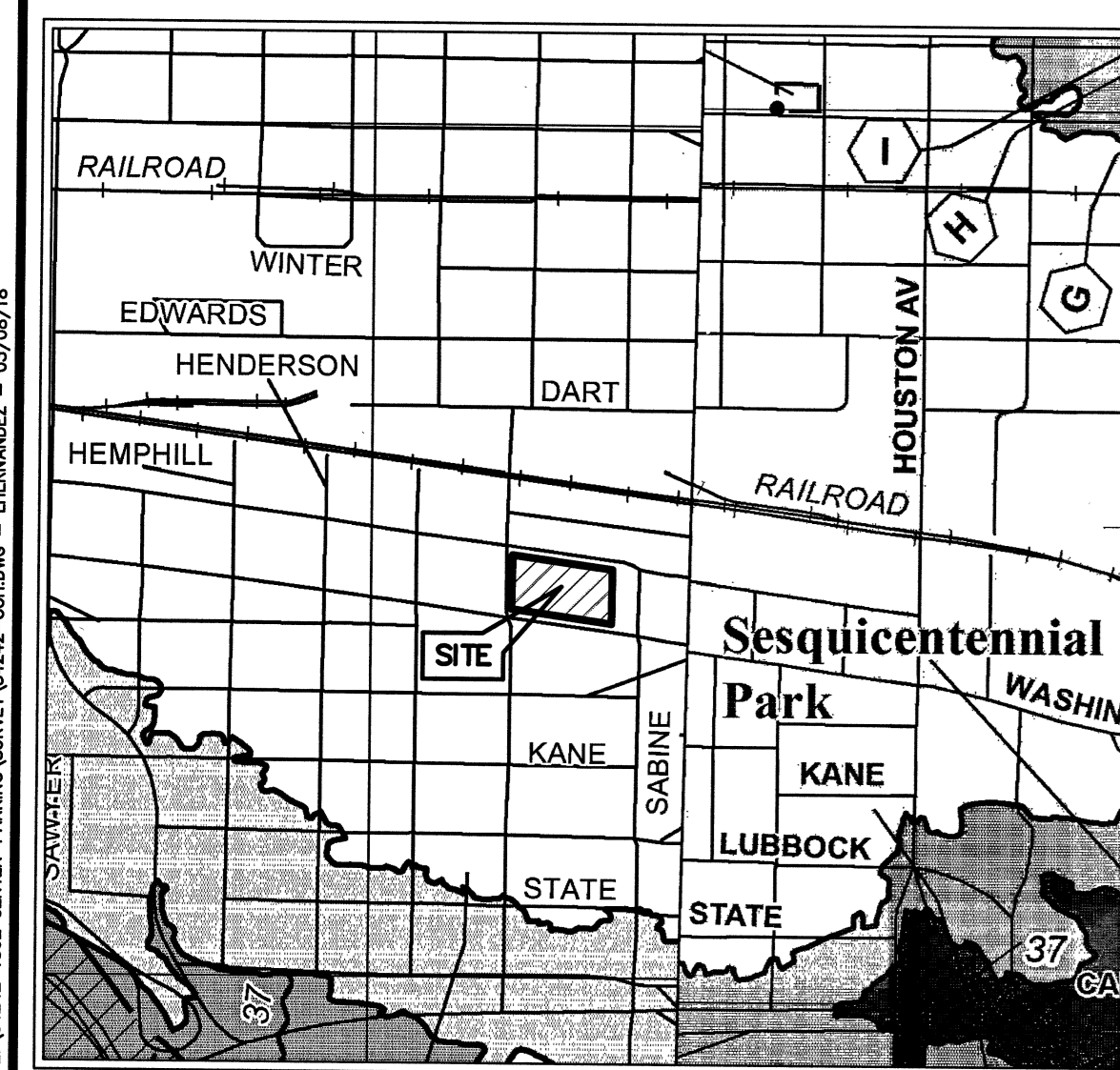
RONALD PATRICK KELL  
Registered Professional Land Surveyor  
Texas Registration No. 6424  
DATE 03-07-18

#### WINDROSE LAND SURVEYING & PLATTING

STANDARD LAND & TOPOGRAPHIC SURVEY OF  
1.691 AC. / 73,657 SQ. FT.  
SITUATED IN THE  
JOHN AUSTIN TWO LEAGUE GRANT  
ABSTRACT NO. 1  
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

COPYRIGHT © WINDROSE LAND SERVICES THIS DOCUMENT IS COPYRIGHTED AND IS AN INSTRUMENT OF SERVICE FOR THE SPECIFIC PROJECT OR TRANSACTION FOR WHICH IT WAS PREPARED. REUSE, COPYING OR ADAPTATION OF THIS DOCUMENT WITHOUT WRITTEN PERMISSION OR IN ELECTRONIC FORMAT OTHER THAN FOR THE SPECIFIC PURPOSES INTENDED, WITHOUT WRITTEN PERMISSION, CONSTITUTES A VIOLATION OF FEDERAL COPYRIGHT LAW.  
FIELD BY: CC CHECKED BY: PK JOB NO. 54242  
DRAWN BY: MJT/LH DATE: FEBRUARY, 2018 SHEET NO. 1 OF 1

#### FLOOD INFORMATION



#### FIRM

FLOOD INSURANCE RATE MAP

HARRIS COUNTY, TEXAS

AND INCORPORATED AREAS

PANEL 670 OF 1150

SEE MAP INDEX FOR FIRM PANEL LAYOUT

COMMUNITY HARRIS COUNTY TEXAS

DATE OF SURVEY 2014

MAP NUMBER 48201C0870M

JUNE 9, 2014

Federal Emergency Management Agency

#### FIRM

FLOOD INSURANCE RATE MAP

HARRIS COUNTY, TEXAS

AND INCORPORATED AREAS

PANEL 680 OF 1150

SEE MAP INDEX FOR FIRM PANEL LAYOUT

COMMUNITY HARRIS COUNTY TEXAS

DATE OF SURVEY 2014

MAP NUMBER 48201C0890M

JANUARY 6, 2017

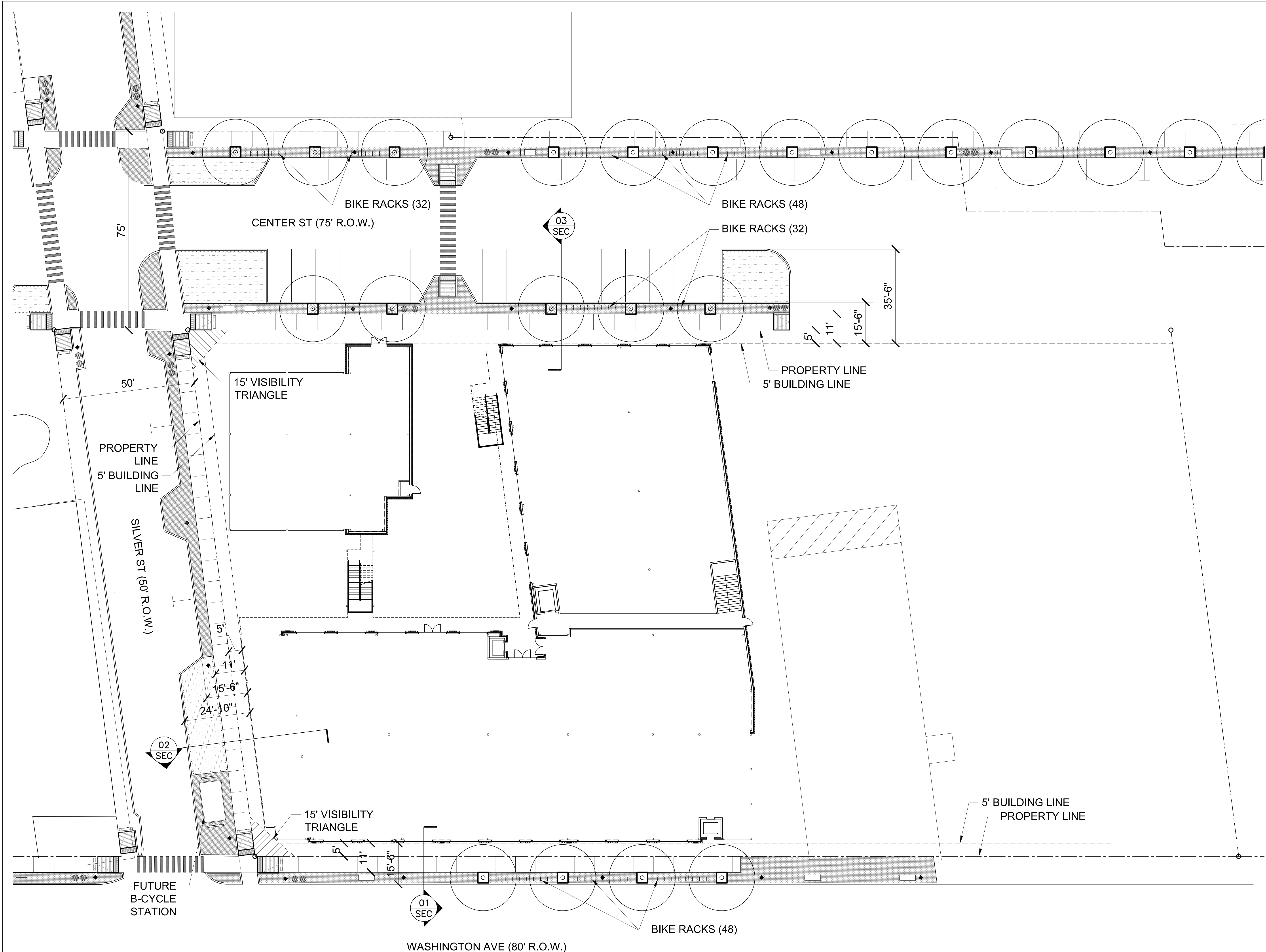
Federal Emergency Management Agency

#### LEGEND

- SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY
- BOLLARD
  - HANDICAP
  - GAS VALVE
  - FIRE HYDRANT
  - WATER METER
  - IRRIGATION CONTROL VALVE
  - GRATE INLET
  - MANHOLE
  - CLEANOUT
  - TELEPHONE PEDESTAL
  - ELECTRIC BOX
  - TRAFFIC SIGNAL BOX
  - LIGHT POLE
  - TRAFFIC LIGHT POLE
  - ORANGE/SPOT LIGHT
  - POWER POLE
  - POWER POLE W/TRANSFORMER
  - POWER POLE W/LIGHT
  - POWER POLE W/CONDUIT
  - METER POLE
  - SERVICE POLE
  - GUY ANCHOR
  - OVERHEAD POWER LINE
  - BARBED WIRE FENCE
  - WROUGHT IRON FENCE
  - WOOD FENCE
  - CHAINLINK FENCE
  - GATE POST
  - PER PLANS
  - APPROX.
  - HORSEBANK
  - SIGN
  - PIPELINE MARKER
  - UNDERGROUND CABLE SIGN
  - CATHODIC TEST LEAD
  - MONITORING WELL
  - P.N. FLAG/PAINT MARK
  - TOP OF CURB
  - GUTTER
  - TOP OF GRADE
  - FLOW LINE
  - HIGHBANK
  - SANITARY SEWER
  - STORM SEWER
  - CORRUGATED METAL PIPE
  - CORRUGATED PLASTIC PIPE
  - REINFORCED CONCRETE PIPE
  - TELEPHONE
  - SOUTHWESTERN BELL TELEPHONE CO.
  - WATER
  - UNDERGROUND
  - FOUND
  - HARRIS COUNTY CLERK FILE
  - HARRIS COUNTY DEED RECORDS
  - HARRIS COUNTY MAP RECORDS
  - IRON PIPE
  - IRON ROD
  - PAGE
  - RIGHT-OF-WAY
  - SQUARE FEET
  - VOL.
  - FILM CODE
  - BUILDING LINE
  - UTILITY EASEMENT
  - TREE/SHRUB

#### REVISIONS

DATE	REASON	BY



1818 Washington Ave

LOVETT  
COMMERCIAL

1520 Oliver Street  
Houston, TX 77007

Graphite

1719 Vassar Street  
Houston, TX 77098  
310.429.8862  
MetaTed@gmail.com

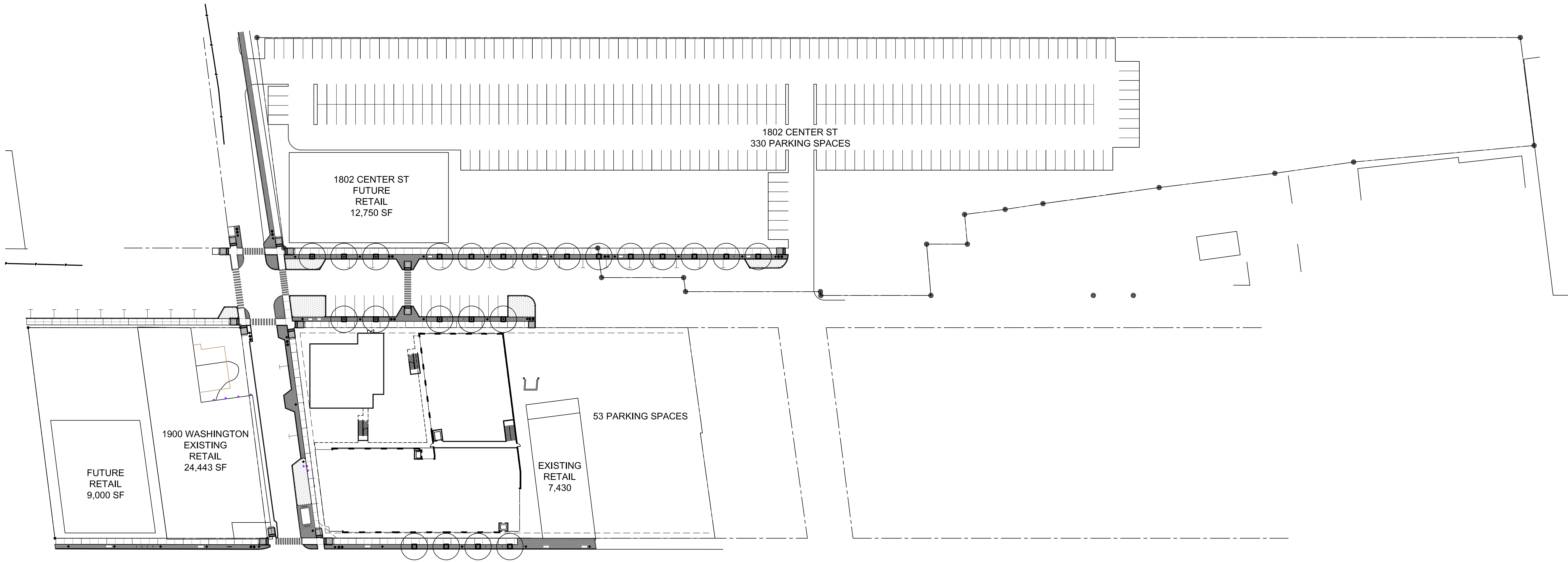
△ Date Issue

Professional Seal

Sheet Name And Number

Site Plan 1/16" = 1'

A01



	Total
1818 Washington	50,998
1900 Washington	24,443
B&B Butchers	7,430
1802 Center Street	12,750
Bottled Blond	9,000
Total	104,621

Required Parking	419
------------------	-----

4 /1000 sf Shopping Center > 100,000 sf

Bike Reduction (max 10%)	41
--------------------------	----

165 Bike parking required Per 26-497

Total Required Per Code	378
-------------------------	-----

LOVETT  
COMMERCIAL

1520 Oliver Street  
Houston, TX 77007

Graphite

1719 Vassar Street  
Houston, TX 77098  
310.429.8862  
MetaTed@gmail.com

△	Date	Issue
	02.06.18	Progress Set

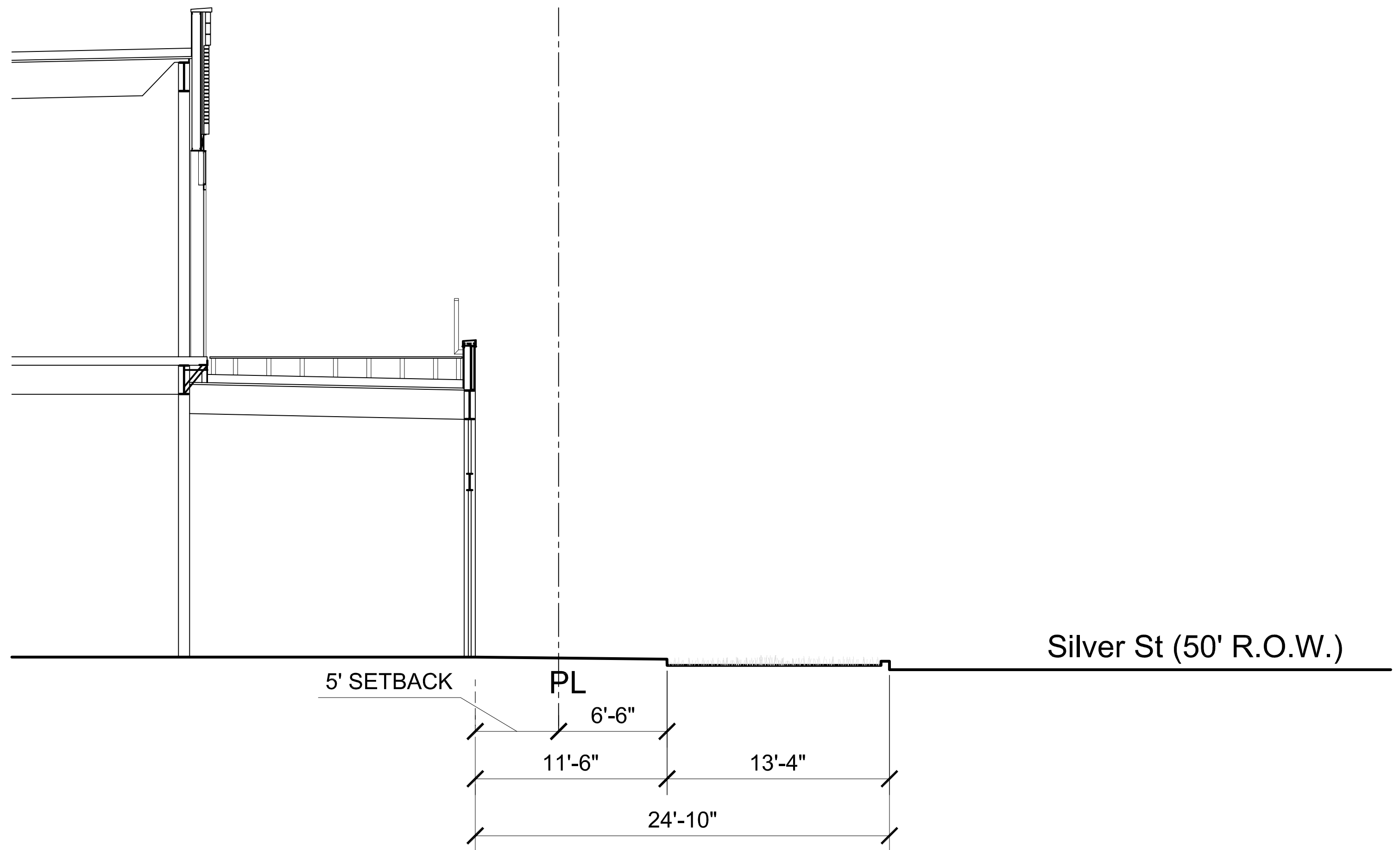
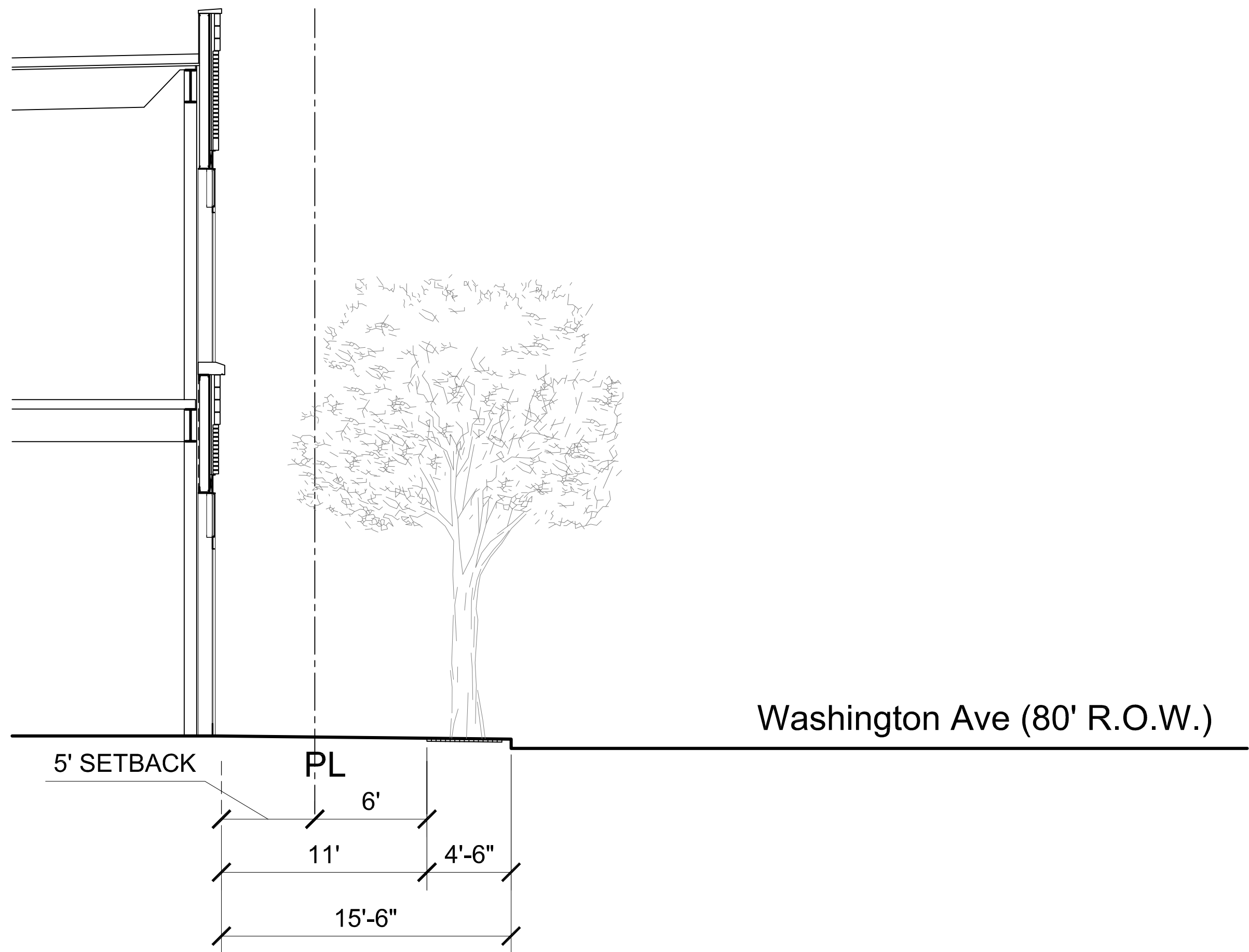
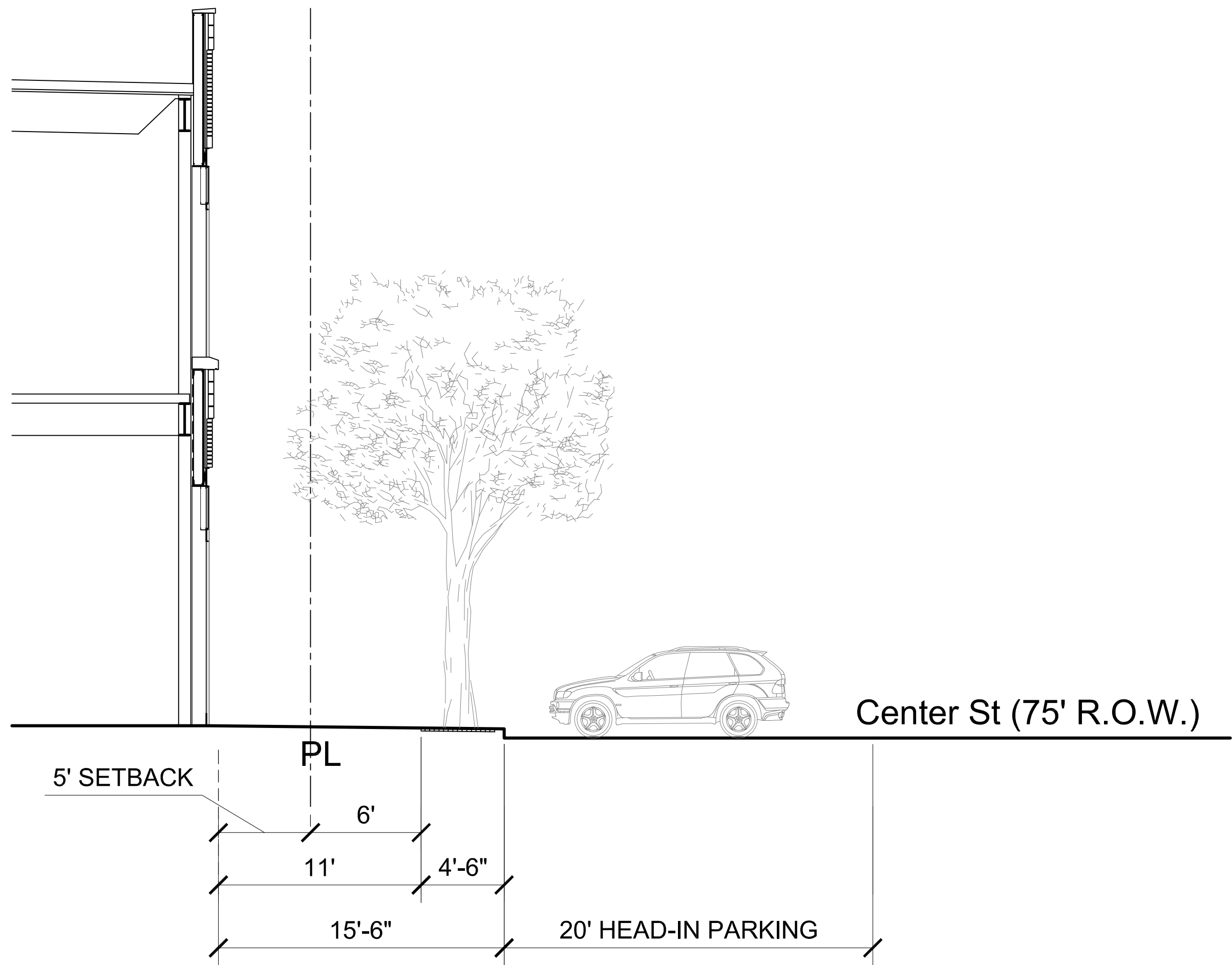
Professional Seal

02.06.18

Sheet Name And Number

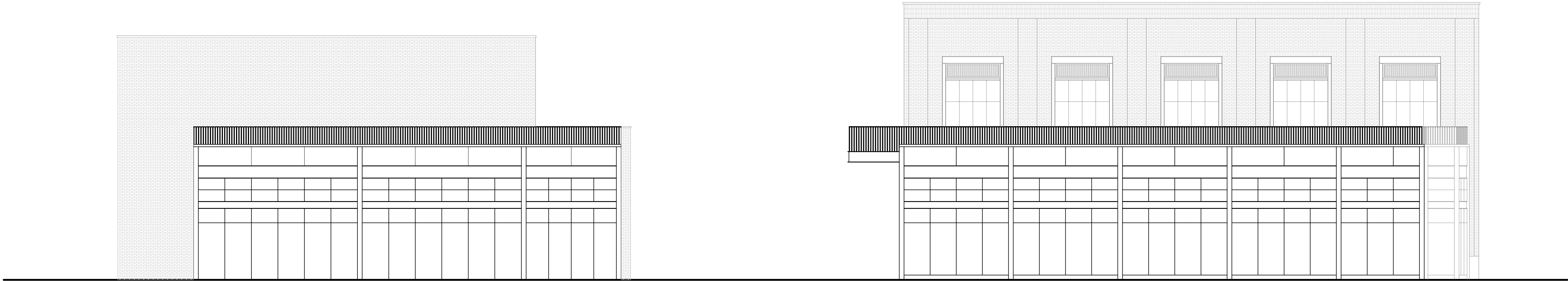
Site Plan 1" = 20'

A01





CENTER STREET ELEVATION



SILVER STREET ELEVATION



WASHINGTON AVENUE ELEVATION



**Application Number:** 2018-0476

**Plat Name:** Washington Avenue Retail

**Applicant:** Windrose

**Date Submitted:** 03/05/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow reduced building lines of 5 feet along Washington Avenue (Major Thoroughfare) as opposed to the required 25-foot building line and to allow a reduced building line of 5 feet along Silver Street (Local) and Center Street (Minor Collector) as opposed to the required 10-foot building line.

**Chapter 42 Section:** 42-150

**Chapter 42 Reference:**

Section 42-150 "Building Line Requirement", paragraph (d) states, "The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control; Not single-family residential and abutting a major thoroughfare with a planned right-of-way width of 80 feet or less - 15 feet; Collector Street, All others - 10 feet; Local Street, All others – 10 feet."

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

The subject property is located at the northeast corner of Washington Avenue and Silver Street. The site is bordered by Center Street to the north and vacant, commercially designated property to the east. The applicant is proposing to develop a regional shopping center spread across 3 city blocks that will include at least 5 new retail buildings alongside the 2 existing buildings that currently house the Platypus Brewing Company, Tacodeli and B&B Butchers Restaurant. The applicant's concept is a walkable, mixed-use shopping center with centralized off-site parking. By moving the main parking area to the north away from the major thoroughfare, the applicant is able to develop a dense, pedestrian-focused retail center that doesn't waste any of the primary frontage. Because Washington Avenue is a major thoroughfare with a planned right-of-way of 80-feet or less, the required building line would be 25 feet. The building lines along Center Street and Silver Street would each be 10 feet. In order to create a development that matches the Washington Avenue character and justifies the centralized parking concept, the applicant is applying for a variance to create a uniform 5-foot building setback. This allowance would match the prevailing development trend along Washington Avenue that includes a return to the reduced/zero foot building line in combination with the pedestrian-friendly retail store fronts. As an example, the development across the street from the subject property at the northwest corner of Silver and Washington has reduced setbacks.

**(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 justification for the variance is the prevailing development character of the area. Utilizing the code-required setbacks would be a departure from the development trend of the Washington Avenue corridor. The applicant is using a consolidated parking area to create the type of walkable, dense retail development that is the highest and best use for the property. However, the setbacks along Washington Avenue, Silver Street and Center Street must be reduced for the project to remain viable. These development constraints result in circumstances that are not self-imposed by the applicant and that support the granting of the variance.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The applicant's goal for this project is to provide a cohesive, multi-block retail center that is integrated with and complimentary to the Washington Avenue neighborhood. The requested variance will enable the developer to locate their building closer to the subject streets to create a more intimate experience for future patrons. With the reduced setbacks, the resulting pedestrian realms will be more in line with the City's model for dense, urban retail establishments outlined in Chapter 42 - Washington and Silver would both have a pedestrian realm of 15' 6" and Center would have a pedestrian realm of 15' 8". Additionally, the applicant is proposing an enhanced streetscape along Center to seamlessly transition between the parking and shopping areas that includes enhanced landscaping, bike racks, a protected mid-block pedestrian walkway, and several on-street parking spaces. With these improvements and the requested reduced building line variance, the applicant will be able to create a cohesive retail center that will meet the intent of Chapter 42.

**(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. There will be adequate emergency vehicular access to the site along all three streets. Further, the centralized parking area will be safer for patrons as opposed to numerous, disjointed parking areas spread throughout the proposed buildings. The planned improvements within the Center Street right-of-way that separate the parking area from the retail facilities will be submitted to the Public Works Department for their review and approval.

**(5) Economic hardship is not the sole justification of the variance.**

The primary justification for the requested variance is the prevailing development character of the area. The centralized parking and proposed variance are the only tools that the applicant has to create a viable retail center that is compatible with Washington Avenue. Without the variance, the City will be losing an opportunity to support walkable commercial development and the applicant will not be able to utilize their land for its highest and best use.



**Application No:** 2018-0476

**Agenda Item:** 132

**PC Action Date:** 03/15/2018

**Plat Name:** Washington Avenue Retail

**Applicant:** Windrose

**Staff Recommendation:** [Defer Applicant request](#)

**Chapter 42 Sections:** [42-150](#)

**Specific variance is being sought and extent of variance:** [\(Sec. 42-47 and Sec. 42-81\)](#)

[To allow reduced building lines of 5 feet along Washington Avenue \(Major Thoroughfare\) as opposed to the required 25-foot building line and to allow a reduced building line of 5 feet along Silver Street \(Local\) and Center Street \(Minor Collector\) as opposed to the required 10-foot building line. ;](#)

**Basis of Recommendation:**

[The site is located north of Washington Avenue, west of Houston Avenue and east of Center Street.](#)

[The applicant is requesting a variance to allow a 5' building line along Washington Avenue instead of the required 25' building line and to allow a 5' building line along Silver Street and Center Street instead of the required 10' building line.](#)

[Staff's recommendation is to defer the plat per the applicant's request.](#)

---

**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

[n/a](#)

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

[n/a](#)

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

[n/a](#)

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

[n/a](#)

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

[n/a](#)

**(5) Economic hardship is not the sole justification of the variance.**

[n/a](#)



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 133  
**Action Date:** 03/15/2018  
**Plat Name:** Spring ISD Roberson Middle School  
**Developer:** West Belt Surveying, Inc.  
**Applicant:** West Belt Surveying, Inc.  
**App No/Type:** 2018-0403 C3P

**Staff Recommendation:**  
Grant the requested  
special exception(s) and  
Approve the plat subject to  
the conditions listed

---

Total Acreage:	22.7630	Total Reserve Acreage:	20.0180
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Northwest Harris County MUD 23
County	Zip	Key Map ©	City / ETJ
Harris	77014	371F	ETJ

---

#### ***Conditions and Requirements for Approval***

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 133  
**Action Date:** 03/15/2018  
**Plat Name:** Spring ISD Roberson Middle School  
**Developer:** West Belt Surveying, Inc.  
**Applicant:** West Belt Surveying, Inc.  
**App No/Type:** 2018-0403 C3P

**Staff Recommendation:**  
Grant the requested  
special exception(s) and  
Approve the plat subject to  
the conditions listed

---

PWE Utility Analysis: Approved  
City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED  
AND NO BUILDING IS ALLOWED WITHIN THE PUBLIC UTILITY EASEMENT.

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)  
Label Fire and EMS table  
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 requirements, storage needed inside the school property for parents off and bus operations, parking restrictions next to driveways off Roberson School Road.  
There are no objections to the request for Special Exception.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

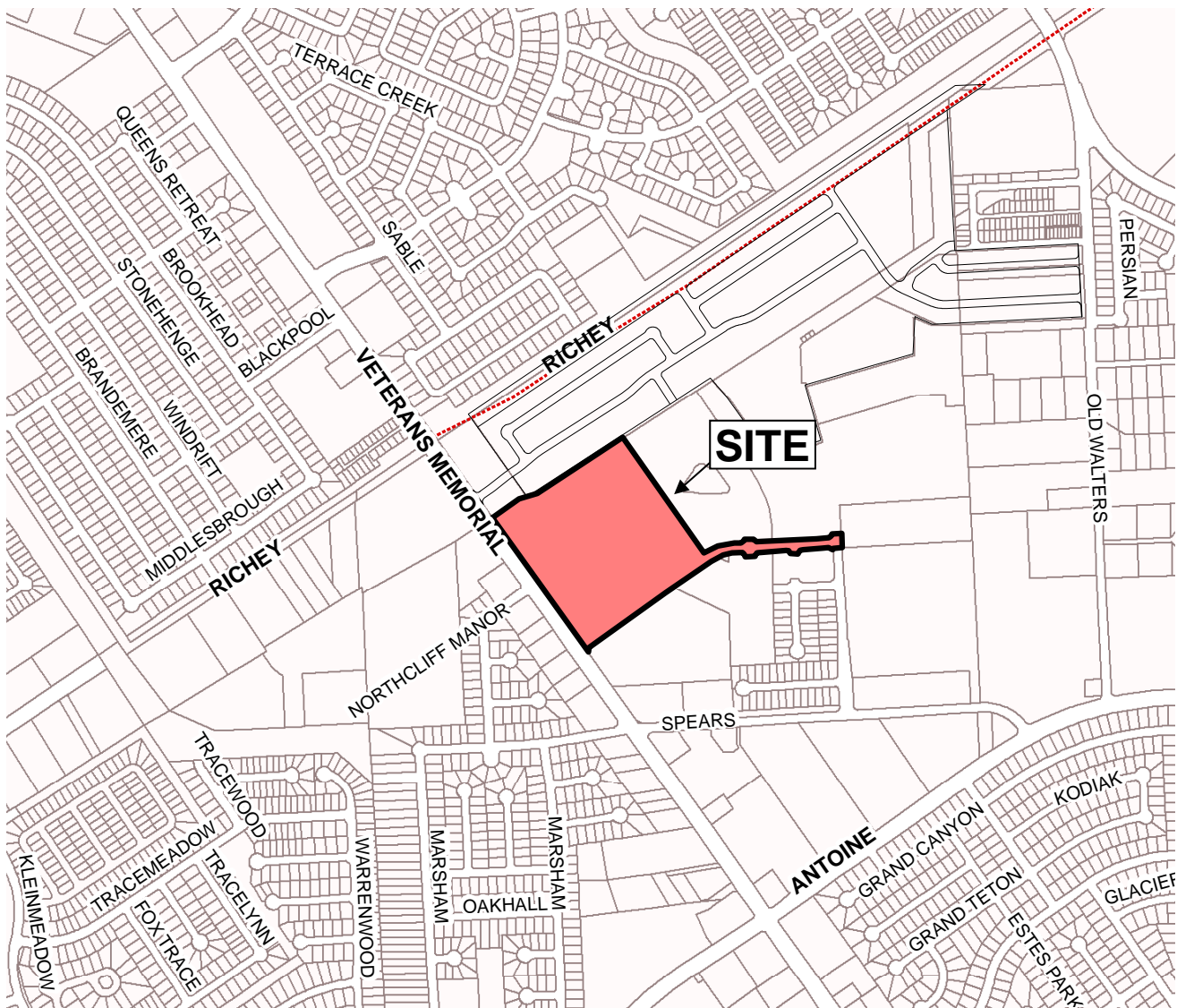
**ITEM: 133**

Planning and Development Department

Meeting Date: 03/15/2018

**Subdivision Name: Spring ISD Roberson Middle School**

**Applicant: West Belt Surveying, Inc.**



**E – Special Exceptions**

**Site Location**

# Houston Planning Commission

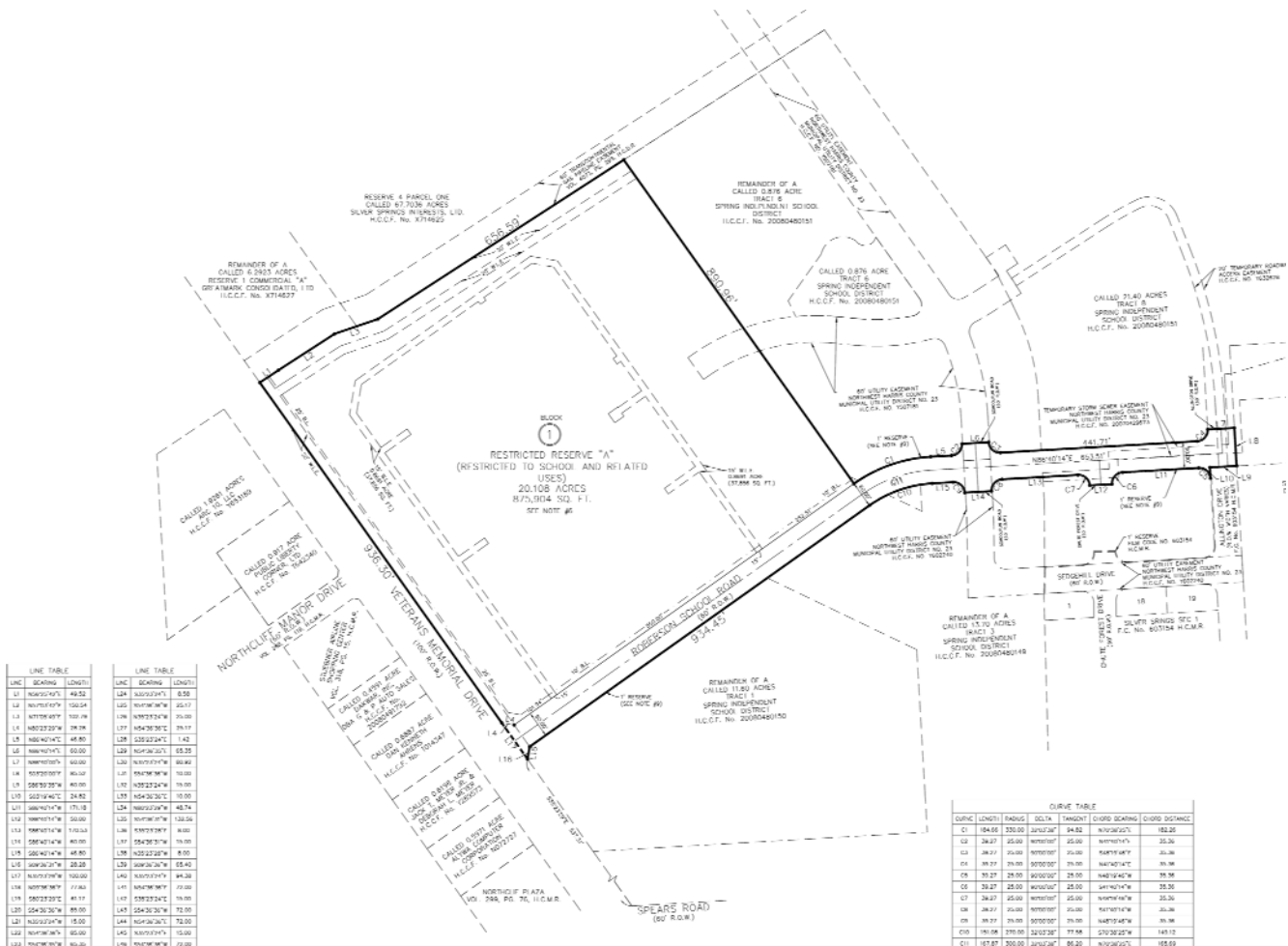
# ITEM: 133

Planning and Development Department

Meeting Date: 03/15/2018

Subdivision Name: Spring ISD Roberson Middle School

Applicant: West Belt Surveying, Inc.



E – Special Exceptions

Subdivision

# Houston Planning Commission

ITEM: 133

Planning and Development Department

Meeting Date: 03/15/2018

Subdivision Spring ISD Roberson Middle School

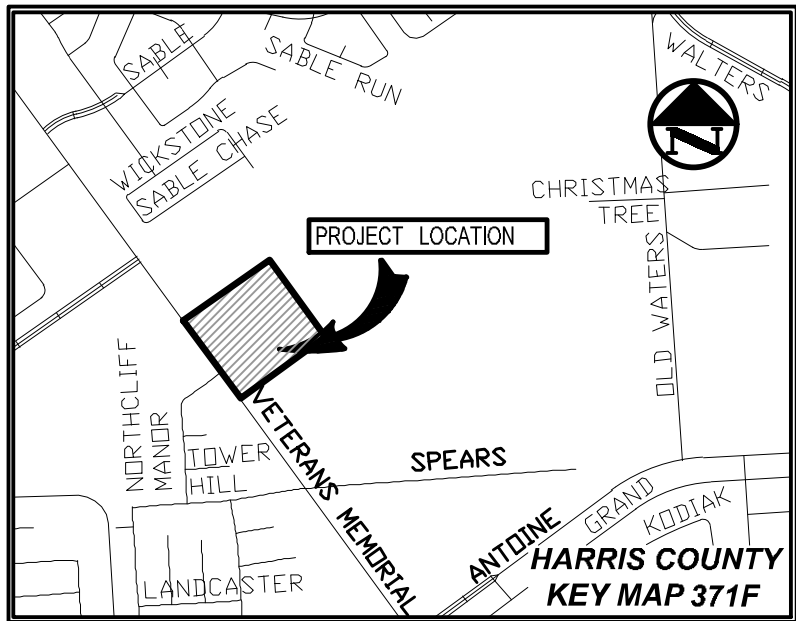
Applicant: West Belt Surveying, Inc.



E – Special Exceptions

Aerial

W.C.R.R. CO. SURVEY,  
ABSTRACT NO. 1481



VICINITY MAP  
(NOT TO SCALE)

ALL DIMENSIONS ARE TO  
BACK-OF-CURB UNLESS  
OTHERWISE NOTED.

LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FW	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIG	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/"PACHECO KOCH" CAP SET
---	CONTROLLING MONUMENT
---	PROPERTY LINE
-X-	FENCE
- - -	PROPOSED FENCE
- - -	PROPOSED FIRE LANE

NORTHCLIFF MANOR  
DRIVE

VETERANS MEMORIAL DRIVE

77.945 ACRES  
(3,395,284 SQ. FT.)

PROPOSED MIDDLE SCHOOL

FUTURE PLAYING FIELDS

FUTURE PLAYING FIELDS

UTILITY EASEMENT  
NORTHWEST HARRIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 23  
H.C.C.F. NO. Y507181

PRELIMINARY  
NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE  
PURPOSE OF SCHEMATIC REVIEW ONLY  
AND IS NOT INTENDED FOR PERMITTING,  
BIDDING, OR CONSTRUCTION PURPOSES.

PLANS PREPARED UNDER THE DIRECT  
SUPERVISION OF KYLE F. WHITIS, P.E.  
TEXAS REGISTRATION NO. 101330  
DATE: 02/05/2018

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY  
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF  
COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE  
NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS  
DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION.  
BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING  
OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION  
PRIOR TO ANY CONSTRUCTION.

NO.	DATE	REVISION
-----	------	----------

**Pacheco Koch**  
20445 STATE HWY 249, SUITE 380  
HOUSTON, TX 77070 281.883.0103  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

OVERALL DIMENSIONAL CONTROL PLAN

ROBERSON MS REPLACEMENT

FOR  
SPRING I.S.D.

CITY OF HOUSTON, HARRIS COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
KFW	BKE	FEB 2018	1"=60'			C1.0

ROBERSON MIDDLE SCHOOL



## SPECIAL EXCEPTION Request Information Form

**Application Number:** 2018-0403

**Plat Name:** Spring ISD Roberson Middle School

**Applicant:** West Belt Surveying, Inc.

**Date Submitted:** 02/19/2018

**(Sec. 42-48 and Sec. 42-82)**

**Specific requirement for which the special exception is being sought:**

To allow intersection spacing between Northcliff Manor Drive and proposed Roberson School Road along the major thoroughfare Veterans Memorial Drive to be 420' instead of the required 600' and allow the intersection spacing between Spears Road and proposed Roberson School Road the along major thoroughfare Veterans Memorial Drive to be 511' instead of the required 600'

**Chapter 42 Section:** 127(b)

**Chapter 42 Reference:**

Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart

### 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;**

The distance between existing Northcliff Manor Drive and Spears Road along Veterans Memorial Drive is a total of approximately 1,023 feet, which will prevent the proposed Roberson School Road to have the required minimum 600 feet intersection spacing. Proposed Roberson School Road was designed to allow access and provide traffic circulation to the future Spring ISD middle school site and surrounding subdivisions.

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

The intersection spacing along a major thoroughfare being proposed will be less than the minimum of 600 feet due to the main access of subject property being via proposed Roberson School Road and provide ingress and egress of loading and unloading students.

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

Roberson School Road will be located within 420.68 feet of existing Northcliff Manor Drive and is approximately 30% deviation from the standard. Roberson School Road will be located within 511.30 feet of existing Spears Road and is approximately 15% deviation from the standard.

**(4) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this chapter will be preserved and maintained because the proposed Roberson School Road will allow for the development of a planned middle school campus and provide traffic circulation of the overall area and existing street network.

**(5) The granting of the special exception will not be injurious to the public health, safety or welfare.**

The granting of the special exception with having the intersections at less than the minimum 600 feet will not be injurious to the public health safety or welfare as to the width will still be of a large distance between the two intersections proposed.



Application No: 2018-0403  
Agenda Item: 133  
PC Action Date: 03/15/2018  
Plat Name: Spring ISD Roberson Middle School  
Applicant: West Belt Surveying, Inc.

Staff Recommendation: Grant the requested special exception(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 127(b)**

**Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)**

To allow intersection spacing between Northcliff Manor Drive and proposed Roberson School Road along the major thoroughfare Veterans Memorial Drive to be 420' instead of the required 600' and allow the intersection spacing between Spears Road and proposed Roberson School Road the along major thoroughfare Veterans Memorial Drive to be 511' instead of the required 600';

**Basis of Recommendation:**

Item 133 Spring ISD Roberson Middle School. The property is located In Houston's ETJ, in Harris County along Veterans Memorial Drive between Richey Road and Antoine Drive. The applicant is requesting two special exceptions for minimum intersection spacing. Staff and Harris county are in support of both requests. The proposed use of the site will be a middle school. The first special exception is between Northcliff Manor Drive and the proposed Roberson School Road. The second special exception is between Spears Road and the proposed Roberson School Road. Strict application of the ordinance will have required a minimum of 600 feet between these streets. Both special exceptions are a deviation of less than 33% from the ordinance. Roberson School Road will work as an east west connection for the area and will distribute vehicular traffic from the proposed middle school into more than one street maintaining the purpose and intent of the ordinance. Therefore, Staff recommends granting the requested special exceptions and approving the plat subject to CPC 101 Form conditions.

**Staff Evaluation**

**(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;**

Because the distance between Northcliff Manor Drive and Spears Road is less than 1200 feet, a proposed street between these two streets will not meet the minimum requirement of 600 feet for minimum intersection spacing between local streets along a major thoroughfare.

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

The proposed street Roberson School Road will provide an east - west connection which will achieve a result contemplated by the standard in article III of Chapter 42 to preserve the connectivity on the area.

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

Both special exceptions are a deviation of less than 33% from the ordinance. The distance between Northcliff Manor and the proposed Roberson School Road (420') is a 30% deviation from the ordinance and between Spears Road and the proposed Roberson School Road (511') is a 15% deviation from the ordinance which is not disproportionate to the requirement of the standard.

**(4) The intent and general purposes of this chapter will be preserved and maintained;**

By not having a direct access from the middle school to Veterans Memorial road and directing the vehicular traffic of the school to the proposed street Roberson School Road the intent and general purpose of this chapter will be maintained by distributing vehicular traffic to different streets and not directly into a major thoroughfare.

**(5) The granting of the special exception will not be injurious to the public health, safety or welfare.**

The proposed Roberson School Road will provide an east west connection to the area providing more than one route to exit the middle school in case of an emergency and allowing emergency vehicles to get to this location via different points of access.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 134  
**Action Date:** 03/15/2018  
**Original Action Date:** 03/30/2017  
**Plat Name:** Bennport Plaza  
**Developer:** Survey 1, Inc.  
**Applicant:** Survey 1, Inc.  
**App No :** 2017-0477  
**App Type:** C2

**Staff Recommendation:**  
Approve

---

Total Acreage:	4.0248	Total Reserve Acreage:	4.0248
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77336	299X	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:** 135  
**Action Date:** 03/15/2018  
**Original Action Date:** 03/16/2017

**Staff Recommendation:**  
Approve

**Plat Name:** Bridgeland First Bend Sec 14  
**Developer:** BGE, Inc.  
**Applicant:** BGE, Inc.  
**App No :** 2017-0364  
**App Type:** C3F

---

Total Acreage:	45.6600	Total Reserve Acreage:	35.2200
Number of Lots:	68	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	MUD 419

County	Zip	Key Map ©	City / ETJ
Harris	77433	366Q	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

<b>Agenda Item:</b>	136	<b>Staff Recommendation:</b>	Approve
<b>Action Date:</b>	03/15/2018		
<b>Original Action Date:</b>	03/16/2017		
<b>Plat Name:</b>	Harris County Improvement District No 13 Lift Station No 1		
<b>Developer:</b>	BGE, Inc.		
<b>Applicant:</b>	BGE, Inc.		
<b>App No :</b>	2017-0385		
<b>App Type:</b>	C2		

Total Acreage:	0.2169	Total Reserve Acreage:	0.2169
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77433	326X	ETJ

**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 137  
**Action Date:** 03/15/2018  
**Original Action Date:** 03/16/2017  
**Plat Name:** Harris County Improvement District No 13 Waste Water Treatment Plant No 1  
**Developer:** BGE, Inc.  
**Applicant:** BGE, Inc.  
**App No :** 2017-0387  
**App Type:** C2

**Staff Recommendation:**  
Approve

---

Total Acreage:	6.5050	Total Reserve Acreage:	6.5050
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77433	366B	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 138  
**Action Date:** 03/15/2018  
**Original Action Date:** 03/16/2017  
**Plat Name:** Harris County Improvement District No 13 Water Plant No 1  
**Developer:** BGE, Inc.  
**Applicant:** BGE, Inc.  
**App No :** 2017-0386  
**App Type:** C2

**Staff Recommendation:**  
Approve

---

Total Acreage:	3.6480	Total Reserve Acreage:	3.6480
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77433	366B	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 139  
**Action Date:** 03/15/2018  
**Original Action Date:** 03/30/2017  
**Plat Name:** Las Cabras Office Warehouse Condominiums  
**Developer:** The Pinnell Group, LLC  
**Applicant:** The Pinnell Group, LLC  
**App No :** 2017-0441  
**App Type:** C3F

**Staff Recommendation:**  
Approve

---

Total Acreage:	6.2551	Total Reserve Acreage:	5.8217
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Waller	77493	403W	ETJ

---

**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 140  
**Action Date:** 03/15/2018

**Staff Recommendation:**  
Approve

**Original Action Date:** 04/13/2017

**Plat Name:** RCR Trucking

**Developer:** Jean McKinley Company

**Applicant:** Jean McKinley Company

**App No :** 2017-0547

**App Type:** C2R

---

Total Acreage:	2.2097	Total Reserve Acreage:	2.2071
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77039	413H	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 141

**Action Date:** 03/15/2018

**Original Action Date:** 03/30/2017

**Plat Name:** Regency Green Place

**Developer:** Survey 1, Inc.

**Applicant:** Survey 1, Inc.

**App No :** 2017-0475

**App Type:** C2R

**Staff Recommendation:**

Approve

---

Total Acreage:	7.0549	Total Reserve Acreage:	3.1060
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	Northwest Harris County MUD 9

County	Zip	Key Map ©	City / ETJ
Harris	77429	369J	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 142  
**Action Date:** 03/15/2018  
**Original Action Date:** 03/16/2017  
**Plat Name:** Silver Springs Sec 2  
**Developer:** Arborleaf Engineering & Surveying, Inc.  
**Applicant:** Arborleaf Engineering & Surveying, Inc.  
**App No :** 2017-0412  
**App Type:** C3F

**Staff Recommendation:**  
Approve

---

Total Acreage:	20.5970	Total Reserve Acreage:	2.2480
Number of Lots:	128	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Northwest Harris County MUD 23

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County	Zip	Key Map ©	City / ETJ
Harris	77014	371F	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 143  
**Action Date:** 03/15/2018  
**Original Action Date:** 03/30/2017  
**Plat Name:** Texas Wonder Lawn  
**Developer:** Precision Land Surveying  
**Applicant:** Precision Land Surveying  
**App No :** 2017-0331  
**App Type:** C2

**Staff Recommendation:**  
Approve

---

Total Acreage:	4.9996	Total Reserve Acreage:	4.9996
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77084	408X	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 144  
**Action Date:** 03/15/2018  
**Original Action Date:** 04/27/2017  
**Plat Name:** Upland Square  
**Developer:** Windrose  
**Applicant:** Windrose  
**App No :** 2017-0610  
**App Type:** C3R

**Staff Recommendation:**  
Approve

---

Total Acreage:	5.0126	Total Reserve Acreage:	1.3706
Number of Lots:	67	Number of Multifamily Units:	0
COH Park Sector:	19	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77043	449X	City

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**Extension of Approval Notes:**

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 145  
**Action Date:** 03/15/2018  
**Original Action Date:** 03/16/2017  
**Plat Name:** Villages at Tour 18 Sec 2  
**Developer:** EHRA  
**Applicant:** EHRA  
**App No :** 2017-0248  
**App Type:** C3F

**Staff Recommendation:**  
Approve

---

Total Acreage:	6.2780	Total Reserve Acreage:	0.4671
Number of Lots:	21	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 278

County	Zip	Key Map ©	City / ETJ
Harris	77338	376B	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 146  
**Action Date:** 03/15/2018  
**Original Action Date:** 03/30/2017  
**Plat Name:** Vireo Reserve  
**Developer:** BGE, Inc.  
**Applicant:** BGE, Inc.  
**App No :** 2017-0449  
**App Type:** C2R

**Staff Recommendation:**  
Approve

---

Total Acreage:	14.3100	Total Reserve Acreage:	14.1500
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:	Greenwood Utility District

County	Zip	Key Map ©	City / ETJ
Harris	77044	456C	ETJ

---

**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 03/15/18

**ITEM: 147**

**Applicant:** DAVID AND ISMENIA PAULSON

**Contact Person:** DAVID AND ISMENIA PAULSON

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	<b>18-1337</b>	77339	5874	257L	ETJ
<b>NORTH OF:</b> GRAND PARKWAY <b>WEST OF:</b> DEER					

**ADDRESS:** 25800 Peach Drive

**ACREAGE:**

**LEGAL DESCRIPTION:**

BEING LOT 93 OF PEACH CREEK PINES, AN UNRECORDED SUBDIVISION IN THE C. BRYAN SURVEY, ABSTRACT NO. 75, AND THE S. GARSEE SURVEY, ABSTRACT NO. 229, IN MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** MOBILE HOME

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 03/15/18

**ITEM: 148**

**Applicant:** VEER HANUMAN HOSPITALITY INC./ DIPAK PATEL

**Contact Person:** NIRMAL GANDHI

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	18-1338	77339	5670	296W	ETJ
<b>NORTH OF:</b> NORTH PARK <b>WEST OF:</b> US -59					

**ADDRESS:** 24305 HWY 59 N.

**ACREAGE:** 2.82

**LEGAL DESCRIPTION:**

ALL THAT CERTAIN LAND CONTAINING 2.82 ACRES OF LAND, SITUATED IN THE MARY OWENS SURVEY, ABSTRACT NO. 405 IN MONTGOMERY COUNTY, TEXAS, BEING OUT OF AND A PART OF RESTRICTED RESERVE A OF JRB ACRES, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET X, SHEET 107 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** BUSINESS

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 03/15/18

**ITEM: 149**

**Applicant:** ARTURO OLMOS LARA

**Contact Person:** ARTURO OLMOS LARA

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	18-1339	77357	5673	256P	ETJ
NORTH OF: GRAN PKWY WEST OF: US -59					

**ADDRESS:** 21561 Leonard St

**ACREAGE:** 1.4225

**LEGAL DESCRIPTION:**

A TRACT OR PARCEL OF LAND CONTAINING 1.4225 ACRES OF LAND SITUATED IN THE FINLEY MCNAUGHTON SURVEY, ABSTRACT 392, MONTGOMERY COUNTY TEXAS, BEING OUT OF AND PART OF TRACT "E" OF THE MCCLESKEY ESTATE AS RECORDED BY INSTRUMENT IN VOLUME 695, PAGE 855 OF THE DEED 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:**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 03/15/18

**ITEM: 150**

**Applicant:** ISMAEL SANTOS/ TWO SONS ENVIRONMENTAL

**Contact Person:** TWO SONS ENVIRONMENTAL

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
<b>NORTH OF FM 1485 WEST OF: DEER</b>	<b>18-1340</b>	77365	5974	258K	ETJ

**ADDRESS:** 27682 Coach Light Lane

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOT 1456 OF PEACH CREEK FOREST, SECTION SIX (6). AN UNRECORDED SUBDIVISION IN MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Residence

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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## CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 03/15/18

**ITEM: 151**

**Applicant:** THOMAS KOCZKO

**Contact Person:** THOMAS KOCZKO

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	<b>18-1341</b>	77357	5974	258J	ETJ
<b>NORTH OF FM 1485 WEST OF: DEER</b>					

**ADDRESS:** 26920 Spanish Oaks Drive

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOT 1084, 1085, 1086, 1087, 1088 AND 1089 OF PEACH CREEK FOREST, SECTION FIVE (5). AN UNRECORDED SUBDIVISION IN MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Residence

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 03/15/18

**ITEM: 152**

**Applicant:** ARTURO OLMES LARA

**Contact Person:** ARTURO OLMES LARA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
<b>SOUTH OF: FM 1485 WEST OF: US 59</b>	<b>18-1331</b>	77357	5674	256K	ETJ

**ADDRESS:** 21859 Cherry Street

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOT 96 OF NEW CANEY HEIGHTS, SECTION ONE, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** RESIDENCE

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Revised address for applicant and 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:**

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## CERTIFICATE OF COMPLIANCE

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## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Albers Chang Arch JRP Company	NuNu Chang Jenifer Pool	713-524-5999 832-594-8420	nunu_chang@alberschang.com jrpc@com@aol.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
901 Bomar Street	18016583	77006	5357	493N	C

ACCOUNT NUMBER(S):	0091030000004
PROPERTY LEGAL DESCRIPTION:	Lot 4 Block 7, Cave E W
PROPERTY OWNER OF RECORD:	Douglas Edward Carroll
ACREAGE (SQUARE FEET):	3,900 square feet
WIDTH OF RIGHTS-OF-WAY:	Bomar Street (50 feet); Converse Street (50 feet)
EXISTING PAVING SECTION(S):	Bomar Street (23 feet); Converse Street (24 feet)
OFF-STREET PARKING REQUIREMENT:	2
OFF-STREET PARKING PROVIDED:	2
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	1,452 square feet
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	1,220 square foot addition

**PURPOSE OF VARIANCE REQUEST:** To allow a 10' garage building line in lieu of the 20' building line along a local street, Converse Street.

**CHAPTER 42 REFERENCE(S):** Sec. 42-156(c) Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of [section 42-157](#) of this Code.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

HCAD identifies property as Lot 4, Block 7 Cave E W, located at 901 Bomar Street. Property is 100' x 39' and has an existing house on a 24'-8" front building line along Bomar Street and 10' garage side building line along Converse Street. The original plat of Cave E W had no building lines. This is a well-developed residential area and most of the houses that abut Converse Street are built using the 10' building line. The existing garage is a small one car garage and takes access from Converse Street. This small lot limits any expansion or addition of a 2-car garage while providing a 20' garage set back.

*The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov).*

- (1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**

This is a tract that has functioned as a single-family home lot for many years and currently has a single-family home that has been there since 1915. Due to the 39' width of the lot, requiring a 20' garage set back line for the replacement and expansion of the existing garage along Converse Street would create an undue hardship which would unduly constrict the size of the buildable portion of the property. The owner would not reasonably improve the structure due to the restrictive Chapter 42 building lines.

- (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;**

Due to the 39' width of the lot, requiring the garage expansion to a 20' garage building line per Sec. 42-156 (c) along Converse Street, which has an existing garage on a 10' building line, the property would create an undue hardship by constricting the buildable area of the lot for the replacement of the existing garage.

- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

(42-156) (c) the property was originally sized prior to 1915 and the existing garage was built with 10' building line setback along Converse Street. The property proposes to adhere to the original 10' garage building line. The imposition of 20' building setback is an unreasonable hardship imposed on this property by the Chapter 42, as there are other properties along with the same 10' garage building setback in the neighborhood. The circumstances supporting the granting of the variance is a result of the lot size not the result of a hardship created or imposed by applicant.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. Lot 4, Block 7 Cave E W located at 901 Bomar Street is an existing lot that does not allow any options for development other than single family. The intent and general purposes of this chapter will be preserved by allowing sensible development and encouraging the uses that are already present in this neighborhood. The garage structure honors the original intent by preserving the prevailing 10' garage setback conditions along Converse Street.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Bomar Street and Converse Street are local streets in the area. The granting of the variance will not be injurious to the public health, safety or welfare as there are other properties adjacent and in the area with the garage building line similar along Converse Street (42-156). The new structure's location itself poses no jeopardy to public safety using the 10' garage setback line as the existing garage.

**(5) Economic hardship is not the sole justification of the variance.**

The hardship of Lot 4, Block 7 Cave E W, located at 901 Bomar Street, is that it is an existing 100' x 39' lot for a single-family home which limits the available space for expansion. The request to not provide a 20' garage building line per Sec. 42-1576 (c) and allow the existing 10' garage building set back with access to Converse Street, will allow reasonable development and follow the building lines prevailing in the neighborhood. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty lot.

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# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Location Map



## DEVELOPMENT PLAT VARIANCE



PLANNING &  
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DEPARTMENT

**ITEM: 153**

Meeting Date: 3/15/2018

## Houston Planning Commission

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Aerial Map



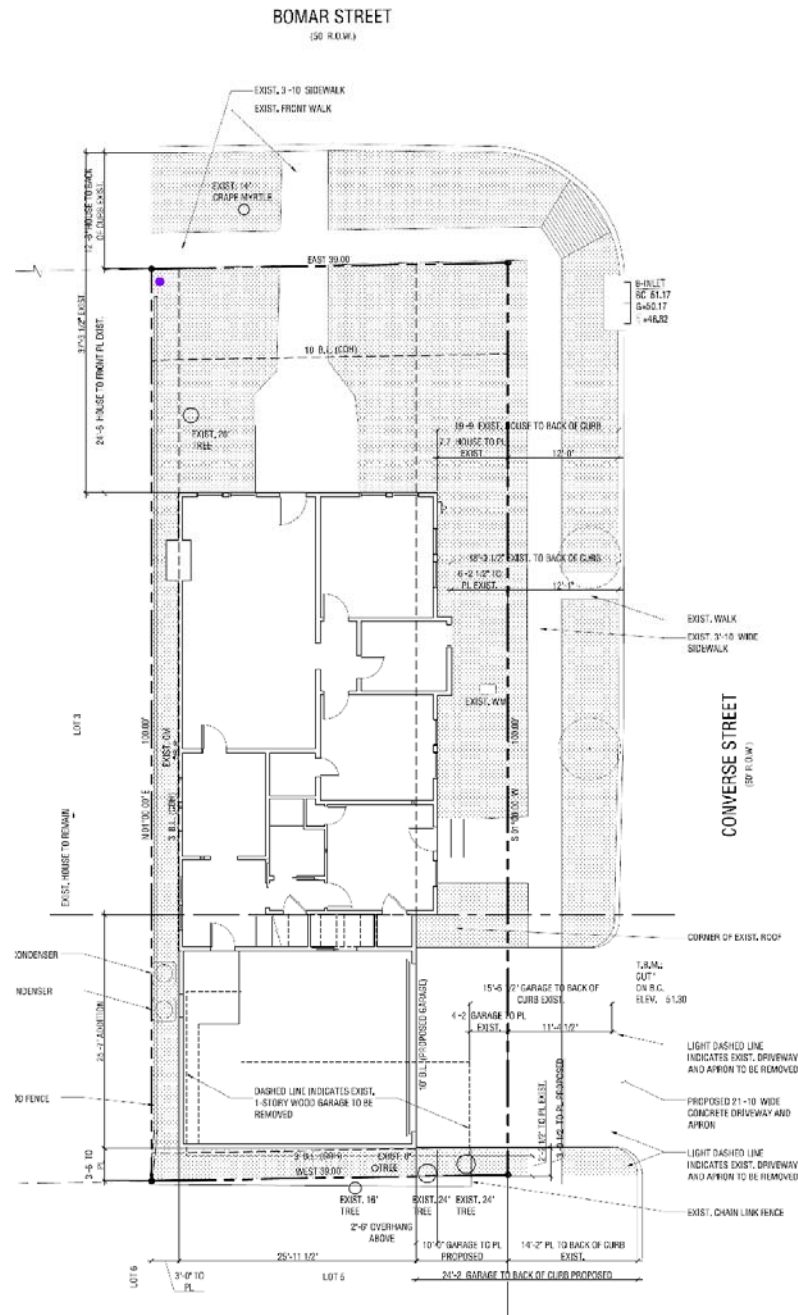
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# DEVELOPMENT PLAT VARIANCE



# Houston Planning Commission

## Site Plan



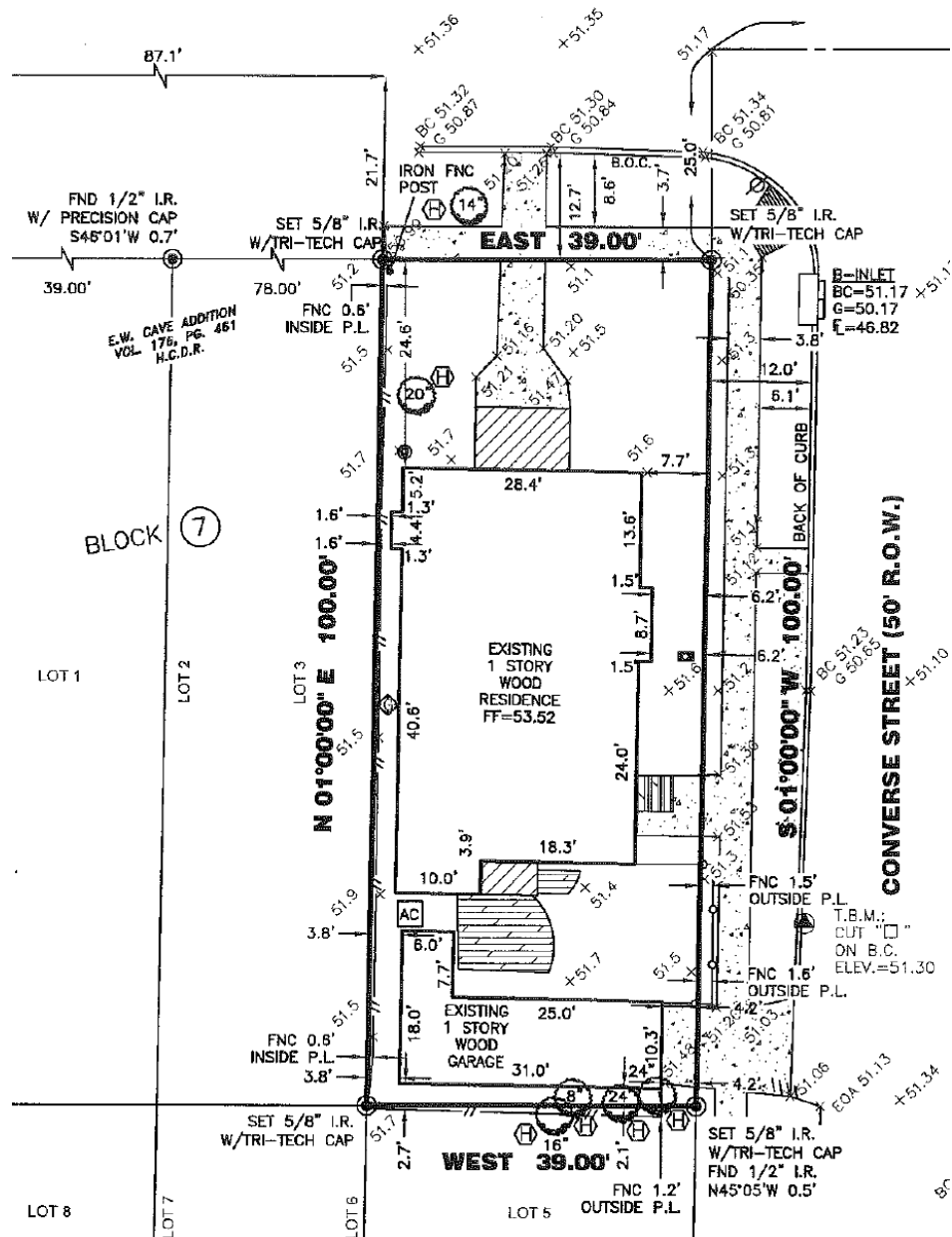
# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Survey

#### BOMAR STREET (50' R.O.W.)



## DEVELOPMENT PLAT VARIANCE

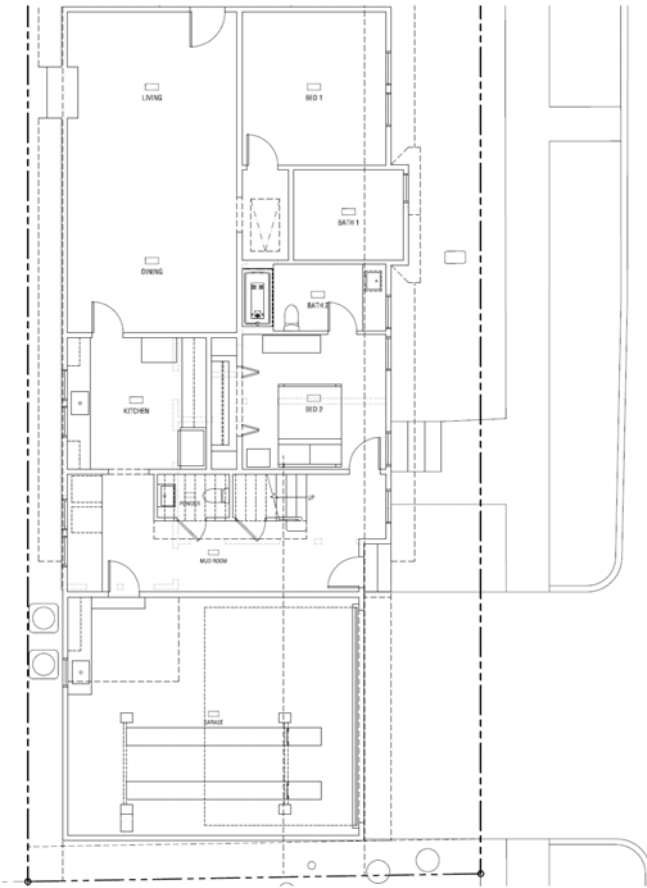


## Houston Planning Commission

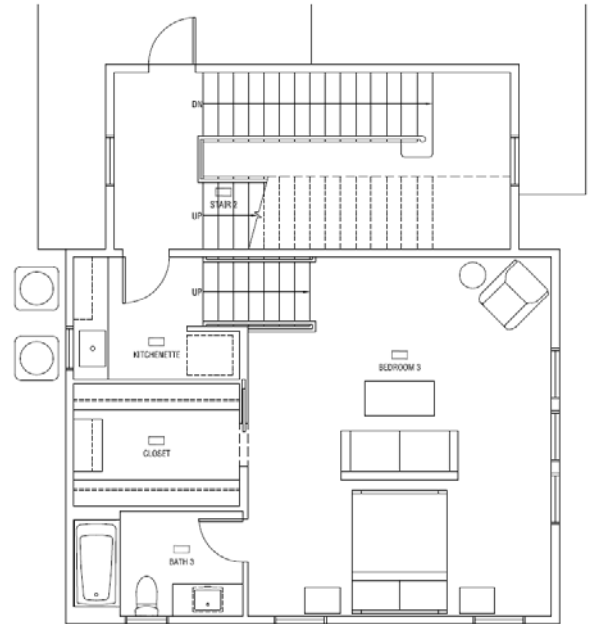
**ITEM: 153**

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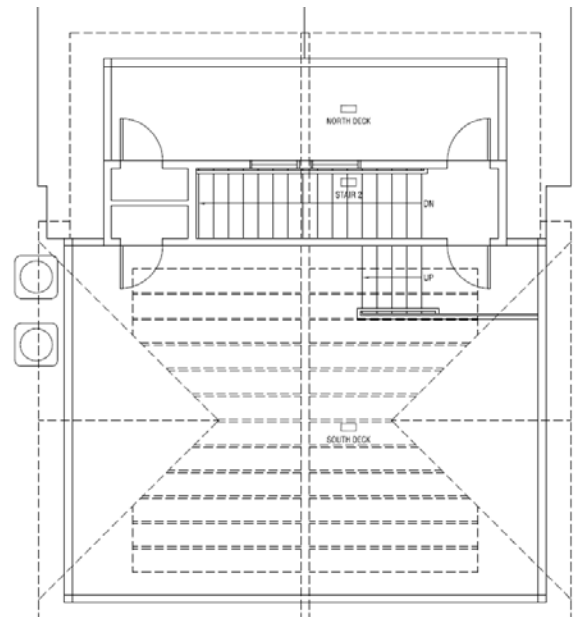
### Floor Plans



First Floor



Second Floor



Third Floor

# DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 153**

Meeting Date: 3/15/2018

## Houston Planning Commission

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### Elevations



East (Side) Elevation



North (Front) Elevation

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# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### STAFF REPORT

**Staff Recommendation:** Approve

**Basis of Staff Recommendation:** The site is located south of Gray Street, east of Montrose Blvd at the southwest intersection of Bomar Street and Converse Street. The applicant is requesting a reduced building line of 10' for a new residential garage rather than the required 20' garage setback along a local street. Staff is in support of this request.

The property was platted with the E.W. Cave Addition Subdivision in the early 1900's with no platted building lines.

The site consists of a single-family residence and a detached garage in the rear of the property. The applicant is proposing to remove the existing garage and construct a rear addition that includes a garage on the ground level and habitable space above. The current garage sits approximately 4' from the property line and 15.5' from the back of curb.

The proposed 10' building line would place the face of the garage 24' from the back of curb and will be a minimum of 12' from the existing sidewalk, which is an improvement from the existing condition.

With the distance of 24' between the garage door and the travel lanes of the local street, this potentially eliminates vehicles from encroaching out into the travel lanes as the current situation allows for.

Economic hardship is not the sole justification for the request as the unique physical characteristic of the lot is the prime justification. Since the lot is only 39' in width, a standard residential garage would not be able to be constructed on the lot while meeting the ordinance required building lines.

Therefore, staff recommends approving the requested variance to allow a 10' building line for a new residential garage.

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**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Brickmoon Design	Alex Ridgway	281-501-2712	alex@brickmoondesign.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3202 Merrick Street	18025698	77025	5254B	532K	C

HCAD ACCOUNT NUMBER(S):	0751880150016
PROPERTY LEGAL DESCRIPTION:	Lot 16, Block 15 Southern Oaks Section 2
PROPERTY OWNER OF RECORD:	Gregory C Wheeler
ACREAGE (SQUARE FEET):	11,260 square feet
WIDTH OF RIGHTS-OF-WAY:	Merrick Street (60 feet); Buffalo Speedway (100 feet)
EXISTING PAVING SECTION(S):	Merrick Street (25 feet); Buffalo Speedway (65 feet)
OFF-STREET PARKING REQUIREMENT:	2
OFF-STREET PARKING PROVIDED:	2
LANDSCAPING REQUIREMENTS:	2 trees
LANDSCAPING PROVIDED:	Complies
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Single-Family Residential – 3,744 square feet
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Single-Family Residential – 5,087 square feet

**PURPOSE OF VARIANCE REQUEST:** 1) To allow a 10' side building line in lieu of the ordinance-required 25' building line along a major thoroughfare, Buffalo Speedway; and 2) to allow existing curb cut and existing driveway to remain for vehicular access to a single-family lot from Buffalo Speedway, a major thoroughfare.

**CHAPTER 42 REFERENCE(S):** 42-152(a): Building line requirement along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

42-188: Lot access to streets. (b) A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless: 1) the lot is greater than one acre in size; and (2) the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The 25' building setback line along the east side of the property that abuts Buffalo Speedway, as established by Chapter 42, deprives the owner of a 15' strip of buildable land that was originally envisioned to be buildable per the constraints of the original plat which established a 10' side setback from Buffalo Speedway. The applicant is requesting a variance to encroach the 25' building line established by Chapter 42. Vehicular access to the property is proposed to be taken from Buffalo Speedway by means of an existing curb cut.

The proposed design leaves a minimum setback from Buffalo Speedway of 10'-0". The driveway curb cut from Buffalo Speedway, as shown on the design drawings, is the existing curb cut without alteration or enlargement.

*The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov).*

- (1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**

The applicant is requesting to utilize the 15' wide portion of land along the east side of their property that exists between the platted side building line of 10' and the Chapter 42 ordinance building line of 25'. The Chapter 42 building line was applied to the property after the plat was approved. The use of the 15' of buildable area was contemplated in the original plat for this property. Restricting the property to the 25' building line would impact the ability of the owners to utilize their property as originally intended by the subdivision plat. There is ample precedent for the approval of this variance on similar corner properties within Southern Oaks that abut Buffalo Speedway.

- (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;**

- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

No, the applicant purchased the property with this condition existing. There existed at the time of purchase a difference of 15' between the platted setback and the prescribed setback per Chapter 42. Neither the current owner nor previous owners have constructed anything on the property that exacerbates or impacts these building lines.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Yes. The development within the 15' section of the property between the platted setback and the Chapter 42 setback is consistent with development patterns on similar properties within the City.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

No. The design of the home is sensitive to the public ROW and enhances the streetscape. The vehicular access to Buffalo Speedway is exactly as it has been since the property was originally developed. Furthermore, Buffalo Speedway is a divided street, so traffic entering from the driveway can only travel south.

**(5) Economic hardship is not the sole justification of the variance.** No. The original home on the property was flooded in August 2017 and will soon be demolished. The purpose of the variance is to allow for the owner to utilize the potential of the property for residential use as originally platted.

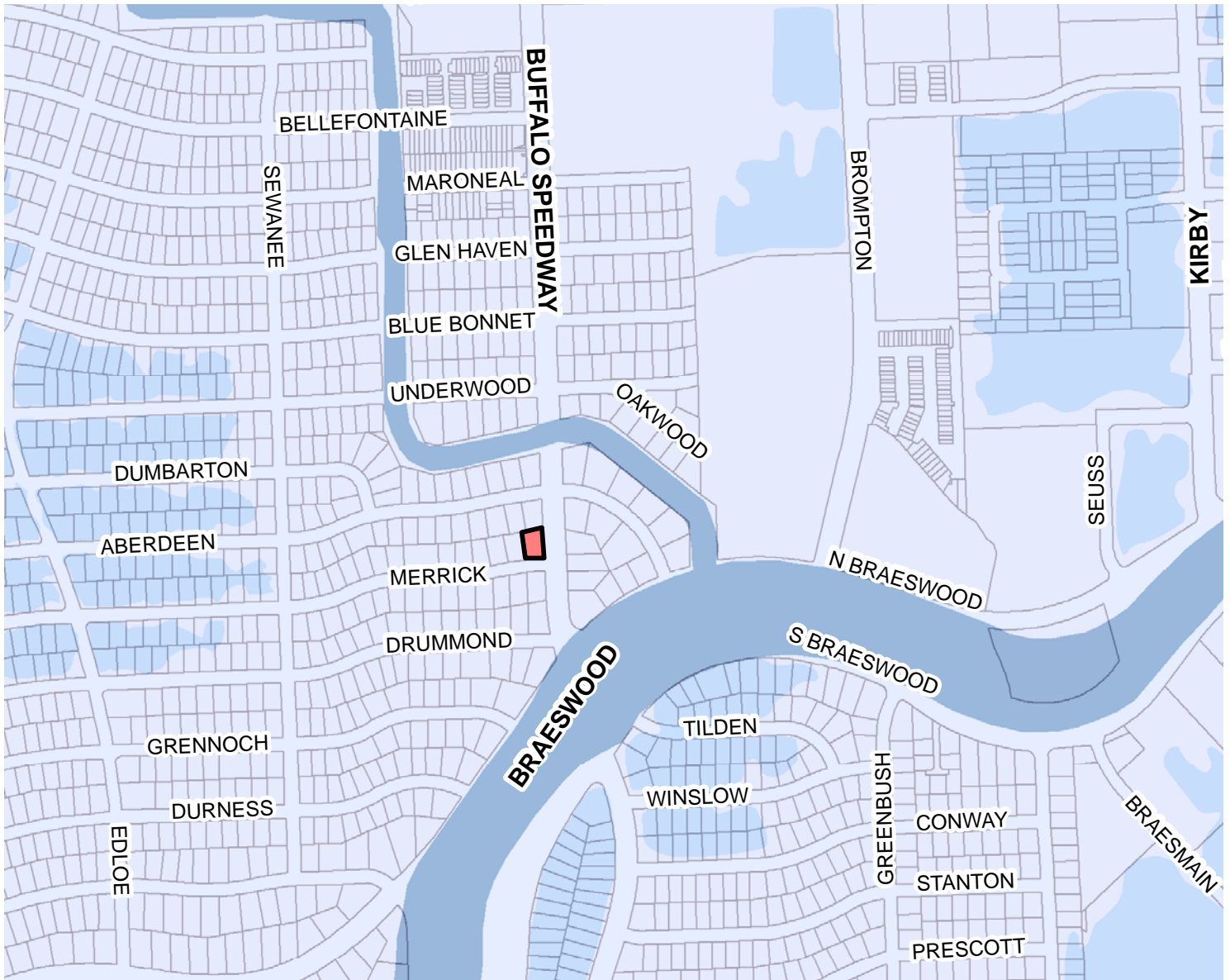
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# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

Location Map



## DEVELOPMENT PLAT VARIANCE



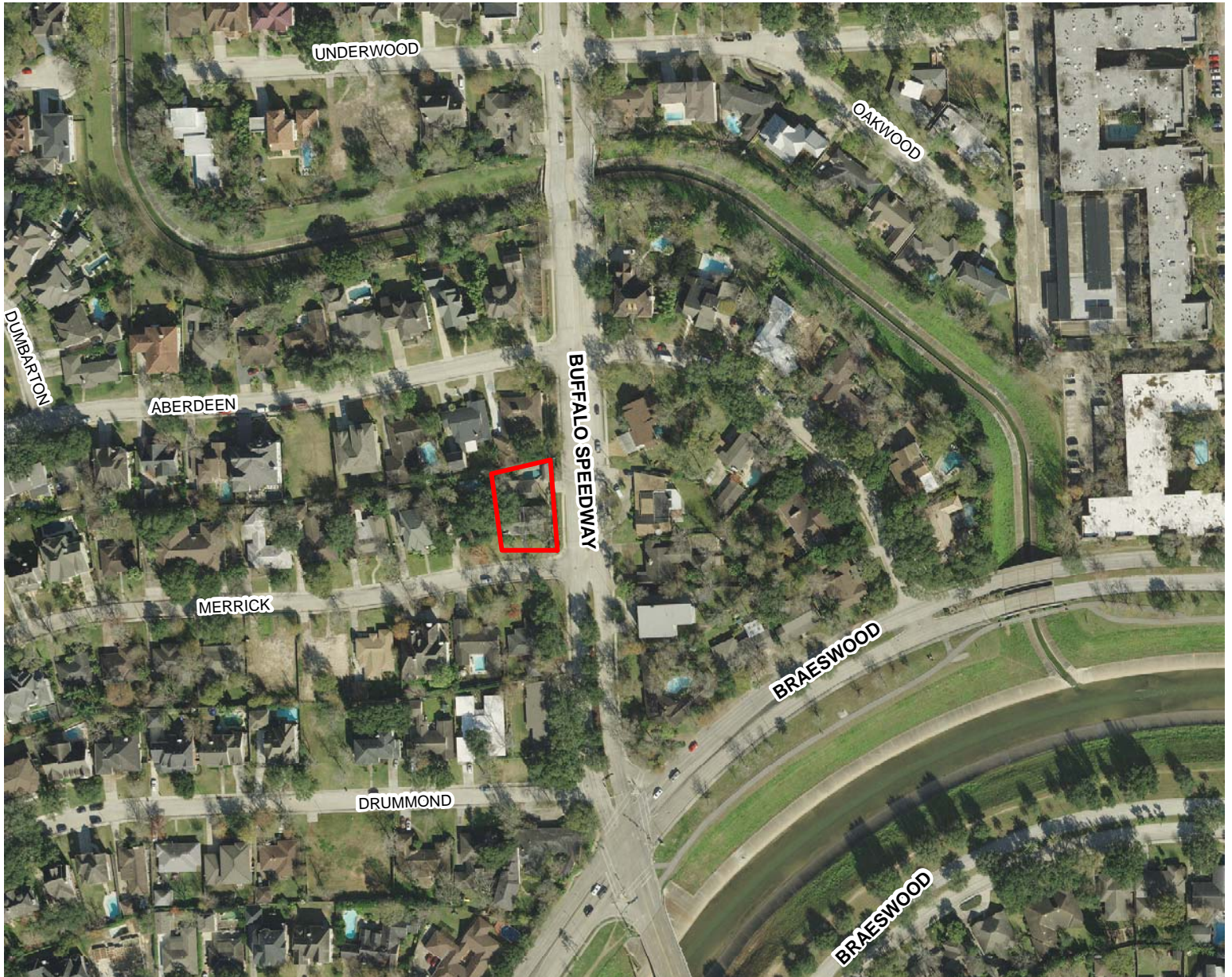
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 154**

Meeting Date: 3/15/2018

## Houston Planning Commission

Aerial Map



# DEVELOPMENT PLAT VARIANCE

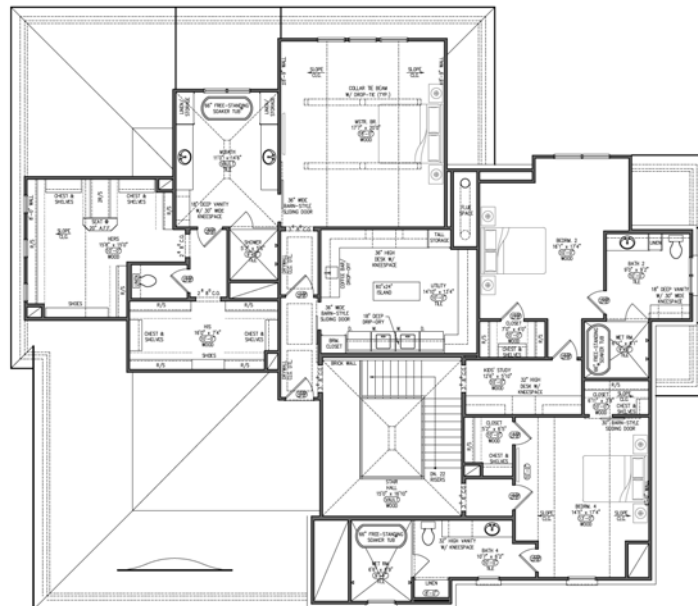






## Houston Planning Commission

### Floor Plans



# DEVELOPMENT PLAT VARIANCE



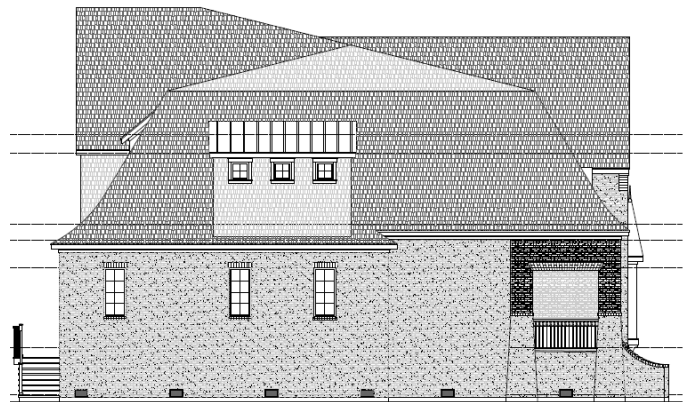
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 154**

Meeting Date: 3/15/2018

## Houston Planning Commission

### Elevations



# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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### STAFF REPORT

**Staff Recommendation:** Approve

**Basis of Staff Recommendation:** The site is located south of West Holcombe Blvd, north of Braeswood Blvd, at the northwest intersection of Merrick Street and Buffalo Speedway. The applicant is requesting a reduced building line of 10' for a new single family residence rather than the required 25' building line for the major thoroughfare, Buffalo Speedway. Staff is in support of this request.

The site was originally platted with the Southern Oaks Sec 2 subdivision in 1949 with a 10' building line. The applicant is proposing to remove the existing home and construct a new single-family residence at the platted 10' building line. The proposed structure will be approximately 28' from the back of curb and will not hinder any pedestrian or traffic visibility. The applicant will also utilize an existing curb cut along the major thoroughfare and no modifications to the curb cut are being proposed. In addition, the proposed garage is a side loading garage and will not create interruptions into the pedestrian realm or sidewalk, therefore meeting the intent of the ordinance.

The proposed building line and driveway access to Buffalo Speedway is an existing condition throughout the neighborhood as multiple structures are built at or within the 10' building line and have primary or secondary access to the MTF. In addition, planning commission has previously granted building line variances along this stretch of Buffalo Speedway.

Staff recommends approving the requested variance to allow a 10' building line instead of the required 25' building line along Buffalo Speedway with the condition that the applicant coordinates with public works on any modifications to the sidewalk along the MTF.

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**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Ann McKenzie	Ann McKenzie	281 455 2933	Amcklaw@gmail.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4102 Woodleigh Street	17121080	77023	5456B	494S	I

HCAD ACCOUNT NUMBER(S):	0550920000001
PROPERTY LEGAL DESCRIPTION:	LT 1 BLK 9 Woodleigh
PROPERTY OWNER OF RECORD:	Ann McKenzie
ACREAGE (SQUARE FEET):	5775 SQ. FT.
WIDTH OF RIGHTS-OF-WAY:	Cullen Blvd. (60 feet); Woodleigh St. (50 feet)
EXISTING PAVING SECTION(S):	Cullen Blvd. (25 feet); Woodleigh St. (22 feet)
OFF-STREET PARKING REQUIREMENT:	2 parking spaces
OFF-STREET PARKING PROVIDED:	2 parking spaces
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Single family residence to remain
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Two-story garage/home office, 943 SQ. FT.

**PURPOSE OF VARIANCE REQUEST:** To allow a reduce building line of 8'4" with a one-foot overhang along Cullen Blvd. for a new two story detached garage/home office, instead of the required 10' side building line & 20' garage or carport building line.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### CHAPTER 42 REFERENCE(S): Section 42-156. Collector and local streets – Single-family residential.

(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.

(c) Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of section 42-157 of this Code.

## APPLICANT'S STATEMENT OF FACTS

### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

Seeking to allow a garage building line of less than 17'. A reduced set back of 8ft 4 inches would allow alignment with the home (circa 1923) which will allow for a covered walkway to the garage, much more green space and significantly less expense.

*The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov).*

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**

The chapter standard requiring a setback of 17 ft would not allow alignment of the garage with the home and not allow a covered walkway that would allow protection from the elements. Please see Site Plan which show a walkway impracticable with the standard set back. It is very likely the parents (80+ years) of the owner will reside in the home in the next year or two and protection of a covered walkway will allow movement to be easier and safer. The standard setback would significantly reduce the already small backyard space and allow much less green space. The standard setback would require significantly more concrete and fencing at additional cost and allow for less absorbency of rainwater. Please see Exhibit A and Exhibit B photos showing rear of home and proposed garage with variance would directly align with the neighbor's structure.

**(1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The corner lot off a busy street (Cullen) does not practically allow long-term parking on the street. A two car garage is the best solution to remove on-street parking. Strict application of the code would essentially remove most planned green space from the rear area of the space. Strict application would not allow a covered walkway from garage to home for protection from the elements. Without the variance essentially, all the available green space will be used for the driveway and garage footprint, leaving only small, narrow, and awkward spaces, and the majority of the remaining open space would be used for driveway.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The variance is to align with the current home, circa 1923 for a more attractive appearance and to allow a covered walkway to the garage entrance. A reduced setback and alignment is consistent with other similar structures of direct neighbors. The circumstances are a result of the small lot size and the goal of maximizing available green space.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The variance is consistent with other similar near structures in the neighborhood, including the directly adjacent examples, see Exhibits B and C. By approving the proposed variance, the garage would tie-in architecturally with the existing structure's setback, and the neighboring structure's setback to the rear. Most importantly, locating the structure in this position would make this green space possible, productive, ecologically friendly, and sustainable.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The variance is consistent with other similar near structures and allows for visibility from and to the street. The proposed setback variance would allow for covered, connected disability access from the garage to the rear door of the house, a much safer and more secure walkway for her parents, both over 80 years old.

**(5) Economic hardship is not the sole justification of the variance.**

The variance is sought for aesthetic/alignment purposes, higher functionality and more green space. The homeowner takes seriously the aims of the City of Houston's Green Building Program to Reduce, Reuse, and Recycle. She has made intentional decisions to reduce her carbon and ecological footprint by leaving a 3,000sf home to restore and renovate a 1335sf historic home, to contribute to the revitalization of the neighborhood, and to do so in a way that is economical, environmentally friendly, and sustainable. To this end she has chosen to: Eliminate a 60 mile per day commute, purchase a home near public rail, walkable shopping, and to reuse existing infrastructure. She has renovated an existing 1923 cottage, saving, renovating and upgrading all of the existing structure; all windows are upgraded to insulated, double-paned energy efficient windows; she has added energy efficient mechanicals and appliances, added eco-friendly/fire-retardant insulation throughout; added all new electric, including all LED bulbs; added all new water supply and drainage systems; and she makes all decisions based on how well a proposed upgrade reduces her environmental footprint.

Further, she desires to remove as much grass as possible, replanting with native plants and grasses, adding a vegetable garden, composting, collecting rooftop rainwater, allowing rainwater absorption to recharge the water table, and to reduce the damaging effects of flooding due to rainwater runoff that has so damaged the Houston community.

A further goal is to reduce the hardscape footprint of the home, reducing the length of the driveway, replacing the concrete drive with permeable gravel, and allowing the back yard to be turned into usable green space, including a productive garden and native plants and grasses. The goal is to maximize the benefits of this small green space—less heat-retention, more water absorption, adding more natural water and air cleansing capability to the city and contributing to its public health.

She shares these goals with the City of Houston, and has invested significantly to achieve these goals.

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# DEVELOPMENT PLAT VARIANCE



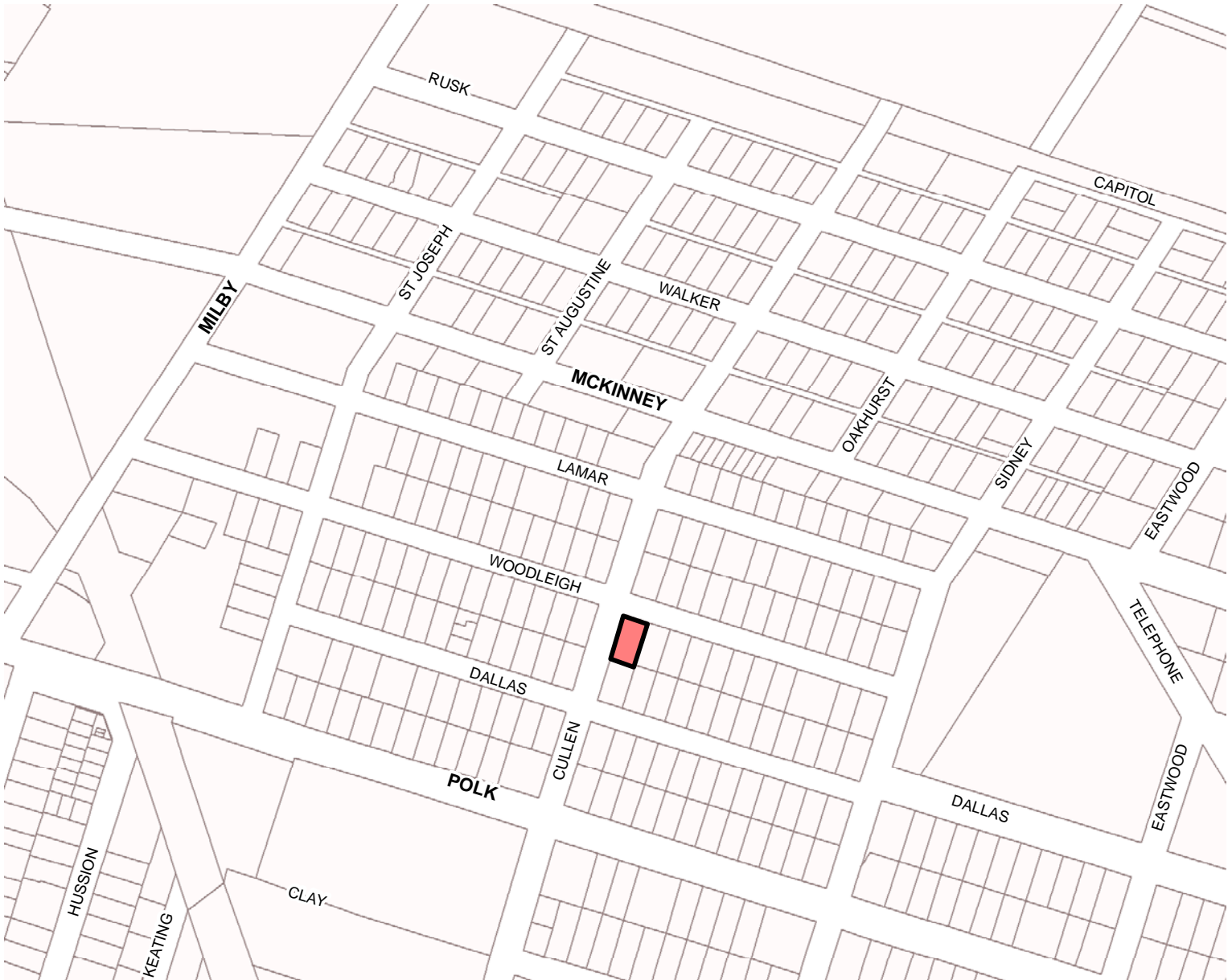
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 155**

Meeting Date: 03/15/2018

## Houston Planning Commission

Location Map



## DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 155**

Meeting Date: 03/15/2018

## Houston Planning Commission

Aerial Map

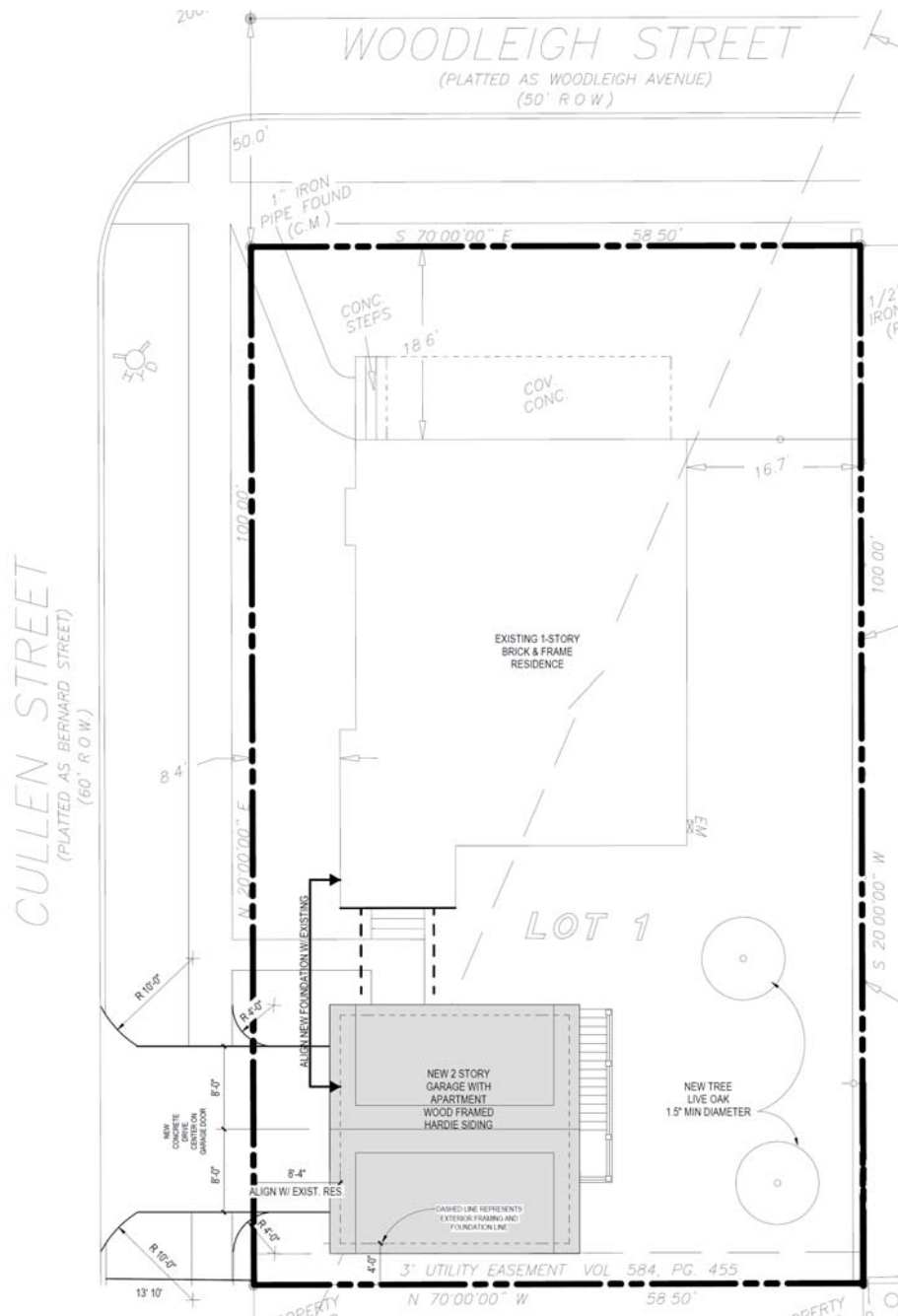


# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

Site Plan



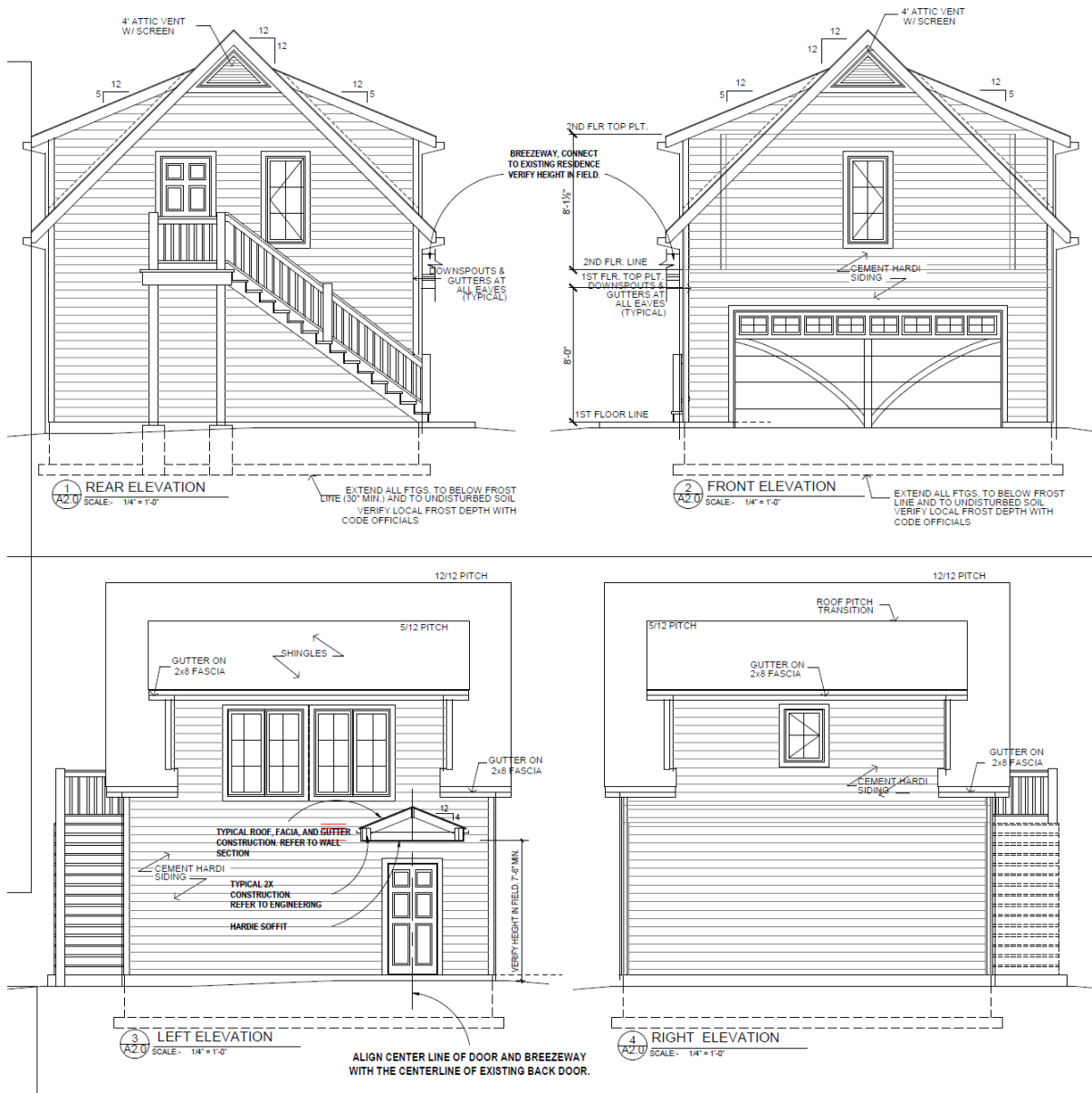
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### Elevations



# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### STAFF REPORT

**Recommendation:** Deny

**Basis of Staff Recommendation:**

The site is located at 4102 Woodleigh Street, north of Polk Street, south of Harrisburg Boulevard, at the southeast corner of Woodleigh Street and Cullen Boulevard. The applicant is requesting a variance to allow an 8'-4" building line with a one-foot overhang for a new two story residential garage with a personal office, instead of the required 20' building line along a local street Cullen Blvd. Staff is not in support of the requested variance.

The applicant is proposing to construct a new two-story garage with a personal office space on the second floor. The property was platted with the Woodleigh Subdivision in 1923 with no platted building line along Cullen Boulevard. Cullen Boulevard is a local street, however it functions more as a collector street at this location averaging 3000 trips per day, as it serves as a continuation of the major collector network. The distance from back of curb to the proposed garage is approximately 22', however the distance from the garage door to the existing sidewalk is approximately only 10'. There are no unusual physical characteristics with the subject property, as this lot is 58.5' by 100', and the property can still be developed by meeting the ordinance building line. Strict application of the ordinance will not create an impractical development, as the applicant hasn't articulated a hardship for the requested variance.

Staff's recommendation is to deny the requested variance to allow a reduced building line of 8'-4" in lieu of the ordinance-required 20' building line along Cullen Boulevard.

**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 hotel/motel approval in accordance with Planning Standards of Chapter 28 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.hotel-motel@houstontx.gov](mailto:planning.hotel-motel@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY		CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS	
Vernon G. Henry		Mary Lou Henry, F.A.I.C.P.	713-627-8666	marylou.henry@vhaplaning.com	
COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	SUPER NEIGHBORHOOD
Harris	G	77057	5156	491Y	Greater Uptown

**HOTEL/MOTEL NAME:** Springhill Suites, Galleria  
**HOTEL/MOTEL ADDRESS:** 3360 McCue Road, Houston, TX. 77057  
**PROPERTY OWNER OF RECORD:** Sigma Hospitality Galleria L.L.C.  
**OWNER ADDRESS:** 3035 Dahlgren Trail, SugarLand Tx, 77479  
**PROJECT PERMIT NUMBER:** N/A  
**TOTAL ACREAGE:** 1.7448 ACRES  
**TOTAL NO OF ROOMS:** 134  
**PARKING SPACES PROVIDED:** 158  
**SURVEY/ABSTRACT NO:** M.B WHITE SURVEY, ABSTRACT NUMBER 284  
**SCHOOL DISTRICT:** H.I.S.D

**NORTH OF:** U.S.59

**EAST OF:** Sage Road

**SOUTH OF:** Richmond Ave

**WEST OF:** McCue Road

**PURPOSE OF VARIANCE REQUEST:** To take primary access off Mc Cue Road that is a residential street and not a major thoroughfare; not to provide Canopy trees at least one per 100 lineal feet and at least an 8' wood or masonry fence along northern boundary.

**CHAPTER 28 REFERENCE(S):** 28-202(a) and 28-202(a) 3

## HOTEL/MOTEL VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):** This property is located within the Uptown Major Activity Center.

*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](mailto:planning.hotel-motel@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**

**Not applicable**

- (1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

This proposed hotel is in the Uptown Major Activity Center. The immediate area is dominated by high-rise residential buildings, including the condominium next door. This vacant property was slated more than a decade ago to be a twin to that condominium and shares a private access easement from McCue Road. The access easement has a divided paving section with a landscaped esplanade with bulb. Alternative uses proposed in the past have not always received the support of the condo owners; however, the hotel developer has met extensively with the condo board and has reached the agreement provided. as a part of the agreement, the condo owners do not wish to have the customary fence erected between their building and the future hotel but prefer to have a unified appearance for both properties.

The Uptown area has a variety of dense uses, including retail, office, multi-family and vertical mixed use. The multi-story hotel with its parking garage is consistent with the existing and planned character of the area. With the flag of a major hotel corporation, there is a guarantee that the hotel will not become an illicit operation.

- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

Various complications, including a change in the market, prevent the original plan to build a duplicate condo building on this property. The proposed hotel is consistent with the character of the area.

## HOTEL/MOTEL VARIANCE



## Houston Planning Commission

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**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent of the regulations governing the location of hotels was to insure that their operation would not adversely residents or major civic institutions, which this hotel will not do.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The public welfare will be protected by the high quality of the building and the regular inspection by the major hotel chain.

**(5) Economic hardship is not the sole justification of the variance.**

Granting the variance will allow additional quality hotel rooms in the most popular area of the city for short-term visitors.

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# HOTEL/MOTEL VARIANCE

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## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

#### Summary of variance request (be as complete as possible)

*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](mailto:planning.hotel-motel@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**

Not applicable

- (1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The Uptown area has a variety of dense uses, including retail, office, multi-family and vertical mixed use. This proposed hotel is in the Uptown Major Activity Center. The immediate area is dominated by high-rise residential buildings, including the condominium next door. The hotel will take primary access from McCue Road, which is approximately 787' from Richmond Ave., a four lane major thoroughfare. Directly to the south, McCue Road connects with the feeder road to I-59.

The multi-story hotel with its parking garage is consistent with the existing and planned character of the area. With the flag of a major hotel corporation, there is a guarantee that the hotel will not become an illicit operation.

- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

Various complications, including a change in the market, prevent the original plan to build a duplicate condo building on this property. The proposed hotel is consistent with the character of the area

- (3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent of the regulations governing the location of hotels was to ensure that their operation would not adversely residents or major civic institutions, which this hotel will not do.

## HOTEL/MOTEL VARIANCE



## Houston Planning Commission

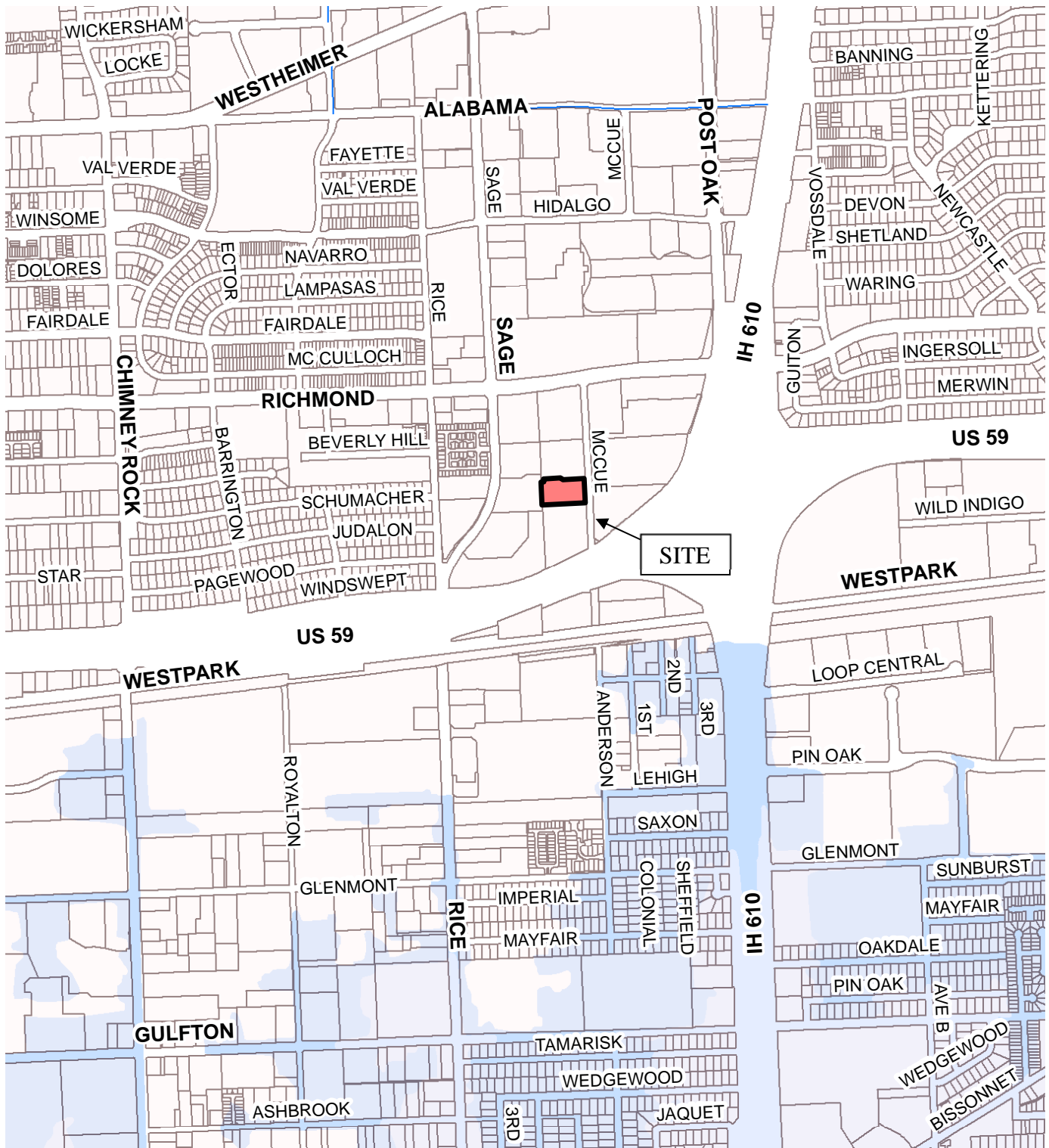
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- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**  
The public welfare will be protected by the high quality of the building and the regular inspection by the major hotel chain.
- (5) **Economic hardship is not the sole justification of the variance.**

## HOTEL/MOTEL VARIANCE



## Houston Planning Commission



# HOTEL/MOTEL VARIANCE

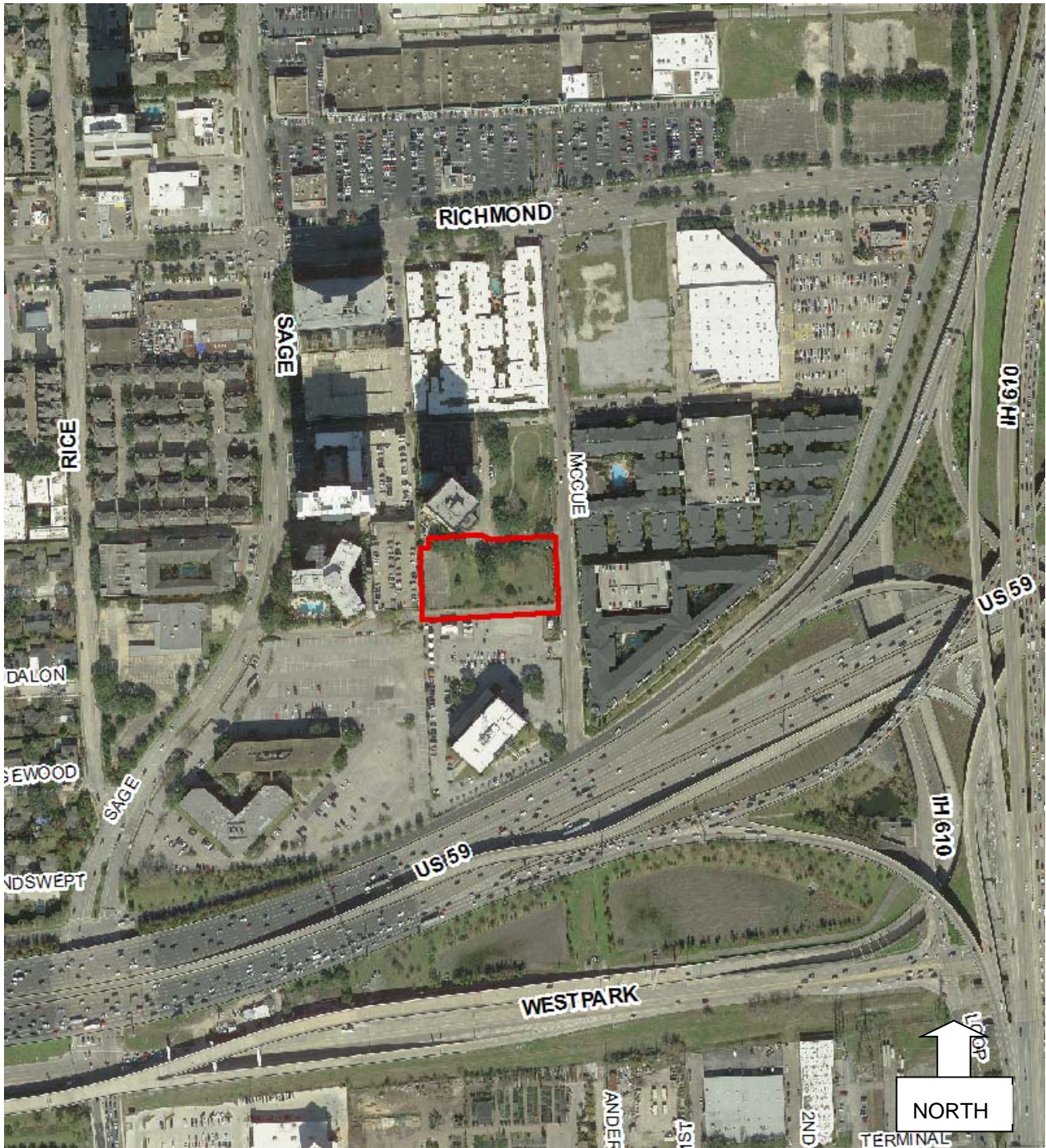


PLANNING &  
DEVELOPMENT  
DEPARTMENT

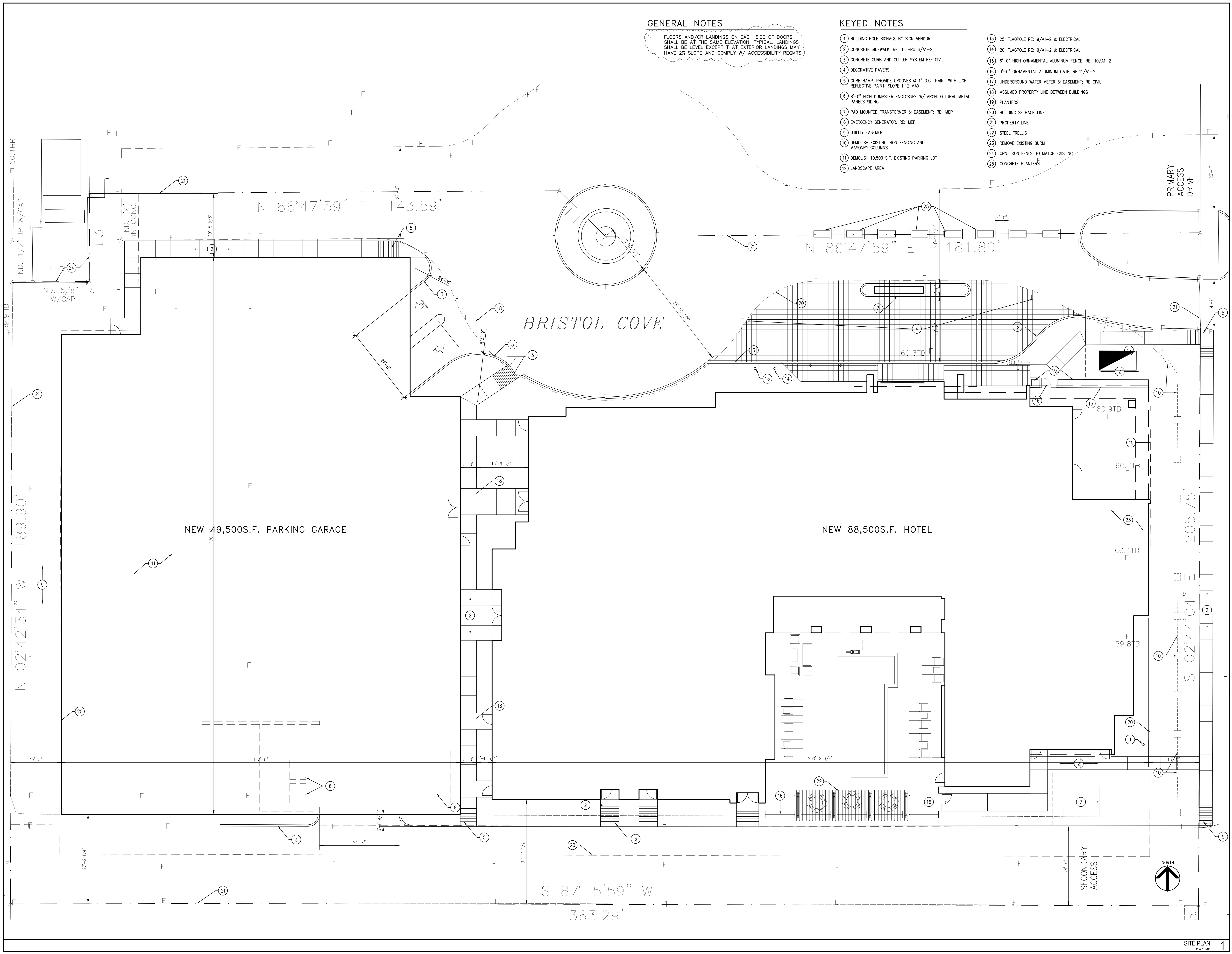
## ITEM: III

Meeting Date: March 15, 2018

# Houston Planning Commission



## HOTEL/MOTEL VARIANCE

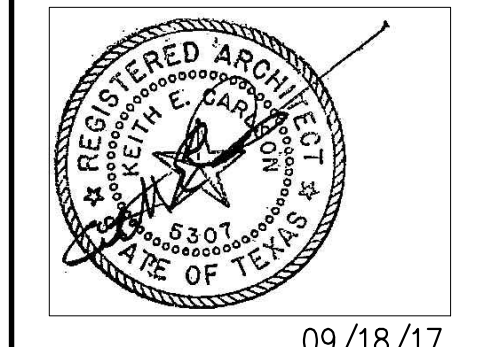


GENERAL NOTES

- FLOORS AND/OR LANDINGS ON EACH SIDE OF DOORS SHALL BE AT THE SAME ELEVATION. TYPICAL LANDINGS SHALL BE LEVEL EXCEPT THAT EXTERIOR LANDINGS MAY HAVE 2% SLOPE AND COMPLY W/ ACCESSIBILITY REQMTS.

KEYED NOTES

- BUILDING POLE SIGNAGE BY SIGN VENDOR
- CONCRETE SIDEWALK. RE: 1 THRU 6/A1-2
- CONCRETE CURB AND GUTTER SYSTEM RE: CIVIL
- DECORATIVE PAVERS
- CURB RAMP. PROVIDE GROOVES @ 4" O.C.. PAINT WITH LIGHT REFLECTIVE PAINT. SLOPE 1:12 MAX
- 8'-0" HIGH DUMPSTER ENCLOSURE W/ ARCHITECTURAL METAL PANELS SIDING
- PAD MOUNTED TRANSFORMER & EASEMENT; RE: MEP
- EMERGENCY GENERATOR. RE: MEP
- UTILITY EASEMENT
- DEMOLISH EXISTING IRON FENCING AND MASONRY COLUMNS
- DEMOLISH 10,500 S.F. EXISTING PARKING LOT
- LANDSCAPE AREA
- 25' FLAGPOLE RE: 9/A1-2 & ELECTRICAL
- 20' FLAGPOLE RE: 9/A1-2 & ELECTRICAL
- 6'-0" HIGH ORNAMENTAL ALUMINUM FENCE, RE: 10/A1-2
- 3'-0" ORNAMENTAL ALUMINUM GATE, RE:11/A1-2
- UNDERGROUND WATER METER & EASEMENT; RE CIVIL
- ASSUMED PROPERTY LINE BETWEEN BUILDINGS
- PLANTERS
- BUILDING SETBACK LINE
- PROPERTY LINE
- STEEL TRELLIS
- REMOVE EXISTING BURM
- ORN. IRON FENCE TO MATCH EXISTING
- CONCRETE PLANTERS



ARCHITECTURE  
PLANNING  
INTERIORS

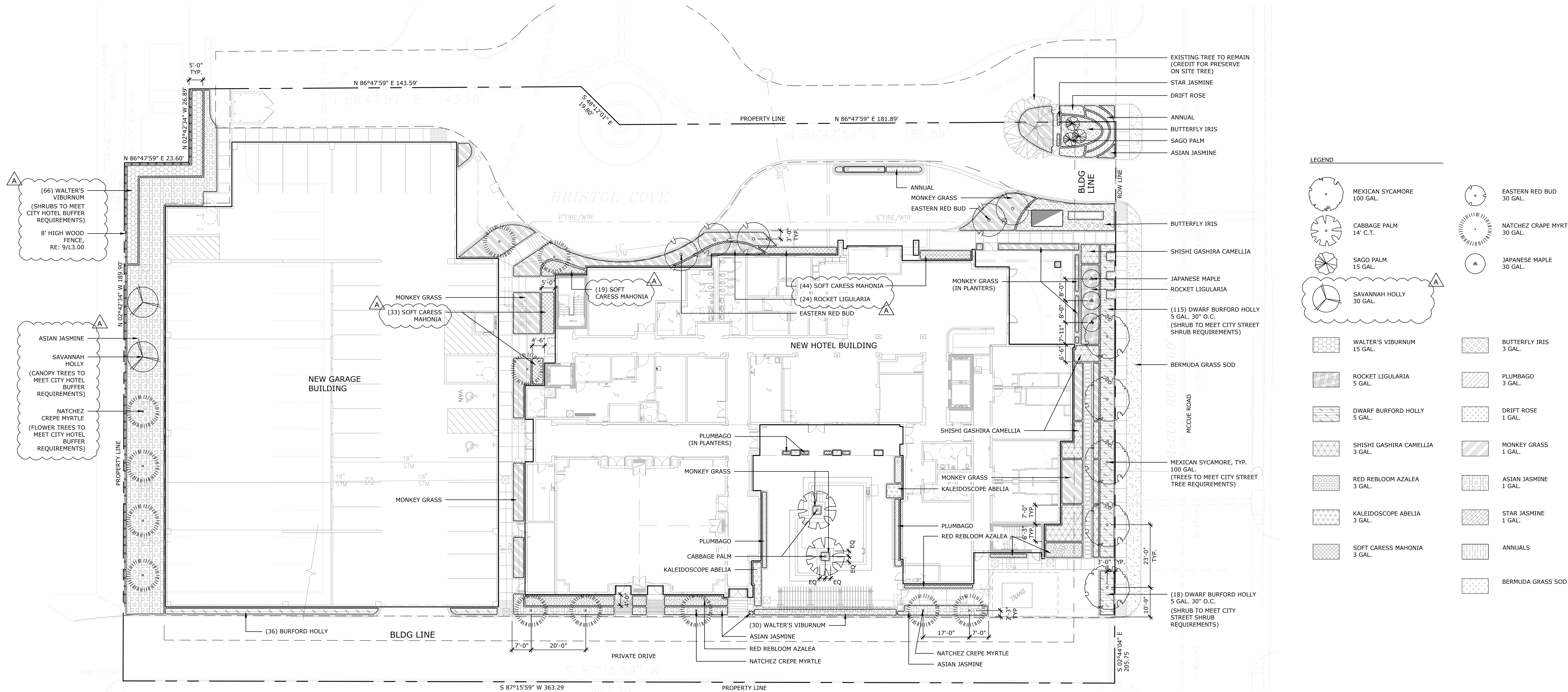
3221 WEST ALABAMA  
HOUSTON, TEXAS 77098  
713/522-1054  
713/522-4496 FAX

SPRINGHILL SUITES, GALLERIA  
3360 McCUE ROAD  
Houston, Texas 77057

SITE PLAN

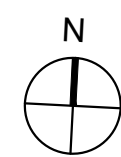
DATE
6/7/17 ISSUE FOR PERMIT
9/18/17 PERMIT RESPONSES

PROJECT NUMBER: <b>1618</b>
SHEET NUMBER: <b>A1-1</b>



LEGEND	
	MEXICAN SYCAMORE 100 GAL.
	CABBAGE PALM 14" C.T.
	SAGO PALM 15 GAL.
	SAVANNAH HOLLY 30 GAL.
	WALTER'S VIBURNUM 15 GAL.
	ROCKET LIGULARIA 5 GAL.
	DWARF BURFORD HOLLY 5 GAL.
	SHISHI GASHIRA CAMELLIA 3 GAL.
	RED REBLOOM AZALEA 3 GAL.
	KALEIDOSCOPE ABELIA 3 GAL.
	SOFT CARESS MAHONIA 3 GAL.
	EASTERN RED BUD 30 GAL.
	NATCHEZ CREEP MYRTLE 30 GAL.
	JAPANESE MAPLE 30 GAL.
	BUTTERFLY IRIS 3 GAL.
	PLUMBAGO 3 GAL.
	DRIFT ROSE 1 GAL.
	MONKEY GRASS 1 GAL.
	ASIAN JASMINE 1 GAL.
	STAR JASMINE 1 GAL.
	ANNUALS
	BERMUDA GRASS SOD

1 PLANTING PLAN  
SCALE: 1/16" = 1'-0"



PLANT NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF THESE UTILITIES.
- CONTRACTOR SHOULD NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT UP TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATION.
- LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADE TO +0.10. CONTRACTOR SHALL OBTAIN LETTER OF GRADE CERTIFICATION FROM OWNER PRIOR TO PROJECT EXECUTION.
- CONTRACTOR SHALL NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE 72 HOURS (WEEKENDS NOT INCLUDED) PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULE.
- IF CONFLICTS ARISE BETWEEN SIZE OF AREAS ON PLANS OR LAYOUT OF PLANS, CONTRACTOR SHOULD CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIAL.
- PROTECT ALL EXISTING TREES TO REMAIN. CONTRACTOR SHALL REPLACE ANY TREES DAMAGED DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE FENCING, IF NECESSARY, AT THE TREE DRIP LINE TO PROTECT TRUNK AND ROOTS AND TO PREVENT COMPACTION FROM VEHICLE TRAFFIC OR MATERIAL STORAGE ON THE SOIL BELOW TREES.
- CONTRACTOR SHALL PROVIDE FOR THE FEEDING, WATERING AND GENERAL MAINTENANCE OF TREES TO KEEP THEM IN A HEALTHY CONDITION DURING CONSTRUCTION.
- CONTRACTOR SHALL SUBMIT PHOTOS OF REPRESENTATIVE TREES AND SHRUBS WITH SPECIFICATIONS ON THE BACK OF PHOTO INCLUDING HEIGHT, WIDTH AND CALIPER. IF A NURSERY VISIT IS REQUIRED THE CONTRACTOR WILL ARRANGE TO HAVE THE PARTICULAR NURSERIES PREPARED TO SHOW TREES. SHOULD CONTRACTOR INSTALL PLANT MATERIAL INFERIOR TO INDUSTRY STANDARD, IT IS AT HIS OWN RISK. ALL PHOTO SUBMITTALS ARE TO BE APPROVED PRIOR TO PLANTING.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF PESTS AND DISEASES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO GUARANTEE ALL PLANT MATERIALS PER THE SPECIFICATIONS.
- CONTRACTOR SHALL STAKE ALL FINAL TREE LOCATIONS AND PLANTING BED LIMITS IN THE FIELD FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- STEEL EDGING SHALL BE PLACED BETWEEN ALL SHRUB BEDS AND TURF AREAS, AS WELL AS BETWEEN GRAVEL BED AND PLANTING BEDS.
- UPON INSTALLATION ALL TREE MATERIALS SHALL BE STAKED ACCORDING TO SPECIFICATIONS AND PLANTING DETAILS.
- IF REQUESTED BY OWNER CONTRACTOR SHALL INSTALL DEEP/ROOT BARRIERS AT ALL TREES WITHIN 5'-0" OF CONCRETE WALKWAYS, STRUCTURES, WALLS, CURBS, ETC.
- ALL PLANTS SHALL BE TRIANGULARLY SPACED UNLESS OTHERWISE INDICATED.
- ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" OF APPROVED SHREDDED MULCH.
- CONTRACTOR SHALL FINE GRADE ALL DISTURBED AREAS TO PROVIDE FOR PROPER DRAINAGE.

A. TREE REQUIREMENTS IN LANDSCAPE BUFFER AT RESIDENTIAL TRACT: Sec. 28-202 (3) (b) (c)					
SIDE	LINEAL FEET	CANOPY TREE REQUIRED	CANOPY TREE PLANTED	ORNAMENTAL TREE REQUIRED	ORNAMENTAL TREE PLANTED
WEST	240.39	2	2	4	4
NORTH	345.28	3	0	6	7
TOTAL CANOPY TREES REQUIRED					5
TOTAL CANOPY TREES PROPOSED					2
TOTAL ORNAMENTAL TREES REQUIRED					10
TOTAL ORNAMENTAL TREES PROPOSED					11
DEFICIT / NET					-3

B. SHRUB REQUIREMENTS IN LANDSCAPE BUFFER AT RESIDENTIAL TRACT: Sec. 28-202 (3) (d)			
SIDE	LINEAL FEET	SHRUBS REQUIRED	SHRUBS PLANTED
EAST	240.39	32	60
NORTH	345.28	48	87
TOTAL SHRUBS REQUIRED			80
TOTAL SHRUBS PROPOSED			147
DEFICIT / NET			+67

3 LANDSCAPE BUFFER  
NEXT TO A RESIDENTIAL TRACT

CITY OF HOUSTON DEPARTMENT OF PLANNING & DEVELOPMENT LANDSCAPE ANALYSIS FORM (PLEASE ATTACH TO PERMIT SITE PLAN)												
Non-single family residential (Staff may create an artificial lot)												
1. TREE AND SHRUB PLANTING REQUIREMENTS												
A. STREET TREES: Sec. 33-126 (a)												
Length of property line in lineal feet as measured along each street separately.												
STREET NAME	LINEAL FEET	TREE REQUIRED	EQUIVALENT CREDITS*	TOTAL TREES PLANTED								
McCUE ROAD	205.75	7	9	5								
TOTAL STREET TREES REQUIRED						7						
TOTAL STREET TREES PROPOSED						5						
EQUIVALENT CREDITS*						9						
DEFICIT / NET						-17						
B. PARKING LOT TREES: Sec. 33-127 (a)												
50% of parking lot trees must be large trees. Each parking space must be within 120' of a tree.												
TREE PLANTING REQUIREMENTS FOR PARKING LOT: 1 tree / 10 parking spaces												
TOTAL NUMBER OF PROPOSED PARKING SPACES	# OF SPACES	TREE REQUIREMENT	EQUIVALENT CREDITS*	LARGE TREES	SMALL TREES	TOTAL TREES PLANTED						
0	10	N/A	N/A	N/A	N/A	N/A						
C. PARKING LOT SHRUBS: Sec. 33-127 (b)												
75% of the shrubs must be planted along the perimeter of the parking lot. (Shrubs are required for new and/or the resurfaced portion of parking lot)												
SHRUB REQUIREMENTS: 10 shrubs / 1 street tree												
STREET TREE PLANTING REQUIREMENT	SHRUB REQUIREMENT		TOTAL SHRUB PLANTED									
7	70		133									
D. LANDSCAPE BUFFER: Sec. 33-128 (1)												
Wood, concrete masonry opaque screening fence (min. 6'). Sec. 33-128(2) Evergreen Screening: A 6' high wood, concrete masonry opaque screening fence or 10' wide evergreen planting strip along total length of line adjacent to existing single family residential or lot of expansion adjacent to existing single family. (Site plan must show land use on all sides of property)												
CREDIT WORKSHEET: Sec. 33-123 (a) Tree planting equivalency credits												
			STREET	PARKING								
1. Number of proposed trees exceeding 4" in caliper. 5. Each 4" tree is (1) credit.			5	N/A								
2. Depositing of monies with Parks and Recreation Department. \$500 per tree. Proposed credits cannot exceed 30% of tree planting requirement above. Amount to be deposited: Proposed Credits 0 x \$500.00 = \$ 0.			N/A	N/A								
3. Preservation of on-site trees, per the following schedule in caliper: minimum 4" - 6" 2 trees greater than 6" but less than 12" 3 trees 12" and greater 4 trees Total number of tree credits for this option 4 trees.			4	N/A								
4. Credit for preserving existing right of way street trees			N/A	N/A								
5. Proposed total number of tree credits (to receive credit, documentation must be provided in conformance with Section 33-123).			9	N/A								

3 STREET TREE TABLE



asakura  
robinson

PLANTING PLAN

DATE

06/16/17 ISSUED FOR PERMIT

07/10/17 REVISION A

PROJECT NUMBER:

1618

SHEET NUMBER:

L4.00

