

# HOUSTON PLANNING COMMISSION

## AGENDA

MARCH 29, 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.  
Maggie Dalton  
*Fort Bend County*  
Lloyd Smith, P.E.  
*Harris County*  
Mark J. Mooney, P.E.  
*Montgomery County*

## **EX- OFFICIO MEMBERS**

Carol Lewis, Ph.D.  
Carol Haddock, P.E.  
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 29, 2018**

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

### **Call to Order**

### **Director's Report**

### **Presentation of the 2017 Planning and Development Department Annual Report (Patrick Walsh)**

### **Approval of the March 15th, 2018 Planning Commission Meeting Minutes**

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

- a. Consent Subdivision Plats (Carlos G. Espinoza y Sanchez)
- b. Replats (Carlos G. Espinoza y Sanchez)
- c. Replats requiring Public Hearings with Notification (Geoff Butler, Arica Bailey, Aracely Rodriguez, Chad Miller, Suvidha Bandi, Devin Crittle)
- d. Subdivision Plats with Variance Requests (Geoff Butler, Chad Miller, Carlos Espinoza, Aracely Rodriguez, Carson Lucarelli, Arica Bailey, Suvidha Bandi)
- e. Subdivision Plats with Special Exception Requests (Carson Lucarelli)
- f. Reconsiderations of Requirement (Carlos G. Espinoza y Sanchez)
- 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, Eric Pietsch)

#### **II. Establish a public hearing date of April 26, 2018**

- a. Breckenridge Park partial replat no 3
- b. Briarcroft partial replat no 3
- c. Briargrove Park Sec 1 partial replat no 1
- d. Falls at Dry Creek Sec 3 partial replat no 1
- e. Hyde Park partial replat no 7
- f. Lanier Place partial replat no 3
- g. Newport Sec 7 partial replat no 1
- h. Pelham Place partial replat no 1

#### **III. Consideration of an Off-Street Parking Variance for a property located at 1111 S. Shepherd Drive (Eric Pietsch)**

#### **IV. Consideration of a Hotel/Motel variance for Halo House located at 2940 Corder Road (Arica Bailey)**

#### **V. Public Hearing and Consideration of a Special Minimum Lot Size Block for the 4600 block of Park Drive, north and south sides, between South Lockwood Drive and Eddington Street - MLS 703 (David Welch)**

#### **VI. Excuse the absence of Commissioner Porras-Pirtle**

#### **VII. Public Comment**

#### **VIII. Adjournment**



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

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

**March 15, 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 2:34 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Susan Alleman

Bill Baldwin

Fernando L. Brave

Arrived at 2:36 p.m. during Approval of Minutes

Antoine Bryant

Arrived at 2:58 p.m. during item #105

Lisa Clark

Algenita Davis

Mark A. Kilkenny

Lydia Mares

Christina Morales

Paul R. Nelson

Linda Porras-Pirtle

Absent

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Left at 4:32 p.m. during item #155

Meera D. Victor

Mark Mooney for

Absent

The Honorable James Noack

Maggie Dalton for

Left at 3:35 p.m. during item #109

The Honorable Robert E. Hebert

Loyd Smith 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 MARCH 1, 2018 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the March 1, 2018 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

### **I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 104)**

Staff recommendation for item **64** was modified from Defer to Approve.

Item removed for separate consideration: **7, 31, 32, 33 and 34.**

Staff recommendation: Approve staff's recommendations for items **1 – 104**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 104**, subject to the CPC 101 form conditions.

Motion: **Garza**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

#### **Commissioner Sigler recused herself.**

Staff recommendation: Approve staff's recommendation to approve item **31, 32, 33 and 34** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve item **31, 32, 33 and 34** subject to the CPC 101 form conditions.

Motion: **Victor**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

#### **Commissioner Sigler returned.**

##### **7 Avondale partial replat no 1**

**C3F**

**Approve**

Recommendation: Approve the plat subject to the CPC 101 form conditions.

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

Motion: **Sigler**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Mary Lou Henry, applicant – supportive.

**The Commission returned to item 9, that was taken and acted on earlier in the meeting, to hear from speakers at this time.**

##### **9 Benders Creek GP**

**GP**

**Defer**

Speakers: Keith Surface and Clarence Wisenbaker – opposed.

### **C PUBLIC HEARINGS**

##### **105 Ammar Estates replat no 1**

**C3N**

**Defer**

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

Commission action: Deferred the application for two weeks for further study and review.

Motion: **Garza**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Dale Culpepper and Donald Perkins District K Office –opposed; Joyce Owens, applicant and Sam Kasmani, owner – supportive; Richard Smith, Managing Engineer, Public Works and Engineering.



- 106 Beinhorn Grove 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: **Rosenberg** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 107 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: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 108 Champion Heavens replat no 1 C3N Approve**  
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
 Commission action: Approved the plat subject to the CPC 101 form conditions.  
 Motion: **Kilkenny** Second: **Clark** Vote: **Unanimous** Abstaining: **None**  
 Speakers: Michele Roddy – opposed; Edward Thames and George Pickens – undecided; Fred Mathis, Harris County.
- 109 Fondren Southwest Northfield C3N Approve**  
**Sec 8 partial replat no 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: **Brave** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 110 Goldquest Group C3N Approve**  
 Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.  
 Motion: **Davis** Second: **Garza** Vote: **Unanimous** Abstaining: **None**  
 Speaker: Miguel Sanchez, applicant – supportive.
- 111 Harvard Heights 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: **Davis** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 112 North Shepherd Square C3N Withdrawn**
- 113 Pelham Place Sec 1 partial replat no 1 C3N Withdrawn**
- 114 Royalwood Sec 1 partial replat no 2 C3N Withdrawn**  
 Staff recommendation: Establish a Public Hearing date of April 12, 2018.  
 Commission action: Established a Public Hearing date of April 12, 2018.  
 Motion: **Brave** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**



**115 Serenity Meadows partial replat no 1 and extension 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: **Kilkenny** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**116 Summit Place Addition partial replat no 3 C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**  
Speakers: Steve Porto, Tom Schmal and Tina Tanner – undecided.

**117 Sunset Ridge West Sec 7 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: **Sigler** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**118 Whispering Pines Estates Sec 2 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: **Kilkenny** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

#### **D VARIANCES**

**119 Carnegie Oaks West Alabama C2R Withdrawn**

Items 120 – 125 were taken together at this time.

<b>120</b>	<b>Lantana GP</b>	<b>GP</b>	<b>Defer</b>
<b>121</b>	<b>Lantana Heights Drive street dedication</b>	<b>C3P</b>	<b>Defer</b>
<b>122</b>	<b>Lantana Sec 1</b>	<b>C3P</b>	<b>Defer</b>
<b>123</b>	<b>Lantana Sec 2</b>	<b>C3P</b>	<b>Defer</b>
<b>124</b>	<b>Lantana Sec 3</b>	<b>C3P</b>	<b>Defer</b>
<b>125</b>	<b>Westgreen Boulevard Street Dedication Sec 3</b>	<b>C3P</b>	<b>Defer</b>

Staff recommendation: Defer the application(s) for two weeks per Harris County's request.  
Commission action: Deferred the application(s) for two weeks per Harris County's request.  
Motion: **Baldwin** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

Items 126 and 127 were taken together at this time.

<b>126</b>	<b>Laterna Villas North</b>	<b>C2</b>	<b>Defer</b>
<b>127</b>	<b>Laterna Villas South</b>	<b>C2</b>	<b>Defer</b>

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: **Mares** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**



**128 Poundbury Sec 1 C3R Withdrawn**

**129 Puebla Comiskey C2 Defer**

Staff recommendation: Defer the application for two weeks to allow the applicant time to submit additional information.

Commission action: Deferred the application for two weeks to allow the applicant time to submit additional information.

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

**130 Springwoods Village GP GP Withdrawn**

**Commissioner Alleman recused herself.**

**131 Towne Lake North GP GP 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: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**Commissioner Alleman returned.**

**132 Washington Avenue Retail C2 Defer**

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

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

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

## **E SPECIAL EXCEPTIONS**

**133 Spring ISD Roberson Middle School C3P Approve**

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

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

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

## **F RECONSIDERATION OF REQUIREMENTS NONE**

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

## **G EXTENSIONS OF APPROVAL**

**134 Bennport Plaza EOA Approve**

**135 Bridgeland First Bend Sec 14 EOA Approve**

**136 Harris County Improvement District EOA Approve  
No 13 Lift Station No 1**

**137 Harris County Improvement District EOA Approve  
No 13 Waste Water Treatment Plant No 1**



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**

**I CERTIFICATES 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

Staff recommendation: Approve staff's recommendation for items 134 - 152.

Commission action: Approved staff's recommendation for items 134 - 152.

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

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

**153 901 Bomar 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: **Garza** Second: **Davis** Vote: **Carries** Opposing: **Baldwin**

**154 3202 Merrick Street DPV Approve**

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

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

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

Speaker: Justin Patterson, applicant – supportive.



**155 4102 Woodleigh Street**

**DPV**

**Deny**

Staff recommendation: Deny the application.

Commission action: Denied the application.

Motion: **Alleman** Second: **Morales** Vote: **Carries** Opposing: **Bryant, Davis, Garza and Nelson**

Speaker: Mark Cooper, applicant – supportive.

**II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 12, 2018 FOR:**

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

Staff recommendation: Establish a public hearing date of April 12, 2018 for items II a-f.

Commission action: Established a public hearing date of April 12, 2018 for items II a-f.

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

**III. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR SPRINGHILL SUITES LOCATED AT 3360 MCCUE ROAD**

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

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

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

**IV. PUBLIC COMMENT  
NONE**

**V. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:40 p.m.

Motion: **Clark** Second: **Rosenberg** 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	Allentown	C2		Approve the plat subject to the conditions listed
2	Avondale Sec 2	C3F		Approve the plat subject to the conditions listed
3	Bauer Landing Sec 7	C3P		Approve the plat subject to the conditions listed
4	Bayou Oaks At West Orem Sec 8	C3P		Approve the plat subject to the conditions listed
5	Bayou Oaks at West Orem Sec 9	C3P		Approve the plat subject to the conditions listed
6	Beinhorn Grove replat no 1	C3F		Approve the plat subject to the conditions listed
7	Benders Creek GP	GP	DEF2	Approve the plat subject to the conditions listed
8	Block 42 Investors LLC	C2		Approve the plat subject to the conditions listed
9	Block 58 Investors	C2		Approve the plat subject to the conditions listed
10	Bridgeland Parkland Village Sec 21	C3F		Approve the plat subject to the conditions listed
11	Bridgeland Tuckerton Road Street Dedication Sec 2	SP		Approve the plat subject to the conditions listed
12	Camellia Sec 4	C3P		Approve the plat subject to the conditions listed
13	Castone Court at Louise Street	C2	DEF2	Approve the plat subject to the conditions listed
14	Center Street Reserve	C3F		Approve the plat subject to the conditions listed
15	City Park Commercial GP	GP		Approve the plat subject to the conditions listed
16	City Park Commercial Sec 1	C2		Approve the plat subject to the conditions listed
17	Cruz Transport	C2	DEF1	Defer Additional information reqd
18	Cypress Green GP	GP		Approve the plat subject to the conditions listed
19	Del Norte Heights	C3F		Approve the plat subject to the conditions listed
20	Eagle Landing Sec 9	C3P		Approve the plat subject to the conditions listed
21	El Dorado Clear Lake City Sec 16	C3F		Approve the plat subject to the conditions listed
22	Ersa Grae at Mueschke Road GP	GP		Defer Additional information reqd per Harris County Engineering
23	Fondren Southwest Northfield Sec 8 partial replat no 1	C3F		Approve the plat subject to the conditions listed
24	Harris County MUD no 43 Birnam Wood Reserve	C2		Approve the plat subject to the conditions listed
25	Harvard Heights	C3F		Approve the plat subject to the conditions listed
26	HCWCID 116 Water Plant	C2	DEF1	Defer Applicant request
27	Houston Avenue Rejuvenation Addition	C2		Approve the plat subject to the conditions listed
28	Hypercity Investments LLC on West Montgomery	C2		Approve the plat subject to the conditions listed
29	Lakes of Bella Terra Reserve Sec 4	C2		Approve the plat subject to the conditions listed



**Platting Summary****Houston Planning Commission****PC Date: March 29, 2018**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
30	Marcello Lakes Sec 2	C3F		Defer Chapter 42 planning standards
31	Nicholas Place Reserve	C2	DEF1	Approve the plat subject to the conditions listed
32	Oasis at Clodine	C3P		Defer Chapter 42 planning standards
33	Ory Homes on Bingle	C2	DEF1	Approve the plat subject to the conditions listed
34	Park N Fly at JFK Boulevard GP	GP		Approve the plat subject to the conditions listed
35	Park N Fly at JFK Boulevard Sec 1	C2		Approve the plat subject to the conditions listed
36	Pecan Lake Estates	C3P	DEF2	Approve the plat subject to the conditions listed
37	Pinemont Manors	C3F		Approve the plat subject to the conditions listed
38	Quality Ocean One	C2		Defer Chapter 42 planning standards
39	Retreat at Champions Landing Sec 3	C3P		Approve the plat subject to the conditions listed
40	Rosehill Reserve Sec 6	C3P	DEF1	Approve the plat subject to the conditions listed
41	Sendero Tract Sec 9	C3P		Approve the plat subject to the conditions listed
42	Silverglen North Sec 15	C3F		Approve the plat subject to the conditions listed
43	Sky View GP	GP	DEF1	Approve the plat subject to the conditions listed
44	Sky View Sec 1	C3P	DEF1	Approve the plat subject to the conditions listed
45	South Meadow Place Sec 1	C3P		Approve the plat subject to the conditions listed
46	Spring Stuebner Apartments	C2		Approve the plat subject to the conditions listed
47	Stone Lake Center	C2		Approve the plat subject to the conditions listed
48	Summit Place Addition partial replat no 3	C3F		Approve the plat subject to the conditions listed
49	Sunset Ridge West Sec 7 partial replat no 1	C3F		Approve the plat subject to the conditions listed
50	Teague Road Street Dedication Sec 2	SP		Approve the plat subject to the conditions listed
51	Telge Ranch Sec 3	C3P		Approve the plat subject to the conditions listed
52	Towne Lake Sec 41	C3P		Approve the plat subject to the conditions listed
53	Valiant Business Park	C2		Approve the plat subject to the conditions listed
54	Villages of Cypress Lakes Sec 35	C3P		Approve the plat subject to the conditions listed
55	Waterstone West Sec 2	C3P		Approve the plat subject to the conditions listed
56	West Lake Houston Parkway Street Dedication Sec 7 and Reserve	C3P		Defer per Harris County Engineer's office Request
57	West Little York Altezza	C3F		Defer Applicant request
58	Westview Landing Sec 4	C3F		Approve the plat subject to the conditions listed
59	Woodridge Village Sec 1	C3P		Approve the plat subject to the conditions listed
60	Woodridge Village Sec 2	C3P		Approve the plat subject to the conditions listed



Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
61	Wortham Center Sec 1	C2	DEF1	Approve the plat subject to the conditions listed

**B-Replats**

62	Alexton Heights	C2R		Approve the plat subject to the conditions listed
63	Bridgeland Creek Parkway Corner Reserve	C2R		Approve the plat subject to the conditions listed
64	Brookhaven Addition partial replat no 2	C2R		Withdraw
65	Buckys South Post Oak GP	GP		Defer Additional information reqd
66	Buckys South Post Oak Sec 1	C2R		Defer Additional information reqd
67	Charlie Thomas Ford Development	C2R	DEF1	Approve the plat subject to the conditions listed
68	Cinco Ranch Gaston Reserves replat no 1	C2R		Approve the plat subject to the conditions listed
69	Crossing at Cinco Ranch partial replat no 2	C2R		Approve the plat subject to the conditions listed
70	Eado Sherman	C2R	DEF2	Withdraw
71	East End on the Bayou Sec 3	C2R	DEF1	Approve the plat subject to the conditions listed
72	Eastwood Grove	C2R		Defer Additional information reqd
73	Estado Sunset	C2R		Approve the plat subject to the conditions listed
74	Estate at Palmer Street	C2R	DEF2	Approve the plat subject to the conditions listed
75	Fallingwater	C2R	DEF1	Disapprove
76	GAC Windfern	C2R		Approve the plat subject to the conditions listed
77	Gaytan Estates	C2R	DEF1	Approve the plat subject to the conditions listed
78	Hackberry Heights	C2R		Approve the plat subject to the conditions listed
79	Houston Serenity Place	C2R	DEF1	Approve the plat subject to the conditions listed
80	Llanos Electric Company on Almeda Genoa	C2R		Approve the plat subject to the conditions listed
81	Main Street Gardens replat no 1	C3R		Defer Chapter 42 planning standards
82	Med Center Moderno	C2R		Approve the plat subject to the conditions listed
83	Mount Houston Commercial	C2R		Approve the plat subject to the conditions listed
84	Noah Woods Estates	C2R		Approve the plat subject to the conditions listed
85	Old Farm Altezza	C2R	DEF2	Approve the plat subject to the conditions listed
86	Origin Museum District	C2R		Defer LGL deed rests review pending
87	Reserves on Easthaven	C2R		Approve the plat subject to the conditions listed
88	Sunnyside Manors	C2R		Approve the plat subject to the conditions listed
89	Valero Houston Refinery	C2R	DEF2	Approve the plat subject to the conditions listed
90	Victory Mart Plaza	C2R		Approve the plat subject to the conditions listed
91	Views at Gardendale Street	C2R		Approve the plat subject to the conditions listed



Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
92	Weiss Street Estates	C2R		Approve the plat subject to the conditions listed
93	Wessex partial replat no 1	C2R		Defer LGL deed rests review pending
94	West 28th Street Terrace	C2R		Approve the plat subject to the conditions listed

**C-Public Hearings Requiring Notification**

95	Ammar Estates replat no 1	C3N	DEF2	Approve the plat subject to the conditions listed
96	Braeswood partial replat no 4	C3N	DEF2	Approve the plat subject to the conditions listed
97	Bridgeland Parkland Village Sec 9 replat no 1	C3N		Approve the plat subject to the conditions listed
98	Bridgeland Parkland Village Sec 10 replat no 1	C3N		Approve the plat subject to the conditions listed
99	East 32nd Street Grove replat no 1	C3N		Defer Applicant request
100	Lakewood Heights Sec 3 partial replat no 2	C3N		Approve the plat subject to the conditions listed
101	McKenzie Park Sec 4 partial replat no 2	C3N		Approve the plat subject to the conditions listed
102	Old River Terrace Sec 2 partial replat no 1	C3N		Approve the plat subject to the conditions listed
103	Old River Terrace Sec 3 partial replat no 1	C3N		Approve the plat subject to the conditions listed
104	Sebastian partial replat no 1	C3N		Defer Applicant request
105	Serenity Meadows partial replat no 1 and extension	C3N	DEF1	Deny the requested variance(s) and Disapprove the plat

**D-Variances**

106	Aldine ISD 9999 Veterans Memorial Drive Complex	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
107	Astle Acres	C2		Defer Applicant request
108	Gross Office Park	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
109	Interpose	C2R		Defer Additional information reqd
110	JCWM Properties Place replat no 1	C2R		Defer Applicant request
111	Lantana GP	GP	DEF1	Defer Applicant request
112	Lantana Heights Drive Street Dedication Sec 1	C3P	DEF1	Defer Applicant request
113	Lantana Sec 1	C3P	DEF1	Defer Applicant request
114	Lantana Sec 2	C3P	DEF1	Defer Applicant request
115	Lantana Sec 3	C3P	DEF1	Defer Applicant request
116	Westgreen Boulevard Street Dedication Sec 3	C3P	DEF1	Defer Applicant request
117	Laterna Villas North	C2	DEF1	Defer Applicant request
118	Laterna Villas South	C2	DEF1	Defer Applicant request
119	Levy Park replat no 1	C2R		Defer Additional information reqd
120	McKinney Development	C2		Defer Applicant request
121	Puebla Comiskey	C2	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed



**Platting Summary****Houston Planning Commission****PC Date: March 29, 2018**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
122	Sendero Tract Sec 7	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
123	Texas Installs Business Park	C2R		Defer Applicant request
124	Villas at Foxbrick Lane	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
125	Washington Avenue Retail	C2	DEF1	Defer Applicant request

**E-Special Exceptions**

126	Sendero Tract Sec 8	C3P		Approve the plat subject to the conditions listed
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**F-Reconsideration of Requirements**

127	JDS 370 Tract Sec 1	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
128	JDS 370 Tract Sec 2	C3P		Grant the requested special exception(s) and Approve the plat subject to the conditions listed
129	Long Canter Trail Street Dedication Sec 1 and Reserves	C3P		Grant the requested special exception(s) and Approve the plat subject to the conditions listed

**G-Extensions of Approval**

130	Crosby Town Square	EOA		Approve
131	Cypress North Houston Reserve	EOA		Approve
132	General Warehouse Systems	EOA		Approve
133	L5 Business Advisors LLC	EOA		Approve
134	Lakewood Court at Louetta	EOA		Approve
135	Reserve at Greenhouse replat and extension	EOA		Approve
136	RSI FM 1314	EOA		Approve
137	Skinner Pad	EOA		Approve
138	Sunset Ridge Commercial Access no 2	EOA		Approve

**H-Name Changes**

None

**I-Certification of Compliance**

139	18867 Iris Lane	COC		Approve
140	23678 Panky Lane	COC		Approve

**J-Administrative**

None



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

**K-Development Plats with Variance Requests**

141	6500 North Freeway	DPV	Approve
142	3702 Overbrook Lane	DPV	Defer
143	6114 Presidio Drive	DPV	Defer
144	1111 S Shepherd Drive	DPV	Approve

**Off-Street Parking Variance**

III	1111 S. Shepherd Drive	PV	Approve
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**Hotel/Motel Variance**

IV	Halo House located at 2940 Corter Street	HMV	Approve
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 1  
**Action Date:** 03/29/2018  
**Plat Name:** Allentown  
**Developer:** MAM Properties, LLC  
**Applicant:** Weisser Engineering Company  
**App No/Type:** 2018-0607 C2

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

Total Acreage:	3.6737	Total Reserve Acreage:	3.6737
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 249
County	Zip	Key Map ©	City / ETJ
Harris	77373	292Q	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)

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.

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)

Dedicate public roadway easement area by plat

UVE should be checked for making right turn on red by NB traffic on Lexington Blvd onto Spring Cypress Road.





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 2  
**Action Date:** 03/29/2018  
**Plat Name:** Avondale Sec 2  
**Developer:** GREENECO BUILDERS, LLC  
**Applicant:** BGE, Inc.  
**App No/Type:** 2018-0546 C3F

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

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Total Acreage:	13.5700	Total Reserve Acreage:	4.6910
Number of Lots:	74	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:	Harris County MUD 393
County	Zip	Key Map ©	City / ETJ
Harris	77053	572T	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)

203. Provide complete Recordation Package when submitting plat for 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 PROVIDED IN THIS SECTION AND NEED DRAINAGE PLAN

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:** 3  
**Action Date:** 03/29/2018  
**Plat Name:** Bauer Landing Sec 7  
**Developer:** LGI Homes - Texas, LLC  
**Applicant:** Pape-Dawson Engineers  
**App No/Type:** 2018-0600 C3P

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

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Total Acreage:	81.5810	Total Reserve Acreage:	9.0700
Number of Lots:	369	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	285L	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.

052. Bauer Landing Sec 6 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)

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.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 3  
**Action Date:** 03/29/2018  
**Plat Name:** Bauer Landing Sec 7  
**Developer:** LGI Homes - Texas, LLC  
**Applicant:** Pape-Dawson Engineers  
**App No/Type:** 2018-0600 C3P

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

---

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

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

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

Sec 6 will need to be recorded prior to or simultaneously with this plat

Traffic and Public Review should be contacted for non-standard thumbnail cul-de-sac design prior to submitting final plat.

Addressing: Torreys Drive is a duplicate with an existing Torrey Road. Please submit a new street name and add to plat tracker.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 03/29/2018  
**Plat Name:** Bayou Oaks At West Orem Sec 8  
**Developer:** Almeda/Orem 100,LTD.  
**Applicant:** IDS Engineering Group  
**App No/Type:** 2018-0550 C3P

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

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Total Acreage:	10.9870	Total Reserve Acreage:	0.1660
Number of Lots:	71	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 410
County	Zip	Key Map ©	City / ETJ
Harris	77045	572Q	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.

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

052. Bayou Oaks at West Orem Sec 5 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:** 4  
**Action Date:** 03/29/2018  
**Plat Name:** Bayou Oaks At West Orem Sec 8  
**Developer:** Almeda/Orem 100,LTD.  
**Applicant:** IDS Engineering Group  
**App No/Type:** 2018-0550 C3P

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

---

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)  
This will required a high Impact application.  
Harris County Flood Control District: Flood Control review - No comments.  
Solid Waste: It is understood that the proposed development will not receive COH garbage collection services.  
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

PWE Traffic: The required 11 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:** 5  
**Action Date:** 03/29/2018  
**Plat Name:** Bayou Oaks at West Orem Sec 9  
**Developer:** Almeda/Orem 100,LTD.  
**Applicant:** IDS Engineering Group  
**App No/Type:** 2018-0551 C3P

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

---

Total Acreage:	20.0240	Total Reserve Acreage:	6.9050
Number of Lots:	85	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 410
County	Zip	Key Map ©	City / ETJ
Harris	77045	572Q	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.

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

052. Bayou Oaks at West Orem Sec 6 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.





## PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 5  
**Action Date:** 03/29/2018  
**Plat Name:** Bayou Oaks at West Orem Sec 9  
**Developer:** Almeda/Orem 100,LTD.  
**Applicant:** IDS Engineering Group  
**App No/Type:** 2018-0551 C3P

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

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PWE Traffic: 3/23/18:

The required guest parking 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)

This will required a high Impact application.

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

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

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:** 6  
**Action Date:** 03/29/2018  
**Plat Name:** Beinhorn Grove replat no 1  
**Developer:** Legion Builders, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2018-0577 C3F

**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

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

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

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

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

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

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

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

PWE Traffic: 3/23/18:

The required 1 guest parking spot can be accommodated in 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 MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 7  
**Action Date:** 03/29/2018  
**Plat Name:** Benders Creek GP  
**Developer:** Benders Creek LTD  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2018-0396 GP

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

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

#### ***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)

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)

163. The minimum spacing of intersections along a major thoroughfare is 600 feet. (127)

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

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 8  
**Action Date:** 03/29/2018  
**Plat Name:** Block 42 Investors LLC  
**Developer:** Block 42 Investors LLC  
**Applicant:** M2L Associates, Inc.  
**App No/Type:** 2018-0510 C2

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

Total Acreage:	0.8558	Total Reserve Acreage:	0.8558
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	493L	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)

Our records indicate that there is an active 4-inch water meter on-site. To abandon the existing meter and meter easement Joint Referral Committee action is required.

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.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 9  
**Action Date:** 03/29/2018  
**Plat Name:** Block 58 Investors  
**Developer:** Martin Fein  
**Applicant:** Terra Surveying Company, Inc.  
**App No/Type:** 2018-0524 C2

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

Total Acreage:	1.4726	Total Reserve Acreage:	1.4726
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	16	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77002	493L	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 Traffic: 3/23/18:

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 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.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 10  
**Action Date:** 03/29/2018  
**Plat Name:** Bridgeland Parkland Village Sec 21  
**Developer:** Bridgeland Development, LP  
**Applicant:** McKim & Creed, Inc.  
**App No/Type:** 2018-0601 C3F

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

Total Acreage:	30.9200	Total Reserve Acreage:	5.1390
Number of Lots:	104	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 489
County	Zip	Key Map ©	City / ETJ
Harris	77433	365Z	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)

Bridgeland Mason Road Street Dedication Sec 4  
and Bridgeland Tuckerton Road Street Dedication Sec 2 must be recorded prior to or simultaneously with this plat in order to address two points of access

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

The below comments were made by other agencies during this review period. These comments 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:** 10  
**Action Date:** 03/29/2018  
**Plat Name:** Bridgeland Parkland Village Sec 21  
**Developer:** Bridgeland Development, LP  
**Applicant:** McKim & Creed, Inc.  
**App No/Type:** 2018-0601 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)  
Mason Road will need to be recorded prior to or simultaneously with this plat  
Check for UVEs at Mason/Tuckerton intersection

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 11  
**Action Date:** 03/29/2018  
**Plat Name:** Bridgeland Tuckerton Road Street Dedication Sec 2  
**Developer:** Bridgeland Development, LP, a Maryland limited partnership  
**Applicant:** BGE, Inc.  
**App No/Type:** 2018-0543 SP

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

Total Acreage:	7.6530	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 489
County	Zip	Key Map ©	City / ETJ
Harris	77433	365Z	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)

Tuckerton Road, in between the Grand Parkway & Mason Road, exceeds the maximum allowable intersection spacing for major thoroughfares, 2600'. Future section to the north and south of this street dedication plat shall address N/S intersection spacing

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

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





**Agenda Item:** 12  
**Action Date:** 03/29/2018  
**Plat Name:** Camellia Sec 4  
**Developer:** Victorian Gardens, Ltd.  
**Applicant:** Windrose  
**App No/Type:** 2018-0595 C3P

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

Total Acreage:	18.8670	Total Reserve Acreage:	7.8650
Number of Lots:	70	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	527S	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. include acreage to the south at final submittal.
- 2. Ensure that reverse curves meet Ch. 42 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.

Fort Bend Engineer: 1) Update dates to 2018 and remove "PhD" from the judges signature block  
 2) Variances will be required for lot size and block length  
 3) Summer Song Drive and Court can be a single street name  
 4) Provide additional UEs adjacent to 50' ROWs per 5.5.B.2.  
 5) Corner lots need to be 10' wider than interior lots when the lot width average is less than 60' per 5.14.E. - Lot 9 in Block 1  
 6) The vicinity map street labels are incorrect  
 7) Submit FP to FBC for formal review  
 8) Submit civil construction plans  
 9) 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: DETENTION IS PROVIDED





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 13  
**Action Date:** 03/29/2018  
**Plat Name:** Castone Court at Louise Street  
**Developer:** Castone Homes  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2018-0305 C2

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

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***

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)

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."

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 13  
**Action Date:** 03/29/2018  
**Plat Name:** Castone Court at Louise Street  
**Developer:** Castone Homes  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2018-0305 C2

**Staff Recommendation:**  
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 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.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 14  
**Action Date:** 03/29/2018  
**Plat Name:** Center Street Reserve  
**Developer:** Urban Living, LP  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2018-0573 C3F

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

Total Acreage:	0.4029	Total Reserve Acreage:	0.4029
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	492G	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)

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:** 14  
**Action Date:** 03/29/2018  
**Plat Name:** Center Street Reserve  
**Developer:** Urban Living, LP  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2018-0573 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.

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 15  
**Action Date:** 03/29/2018  
**Plat Name:** City Park Commercial GP  
**Developer:** RK City Park 1, LLC  
**Applicant:** Windrose  
**App No/Type:** 2018-0555 GP

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

Total Acreage:	41.0000	Total Reserve Acreage:	0.0000
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:	Harris County MUD 390
County	Zip	Key Map ©	City / ETJ
Harris	77047	573N	City

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

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

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

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

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

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

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

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

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:** 16  
**Action Date:** 03/29/2018  
**Plat Name:** City Park Commercial Sec 1  
**Developer:** RK City Park 1, LLC  
**Applicant:** Windrose  
**App No/Type:** 2018-0558 C2

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

Total Acreage:	20.0000	Total Reserve Acreage:	20.0000
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:	Harris County MUD 390
County	Zip	Key Map ©	City / ETJ
Harris	77047	573N	City

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

041. Easements dedicated by separate instrument shown on the plat and not located adjacent to a common property line must be vacated, abandoned and rededicated prior to recordation.

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.

PWE Utility Analysis: Approve  
City Engineer: DETENTION IS REQUIRED  
AND NO BUILDING IS ALLOWED WITHIN ANY PUBLIC UTILITY.  
Harris County Flood Control District: Flood Control review - No comments.





**Agenda Item:** 17

**Action Date:** 03/29/2018

**Plat Name:** Cruz Transport

**Developer:** Narsi Management LP

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

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

**Staff Recommendation:**

Defer Additional  
information reqd

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***

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

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

1. Verify ROW widths of Green River Dr. 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.

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:** 18  
**Action Date:** 03/29/2018  
**Plat Name:** Cypress Green GP  
**Developer:** MCALISTER INVESTMENT REAL ESTATE  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2018-0554 GP

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

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Total Acreage:	634.8400	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:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	285V	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.

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)

1. Coordinate with Planning Staff for Holderrieth R.O.W. alignment prior to submittal of any sections

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

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

PWE Utility Analysis: Approve.  
City Engineer: DETENTION IS PROVIDED ON GP

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)





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 19  
**Action Date:** 03/29/2018  
**Plat Name:** Del Norte Heights  
**Developer:** Boyya Investments, Inc.  
**Applicant:** The Interfield Group  
**App No/Type:** 2018-0515 C3F

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

Total Acreage:	0.9999	Total Reserve Acreage:	0.0170
Number of Lots:	14	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452B	City

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

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

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

049.3. 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 \*\*\*\*\*.

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)

203. Provide complete Recordation Package when submitting plat for 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:** 19  
**Action Date:** 03/29/2018  
**Plat Name:** Del Norte Heights  
**Developer:** Boyya Investments, Inc.  
**Applicant:** The Interfield Group  
**App No/Type:** 2018-0515 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)

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

IF THE F.H. ARE PRIVATE, IT NEED W.M.E. FOR PRIVATE FIRE LINE USE. IF THE F.H. AND FIRE LINE ARE PUBLIC, IT NEED 20' W.L.E. TO CONNECT TO F.H.E.. ALSO NEED W.M.E..

Harris County Flood Control District: Flood Control review - Correct 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:** 20  
**Action Date:** 03/29/2018  
**Plat Name:** Eagle Landing Sec 9  
**Developer:** Woodmere Development Co., LTD.  
**Applicant:** EHRA  
**App No/Type:** 2018-0572 C3P

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

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Total Acreage:	15.1900	Total Reserve Acreage:	0.1214
Number of Lots:	88	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 399
County	Zip	Key Map ©	City / ETJ
Harris	77090	332W	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.

049.4. Provide Wastewater Collection Note 1). All lots shall have adequate wastewater collection service. (180)

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)

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

The below comments were made by other agencies during this review period. These comments 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:** 03/29/2018

**Plat Name:** Eagle Landing Sec 9

**Developer:** Woodmere Development Co., LTD.

**Applicant:** EHRA

**App No/Type:** 2018-0572 C3P

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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Harris County Flood Control District: - Per approved plans 1606130040 please dedicate a 30' drainage easement to HCFCF.

- HCFCF information indicates only E596897 for the 120' DE and no record of the 90'. Please show and call out HCFCF ROW per the HCFCF PCPM Appendix C.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

Easements outside of plat boundary will need to be recorded prior to plat recordation.

Addressing: Willow Timber Drive is spelled incorrectly in Plat Tracker.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 03/29/2018  
**Plat Name:** El Dorado Clear Lake City Sec 16  
**Developer:** Lja Engineering  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2018-0404 C3F

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

Total Acreage:	13.4650	Total Reserve Acreage:	0.1950
Number of Lots:	35	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	578T	City

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

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

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

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

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

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: 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: MAKE SURE THAT THE SUBDIVISION HAS DETENTION





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 22  
**Action Date:** 03/29/2018  
**Plat Name:** Ersa Grae at Mueschke Road GP  
**Developer:** Ersa Grae Corporation  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2018-0553 GP

**Staff Recommendation:**  
 Defer Additional  
 information reqd per Harris  
 County Engineering

Total Acreage:	529.1200	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:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	285Z	ETJ

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

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

088. Minimum reserve size shall be 5000 square feet having 60' frontage along at least one public street with a right-of-way not less than 60 feet. (192)

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)

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

151. Revise the public street system as indicated on the marked file copy.

159. Provide centerline tie.

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)

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

Provide AutoCAD to show Mason Road meets ch. 42 radius and intersects Grand Parkway at 80-90 degrees.

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

The below comments were made by other agencies during this review period. These comments 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:** 22  
**Action Date:** 03/29/2018  
**Plat Name:** Ersa Grae at Mueschke Road GP  
**Developer:** Ersa Grae Corporation  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2018-0553 GP

**Staff Recommendation:**  
Defer Additional  
information reqd per Harris  
County Engineering

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PWE Utility Analysis: Approve

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

Harris County Flood Control District: Flood control review - This plat requires a Plat Release letter before going to Commissioners Court.

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)

Botkins alignment needs to be reviewed with respect to alignment west of Hopfe which a double reserve curve of 2000 foot radii is required

Ensure that alignment for Juergen and Mason roads conform to existing bridge piers at Grand Parkway  
Entry road at Mueschke needs to be reviewed for possible signal and roadway geometry with respect to CIP project

Ensure that northern subdivision east of Mason conforms to chapter 42 for points of access

The north border on the western half exceeds Chapter 42 block length requirements.

Plat is requested to be deferred for meeting with applicant.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 03/29/2018  
**Plat Name:** Fondren Southwest Northfield Sec 8 partial replat no 1  
**Developer:** INTERRA PROPERTIES  
**Applicant:** Century Engineering, Inc  
**App No/Type:** 2018-0574 C3F

**Staff Recommendation:**  
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***

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)

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)

This will require a high Impact application.

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 24  
**Action Date:** 03/29/2018  
**Plat Name:** Harris County MUD no 43 Birnam Wood Reserve  
**Developer:** Birnam Wood III Community Association, Inc.  
**Applicant:** EHRA  
**App No/Type:** 2018-0559 C2

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

Total Acreage:	6.3106	Total Reserve Acreage:	6.3106
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 43
County	Zip	Key Map ©	City / ETJ
Harris	77373	293Y	ETJ

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

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

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

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

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

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

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)

203. Provide complete Recordation Package when submitting plat for 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:** 24  
**Action Date:** 03/29/2018  
**Plat Name:** Harris County MUD no 43 Birnam Wood Reserve  
**Developer:** Birnam Wood III Community Association, Inc.  
**Applicant:** EHRA  
**App No/Type:** 2018-0559 C2

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

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

Harris County Flood Control District: Flood Control review - No comments.  
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)  
Limited scope TIA will be required 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:** 25  
**Action Date:** 03/29/2018  
**Plat Name:** Harvard Heights  
**Developer:** Veritas Advisors, LLC  
**Applicant:** The Interfield Group  
**App No/Type:** 2018-0516 C3F

**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.

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)

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:** 26

**Action Date:** 03/29/2018

**Plat Name:** HCWCID 116 Water Plant

**Developer:** Harris County Water Control and Improvement District Number 116

**Applicant:** Windrose

**App No/Type:** 2018-0444 C2

**Staff Recommendation:**

Defer Applicant request

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

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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)

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

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

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)

WCID owns adjacent property. Plat should be expanded.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 03/29/2018  
**Plat Name:** Houston Avenue Rejuvenation Addition  
**Developer:** 1302 Houston Ave Ltd.  
**Applicant:** Karen Rose Engineering and Surveying  
**App No/Type:** 2018-0501 C2

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

Total Acreage:	0.8070	Total Reserve Acreage:	0.8070
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	493G	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)

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

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

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

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

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

The below comments were made by other agencies during this review period. These comments 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:** 03/29/2018  
**Plat Name:** Houston Avenue Rejuvenation Addition  
**Developer:** 1302 Houston Ave Ltd.  
**Applicant:** Karen Rose Engineering and Surveying  
**App No/Type:** 2018-0501 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)  
Our records indicate that there is an active 3/4" water line on-site. Joint Referral Committee action is required for the abandonment/relocation of the water line.

City Engineer: DETENTION IS REQUIRED

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 28  
**Action Date:** 03/29/2018  
**Plat Name:** Hypercity Investments LLC on West Montgomery  
**Developer:** ADVANCE SURVEYING, INC.  
**Applicant:** Advance Surveying, Inc.  
**App No/Type:** 2018-0528 C2

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

Total Acreage:	3.0293	Total Reserve Acreage:	3.0293
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412N	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)

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

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

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

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

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

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:** 29  
**Action Date:** 03/29/2018  
**Plat Name:** Lakes of Bella Terra Reserve Sec 4  
**Developer:** LOB Limited Partnership  
**Applicant:** Texas Engineering And Mapping Company  
**App No/Type:** 2018-0538 C2

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

Total Acreage:	1.6960	Total Reserve Acreage:	1.6960
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 133
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	525F	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)
020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (156)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

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

The below comments were made by other agencies during this review period. These comments 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:** 29  
**Action Date:** 03/29/2018  
**Plat Name:** Lakes of Bella Terra Reserve Sec 4  
**Developer:** LOB Limited Partnership  
**Applicant:** Texas Engineering And Mapping Company  
**App No/Type:** 2018-0538 C2

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

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Fort Bend Engineer: 1) Provide 10' landscape easement along FM 1093/Westpark  
2) Provide B.L. along FM 1093 and Tre Strada  
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  
PWE Utility Analysis: Approve  
City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED  
AND MISSING B.L.

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 30  
**Action Date:** 03/29/2018  
**Plat Name:** Marcello Lakes Sec 2  
**Developer:** Marcello Lakes Ltd. A Texas Limited Partnership  
**Applicant:** EHRA  
**App No/Type:** 2018-0575 C3F

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

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Total Acreage:	56.2300	Total Reserve Acreage:	24.7150
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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	445J	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.

163. The minimum spacing of intersections along a major thoroughfare is 600 feet. (127)

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

1) Provide a revised General Plan to address intersection spacing along Porter as shown on the marked file to be addressed at the next Planning Commission meeting.

2) Add note: 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: DETENTION 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 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)

Variance may be needed for block length along Porter Road between Adriatic Drive and Avogadro Drive to the south

Porter UVE to ultimate pvmt width and LTL at Adraitic





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 31  
**Action Date:** 03/29/2018  
**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.

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.





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Meeting CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 31  
**Action Date:** 03/29/2018  
**Plat Name:** Nicholas Place Reserve  
**Developer:** Valemar Enterprises, LLC  
**Applicant:** The Pinnell Group, LLC  
**App No/Type:** 2018-0421 C2

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**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)

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:** 32  
**Action Date:** 03/29/2018  
**Plat Name:** Oasis at Clodine  
**Developer:** Owais Developments LLC.  
**Applicant:** Benchmark Engineering Corporation  
**App No/Type:** 2018-0523 C3P

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

Total Acreage:	3.0000	Total Reserve Acreage:	0.7970
Number of Lots:	32	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Fort Bend County FWSD 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	527X	ETJ

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

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

033. COS areas shall be identified as reserves restricted to compensating open space. Each COS reserve shall be referenced separately (Reserve A, Reserve B), include the restriction (restricted to compensating open space) and the reserve's square footage (xx s.f.)

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.

177. All type 2 PAEs and private streets must have width of 28 ft. The paving width shall also be 28 ft. (122, 231)

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

1) Use verbatim dedication of right away note 2) Revise COS table 3) All proposed reserves must match what's listed in reserve table and what's shown within plat boundary 4) Remove entry triangles from lots 5) If proposing a reserve with Detention and COS, an amenities plan is required to be reviewed now 6) Provide and label fire hydrants 7) Remove parking stall lines and create parking reserve add building line along parking reserve 8) Jay Bird Lane must be a 28' PAE 9) UEs cannot be dedicated with Type 2 PAEs 10) Revise street name, Clodine otherwise change plat name

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

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 32  
**Action Date:** 03/29/2018  
**Plat Name:** Oasis at Clodine  
**Developer:** Owais Developments LLC.  
**Applicant:** Benchmark Engineering Corporation  
**App No/Type:** 2018-0523 C3P

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

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Fort Bend Engineer: 1) Remove entrance islands from plat as it is a construction element or label as reserves  
2) Variances will be required for: building setback, lot size, dead end streets, side lot lines, building separation, private street requirements  
3) This project is located on Clodine Road. Please remove references to FM 1464  
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: Approved  
City Engineer: W.M.E 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:** 33  
**Action Date:** 03/29/2018  
**Plat Name:** Ory Homes on Bingle  
**Developer:** BWS 1512 Bingle Rd  
**Applicant:** Windrose  
**App No/Type:** 2018-0309 C2

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

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***

010.5. 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.

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

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

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

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

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

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

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

FYI-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.





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 33  
**Action Date:** 03/29/2018  
**Plat Name:** Ory Homes on Bingle  
**Developer:** BWS 1512 Bingle Rd  
**Applicant:** Windrose  
**App No/Type:** 2018-0309 C2

**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 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:** 34  
**Action Date:** 03/29/2018  
**Plat Name:** Park N Fly at JFK Boulevard GP  
**Developer:** Park N Fly LLC  
**Applicant:** Atkinson Engineers  
**App No/Type:** 2018-0533 GP

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

Total Acreage:	23.7852	Total Reserve Acreage:	0.0000
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77032	374P	City

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

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

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

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

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

The below comments were made by other agencies during this review period. These comments are 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 - 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:** 35  
**Action Date:** 03/29/2018  
**Plat Name:** Park N Fly at JFK Boulevard Sec 1  
**Developer:** Park N Fly LLC  
**Applicant:** Atkinson Engineers  
**App No/Type:** 2018-0534 C2

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

Total Acreage:	4.8582	Total Reserve Acreage:	4.8582
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	77032	374P	City

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

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

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

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

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

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

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

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

PWE Traffic: 3/23/18:

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 03/29/2018  
**Plat Name:** Pecan Lake Estates  
**Developer:** Atlas Texas  
**Applicant:** Baseline Corporation  
**App No/Type:** 2018-0295 C3P

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

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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

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

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

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

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

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

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)

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

- 1) Show the r.o.w of Robertson road.
- 2) Remove 1' reserve
- 3) Add 20' G.B.L as indicated on the markup
- 4) Add G.B.L - Garage building line to legend

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 37  
**Action Date:** 03/29/2018  
**Plat Name:** Pinemont Manors  
**Developer:** Disama Development  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2018-0586 C3F

**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.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- 1) Dimension the distance from the F.H to the entrance of the subdivision, as indicated on the markup.

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

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

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 - 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:** 38  
**Action Date:** 03/29/2018  
**Plat Name:** Quality Ocean One  
**Developer:** Quality Ocean, LLC  
**Applicant:** HRS and Associates, LLC  
**App No/Type:** 2018-0552 C2

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

Total Acreage:	4.5258	Total Reserve Acreage:	4.5258
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	370U	ETJ

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

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
047. Make minor corrections and additions as indicated on the marked file copy.
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: Approve

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

Harris County Flood Control District: Flood Control review - Indicate Drainage Basin Right of Way, and include the word FEE on the properties surrounding the plat (see uploaded PDF).

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

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

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

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

Documentation of TxDOT driveway approval should be submitted with site plans





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 39  
**Action Date:** 03/29/2018  
**Plat Name:** Retreat at Champions Landing Sec 3  
**Developer:** PULTE HOMES OF TEXAS, L.P.  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2018-0548 C3P

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

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Total Acreage:	16.2000	Total Reserve Acreage:	1.3400
Number of Lots:	87	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	77069	330Z	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.
061. Orient the layout of the plat with north to the top of the page (perpendicular to the bottom edge of the sheet) and provide a north arrow. (41)
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)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 1) Record retreat at champions landing sec 2 prior to or simultaneously with this plat.  
2). Extend 1' reserve as indicated on the markup  
3) Label all easements as indicated on the markup.

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 39  
**Action Date:** 03/29/2018  
**Plat Name:** Retreat at Champions Landing Sec 3  
**Developer:** PULTE HOMES OF TEXAS, L.P.  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2018-0548 C3P

**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: Please check, the street name Falling Trace is duplicate with the street name Falling Spring.  
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)  
"Trace" is not an appropriate suffix. Choose another suffix.  
UVE should be checked at Spring Retreat Drive and Stuebner Airline Road.  
Restriping of center lane is required to create designated NB left turn lane on Stuebner Airline Road at Spring Retreat Drive.

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 40  
**Action Date:** 03/29/2018  
**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:**  
Approve the plat subject to  
the conditions listed

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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

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

014. Establish and identify 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.
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.

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

The below comments were made by other agencies during this review period. These comments 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:** 40  
**Action Date:** 03/29/2018  
**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:**  
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  
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)

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:** 41  
**Action Date:** 03/29/2018  
**Plat Name:** Sendero Tract Sec 9  
**Developer:** Meritage Homes  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No/Type:** 2018-0570 C3P

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

Total Acreage:	26.1000	Total Reserve Acreage:	2.6200
Number of Lots:	82	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 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.
- 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)
- 1) Record Sendero tract Sec 7 and 8 prior to or simultaneously with this plat.
- 2) Verify reverse curve meets min standard.
- 3) Add waste water 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.

- Fort Bend Engineer: 1) Provide 1' reserves along Greenwood Bay Drive adjacent to unplatted property  
 2) Dover Bend Way and Songlark Vista Trace can be a single street name  
 3) Greenwood Bay Drive and Darby Chase Trail can be a single street name  
 4) Elrington Cliff Court is similar to existing Elrington Creek Court. Consider a name revision  
 5) Provide additional UEs adjacent to 50' ROWs per 5.5.B.2.  
 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  
 City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Addressing: We are showing Crockett Lodge Lane as an extension of the proposed Tortona Way from application 2018-0192 Lakes of Bella Terra West Sec 3. Can you please check this?





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 42  
**Action Date:** 03/29/2018  
**Plat Name:** Silverglen North Sec 15  
**Developer:** DS Silverglen North, LLC  
**Applicant:** IDS Engineering Group  
**App No/Type:** 2018-0509 C3F

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

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Total Acreage:	21.3320	Total Reserve Acreage:	1.1060
Number of Lots:	111	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 304
County	Zip	Key Map ©	City / ETJ
Harris	77014	371C	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)

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

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

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

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

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

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

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

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

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 43  
**Action Date:** 03/29/2018  
**Plat Name:** Sky View GP  
**Developer:** Hannover Estates, Ltd.  
**Applicant:** R.G. Miller Engineers  
**App No/Type:** 2018-0462 GP

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

---

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.

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 03/29/2018  
**Plat Name:** Sky View Sec 1  
**Developer:** Hannover Estates, Ltd.  
**Applicant:** R.G. Miller Engineers  
**App No/Type:** 2018-0465 C3P

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

---

Total Acreage:	12.8600	Total Reserve Acreage:	1.4380
Number of Lots:	92	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***

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.

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 45  
**Action Date:** 03/29/2018  
**Plat Name:** South Meadow Place Sec 1  
**Developer:** Lexington 26, L.P.  
**Applicant:** BGE, Inc.  
**App No/Type:** 2018-0549 C3P

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

---

Total Acreage:	16.7000	Total Reserve Acreage:	3.7950
Number of Lots:	93	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:	Harris County MUD 460
County	Zip	Key Map ©	City / ETJ
Harris	77048	574V	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.

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

053. Show street where indicated on PDF mark up.

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:** 45  
**Action Date:** 03/29/2018  
**Plat Name:** South Meadow Place Sec 1  
**Developer:** Lexington 26, L.P.  
**Applicant:** BGE, Inc.  
**App No/Type:** 2018-0549 C3P

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

---

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

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

This will required a high Impact application.

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 DRAINAGE PLAN

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 (93 units) of dwelling units.

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 46  
**Action Date:** 03/29/2018  
**Plat Name:** Spring Stuebner Apartments  
**Developer:** Davis Development  
**Applicant:** R.G. Miller Engineers  
**App No/Type:** 2018-0564 C2

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

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Total Acreage:	25.5100	Total Reserve Acreage:	25.5100
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:	Meadowhill Regional MUD
County	Zip	Key Map ©	City / ETJ
Harris	77388	291P	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)

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

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

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.

City Engineer: DETENTION IS REQUIRED

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

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

TIA will be required before the review of site development plan. It should address, but not limited to, driveway locations and left turn lane requirements. Access to Mossy Place Lane cul-de-sac will be denied.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 47  
**Action Date:** 03/29/2018  
**Plat Name:** Stone Lake Center  
**Developer:** Ashton Gray Development  
**Applicant:** Texas Engineering And Mapping Company  
**App No/Type:** 2018-0545 C2

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

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Total Acreage:	22.5917	Total Reserve Acreage:	22.5917
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286X	ETJ

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

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

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

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

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

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

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 47  
**Action Date:** 03/29/2018  
**Plat Name:** Stone Lake Center  
**Developer:** Ashton Gray Development  
**Applicant:** Texas Engineering And Mapping Company  
**App No/Type:** 2018-0545 C2

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

---

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

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.

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) .

Plat and plans will need to be approved by CIP engineer, Mike Turner

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

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

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 48  
**Action Date:** 03/29/2018  
**Plat Name:** Summit Place Addition partial replat no 3  
**Developer:** On Point Custom Homes  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2018-0581 C3F

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

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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

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

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

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

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

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

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

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

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

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 48

**Action Date:** 03/29/2018

**Plat Name:** Summit Place Addition partial replat no 3

**Developer:** On Point Custom Homes

**Applicant:** Total Surveyors, Inc.

**App No/Type:** 2018-0581 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.

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

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 49  
**Action Date:** 03/29/2018  
**Plat Name:** Sunset Ridge West Sec 7 partial replat no 1  
**Developer:** Lando Development LTD  
**Applicant:** Benchmark Engineering Corporation  
**App No/Type:** 2018-0584 C3F

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

Total Acreage:	0.7600	Total Reserve Acreage:	0.2920
Number of Lots:	4	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***

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

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

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

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

123. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat includes residential lots): Further, the owners hereby certify that this amending plat does not attempt to alter, amend, or remove any covenants or restrictions.

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

187.1. Provide acknowledgement and subordination of ALL 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:** 49  
**Action Date:** 03/29/2018  
**Plat Name:** Sunset Ridge West Sec 7 partial replat no 1  
**Developer:** Lando Development LTD  
**Applicant:** Benchmark Engineering Corporation  
**App No/Type:** 2018-0584 C3F

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

---

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

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.





**Agenda Item:** 50  
**Action Date:** 03/29/2018  
**Plat Name:** Teague Road Street Dedication Sec 2  
**Developer:** Meritage Homes  
**Applicant:** Jones | Carter  
**App No/Type:** 2018-0367 SP

**Staff Recommendation:**  
Defer for further study and review

Total Acreage:	3.3700	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450J	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, sections 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.

207.1. Staff requests a two week deferral for further study and legal review of proposed street names.

Spring Brook Village Drive was not entered as a proposed street name. Application will be deferred until the street name can be confirmed as a unique, viable street name by Addressing.

### For Your Information:

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

Parks and Recreation: 2) If this General Plan is proposed to have residential lots or multi-family units, it is subject to the Parks and Open Space requirements of 42-251. A fee per dwelling 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 the time the sections are submitted.

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.

Addressing: The street name "Spring Brook Village Dr" is in plat tracker drawing , but not in proposed street name. Please check.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 51  
**Action Date:** 03/29/2018  
**Plat Name:** Telge Ranch Sec 3  
**Developer:** Woodmere Development Co., LTD.  
**Applicant:** IDS Engineering Group  
**App No/Type:** 2018-0503 C3P

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

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Total Acreage:	11.7650	Total Reserve Acreage:	0.0830
Number of Lots:	66	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	328N	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.
058. Identify adjacent property, sections, 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.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 03/29/2018  
**Plat Name:** Towne Lake Sec 41  
**Developer:** CW SCOA West, L.P., a Texas Limited Partnership  
**Applicant:** EHRA  
**App No/Type:** 2018-0578 C3P

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

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Total Acreage:	42.2400	Total Reserve Acreage:	2.6600
Number of Lots:	82	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 502
County	Zip	Key Map ©	City / ETJ
Harris	77433	366R	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.

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)

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

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)  
Hickory Hills Drive is a duplicate of Hickory Hill Lane. Choose another street name  
UVE should be checked at Towne Lake Pkwy and Cypress North Houston Road.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 53  
**Action Date:** 03/29/2018  
**Plat Name:** Valiant Business Park  
**Developer:** Valiant Commodities  
**Applicant:** The Interfield Group  
**App No/Type:** 2018-0580 C2

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

Total Acreage:	3.9979	Total Reserve Acreage:	3.9979
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77029	495M	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.

134.05. Add to general notes on face of plat: This property(s) is located in Park Sector number 5.

134.7. Identify, dimension and provide square footage and acreage for all park land dedications. "xx s.f. (xx acres) are hereby dedicated to the public for park 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)

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

The below comments were made by other agencies during this review period. These comments 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:** 03/29/2018  
**Plat Name:** Valiant Business Park  
**Developer:** Valiant Commodities  
**Applicant:** The Interfield Group  
**App No/Type:** 2018-0580 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

Harris County Flood Control District: Flood Control review - Show and label Channel H102-00-00 with top of banks, and also HCFCD Easement (see uploaded PDF).  
Parks and Recreation: This property(s) is located in Park Sector number 5.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 03/29/2018  
**Plat Name:** Villages of Cypress Lakes Sec 35  
**Developer:** Woodmere Development  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No/Type:** 2018-0560 C3P

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

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Total Acreage:	11.4000	Total Reserve Acreage:	0.3800
Number of Lots:	53	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:	Cypress Hill MUD 1
County	Zip	Key Map ©	City / ETJ
Harris	77429	326U	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.
- 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  
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)





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 55  
**Action Date:** 03/29/2018  
**Plat Name:** Waterstone West Sec 2  
**Developer:** Clay Road 628 Development, L.P.  
**Applicant:** BGE, Inc.  
**App No/Type:** 2018-0518 C3P

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

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Total Acreage:	67.3800	Total Reserve Acreage:	63.7800
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 287
County	Zip	Key Map ©	City / ETJ
Harris	77449	445L	ETJ

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

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

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

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

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

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. All reserves must be shown on plat, and enhanced by inset if they are too small to be seen in the plat scale. (192)

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

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

The below comments were made by other agencies during this review period. These comments 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:** 03/29/2018  
**Plat Name:** Waterstone West Sec 2  
**Developer:** Clay Road 628 Development, L.P.  
**Applicant:** BGE, Inc.  
**App No/Type:** 2018-0518 C3P

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

---

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.  
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 Peek Road and Grand Pkwy Service Road at Peron Meadow Drive  
LTL on Peek at Peron Meadow Drive  
Documentation of TXDOT driveway approval should be submitted with site plans.  
TIA will be required before the review of site development plan.

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 56  
**Action Date:** 03/29/2018  
**Plat Name:** West Lake Houston Parkway Street Dedication Sec 7 and Reserve  
**Developer:** MRA GP WEST, L.P.  
**Applicant:** Baseline Corporation  
**App No/Type:** 2018-0582 C3P

**Staff Recommendation:**  
 Defer per Harris County  
 Engineer's office Request

Total Acreage:	19.5900	Total Reserve Acreage:	0.8874
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 402
County	Zip	Key Map ©	City / ETJ
Harris	77044	416G	ETJ

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

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

161.2. Identify proposed major thoroughfares Winfield and Ralston on the face of the plat.

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday and coordinate with Harris County Engineer's office concerning the alignments of Winfield and Ralston Streets as they affect 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.

Harris County Flood Control District: No HCFCF comment

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

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

Alignment discrepancy at match lines A and B

Show future John Ralston road and Winfield Road on plat.

Plat is requested to be deferred.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 03/29/2018  
**Plat Name:** West Little York Altezza  
**Developer:** J&J Boosting Inc.  
**Applicant:** Benchmark Engineering Corporation  
**App No/Type:** 2018-0602 C3F

**Staff Recommendation:**  
Defer Applicant request

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Total Acreage:	3.3650	Total Reserve Acreage:	0.8310
Number of Lots:	46	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77041	409S	ETJ

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

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

178. The intersection angle created by two type 2 PAEs or private streets shall be between 80- and 90-degrees. With a 90-degree angle the intersection shall have a 20-ft. radius. With an angle less than a 90-degree the intersection shall have a 25-ft. radius. (129, 231)

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

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

Utility easements cannot cross a 28 feet PAE Private Street. Coordinate with Centerpoint Energy concerning utility easements. Remove utility easements from private 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.

Harris County Flood Control District: Flood Control review - No comments.  
City Engineer: NEED W.M.E. AND 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)

If intersection is signalized, widen PAE to 60 feet  
UVE should be checked at Basswood Tree Lane (pvt) and W. Little York Road





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 58  
**Action Date:** 03/29/2018  
**Plat Name:** Westview Landing Sec 4  
**Developer:** KB Home Lone Star, Inc.  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2018-0512 C3F

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

Total Acreage:	23.1110	Total Reserve Acreage:	1.9740
Number of Lots:	111	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Mount Houston Road MUD
County	Zip	Key Map ©	City / ETJ
Harris	77038	411H	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)

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

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

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 59  
**Action Date:** 03/29/2018  
**Plat Name:** Woodridge Village Sec 1  
**Developer:** Figure Four Partners, LTD  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No/Type:** 2018-0561 C3P

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

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Total Acreage:	27.2000	Total Reserve Acreage:	18.4300
Number of Lots:	6	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:	Woodridge MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	296R	ETJ

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

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

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:** 60  
**Action Date:** 03/29/2018  
**Plat Name:** Woodridge Village Sec 2  
**Developer:** Figure Four Partners, LTD  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No/Type:** 2018-0563 C3P

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

Total Acreage:	29.2000	Total Reserve Acreage:	3.1600
Number of Lots:	121	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Woodridge MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	296R	ETJ

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

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

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

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

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

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

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

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

City Engineer: 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:** 61  
**Action Date:** 03/29/2018  
**Plat Name:** Wortham Center Sec 1  
**Developer:** AGS Consultants LLC  
**Applicant:** AGS CONSULTANTS LLC  
**App No/Type:** 2018-0480 C2

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

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

#### **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)

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

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

CenterPoint: 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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 62  
**Action Date:** 03/29/2018  
**Plat Name:** Alexton Heights  
**Developer:** Omega Touch, LLC  
**Applicant:** The Interfield Group  
**App No/Type:** 2018-0591 C2R

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

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Total Acreage:	0.1377	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	453N	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.

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

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 63  
**Action Date:** 03/29/2018  
**Plat Name:** Bridgeland Creek Parkway Corner Reserve  
**Developer:** Bridgeland Development, LP, a Maryland limited partnership  
**Applicant:** BGE, Inc.  
**App No/Type:** 2018-0541 C2R

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

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Total Acreage:	6.8060	Total Reserve Acreage:	6.8060
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 419
County	Zip	Key Map ©	City / ETJ
Harris	77433	366P	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:** 63  
**Action Date:** 03/29/2018  
**Plat Name:** Bridgeland Creek Parkway Corner Reserve  
**Developer:** Bridgeland Development, LP, a Maryland limited partnership  
**Applicant:** BGE, Inc.  
**App No/Type:** 2018-0541 C2R

---

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

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

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 Central Creek Dr. and Josey Ranch Rd, and at Creekside Crossing Dr. and Bridgeland Creek Pkwy.  
UVE should also be checked for making right turn on red by SB traffic on Josey Ranch Rd onto Bridgeland Creek Pkwy.  
LTLs on Bridgeland Parkway  
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:** 64  
**Action Date:** 03/29/2018  
**Plat Name:** Brookhaven Addition partial replat no 2  
**Developer:** QHZ INVESTMENTS  
**Applicant:** Catalyst Technical Group, Inc.  
**App No/Type:** 2018-0529 C2R

**Staff Recommendation:**  
Withdraw

---

Total Acreage:	0.4049	Total Reserve Acreage:	0.0000
Number of Lots:	2	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	533U	City

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

If the owner wishes to proceed with this replat, then the name shall read as follows:  
"Brookhaven Addition partial replat no 1"

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

The below comments were made by other agencies during this review period. These comments 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 7.

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

PWE Utility Analysis: 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

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:** 65  
**Action Date:** 03/29/2018  
**Plat Name:** Buckys South Post Oak GP  
**Developer:** Bucks Inc  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2018-0539 GP

**Staff Recommendation:**  
Defer Additional  
information reqd

Total Acreage:	7.2520	Total Reserve Acreage:	0.0000
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	531Y	City

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

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

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

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

A future highway alignment impacts the property along it's Eastern boundary. Coordinate with HCTRA regarding future toll road.

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

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

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 66  
**Action Date:** 03/29/2018  
**Plat Name:** Buckys South Post Oak Sec 1  
**Developer:** Bucks Inc  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2018-0540 C2R

**Staff Recommendation:**  
Defer Additional  
information reqd

Total Acreage:	2.8780	Total Reserve Acreage:	2.8780
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	531Y	City

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

001. A future highway alignment impacts the property along it's eastern boundary. Coordinate with HCTRA regarding future toll road.

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

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

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

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

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

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

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED AND NEED DRAINAGE PLAN

Harris County Flood Control District: Flood Control review - Show and label Channel D112-00-00 with top of banks and Easement with recording information (see uploaded PDF).

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 67  
**Action Date:** 03/29/2018  
**Plat Name:** Charlie Thomas Ford Development  
**Developer:** Charlie Thomas Ford, Ltd.  
**Applicant:** Windrose  
**App No/Type:** 2018-0457 C2R

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

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***

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (156)
047. Make minor corrections and additions as indicated on the marked file copy.
- 073.1. Replat Legal Descriptions shall follow guidelines and/or examples.
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
- 190.2. Add 'Martha L. Stein, Chair' as Chair in the Planning Commission certificate.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

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

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 68  
**Action Date:** 03/29/2018  
**Plat Name:** Cinco Ranch Gaston Reserves replat no 1  
**Developer:** KDP Ventures, LP  
**Applicant:** tejas surveying, inc  
**App No/Type:** 2018-0508 C2R

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

Total Acreage:	1.6985	Total Reserve Acreage:	1.6985
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 1
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	484Z	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 \*\*\*\*\*.

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.

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)

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 68  
**Action Date:** 03/29/2018  
**Plat Name:** Cinco Ranch Gaston Reserves replat no 1  
**Developer:** KDP Ventures, LP  
**Applicant:** tejas surveying, inc  
**App No/Type:** 2018-0508 C2R

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

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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  
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. Plat is in Fort Bend County.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 03/29/2018  
**Plat Name:** Crossing at Cinco Ranch partial replat no 2  
**Developer:** Thor Ranch, LLC  
**Applicant:** Windrose  
**App No/Type:** 2018-0391 C2R

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

Total Acreage:	8.3970	Total Reserve Acreage:	8.3970
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***

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.

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)

Show Contour Lines per Fort Bend 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:** 69  
**Action Date:** 03/29/2018  
**Plat Name:** Crossing at Cinco Ranch partial replat no 2  
**Developer:** Thor Ranch, LLC  
**Applicant:** Windrose  
**App No/Type:** 2018-0391 C2R

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

---

Fort Bend Engineer: 1) Update precinct 1 commissioner to Vincent M. Morales, Jr.  
2) Label one of the reserves as "Reserve B"  
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  
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:** 70  
**Action Date:** 03/29/2018  
**Plat Name:** Eado Sherman  
**Developer:** Vernon Henry and Associates  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2018-0395 C2R

**Staff Recommendation:**  
Withdraw

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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

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

Applicant has withdrawn their submission.

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 71  
**Action Date:** 03/29/2018  
**Plat Name:** East End on the Bayou Sec 3  
**Developer:** Padua Realty Company  
**Applicant:** Gruller Surveying  
**App No/Type:** 2018-0496 C2R

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

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.

059.1. Legal description in title and on plat must match at recordation.

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

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

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

1) Remove sparking space lines from the parking reserve.

2) Revise lot sizes and coverage within table as shown on marked file.

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 71  
**Action Date:** 03/29/2018  
**Plat Name:** East End on the Bayou Sec 3  
**Developer:** Padua Realty Company  
**Applicant:** Gruller Surveying  
**App No/Type:** 2018-0496 C2R

---

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

PWE Traffic: 3/22/2018:

The required 3 guest parking spots are accounted for in Reserve "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)

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

Harris County Flood Control District: Flood Control review - 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.





**Agenda Item:** 72  
**Action Date:** 03/29/2018  
**Plat Name:** Eastwood Grove  
**Developer:** Lovett Homes  
**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP  
**App No/Type:** 2018-0594 C2R

**Staff Recommendation:**  
 Defer Additional  
 information reqd

Total Acreage:	0.9647	Total Reserve Acreage:	0.0090
Number of Lots:	15	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77023	494T	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 or 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.

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

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

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)

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

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

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

***For Your Information:***





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 72

**Action Date:** 03/29/2018

**Plat Name:** Eastwood Grove

**Developer:** Lovett Homes

**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

**App No/Type:** 2018-0594 C2R

**Staff Recommendation:**

Defer Additional  
information reqd

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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.

Parks and Recreation:

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

PWE Traffic: 3/23/18:

The required 2 guest parking spaces can be accommodated in Reserves A & 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)

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.

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 73  
**Action Date:** 03/29/2018  
**Plat Name:** Estado Sunset  
**Developer:** Frich Investments LLC  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2018-0589 C2R

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

Total Acreage:	0.2480	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	453S	City

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

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

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

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

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

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

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

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 74  
**Action Date:** 03/29/2018  
**Plat Name:** Estate at Palmer Street  
**Developer:** Rezcom  
**Applicant:** PLS  
**App No/Type:** 2018-0340 C2R

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

---

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

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

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

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

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

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

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.

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

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





**PLANNING &  
DEVELOPMENT  
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## **Houston Planning Commission**

### **Meeting CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 74  
**Action Date:** 03/29/2018  
**Plat Name:** Estate at Palmer Street  
**Developer:** Rezcom  
**Applicant:** PLS  
**App No/Type:** 2018-0340 C2R

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

---

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:** 75  
**Action Date:** 03/29/2018  
**Plat Name:** Fallingwater  
**Developer:** Rob Ryan Construction  
**Applicant:** Melissa's platting service  
**App No/Type:** 2018-0419 C2R

**Staff Recommendation:**  
Disapprove

---

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

---

#### ***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.

Public Hearing is required.

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

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 75

**Action Date:** 03/29/2018

**Plat Name:** Fallingwater

**Developer:** Rob Ryan Construction

**Applicant:** Melissa's platting service

**App No/Type:** 2018-0419 C2R

**Staff Recommendation:**

Disapprove

---

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:** 76  
**Action Date:** 03/29/2018  
**Plat Name:** GAC Windfern  
**Developer:** EJ Wholesale  
**Applicant:** GBI Partners, LP  
**App No/Type:** 2018-0588 C2R

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

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Total Acreage:	5.3910	Total Reserve Acreage:	5.3910
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77064	370W	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)

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

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

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

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

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

The below comments were made by other agencies during this review period. These comments 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:** 03/29/2018

**Plat Name:** GAC Windfern

**Developer:** EJ Wholesale

**Applicant:** GBI Partners, LP

**App No/Type:** 2018-0588 C2R

**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) .

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 77  
**Action Date:** 03/29/2018  
**Plat Name:** Gaytan Estates  
**Developer:** GAYTAN EZEQUIEL  
**Applicant:** SEM SERVICES  
**App No/Type:** 2018-0435 C2R

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

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

#### ***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:** 78  
**Action Date:** 03/29/2018  
**Plat Name:** Hackberry Heights  
**Developer:** Armando Nino Costilla and Teresa L. Adame  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2018-0505 C2R

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

Total Acreage:	0.2150	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	453W	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)

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

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

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

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

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

190. Appendix F: Certification for Planning Commission 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:***





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 78  
**Action Date:** 03/29/2018  
**Plat Name:** Hackberry Heights  
**Developer:** Armando Nino Costilla and Teresa L. Adame  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2018-0505 C2R

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

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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.

Parks and Recreation: • No land is being established as Private Park or dedicated to the public for Park purposes.

To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (1 units) of dwelling units.  
PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](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%

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:** 79  
**Action Date:** 03/29/2018  
**Plat Name:** Houston Serenity Place  
**Developer:** Houston Serenity Place Inc  
**Applicant:** Bowden Land Services  
**App No/Type:** 2018-0430 C2R

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

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)

203. Provide complete Recordation Package when submitting plat for 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 - Show and label channel E101-21-00 and Easement on the plat (see uploaded PDF).





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 80  
**Action Date:** 03/29/2018  
**Plat Name:** Llanos Electric Company on Almeda Genoa  
**Developer:** ADVANCE SURVEYING, INC.  
**Applicant:** Advance Surveying, Inc.  
**App No/Type:** 2018-0526 C2R

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

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Total Acreage:	1.2424	Total Reserve Acreage:	1.2424
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77034	576Q	City

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

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

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

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

Verify ROW width of Almeda Genoa Road. Per the record information labeled and provided the ROW is sufficient width.

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

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

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

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.

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





**Agenda Item:** 81  
**Action Date:** 03/29/2018  
**Plat Name:** Main Street Gardens replat no 1  
**Developer:** Tapovanam Investments LLC  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2018-0520 C3R

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

Total Acreage:	4.4880	Total Reserve Acreage:	1.1378
Number of Lots:	24	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	570M	City

***Conditions and Requirements for Approval***

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
016. Lot(s) siding and/or backing a major thoroughfare, are denied direct driveway access to the major thoroughfare. Add BL 153 illustration and notes to face of plat. (153)
028. A minimum 5-foot building line is required adjacent to a private street or type 2 permanent access esmt. (160)
030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. (162)
- 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 \*\*\*\*\*.
087. SF residential lots are allowed to take vehicular access to a major thoroughfare only when the lot is greater than one acre in size. (189)
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 (24 units) of dwelling units.
177. All type 2 PAEs and private streets must have width of 28 ft. The paving width shall also be 28 ft. (122, 231)
- 180.3. For PAE II or Shared driveways add this note to the face of the plat: Lots within this development are not eligible for City of Houston solid waste pickup. Any HOA agreement prepared for this subdivision should include notice to property owners of their ineligibility. (SWD)
188. Appendix D:Notary Public Acknowledgement for All Signatures is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 81  
**Action Date:** 03/29/2018  
**Plat Name:** Main Street Gardens replat no 1  
**Developer:** Tapovanam Investments LLC  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2018-0520 C3R

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

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1. Add d 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.

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

The below comments were made by other agencies during this review period. These comments are 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: 3/22/18:

The required 4 required guest parking spots 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

IF THE F.H. ARE PRIVATE, IT NEED W.M.E. FOR PRIVATE FIRE LINE USE. IF THE F.H. AND FIRE LINE ARE PUBLIC, IT NEED 20' W.L.E. TO CONNECT TO F.H.E.. ALSO NEED W.M.E..

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

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 (28 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:** 82  
**Action Date:** 03/29/2018  
**Plat Name:** Med Center Moderno  
**Developer:** Topaz Ventures, LLC  
**Applicant:** PLS  
**App No/Type:** 2018-0571 C2R

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

Total Acreage:	1.1550	Total Reserve Acreage:	0.0574
Number of Lots:	31	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77054	532R	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.

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)

222. Identify a 4 foot garage setback adjacent to the shared driveway where the garage entry is located and reference note.

1. Label record information for Naomi and Engelmohr Streets.
2. Revise Parking table.
3. Reserve cannot be restricted to Dog Park unless meeting the ordinance requirements of Sec 42-190, Other Proposed 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:** 82  
**Action Date:** 03/29/2018  
**Plat Name:** Med Center Moderno  
**Developer:** Topaz Ventures, LLC  
**Applicant:** PLS  
**App No/Type:** 2018-0571 C2R

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

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**PWE Traffic: 3/23/18:**

5 guest parking spaces are required the 31 proposed lots. It appears that the developer is proposing 6 guest parking spaces, however this is not clearly indicated in the plat. Please see TDO comments and revise plat to reflect this.

**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

**Solid Waste:** Item 2 in Sec. 39-63 of the COH Code of Ordinances states, "A development or subdivision containing private streets, permanent access easements or shared driveways, that has 25 residential units or less, shall be eligible to receive automated garbage collection service, provided at least one residential unit located within such development or subdivision is adjacent to or abuts at least one public street and has direct access to that public street". The proposed development contains more than 25 units taking access from shared driveways and does not qualify for COH garbage collection.

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 83  
**Action Date:** 03/29/2018  
**Plat Name:** Mount Houston Commercial  
**Developer:** ally general solutions  
**Applicant:** AGS CONSULTANTS LLC  
**App No/Type:** 2018-0565 C2R

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

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Total Acreage:	2.4949	Total Reserve Acreage:	2.4949
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	77038	412K	ETJ

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#### ***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.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 83  
**Action Date:** 03/29/2018  
**Plat Name:** Mount Houston Commercial  
**Developer:** ally general solutions  
**Applicant:** AGS CONSULTANTS LLC  
**App No/Type:** 2018-0565 C2R

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

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City Engineer: DETENTION IS REQUIRED AND NEED 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)

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) .

Confirm drainage easement requirements with HCFCD, provide concurrence prior to recordation

Limited scope TIA required before site plan approval.

Current median opening on Veteran's Memorial is 200 ft. from SH 249, far short of current and past criteria.

Site plan improvements to include plans to close the median opening and provide a median opening without left turn lane north of the adjacent bridge to facilitate u-turn egress for the site on the NE corner.

ROW dedication required for future Harris County planned southbound right turn lane on southbound Veterans Memorial. Corner clip radius should be provided to allow for a channelized right turn path with an island for pedestrian refuge with a signal pole.

Driveway at far west boundary or aligned with Burger King on south side as directed by TxDOT re: possible median opening and LTL following SH 249 widening project

Applicant should consider a wider building line along SH 249 or a site plan that effectively creates a wider building line in consideration of a possible ROW widening as part of a future TxDOT SH 249 project. See: <http://www.txdot.gov/inside-txdot/projects/studies/houston/sh249-harris-county.html>

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 84  
**Action Date:** 03/29/2018  
**Plat Name:** Noah Woods Estates  
**Developer:** The Ideal Group  
**Applicant:** The Interfield Group  
**App No/Type:** 2018-0366 C2R

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

Total Acreage:	0.1147	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533P	City

#### **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 \*\*\*\*\*.

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

065. Provide specific reason(s) for replat on the face of the plat.

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

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.

203. Provide complete Recordation Package when submitting plat for 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:** 84  
**Action Date:** 03/29/2018  
**Plat Name:** Noah Woods Estates  
**Developer:** The Ideal Group  
**Applicant:** The Interfield Group  
**App No/Type:** 2018-0366 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%

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:** 85  
**Action Date:** 03/29/2018  
**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:**  
Approve the plat subject to  
the conditions listed

---

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

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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.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 85  
**Action Date:** 03/29/2018  
**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:**  
Approve the plat subject to  
the conditions listed

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PWE Traffic: 03/09/18:

Plat has been d to include 2 on-site parking spaces. Attention should be given to the relocation of existing traffic signs located within the proposed driveway.

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:** 86  
**Action Date:** 03/29/2018  
**Plat Name:** Origin Museum District  
**Developer:** Dr. J.R. & Gertrude Jane Stone  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2018-0556 C2R

**Staff Recommendation:**  
Defer LGL deed rests  
review pending

Total Acreage:	0.4405	Total Reserve Acreage:	0.4405
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	533A	City

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

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

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

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

The plat is subject to separately filed deed restrictions that may affect the use and setbacks allowed on the plat.

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 86  
**Action Date:** 03/29/2018  
**Plat Name:** Origin Museum District  
**Developer:** Dr. J.R. & Gertrude Jane Stone  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2018-0556 C2R

**Staff Recommendation:**  
Defer LGL deed rests  
review pending

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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 - 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 13.

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 87  
**Action Date:** 03/29/2018  
**Plat Name:** Reserves on Easthaven  
**Developer:** ADVANCE SURVEYING, INC.  
**Applicant:** Advance Surveying, Inc.  
**App No/Type:** 2018-0525 C2R

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

Total Acreage:	4.8209	Total Reserve Acreage:	4.8209
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77017	575D	City

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

047. Make minor corrections and additions as indicated on the marked file copy.
202. Include Harris County Road Law certificate to Appendix A: Owners Acknowledgement. (Record.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

The below comments were made by other agencies during this review period. These comments are 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 is an active 6-inch sanitary sewer on-site. For easement requirements over the existing sewer please contact the Office of City Engineers or for the abandonment/relocation of the sewer contact the Joint Referral Committee.

City Engineer: DETENTION IS REQUIRED

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

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 88  
**Action Date:** 03/29/2018  
**Plat Name:** Sunnyside Manors  
**Developer:** MEXIF FUND 1 LLC  
**Applicant:** ICMC GROUP INC  
**App No/Type:** 2018-0579 C2R

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

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Total Acreage:	0.1700	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77033	573D	City

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

014. Remove building line as mark up shows.

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

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

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

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

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

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

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 88

**Action Date:** 03/29/2018

**Plat Name:** Sunnyside Manors

**Developer:** MEXIF FUND 1 LLC

**Applicant:** ICMC GROUP INC

**App No/Type:** 2018-0579 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 7.

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:** 89  
**Action Date:** 03/29/2018  
**Plat Name:** Valero Houston Refinery  
**Developer:** Valero Refining-Texas, L.P.  
**Applicant:** Gessner Engineering  
**App No/Type:** 2018-0262 C2R

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

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

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

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

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

059.1. Legal description in title and on plat must match at recordation.

100. Add the multi-family note on face of plat: 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.

127. Revise the visibility triangle note on face of plat: 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.

134.05. Add Park Sector note on face of plat: This property(s) is located in Park Sector number 5.

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.

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

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

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

Add BLOCK 1 as indicated on marked file copy.

Revise total acreage within plat boundaries as indicated on marked file copy.

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 89  
**Action Date:** 03/29/2018  
**Plat Name:** Valero Houston Refinery  
**Developer:** Valero Refining-Texas, L.P.  
**Applicant:** Gessner Engineering  
**App No/Type:** 2018-0262 C2R

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

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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:** 90  
**Action Date:** 03/29/2018  
**Plat Name:** Victory Mart Plaza  
**Developer:** MOMENTUM  
**Applicant:** Advance Surveying, Inc.  
**App No/Type:** 2018-0527 C2R

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

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Total Acreage:	2.8746	Total Reserve Acreage:	2.8746
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412T	City

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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.

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:** 91  
**Action Date:** 03/29/2018  
**Plat Name:** Views at Gardendale Street  
**Developer:** Metro Living  
**Applicant:** PLS  
**App No/Type:** 2018-0504 C2R

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

Total Acreage:	0.2669	Total Reserve Acreage:	0.0000
Number of Lots:	5	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	77092	451P	City

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

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

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

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

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

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

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

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

228. Relocate shared driveway entrance so a minimum 4 foot radius curb can extend perpendicularly from the property line to the street paving. Refer to PWE design standards.

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

The below comments were made by other agencies during this review period. These comments 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:** 03/29/2018  
**Plat Name:** Views at Gardendale Street  
**Developer:** Metro Living  
**Applicant:** PLS  
**App No/Type:** 2018-0504 C2R

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

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PWE Traffic: 3/22/18:

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

Parks and Recreation: To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (5 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:** 92  
**Action Date:** 03/29/2018  
**Plat Name:** Weiss Street Estates  
**Developer:** Squidly Investments LLC  
**Applicant:** Squidly Investments LLC  
**App No/Type:** 2018-0519 C2R

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

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Total Acreage:	0.1435	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453Z	City

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

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

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

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

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

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

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:** 93  
**Action Date:** 03/29/2018  
**Plat Name:** Wessex partial replat no 1  
**Developer:** Vernon Henry and Associates  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2018-0562 C2R

**Staff Recommendation:**  
Defer LGL deed rests  
review pending

Total Acreage:	0.5400	Total Reserve Acreage:	0.5400
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77030	532C	City

**Conditions and Requirements for Approval**

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

207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions. Plat may be subject to single family restrictions filed separately.

**For Your Information:**

The below comments were made by other agencies during this review period. These comments are 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: 3/23/18:

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 94  
**Action Date:** 03/29/2018  
**Plat Name:** West 28th Street Terrace  
**Developer:** Manco Associates, LC  
**Applicant:** RVi Planning + Landscape Architecture  
**App No/Type:** 2018-0502 C2R

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

Total Acreage:	0.2100	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452V	City

***Conditions and Requirements for Approval***

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

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

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

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

***For Your Information:***

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

PWE Traffic: 3/22/18:  
 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)

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.





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 95  
**Action Date:** 03/29/2018  
**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

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

#### ***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.

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

Addressing: Latest plat does not have two parallel streets labeled on the plat. Plat tracker says VictoryLap and plat says Victory Lap. Please choose one or the other. Is it Mineclouds or Nineclouds? Plats say 2 different things. Add Portal Dr and Spellman Rd to plat tracker.

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



# Houston Planning Commission

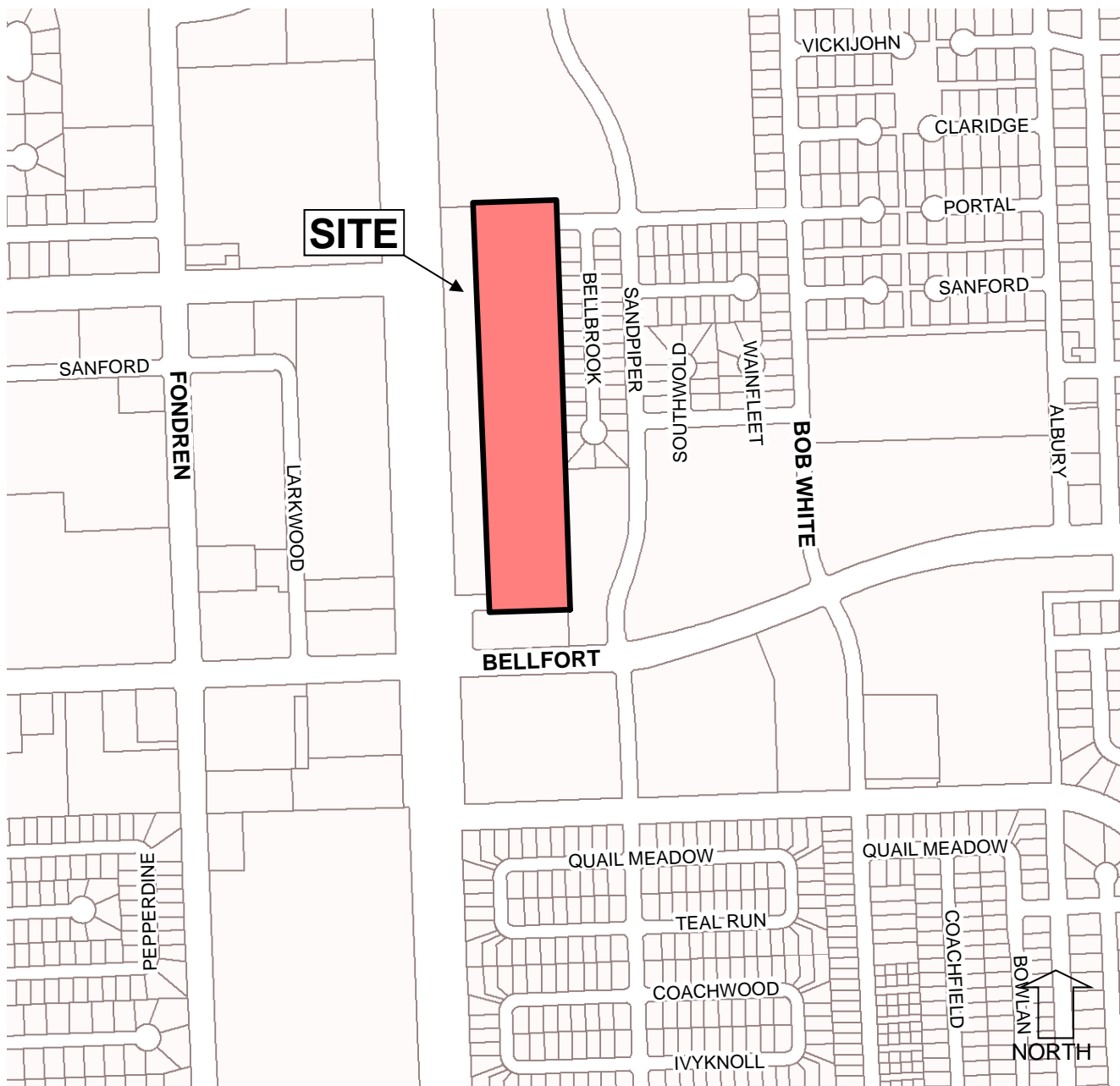
**ITEM: 95**

Planning and Development Department

Meeting Date: 03/29/2018

**Subdivision Name: Ammar Estates replat no 1 (DEF2)**

**Applicant: Owens Management Systems, LLC**



**C – Public Hearings**

**Site Location**



# Houston Planning Commission

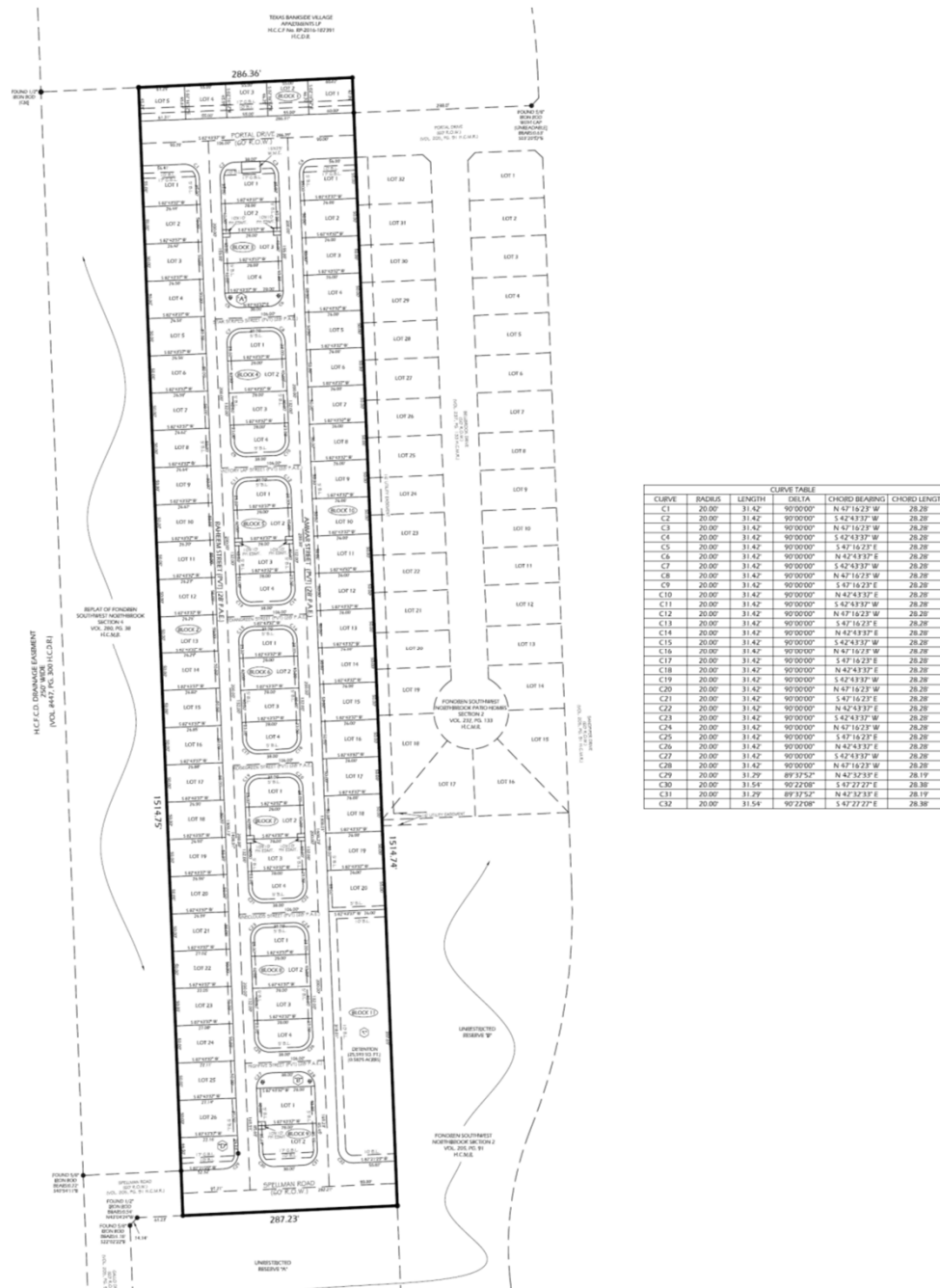
Planning and Development Department

ITEM: 95

Meeting Date: 03/29/2018

Subdivision Name: Ammar Estates replat no 1 (DEF2)

Applicant: Owens Management Systems, LLC



C – Public Hearings

Subdivision



# Houston Planning Commission

ITEM: 95

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Ammar Estates replat no 1 (DEF2)

Applicant: Owens Management Systems, LLC



C – Public Hearings

Aerial









## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 96  
**Action Date:** 03/29/2018  
**Plat Name:** Braeswood partial replat no 4  
**Developer:** N/A  
**Applicant:** The Interfield Group  
**App No/Type:** 2018-0112 C3N

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

Total Acreage:	0.1766	Total Reserve Acreage:	0.0000
Number of Lots:	2	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***

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.

134.13. Add to general notes on face of plat: This property(s) is located in Park Sector number 13.

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

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

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%



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# Houston Planning Commission

## ITEM: 96

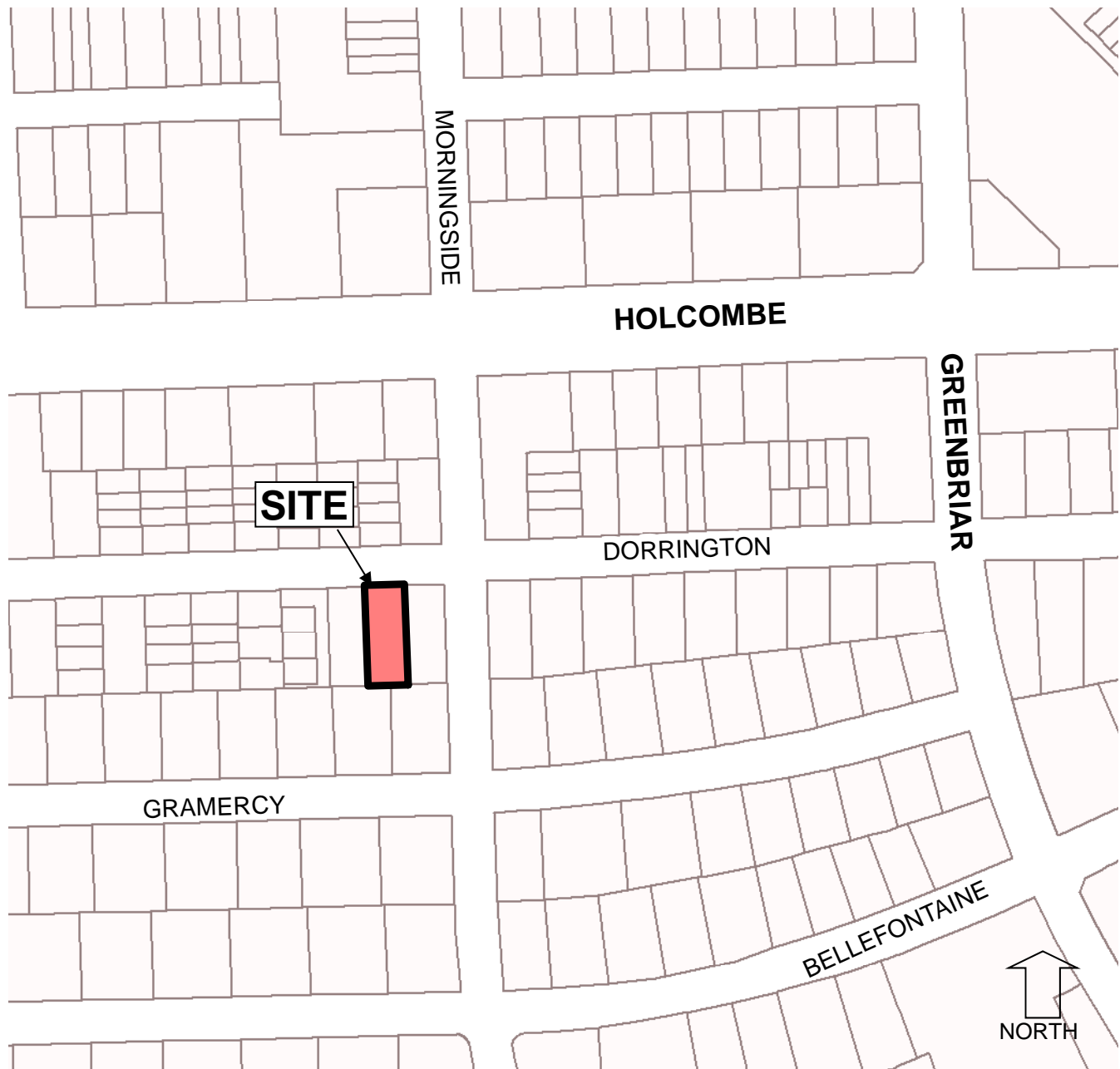
Planning and Development Department

Meeting Date: 03/29/2018

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**Subdivision Name: Braeswood partial replat no 4 (DEF2)**

**Applicant: The Interfield Group**



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**C – Public Hearings**

**Site Location**

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# Houston Planning Commission

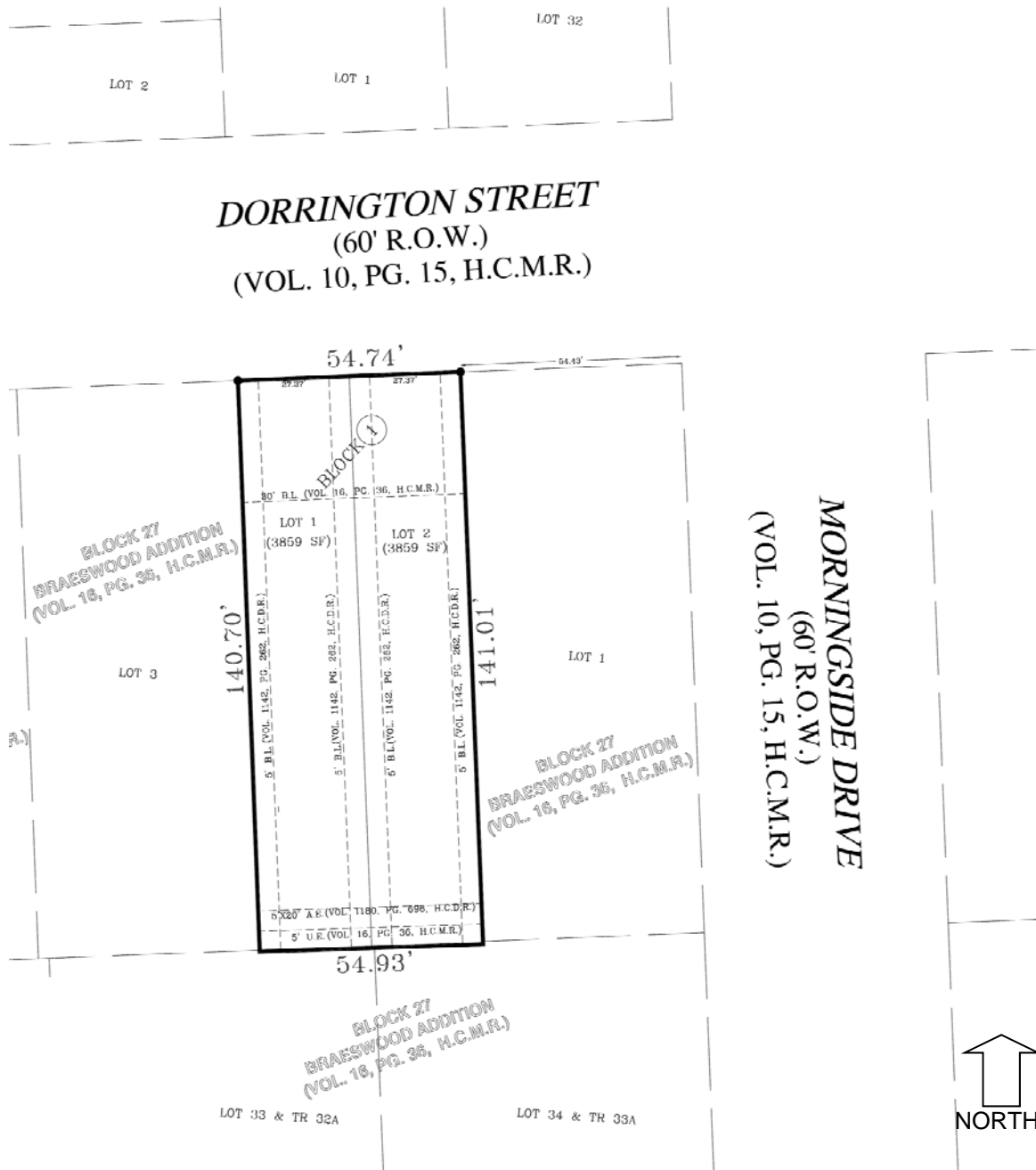
ITEM: 96

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Braeswood partial replat no 4 (DEF2)

Applicant: The Interfield Group



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 96

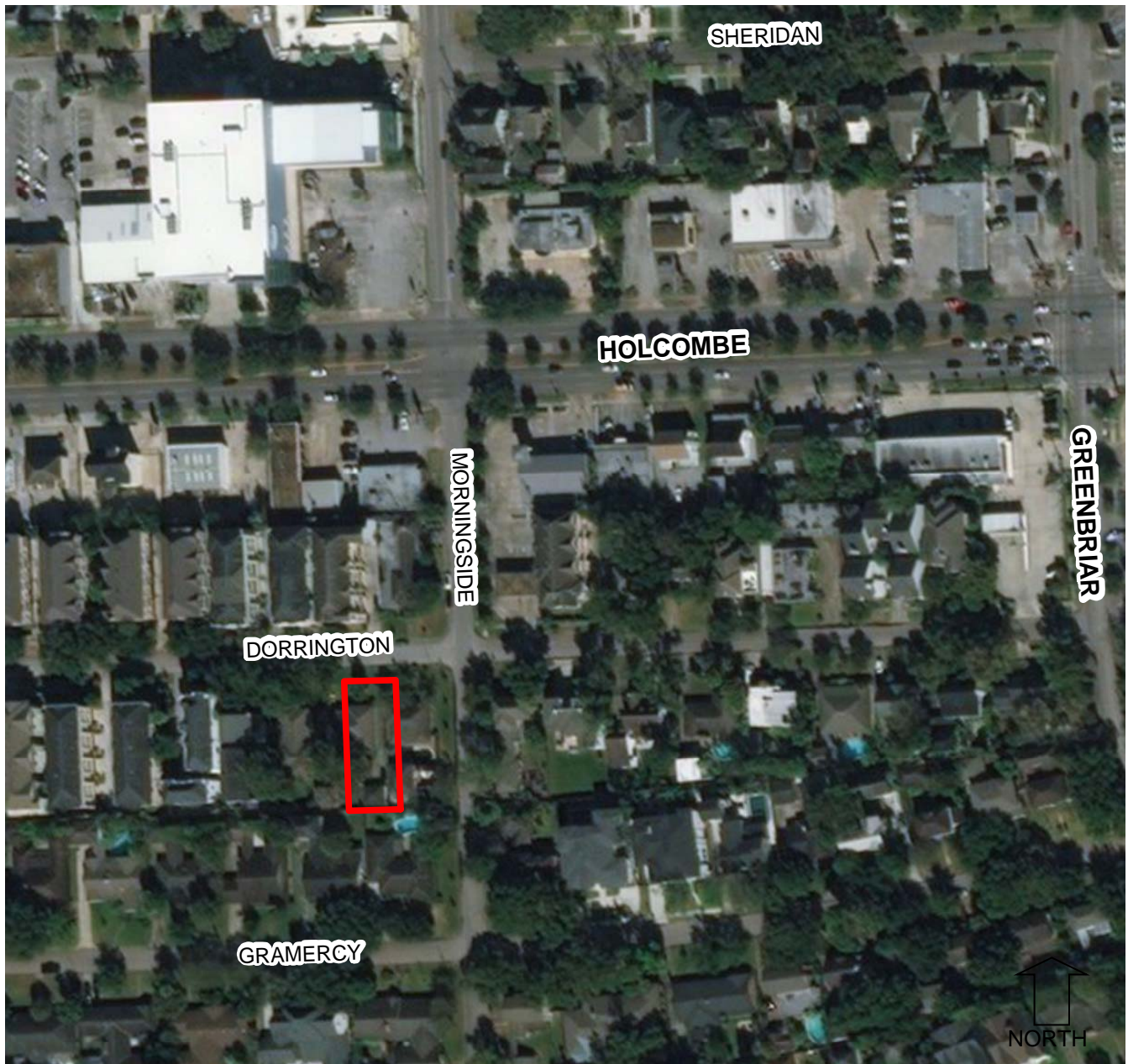
Planning and Development Department

Meeting Date: 03/29/2018

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Subdivision Name: Braeswood partial replat no 4 (DEF2)

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:** 97  
**Action Date:** 03/29/2018  
**Plat Name:** Bridgeland Parkland Village Sec 9 replat no 1  
**Developer:** Bridgeland Development, LP  
**Applicant:** McKim & Creed, Inc.  
**App No/Type:** 2018-0348 C3N

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

Total Acreage:	11.9930	Total Reserve Acreage:	1.3230
Number of Lots:	39	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	366T	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.
- 157.1. Provide street name break(s) as indicated on the marked file copy. Street name breaks must be located at lot lines.
- 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.

PWE Utility Analysis: Approved  
 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)

City Engineer: WLE & STM S.E. CANNOT OVERLAPP, WHICH IS NOT ALLOWED, AND MAKE SURE THAT THE SUBDIVISION HAS DETENTION. MISSING B.L.

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



# Houston Planning Commission

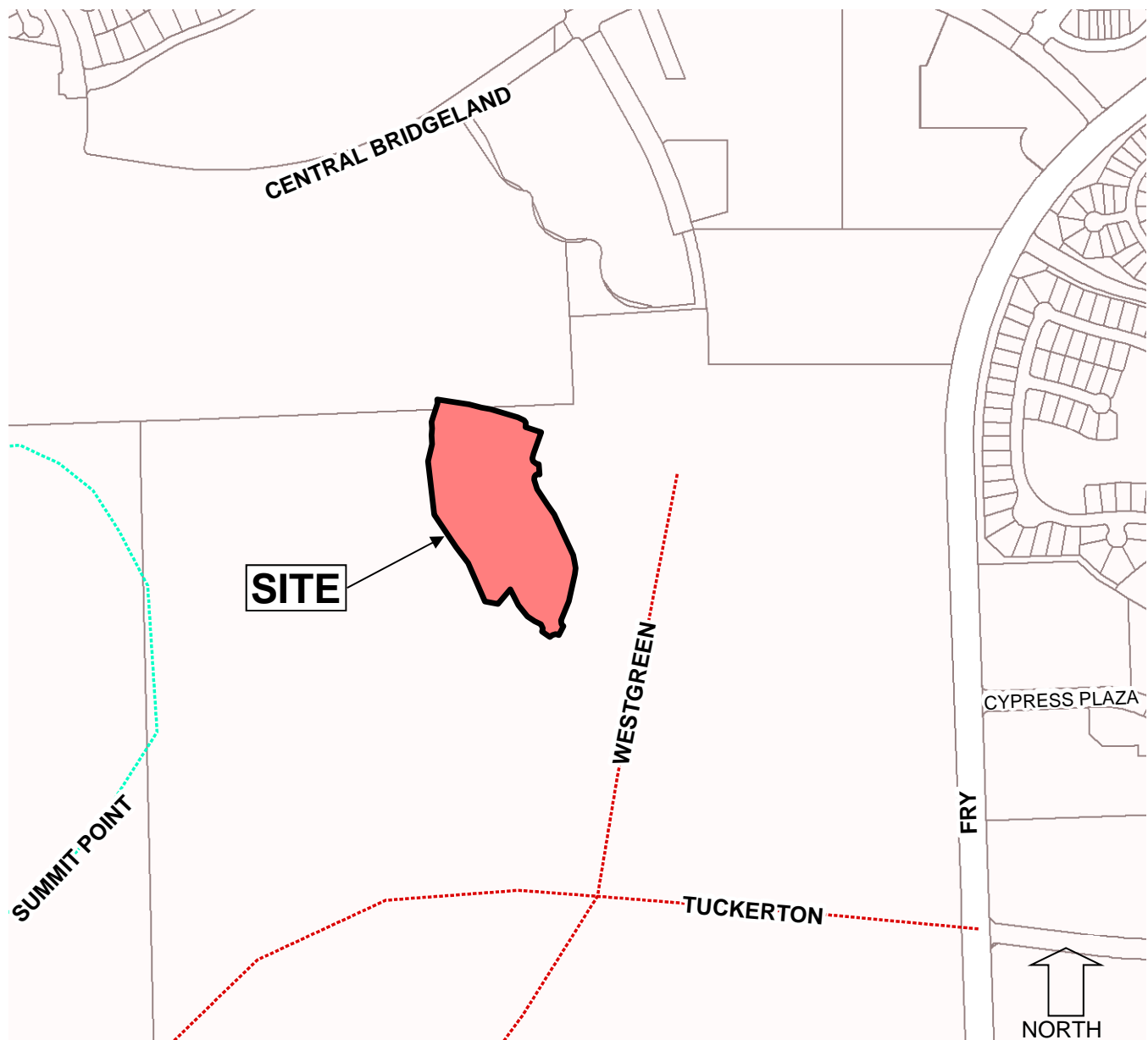
**ITEM: 97**

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Bridgeland Parkland Village Sec 9 replat no 1

Applicant: McKim & Creed, Inc.



**C – Public Hearings**

**Site Location**



# Houston Planning Commission

## ITEM: 97

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Bridgeland Parkland Village Sec 9 replat no 1

Applicant: McKim & Creed, Inc.



C – Public Hearings

Subdivision



# Houston Planning Commission

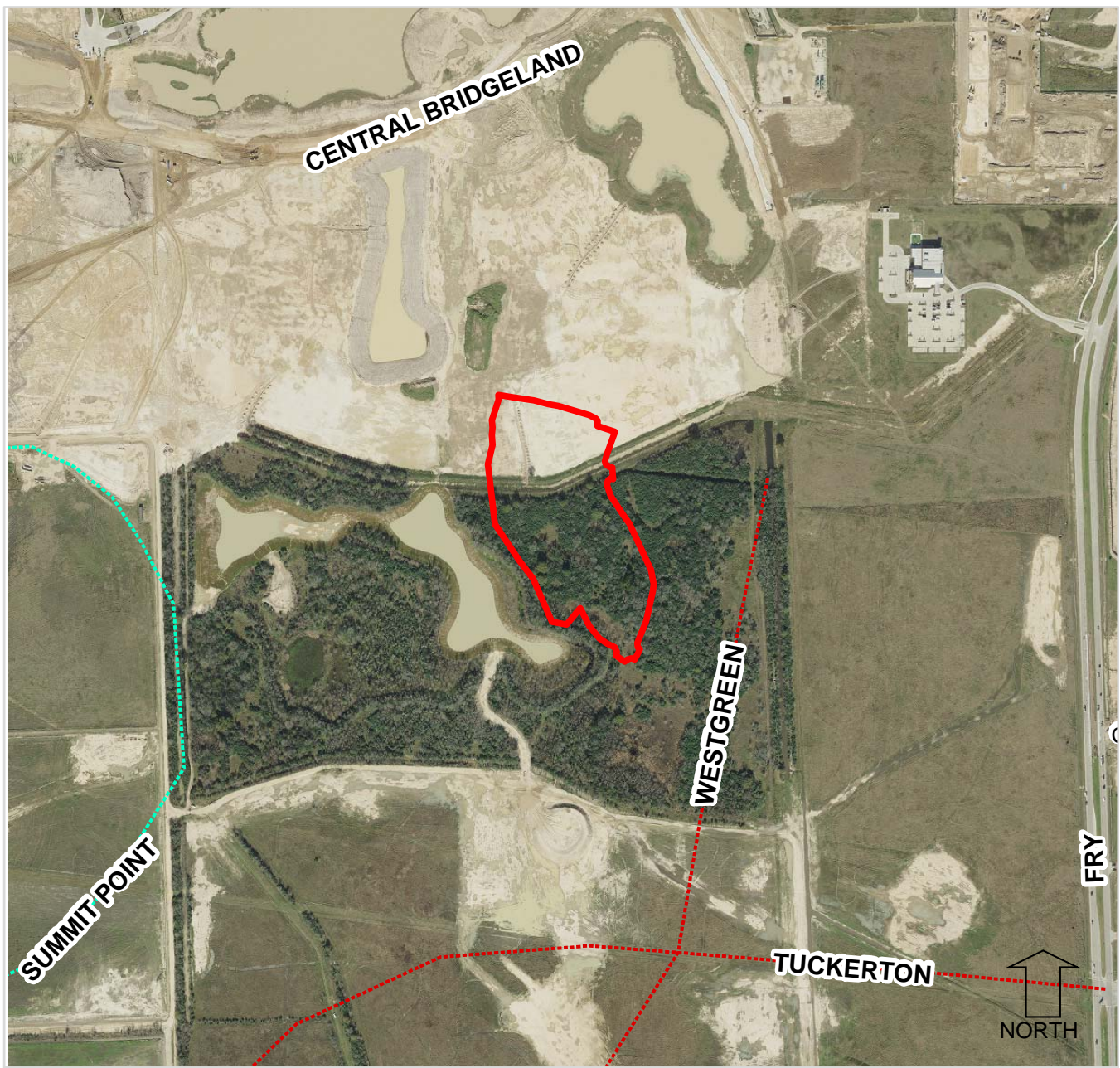
**ITEM: 97**

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Bridgeland Parkland Village Sec 9 replat no 1

Applicant: McKim & Creed, Inc.



**C – Public Hearings**

**Aerial**





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 98  
**Action Date:** 03/29/2018  
**Plat Name:** Bridgeland Parkland Village Sec 10 replat no 1  
**Developer:** Bridgeland Development, LP  
**Applicant:** McKim & Creed, Inc.  
**App No/Type:** 2018-0351 C3N

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

---

Total Acreage:	13.0920	Total Reserve Acreage:	2.2990
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 489
County	Zip	Key Map ©	City / ETJ
Harris	77433	366T	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. Bridgeland Parkland Village Sec 9 replat no 1 must be recorded prior to or simultaneously with this plat.

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

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

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

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

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



# Houston Planning Commission

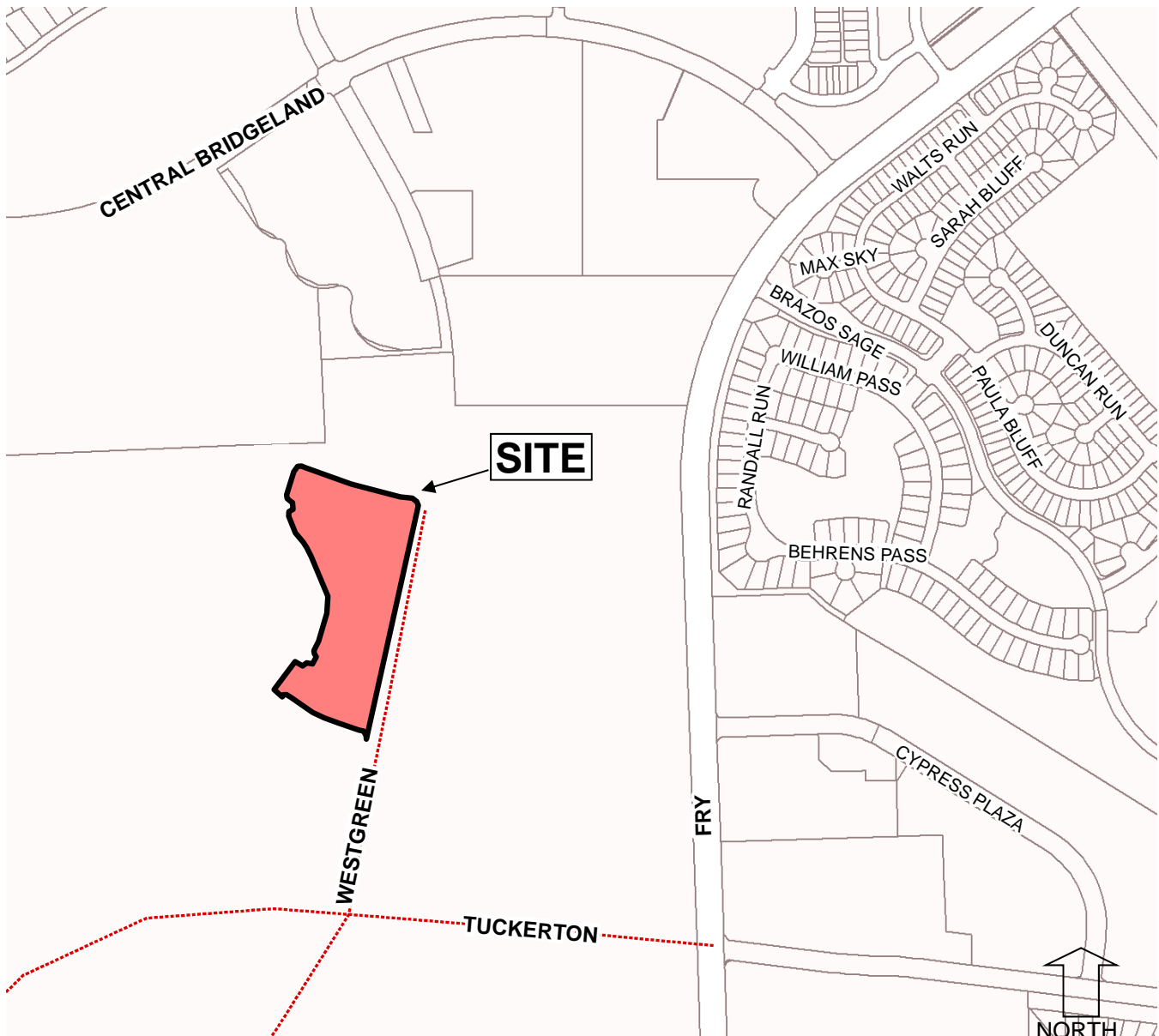
**ITEM: 98**

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Bridgeland Parkland Village Sec 10 replat no 1

Applicant: McKim & Creed, Inc.



**C – Public Hearings**

**Site Location**



# Houston Planning Commission

## ITEM: 98

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Bridgeland Parkland Village Sec 10 replat no 1

Applicant: McKim & Creed, Inc.



C – Public Hearings

Subdivision



# Houston Planning Commission

**ITEM: 98**

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Bridgeland Parkland Village Sec 10 replat no 1

Applicant: McKim & Creed, Inc.



**C – Public Hearings**

**Aerial**





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 99  
**Action Date:** 03/29/2018  
**Plat Name:** East 32nd Street Grove replat no 1  
**Developer:** Gm Building Solutions INC  
**Applicant:** ICMC GROUP INC  
**App No/Type:** 2018-0360 C3N

**Staff Recommendation:**  
Defer Applicant request

---

Total Acreage:	0.1722	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	453N	City

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

047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
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.

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

The below comments were made by other agencies during this review period. These comments 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:** 99

**Action Date:** 03/29/2018

**Plat Name:** East 32nd Street Grove replat no 1

**Developer:** Gm Building Solutions INC

**Applicant:** ICMC GROUP INC

**App No/Type:** 2018-0360 C3N

**Staff Recommendation:**

Defer Applicant request

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

• 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 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%

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

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



# Houston Planning Commission

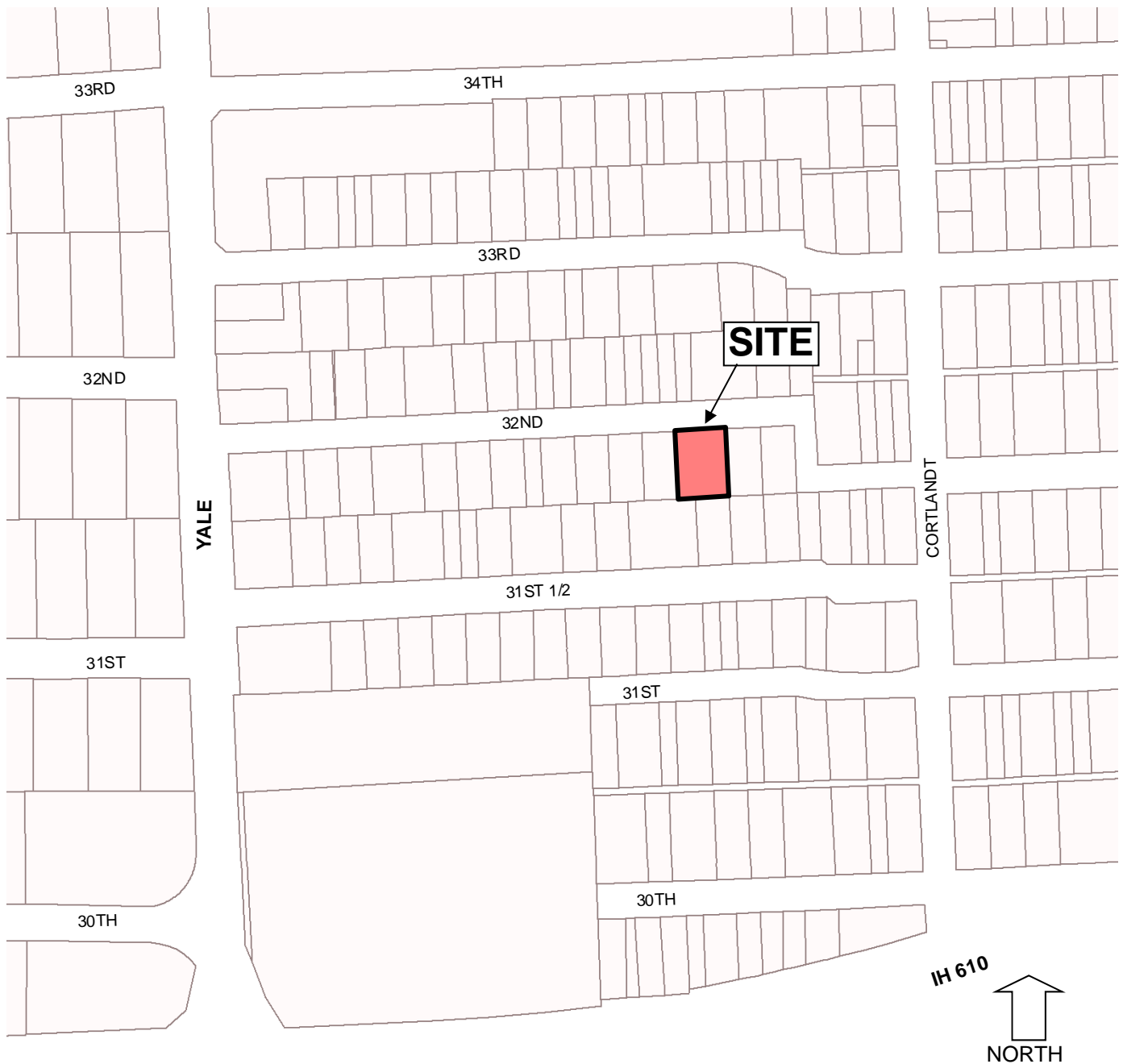
**ITEM: 99**

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: East 32<sup>nd</sup> Grove replat no 1

Applicant: ICMC Group Inc



**C – Public Hearings**

**Site Location**







# Houston Planning Commission

**ITEM: 99**

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: East 32<sup>nd</sup> Grove replat no. 1

Applicant: ICMC Group Inc



**C – Public Hearings**

**Aerial**





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 100  
**Action Date:** 03/29/2018  
**Plat Name:** Lakewood Heights Sec 3 partial replat no 2  
**Developer:** O'Reilly Auto Enterprises, LLC  
**Applicant:** Baseline Corporation  
**App No/Type:** 2018-0294 C3N

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

Total Acreage:	1.1019	Total Reserve Acreage:	1.1019
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77336	338R	City

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

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

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

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)

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

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

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

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR 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      ITEM: 100

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Lakewood Heights Sec 3 partial replat no 2

Applicant: Baseline Corporation



C – Public Hearings

Site Location



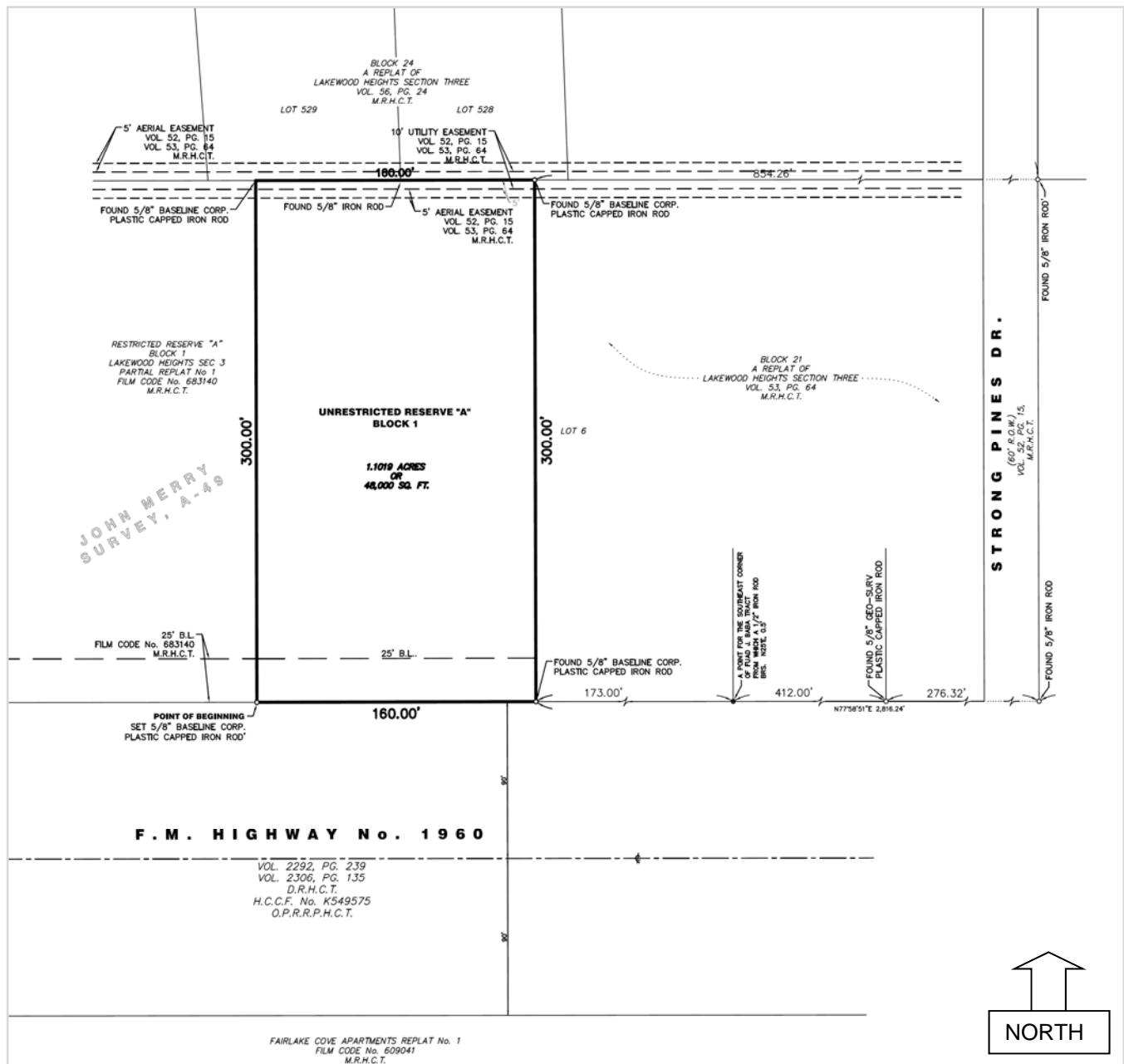
# Houston Planning Commission ITEM: 100

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Lakewood Heights Sec 3 partial replat no 2

Applicant: Baseline Corporation



C – Public Hearings

Subdivision



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# Houston Planning Commission      ITEM: 100

Planning and Development Department

Meeting Date: 03/29/2018

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Subdivision Name: Lakewood Heights Sec 3 partial replat no 2

Applicant: Baseline Corporation



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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:** 101  
**Action Date:** 03/29/2018  
**Plat Name:** McKenzie Park Sec 4 partial replat no 2  
**Developer:** Encanto Real UD  
**Applicant:** Dannenbaum Engineering Corporation  
**App No/Type:** 2018-0204 C3N

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

---

Total Acreage:	4.5400	Total Reserve Acreage:	2.0739
Number of Lots:	7	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	291E	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.

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.





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 101  
**Action Date:** 03/29/2018  
**Plat Name:** McKenzie Park Sec 4 partial replat no 2  
**Developer:** Encanto Real UD  
**Applicant:** Dannenbaum Engineering Corporation  
**App No/Type:** 2018-0204 C3N

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

---

PWE Traffic: 3/23/18:  
The required 1 guest parking spot can be accommodated on-street.  
PWE Utility Analysis: Approved  
Solid Waste: Developments in the ETJ do not qualify for COH garbage collection.  
Harris County Flood Control District: Flood Control review - No comments.  
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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



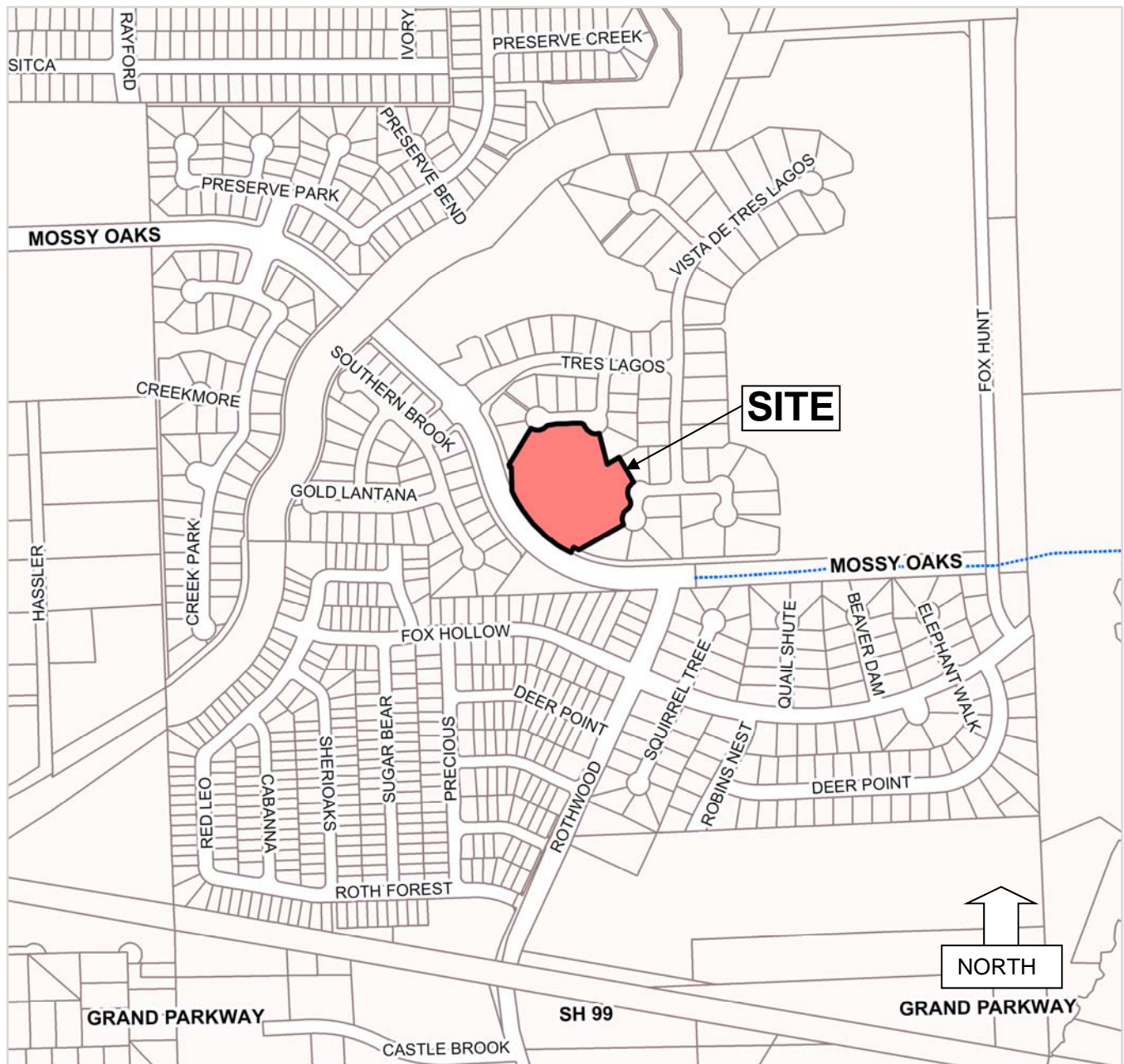
# Houston Planning Commission      ITEM: 101

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: McKenzie Park Sec 4 partial replat no 2

Applicant: Dannenbaum Engineering Corporation



**C – Public Hearings**

**Site Location**



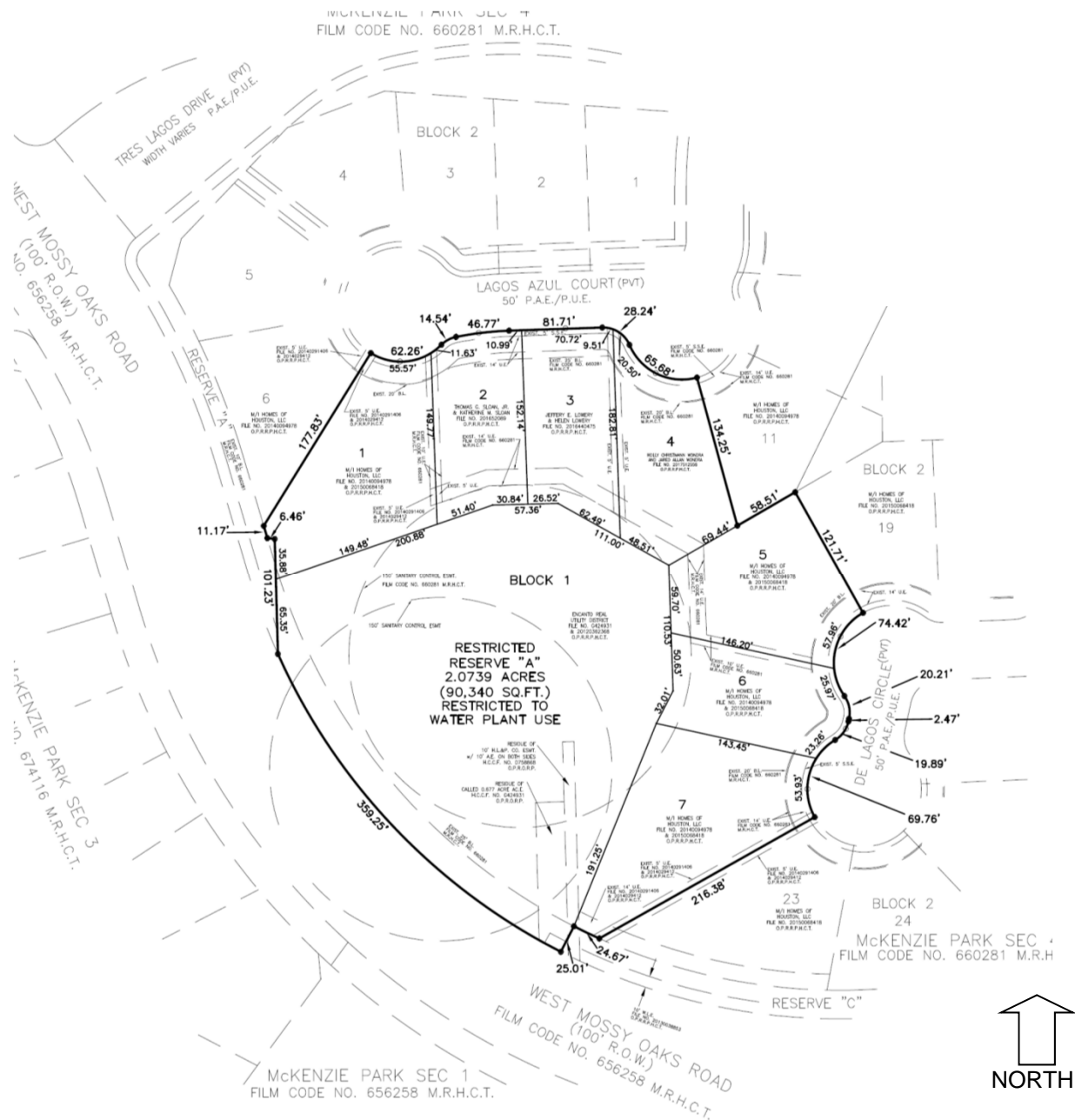
# Houston Planning Commission

## ITEM: 101

Planning and Development Department Meeting Date: 03/29/2018

Subdivision Name: McKenzie Park Sec 4 partial replat no 2

Applicant: Dannenbaum Engineering Corporation



C – Public Hearings

Subdivision



# Houston Planning Commission

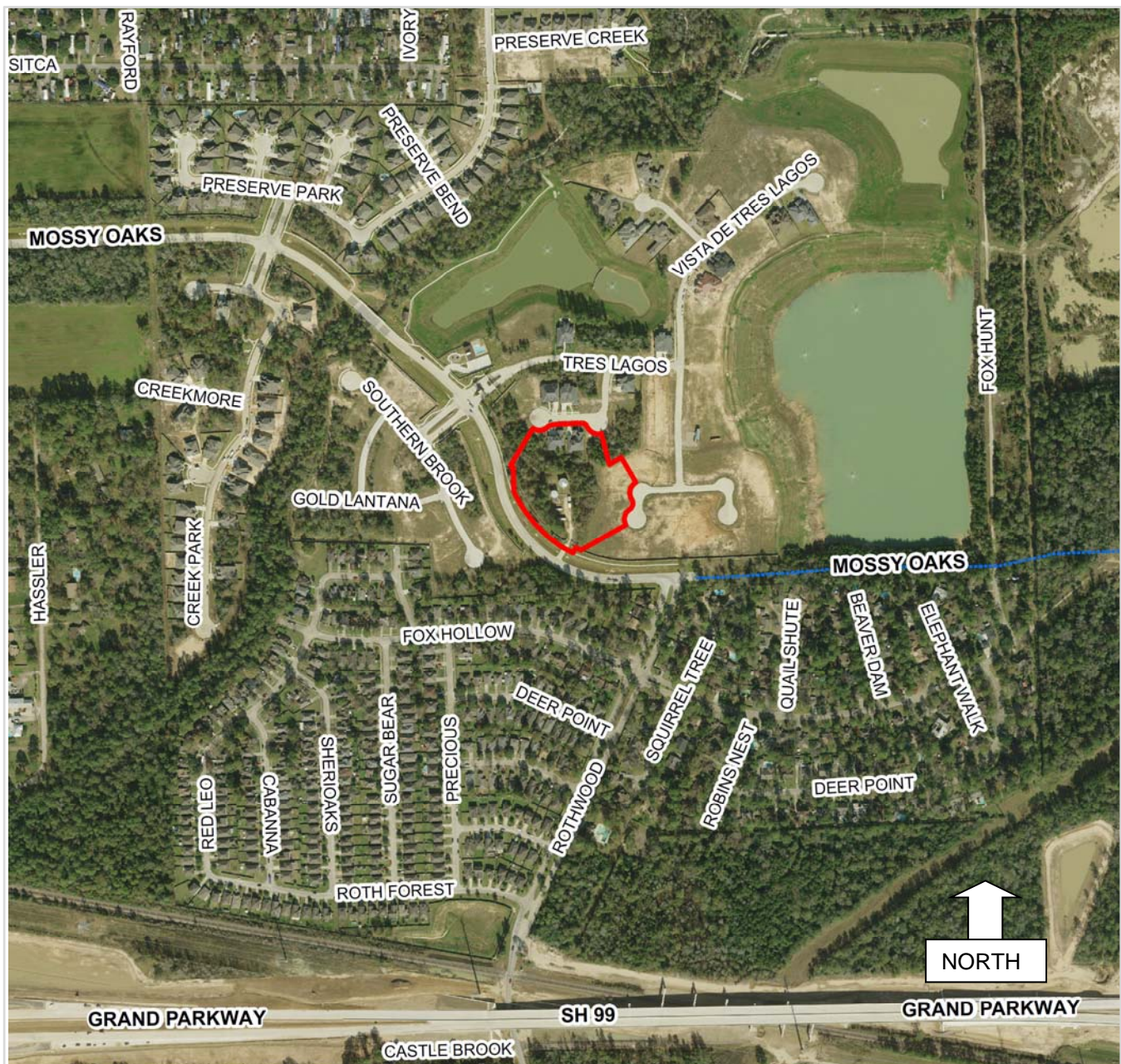
ITEM: 101

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: McKenzie Park Sec 4 partial replat no 2

Applicant: Dannenbaum Engineering Corporation



C – Public Hearings

Aerial





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 102  
**Action Date:** 03/29/2018  
**Plat Name:** Old River Terrace Sec 2 partial replat no 1  
**Developer:** Survey 1, Inc  
**Applicant:** Survey 1, Inc.  
**App No/Type:** 2018-0213 C3N

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

Total Acreage:	2.9682	Total Reserve Acreage:	2.9682
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	77530	498D	ETJ

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

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

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

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

049.3. 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)

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:** 102

**Action Date:** 03/29/2018

**Plat Name:** Old River Terrace Sec 2 partial replat no 1

**Developer:** Survey 1, Inc

**Applicant:** Survey 1, Inc.

**App No/Type:** 2018-0213 C3N

**Staff Recommendation:**

Approve the plat subject to the conditions listed

---

PWE Utility Analysis: Approved

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

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

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

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

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



# Houston Planning Commission

**ITEM: 102**

Planning and Development Department

Meeting Date: 03/29/2018

**Subdivision Name: Old River Terrace Sec 2 partial replat no 1**

**Applicant: Survey 1, Inc.**



**C – Public Hearings**

**Site Location**



# Houston Planning Commission

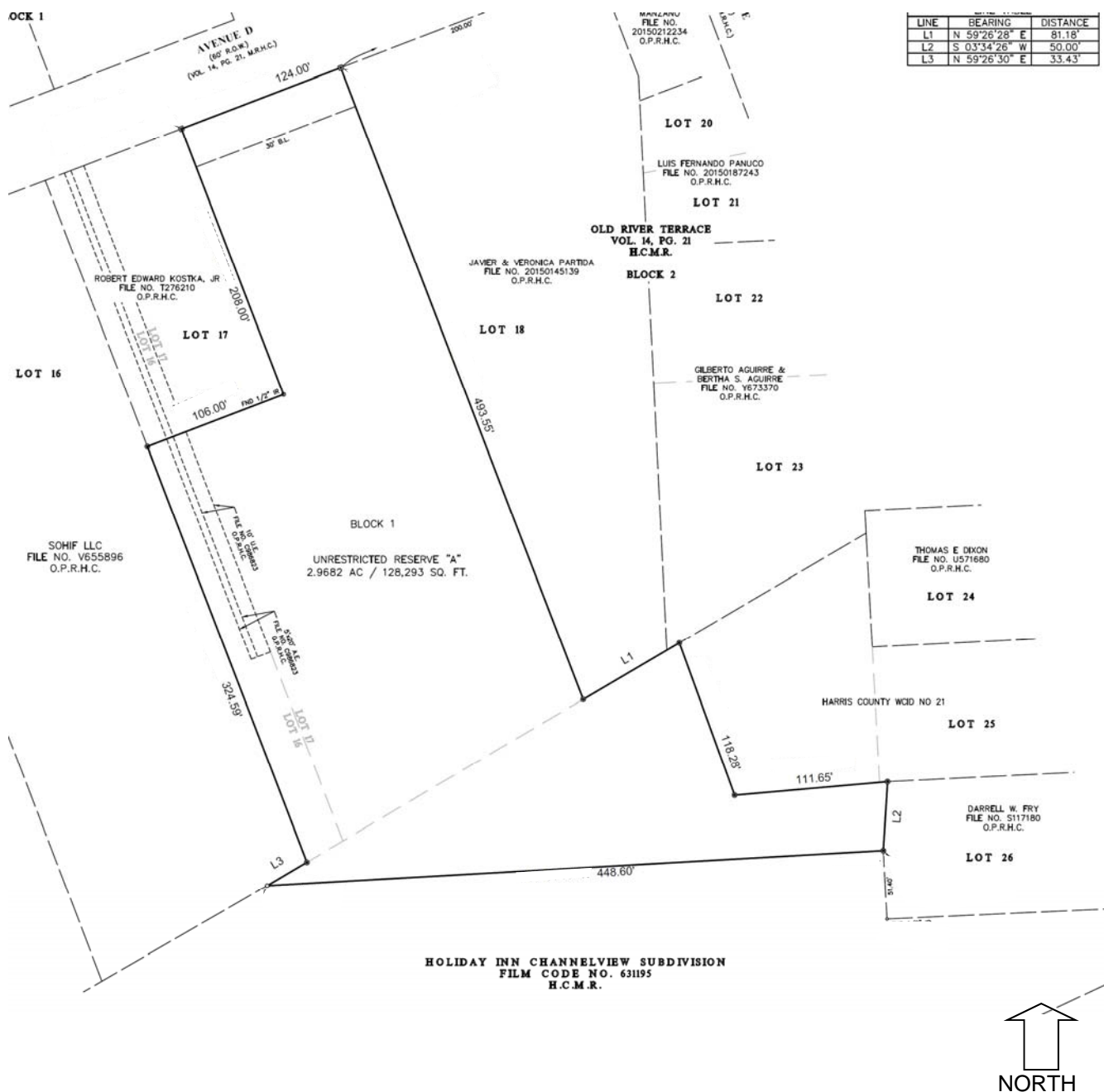
## ITEM: 102

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Old River Terrace Sec 2 partial replat no 1

Applicant: Survey 1, Inc.



C – Public Hearings

Subdivision



# Houston Planning Commission

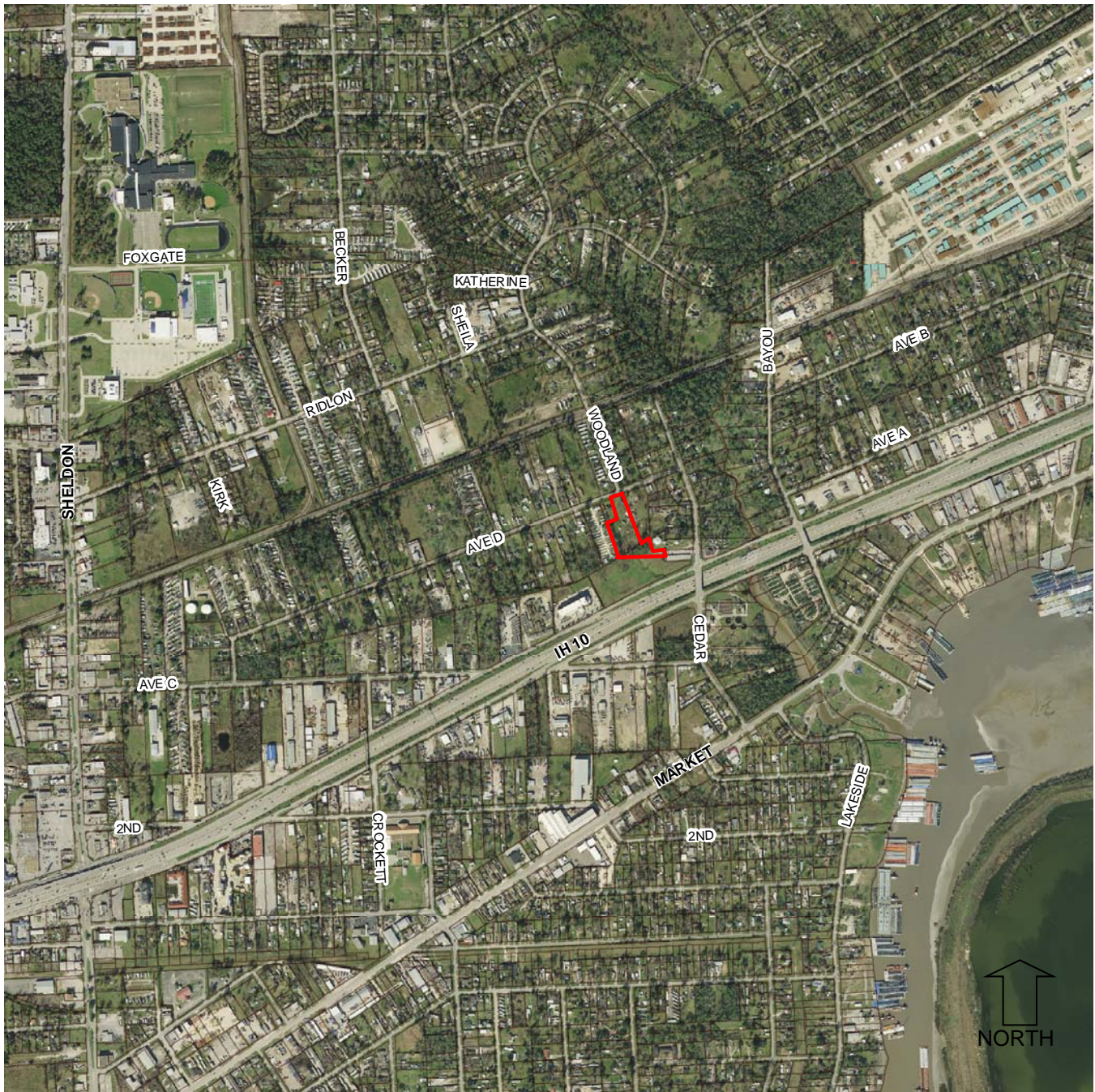
**ITEM: 102**

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Old River Terrace Sec 2 partial replat no 1

Applicant: Survey 1, Inc.



**C – Public Hearings**

**Aerial**





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 103  
**Action Date:** 03/29/2018  
**Plat Name:** Old River Terrace Sec 3 partial replat no 1  
**Developer:** Survey 1, Inc  
**Applicant:** Survey 1, Inc.  
**App No/Type:** 2018-0215 C3N

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

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Total Acreage:	9.7836	Total Reserve Acreage:	9.7836
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	77530	498C	ETJ

---

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

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

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

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

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

049.3. 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 \*\*\*\*\*.

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

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 103  
**Action Date:** 03/29/2018  
**Plat Name:** Old River Terrace Sec 3 partial replat no 1  
**Developer:** Survey 1, Inc  
**Applicant:** Survey 1, Inc.  
**App No/Type:** 2018-0215 C3N

**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 County Flood Control District: Flood Control review - Indicate channel G103-01-02 and include HCFCF License and Permission information (see uploaded PDF).

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).

If developed as commercial, primary driveway should be located in the northern half of the Woodland st frontage to avoid a queue of vehicles extending onto the RR tracts when following a vehicle making a left-turn into the tract.

Establish 10 foot building line by plat along Woodland St.

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



# Houston Planning Commission

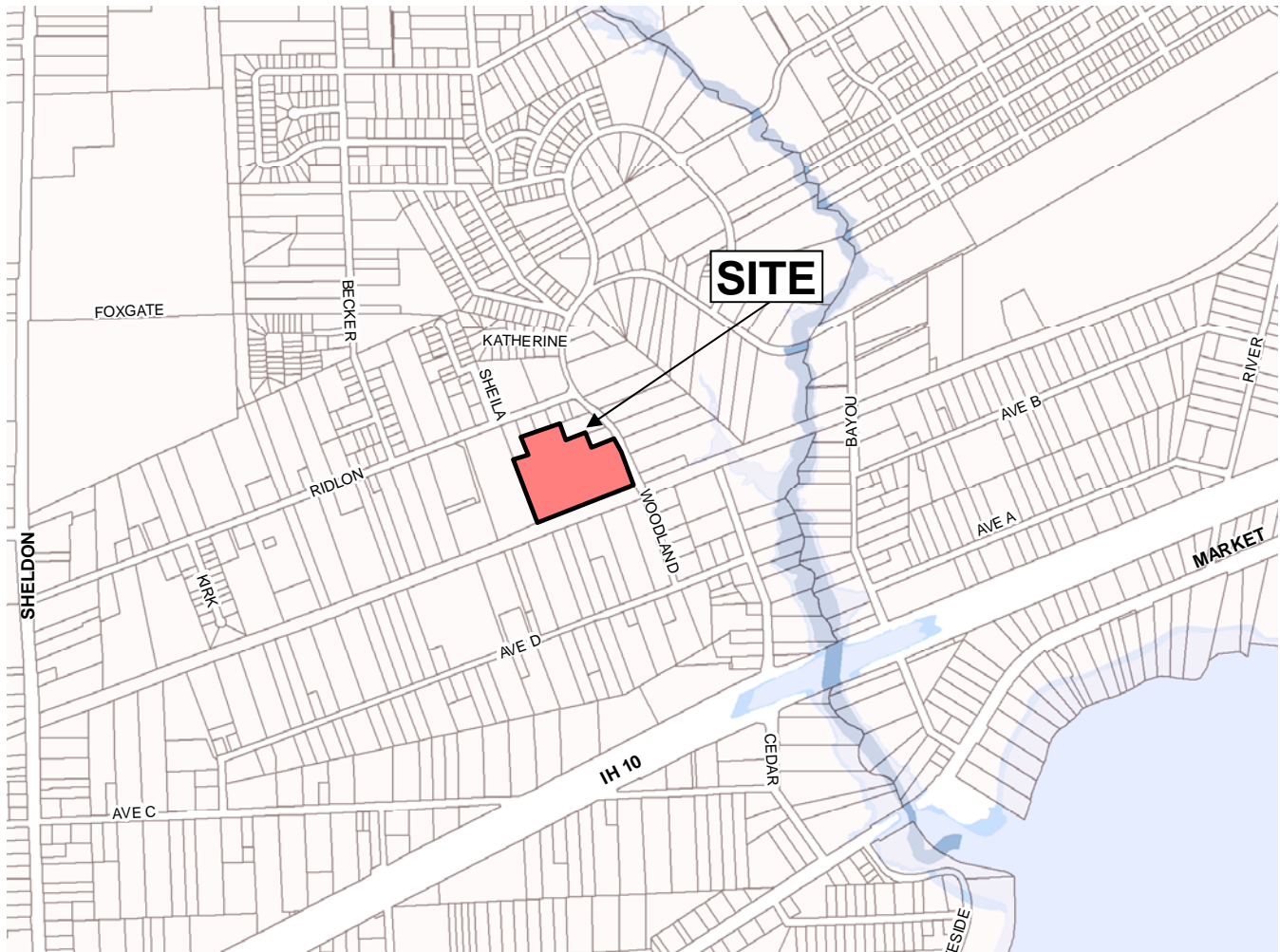
**ITEM: 103**

Planning and Development Department

Meeting Date: 03/29/2018

**Subdivision Name: Old River Terrace Sec 3 partial replat no 1**

**Applicant: Survey 1, Inc.**



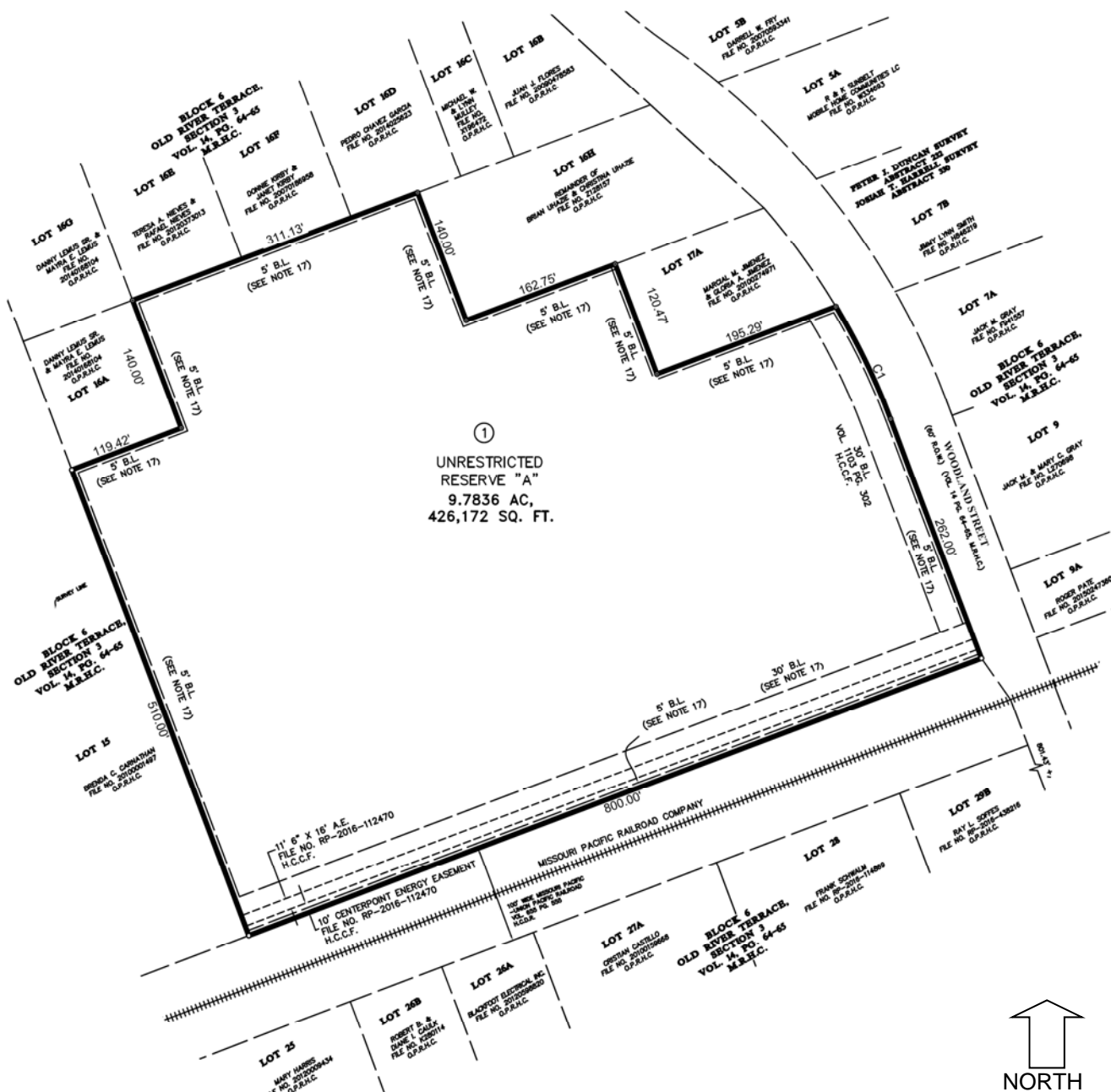
**C – Public Hearings**

**Site Location**



**Meeting Date: 03/29/2018**

**Applicant: Survey 1, Inc.**



## Subdivision



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# Houston Planning Commission

## ITEM: 103

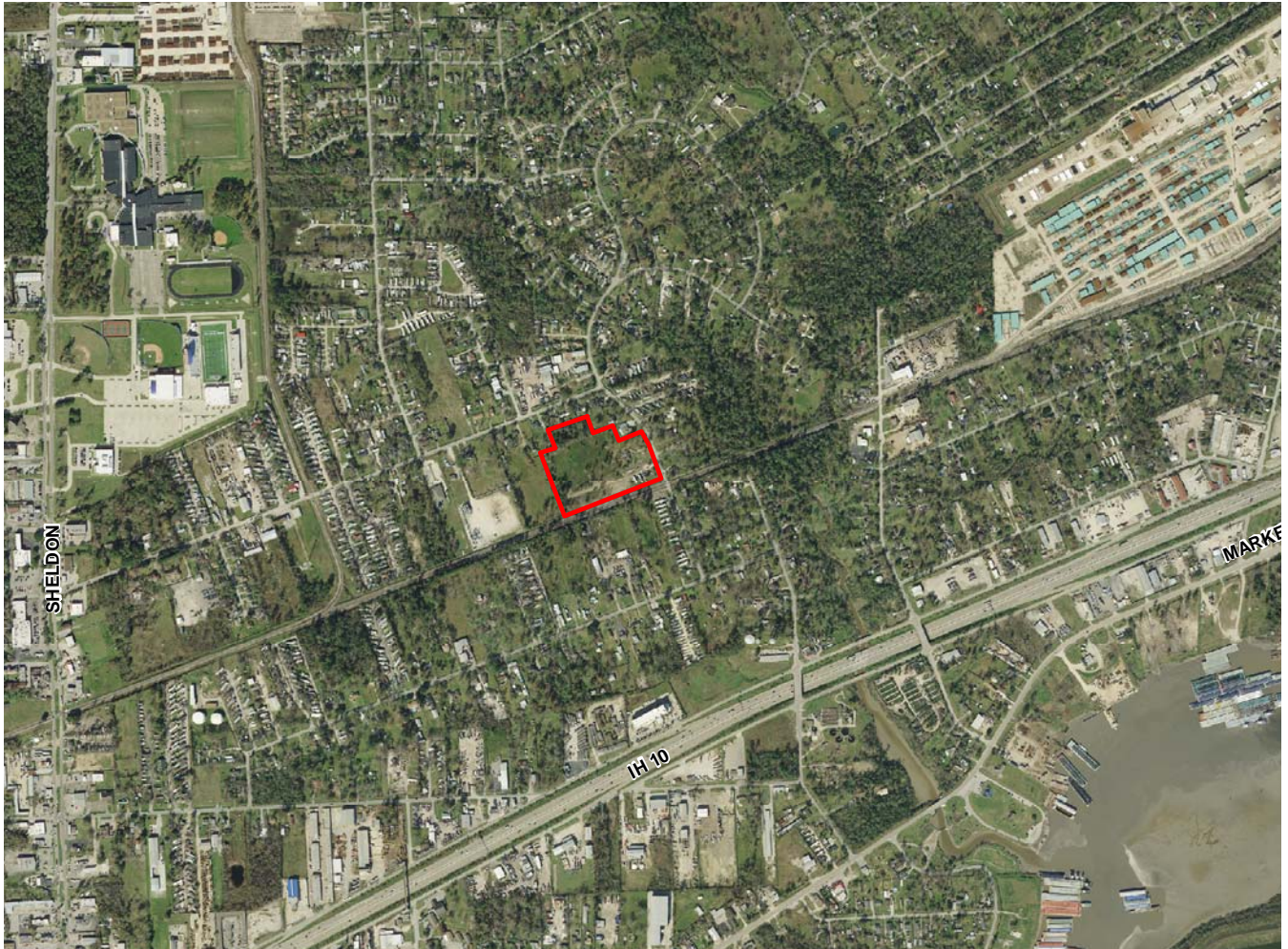
Planning and Development Department

Meeting Date: 03/29/2018

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Subdivision Name: Old River Terrace Sec 3 partial replat no 1

Applicant: Survey 1, Inc.



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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:** 104  
**Action Date:** 03/29/2018  
**Plat Name:** Sebastian partial replat no 1  
**Developer:** Valemar Enterprises, LLC  
**Applicant:** The Pinnell Group, LLC  
**App No/Type:** 2018-0144 C3N

**Staff Recommendation:**  
Defer Applicant request

Total Acreage:	0.1881	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	77009	453T	City

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

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

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

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

Applicant will meet with Planning staff during the deferral period to address concerns over subdividing a property along a 20' access easement

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

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

PWE Traffic: 3/23/18:

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 IS REQUIRED

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



# Houston Planning Commission

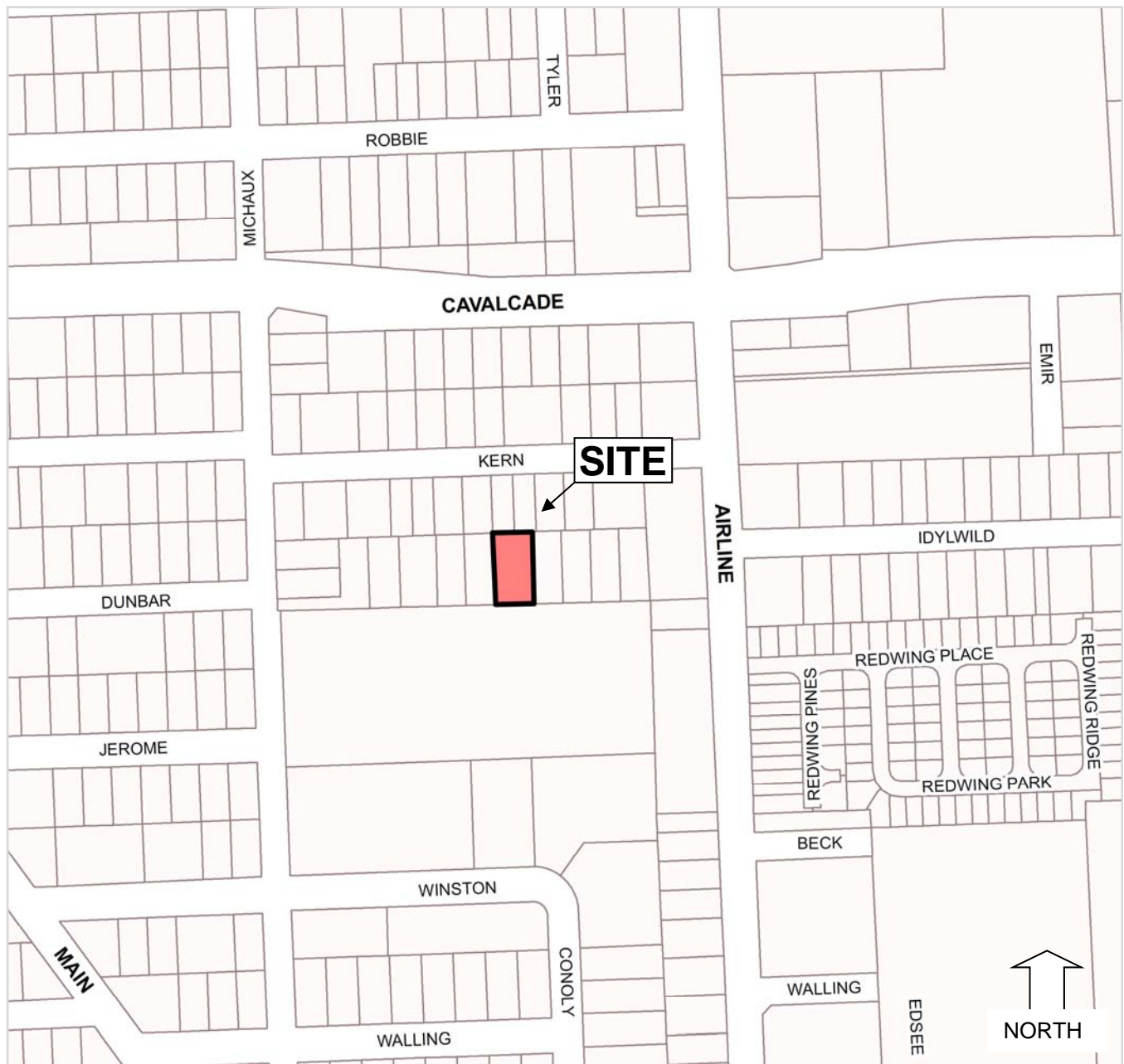
## ITEM: 104

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Sebastian partial replat no 1

Applicant: The Pinnell Group, LLC



**C – Public Hearings with Variance    Site Location**



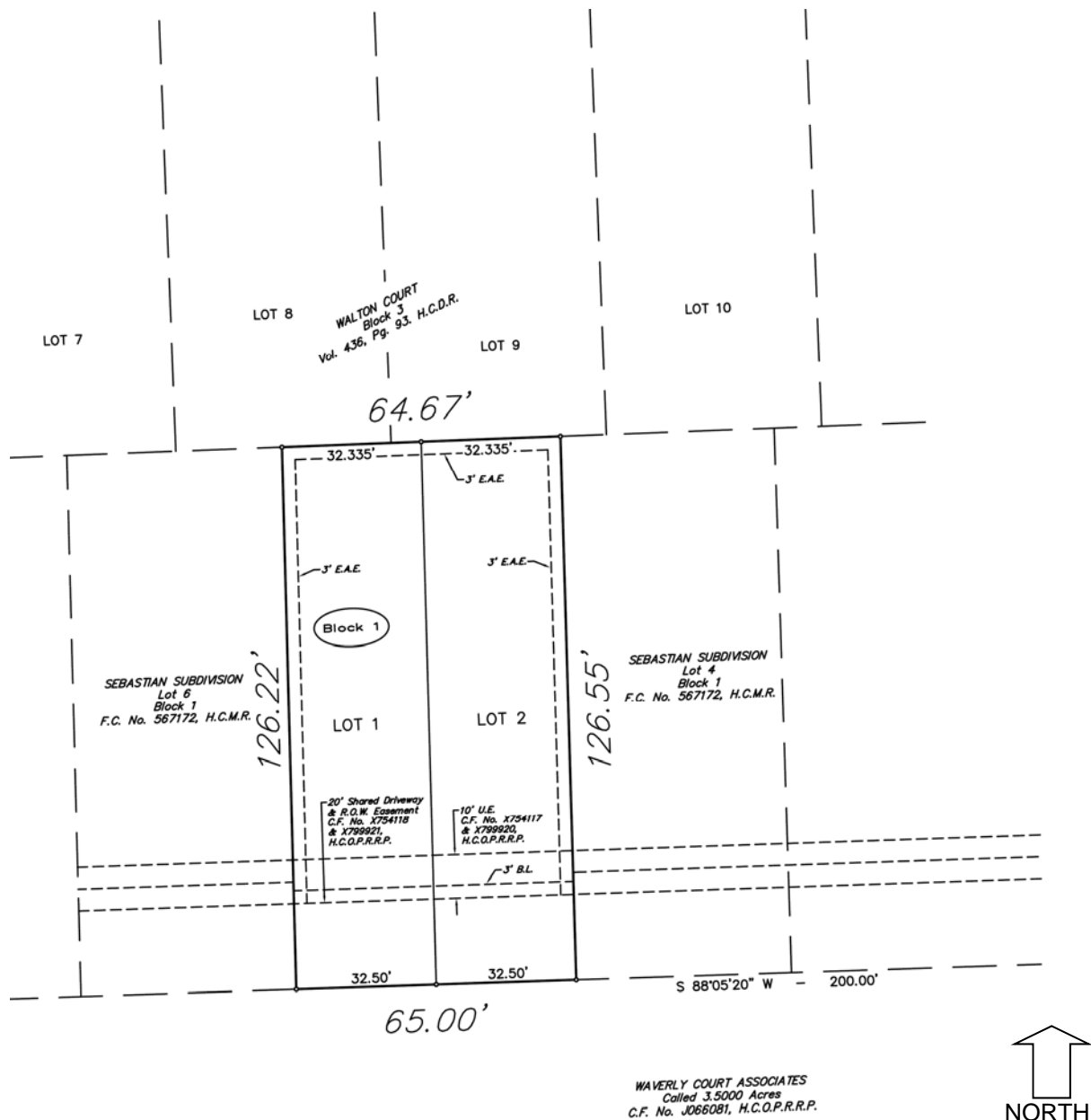
# Houston Planning Commission ITEM: 104

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Sebastian partial replat no 1

Applicant: The Pinnell Group, LLC



C – Public Hearings with Variance

Subdivision



# Houston Planning Commission

**ITEM: 104**

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Sebastian partial replat no 1

Applicant: The Pinnell Group, LLC



**C – Public Hearings with Variance**

**Aerial**





**Application Number:** 2018-0144  
**Plat Name:** Sebastian partial replat no 1  
**Applicant:** The Pinnell Group, LLC  
**Date Submitted:** 01/22/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow lots to take access from an access easement instead of the required street or shared driveway.

**Chapter 42 Section:** 42-188

**Chapter 42 Reference:**

Section Number (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**

**(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 owner of the proposed replat and owners of the remaining lots in Sebastian Subdivision have been and presently continue to take access via a 20 foot shared driveway and right-of-way easement recorded in 2004. The owners of the tracts west of Sebastian Subdivision also have been and presently continue to take access via a 20 foot access easement recorded in 1950. There has been a street paved by the city located along these easements for nearly 20 years. The paved street extends from Michaux Street through the proposed replat out to Airline Drive. The city also has an existing sewer line beneath the existing street.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The developer purchased the property in its existing condition. There are currently residential houses that have used and continue to use this street as the only access. The developer has no control over those properties and therefore could not dedicate any sort of P.A.E. or public street through those tracts. The city took it upon itself to put utilities in the ground and pave the street. The developer is only asking that the conditions, as they exist now, remain in place and be allowed to develop the property for the betterment of this area.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this chapter will be preserved and maintained with the granting of this variance. The intent to allow existing development to remain and be utilized for a positive impact to the community will be preserved and maintained. There is in place an existing 20 foot shared driveway and right-of-way easement being used by the adjoining owners for access to their property

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The current conditions have been in place for more than 20 years and have not resulted in injury to the public.

**(5) Economic hardship is not the sole justification of the variance.**

For the reasons stated above, this request is not based on economic





**Application No:** 2018-0144

**Agenda Item:** 104

**PC Action Date:** 03/29/2018

**Plat Name:** Sebastian partial replat no 1

**Applicant:** The Pinnell Group, LLC

**Staff Recommendation:** [Defer Applicant request](#)

**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 an access easement instead of the required street or shared driveway. ;](#)

**Basis of Recommendation:**

[The applicant has requested a two week deferral to allow time to address staff concerns over creating two narrow, front loading lots along a 20' access easement.](#)

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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](#)





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 105  
**Action Date:** 03/29/2018  
**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***

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)

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

134.04. Add to general notes on face of plat: This property(s) is located in Park Sector number 4.

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

Revise variance request form and submit a site plan.

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 105  
**Action Date:** 03/29/2018  
**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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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

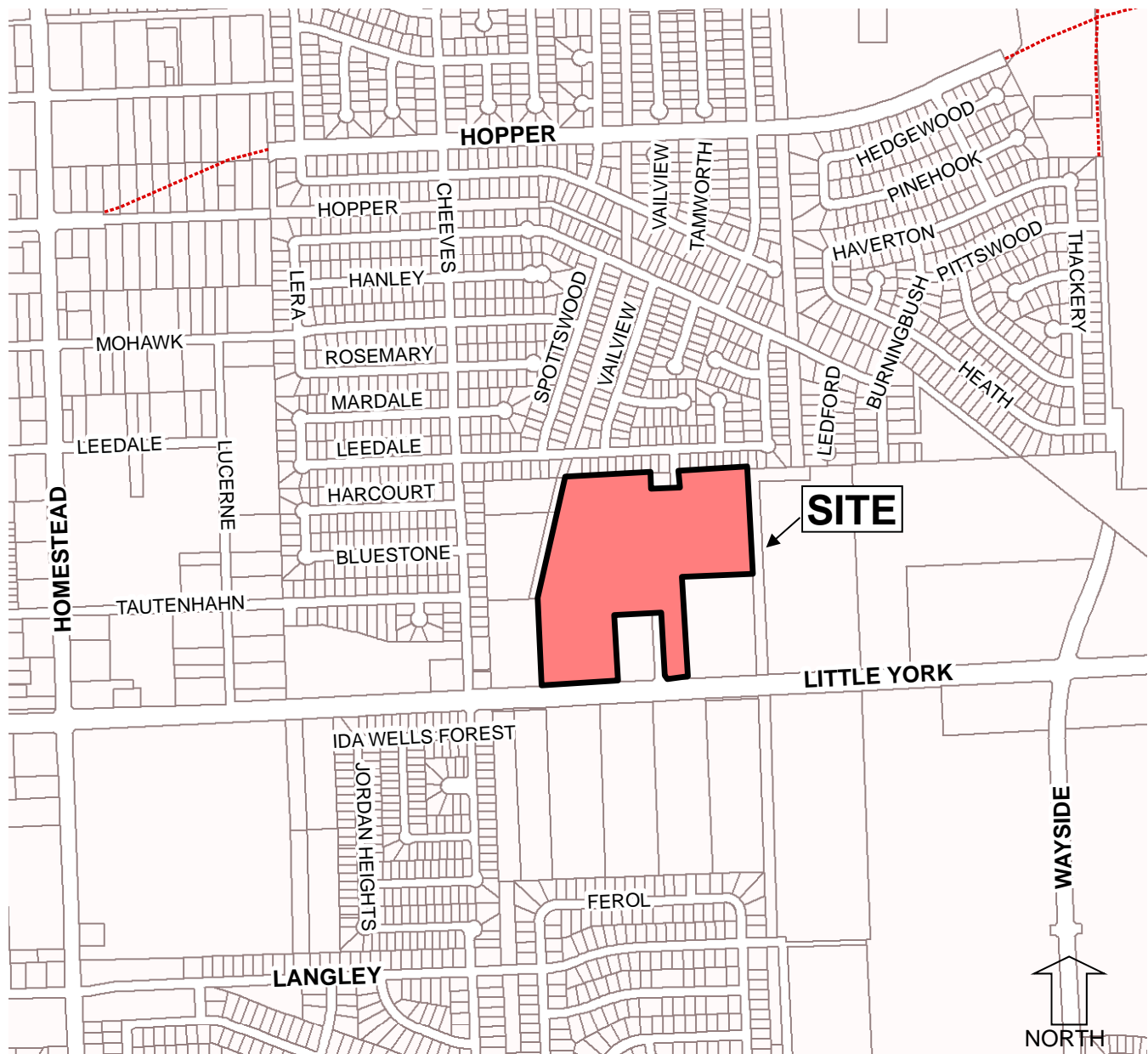
**ITEM: 105**

Planning and Development Department

Meeting Date: 03/29/2018

**Subdivision Name: Serenity Meadows partial replat no 1 and extension (DEF1)**

**Applicant: South Texas Surveying Associates, Inc.**



**C – Public Hearings with Variance      Site Location**



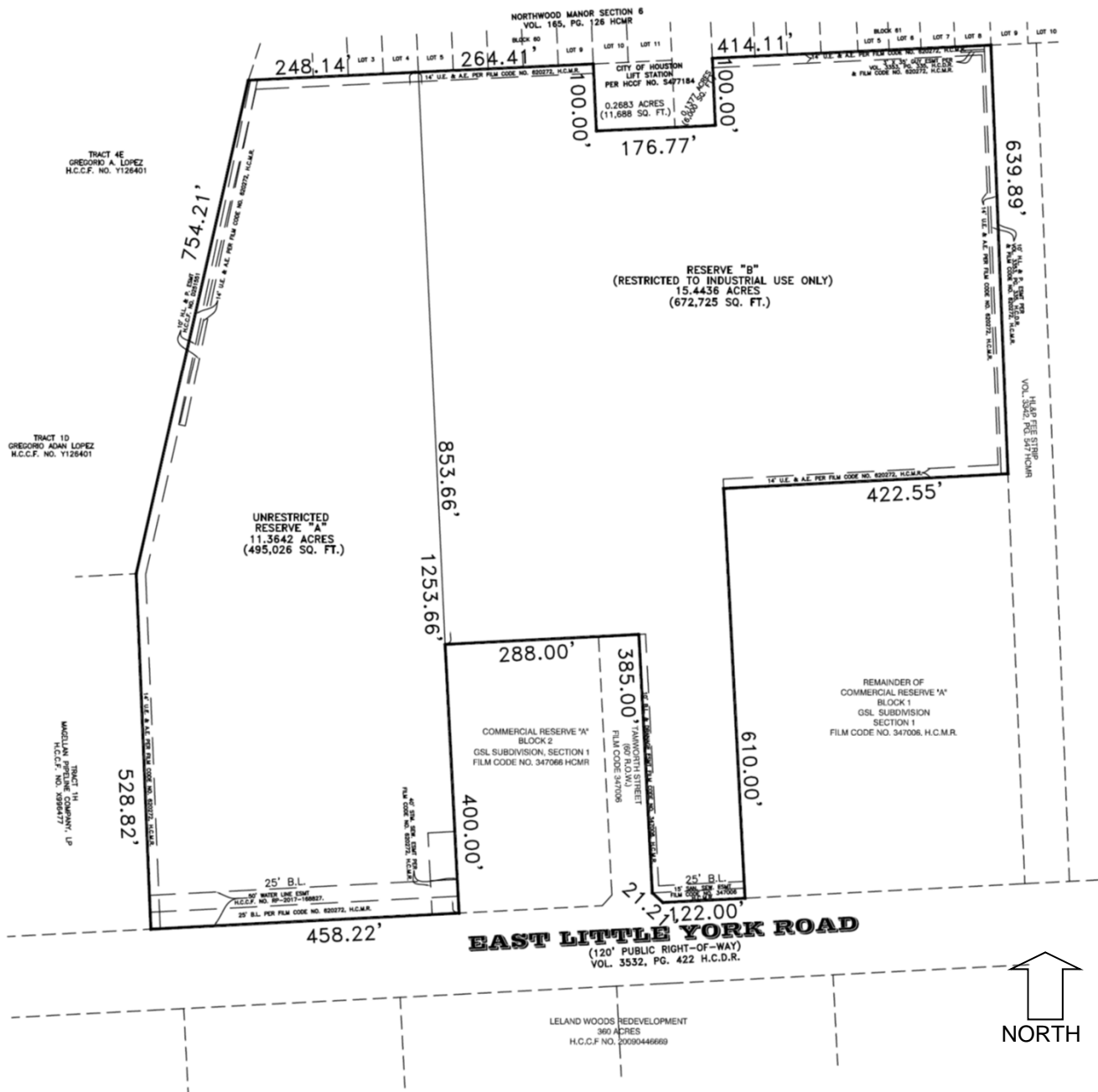
# Houston Planning Commission ITEM: 105

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Serenity Meadows partial replat no 1 and extension (DEF1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance

Subdivision



# Houston Planning Commission

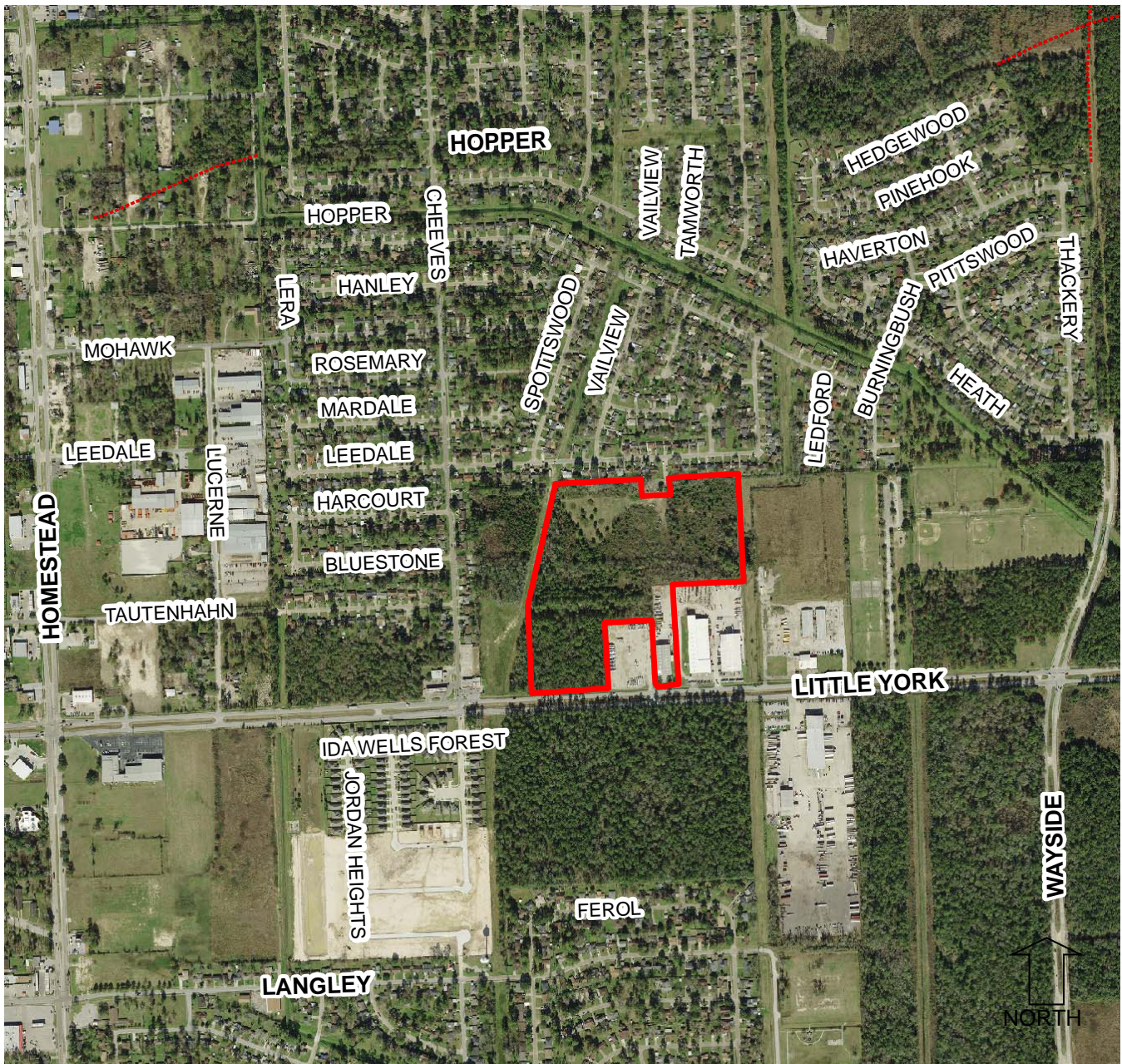
ITEM: 105

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Serenity Meadows partial replat no 1 and extension (DEF1)

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 and to not terminate the stub streets with a cul-de-sac.

**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. 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:** 105

**PC Action Date:** 03/29/2018

**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 and to not terminate the stub streets with a cul-de-sac.;

To change the usage from single family residential lots and restricted reserves into 2 unrestricted reserves.;

**Basis of Recommendation:**

The site is located in Houston's 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 reserves – one unrestricted reserve and one reserve restricted to industrial use only.

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 and to not terminate Tamworth Drive and Tamworth Street with a cul-de-sac.
2. To change the usage from single-family lots and restricted reserves into 2 reserves.

At this time, staff was unable to identify a hardship. Staff coordinated with the applicant and the applicant requested a second deferral to provide revised information.

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 to allow the applicant to provide revised information by noon next Wednesday.

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## Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

n/a

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

n/a

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

n/a



**(3) The intent and general purposes of this chapter will be preserved and maintained;**

n/a

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

n/a

**(5) Economic hardship is not the sole justification of the variance.**

n/a





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 106  
**Action Date:** 03/29/2018  
**Plat Name:** Aldine ISD 9999 Veterans Memorial Drive Complex  
**Developer:** Aldine ISD  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2018-0547 C2R

**Staff Recommendation:**  
 Grant the requested  
 variance(s) and Approve  
 the plat subject to the  
 conditions listed

Total Acreage:	43.5200	Total Reserve Acreage:	43.5100
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:	Mount Houston Road MUD
County	Zip	Key Map ©	City / ETJ
Harris	77038	412E	ETJ

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

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

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

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

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

Harris County Flood Control District: Flood Control review - include dedication on the 120' drainage easement add the words: 'Dedicated to the public for Drainage Purposes'.

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

County has no objections to variance

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



# Houston Planning Commission

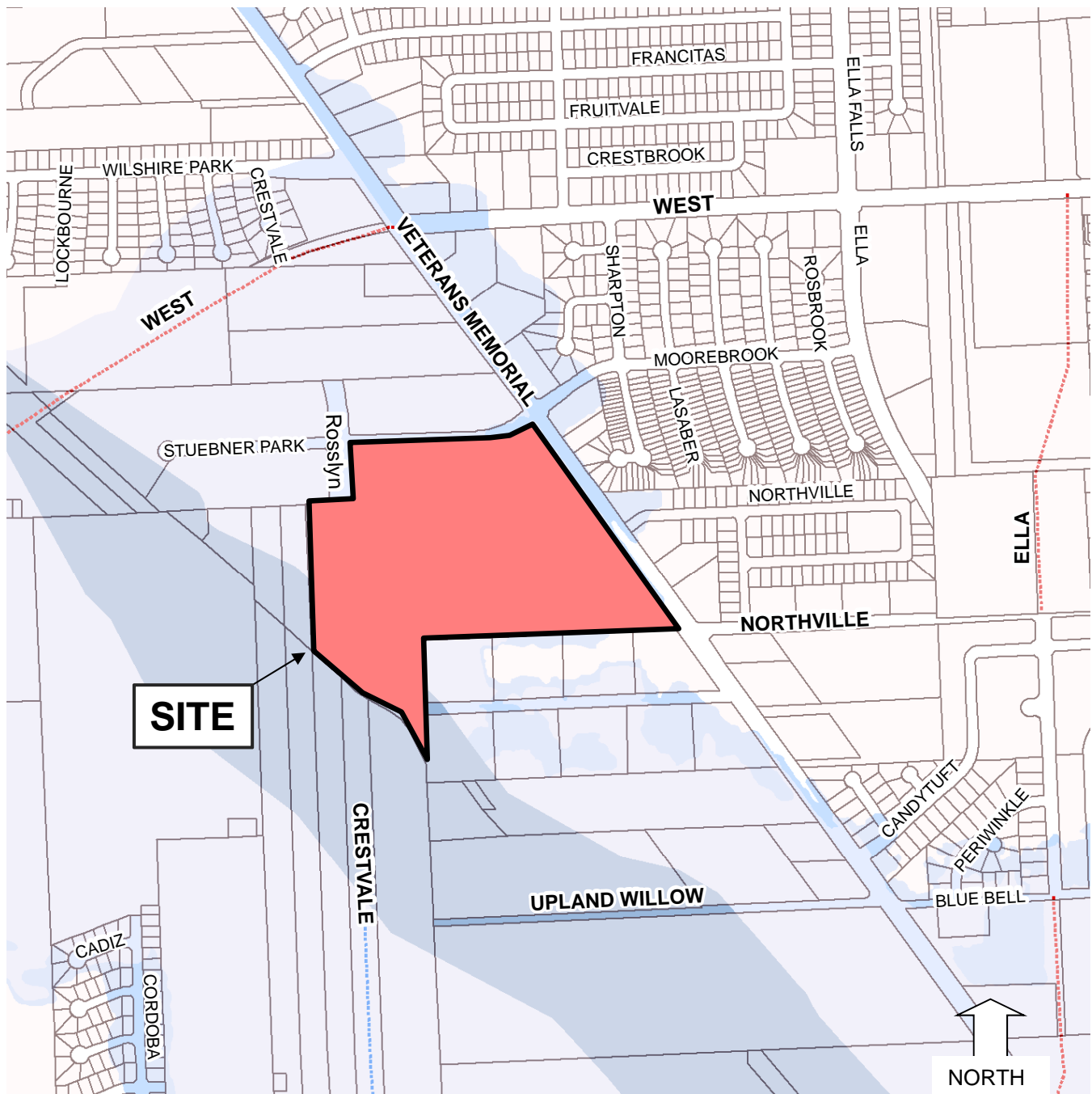
**ITEM: 106**

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Aldine ISD 9999 Veterans Memorial Drive Complex

Applicant: Jones|Carter - Woodlands Office



**D – Variances**

**Site Location**



# Houston Planning Commission

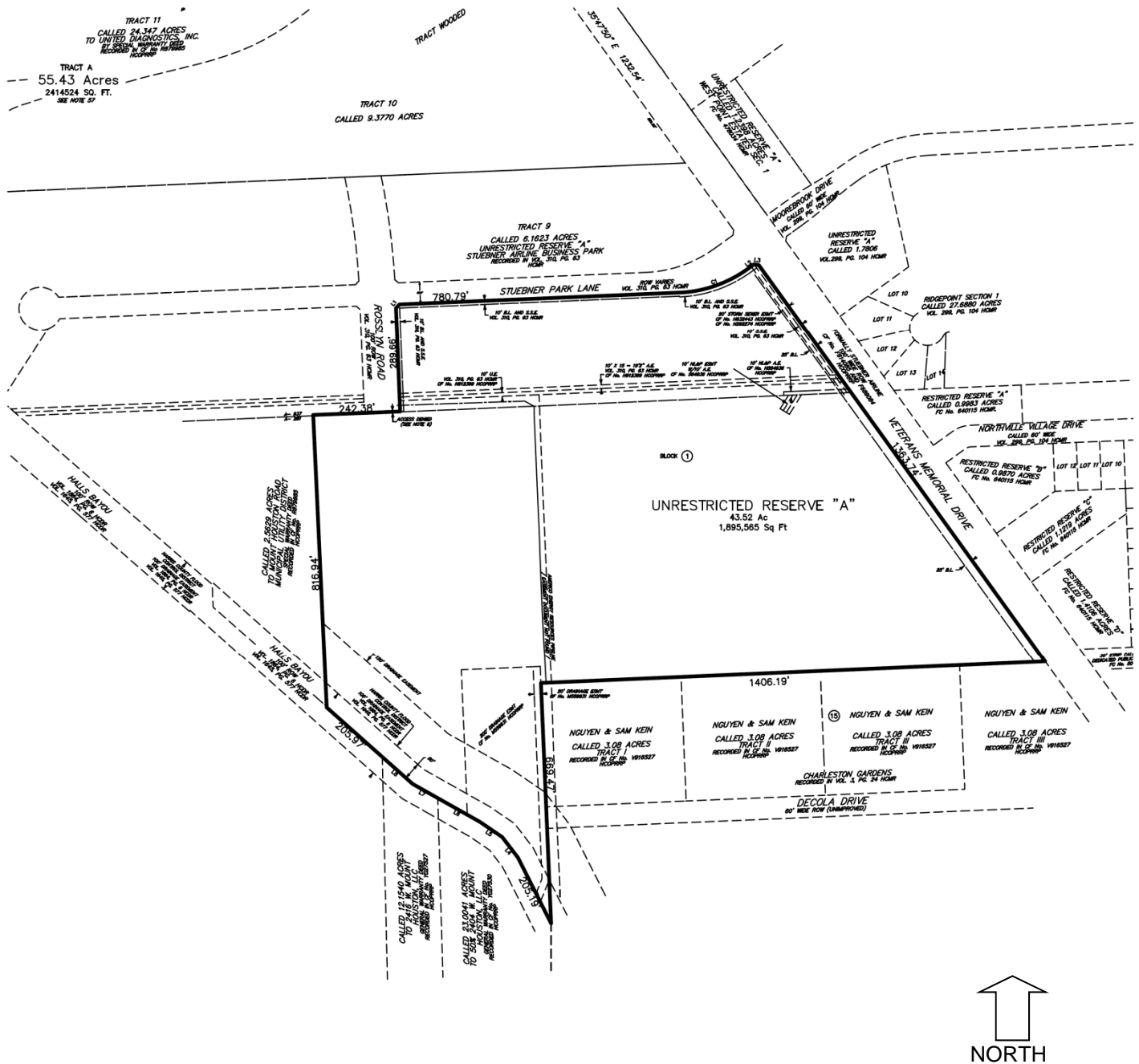
# ITEM: 106

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Aldine ISD 9999 Veterans Memorial Drive Complex

Applicant: Jones|Carter - Woodlands Office



D – Variances

Subdivision



# Houston Planning Commission

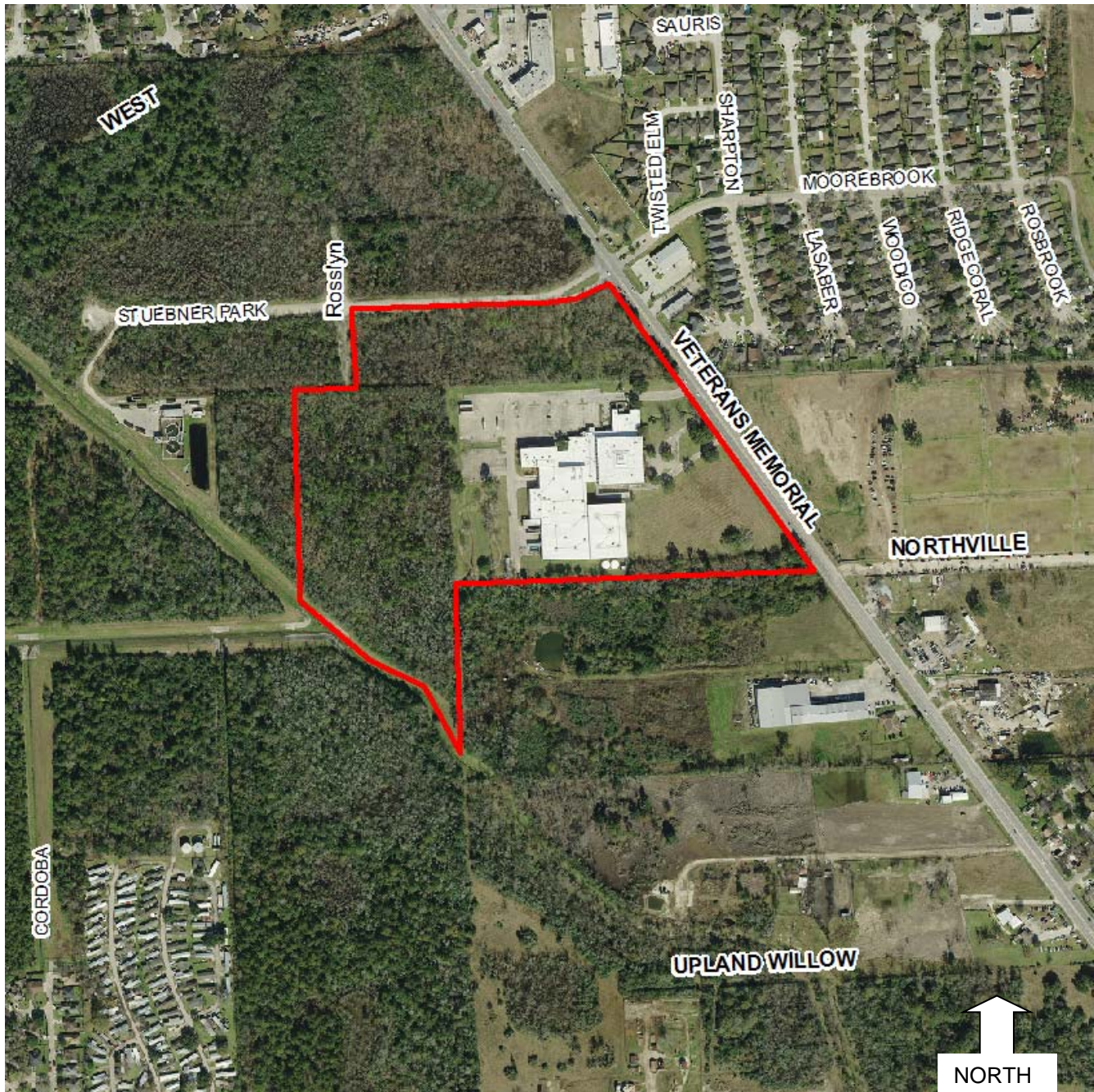
ITEM: 106

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Aldine ISD 9999 Veterans Memorial Drive Complex

Applicant: Jones|Carter - Woodlands Office



D – Variances

Aerial





TRACT 12  
1,719 ACRES  
TO UNITED DIAGNOSTICS, INC.  
RECORDED IN PLAT 100, PAGE 100, RECORD 100, VOLUME 100, COUNTY OF HARRIS, TEXAS.

TRACT 11  
1,719 ACRES  
TO UNITED DIAGNOSTICS, INC.  
RECORDED IN PLAT 100, PAGE 100, RECORD 100, VOLUME 100, COUNTY OF HARRIS, TEXAS.

TRACT 10  
9,370 ACRES  
CALLED 9,370 ACRES  
TO UNITED DIAGNOSTICS, INC.  
RECORDED IN PLAT 100, PAGE 100, RECORD 100, VOLUME 100, COUNTY OF HARRIS, TEXAS.

TRACT 9  
6,162 ACRES  
CALLED 6,162 ACRES  
TO UNITED DIAGNOSTICS, INC.  
RECORDED IN PLAT 100, PAGE 100, RECORD 100, VOLUME 100, COUNTY OF HARRIS, TEXAS.

TRACT 8  
1,719 ACRES  
TO UNITED DIAGNOSTICS, INC.  
RECORDED IN PLAT 100, PAGE 100, RECORD 100, VOLUME 100, COUNTY OF HARRIS, TEXAS.

TRACT 7  
1,719 ACRES  
TO UNITED DIAGNOSTICS, INC.  
RECORDED IN PLAT 100, PAGE 100, RECORD 100, VOLUME 100, COUNTY OF HARRIS, TEXAS.

TRACT 6  
1,719 ACRES  
TO UNITED DIAGNOSTICS, INC.  
RECORDED IN PLAT 100, PAGE 100, RECORD 100, VOLUME 100, COUNTY OF HARRIS, TEXAS.

TRACT 5  
1,719 ACRES  
TO UNITED DIAGNOSTICS, INC.  
RECORDED IN PLAT 100, PAGE 100, RECORD 100, VOLUME 100, COUNTY OF HARRIS, TEXAS.

TRACT 4  
1,719 ACRES  
TO UNITED DIAGNOSTICS, INC.  
RECORDED IN PLAT 100, PAGE 100, RECORD 100, VOLUME 100, COUNTY OF HARRIS, TEXAS.

TRACT 3  
1,719 ACRES  
TO UNITED DIAGNOSTICS, INC.  
RECORDED IN PLAT 100, PAGE 100, RECORD 100, VOLUME 100, COUNTY OF HARRIS, TEXAS.

TRACT 2  
1,719 ACRES  
TO UNITED DIAGNOSTICS, INC.  
RECORDED IN PLAT 100, PAGE 100, RECORD 100, VOLUME 100, COUNTY OF HARRIS, TEXAS.

TRACT 1  
1,719 ACRES  
TO UNITED DIAGNOSTICS, INC.  
RECORDED IN PLAT 100, PAGE 100, RECORD 100, VOLUME 100, COUNTY OF HARRIS, TEXAS.

TRACT 0  
1,719 ACRES  
TO UNITED DIAGNOSTICS, INC.  
RECORDED IN PLAT 100, PAGE 100, RECORD 100, VOLUME 100, COUNTY OF HARRIS, TEXAS.







**Application Number:** 2018-0547

**Plat Name:** Aldine ISD 9999 Veterans Memorial Drive Complex

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

**Date Submitted:** 03/19/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

Not to extend nor terminate with a cul-de-sac, both Rosslyn Road and Decola Road, thereby exceeding intersection spacing requirements

**Chapter 42 Section:** 42-134

**Chapter 42 Reference:**

Sec. 42-134. - Street extension. a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The existing portions of Rosslyn Road was platted in 1981 with the subdivision Stuebner Airline Business Park. Decola Road was created 1967 as a 60' ingress and egress easement for nine (9) tracts partitioned from Lots 1 & 2, Blk 15 Charleston Gardens, and has remained an unimproved since its creation. In 2015, amendments to the City of Houston's MTFP deleted Rosslyn Road between Upland Willow Avenue and West Road due to flood plain issues and detention needs along this section of Halls Bayou. The developer has coordinated with HCFCD and per the agency's response is dedicating additional drainage easement (by separate instrument) such that the ultimate width of the Bayou will be 340'. Requiring the extension of either ROW will impractical and will not improve overall traffic circulation and distribution in the overall area. The existing West Mount Houston MUD facility to the west of the site will retain access via Stuebner Park Lane. Property along the unimproved ROW- Decola Road are under one ownership and are largely undeveloped. These tracts can be developed utilizing Veterans Memorial for access. This variance was approved by the Planning Commission in March 2017; however, plat approval has since expired.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

Circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. In 2015, amendments to the City of Houston's MTFP deleted Rosslyn Road between Upland Willow Avenue and West Road due to flood plain issues and detention needs along this section of Halls Bayou. Decola Road was created 1967 as a 60' ingress and egress easement for nine (9) tracts partitioned from Lots 1 & 2, Blk 15 Charleston Gardens and has remained an unimproved 60' ROW since its creation.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Requiring any extension of either Rosslyn or Decola Road will not improve traffic circulation in the area. Existing developments have access and frontage along Stuebner Park Lane and Veterans Memorial.



**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Rosslyn Road in this area was removed from the major thoroughfare plan due to flood plain issues and detention needs along this section of Halls Bayou. The developer has coordinated with HCFCFCD and per the agency's response is dedicating additional drainage easement, by separate instrument, such that the ultimate width of the Bayou will be 340'. Requiring any extension of either Rosslyn or Decola Road will not improve traffic circulation in the area. Existing developments have access and frontage along Stuebner Park Lane and Veterans Memorial. This variance was approved by the Planning Commission in March 2017; however, plat approval has since expired.

**(5) Economic hardship is not the sole justification of the variance.**

Justification for the variance is based on existing physical characteristics affecting the area around the site – the adjacent Halls Bayou channel/easement is being widening to a total of 340' and the existing street network which addresses traffic circulation and distribution in the area. This variance was approved by the Planning Commission in March 2017; however, plat approval has since expired.





**Application No:** 2018-0547

**Agenda Item:** 106

**PC Action Date:** 03/29/2018

**Plat Name:** Aldine ISD 9999 Veterans Memorial Drive Complex

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

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 42-134**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

Not to extend nor terminate with a cul-de-sac, both Rosslyn Road and Decola Road, thereby exceeding intersection spacing requirements;

**Basis of Recommendation:**

The site is located within the ETJ, in Harris County, along Veterans Memorial Drive north of State Highway 249.

The applicant proposes creating a reserve for an existing school site. The applicant is requesting a variance to not extend two sub streets, Rosslyn Road and Decola Drive, through the subject tract.

Staff is in support of this request.

The site is located at the southeastern intersection of Veterans Memorial and Stuebner Park Lane. The segment of Rosslyn Road that stubs into the property from the north was created in 1984 as part of the Major Thoroughfare and Freeway Plan. In 2015, the plan was amended to downgrade Rosslyn Road to a collector street and terminate it south of the subject tract. The platted segment of Rosslyn that stubs into the tract's northern boundary is no longer a component of the Major Thoroughfare and Freeway plan as it was determined that it would not be needed to improve traffic circulation. The eastern stub street, Decola Drive, is an unimproved right-of-way abutting 9 tracts under common ownership. This street would not be required to circulate east west traffic as the proposed collector, Upland Willow, will serve this purpose. Granting the requested variances to not extend these streets through the subject property is consistent with sound public policy as adequate traffic circulation is provided by nearby streets.

In addition, the tract is bound by a 1000' floodway along the western plat boundary. Both Rosslyn and Decola would need to cross the floodway if they were extended beyond this tract. The Major Thoroughfare and Freeway plan amendments in 2015 removed Rosslyn from crossing this floodway, as it was determined that the proposed crossings at West Road and Upland Willow would be sufficient. Requiring the applicant to extend two stub streets through their tract would be impractical as they would not likely be extended beyond the plat boundary.

Furthermore, this variance has already been granted by the Planning Commission. This application is before you today because the approved plat had expired before recordation.

Staff recommends granting the variance and approving the plat per the cpc 101 form conditions.

**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

NA

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The site is located at the southeastern intersection of Veterans Memorial and Stuebner Park Lane. The segment of Rosslyn Road that stubs into the property from the north was created in 1984 as part of the Major Thoroughfare and Freeway Plan. In 2015, the plan was amended to downgrade Rosslyn Road to a collector street and terminate it south of the subject tract. The platted segment of Rosslyn that stubs into the tract's northern boundary is no longer a component of the Major Thoroughfare and Freeway plan as it was determined that it would not be needed to improve traffic circulation. The eastern stub street, Decola Drive, is an unimproved right-of-way abutting 9 tracts under common ownership. This street would not be required to circulate east west traffic as the proposed collector, Upland Willow, will



serve this purpose. Granting the requested variances to not extend these streets through the subject property is consistent with sound public policy as adequate traffic circulation is provided by nearby streets.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

Granting this variance is justified by sufficient traffic circulation on existing streets as well as the barrier imposed by the large floodway on the western boundary. Neither of these factors represent a hardship imposed by the applicant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The tract is bound by a 1000' floodway along the western plat boundary. Both Rosslyn and Decola would need to cross the floodway if they were extended beyond this tract. The Major Thoroughfare and Freeway plan amendments in 2015 removed Rosslyn from crossing this floodway, as it was determined that the proposed crossings at West Road and Upland Willow would be sufficient. Requiring the applicant to extend two stub streets through their tract would be impractical as they would not likely be extended beyond the plat boundary.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Revisions to the Major Thoroughfare and Freeway Plan removed the segment of Rosslyn Road from the subject tract because it was determined to not be needed for traffic circulation.

**(5) Economic hardship is not the sole justification of the variance.**

Granting this variance is justified by sufficient traffic circulation on existing streets as well as the barrier imposed by the large floodway on the western boundary. Neither of these factors represent an economic hardship.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 107  
**Action Date:** 03/29/2018  
**Plat Name:** Astle Acres  
**Developer:** robinson surveying, inc.  
**Applicant:** Robinson Surveying Inc.  
**App No/Type:** 2018-0392 C2

**Staff Recommendation:**  
Defer Applicant request

---

Total Acreage:	1.2409	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286R	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)

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)

161.1. Provide for widening of collector street. See Major Thoroughfare and Freeway Plan and Harris County exhibit attached to Plat Tracker. (122) (Cypress Hill)

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

Subject tract was not subdivided per 42-20. The applicant must submit a General Plan or plat that includes all contiguous acreage under common ownership of the previous owner.

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

The below comments were made by other agencies during this review period. These comments 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:** 107

**Action Date:** 03/29/2018

**Plat Name:** Astle Acres

**Developer:** robinson surveying, inc.

**Applicant:** Robinson Surveying Inc.

**App No/Type:** 2018-0392 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 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)

Ensure that lot is greater than 1 acre after ROW dedication to obtain septic permits

Applicant is to submit revised road alignment per county's recommendation. Plat is requested to be deferred.

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

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

Request for variance for access will be reviewed after alignment is approved and determined if the roadway  
needs to be paved or not for access.

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



# Houston Planning Commission

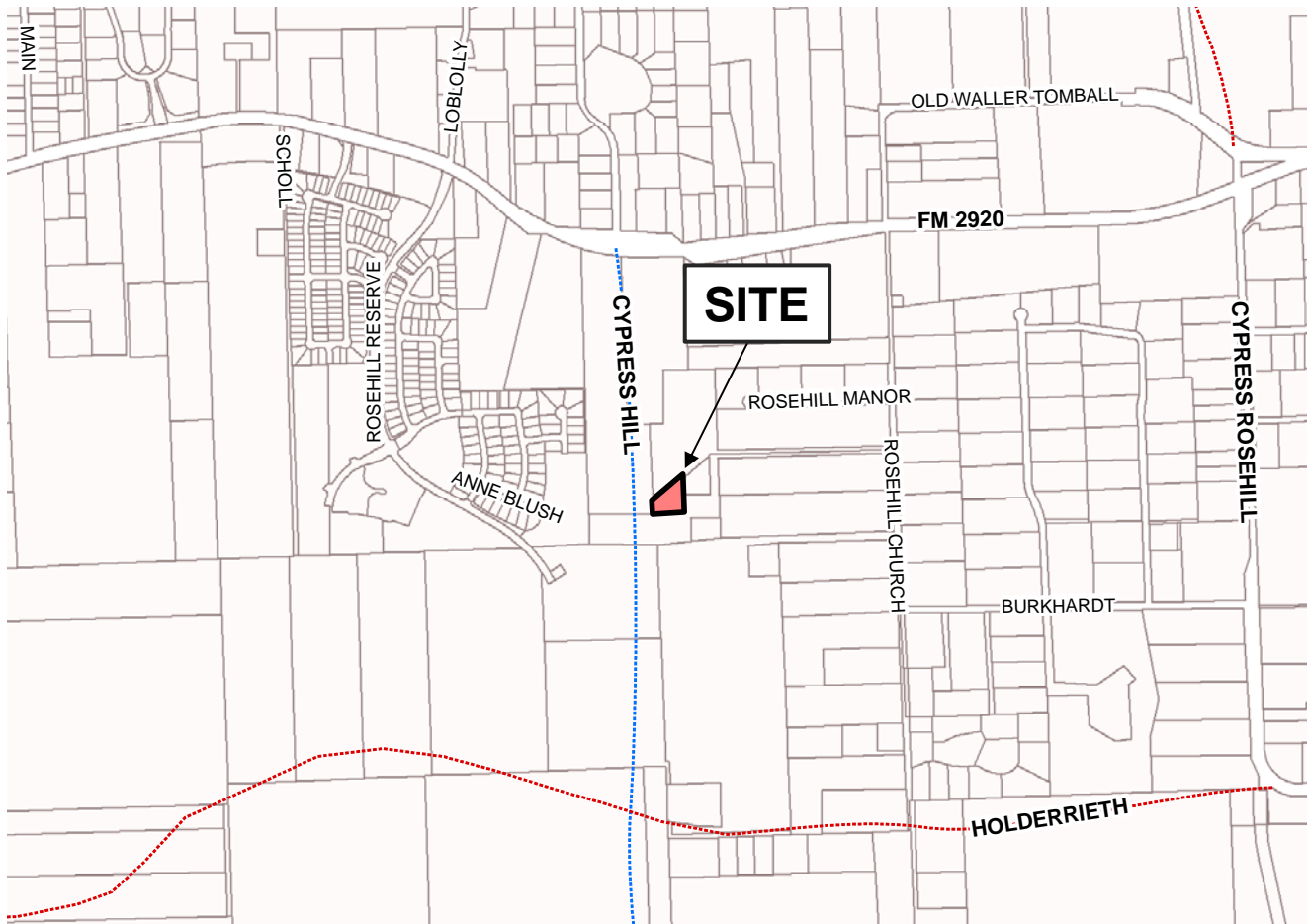
ITEM: 107

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Astle Acres

Applicant: Robinson Surveying Inc.



D – Variances

Site Location



# Houston Planning Commission

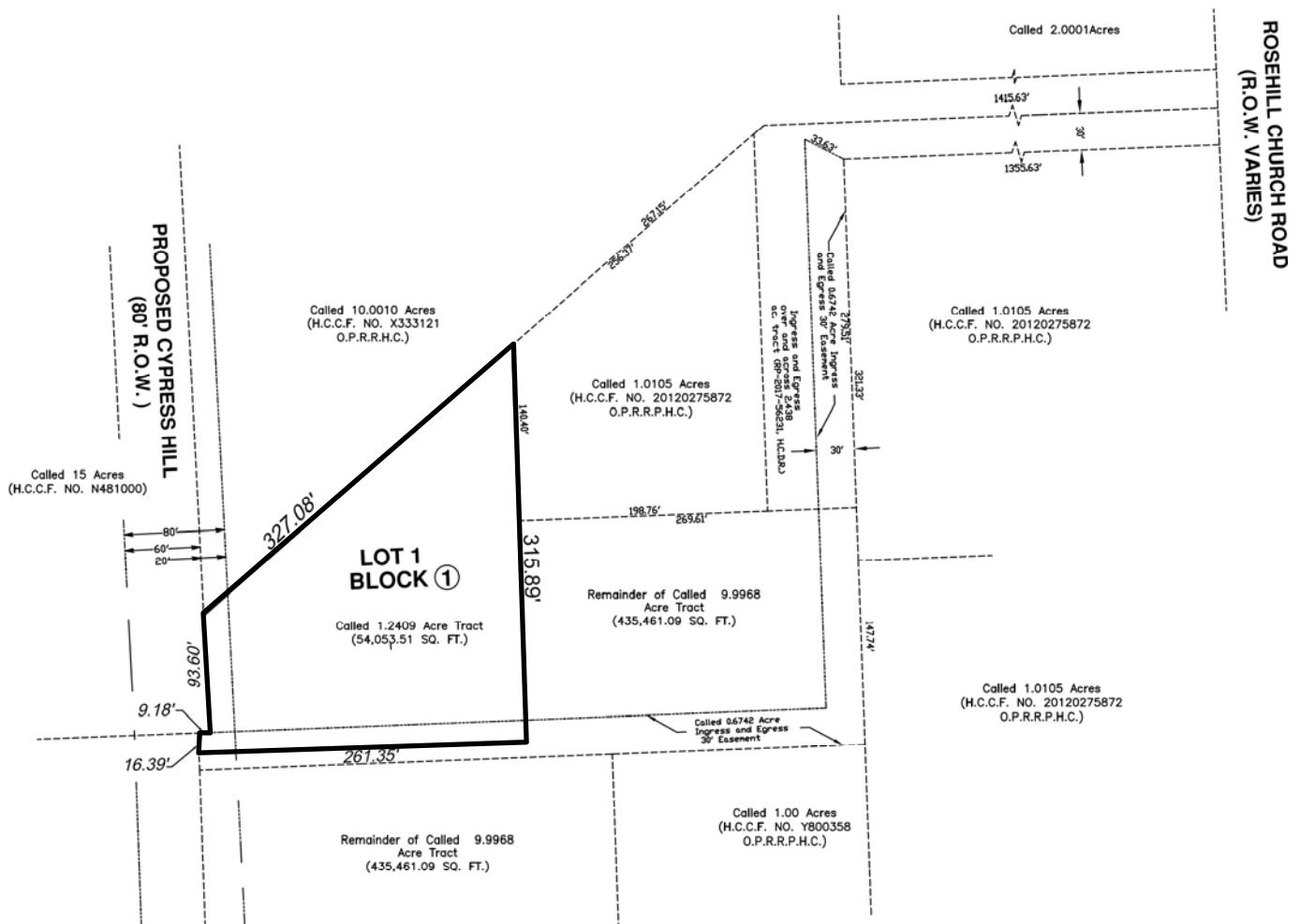
## ITEM: 107

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Astle Acres

Applicant: Robinson Surveying Inc.



D – Variances

Subdivision



# Houston Planning Commission

ITEM: 107

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Astle Acres

Applicant: Robinson Surveying Inc.



D – Variances

Aerial





**Application Number:** 2018-0392

**Plat Name:** Astle Acres

**Applicant:** Robinson Surveying Inc.

**Date Submitted:** 02/19/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To take access from a recorded access easement rather than a street or shared driveway.

**Chapter 42 Section:** 188

**Chapter 42 Reference:**

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 Astle's bought the 1.294 acres to build a house....the seller had a lot of surveying done to create a permanent access (ingress / egress ) easement to the 1.294 ac. through their property. The Astle's found after clearing and hiring a builder that their property needed to be platted. There are 3 houses on this 30 foot dirt road (private access easement ) all family owned except for the Astle tract. When they purchased the property they had no idea that they would have to have it platted and dedicate street frontage according to Chapter 42 . The seller of the Astle's property does not want to be included in a subdivision of the land at this time as they are not sure about what they are going to do in the future as there is a major road going in and abutting the property to their west (future CYPRESS HILL). Denying the Astle's the variance would create a hardship on them by causing them to have to scrap the building of the house after spending thousands of dollars and a lot of hours already on this project. The seller of the property is saying they will not participate in the subdivision at this time. Denial of the Request would almost certainly cause him a great deal of, financial hardship.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The subject property is on Rosehill Church Road which is rural . You go through an iron gate onto a dirt road through family owned tracts to get to the 1.294 ac.. The land is fenced and gated and property owners would resist any attempt to create a subdivision to accommodate the Astle's.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The Astle's did not realize, as stated above that the property he purchased to build a home on would need a variance or plat since the deed they received when they purchased the tract showed that they had ingress and egress easement and they were to far out in the country to be in City of Houston's ETJ.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The subject property is behind an iron gate and is only accessible to landowners and guests The owners inside this gate have no wish for COH services and would sign a statement to that affect. There is a planned 80' R.O.W . that will adjoin the Astle's property to the west and really should satisfy the COH need for street access and frontage.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The Astle's chose the property for the security and privacy of the property as it is behind a gate. Future Cypress Hill Road is planned to abut the property to the west of the Astle property in the Major Thoroughfare plan and should satisfy COH need for some frontage on this property. There is a Note in Chapter 42, Section 188 that can be added to the plat.



**(5) Economic hardship is not the sole justification of the variance.**

We feel The Astle's should be able to build on the property they have bought Without having to adhere to the street frontage and frontage requirement. The Parties already living on the road will not go along with a new subdivision including their property. The denial of the variance would cause the Astle's to own a piece of property that is unusable and make it impossible to sale as the next purchaser of the property would face the same obstacle with COH requirement and inflexibility of the neighbors.





**Application No:** 2018-0392

**Agenda Item:** 107

**PC Action Date:** 03/29/2018

**Plat Name:** Astle Acres

**Applicant:** Robinson Surveying Inc.

**Staff Recommendation:** [Defer Applicant request](#)

**Chapter 42 Sections:** 188

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

[To take access from a recorded access easement rather than a street or shared driveway.;](#)

**Basis of Recommendation:**

[The applicant requests a two week deferral in order to allow time to provide new 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](#)





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

<b>Agenda Item:</b>	108	<b>Staff Recommendation:</b>	Grant the requested variance(s) and Approve the plat subject to the conditions listed
<b>Action Date:</b>	03/29/2018		
<b>Plat Name:</b>	Gross Office Park		
<b>Developer:</b>	Illumascape		
<b>Applicant:</b>	John G. Thomas and Associates, Inc. dba Thomas Land Surveying		
<b>App No/Type:</b>	2018-0331 C2R		

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):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77064	370W	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: 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).

County has no objections to the variance.



# Houston Planning Commission

**ITEM: 108**

Planning and Development Department

Meeting Date: 03/29/2018

**Subdivision Name: Gross Office Park**

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



**D – Variances**

**Site Location**



# Houston Planning Commission

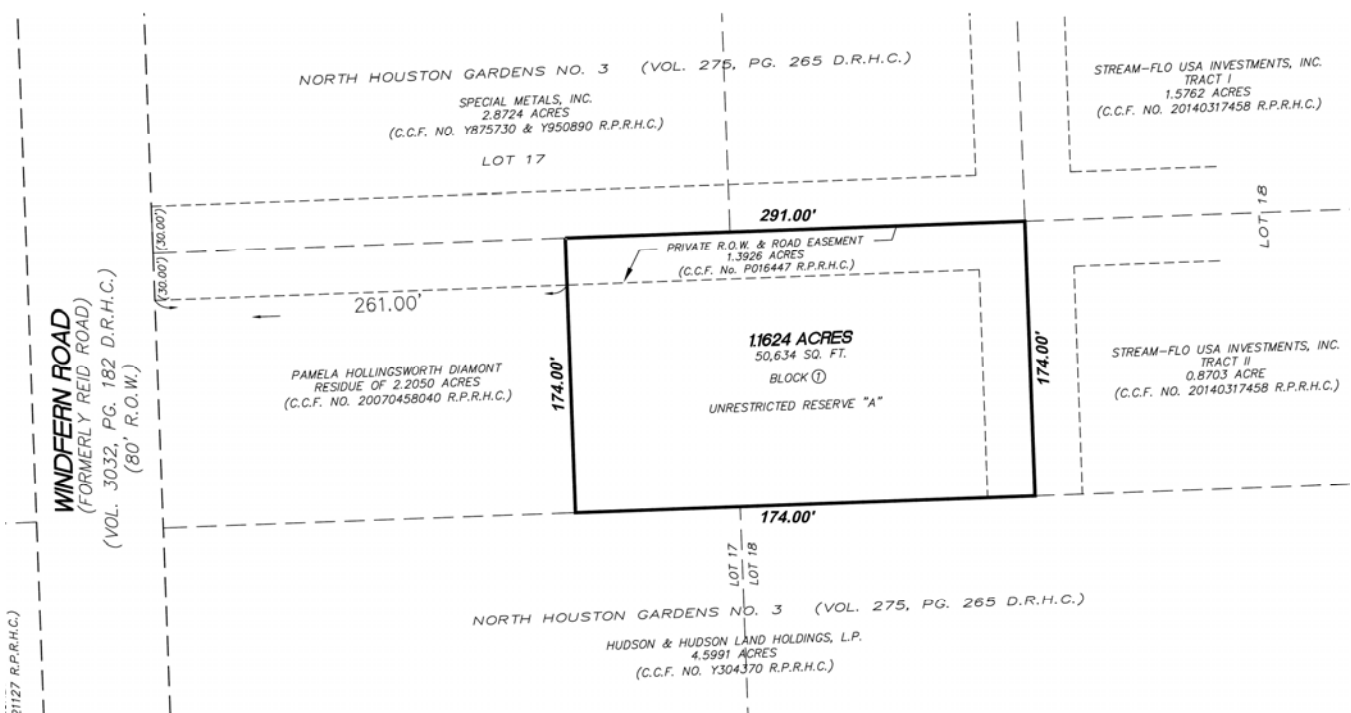
## ITEM: 108

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Gross Office Park

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



D – Variances

Subdivision



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# Houston Planning Commission

## ITEM: 108

Planning and Development Department

Meeting Date: 03/29/2018

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**Subdivision Name: Gross Office Park**

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



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**D – Variances**

**Aerial**

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**Application Number:** 2018-0331

**Plat Name:** Gross Office Park

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

**Date Submitted:** 02/18/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

We are requesting a Variance to allow a reserve to take access from an existing private ROW easement instead of the required frontage along a public ROW.

**Chapter 42 Section:** 190

**Chapter 42 Reference:**

DIV 4 Sec. 42-190. - Tracts for non-single-family use—Reserves.

### **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;**

We will build an office and warehouse facility as an Electrical Contractor on the property that is located on a portion of commercial land that has numerous other adjacent existing businesses that all use the private 60' ROW (Denny, formerly known as Big Guy Rd) that intersects the public 80' ROW (Windfern Rd). Since it is impossible for us to have any frontage on the public ROW, the existing private ROW easement provides access not only for us, but for all of the other existing businesses/properties. Applicant desires to build an office/warehouse facility comparable to existing structures along Windfern Road that will maintain the integrity of the community. A variance will accomplish this proposal.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

the applicant had no idea and was not informed upon purchase of the land that there were issues with the City's existing ordinance that would prohibit his reasonable use of the land. They were told that with the current access easement, there would be no issue with any desired use of the property within the City's permitting regulations.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

as the property was originally a portion of the existing properties adjacent to the ROW and creation of the office/warehouse would just complete the build out of the remaining land that has more than sufficient access to Windfern Road via the existing paved 60' private ROW easement.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

as there is more than sufficient access to the property via the 60' easement in case of emergency.

**(5) Economic hardship is not the sole justification of the variance.**

The applicant is attempting to maintain the integrity of the neighborhood by the improvements proposed.





**Application No:** 2018-0331

**Agenda Item:** 108

**PC Action Date:** 03/29/2018

**Plat Name:** Gross Office Park

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

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 190**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

We are requesting a Variance to allow a reserve to take access from an existing private ROW easement instead of the required frontage along a public ROW. ;

**Basis of Recommendation:**

The site is located within the ETJ, in Harris County, east of Windfern and south of Fallbrook.

The applicant proposes creating a reserve along an existing right-of-way easement. The applicant is requesting a variance to take access from this easement in lieu the required frontage along a public street.

Staff is in support of this request.

The site is located along Windfern South of Derrington Road. The site is accessible by a 60' wide access easement, which is shared by the other adjacent commercial tracts. The subject site is separated from the nearest public ROW, Windfern Road, by another commercial property. Strict interpretation of Chapter 42 would require the applicant to acquire property between the subject site and the ROW in order to meet frontage and access requirements. Granting the request to allow the applicant to take sole access from a ROW easement is consistent with sound public policy as forcing the applicant to acquire more land to connect with the nearest street would be impractical.

In addition, the access easement is 60' wide and features concrete and asphalt paving. The easement functions in a similar manner to a public street providing the required width and frontage to the subject tract. Granting the variance to create a reserve with no direct public ROW access is consistent with the general purpose and intent of Chapter 42, as the ROW easement will provide sufficient access to the site.

Staff recommends granting the variance and approving the plat per the cpc 101 form conditions.

---

**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

NA

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The site is accessible by a 60' wide access easement, which is shared by the other adjacent commercial tracts. The subject site is separated from the nearest public ROW, Windfern Road, by another commercial property. Strict interpretation of Chapter 42 would require the applicant to acquire property between the subject site and the ROW in order to meet frontage and access requirements. Granting the request to allow the applicant to take sole access from a ROW easement is consistent with sound public policy as forcing the applicant to acquire more land to connect with the nearest street would be impractical.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

Granting the variance is justified because the access easement serves a similar purpose as a public street. This does not represent a hardship created or imposed by the applicant.



**(3) The intent and general purposes of this chapter will be preserved and maintained;**

In addition, the access easement is 60' wide and features concrete and asphalt paving. The easement functions in a similar manner to a public street providing the required width and frontage to the subject tract. Granting the variance to create a reserve with no direct public ROW access is consistent with the general purpose and intent of Chapter 42, as the ROW easement will provide sufficient access to the site.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Since the tract will utilize an easement that functions similarly to a public street, the requested variance will not negatively impact public health, safety, or welfare.

**(5) Economic hardship is not the sole justification of the variance.**

Granting the variance is justified because the access easement serves a similar purpose as a public street. This does not represent an economic hardship.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 109

**Action Date:** 03/29/2018

**Plat Name:** Interpose

**Developer:** Shepherd-Durham, LLC

**Applicant:** Vernon G. Henry & Associates, Inc.

**App No/Type:** 2018-0511 C2R

**Staff Recommendation:**

Defer Additional  
information reqd

Total Acreage:	1.4340	Total Reserve Acreage:	1.3760
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	492H	City

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

001. Provide revised visibility triangle note.

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

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

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

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

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

Provide letter of no objection from public works utility division at recordation.

Provide revised site plan, landscape plan with consistent information and identify the protected trees on the site plan.  
Provide pedestrian access easement on the plat.

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 109

**Action Date:** 03/29/2018

**Plat Name:** Interpose

**Developer:** Shepherd-Durham, LLC

**Applicant:** Vernon G. Henry & Associates, Inc.

**App No/Type:** 2018-0511 C2R

**Staff Recommendation:**

Defer Additional  
information reqd

---

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

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

Our records indicate that there is an active 8-inch sanitary sewer on-site. For the abandonment/relocation of the existing sewer please contact the Joint Referral Committee.

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.



# Houston Planning Commission

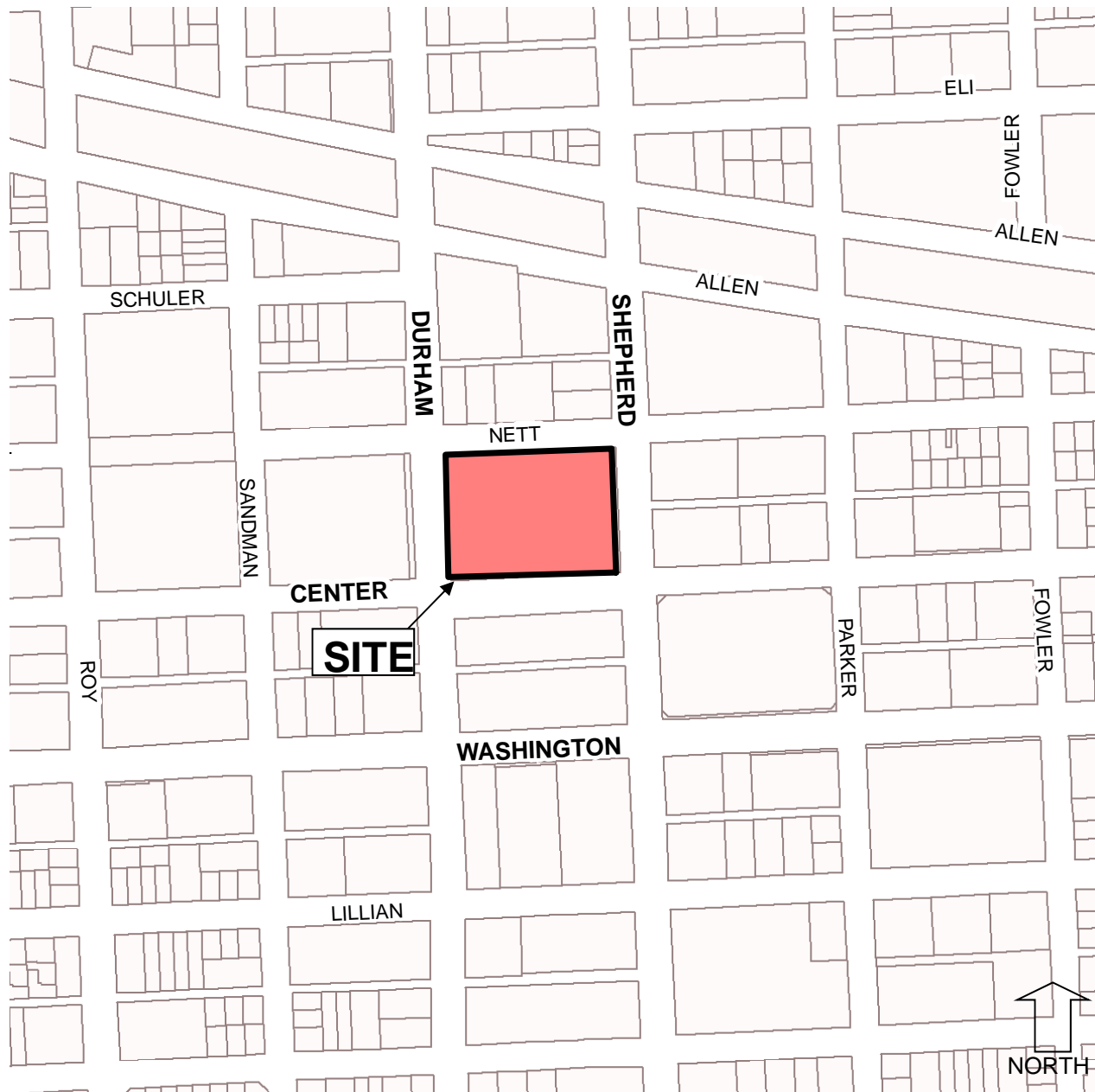
**ITEM: 109**

Planning and Development Department

Meeting Date: 03/29/2018

**Subdivision Name: Interpose**

**Applicant: Vernon G. Henry & Associates, Inc.**



**D – Variances**

**Site Location**



# Houston Planning Commission

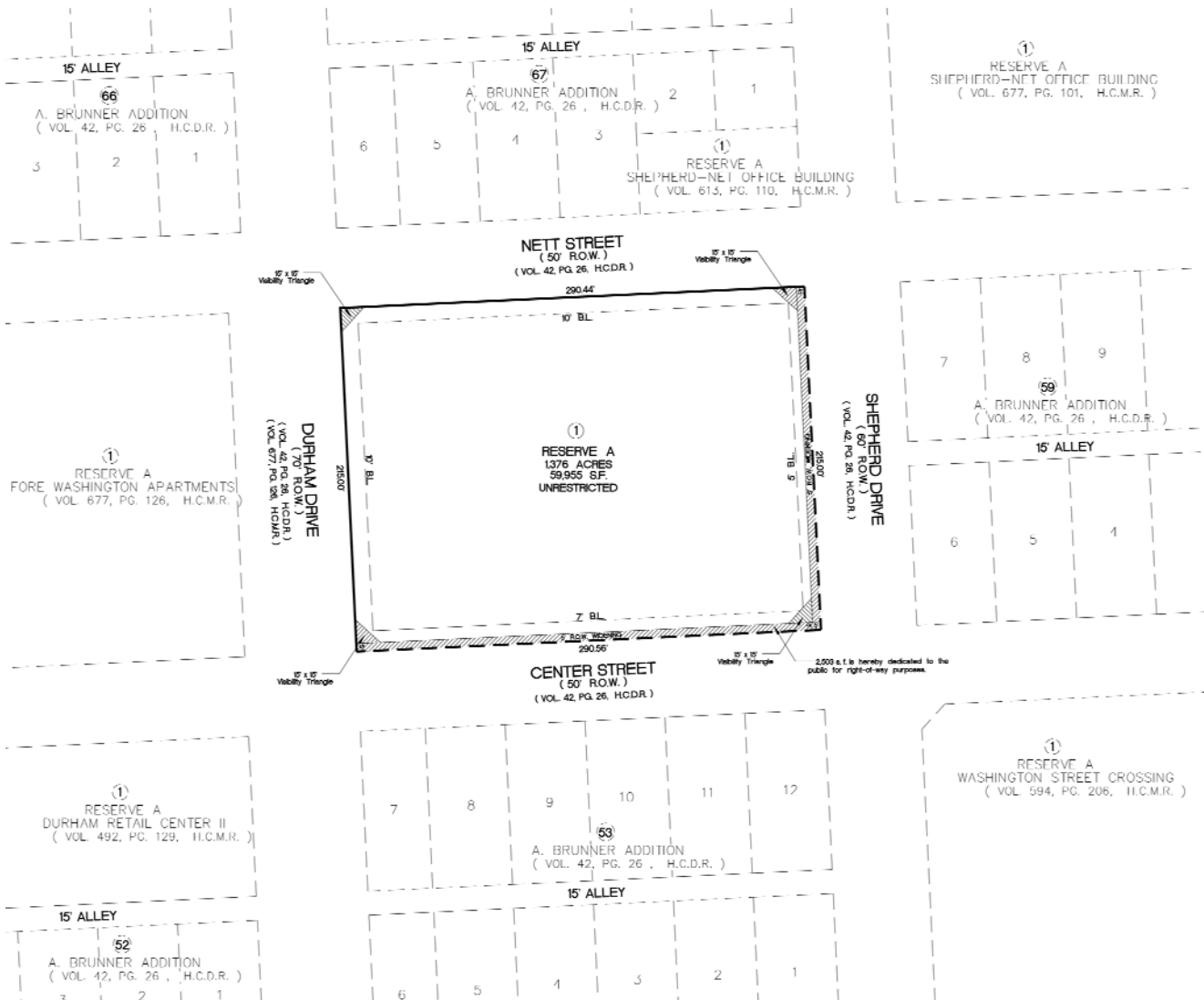
## ITEM: 109

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Interpose

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision



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# Houston Planning Commission

## ITEM: 109

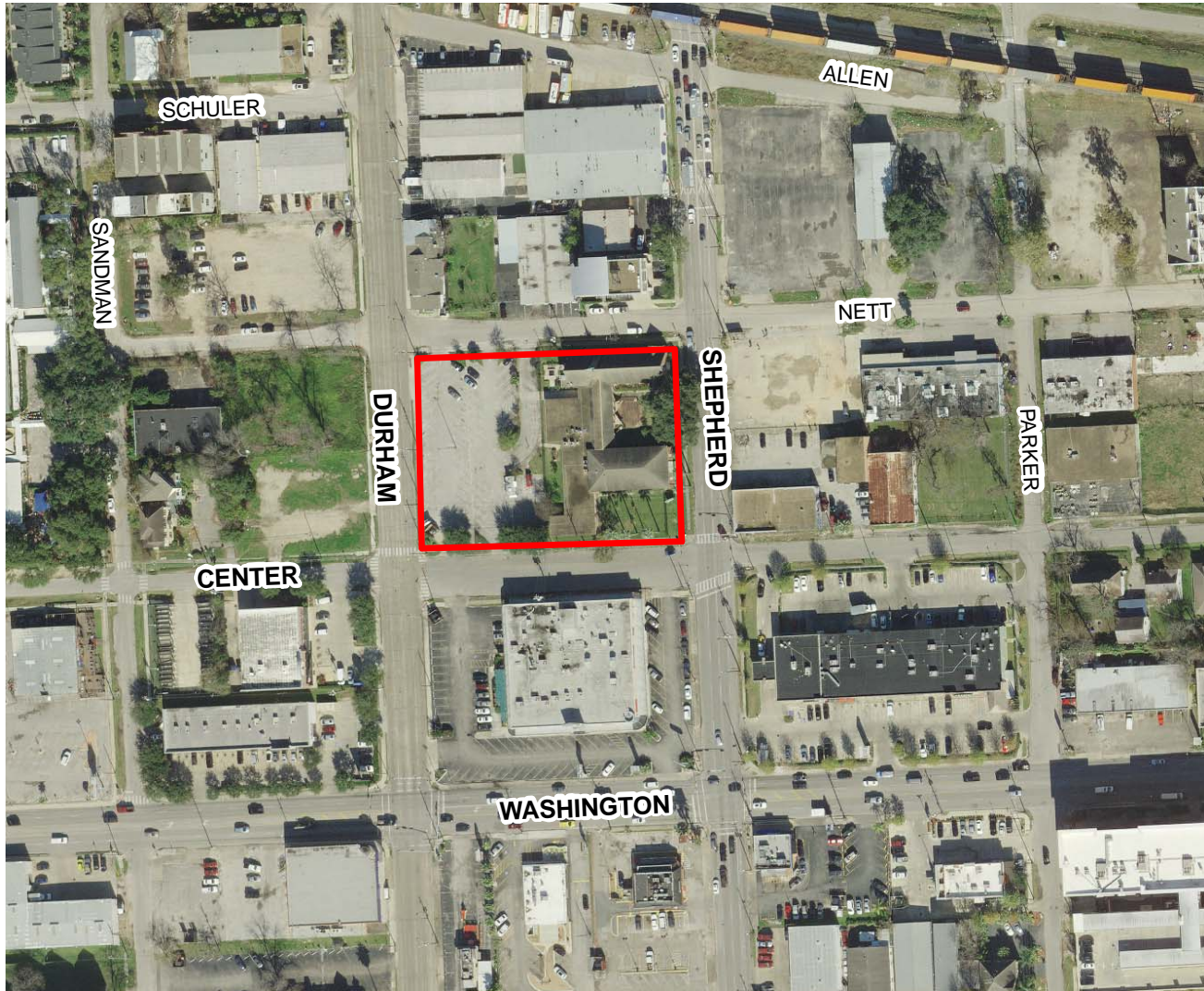
Planning and Development Department

Meeting Date: 03/29/2018

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Subdivision Name: Interpose

Applicant: Vernon G. Henry & Associates, Inc.



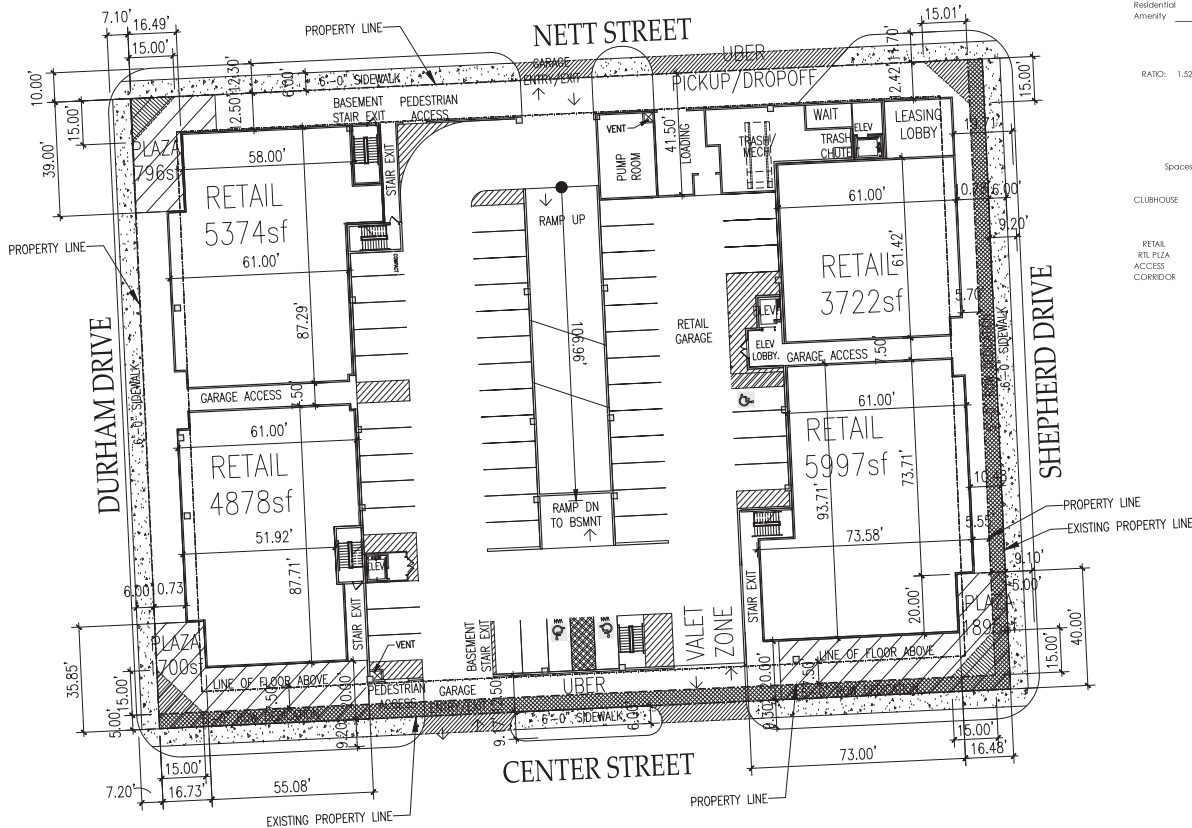
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### D – Variances

### Aerial

---





# Shepherd at Center Ground Level Houston, Texas for Hunington Residential

SCALE: 1" = 20'

DATA	5 Story Over Retail	
11.90%	20 A1 UNITS	Efficiency 386 SF 7,720 SF
29.76%	30 A1a UNITS	Efficiency 440 SF 22,000 SF
17.80%	30 A2 UNITS	Efficiency 440 SF 13,800 SF
5.93%	10 A3 UNITS	180/18A 538 SF 5,380 SF
20.24%	34 A4 UNITS	180/18A 536 SF 18,224 SF
5.93%	10 A5 UNITS	180/18A 607 SF 6,070 SF
5.93%	10 B1 UNITS	280/28A 850 SF 8,500 SF
2.38%	4 B2 UNITS	280/28A 706 SF 2,824 SF
168 UNITS		TOTAL FOOTAGE: 84,518 SF

AVERAGE SQUARE FOOTAGE: 503 SQ. FT.

LAND: 1.405 Acres 61.193 S.F.  
DENSITY: 119.59 Units/Acre

PARKING PROVIDED:	Standard Compact	Reg	Accesible	TA	Total
Retail	Basement 141	0	1	0	142 Spaces
Retail	1st 47	1	1	2	51 Spaces
Residential	2nd 45	4	2	0	51 Spaces
Residential	3rd 45	4	2	0	51 Spaces
Residential	4th 45	4	2	0	51 Spaces
Residential	5th 45	4	2	0	51 Spaces
Residential	6th 45	4	2	0	51 Spaces
Amenity	7th 0	0	0	0	0 Spaces
	413	21	12	2	448 Total
					193 Retail Spaces
					255 Residential

RATIO: 1.52 TO 1 Handicap Required Parking 8.94 2% of total provided  
van required 2,330 1 in 4 of provided  
MIN Required Parking  
100 Efficiency 59.5% 1.25 125 Spaces  
68 180/18A 40.5% 1.33 90.44 Spaces  
168 215.4 Spaces Required  
For Beds 168 86 Bicycle spaces to  
Spaces per bed 1.52 reduce parking 193.9 Spaces Required

CLUBHOUSE		Club/Leasing	7985	SF	
		Plaza Deck	2285	SF	
			10270	SF	
RETAIL	19971 sf	RETAIL Parking		160 Spaces	8/1000
RTL PLZA	4388 sf				
ACCESS				160	
CORRIDOR	850 sf				

Sanford P. Steinberg  
AIA

24-13-2017 Schematic Site Issue  
26-27-2017 Schematic Site Issue  
27-12-2017 Schematic Site Issue  
27-20-2017 Schematic Site Issue  
28-07-2017 Schematic Site Issue  
10-05-2017 Schematic Site Issue  
11-17-2017 Schematic Site Issue  
12-04-2017 Schematic Site Issue  
12-11-2017 Schematic Site Issue  
21-16-2018 Schematic Site Issue  
21-26-2018 Schematic Site Issue  
23-13-2018 Variance Request

Steinberg  
Dickey  
Collaborative LLP  
ARCHITECTS PLANNERS

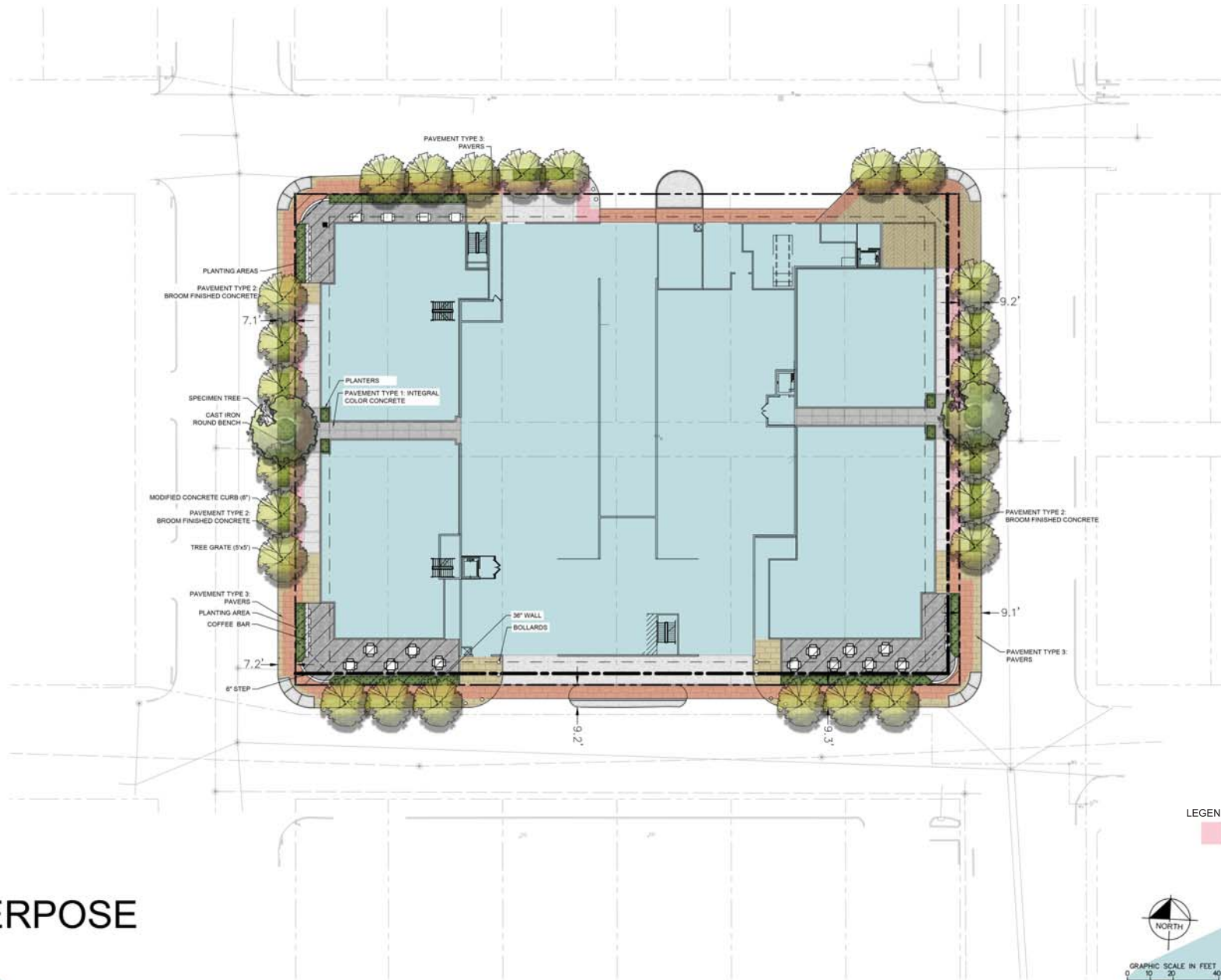
The Interpose  
Houston, Texas

8100 Washington Avenue  
Suite 250  
Houston, Texas 77007  
713.532.1777 / 713.850.7744 Fax  
www.SDCArchitects.com

ASB NO. 2017.027  
PROJECT DESCRIPTION  
SITE PLAN

A1.01





LEGEND  
6' SIDEWALK CLEARANCE



GRAPHIC SCALE IN FEET  
0 10 20 40

**Kimley»Horn**

11700 Katy Freeway  
Suite 600  
Houston, Texas 77079  
281-597-9300  
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL. IT IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE REVIEW OF A QUALIFIED PROFESSIONAL ENGINEER OR ARCHITECT.

# THE INTERPOSE

Houston, Texas  
March 2018

THIS WORK WAS PREPARED FOR THE CLIENT BY KIMLEY-HORN, INC. UNDER A PROFESSIONAL SERVICES AGREEMENT. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF KIMLEY-HORN, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN, INC.





2 SHEPHERD STREET  
BUILDING ELEVATION  
Scale: 1" = 30'-0"



1 CENTER STREET  
BUILDING ELEVATION  
Scale: 1" = 30'-0"

Sanford P. Steinberg  
AIA

02-13-2018 Variance Request

Not for regulatory approval, permitting, or construction (02-13-2018)

Steinberg  
Dickey  
Collaborative LLP  
ARCHITECTS PLANNERS

The Interpose  
Houston, Texas

8100 Washington Avenue  
Suite 250  
Houston, Texas 77007  
713.532.1777 / 713.880.7744 Fax

www.SPdArchitecture.com

ASB NO. 2017.027

SHEET 02 OF 11  
BUILDING ELEVATIONS

A3.01a

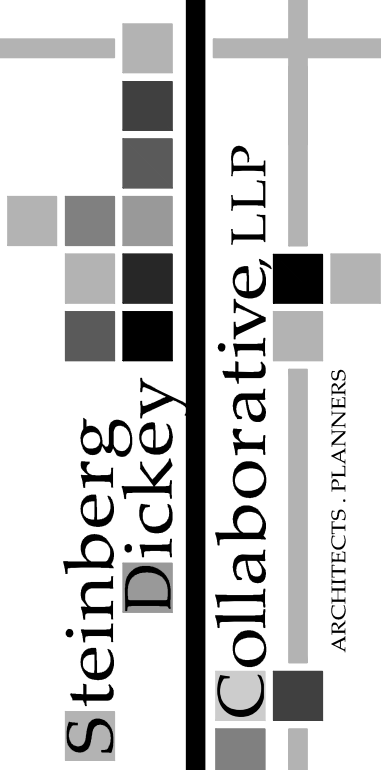




1 DURHAM STREET  
BUILDING ELEVATION  
Scale: 1" = 10'-0"

Sanford P. Steinberg  
AIA

03-13-2018 Variance Request



The Interpose  
Houston, Texas

8100 Washington Avenue  
Suite 250  
Houston, Texas 77007  
713.552.1777 • 713.850.7744 Fax

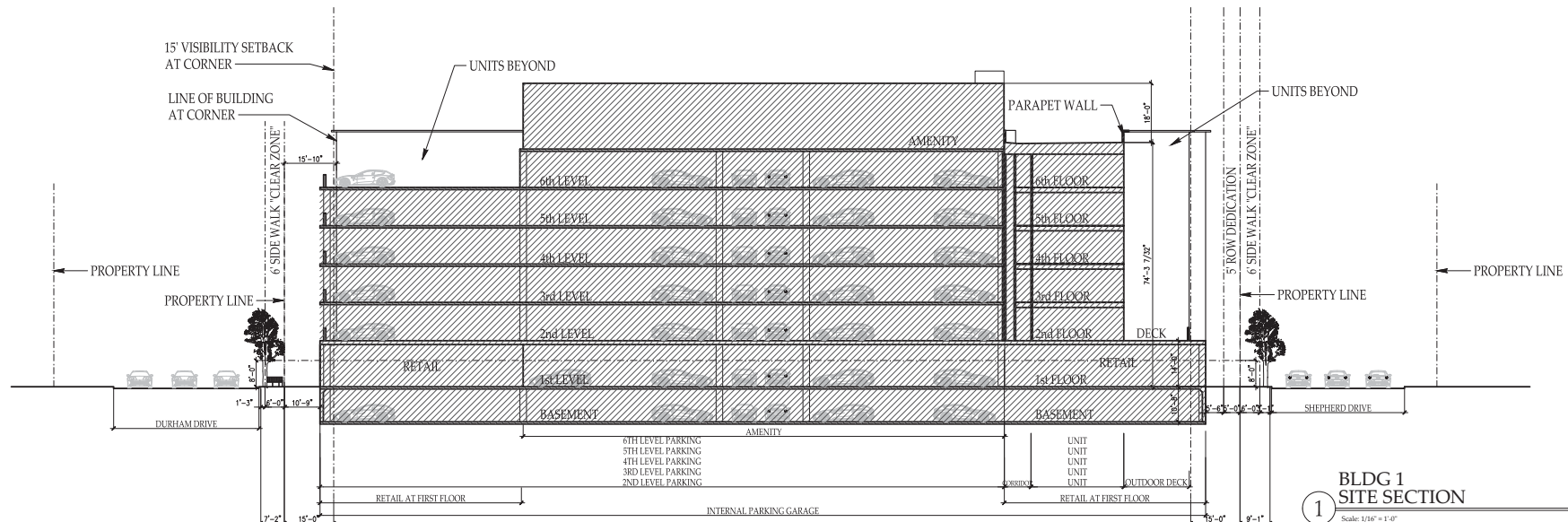
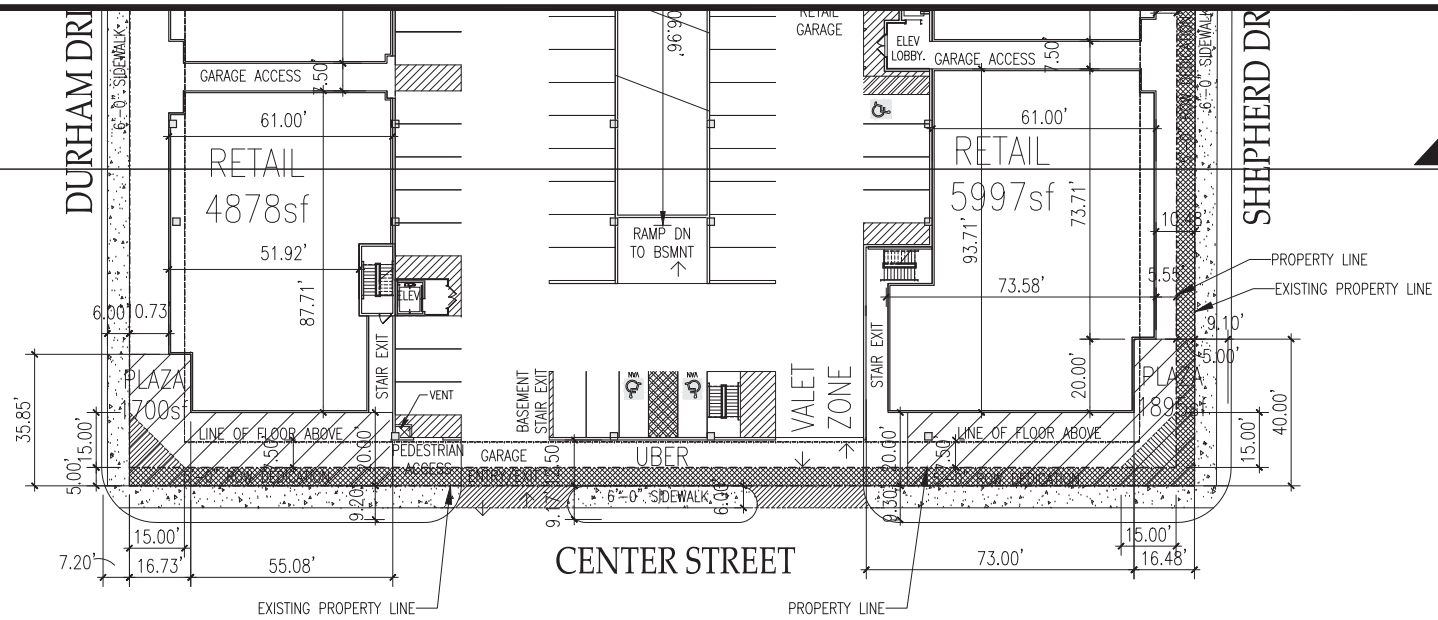
www.SDCArchitects.com

JOB NO. 2017.027

SHEET DESCRIPTION  
BUILDING ELEVATIONS

A3.01b





**BLDG 1  
SITE SECTION**  
1  
Scale: 1/16" = 1'-0"

Sanford P. Steinberg  
AIA

02-13-2018 Variance Request

Steinberg  
Dickey  
Collaborative LLP  
ARCHITECTS PLANNERS

The Interpose  
Houston, Texas

8100 Washington Avenue  
Suite 250  
Houston, Texas 77007  
713.532.1777 / 713.860.7744 Fax  
www.SDCArchitecture.com

ASB NO. 2017.027

PROJECT RECORD 1  
BUILDING SECTION  
BLDG 1  
SITE SECTION

A3.01b









**Application Number:** 2018-0511

**Plat Name:** Interpose

**Applicant:** Vernon G. Henry & Associates, Inc.

**Date Submitted:** 03/16/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow a reduced building line of 5' on Shepherd Drive rather than the required 25'; to allow a reduced building line of 10' on Durham Drive rather than the required 25'; to allow a reduced building line of 7' on Center Street rather than required 10'

**Chapter 42 Section:** 152

**Chapter 42 Reference:**

(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. (a) The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

This is the site of a church built in the early 1950's now being demolished. It is to be redeveloped for vertical mixed use appropriate to this inner-city area, which has been experiencing substantial redevelopment for the last several years. The ground floor will be retail and the upper floors will be apartments. The active uses will surround the parking garage in the center of the block, shielding the garage from view on 3 of the 4 streets. On the 4th side, (Center Street) the garage view is blocked at the corners by retail space but the central section allows customers and residents to see the garage parking. The entire area on the ground floor will be paved from the face of the retail space to the curb to create a true pedestrian area. There will be leave-outs in the paving for planting the street trees. A designated pick-up/drop-off area for ride-share services is being created on Center Street to discourage drivers from stopping for passengers on the two busy major thoroughfares. There are many new apartment complexes in this area, including one on the opposite side of Durham which is nearing completion. While many of these are enhancing the streetscape, they lack the ground floor retail that encourages pedestrian activity. The future residents of this project will be able to dine and purchase goods without having to use their cars. The enhanced streetscape will also encourage pedestrians and cyclists from other nearby areas. Having the glass-fronted retail close to the street will encourage pedestrian activity, making the people feel more secure and interesting. If the building were to be setback the required distance, it is likely that the site plan would change to have the area closest to the street used for surface parking. This suburban approach has proven to be a deterrent to pedestrian activity and encourage people to drive from place to place, adding to traffic congestion. The entire block will be circled by a minimum 6' clear sidewalk; the area between the face of the building and the curb is to be paved with the exception of the area where the street trees will be planted. There is to be a designated location for ride share pick-up /drop off on Center Street. This will discourage stopping on the major thoroughfares as well as make it easy for drivers and passengers to locate one another. There will be a minimum distance of more than 15' between the face of the building and the curb on all 4 sides; Shepherd will have 20'; Durham will have 18'; Center will have 22'; Nett will have 24'.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

In an increasingly dense urban area, it is desirable to encourage modes of transportation other than driving private autos. This requires a change to the way property was developed in the last half of the 20th century.



**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent of the chapter is to allow for the creation of unique environments with similar characteristics. The entire area on the ground floor will be paved from the face of the retail space to the curb to create a true pedestrian area. There will be leave-outs in the paving for planting the street trees.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Public health, safety, and welfare will be improved by encouraging alternative transportation means other than autos, particularly a safe pedestrian environment. A designated pick-up/drop-off area for ride-share services is being created on Center Street to discourage drivers from stopping for passengers on the two busy major thoroughfares. There will also be more "eyes on the street" with the active ground-floor uses. Having the glass-fronted retail close to the street will encourage pedestrian activity, making the people feel more secure and interesting.

**(5) Economic hardship is not the sole justification of the variance.**

The justification for this variance is to create a walkable area for area residents and the tenants of the apartments on this project.





**Application No:** 2018-0511

**Agenda Item:** 109

**PC Action Date:** 03/29/2018

**Plat Name:** Interpose

**Applicant:** Vernon G. Henry & Associates, Inc.

**Staff Recommendation:** [Defer Additional information reqd](#)

**Chapter 42 Sections:** 152

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

To allow a reduced building line of 5' on Shepherd Drive rather than the required 25'; to allow a reduced building line of 10' on Durham Drive rather than the required 25'; to allow a reduced building line of 7' on Center Street rather than required 10';

**Basis of Recommendation:**

Subject site is located at the intersection of Durham Drive and Center street. The applicant is requesting 3 variances.

- 1) to allow 10' BL along Durham Drive instead of the required 25'
- 2) to allow 5' BL along Shepherd Drive instead of the required 25'
- 3) to allow 7' BL along Center street instead of the required 10'.

Staff's recommendation is to defer the plat for 2 weeks for additional information required.

---

**Statement of Facts**

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[N/A](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[N/A](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[N/A](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[N/A](#)

(5) Economic hardship is not the sole justification of the variance.

[N/A](#)





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 110  
**Action Date:** 03/29/2018  
**Plat Name:** JCWM Properties Place replat no 1  
**Developer:** Vernon Henry and Associates  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2018-0521 C2R

**Staff Recommendation:**  
Defer Applicant request

Total Acreage:	0.5022	Total Reserve Acreage:	0.4800
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	452M	City

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

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

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

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

CPL should be on the title company's letterhead.

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

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

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



# Houston Planning Commission

**ITEM: 110**

Planning and Development Department

Meeting Date: 03/29/2018

**Subdivision Name: JCMW Properties Place replat no 1**

**Applicant: Vernon G. Henry & Associates, Inc.**



**D – Variances**

**Site Location**



# Houston Planning Commission

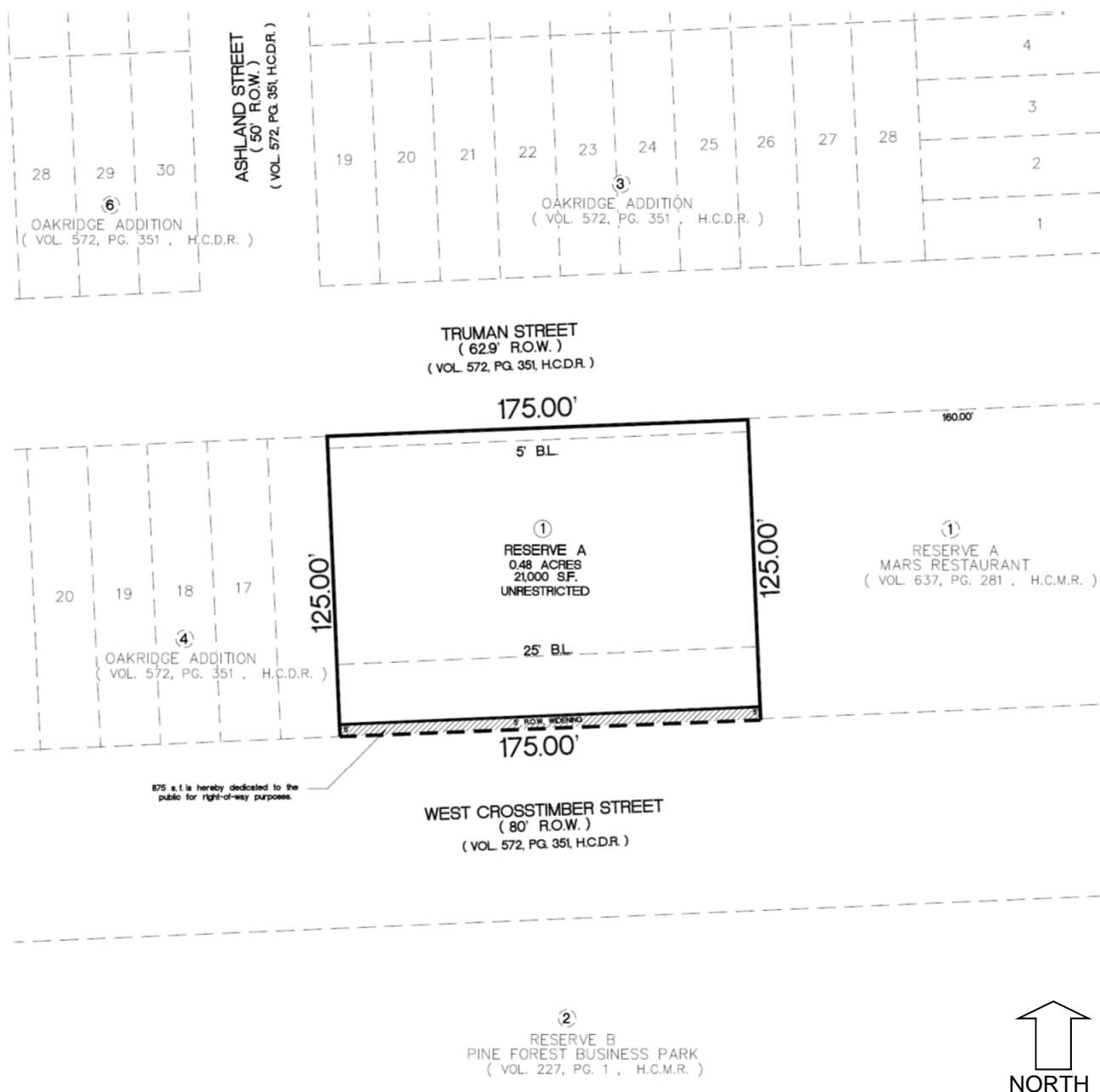
## ITEM: 110

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: JCMW Properties Place replat no 1

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision



# Houston Planning Commission

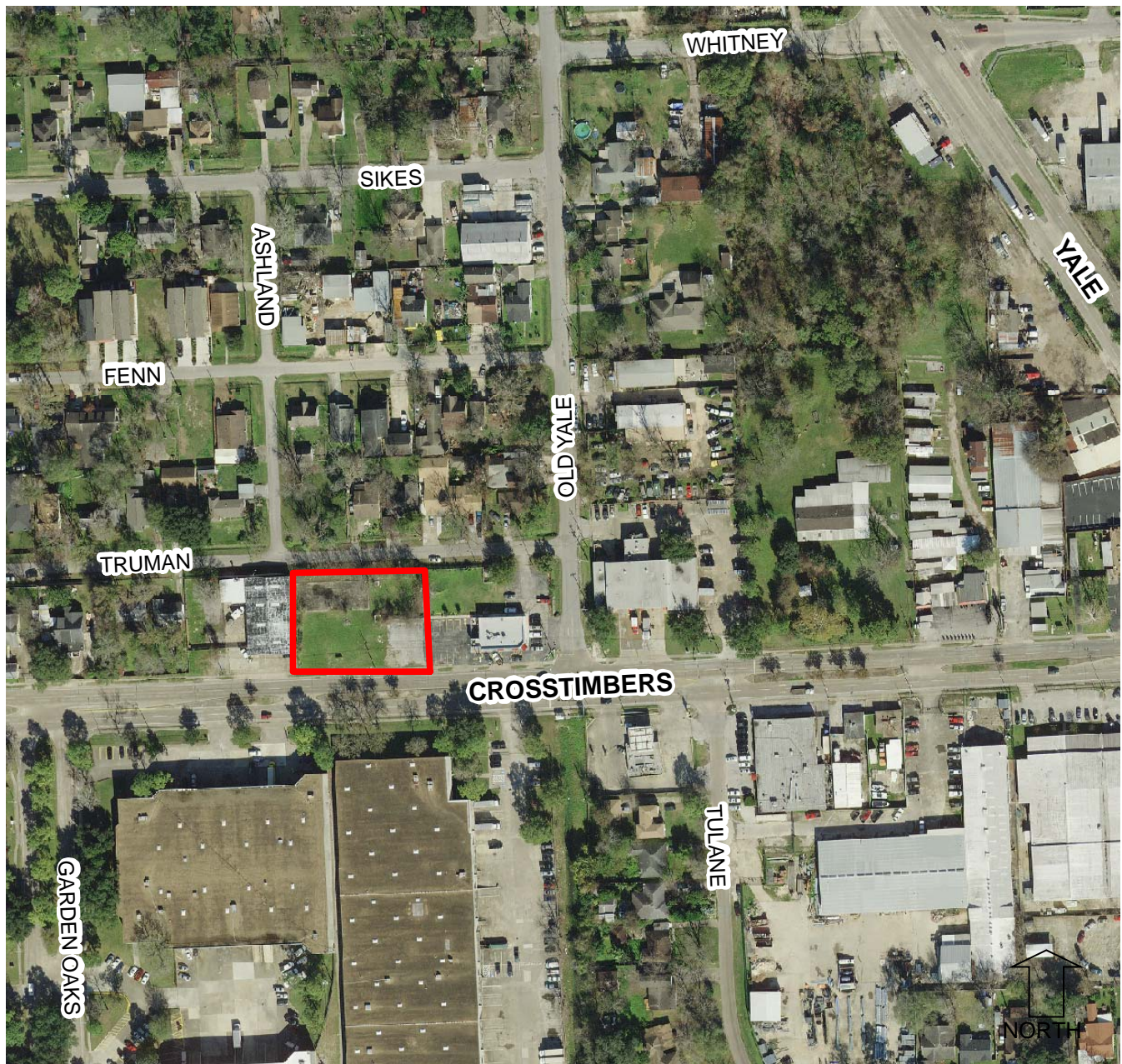
**ITEM: 110**

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: JCMW Properties Place replat no 1

Applicant: Vernon G. Henry & Associates, Inc.



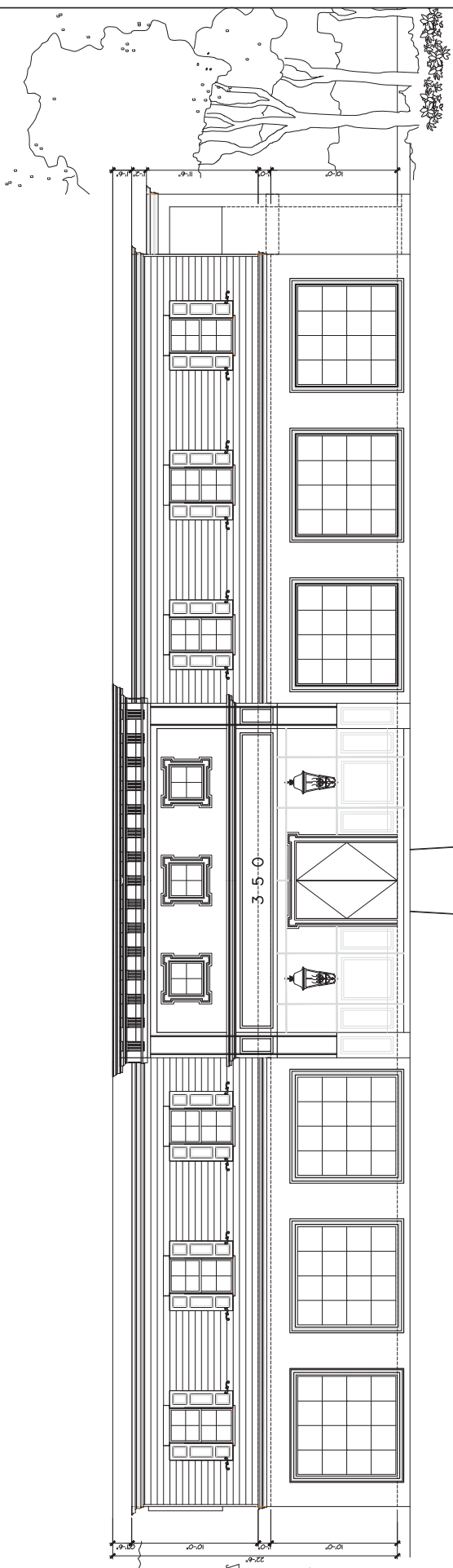
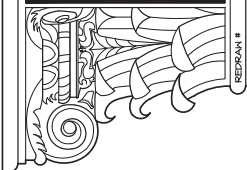
**D – Variances**

**Aerial**







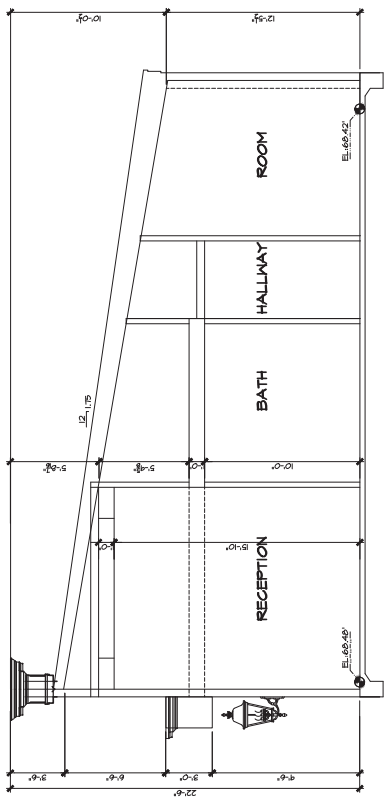
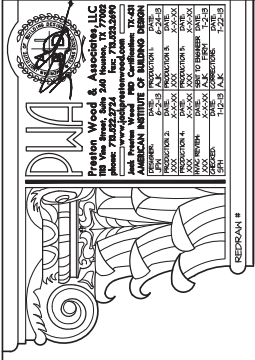


**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGES	
FIRST FLOOR:	3976
TOTAL INDOOR LIVING:	3976 S.F.
MECH. SPACE:	2025
STAIRWELL	142
TOTAL SLAB:	4094 S.F.

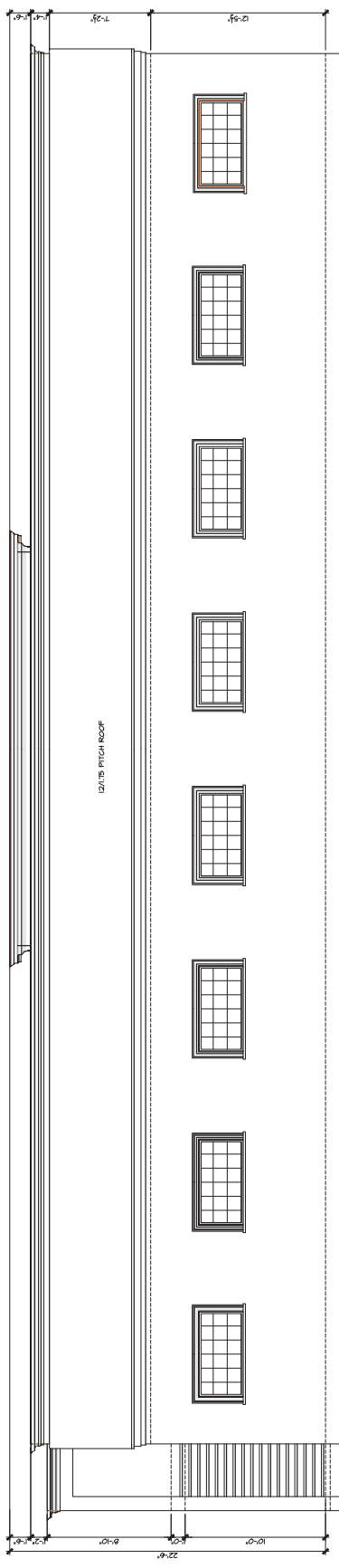
COTTAGES AT GARDEN OAKS LLC.	
310-350 W. CROSSTIMBER ST., HOUSTON, TX	1 of 09





# CROSS SECTION B

SCALE: 1/4" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGES	
FIRST FLOOR:	3976
TOTAL INDOOR LIVING:	3976 SF
MECH. SPACE:	2025
STAIRWELL	142
TOTAL SLAB:	4084 SF

COTTAGES AT GARDEN OAKS LLC.	
310-350 W. CROSSTIMBER ST., HOUSTON, TX	
JOB #	6 of 09
E7081v2	
REVIEW SET	ISSUE DATE 8 March 2018









**Application Number:** 2018-0521

**Plat Name:** JCWM Properties Place replat no 1

**Applicant:** Vernon G. Henry & Associates, Inc.

**Date Submitted:** 03/16/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow a 5' building line along Truman Street rather than the required 10' building line along a local street.

**Chapter 42 Section:** 155

**Chapter 42 Reference:**

The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

(not applicable)

**(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 has frontage on both Crosstimbers, a major thoroughfare, and on Truman Street. The north side of Truman is developed as single-family residential; however, in this area the property between the south side of Truman and Crosstimbers was developed for a variety of non-residential uses. No setbacks were created on the original plat and some of the non-residential uses were closer than 10' to the property line along Truman. The existing building on the property to the west actually intrudes into the Truman Street right-of-way. Other buildings in the area are less than 10' from the property line. Only the slab remains on this property and it is 5'6" from the property line. The slab is substantial (16" thick) and the property owner would like to reuse the slab rather than demolishing it. All access to this redevelopment will be taken from Crosstimbers and the driveway connection to Truman will be eliminated. The existing chain-link fence along Truman will be replaced with a decorative metal fence and the area between the fence and the curb will be improved with a sidewalk, grass and trees in order to make the streetscape more compatible with the homes across the street. The new building will have a north-facing façade that is residential in character rather than industrial. The end result will enhance both Truman and Crosstimbers as well as be an environmentally sensitive way to deal with the slab left-over from a previous use rather than hauling it in pieces to a landfill.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

This property and others along Crosstimbers was originally platted and developed with double frontage and no required setback from Truman. When the property was replatted in 2015, a 10' setback was created along Truman. That same year, the requirement for widening of Crosstimbers was adopted. The distance originally platted between the two streets is not sufficient to accommodate many non-retail uses such as those already located along Crosstimbers, which has led to double-fronted development and buildings too close to Truman; at the time most of these properties were developed, people expected the parking to be located in front of the buildings.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent of the Chapter is to prevent the front door of homes from facing the rear of non-residential. While the basic pattern of this neighborhood cannot be changed, the redevelopment proposed will make this property much more compatible in character with the homes across the street. The new building on the existing slab will have a façade compatible with residential buildings; the fence is being changed to one with residential character and a sidewalk is to be added along Truman.



**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Public welfare will be enhanced by eliminating the driveway connection to Truman and improving the character of the development on the site as well as in the street right-of-way. Non-residential traffic will be eliminated from the street with single-family homes, increasing safety for residents backing out of their driveways and for children as well as pets along the Truman streetscape.

**(5) Economic hardship is not the sole justification of the variance.**

The justification for the variance is to improve the character of the residential area facing the double fronted property while salvaging a substantial existing improvement. Both are sound public policy.





**Application No:** 2018-0521

**Agenda Item:** 110

**PC Action Date:** 03/29/2018

**Plat Name:** JCWM Properties Place replat no 1

**Applicant:** Vernon G. Henry & Associates, Inc.

**Staff Recommendation:** [Defer Applicant request](#)

**Chapter 42 Sections:** 155

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

To allow a 5' building line along Truman Street rather than the required 10' building line along a local street. ;

**Basis of Recommendation:**

Subject site is located at the intersection along major thoroughfare Crosstimbers and west of Old Yale St. The applicant is requesting a variance to allow 5' BL along Truman instead of the required 10'.

Staff recommendation is to defer the plat per applicant's request.

---

## Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[N/A](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[N/A](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[N/A](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[N/A](#)

(5) Economic hardship is not the sole justification of the variance.

[N/A](#)





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 111

**Action Date:** 03/29/2018

**Plat Name:** Lantana GP

**Developer:** M/I Homes

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

**App No/Type:** 2018-0490 GP

**Staff Recommendation:**

Defer Applicant request

---

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 the applicant.

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.

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)

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.



# Houston Planning Commission

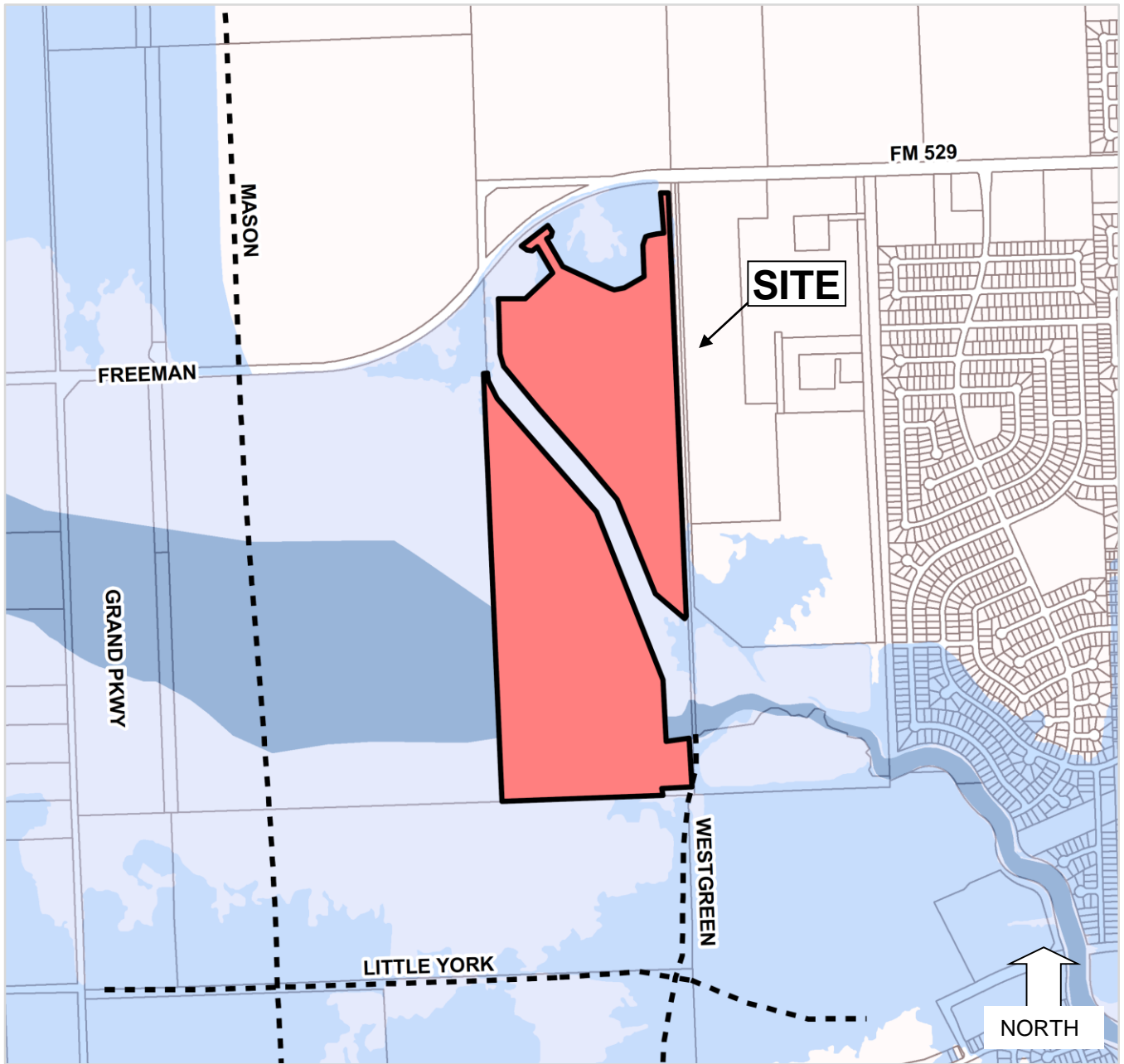
ITEM: 111

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Lantana GP (DEF1)

Applicant: BGE|Kerry R. Gilbert Associates



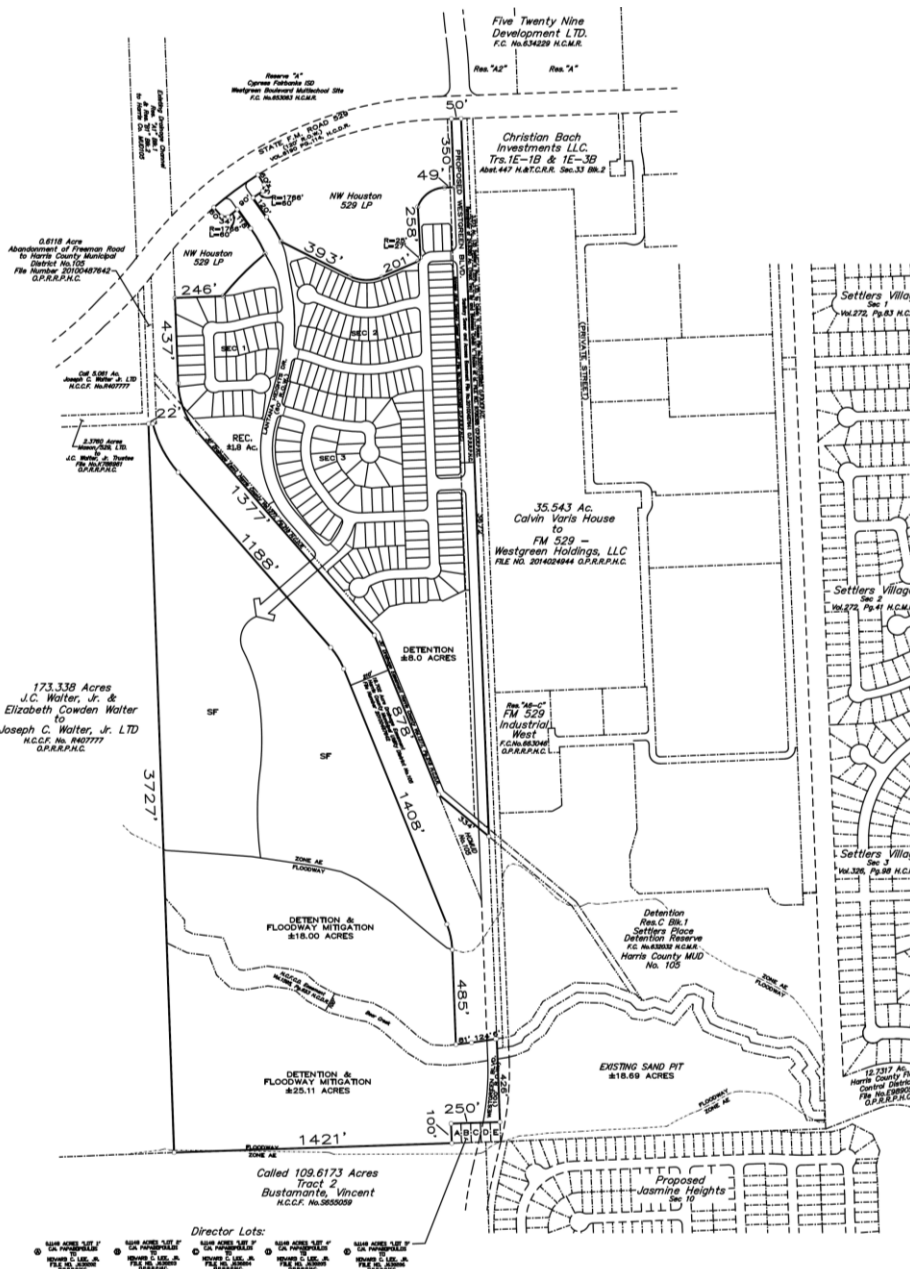
D – Variances

Site Location



**Subdivision Name: Lantana GP (DEF1)**

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



NORTH



# Houston Planning Commission

ITEM: 111

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Lantana GP (DEF1)

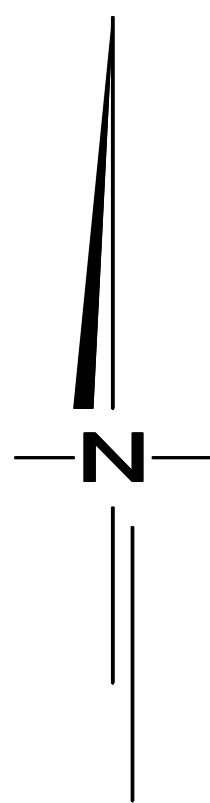
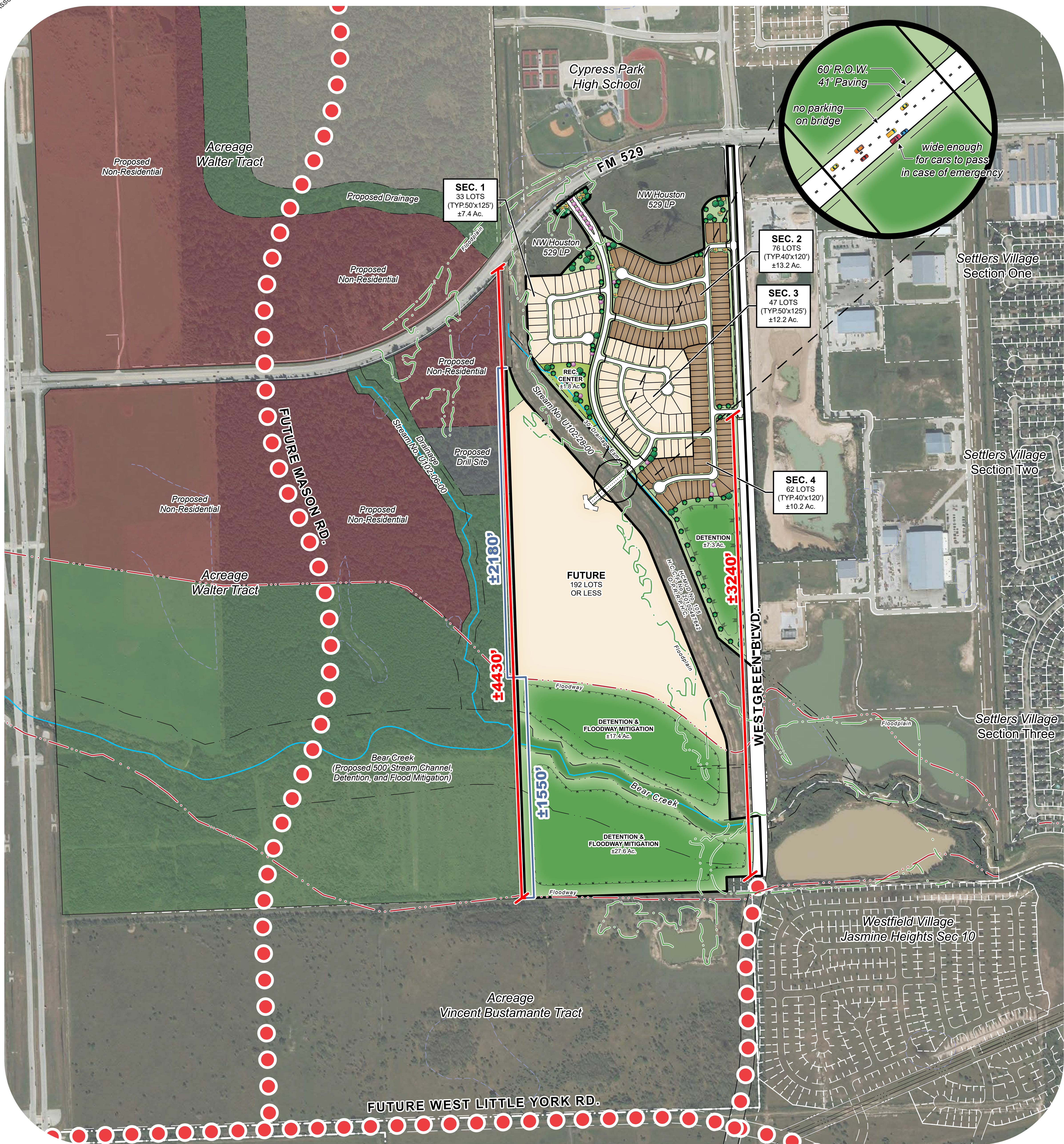
Applicant: BGE|Kerry R. Gilbert Associates



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

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SCALE  
0 150 300 600

MARCH 9, 2018  
KGA #0434





**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

**This is an inactive variance request.**

**(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 ±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 ±1550' wide along the western boundary, and the roughly ±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 ±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.

**(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 Number:** 2018-0490

**Plat Name:** Lantana GP

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

**Date Submitted:** 03/05/2018

**This is an inactive special exception request.**

**(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.





Application No: 2018-0490  
Agenda Item: 111  
PC Action Date: 03/29/2018  
Plat Name: Lantana GP  
Applicant: BGE|Kerry R. Gilbert Associates

Staff Recommendation: [Defer Applicant request](#)

**Chapter 42 Sections:**

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

**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. At this time, the applicant has withdrawn the special exception.

**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](#)





**Application No:** 2018-0490

**Agenda Item:** 111

**PC Action Date:** 03/29/2018

**Plat Name:** Lantana GP

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

**Staff Recommendation:** [Defer Applicant request](#)

**Chapter 42 Sections:** 127

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

[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 a variance to exceed intersection spacing along Westgreen Boulevard. Staff's recommendation is to defer the application for two weeks at the request of the applicant.

The application was submitted with an additional variance to exceed intersection spacing along the western GP boundary, however than request 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

[N/A](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[N/A](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[N/A](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[N/A](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[N/A](#)

(5) Economic hardship is not the sole justification of the variance.

[N/A](#)





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 112  
**Action Date:** 03/29/2018  
**Plat Name:** Lantana Heights Drive Street Dedication Sec 1  
**Developer:** M/I Homes  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No/Type:** 2018-0491 C3P

**Staff Recommendation:**  
Defer Applicant request

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. 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.

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.



# Houston Planning Commission

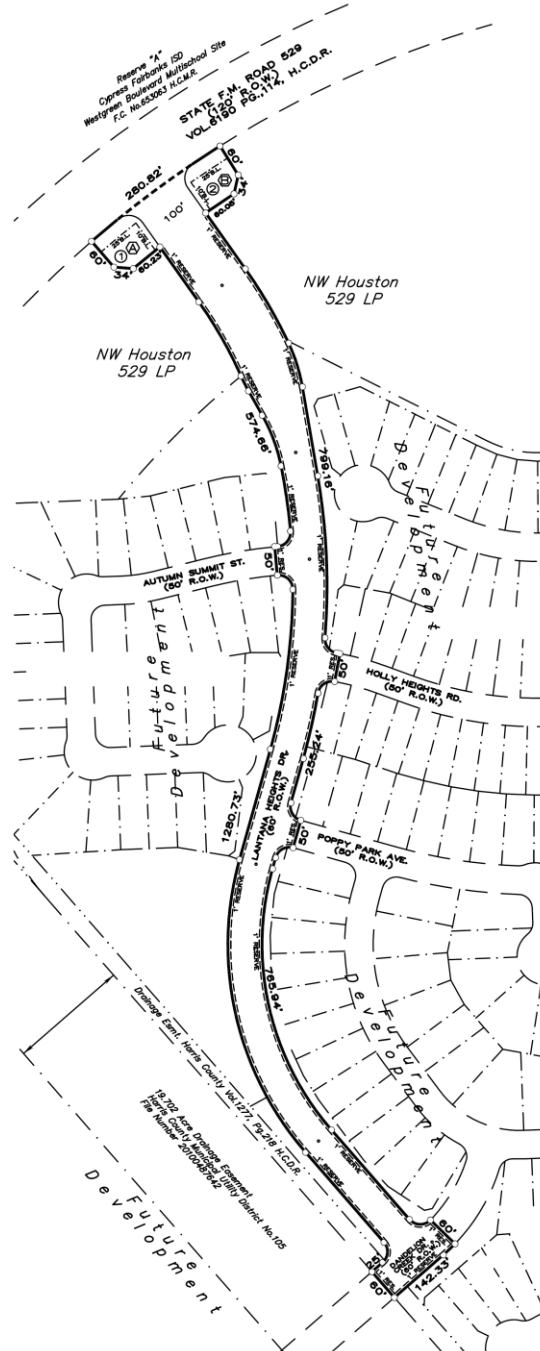
## ITEM: 112

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Lantana Heights Drive Street Dedication (DEF1)

Applicant: BGE|Kerry R. Gilbert Associates







**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 113

**Action Date:** 03/29/2018

**Plat Name:** Lantana Sec 1

**Developer:** M/I Homes

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

**App No/Type:** 2018-0493 C3P

**Staff Recommendation:**

Defer Applicant request

---

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

---

#### ***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. 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:** 113

**Action Date:** 03/29/2018

**Plat Name:** Lantana Sec 1

**Developer:** M/I Homes

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

**App No/Type:** 2018-0493 C3P

**Staff Recommendation:**

Defer Applicant request

---

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.



# Houston Planning Commission

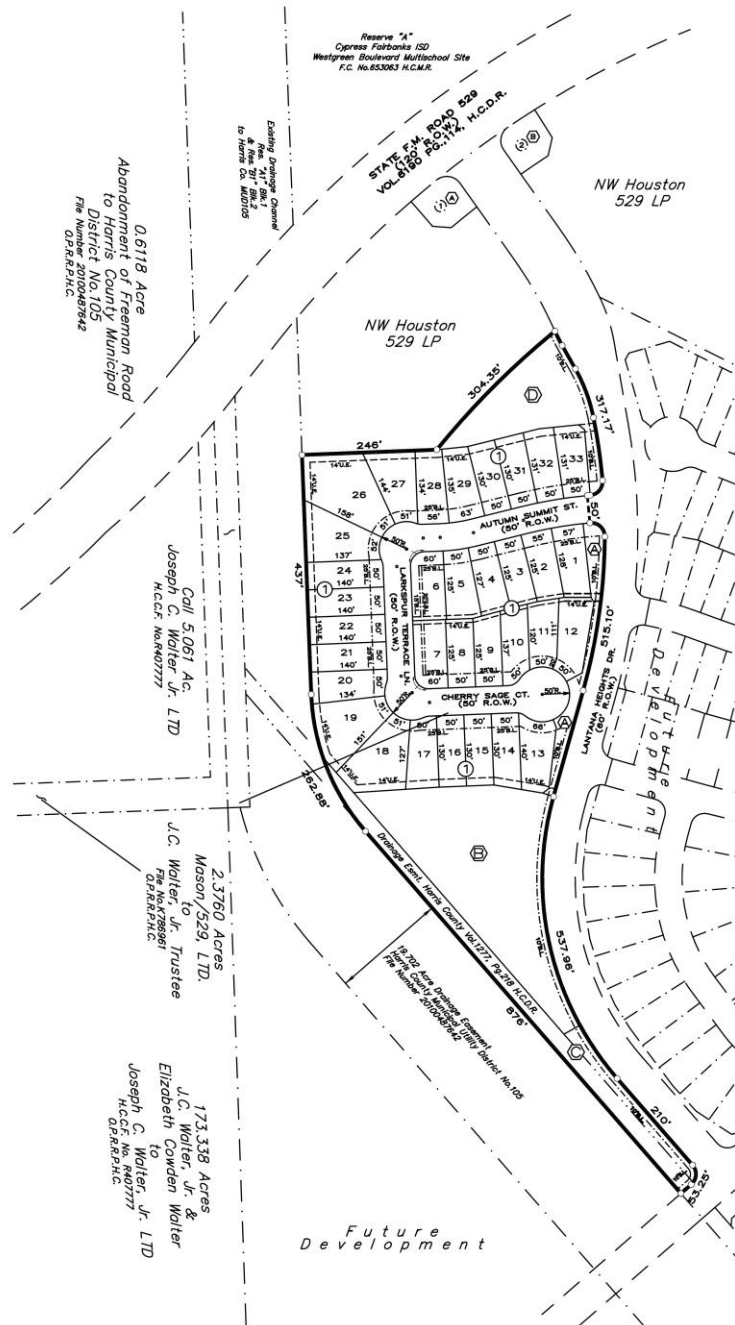
# ITEM: 113

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Lantana Sec 1 (DEF1)

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Subdivision





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 114

**Action Date:** 03/29/2018

**Plat Name:** Lantana Sec 2

**Developer:** M/I Homes

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

**App No/Type:** 2018-0494 C3P

**Staff Recommendation:**

Defer Applicant request

---

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. 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:** 114

**Action Date:** 03/29/2018

**Plat Name:** Lantana Sec 2

**Developer:** M/I Homes

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

**App No/Type:** 2018-0494 C3P

**Staff Recommendation:**

Defer Applicant request

---

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.



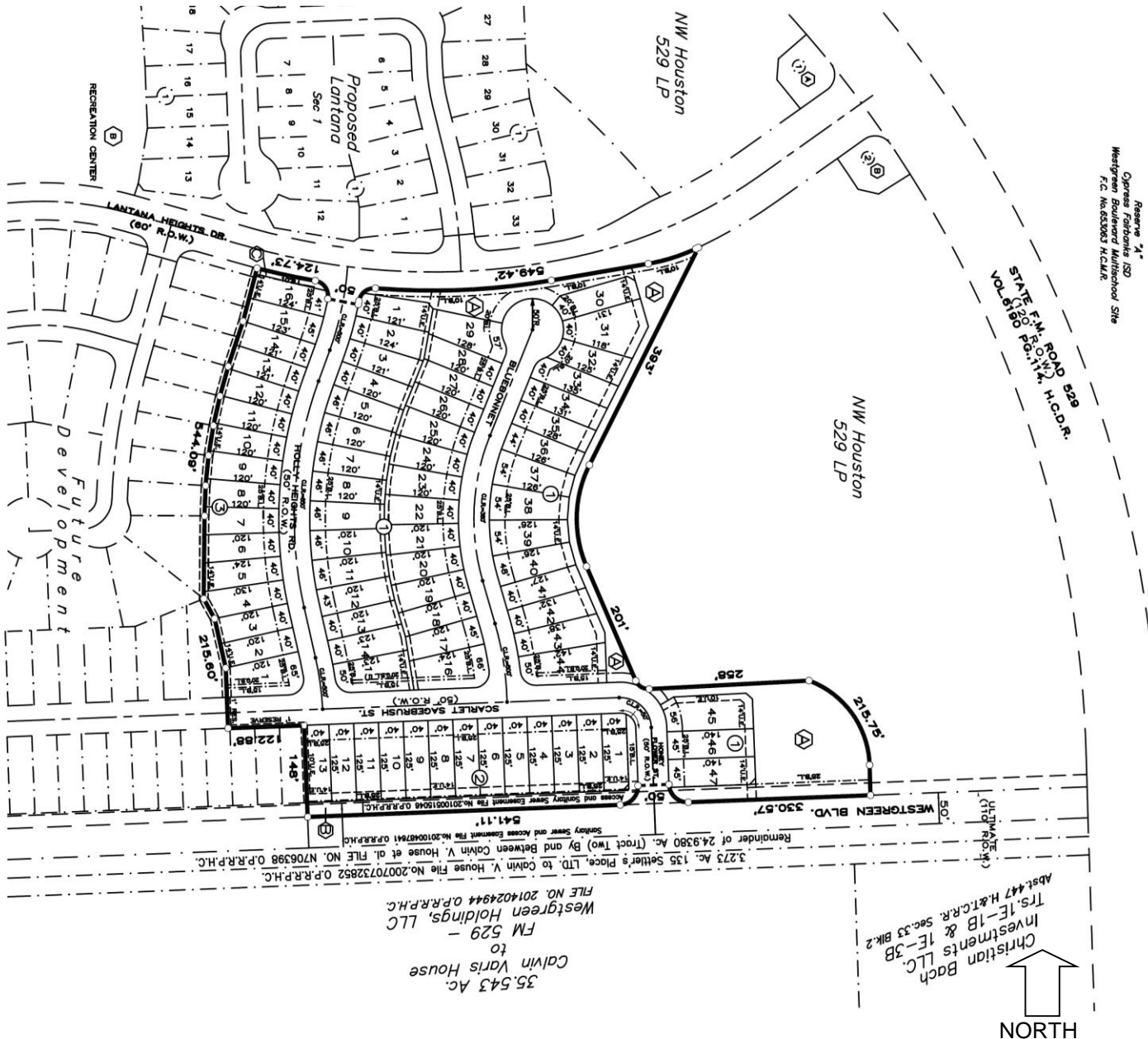
# Houston Planning Commission ITEM: 114

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Lantana Sec 2 (DEF1)

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Subdivision





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 115

**Action Date:** 03/29/2018

**Plat Name:** Lantana Sec 3

**Developer:** M/I Homes

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

**App No/Type:** 2018-0495 C3P

**Staff Recommendation:**

Defer Applicant request

---

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. 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:** 115

**Action Date:** 03/29/2018

**Plat Name:** Lantana Sec 3

**Developer:** M/I Homes

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

**App No/Type:** 2018-0495 C3P

**Staff Recommendation:**

Defer Applicant request

---

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

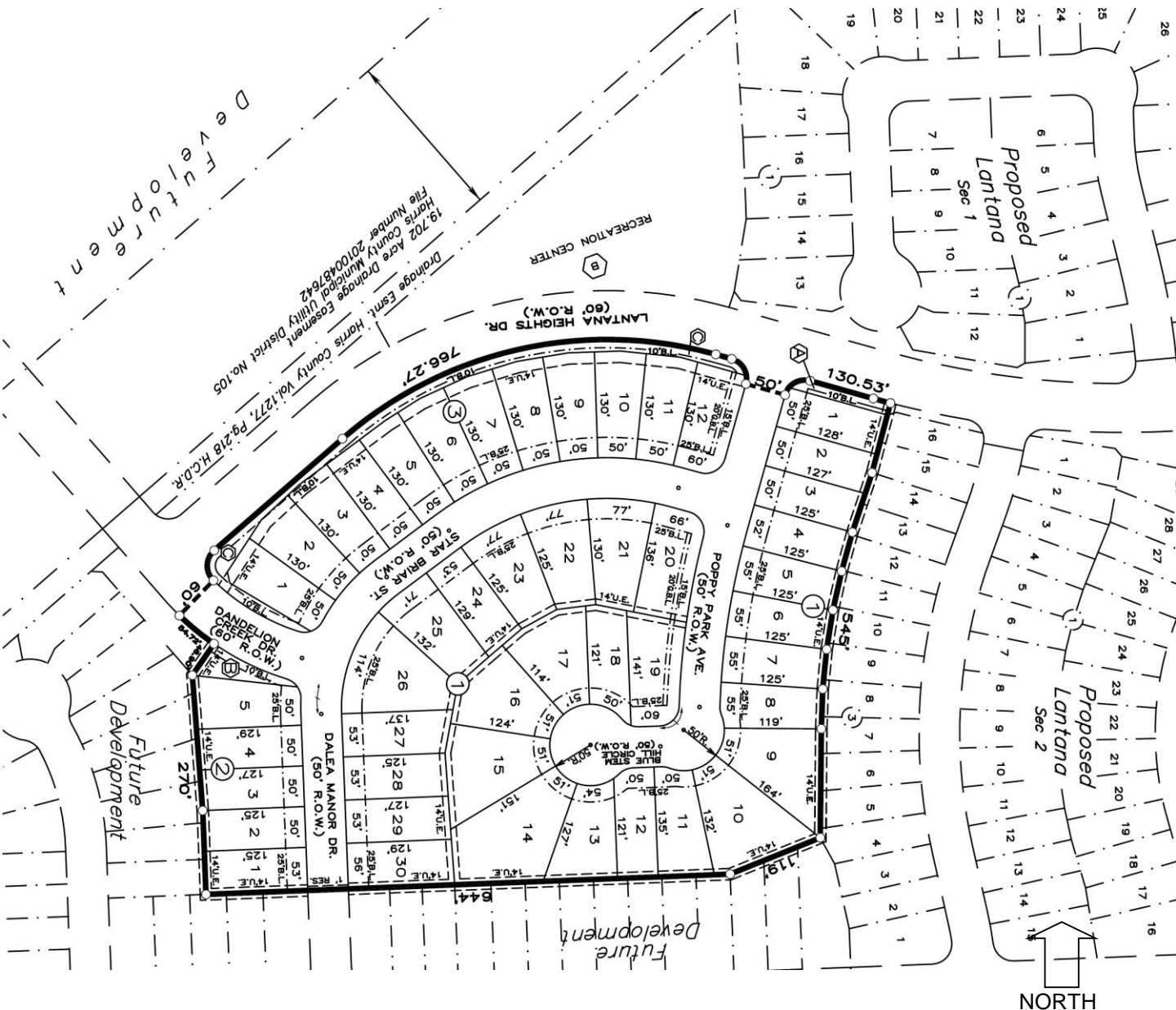
UVE should be checked at Dandelion Creek Dr and Lantana Heights Dr, and at Poppy Park Ave and Lantana Heights Dr.

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 (DEF1)

Applicant: BGE|Kerry R. Gilbert Associates







## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 116  
**Action Date:** 03/29/2018  
**Plat Name:** Westgreen Boulevard Street Dedication Sec 3  
**Developer:** M/I Homes  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No/Type:** 2018-0492 C3P

**Staff Recommendation:**  
Defer Applicant request

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.
- 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.
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
157. Provide streets names for each street. (133-134)

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

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

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



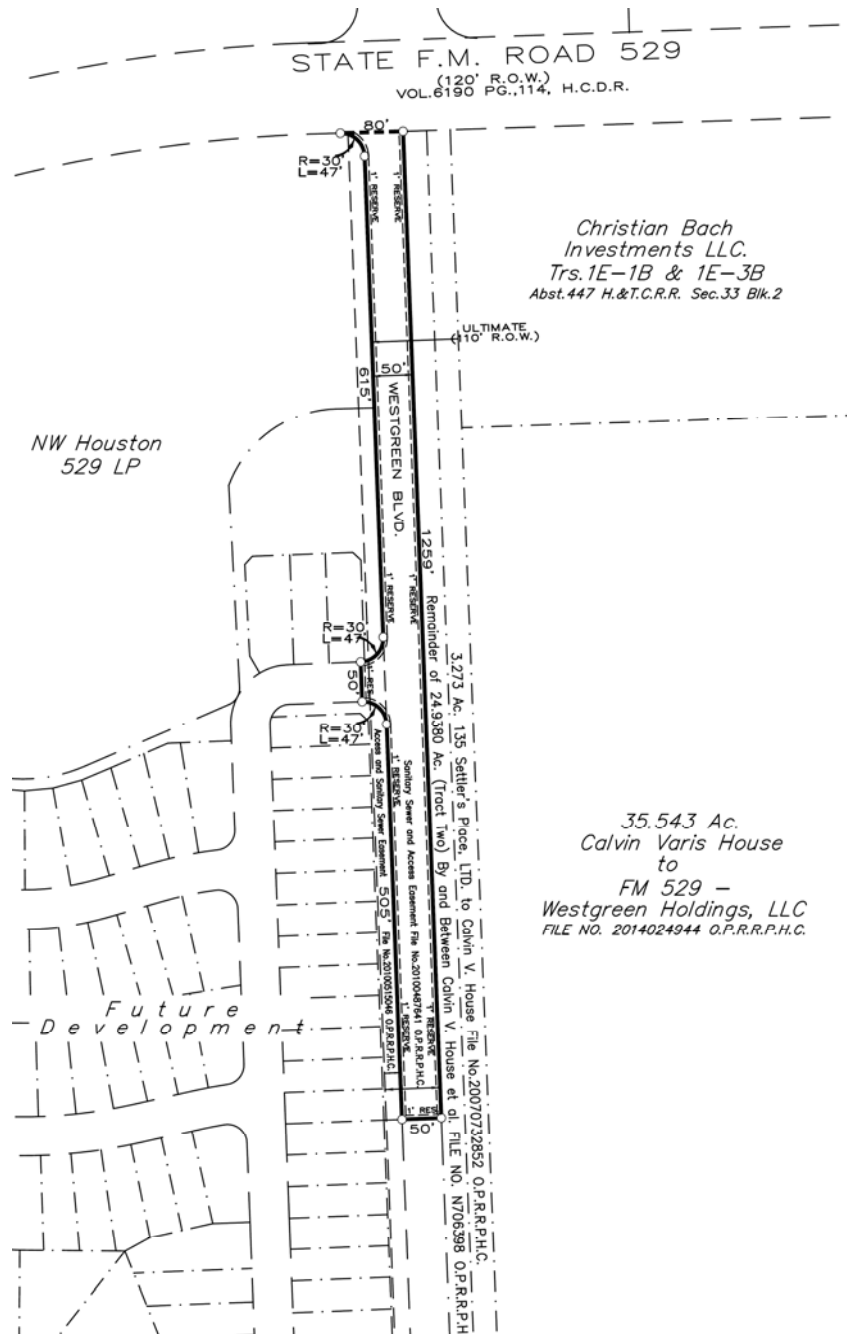
# Houston Planning Commission ITEM: 116

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Westgreen Boulevard Street Dedication Sec 3 (DEF1)

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Subdivision





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 117

**Action Date:** 03/29/2018

**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.





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 117

**Action Date:** 03/29/2018

**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

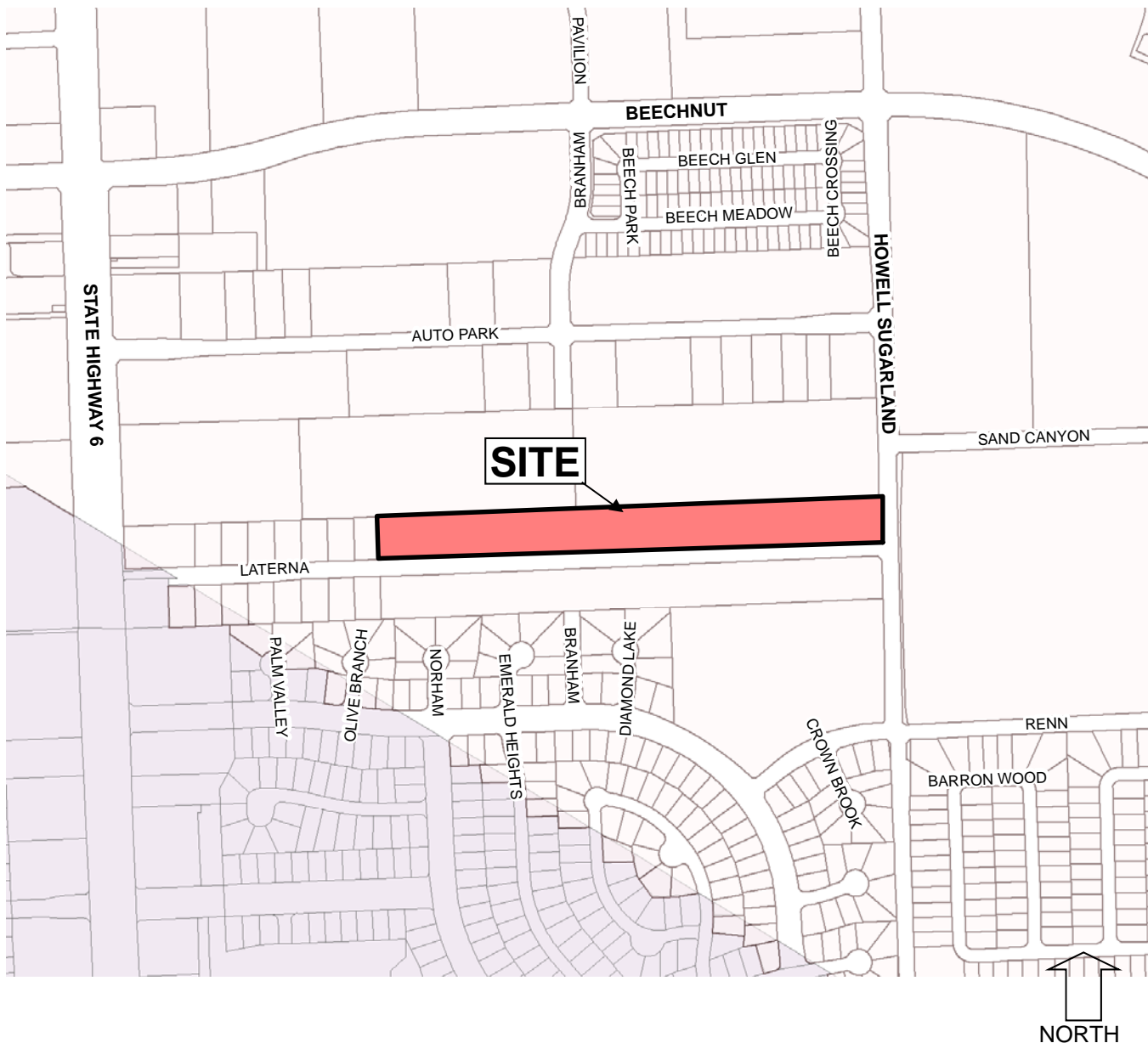
**ITEM: 117**

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Laterna Villas North (DEF 1)

Applicant: Owens Management Systems, LLC



**D – Variances**

**Site Location**



# Houston Planning Commission

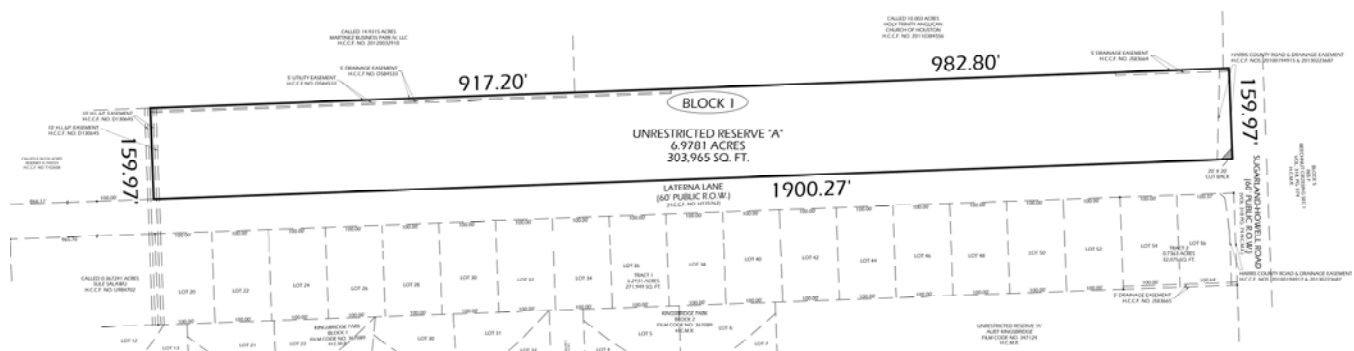
## ITEM: 117

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Laterna Villas North (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision



# Houston Planning Commission

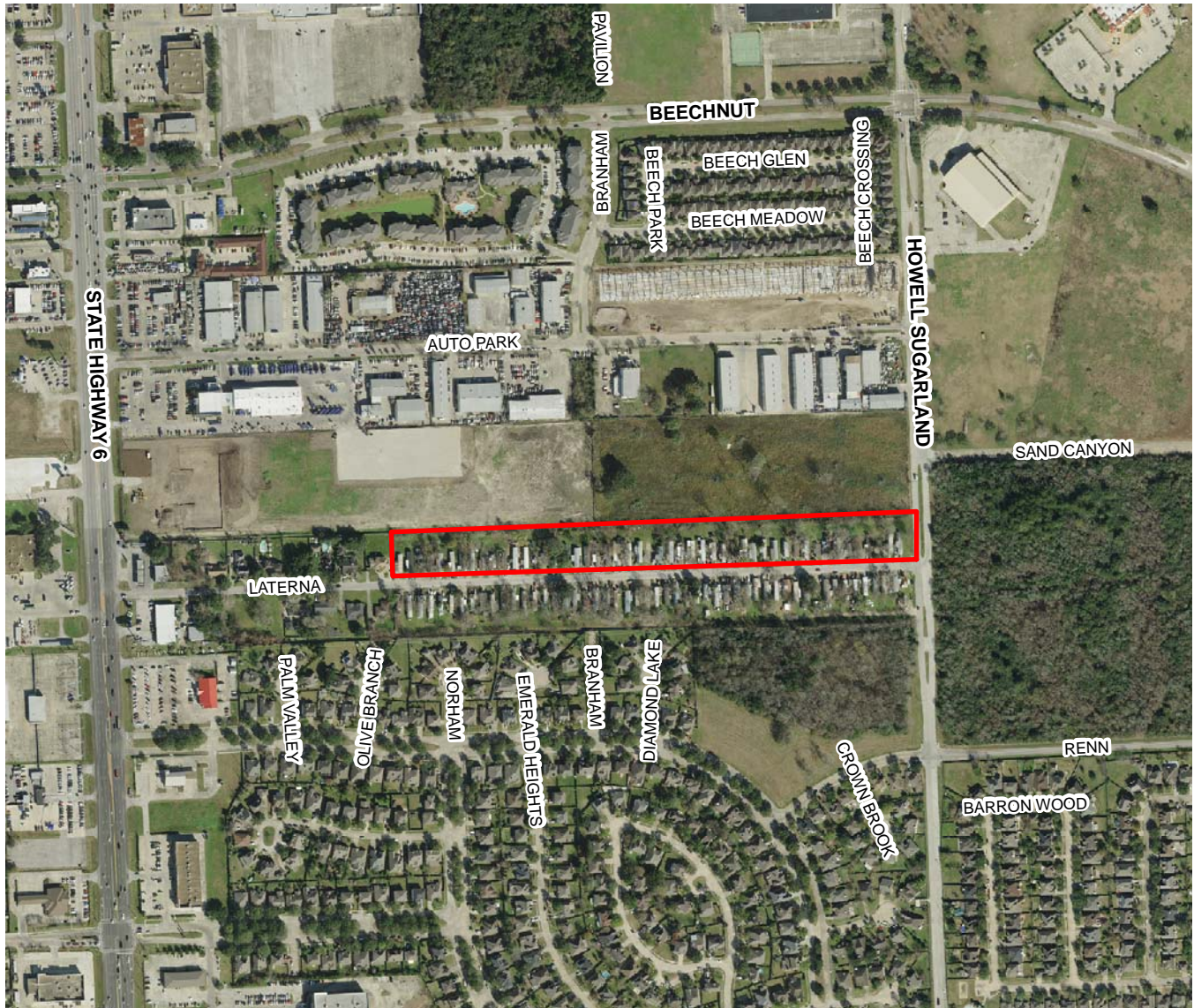
ITEM: 117

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Laterna Villas North (DEF 1)

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:** 2018-0253

**Agenda Item:** 117

**PC Action Date:** 03/29/2018

**Plat Name:** Laterna Villas North

**Applicant:** Owens Management Systems, LLC

**Staff Recommendation:** [Defer Applicant request](#)

**Chapter 42 Sections:** 128

**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 Planning Commission approved 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:** 118  
**Action Date:** 03/29/2018  
**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

---

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

---

#### ***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:** 118

**Action Date:** 03/29/2018

**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

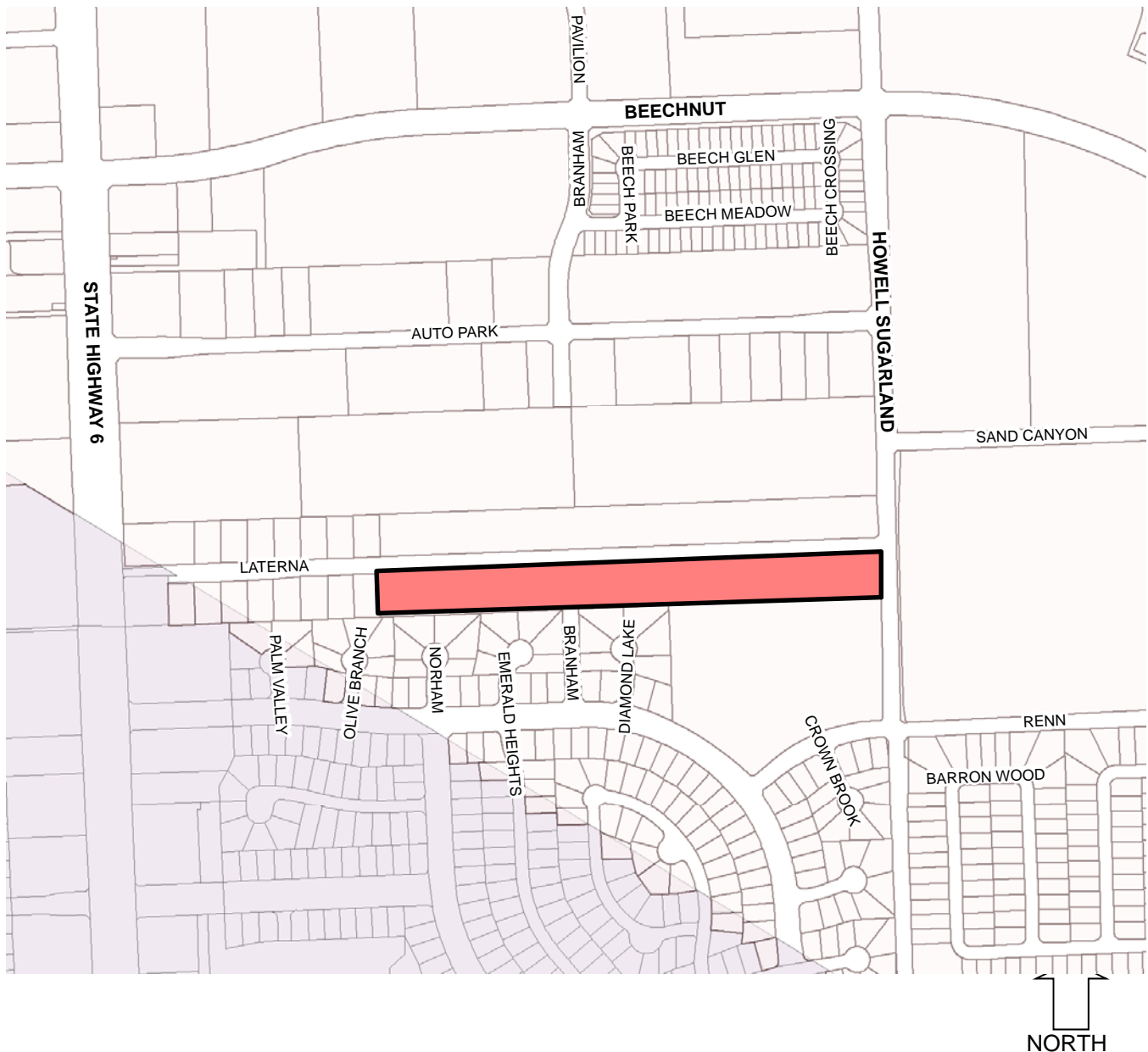
**ITEM: 118**

Planning and Development Department

Meeting Date: 03/29/2018

**Subdivision Name: Laterna Villas South (DEF 1)**

**Applicant: Owens Management Systems, LLC**



**D – Variances**

**Site Location**



# Houston Planning Commission

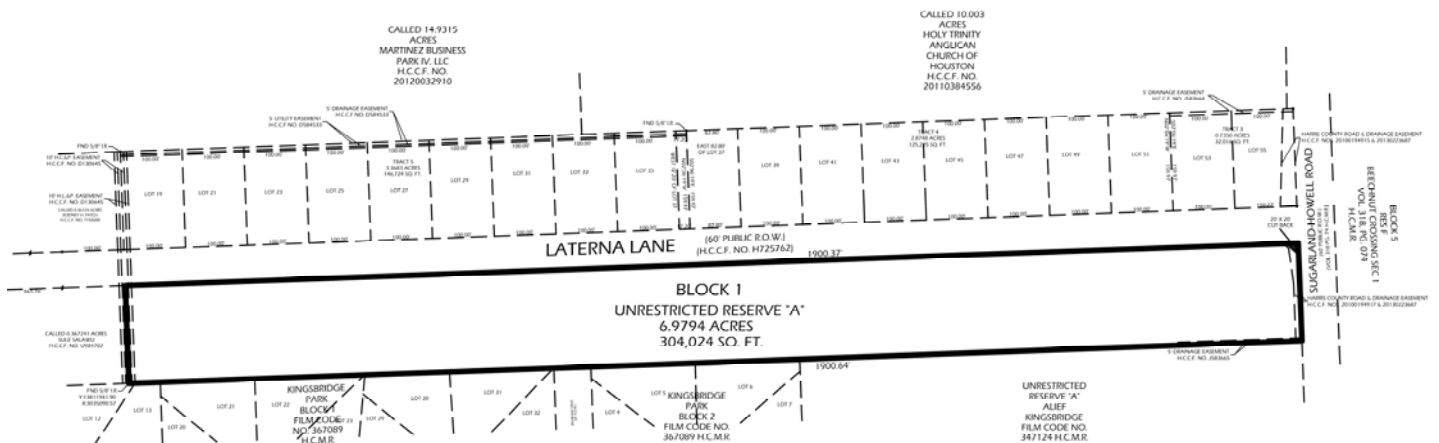
## ITEM: 118

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Laterna Villas South (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision



# Houston Planning Commission

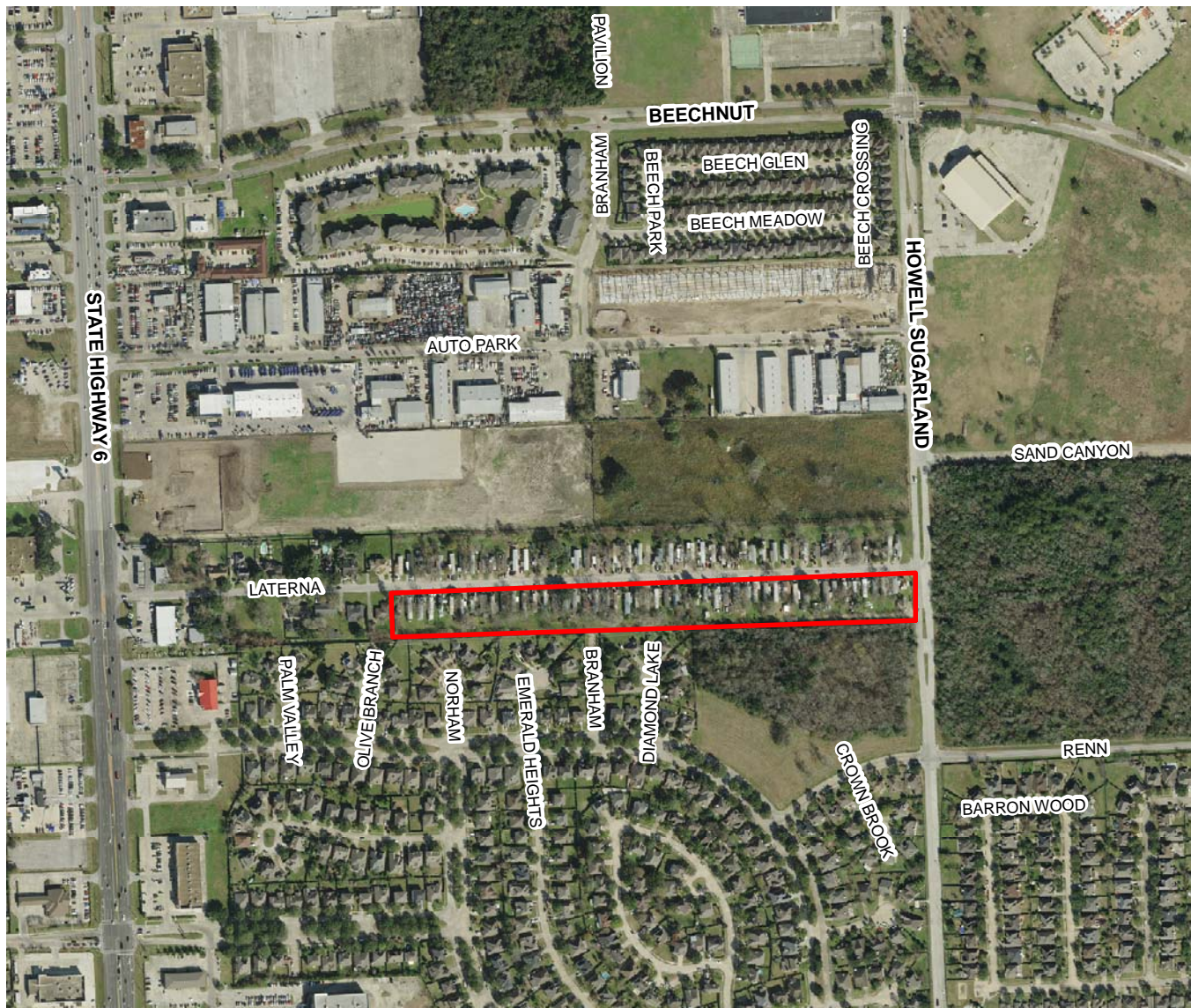
ITEM: 118

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Laterna Villas South (DEF 1)

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:** 118

**PC Action Date:** 03/29/2018

**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](#)





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 119  
**Action Date:** 03/29/2018  
**Plat Name:** Levy Park replat no 1  
**Developer:** City of Houston  
**Applicant:** Windrose  
**App No/Type:** 2018-0568 C2R

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

Total Acreage:	5.9815	Total Reserve Acreage:	5.9815
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77098	492X	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)

The Planning Commission granted a variance to allow ("a 3' BL on Wakeforest Street and a canopy to encroach 3' into the 3' BL) subject to specific conditions on 03/29/2018. 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)

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

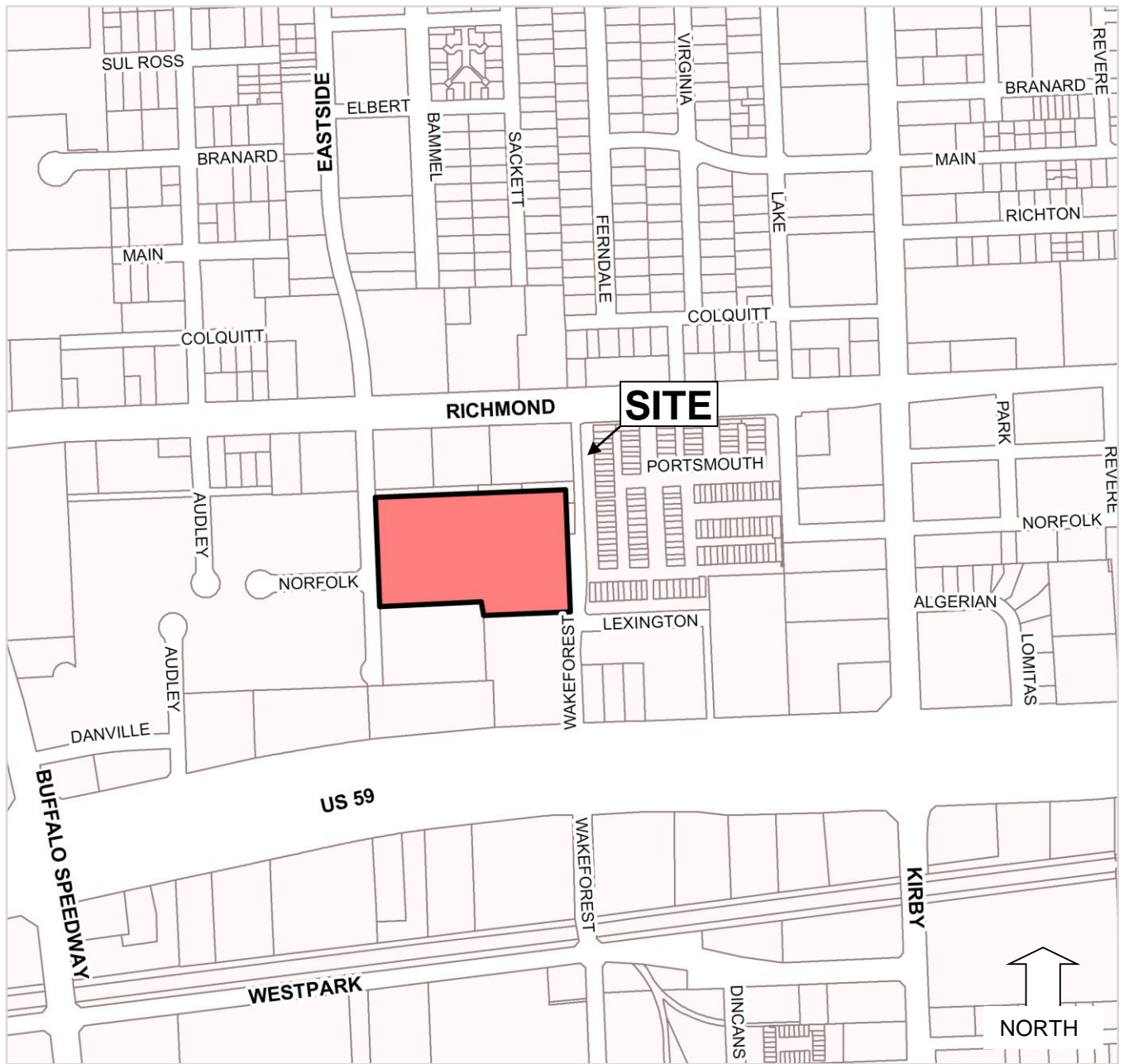
ITEM: 119

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Levy Park replat no 1

Applicant: Windrose



D – Variances

Site Location



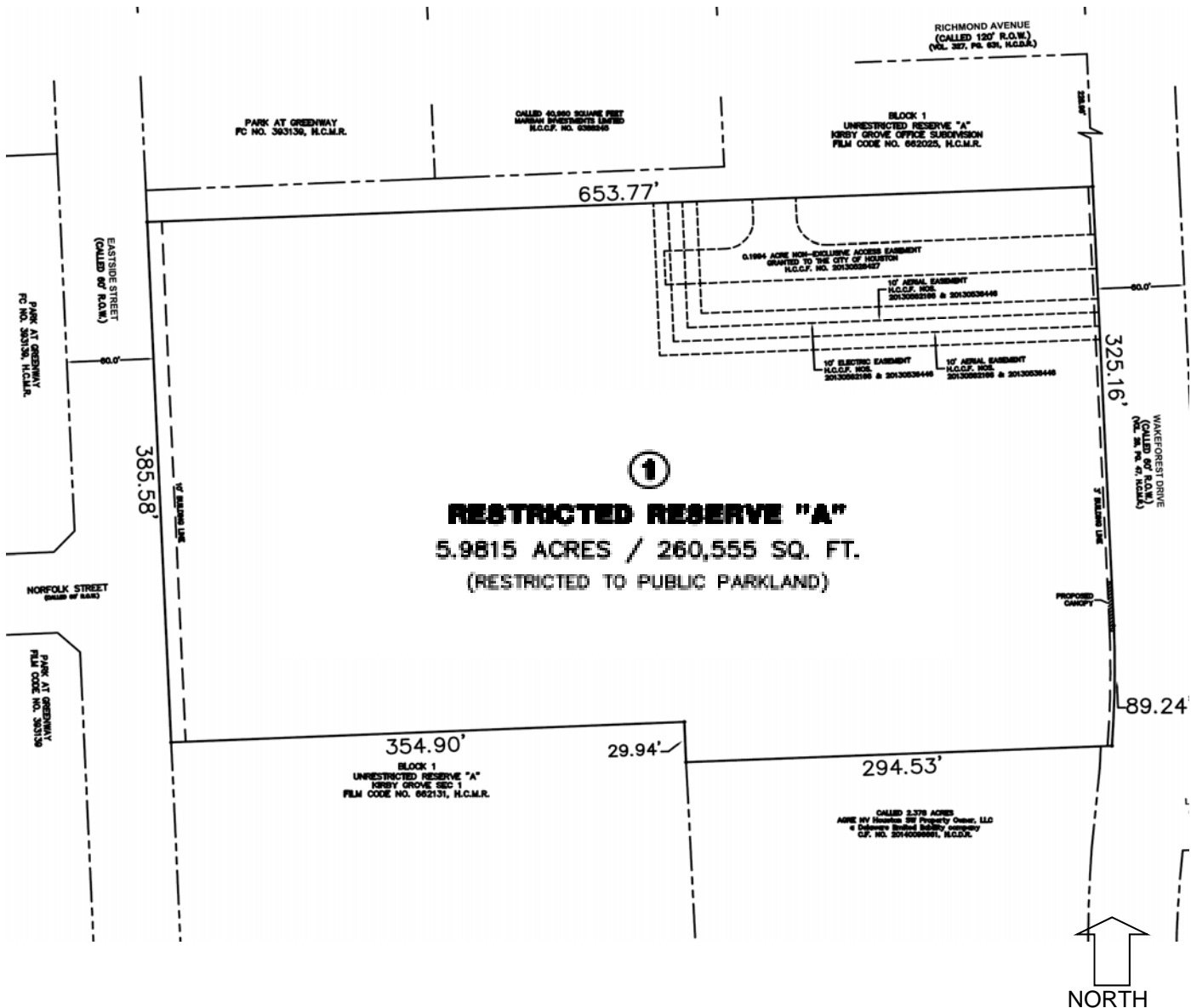
# Houston Planning Commission ITEM: 119

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Levy Park replat no 1

Applicant: Windrose



D – Variances

Subdivision



# Houston Planning Commission

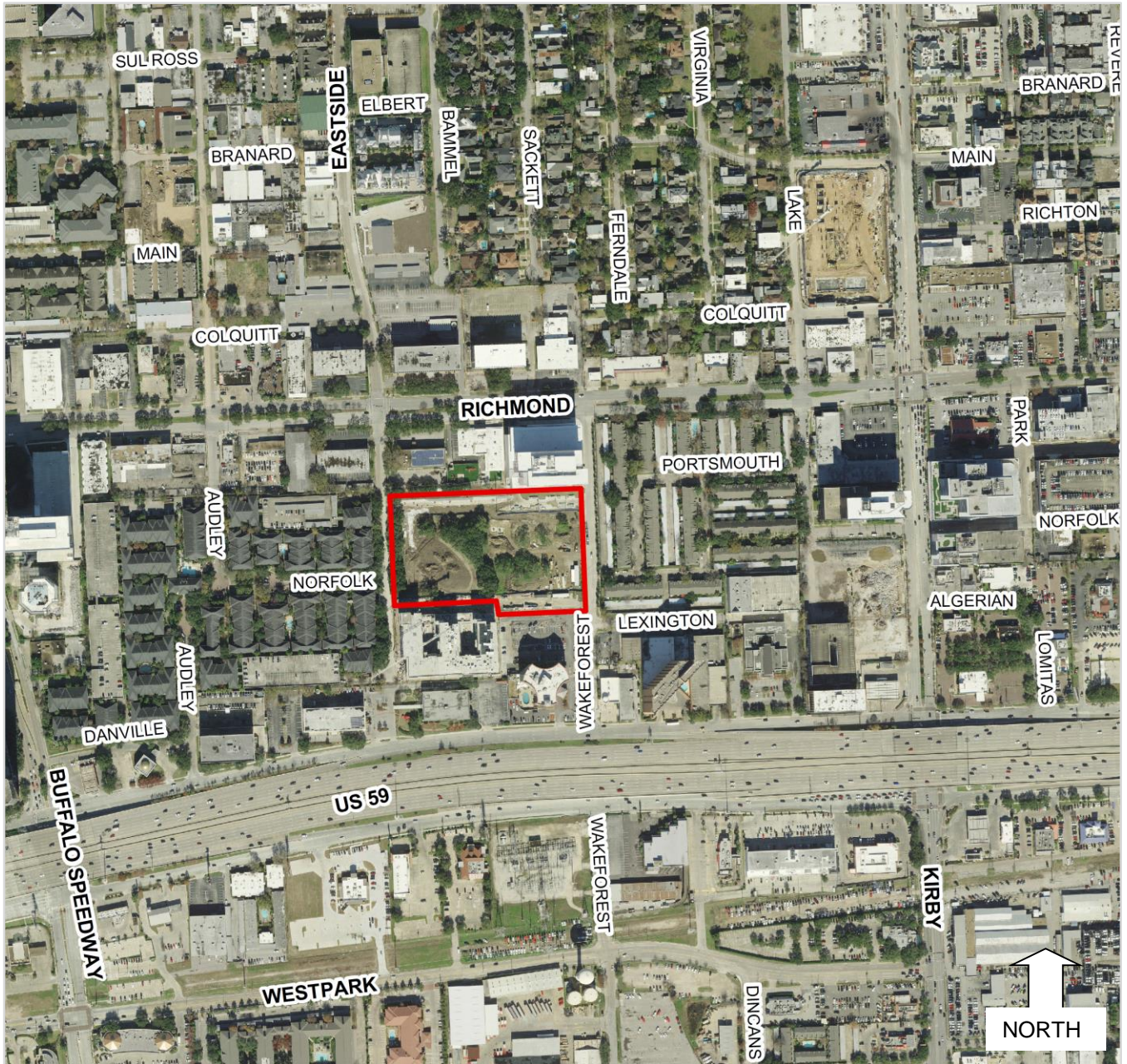
ITEM: 119

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Levy Park replat no 1

Applicant: Windrose



D – Variances

Aerial





# LEVY PARK | WOODSHED

Variance Submittal

March 19, 2018





# Levy Park Rendered Plan

Not To Scale

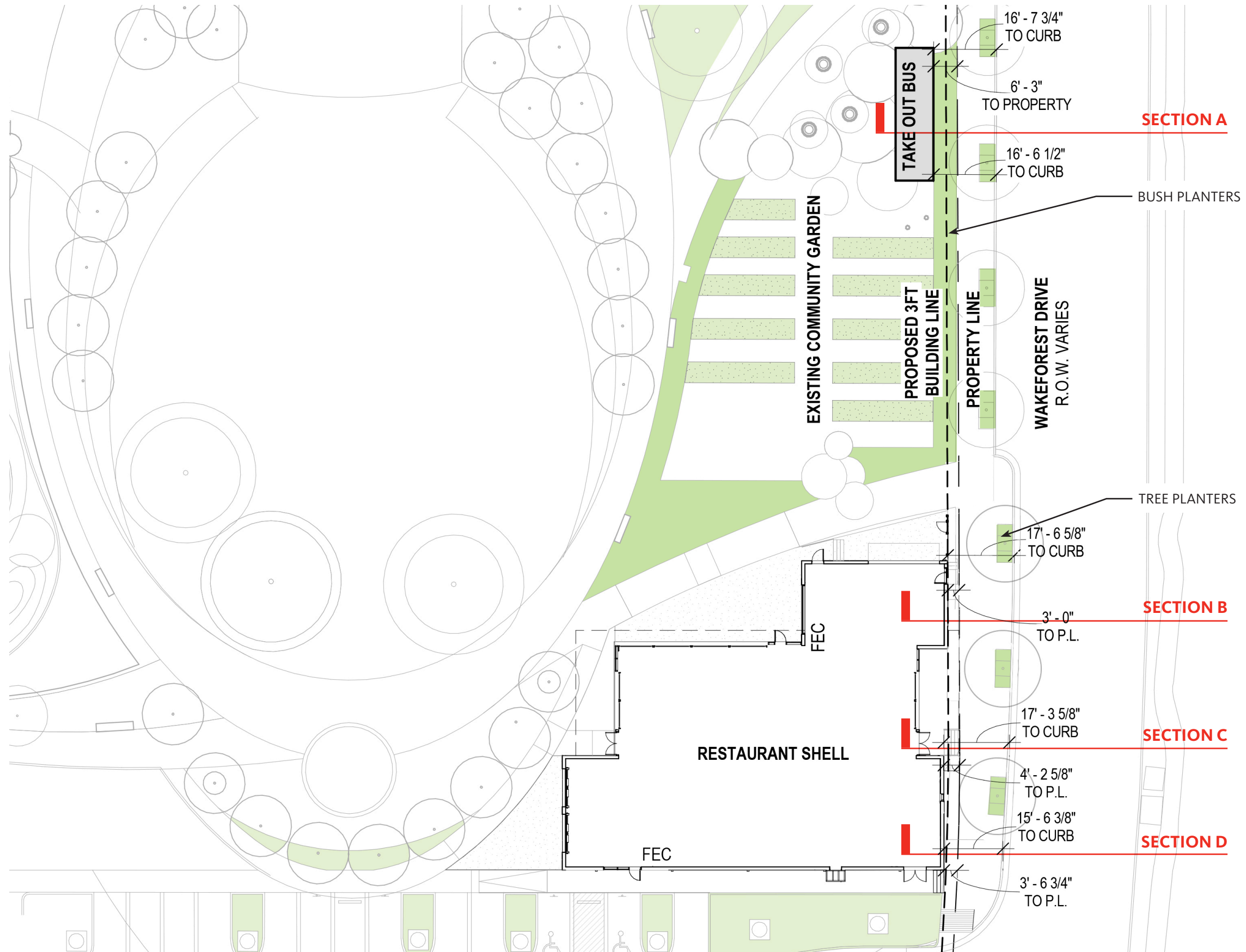




# Levy Park Site Plan

Not To Scale

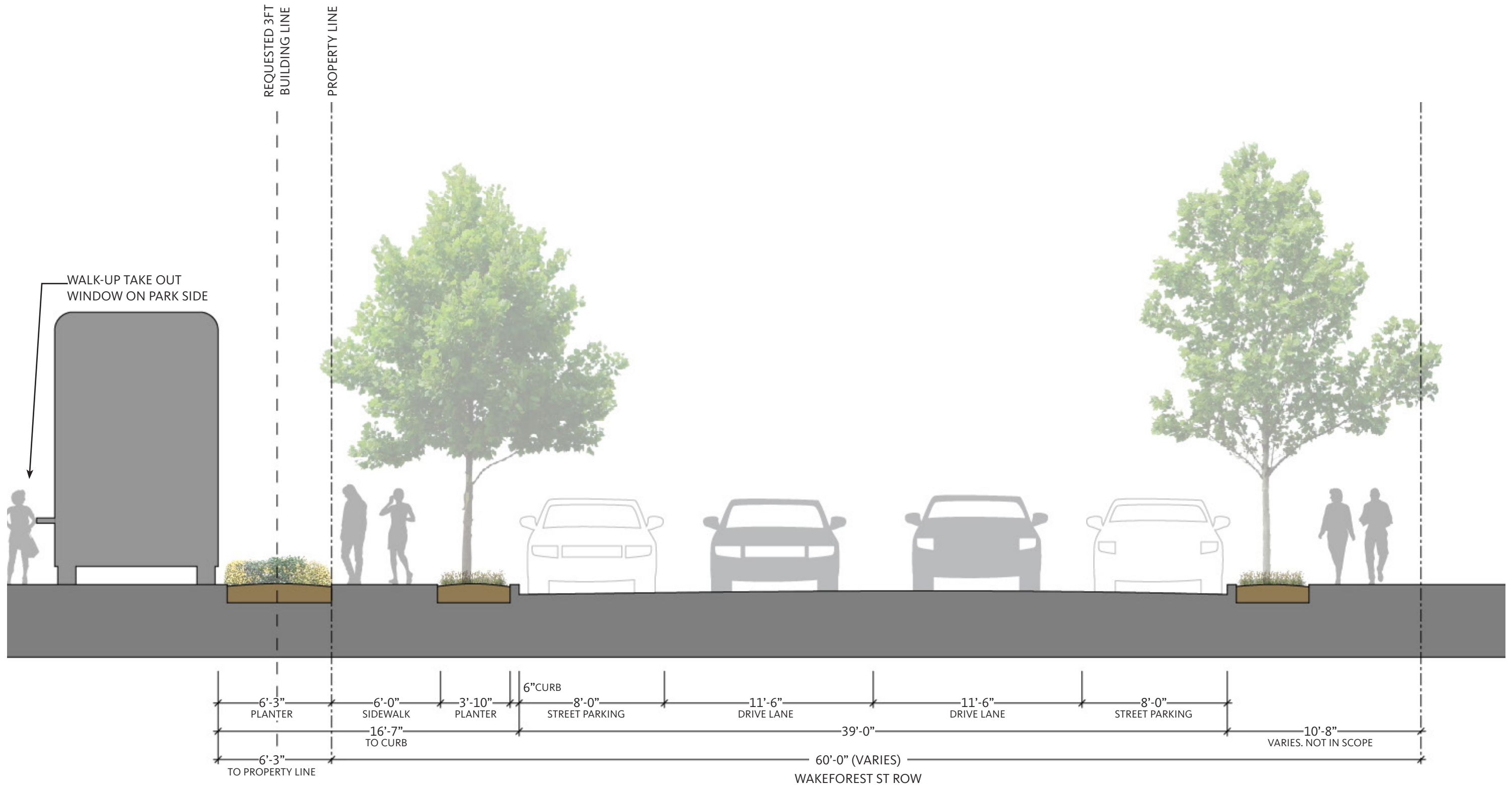




# Enlarged Site Plan

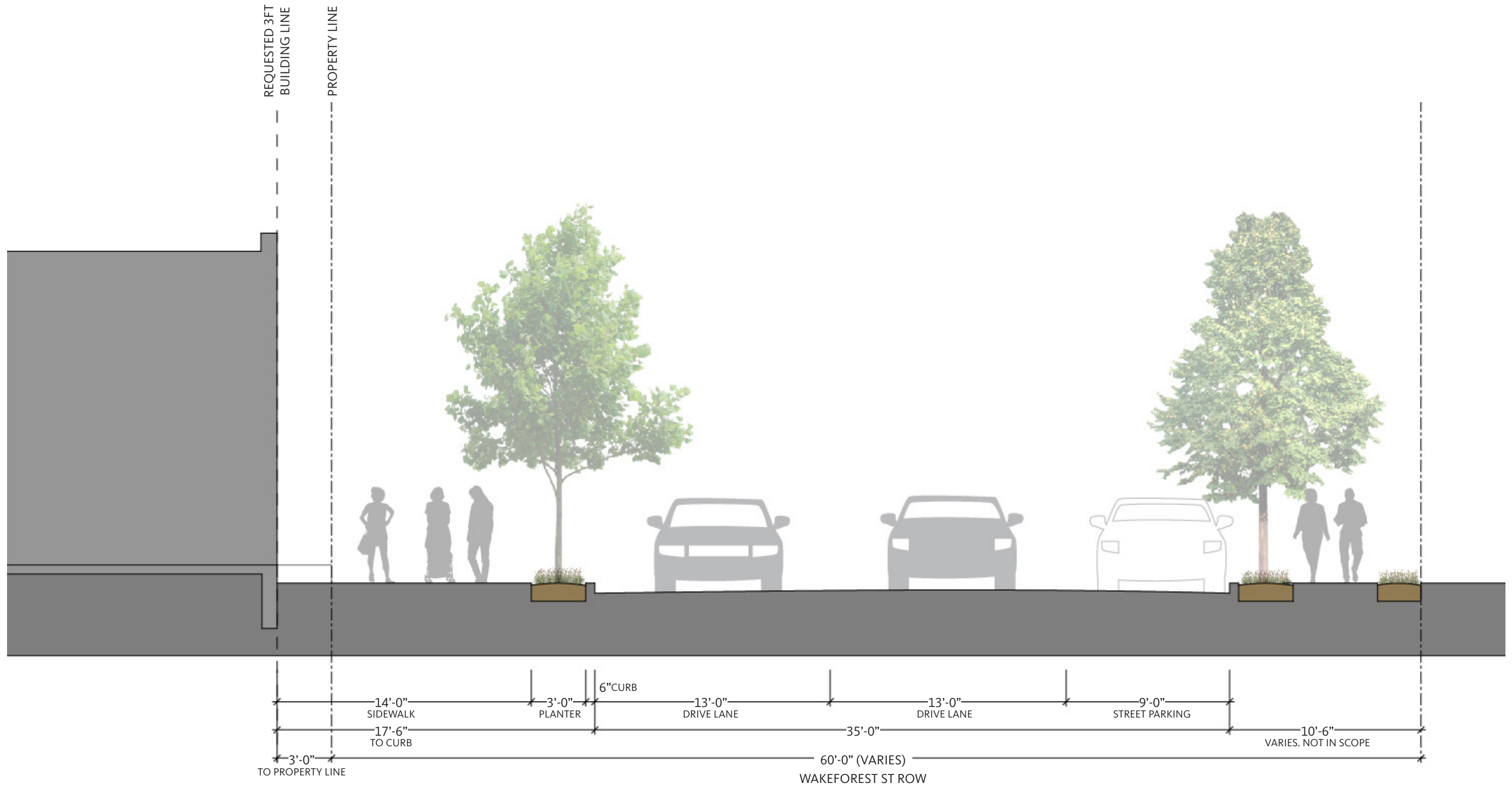
Not To Scale





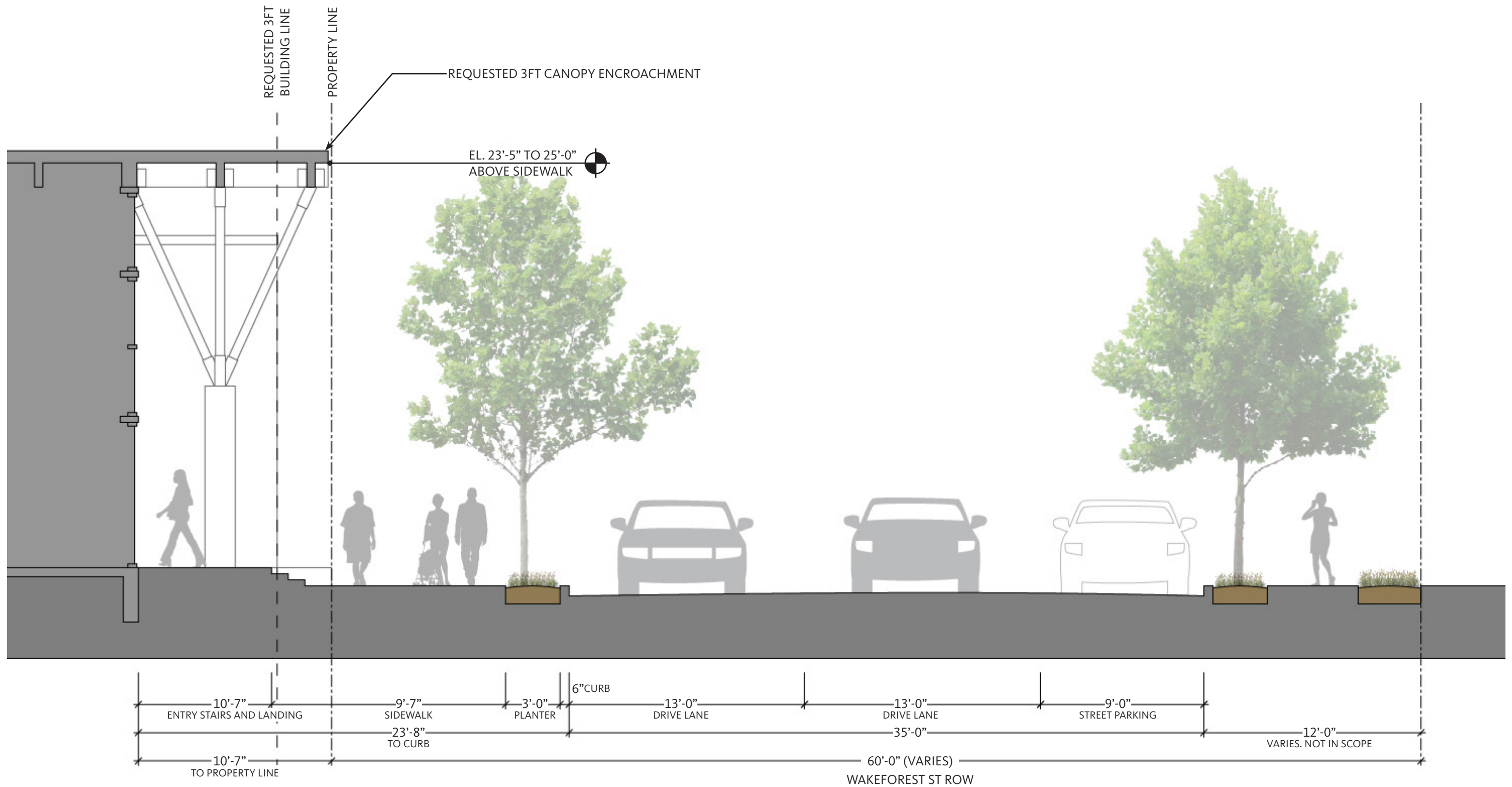
Street Section A





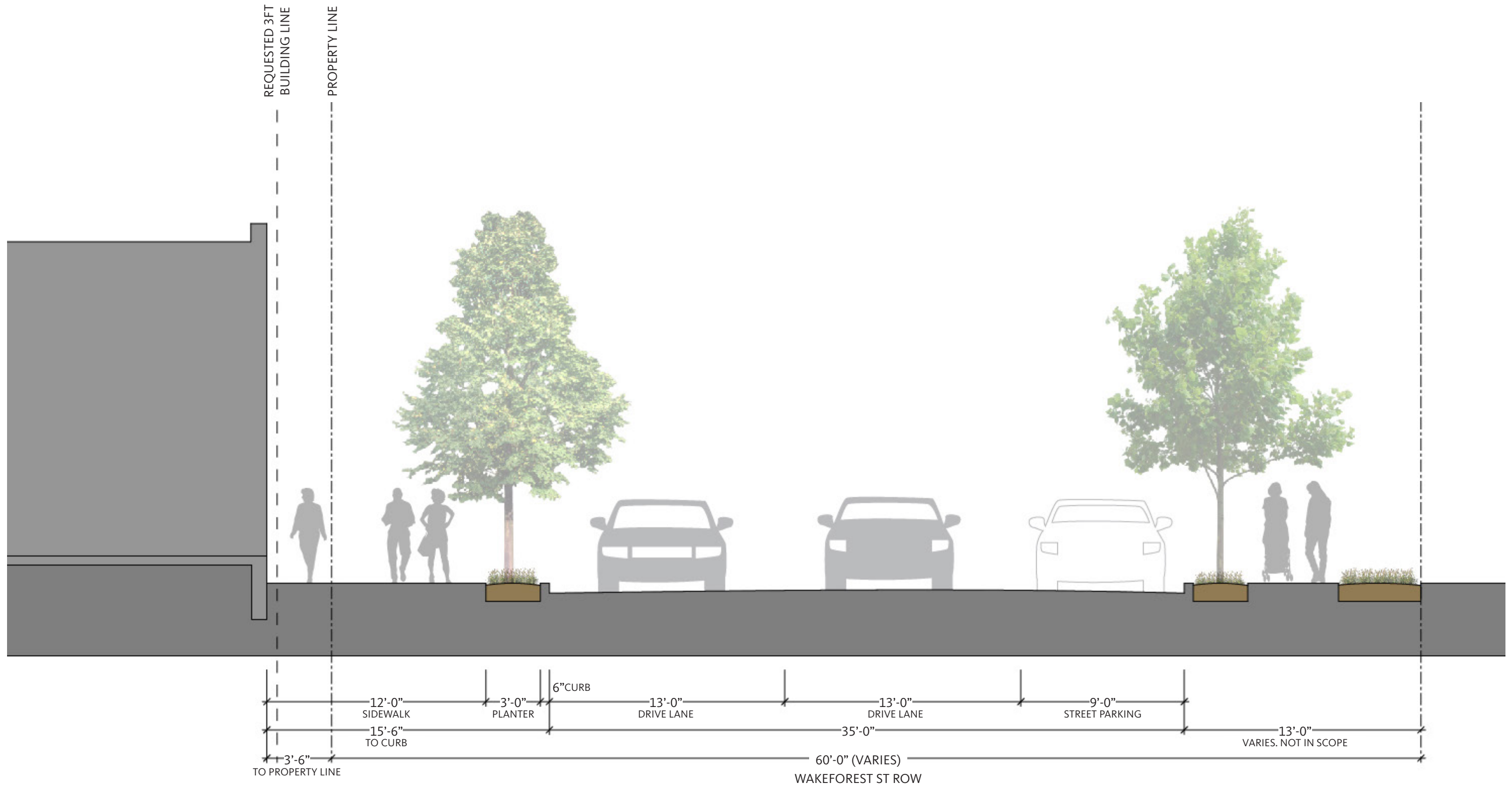
# Street Section B





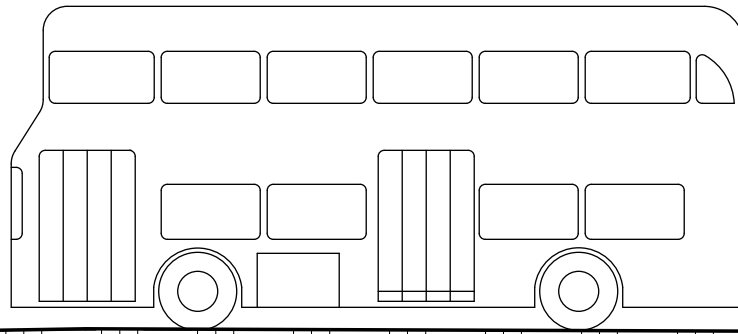
## Street Section C





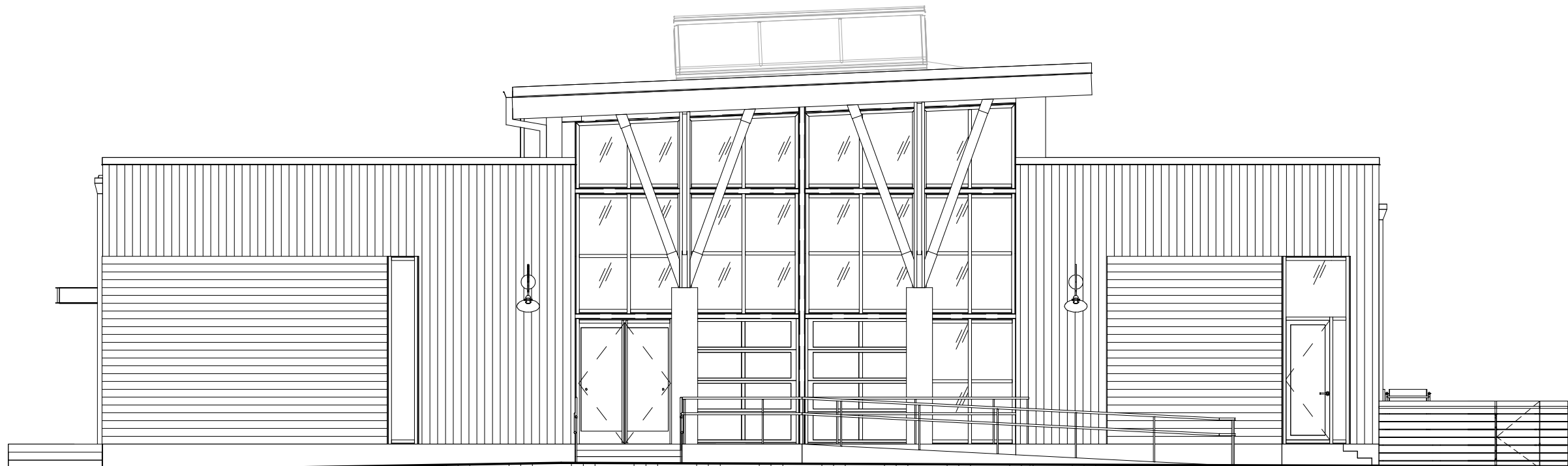
# Street Section D





## Take Out Bus Elevation

scale: 1/8" = 1'-0"



## Woodshed Restaurant Elevation

scale: 1/8" = 1'-0"









**Application Number:** 2018-0568

**Plat Name:** Levy Park replat no 1

**Applicant:** Windrose

**Date Submitted:** 03/19/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow reduced building setback of 3 feet on Wakeforest Street as opposed to the required 10-foot setback and to allow canopies to encroach 3 feet into the 3-foot building line

**Chapter 42 Section:** 42-150

**Chapter 42 Reference:**

Sections 42-150 "Building Line Requirement"

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The subject site is Levy Park, being approximately 6 acres located 460 feet north of the Southwest Freeway between Eastside Street and Wakeforest Street. The park is an urban multi-use recreational facility developed cooperatively between the City of Houston and the Upper Kirby District. The park currently includes amenities such as performance stages, dog parks, community gardens, and numerous heavily landscaped plazas, seating areas and walkways. The applicant desires to continue enhancing the park's level of service by constructing a new dining facility – the Woodshed Restaurant - at the southwest corner of the site on Wakeforest Street. The site would be eligible for reduced building setbacks through the Transit Corridor Ordinance ("TCO") as both Eastside and Wakeforest are designated as future streets on the Transit Corridor map. However, the fact that the subject site is a park with a large amount of open space that has no vertical footprint means that there is no possible way to meet the 50-percent building massing requirement in the TCO. While the TCO is not on the table, the applicant wants to construct their restaurant in the spirit of the TCO so it will be compatible with existing and future developments in the surrounding area that are able to opt-in. The hardship associated with this variance is that the restaurant cannot opt-in to the TCO because of the unique development characteristics created by the park. The restaurant building itself does meet the architectural requirements and overall intent of the TCO regulations. The applicant is requesting a 3-foot building setback along Wakeforest to bring the restaurant's façade and bus kiosk towards the street to preserve the 15 to 17-foot pedestrian realm that has already been established. Further, the applicant has agreed to relocate the existing tree wells from their mid-sidewalk location as far as possible towards the street to create a more inviting and unencumbered pedestrian experience. The applicant is also requesting a variance to allow the canopies attached to the restaurant to encroach 3 feet in to the building line so as much of the pedestrian realm can have covered shelter as possible. Approval of the variance is essential to the viability of the project, as forcing the restaurant away from the street will detract from the pedestrian-friendly design and overall function of the Levy Park site.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the variance are the unique development considerations of the park. Levy Park is already developed in line with the high-density, transit-oriented model. Without the variance, the proposed restaurant will be pushed back to the existing, platted 10-foot building line. This would create a separation of more than 24 feet from the back-of-curb, which is certainly not compatible with the surrounding development character. While the Upper Kirby District has developed the park to this point, the hardship was created by the TCO language that penalizes joint-use open space and commercial uses by preventing their buildings from opting in to the reduced setback provisions of the



TCO. These considerations result in circumstances that are not self-imposed by the applicant and that form sufficient grounds to grant the requested 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 new restaurant facility that is aesthetically pleasing and compatible with the pedestrian-friendly urban park setting. The requested variance will allow the applicant to put the building façade in an appropriate location to interface with the pedestrian realm on Wakeforest, which is the intent of the TCO. With the reduced building line and canopy encroachment, the applicant will be preserving an ideal pedestrian realm ranging from 15 to 17 feet adjacent to the restaurant.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public health, safety or welfare as adequate vehicular and pedestrian circulation and off-street parking will be available to the restaurant and park. The applicant's architect, Gensler, has designed the restaurant so that it compliments and effectively interfaces with the park. Further, the reduction of said building line and canopy encroachments will not impede the City's ability to maintain either adjacent street or their parkland.

**(5) Economic hardship is not the sole justification of the variance.**

The justification for the requested variances are the unusual physical development conditions that negatively affect the property. Without the variance, the new restaurant and park project would be less compatible with other high-density, urban themed uses in the surrounding area. Levy Park has been and will continue to be a very positive addition to the Upper Kirby District and we hope that the Planning Commission continues their support of the project.





**Application No:** 2018-0568

**Agenda Item:** 119

**PC Action Date:** 03/29/2018

**Plat Name:** Levy Park replat no 1

**Applicant:** Windrose

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 42-150**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

To allow reduced building setback of 3 feet on Wakeforest Street as opposed to the required 10-foot setback and to allow canopies to encroach 3 feet into the 3-foot building line;

**Basis of Recommendation:**

The site is located west of Kirby Drive, north of US 59, and south of Richmond Ave. The applicant is requesting a variance to allow a 3' BL for a restaurant and a 0' BL for a canopy along Wakeforest Street. Staff is in support of the request.

The proposed development is within the overall site plan for Levy Park, which is a joint venture between Upper Kirby Management District and the City of Houston.

The site is adjacent to type A Streets which are eligible for the transit corridor performance standards, but the applicant will be unable meet the minimum 50% façade requirement along the eastern property boundary due to the remainder of the site being used as a public park.

The proposed restaurant is on an existing park which is an unusual physical characteristic, however the applicant is proposing pedestrian amenities consistent with the intent and purpose of the transit corridor ordinance such as sidewalks ranging from 6 feet to 14 feet, transparency, min 3-inch caliper trees, and a pedestrian realm ranging from 15-23 feet.

The granting of the variance will not be injurious to the public health, safety or welfare by allowing for an enhanced pedestrian realm and a development that interacts with Levy Park. Therefore staff's recommendation is to grant the requested variance and the plat subject to the CPC 101 form conditions.

**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The proposal meet most of the transit corridor ordinance requirements except for the minimum 50% façade requirement along the eastern property boundary due to the remainder of the site being used as a public park.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant; the site is an existing park

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this chapter will be preserved and maintained ;the sidewalks will range from 6 feet to 14 feet, transparency, min 3-inch caliper trees, and a pedestrian realm ranging from 15-23 feet.

**(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 by allowing for an enhanced pedestrian realm for a public amenity.

**(5) Economic hardship is not the sole justification of the variance.**

Existing site conditions and the current transit corridor ordinance requirement is not conducive for a public park. The land use is the justification for the granting of the variance.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 120  
**Action Date:** 03/29/2018  
**Plat Name:** McKinney Development  
**Developer:** 2617 McKinney, LLC  
**Applicant:** Windrose  
**App No/Type:** 2018-0443 C2

**Staff Recommendation:**  
Defer Applicant request

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

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

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

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

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

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

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

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



# Houston Planning Commission

**ITEM: 120**

Planning and Development Department

Meeting Date: 03/29/2018

**Subdivision Name: McKinney Development**

**Applicant: Windrose**



**D – Variances**

**Site Location**



# Houston Planning Commission

ITEM: 120

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: McKinney Development

Applicant: Windrose



D – Variances

Subdivision



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# Houston Planning Commission

## ITEM: 120

Planning and Development Department

Meeting Date: 03/29/2018

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**Subdivision Name: McKinney Development**

**Applicant: Windrose**



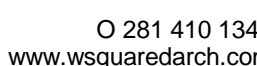
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**D – Variances**

**Aerial**

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## ISSUES AND REVISIONS

McKINNEY  
2617 McKINNEY

SHEET TITLE

## SITE PLAN

SHEET NUMBER

A111  
18.05

PROJECT #

©2018 W SQUARED DESIGN, INC.  
Architect shall own the overall conceptual design prepared and developed for the project on the intangible exclusive rights or copyright therein.

**2617 McKINEY, SUITE A**  
**NAME= "FUTURE TENANT"**  
**USE CLASSIFICATION= RETAIL SERVICES (CLASS 8c)**  
**PARKING REQUIRED= 4:1000 (RETAIL STORE)**  
**SF = 2300 SF, (9) PARKING STALLS**  
**REQUIRED SPACES = 9**

2617 McKINNEY, SUITE B  
NAME= \*FUTURE TENANT\*  
USE CLASSIFICATION= RETAIL SERVICES (CLASS 8c)  
PARKING REQUIRED= 4:1000 (RETAIL STORE)  
SF = 1300 SF, (5) PARKING STALLS  
REQUIRED SPACES = 5

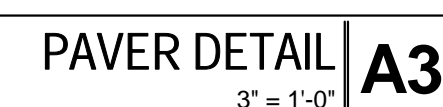
**TOTAL PARKING REQUIRED: 14 STALLS**

**BIKE PARKING REDUCTION [SEC 26-497]**  
**10% X 14 = 1.4 STALLS OR (1) STALL**

**OFF-SITE PARKING [SEC 26--499]:**  
25% X 14 = 3.5 STALLS OR (4) STALLS

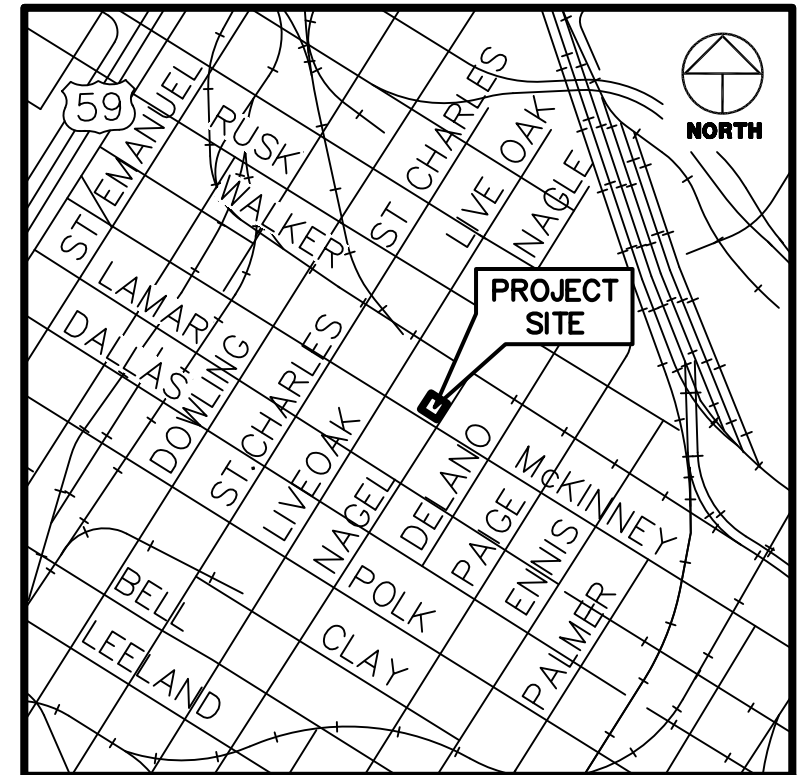
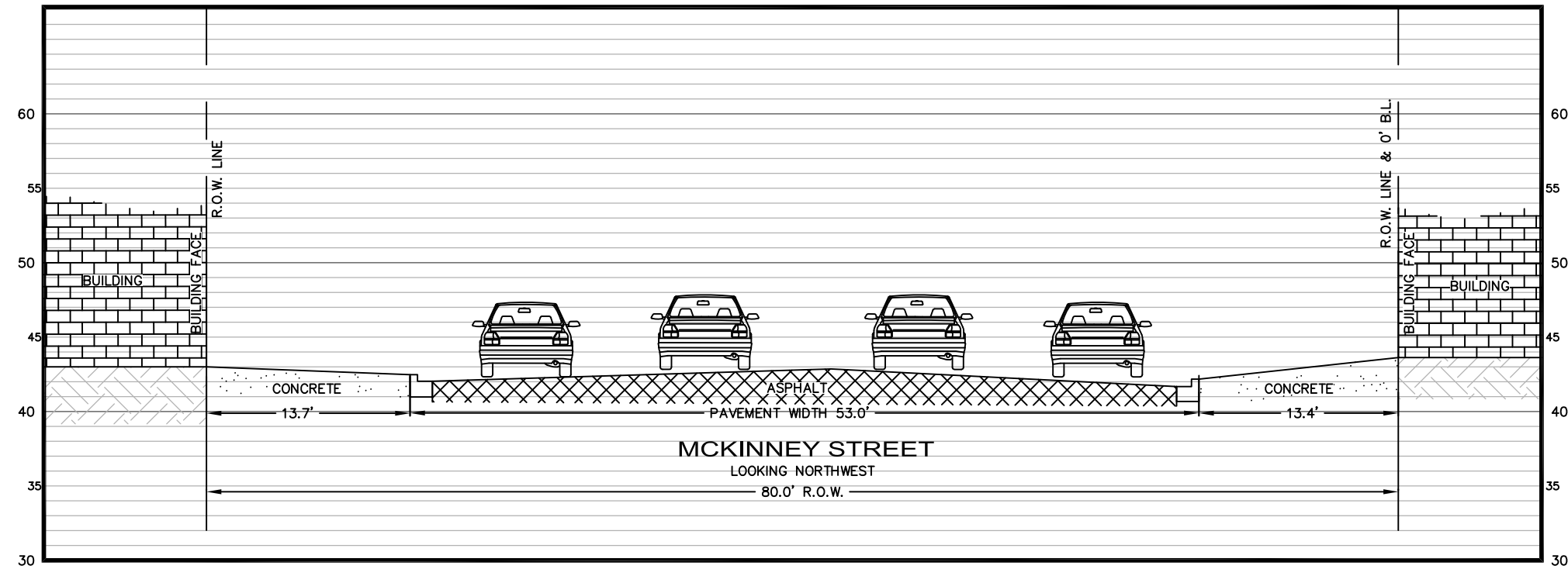
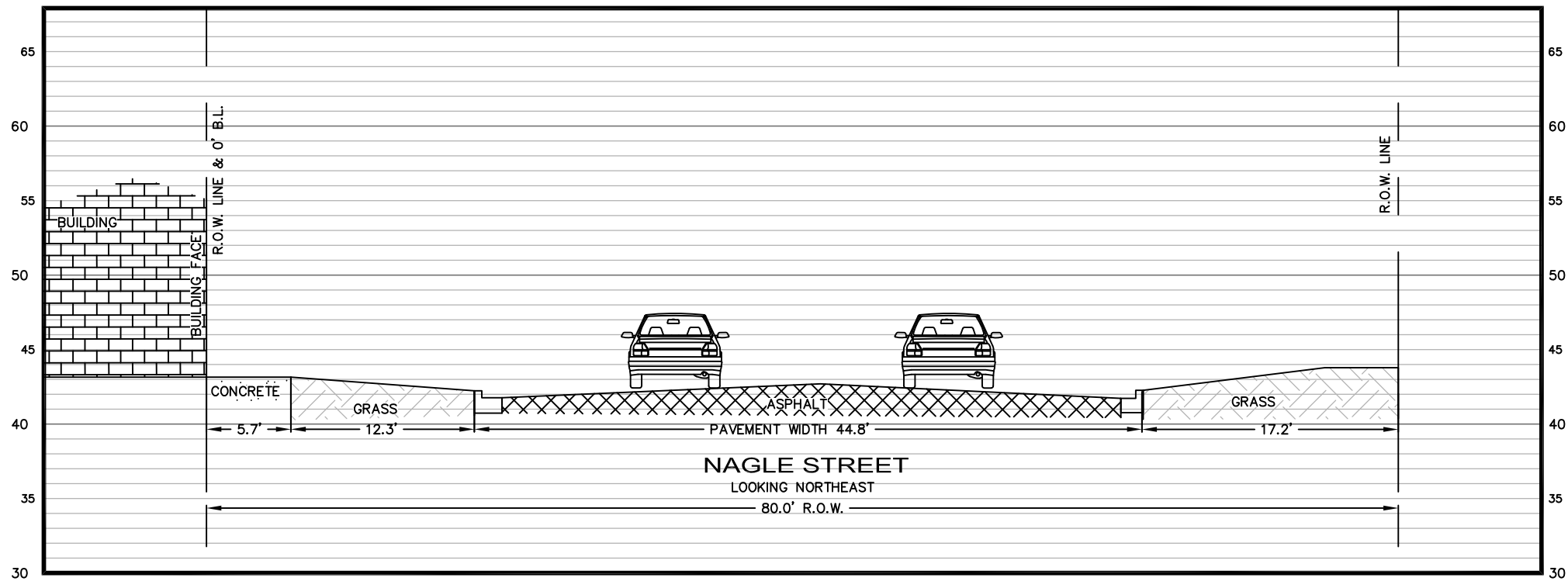
**TOTAL REDUCED PARKING: (5) STALLS**

TOTAL PARKING STALLS REQUIRED= 9 SPACES  
TOTAL PARKING STALLS PROVIDED= 10 SPACES  
\*\*THIS LOT MEETS OR EXCEEDS THE CITY OF HOUSTON PARKING REQUIREMENTS\*\*

D:\ARCH\Project\SWAGL\_CLOUD\18.05-TPCMcKinney\DWG\1805-McKinney-Model\_Arch.rvt  
3/22/2018 10:24:45 AM



Z:\54145-2617 MCKINNEY STREET COMMERCIAL\PLAT\54145-PROFILE-3D.DWG -- TWHATLEY -- 03/20/18



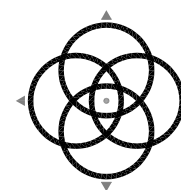
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

## VICINITY MAP

SCALE: 1" = 2000'

IMPROVEMENTS PROFILE EXHIBIT  
MCKINNEY STREET AND NAGLE STREET  
SITUATED IN THE  
JAMES WELLS SURVEY  
ABSTRACT NO. 832  
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

SCALE:	1" = 10'	DATE:	03-02-2018
DRAWN BY:	TMW	REV:	
CHECKED BY:	-	REV:	
JOB NO.	54145-PROFILE-3D	REV:	
SHEET 1 OF 1		REV:	

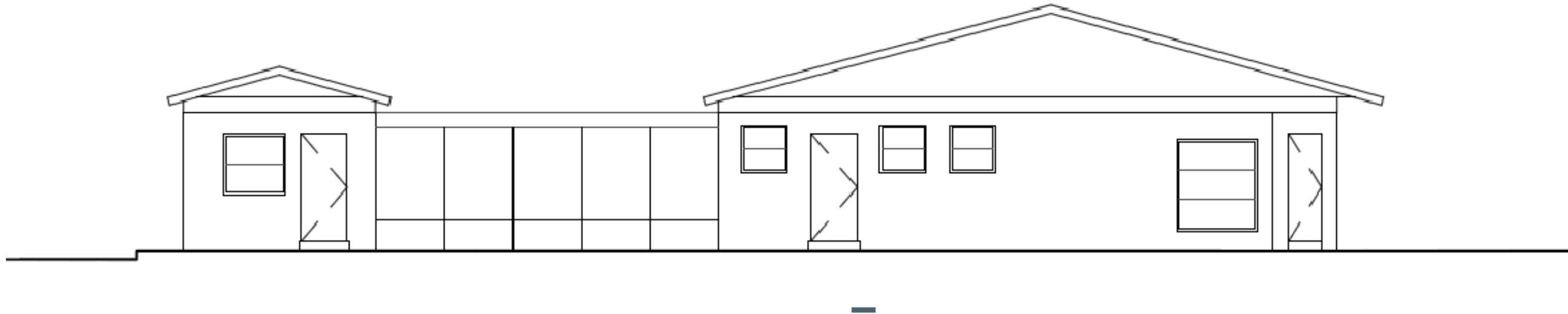


**WINDROSE**  
LAND SURVEYING | PLATTING

3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

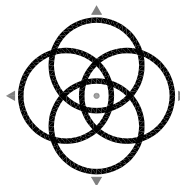


Z:\54145-2617 MCKINNEY STREET COMMERCIAL\PLAT\54145-ELEVATION EXHIBIT-180321.DWG -- LBELL -- 03/21/18



ELEVATION EXHIBIT  
MCKINNEY STREET AND NAGLE STREET  
SITUATED IN THE  
JAMES WELLS SURVEY  
ABSTRACT NO. 832  
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

SCALE:	1" = 10'	DATE:	03-02-2018
DRAWN BY:	TMW	REV:	
CHECKED BY:	-	REV:	
JOB NO.	54145-PROFILE-3D	REV:	
SHEET 1 OF 1		REV:	



**WINDROSE**  
LAND SURVEYING | PLATTING

3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM





**Application Number:** 2018-0443  
**Plat Name:** McKinney Development  
**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 a reduced building line of 0-feet along a portion of McKinney Street, instead of the required 10'.

**Chapter 42 Section:** 42-150 and 42-161

**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; Local Street, All others – 10 feet." 42-161 states that, "The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection."

### 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 northwest intersection of Nagle Street and McKinney Street. The site contains two buildings and a covered walkway that were built on the property line in 1930. The most recent land use on the site was a scrap metal operation that is out of business. The applicant recently purchased the property and desires to remodel and connect the existing structures in to a Pilates studio and coffee shop. The two existing buildings on-site are grandfathered at their current 0-foot setback as no major modifications/renovations are planned - they will be punching holes to connect the buildings but there will be no additional square footage added to the existing buildings or anything more structural than door openings. However, the new connection between the two buildings requires a reduced building line variance. Redeveloping this property as planned will create a unique facility that will dramatically improve the development character of the area. Without the variance, the applicant will not be able to join the existing buildings in to one single building footprint at a reasonable location. Keeping the existing, well-maintained buildings is essential to the financial metrics of the project and is consistent with the City's goal of preserving and creatively reusing existing buildings. Given the current development conditions, the replat with associated variance is the only possible way for the applicant to derive reasonable use of their land. Also note that if this submittal is successful, the applicant will be applying for an agreement with the City for the portion of the smaller building that encroaches in to the right-of-way for McKinney Street to cover the adjacent sidewalk.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the variance are the unique development considerations of the property, including several existing buildings that were built on or over the property line in 1930. The reduced building line variance will allow the applicant to preserve the existing structures and create a unified building footprint that will be viable in the market and compatible with the surrounding neighborhood. If the Commission does not grant the variance, the applicant will have two suboptimal structures that have little to no market value and the City will have lost an opportunity to revitalize the area.

**(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 development that is compatible with and complimentary to the community. The reduced building line variance will allow the applicant to preserve and expand the existing buildings that have been in place for over 88 years while creating a unified, substantially more viable facility that complies with City Codes.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public health, safety or welfare as adequate vehicular and pedestrian circulation exists and will be maintained after the proposed expansion. The reduction of the building setback will not impede the City's ability to access or maintain any of the surrounding rights-of-way.

**(5) Economic hardship is not the sole justification of the variance.**

The justifications for the requested variance are the existing, grandfathered structures and the prevailing development character of the area. The applicant desires to retain the existing buildings and further develop the site to join the two buildings to create viable lease square footage in-line with the City's development regulations and Ordinance requirements. The surrounding development character supports the variance as numerous structures throughout the neighborhood have reduced building setbacks and other pedestrian-friendly elements. The reduced building line is a reasonable accommodation that preserves the property value and creates a more attractive and sustainable development for the community.





**Application No:** 2018-0443

**Agenda Item:** 120

**PC Action Date:** 03/29/2018

**Plat Name:** McKinney Development

**Applicant:** Windrose

**Staff Recommendation:** [Defer Applicant request](#)

**Chapter 42 Sections:** [42-150](#) and [42-161](#)

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

[To allow a reduced building line of 0-feet along a portion of McKinney Street, instead of the required 10'. ;](#)

**Basis of Recommendation:**

The site is located at the north-west intersection of Nagel Street and McKinney Street, east of downtown. The applicant is requesting a reduced building line of zero feet for a portion along McKinney Street for a new commercial addition. Staff recommends deferring the application for two weeks 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

[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:** 121  
**Action Date:** 03/29/2018  
**Plat Name:** Puebla Comiskey  
**Developer:** C&C surveying, Inc.  
**Applicant:** C & C Surveying, Inc  
**App No/Type:** 2018-0196 C2

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

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.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

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

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

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

Harris County Flood Control District: Flood Control review - Include Harris County Fee information preservation/conservation program (see uploaded PDF).

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

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

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

County has no objections to variance request.



# Houston Planning Commission

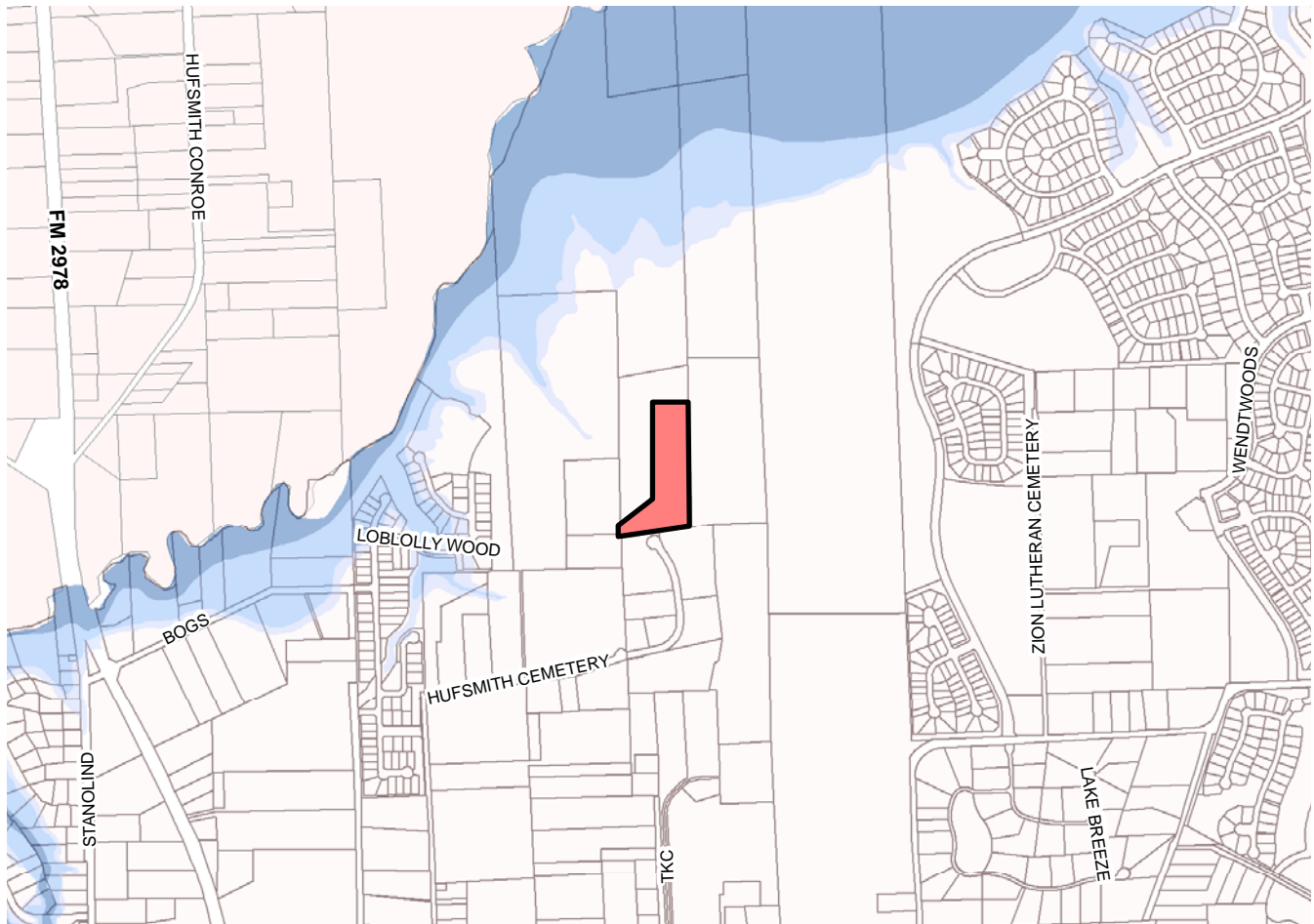
ITEM: 121

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Puebla Comiskey (DEF1)

Applicant: C & C Surveying, Inc



D – Variances

Site Location



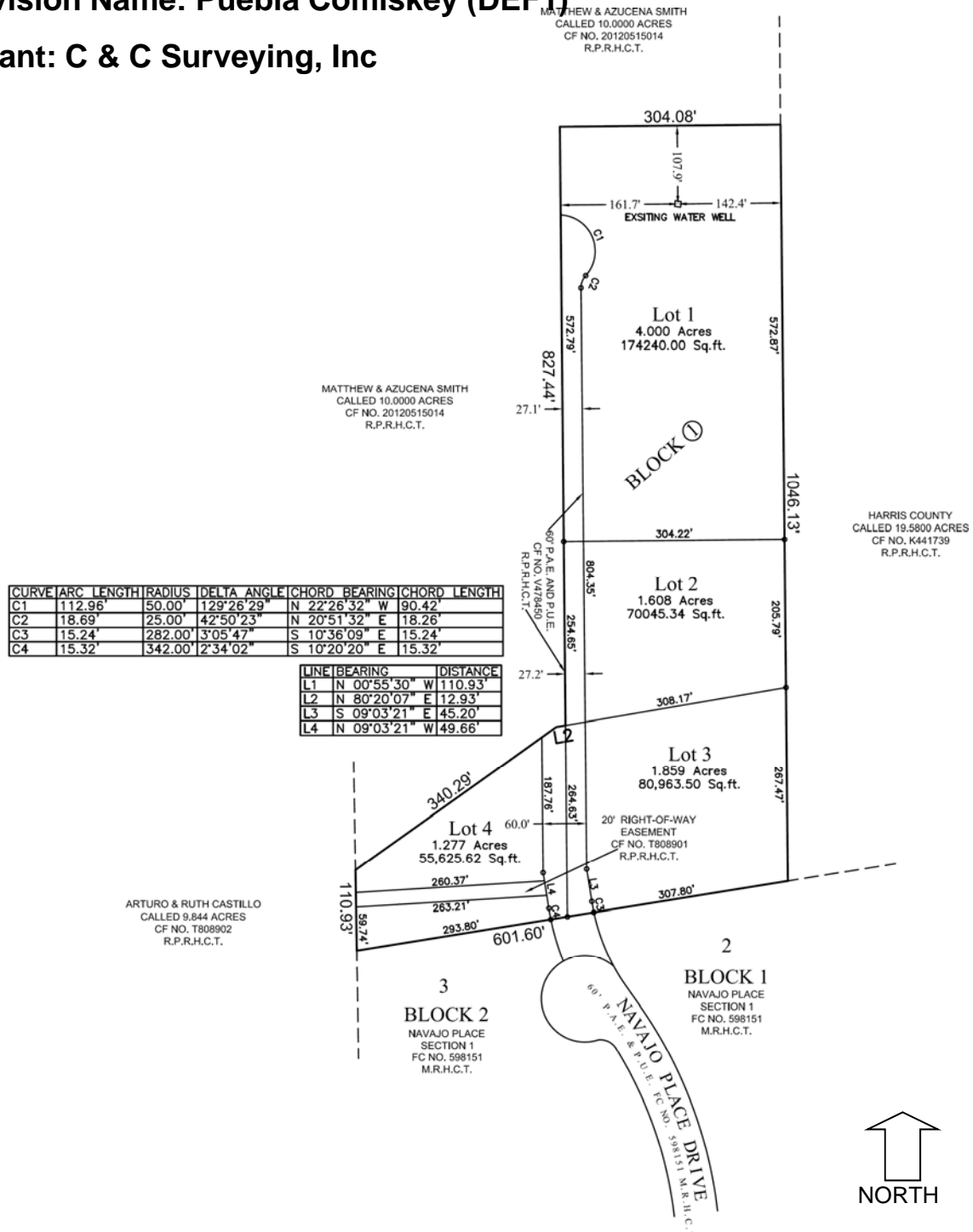
**ITEM: 121**

## Planning and Development Department

**Meeting Date: 03/29/2018**

**Subdivision Name: Puebla Comiskey (DEF1)**

**Applicant: C & C Surveying, Inc**



## D – Variances

## Subdivision



# Houston Planning Commission

ITEM: 121

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Puebla Comiskey (DEF1)

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 create four lots taking access from a recorded access easement rather than a public street or PAE.

**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;**

Strict application of direct access to a public road would not allow this project to be possible as the subject tracts within this plat application have no direct access to a public road. This lack of access was not created by the owners but by previous owner(s) of the parent tract.

**(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;**

The granting of this variance will do nothing but allow the owners to subdivide their parcels with direct access only by a recorded access easement. This will not be adverse to the intent and general purpose of this chapter. Without a variance, the owner would never be able to develop their property.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of this variance will do nothing but allow the owners to subdivide their parcels with direct access only by a recorded access easement. This will not be injurious to 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. Economic hardship is not a factor in their decision to subdivide. They are simply attempting to achieve the highest and best use of their property.





**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 exceed 1400' intersection spacing requirements by not extending a stub street from the west through the subject tract.

**Chapter 42 Section:** 42-128, 134

**Chapter 42 Reference:**

42-128-Each local street shall intersect with a street... at least every 1400 feet. 42-134-A public street that terminates at the boundary of a plat previously approved by the commission without the means for 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**

NA

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Strict application of having an intersecting street within 1400 feet of the subject property would not allow this project to be possible. It would be impractical to create an intersecting street within this property as there would be very little other property to be served due to its location. There is a stubbed-out street to the west within the Fairway Farms subdivision but it would have to cross two other landowners to reach the subject property and would simply end at this property since the subject tract is bounded on the east by a county park. Spring Creek is close by to the north so it would also be impractical to extend the the access easement serving this tract to the north to achieve the required intersection.

**(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 created by previous owners without being withing 1400 feet of an intersecting street. The owners did not create the hardship. The creation of an intersecting street is impractical due to the location of the property.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The granting of this variance will do nothing but allow the owners to subdivide their parcels without having to create an intersecting street with little purpose for this tract or the surrounding tracts. This will not be adverse to the intent and general purpose of this chapter. Without a variance the owners would never be able to develop their property.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of this variance will do nothing but allow the owners to subdivide their parcels without having to create an intersecting street. Not only would an intersecting street be impractical, it would be of little use to this tracts an the surrounding tracts due to the location of this tract and the character of the surrounding tracts. This will not be injurious to 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. Economic hardship is not a factor in their decision to subdivide. The are simply attempting to achieve the highest and best use for their property.





**Application No:** 2018-0196

**Agenda Item:** 121

**PC Action Date:** 03/29/2018

**Plat Name:** Puebla Comiskey

**Applicant:** C & C Surveying, Inc

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections:** 188; 42-128, 134

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

To create four lots taking access from a recorded access easement rather than a public street or PAE.;

To exceed 1400' intersection spacing requirements by not extending a stub street from the west through the subject tract. ;

**Basis of Recommendation:**

The site is located within Houston's ETJ in Harris County east of FM 2978 and south of Spring Creek.

The applicant proposes 4 lots and is requesting two variances: 1 for these lots to take access from a 60' access easement rather than a public street or PAE, and 2 to not extend a stub street, Torry Brook Trail, through the subject site.

Staff is in support of both requests.

The site is located in northern Harris County along a private access easement south of Spring Creek. The applicant proposes creating four lots along an existing access easement called Navajo Place Drive. This 60' wide paved easement will connect these lots to the nearest public street, Huffsmith Cemetery Drive. Strict interpretation of Chapter 42 would require the applicant to acquire more property in order to connect these lots to a public street. Granting the requested variance to utilize an access easement is consistent with the intent and general purpose of Chapter 42 as the easement serves a similar purpose as a public street.

The applicant is also required to extend a stub street through the subject tract from the nearby Fairway Farms GP in order to satisfy intersection spacing requirements. The subject tract is bound on the east by a public park and a general plan that was granted a variance to not extend a stub street to the west. The subject property is also just south of the Spring Creek floodway, which is approximately 2000' wide. Granting the requested variance to not extend the stub street through the tract is consistent with sound public policy as extending the street beyond the plat boundary would be impractical.

Staff recommends granting the variance and approving the plat per the cpc 101 form conditions.

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**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

NA

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The applicant is required to extend a stub street through the subject tract from the nearby Fairway Farms GP in order to satisfy intersection spacing requirements. The subject tract is bound on the east by a public park and a general plan that was granted a variance to not extend a stub street to the west. The subject property is also just south of the Spring Creek floodway, which is approximately 2000' wide. Granting the requested variance to not extend the stub street through the tract is consistent with sound public policy as extending the street beyond the plat boundary would be impractical.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**



Granting the requested variances is justified by the 60' existing easement and the barriers that would make extending the stub street impractical. Neither of these factors represent a hardship created by the applicant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The site is located in northern Harris County along a private access easement south of Spring Creek. The applicant proposes creating four lots along an existing access easement called Navajo Place Drive. This 60' wide paved easement will connect these lots to the nearest public street, Huffsmith Cemetery Drive. Strict interpretation of Chapter 42 would require the applicant to acquire more property in order to connect these lots to a public street. Granting the requested variance to utilize an access easement is consistent with the intent and general purpose of Chapter 42 as the easement serves a similar purpose as a public street.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Taking access from an existing easement and not extending a stub street from the west would not affect public health safety or welfare.

**(5) Economic hardship is not the sole justification of the variance.**

Granting the requested variances is justified by the 60' existing easement and the barriers that would make extending the stub street impractical. Neither of these factors represent an economic hardship.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 122  
**Action Date:** 03/29/2018  
**Plat Name:** Sendero Tract Sec 7  
**Developer:** Meritage Homes  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No/Type:** 2018-0567 C3P

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

Total Acreage:	16.7000	Total Reserve Acreage:	1.4300
Number of Lots:	79	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 132
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524L	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. Sendero Tract Canyon Fields Drive Street Dedication 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)

Add the following note to the  
face of the plat:

1. The Houston Planning Commission  
granted a variance to allow excessive  
intersection spacing along the plat's  
western 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) Revise the corner radius at Canyon Fields and Mirandola to 30'  
2) Provide recording information for UEs proposed outside the plat boundary  
3) Provide additional UEs adjacent to 50' ROWs per 5.5.B.2.  
4) Submit civil construction plans  
5) Submit FP to FBC for formal review  
6) This does not constitute a formal review by FBC as not all review comments are provided in this portal





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 122

**Action Date:** 03/29/2018

**Plat Name:** Sendero Tract Sec 7

**Developer:** Meritage Homes

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

**App No/Type:** 2018-0567 C3P

**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

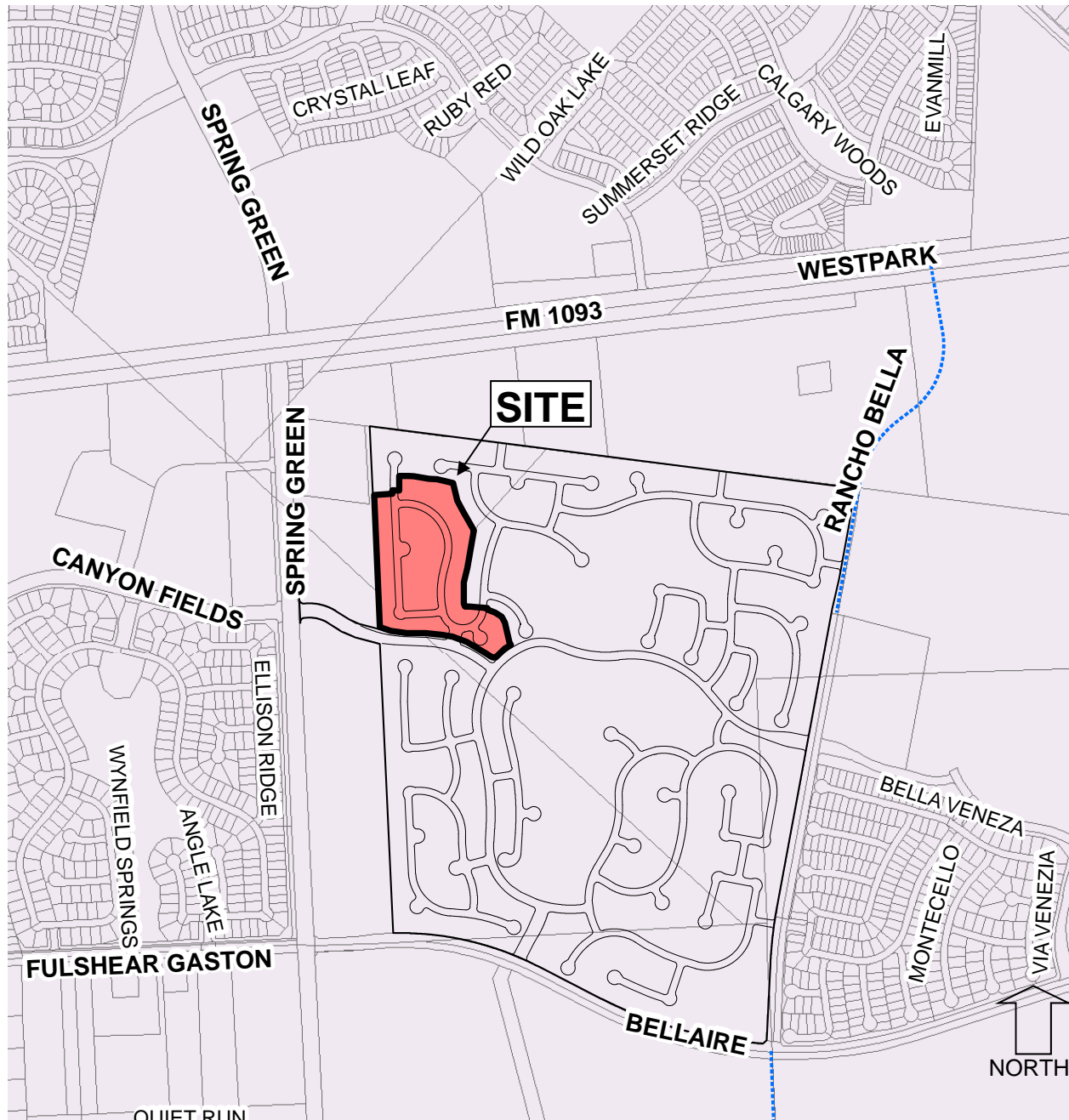
ITEM: 122

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Sendero Tract Sec 7

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Site Location



## Subdivision



# Houston Planning Commission

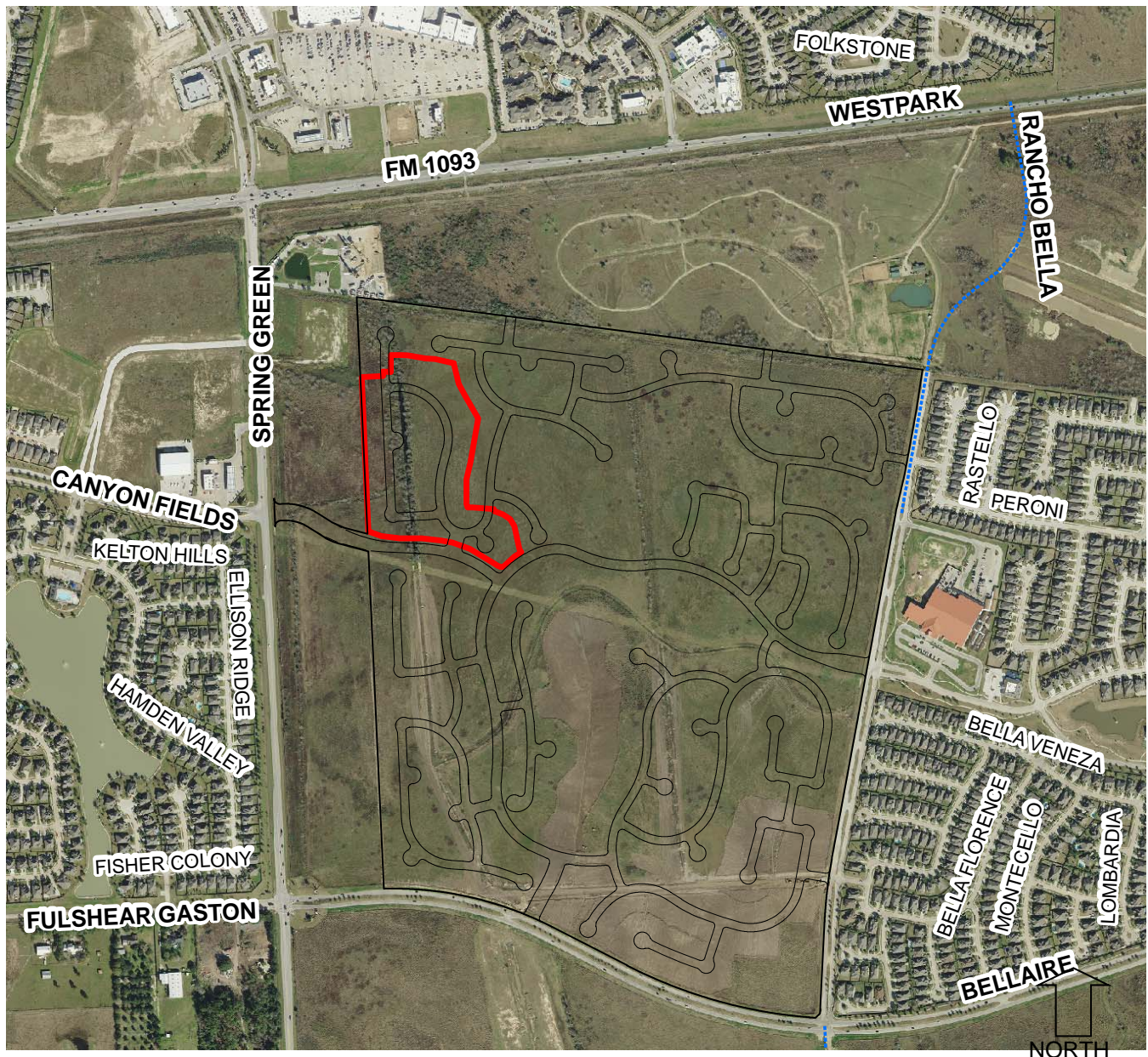
ITEM: 122

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Sendero Tract Sec 7

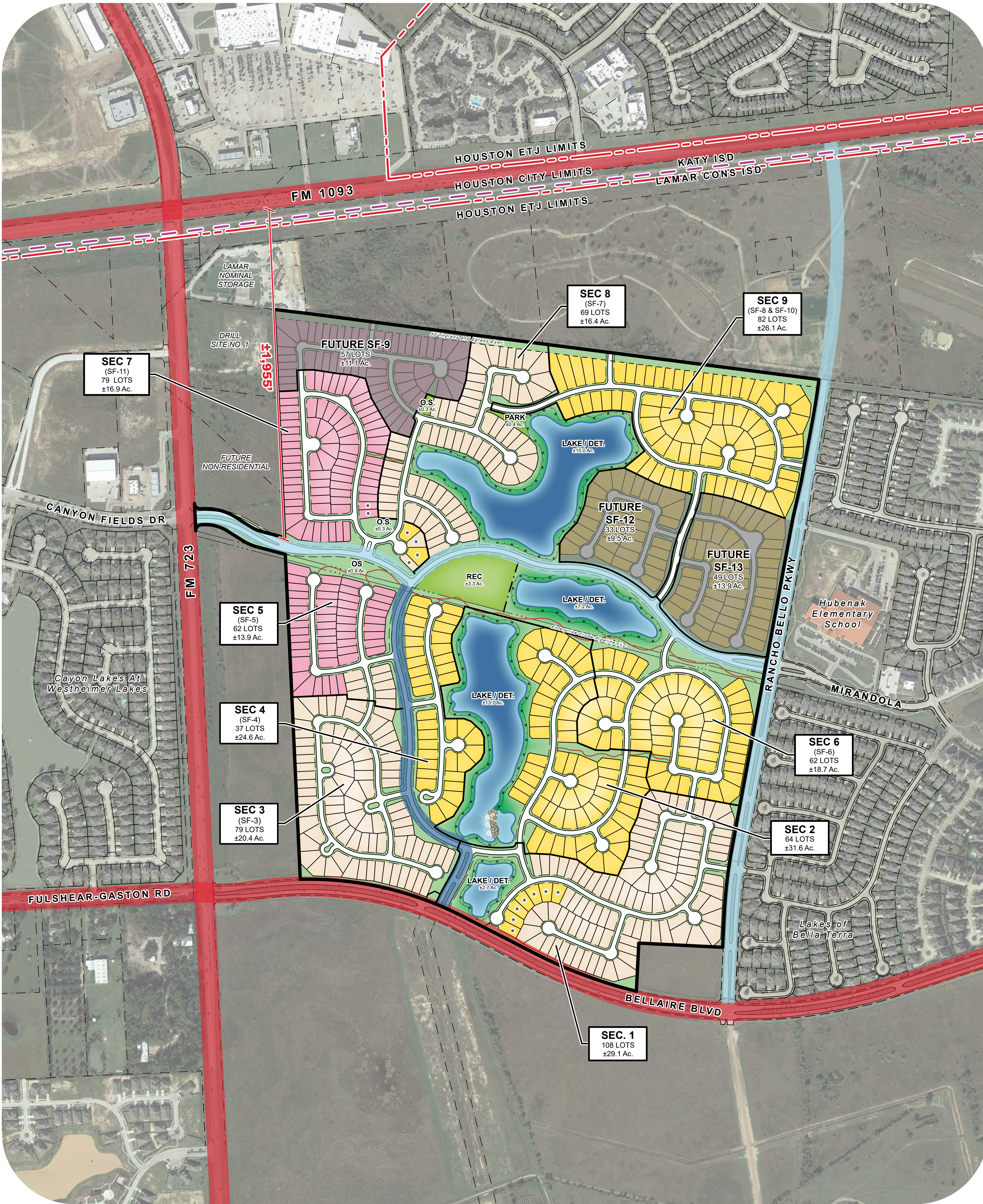
Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Aerial





a variance exhibit for

# SENDERO TRACT

## SECTION 7

prepared for

## MERITAGE HOMES

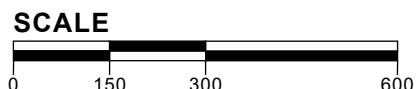
- LEGEND**
- DESIGNATED MAJOR THOROUGHFARE
  - DESIGNATED COLLECTOR
  - VOLUNTARY COLLECTOR



— Land Planning Consultants —  
23501 Cinco Ranch Blvd., Suite A-250  
Katy, Texas 77494

7000 North Mopac, Suite 330 Austin, TX 78731  
2595 Dallas Parkway, Suite 204 Frisco, TX 75034

Tel: 281-579-0340



MARCH 26, 2018  
KGA #23003

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**Application Number:** 2018-0567

**Plat Name:** Sendero Tract Sec 7

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

**Date Submitted:** 03/19/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To not provide a stub street to the western project boundary, resulting in an intersection spacing of  $\pm 1955'$ .

**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...

### 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 Sendero Tract is a  $\pm 256$ -acre single-family residential community located southwest of central Houston on Bellaire Blvd, south of FM 1093 (Westpark Tollway) and slightly west of TX-99 (the Grand Parkway). Bellaire Blvd forms the southern project boundary. To the east is the Lakes of Bella Terra development; to the west is undeveloped acreage that divides the project from FM 723; to the north is the Lakes of Bella Terra West GP, a proposed single-family development. Along the western boundary, the Sendero Tract is separated from FM 723 by undeveloped acreage approximately 550' wide. This property is ideal for non-residential development fronting on FM 723, such as commercial or multi-family development. A designated collector street, Canyon Fields Drive, extends across this acreage tract to connect the Sendero Tract to FM 723. The distance from Canyon Fields Drive north to FM 1093 is approximately  $\pm 1955'$  along the western project boundary. No stub streets are proposed within this distance. The intersection spacing along FM 723 is sufficient, since FM 723 is a designated major thoroughfare. Along the project boundary, the 1400' intersection spacing falls approximately at the northern corner of the Sendero Tract. Part of this span is blocked by a designated drill site. The remaining distance is adjacent to Section 7 of the Sendero Tract. It is highly unlikely that the adjacent acreage tract would develop as single-family residential, which means a stub street from Sendero Tract Sec 7 is unlikely to be extended. If a stub street was pushed through to FM 723, it would invite traffic from incompatible land uses into the residential neighborhood.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The existing property configurations and likely development patterns are the supporting circumstances for this request and are not the result of a hardship created or imposed by the applicant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intersection spacing along the thoroughfare is within the maximum for that standard, and a stub street from the subject site would invite cut-through traffic between incompatible land uses; therefore granting the variance will preserve and maintain 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 create any unsafe traffic conditions nor frustrate local traffic circulation, and is therefore not injurious to the public health, safety, or welfare.



**(5) Economic hardship is not the sole justification of the variance.**

The existing property configurations and likely development patterns are the supporting circumstances for this request.





**Application No:** 2018-0567

**Agenda Item:** 122

**PC Action Date:** 03/29/2018

**Plat Name:** Sendero Tract Sec 7

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

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections:** 128

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

To not provide a stub street to the western project boundary, resulting in an intersection spacing of  $\pm 1955'$ ;

**Basis of Recommendation:**

The site is located South of FM 1093 and east of FM 723, in the Ft. Bend ETJ. The applicant is requesting a variance to allow Sec 7 to exceed North/South intersection spacing along the plat's western boundary by not providing a stub street to the west. Staff supports the request.

The general plan created an adequate E/W collector street system that feeds into the established major thoroughfare grid formed by Rancho Bello to the East, And FM 723 to the west. The 1400 window for a western connection falls along the The established major thoroughfare network coupled with the collector street system proposed by the general plan meet the intent of Ch. 42.

**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

N/A

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The location of the 1400' window falls along the northern most portion of the plat boundary; which abuts a drill site. Requiring a stub street at this location would be contrary to sound public policy as the street would most certainly never extend further west. Staff believes that the collector and major thoroughfare grid provides adequate circulation for the surrounding subdivision.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The location of the drill site is an existing condition of surrounding context which was not created by the applicant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The collector street system, provided by the general plan, coupled with the existing major thoroughfare grid, provide adequate traffic circulation for the surrounding vicinity.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Granting the requested variance will not prove injurious to the public's health safety or welfare. The collector and major thoroughfare network provides adequate vehicular circulation.

**(5) Economic hardship is not the sole justification of the variance.**



Economic hardship is not the sole justification as the applicant has provided an adequate collector street network that feeds into the existing major thoroughfare grid





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 123  
**Action Date:** 03/29/2018  
**Plat Name:** Texas Installs Business Park  
**Developer:** texas installs, llc  
**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP  
**App No/Type:** 2018-0590 C2R

**Staff Recommendation:**  
Defer Applicant request

Total Acreage:	2.6040	Total Reserve Acreage:	2.6040
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77073	372H	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.

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

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

Provide a north-south public street 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.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 123

**Action Date:** 03/29/2018

**Plat Name:** Texas Installs Business Park

**Developer:** texas installs, llc

**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

**App No/Type:** 2018-0590 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.

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

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

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

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

If the variance meets city of Houston's approval, county has no objections.

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



# Houston Planning Commission

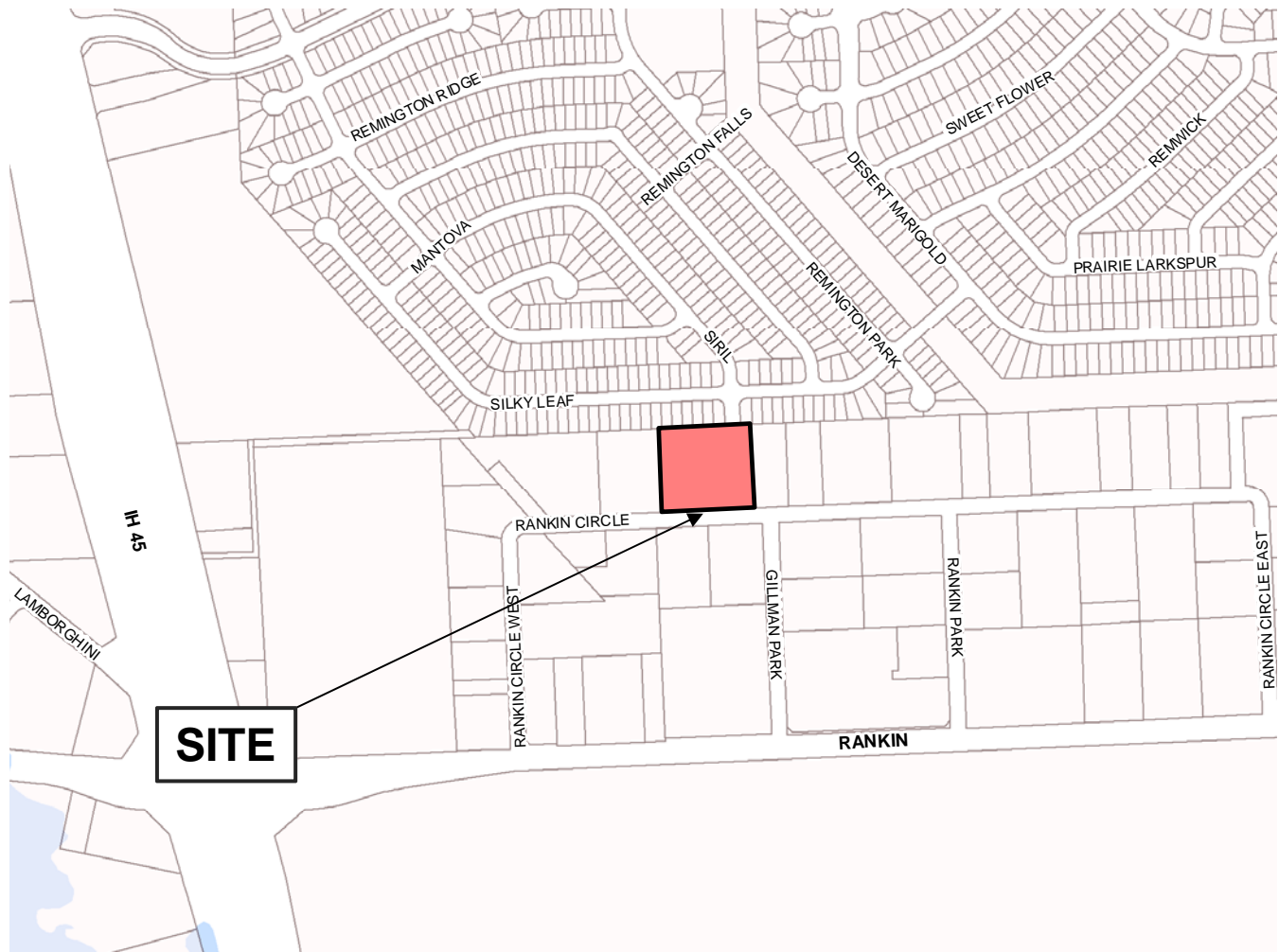
**ITEM: 123**

Planning and Development Department

Meeting Date: 03/29/2018

**Subdivision Name: Texas Installs Business Park**

**Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP**



**D – Variances**

**Site Location**



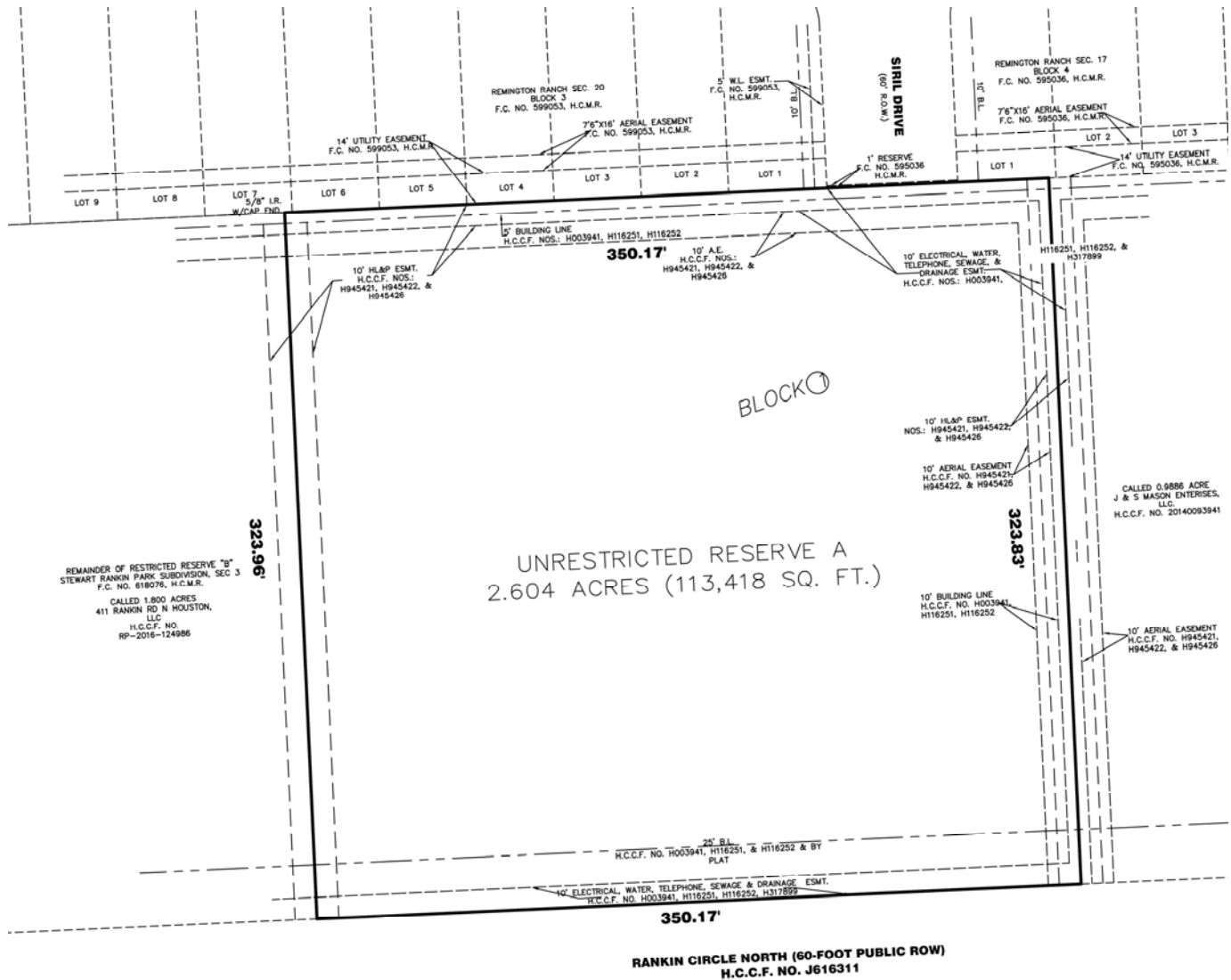
# Houston Planning Commission ITEM: 123

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Texas Installs Business Park

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



D – Variances

Subdivision



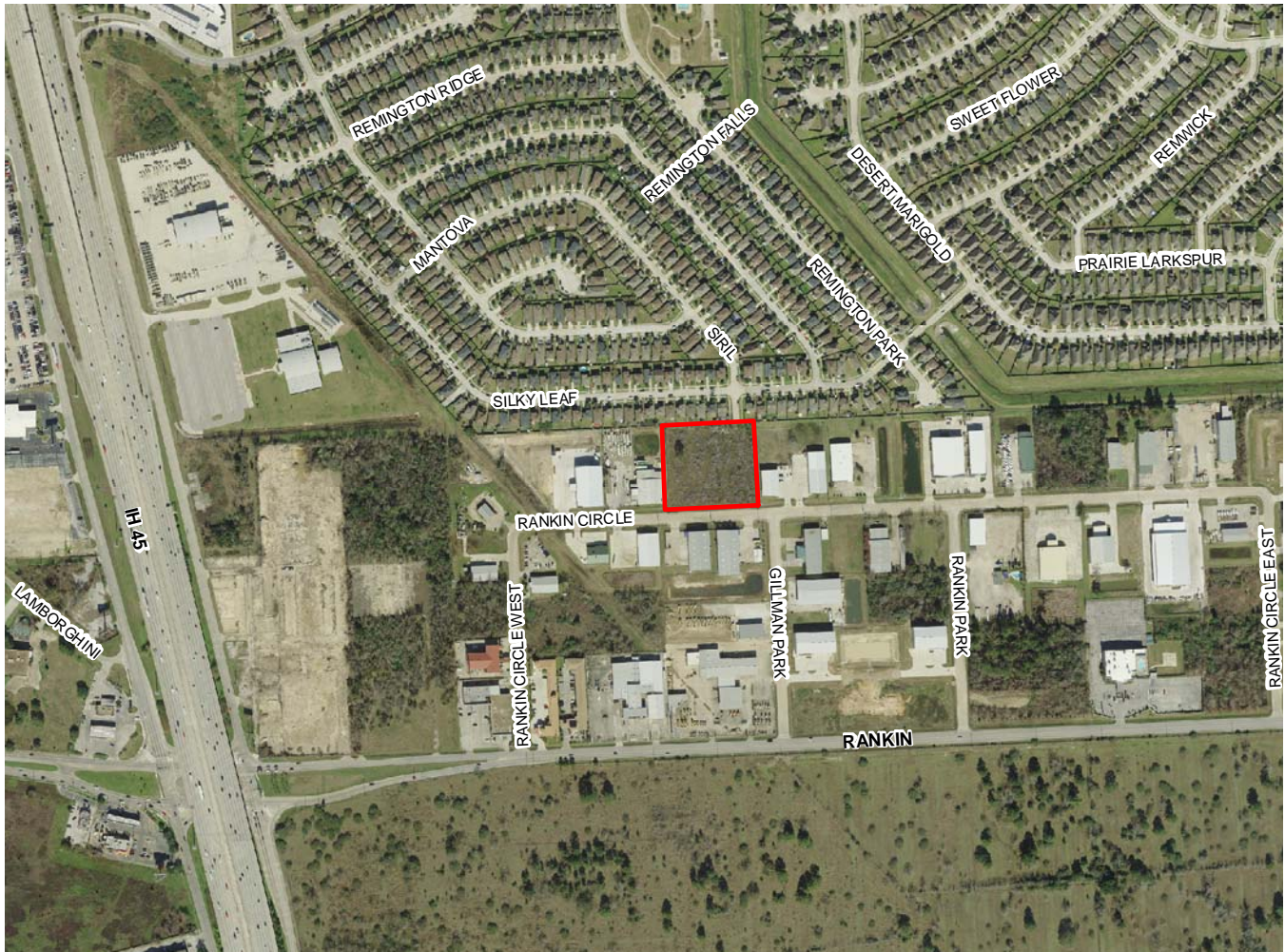
# Houston Planning Commission **ITEM: 123**

Planning and Development Department

Meeting Date: 03/29/2018

**Subdivision Name: Texas Installs Business Park**

**Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP**



**D – Variances**

**Aerial**





## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Request Information Form

**Application Number:** 2018-0590

**Plat Name:** Texas Installs Business Park

**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

**Date Submitted:** 03/19/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

We are seeking a variance from the requirement to extend a public street that terminates at the plat boundary by not extending Siril Drive and/or not terminate with a cul-de-sac through our subject tract.

**Chapter 42 Section: 134**

**Chapter 42 Reference:**

A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The subdivisions north of this plat boundary, including those that are adjoining the plat boundary, are Remington Ranch (multiple sections). These subdivisions are served by Remington Valley Drive which provides a connection to Interstate 45 to the west and Imperial Valley Drive, a major thoroughfare, to the east. South of Remington Valley Drive and to the east of this proposed plat boundary there is a detention channel dedicated per the plat of Remington Ranch Detention Pond and Drainage Channel (Film Code No. 564057, HCMR). This channel is crossed by a small two-lane local street, Silky Leaf Drive which terminates east of the channel into another local street, Desert Marigold Drive. Property owners to the east of the channel must drive to Desert Marigold Drive to cross over the channel via Silky Leaf Drive in order to access Siril Drive which is not a convenient route to take. Access to Siril Drive, the street that terminates at the boundary of this proposed plat, is only provided to the west of this drainage channel via Silky Leaf Drive. Residents who reside in Remington Ranch east of the drainage channel have Sandford Lodge Drive to connect directly to Imperial Valley Drive; to Remington Valley Drive they are provided another two connection points: Desert Marigold Drive and Remington Springs Drive, this, in effect, provides residents east of the drainage channel three points of ingress and egress into their subdivisions. Residents to the west of the drainage channel are provided two additional points of access to Remington Valley Drive: Remington Bend Drive and Remington Park Drive. The entire subdivisions of Remington Ranch are provided five points of ingress and egress onto two major thoroughfares (Interstate 45 and Imperial Valley Drive) via a 60 foot wide Remington Valley Drive. Rankin Circle North is mostly comprised of industrial and commercial businesses and are all served by Rankin Road to the south. The four streets that connect North Rankin Circle to Rankin Road are Rankin Circle West, Gillman Park, Rankin Park, and Rankin Circle East. These four streets connect to Rankin Road, a major thoroughfare, but, do not have traffic lights to control traffic or to ensure public safety. Rankin Road also lacks a center turn lane. The intersection of Imperial Valley Drive and Rankin Road has a traffic light and is designed to handle the traffic flow in a safe manner. By providing the extension of Siril Drive it would be placing an undue hardship on residents of Remington Ranch subdivisions because it would create unwanted through traffic and would cause residents to merge onto a major thoroughfare with no lights to protect them. Furthermore, the public who do not reside in Remington Ranch, may choose to cut through the subdivision to avoid the intersection of Imperial Valley Drive and Rankin Road which will cause needless traffic and safety concerns.



**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The multiple points of ingress and egress that already exist in Remington Ranch Subdivisions provide ample, adequate, and safe means of access to east/west and north/south thoroughfares.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Chapter 42 requires that subdivisions containing over 150 lots have two points of connection; Remington Ranch Subdivisions have five points of access to streets that have existed for many years. If access is compromised at the detention reserve crossing, there are still two points of ingress/egress for the residents of the subdivisions to the west of the detention reserve and three points of ingress/egress to subdivisions to the east of the detention reserve. Screening requirements will be provided at the stub street per Chapter 42 and the health and well-being of the public will be preserved by ensuring residents are not merging onto a busy major thoroughfare (Rankin Road) with no traffic light protection.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The existing circulation pattern of Remington Ranch has been in use for over a decade. Granting this variance will ensure that the residents will be protected from through traffic which brings concerns about increased risk of auto collisions and the safety of residents. The public will not be tempted to use Remington Ranch as a "cut-through" subdivision to avoid the intersection of Imperial Valley Drive and Rankin Road.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not being considered as part of this variance application. The circulation patterns described in this variance application provide the safe and orderly flow of traffic into the residential subdivision.





**Application No:** 2018-0590

**Agenda Item:** 123

**PC Action Date:** 03/29/2018

**Plat Name:** Texas Installs Business Park

**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

**Staff Recommendation:** [Defer Applicant request](#)

**Chapter 42 Sections:** 134

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

[We are seeking a variance from the requirement to extend a public street that terminates at the plat boundary by not extending Siril Drive and/or not terminate with a cul-de-sac through our subject tract. ;](#)

**Basis of Recommendation:**

[The site is located In Houston's ETJ, in Harris County, east of Interstate Highway 45 and north of Rankin Road.](#)

[The applicant is requesting a variance to not extend or terminate Siril Drive with a cul-de-sac.](#)

[The applicant has requested that this item be deferred for two weeks. Staff's recommendation is to defer the plat per the applicant's request.](#)

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**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

[n/a](#)

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

[n/a](#)

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

[n/a](#)

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

[n/a](#)

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

[n/a](#)

**(5) Economic hardship is not the sole justification of the variance.**

[n/a](#)





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 124  
**Action Date:** 03/29/2018  
**Plat Name:** Villas at Foxbrick Lane  
**Developer:** TJD Industries, Inc.  
**Applicant:** HRS and Associates, LLC  
**App No/Type:** 2018-0532 C2

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

Total Acreage:	8.1562	Total Reserve Acreage:	8.1562
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	Hunter's Glen MUD
County	Zip	Key Map ©	City / ETJ
Harris	77338	334U	ETJ

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

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

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

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

203. Provide complete Recordation Package when submitting plat for 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)

County has no objections to variance.





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 124  
**Action Date:** 03/29/2018  
**Plat Name:** Villas at Foxbrick Lane  
**Developer:** TJD Industries, Inc.  
**Applicant:** HRS and Associates, LLC  
**App No/Type:** 2018-0532 C2

**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

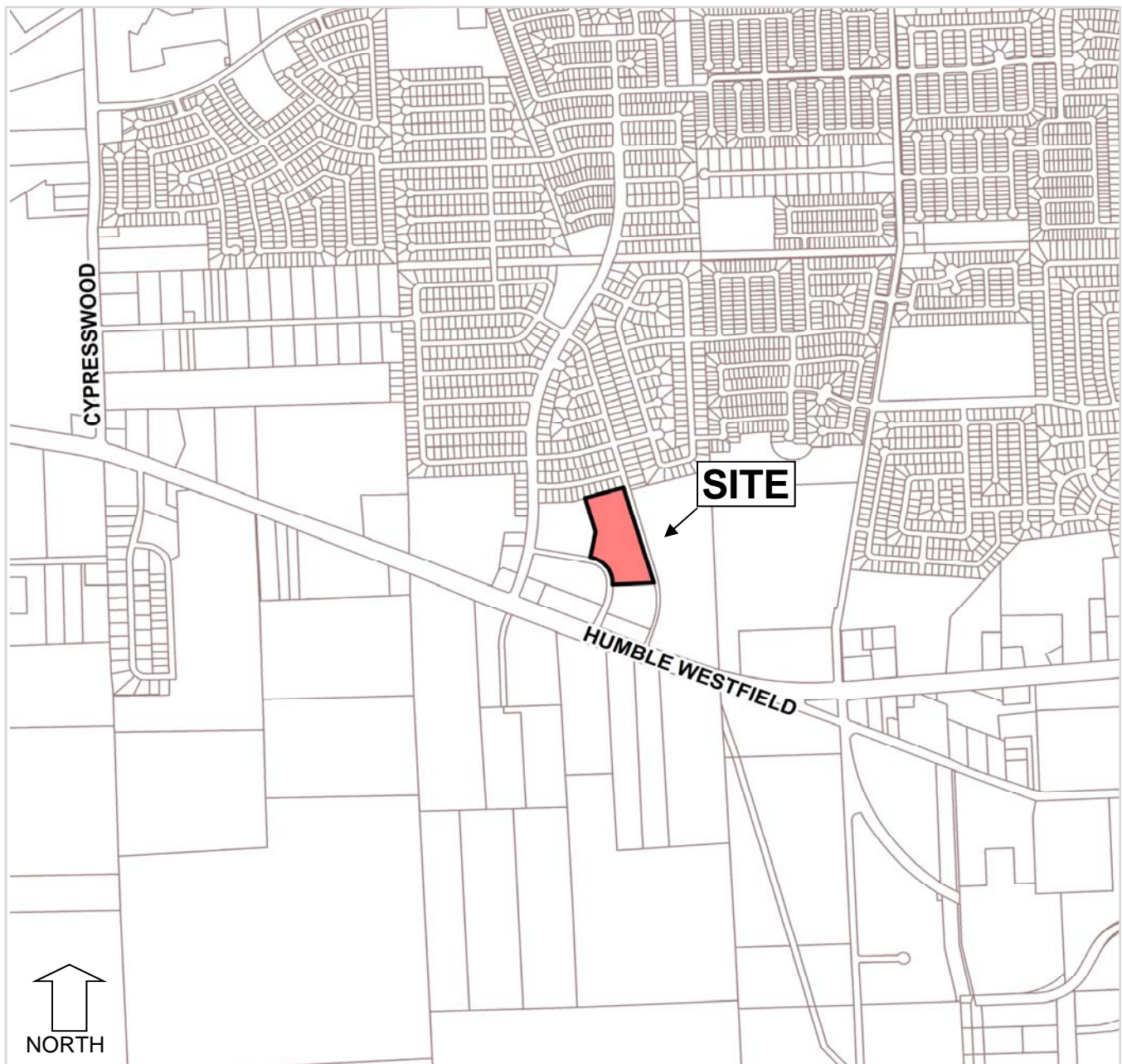
**ITEM: 124**

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Villas at Foxbrick Lane

Applicant: HRS and Associates LLC



**D – Variances**

**Site Location**



## Subdivision



# Houston Planning Commission

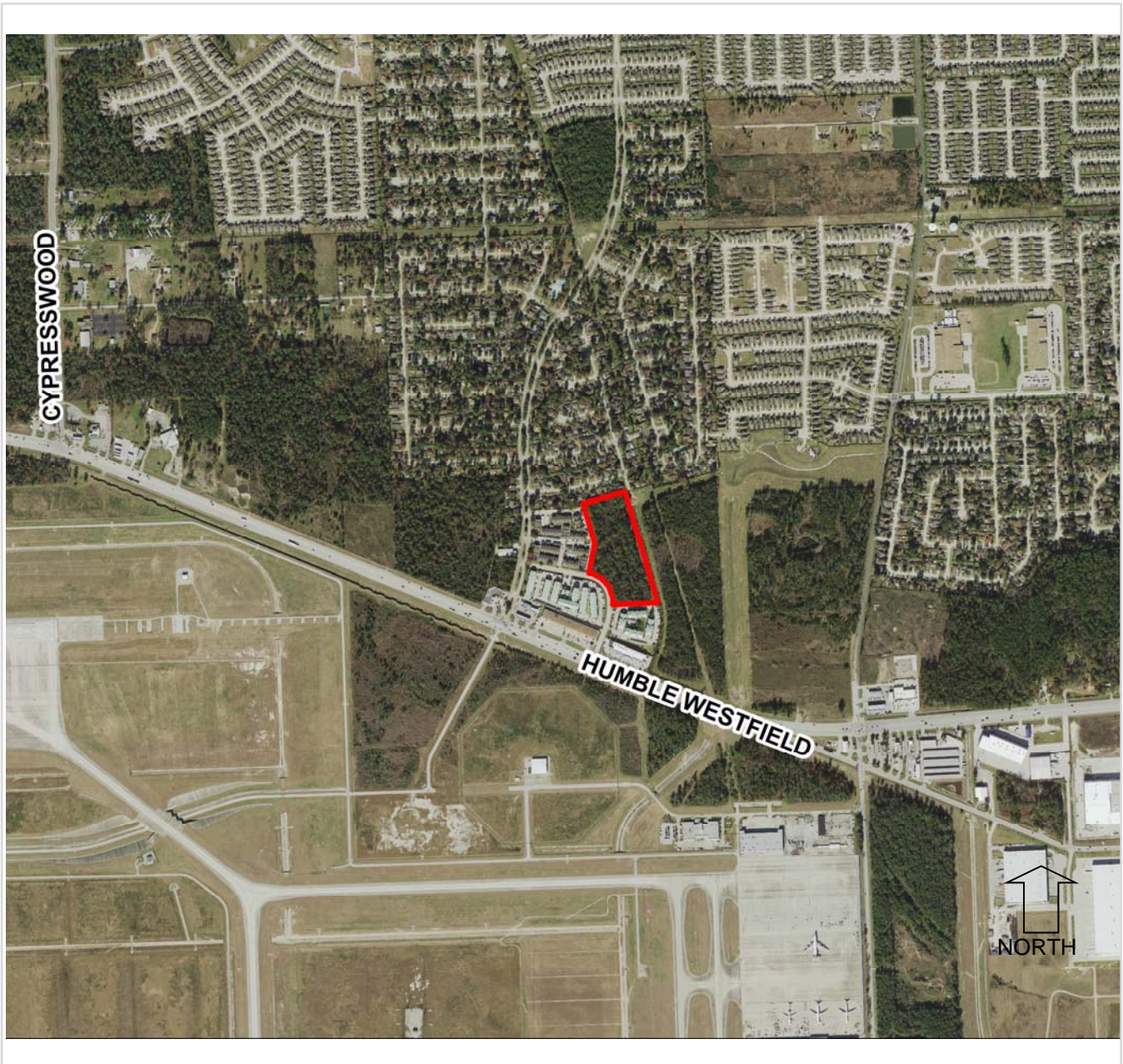
**ITEM: 124**

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Villas at Foxbrick Lane

Applicant: HRS and Associates LLC



**D – Variances**

**Aerial**





**Application Number:** 2018-0532

**Plat Name:** Villas at Foxbrick Lane

**Applicant:** HRS and Associates, LLC

**Date Submitted:** 03/18/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

Variance for minimum intersection spacing greater than 1400 Ft.

**Chapter 42 Section:** 42-128a1

**Chapter 42 Reference:**

42-128a1

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The proposed plat is a reserve of 8.156 acres that will be unrestricted for multi-family use. Foxwood Section One (a single-family subdivision) is to the north, Foxwood Apartments and Villas of Foxbrick Apartments are to the west of this proposed plat. Immediately south of the proposed plat is Villas of Foxbrick No.2 Apartments. The unrestricted reserve is bordered by Foxbrick Lane on the west and Foxchester Lane to the east. The approved Class 2 plat of Villas at Foxbrick was marked up to have an east/west street in the middle of the reserve to address the block length along Foxbrick Lane and the dedicated Foxchester Lane. (Right-of-way of Foxchester Lane was dedicated prior to 1974. No pavement has been constructed on Foxchester Lane for over 40 years). There is an existing east/west street to the north of the proposed plat, which is Foxway Lane. Another the east/west street south of the proposed property is the FM 1960. The distance from FM 1960 to Foxway Lane along the west side of the plat is approximately 1700 Ft. The distance from FM 1960 to Foxway Lane along the east side of the boundary (dedicated Foxchester Lane) is approximately 1900 Ft. This is the reason that required the applicant to address the minimum intersection spacing of 1400 Ft along a local street. The required 60-Ft right-of-way and building lines along the right-of-way, would make the project infeasible by dividing the 8.156-acres property into two separate reserves and thereby substantially would alter the construction and the operation of the apartment complex.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the granting of the variance is because of the conditions that exist on the ground. Foxway Lane and FM 1960 are approximately 1700 Ft and 1900 Ft from each other as they are parallel streets. Plats of Villas at Foxbrick Apartments, and the Foxwood plats created the separation that made a variance necessary. Additionally, just east of the future Foxchester Lane, there is 50-Ft pipeline easement running north/south, parallel to the right-of-way of Foxchester Lane. In addition, west of this easement, there exists a 195-Ft wide drainage easement (containing a large detention pond with a north/south with length of approximately 1900 Ft, dedicated by separate instrument) that starts at the southern edge of Saddle Ridge Section One, and runs south all the way to FM 1960. The required east/west street would have to cross the existing pipeline and the detention pond to the east to possibly make a connection to Lee Road, which is located further east of the detention pond. The existing multi-family to west and south of the proposed plat makes an east/road improbable and therefore unnecessary for vehicular circulation.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this chapter will be preserved as the vehicle access in the area is adequate. There is FM 1960 that runs east/west as well as Foxway Lane. Foxbrick Lane is also an east/west street that eventually connects southward FM 1960. At present time, Foxchester Lane is just a north/south 60-Ft right-of-way that will connect Foxway



Lane to FM 1960, once a roadway is constructed. These streets were designed to connect to each other and created the street pattern that is currently in place. The intent of Chapter 42 is to allow for growth while providing neighborhoods with good vehicle circulation. The 50-Ft pipeline easement and the 195-Ft wide detention pond as indicated in the Saddle Ridge Section One plat would make an east/west connection very difficult. The controlled and two points of access would make the project infeasible if the apartment complex had to be developed in two separate sites. The access that exists will not be improved by the dedication of additional right-of-way.

**(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 and safety of the neighborhood as the current vehicle circulation has existed since Foxwood Subdivision and Villas of Foxbrick Apartments were platted approximately 9 to 10 years ago. The variance is to allow a distance between existing streets on the west side to be 1700 Ft and 1900 Ft on the east side. The likelihood of an east-west street extension, east of this proposed property, to a north/south street (Lee Road) is slim. The current vehicular circulation is adequate and a proposed east/west street is unnecessary.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance as the existing conditions on the ground have contributed to the hardship. The current vehicular circulation does not warrant another east/west connection between FM 1960 and Foxway Lane. Crossing at the pipeline and detention pond to the east, would makes connection to Lee Road nearly impossible, because any new street has to cross both features. The area is already multi-family and the proposed use would further enhance the neighborhood.





**Application No:** 2018-0532

**Agenda Item:** 124

**PC Action Date:** 03/29/2018

**Plat Name:** Villas at Foxbrick Lane

**Applicant:** HRS and Associates, LLC

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 42-128a1**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

Variance for minimum intersection spacing greater than 1400 Ft.;

**Basis of Recommendation:**

The site is located In Houston's ETJ, in Harris County, north of FM 1960 and east of Cypresswood Drive.

The applicant is requesting a variance to exceed the 1400' intersection spacing along the eastern plat boundary by not providing an east-west public street through the subject site.

Staff is in support of the request.

In November 2016, Planning Commission previously granted a similar variance for the subject site to not provide an east-west public street. The plat was never recorded and the variance expired. Therefore, the applicant is re-addressing the same variance.

The distance along Foxbrick Lane between Foxwood Forest Boulevard and FM 1960 is approximately 1,275'. The distance along Foxchester Lane between Foxway Lane and FM 1960 is approximately 1,733'.

Due to the greater intersection spacing along Foxchester Lane, the subject site is required to provide an east-west public street to address minimum 1400' intersection spacing. Due to the existing conditions of the surrounding areas, the required east-west public street will not significantly increase traffic circulation within the area. Traffic circulation has already been addressed by the adjacent street pattern. The applicant is proposing to create one unrestricted reserve and is bounded by multi-family and residential developments. Foxchester Lane is currently an unimproved public right-of-way easement and all adjacent developments have access to a public street.

Harris County Engineer Department has no objections to the variance.

Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form.

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**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The distance along Foxchester Lane between Foxway Lane and FM 1960 is approximately 1,733'. Due to the greater intersection spacing along Foxchester Lane, the subject site is required to provide an east-west public street to address minimum 1400' intersection spacing. By requiring an east-west public street will not significantly increase traffic circulation within the area. Traffic circulation has already been addressed by the adjacent street pattern.



**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

Traffic circulation has been addressed with the existing street pattern of adjacent areas.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The proposed unrestricted reserve and adjacent tracts have frontage and access to a public street. Traffic circulation has been addressed with the adjacent street pattern.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public health, safety or welfare. The applicant proposes one unrestricted reserve and is bounded by multi-family and residential developments. All these developments have access to a public street. Additionally, Foxchester Lane is currently an unimproved public right-of-way easement.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. The existing conditions of the surrounding areas are the justifications for granting the variance.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 125

**Action Date:** 03/29/2018

**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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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

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

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

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

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

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

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

Provide parking analysis with details for review.

Submit approval from PWE for proposed on-street parking spaces.

Provide the following document for review: COH Ordinance No. 2017-313 (per HCCF 2017-553098).

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

The below comments were made by other agencies during this review period. These comments 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:** 125

**Action Date:** 03/29/2018

**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: 125**

Planning and Development Department

Meeting Date: 03/29/2018

**Subdivision Name: Washington Avenue Retail (DEF1)**

**Applicant: Windrose**



**D – Variances**

**Site Location**



# Houston Planning Commission

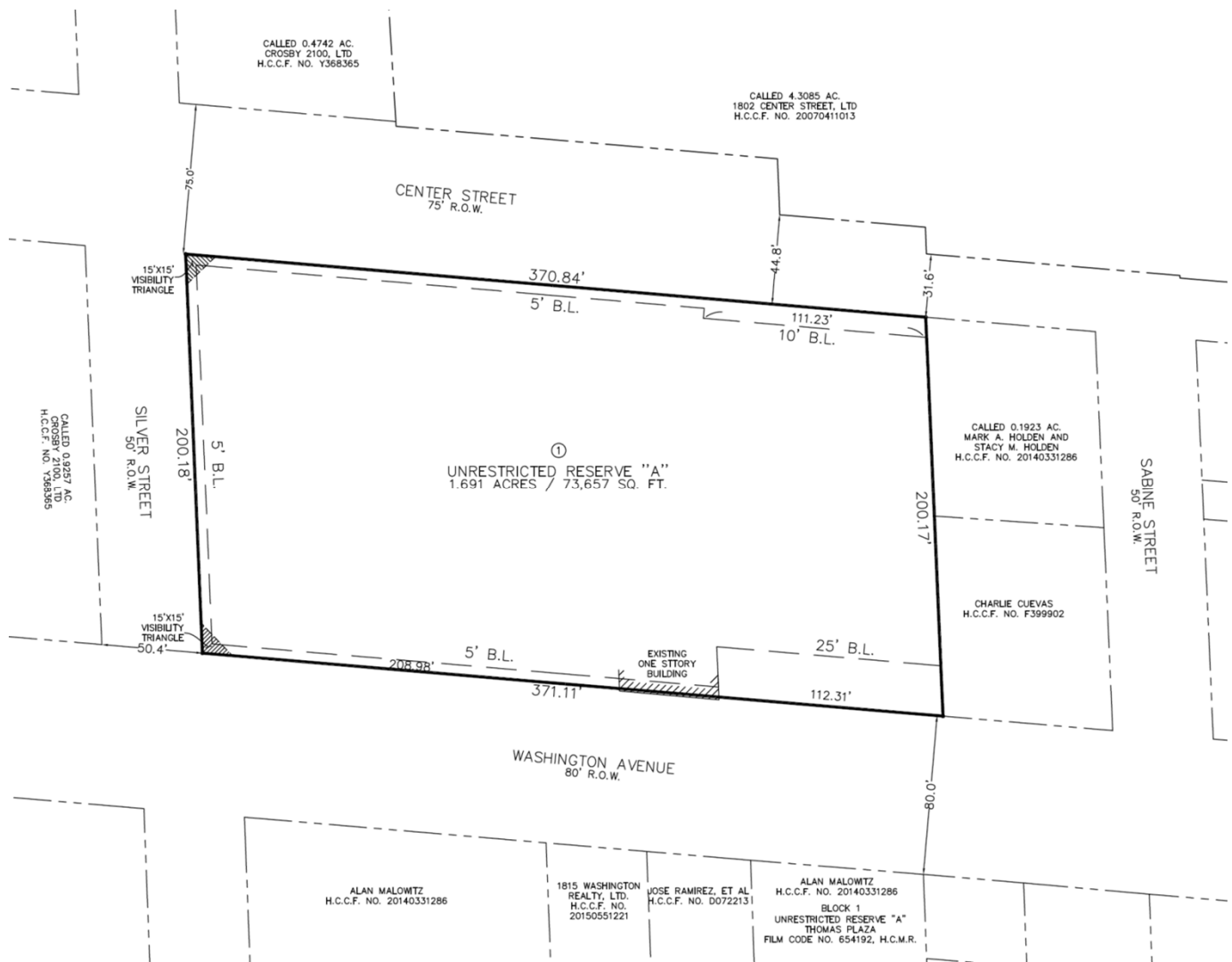
## ITEM: 125

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Washington Avenue Retail (DEF1)

Applicant: Windrose



D – Variances

Subdivision



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# Houston Planning Commission

## ITEM: 125

Planning and Development Department

Meeting Date: 03/29/2018

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Subdivision Name: Washington Avenue Retail (DEF1)

Applicant: Windrose



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### D – Variances

### Aerial

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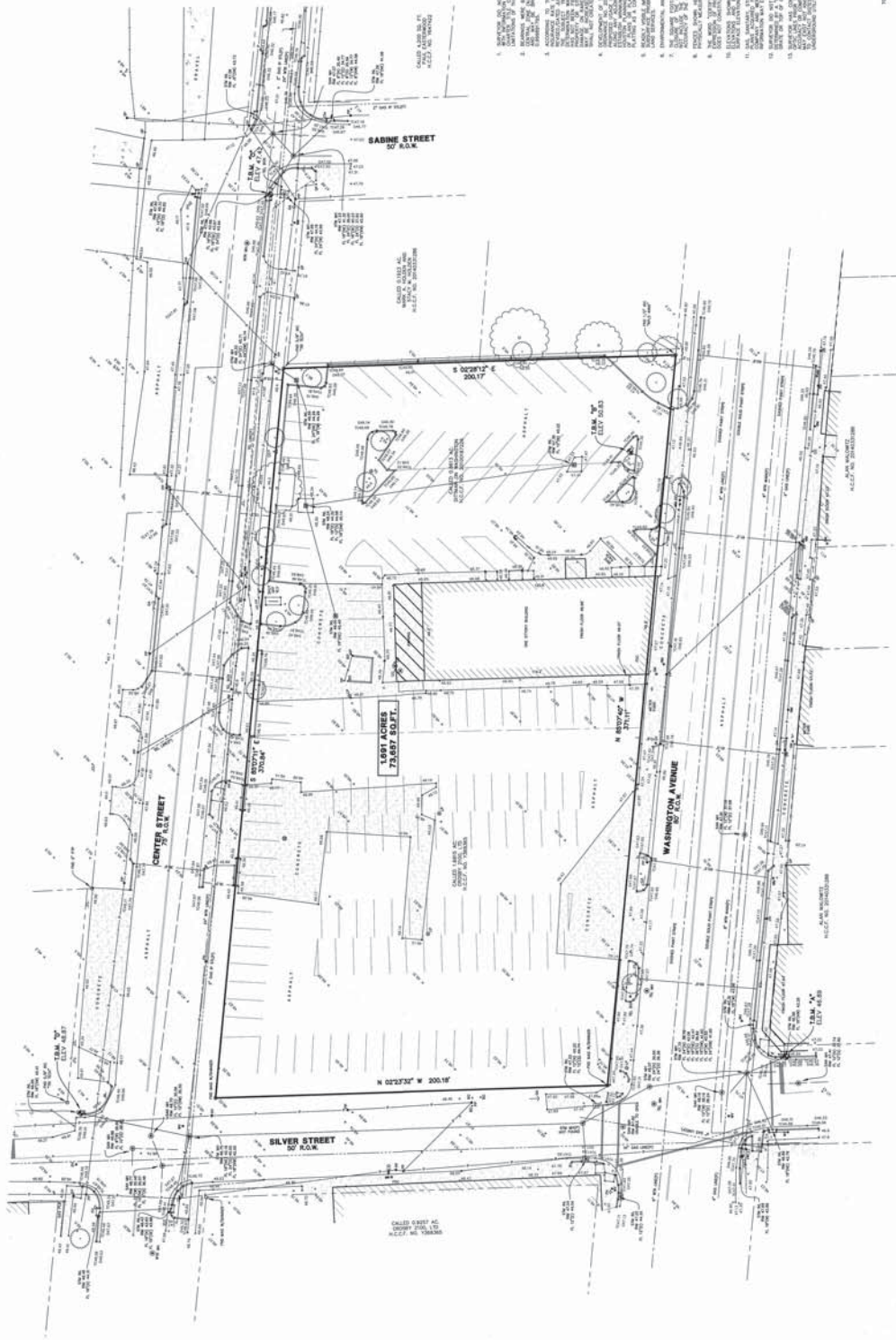


CITY OF HOUSTON, HARRIS COUNTY, TEXAS  
**VICINITY MAP**  
SCALE: 1" = 2,000'



**NORTH**  
GRAPHIC SCALE: 1" = 20'

BENCHMARK	RAILROAD ELEVATION = 40.07
STATIONED 100 FEET FROM THE WEST END OF THE RAILROAD TRACK, 100 FEET FROM THE EAST END OF THE RAILROAD TRACK, 100 FEET FROM THE WEST END OF THE RAILROAD TRACK, 100 FEET FROM THE EAST END OF THE RAILROAD TRACK.	
TEMPORARY BENCHMARK "A"	ELEVATION = 48.83
100 FEET FROM THE WEST END OF THE RAILROAD TRACK, 100 FEET FROM THE EAST END OF THE RAILROAD TRACK, 100 FEET FROM THE WEST END OF THE RAILROAD TRACK, 100 FEET FROM THE EAST END OF THE RAILROAD TRACK.	
TEMPORARY BENCHMARK "B"	ELEVATION = 50.83
100 FEET FROM THE WEST END OF THE RAILROAD TRACK, 100 FEET FROM THE EAST END OF THE RAILROAD TRACK, 100 FEET FROM THE WEST END OF THE RAILROAD TRACK, 100 FEET FROM THE EAST END OF THE RAILROAD TRACK.	
TEMPORARY BENCHMARK "C"	ELEVATION = 47.42
100 FEET FROM THE WEST END OF THE RAILROAD TRACK, 100 FEET FROM THE EAST END OF THE RAILROAD TRACK, 100 FEET FROM THE WEST END OF THE RAILROAD TRACK, 100 FEET FROM THE EAST END OF THE RAILROAD TRACK.	
TEMPORARY BENCHMARK "D"	ELEVATION = 48.87
100 FEET FROM THE WEST END OF THE RAILROAD TRACK, 100 FEET FROM THE EAST END OF THE RAILROAD TRACK, 100 FEET FROM THE WEST END OF THE RAILROAD TRACK, 100 FEET FROM THE EAST END OF THE RAILROAD TRACK.	



the 1950s, the 1960s, and the 1970s. The 1950s were characterized by a strong emphasis on the military and the space program. The 1960s saw a shift towards the environment and the civil rights movement. The 1970s were marked by a focus on the economy and the energy crisis.

[illegible]

03-07-18

STANDARD LAND & TOPOGRAPHIC SURVEY OF  
1.691 AC. / 73,657 SQ. FT.

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

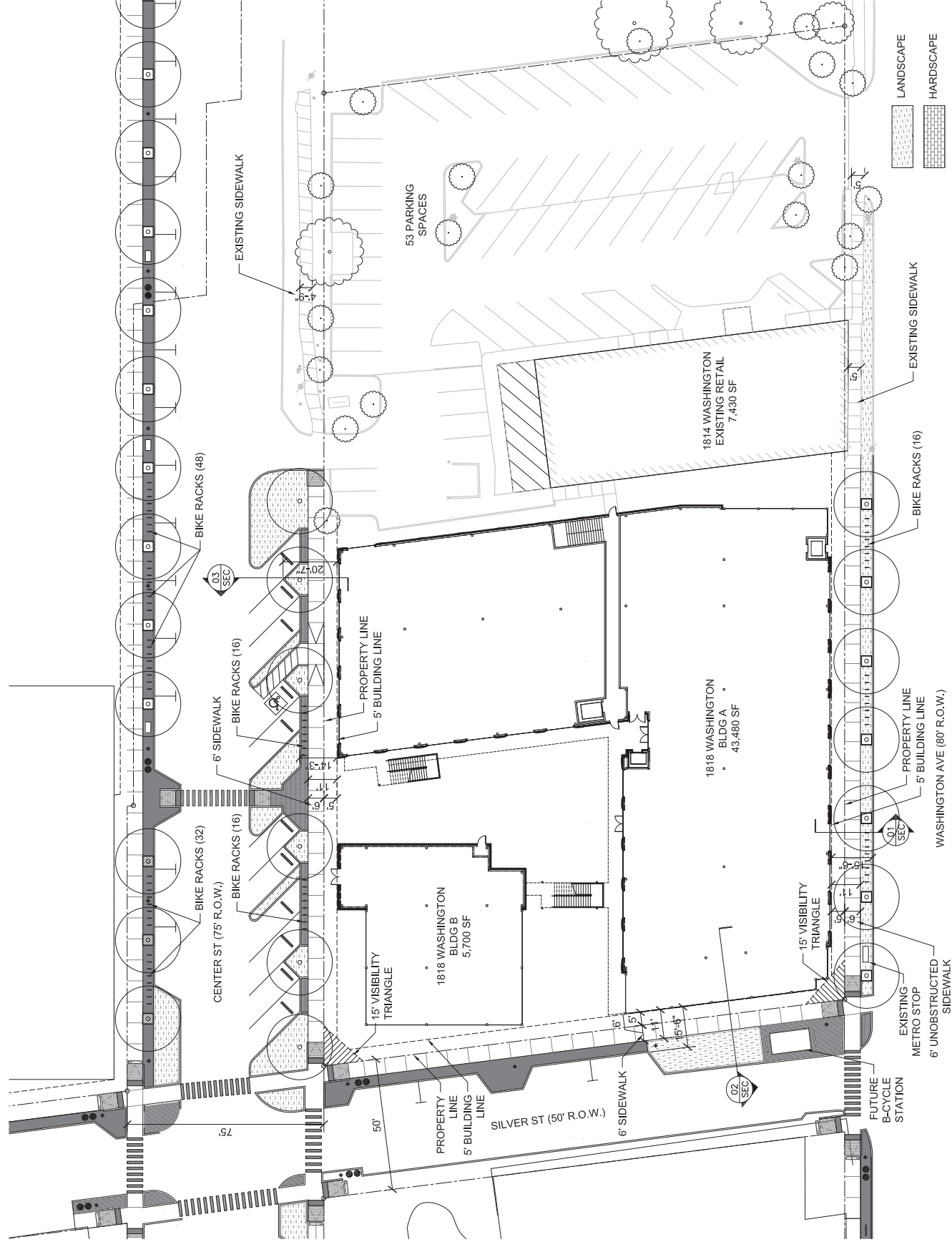
LABOR BY: CC	CHANGED BY: PW	JOB NO: 34242
DATE BY: M/T/86	DATE: FEBRUARY 1986	SHEET NO: 1 OF 2

[illegible]

10. DURING THE PREVIOUS 12 MONTHS		11. IN THE PREVIOUS 12 MONTHS	
10.1	10.2	11.1	11.2
10.1.1	10.1.2	11.1.1	11.1.2
10.1.3	10.1.4	11.1.3	11.1.4
10.1.5	10.1.6	11.1.5	11.1.6
10.1.7	10.1.8	11.1.7	11.1.8
10.1.9	10.1.10	11.1.9	11.1.10
10.1.11	10.1.12	11.1.11	11.1.12
10.1.13	10.1.14	11.1.13	11.1.14
10.1.15	10.1.16	11.1.15	11.1.16
10.1.17	10.1.18	11.1.17	11.1.18
10.1.19	10.1.20	11.1.19	11.1.20
10.1.21	10.1.22	11.1.21	11.1.22
10.1.23	10.1.24	11.1.23	11.1.24
10.1.25	10.1.26	11.1.25	11.1.26
10.1.27	10.1.28	11.1.27	11.1.28
10.1.29	10.1.30	11.1.29	11.1.30
10.1.31	10.1.32	11.1.31	11.1.32
10.1.33	10.1.34	11.1.33	11.1.34
10.1.35	10.1.36	11.1.35	11.1.36
10.1.37	10.1.38	11.1.37	11.1.38
10.1.39	10.1.40	11.1.39	11.1.40
10.1.41	10.1.42	11.1.41	11.1.42
10.1.43	10.1.44	11.1.43	11.1.44
10.1.45	10.1.46	11.1.45	11.1.46
10.1.47	10.1.48	11.1.47	11.1.48
10.1.49	10.1.50	11.1.49	11.1.50
10.1.51	10.1.52	11.1.51	11.1.52
10.1.53	10.1.54	11.1.53	11.1.54
10.1.55	10.1.56	11.1.55	11.1.56
10.1.57	10.1.58	11.1.57	11.1.58
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10.1.65	10.1.66	11.1.65	11.1.66
10.1.67	10.1.68	11.1.67	11.1.68
10.1.69	10.1.70	11.1.69	11.1.70
10.1.71	10.1.72	11.1.71	11.1.72
10.1.73	10.1.74	11.1.73	11.1.74
10.1.75	10.1.76	11.1.75	11.1.76
10.1.77	10.1.78	11.1.77	11.1.78
10.1.79	10.1.80	11.1.79	11.1.80
10.1.81	10.1.82	11.1.81	11.1.82
10.1.83	10.1.84	11.1.83	11.1.84
10.1.85	10.1.86	11.1.85	11.1.86
10.1.87	10.1.88	11.1.87	11.1.88
10.1.89	10.1.90	11.1.89	11.1.90
10.1.91	10.1.92	11.1.91	11.1.92
10.1.93	10.1.94	11.1.93	11.1.94
10.1.95	10.1.96	11.1.95	11.1.96
10.1.97	10.1.98	11.1.97	11.1.98
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10.1.123	10.1.124	11.1.123	11.1.124
10.1.125	10.1.126	11.1.125	11.1.126
10.1.127	10.1.128	11.1.127	11.1.128
10.1.129	10.1.130	11.1.129	11.1.130
10.1.131	10.1.132	11.1.131	11.1.132
10.1.133	10.1.134	11.1.133	

[illegible]







LOVETT  
COMMERCIAL  
1520 Ollive Street  
Houston, TX 77007

Graphite

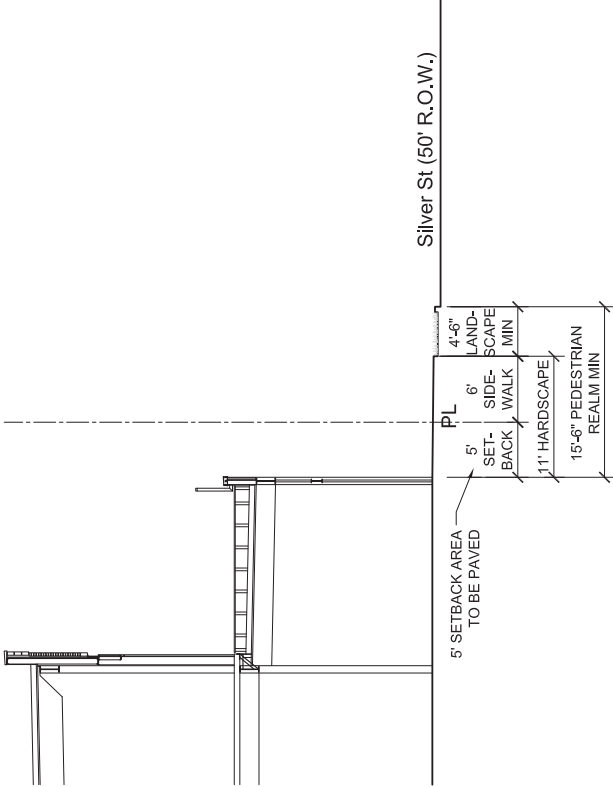
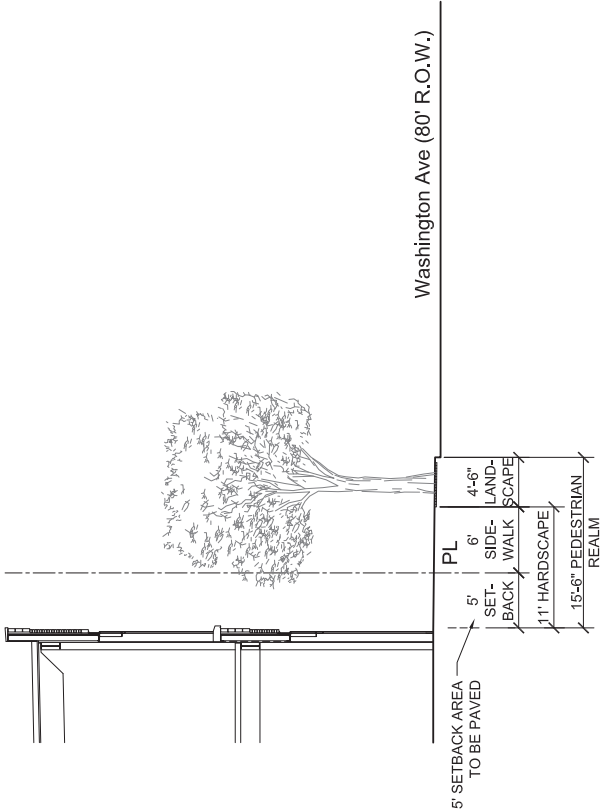
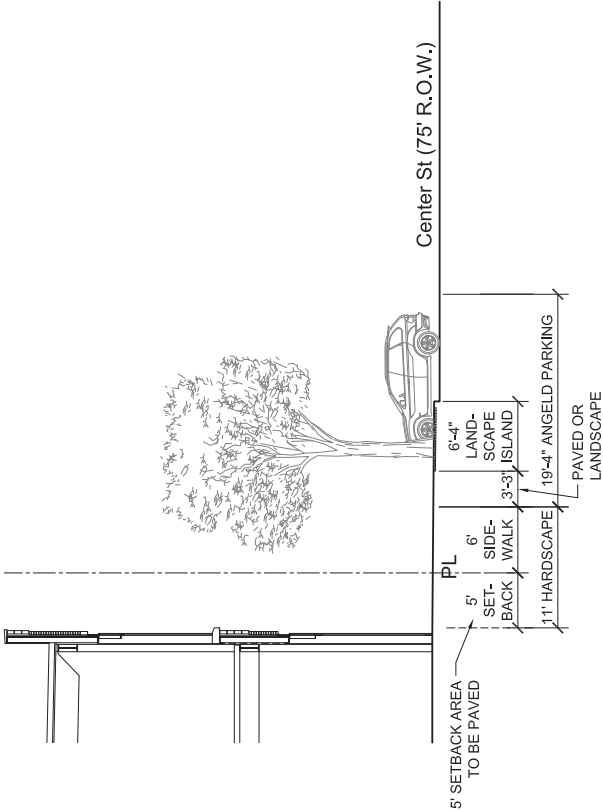
1719 Vassar Street  
Houston, TX 77098  
713.428.8842  
Medit@aigmail.com

Issue

Professional Seal

Sheet Name And Number

SEC





**LOVETT**  
COMMERCIAL  
1520 Olive Street  
Houston, TX 77007

**Graphite**

1719 Vassar Street  
Houston, TX 77098  
713.429.8842  
MeteoP@gmail.com

△ Date Issue

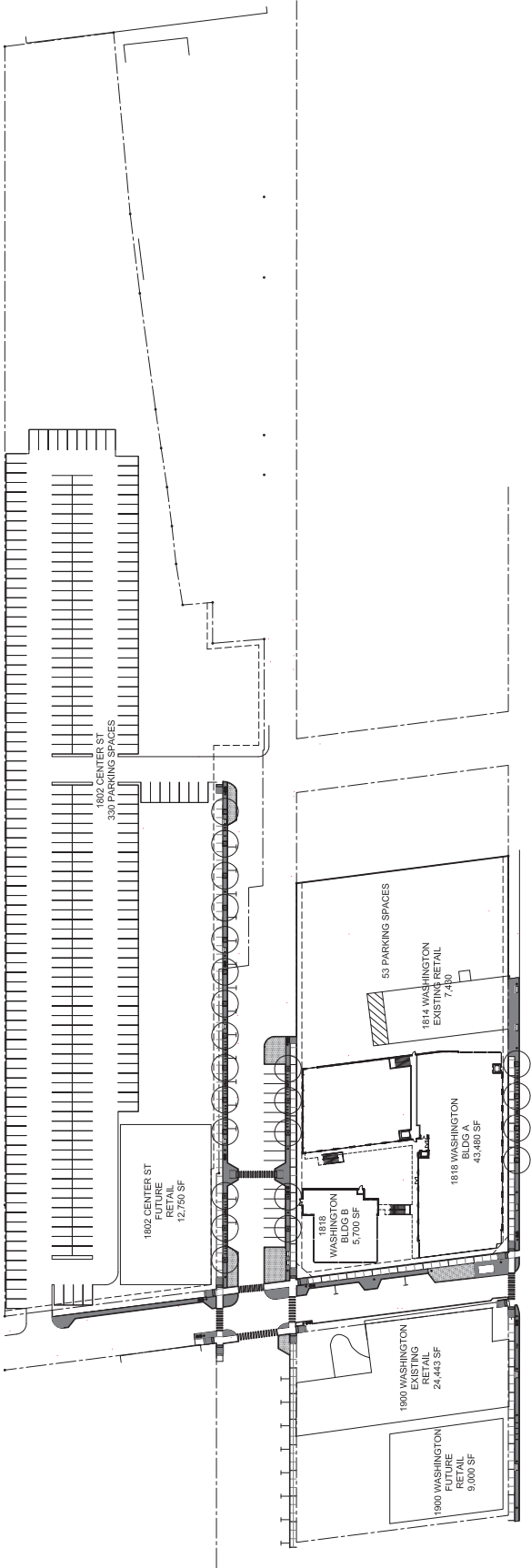
Professional Seal

02.06.18

Sheet Name And Number

Parking Plan 1" = 50'

A00



	Total
1818 Washington Bldg A	43,460
1819 Washington Bldg B	5,700
1902 Washington Existing	24,443
1814 Washington Proposed	7,430
1802 Center Street Proposed	12,750
1900 Washington Proposed	9,000
Total	102,883

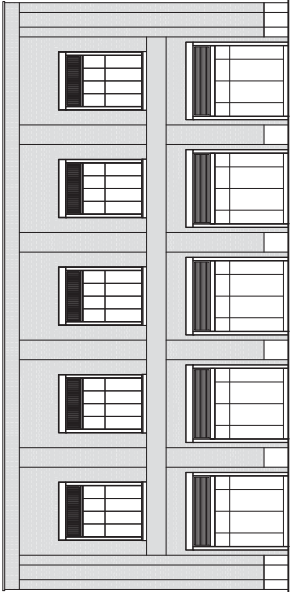
Required Parking 412  
4 / 1000 sf Shopping Center > 100,000 sf

Bike Reduction (max 0%) 41

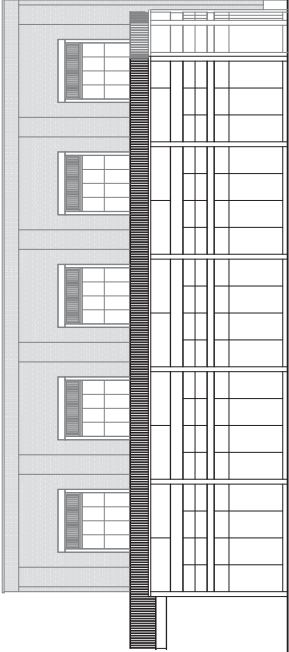
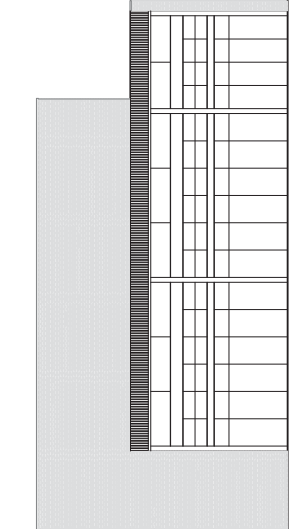
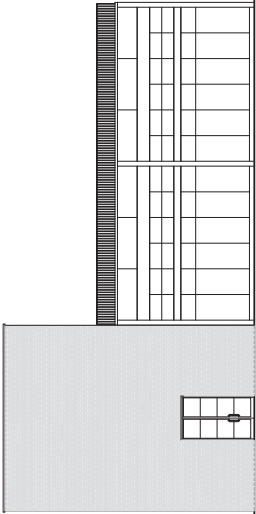
185 Bike parking required Per 29,487

Total Required Per Code 371





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:** 125

**PC Action Date:** 03/29/2018

**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. The applicant requested a second deferral to provide revised information 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**

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:** 126  
**Action Date:** 03/29/2018  
**Plat Name:** Sendero Tract Sec 8  
**Developer:** Meritage Homes  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No/Type:** 2018-0569 C3P

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

Total Acreage:	16.4000	Total Reserve Acreage:	1.6100
Number of Lots:	69	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.
052. Section 7 must be recorded prior to or simultaneously with this plat.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
1. The application has been found to be in compliance with Ch. 42 and therefore no special exception is required.

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

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

- Fort Bend Engineer: 1) Winthrop River Trail and Liberty Dale Court can be a single street name  
2) Reserve G makes reference to Reserve F in the table - please correct  
3) Provide additional UEs adjacent to 50' ROWs per 5.5.B.2.  
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

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 126  
**Action Date:** 03/29/2018  
**Plat Name:** Sendero Tract Sec 8  
**Developer:** Meritage Homes  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No/Type:** 2018-0569 C3P

---

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



# Houston Planning Commission

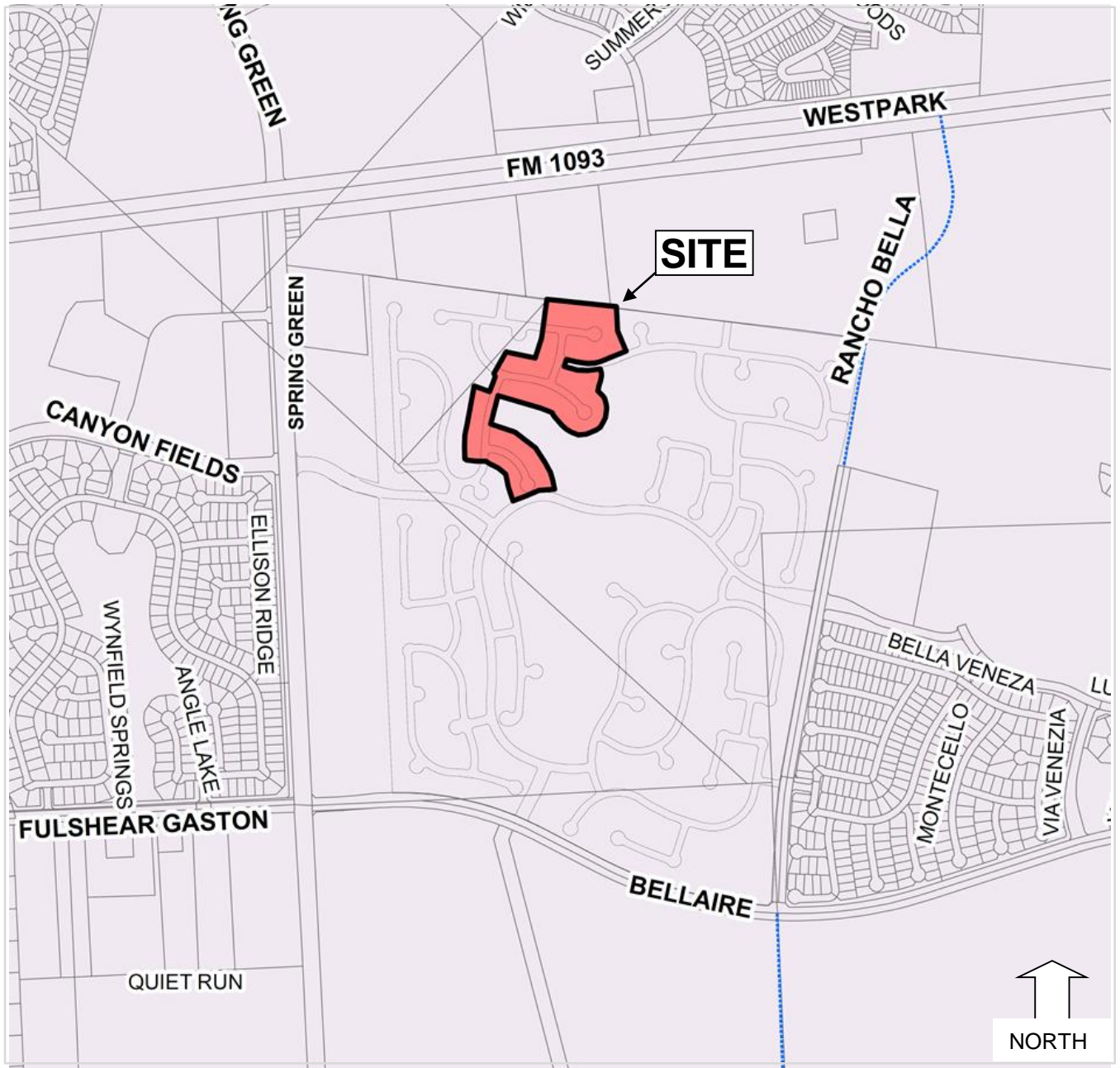
ITEM: 126

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Sendero Tract Sec 8

Applicant: BGE | Kerry R. Gilbert Associates



E – Special Exception

Site Location



# Houston Planning Commission

## ITEM: 126

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Sendero Tract Sec 8

Applicant: BGE | Kerry R. Gilbert Associates



E – Special Exception

Site Location



# Houston Planning Commission

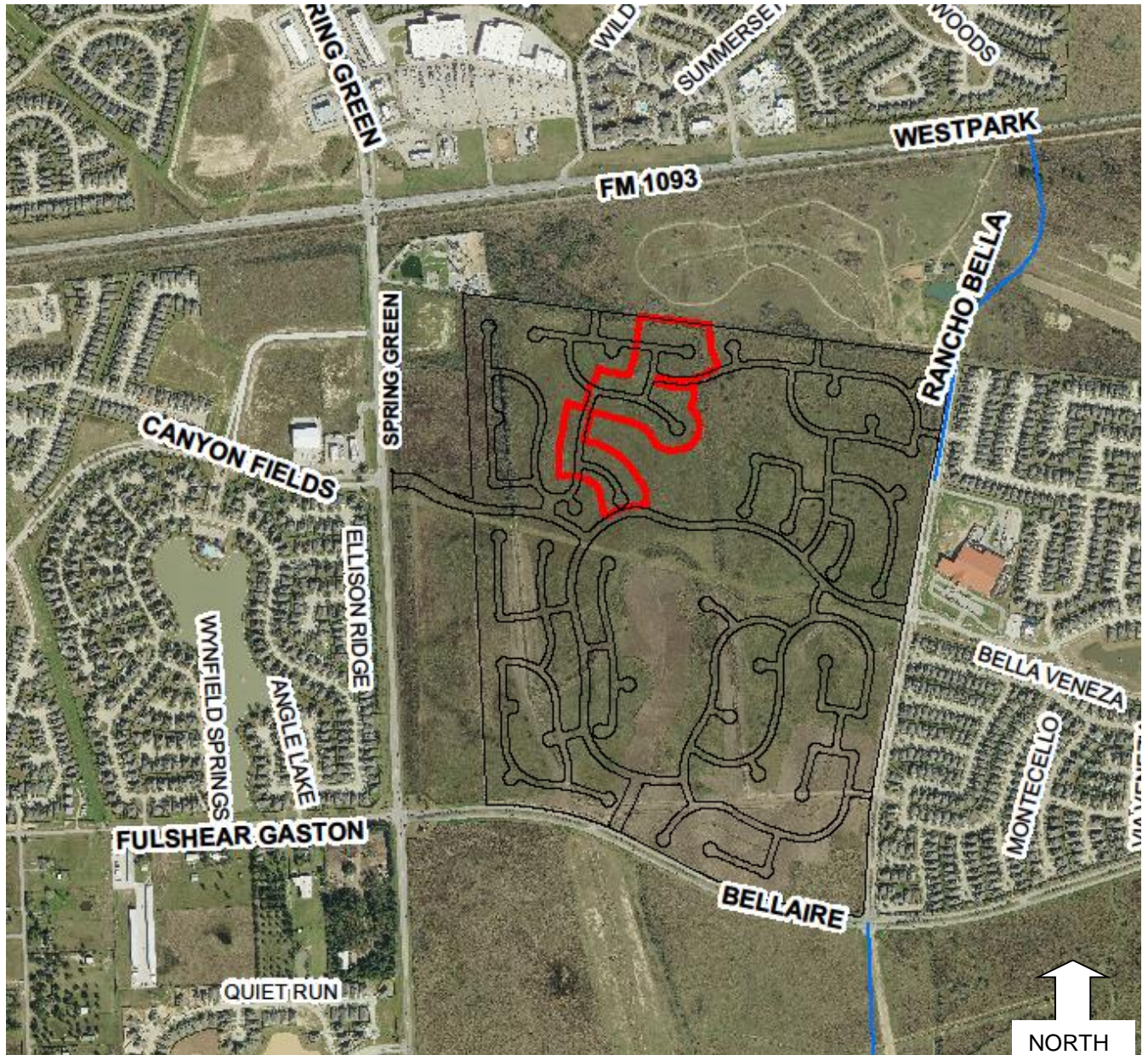
ITEM: 126

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Sendero Tract Sec 8

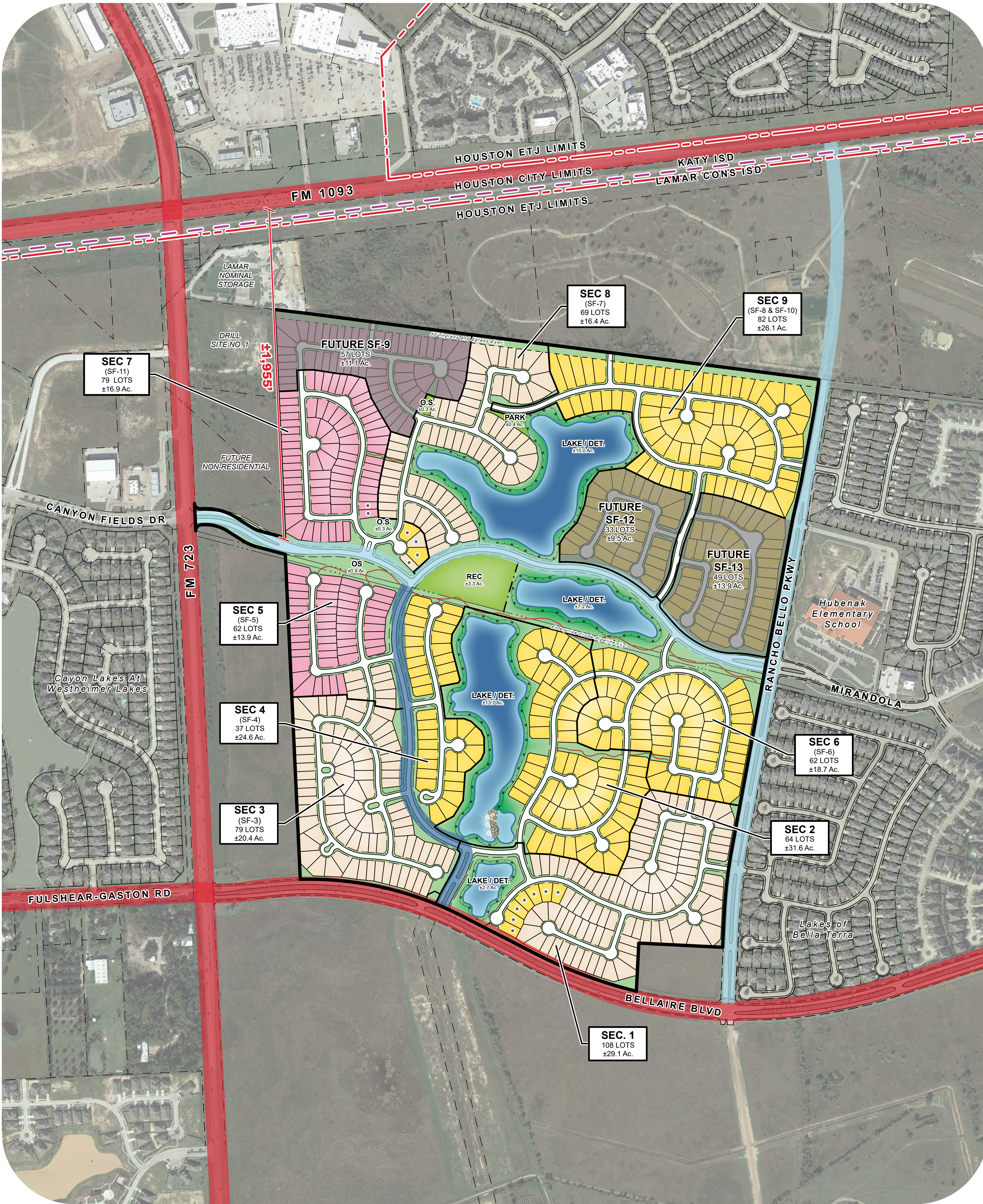
Applicant: BGE | Kerry R. Gilbert Associates



E – Special Exception

Site Location





a variance exhibit for

# SENDERO TRACT

## SECTION 7

prepared for

## MERITAGE HOMES

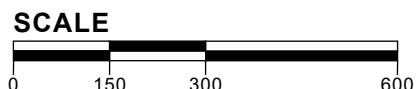
- LEGEND**
- DESIGNATED MAJOR THOROUGHFARE
  - DESIGNATED COLLECTOR
  - VOLUNTARY COLLECTOR



– Land Planning Consultants –  
23501 Cinco Ranch Blvd., Suite A-250  
Katy, Texas 77494

7000 North Mopac, Suite 330 Austin, TX 78731  
2595 Dallas Parkway, Suite 204 Frisco, TX 75034

Tel: 281-579-0340



MARCH 26, 2018  
KGA #23003

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**Application Number:** 2018-0569

**Plat Name:** Sendero Tract Sec 8

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

**Date Submitted:** 03/19/2018

**This is an inactive special exception request.**

**(Sec. 42-48 and Sec. 42-82)**

**Specific requirement for which the special exception is being sought:**

To temporarily allow 151 lots off of one point of access.

**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;**

The Sendero Tract is a ±256-acre single-family residential community located southwest of central Houston on Bellaire Blvd, south of FM 1093 (Westpark Tollway) and slightly west of TX-99 (the Grand Parkway). Bellaire Blvd forms the southern project boundary. To the east is the Lakes of Bella Terra development; to the west is undeveloped acreage that divides the project from FM 723; to the north is the Lakes of Bella Terra West GP, a proposed single-family development. Section 8 is located in the northern part of the overall development. Sections 7, 8, and 9 together form a network of interconnected local streets spanning from one side of the development to the other. Section 8 is the middle of the network, while Sections 7 and 9 make connections to existing streets on either side. The developer desires to record the sections from west to east, not necessarily simultaneously. For a short time, Sections 7 and 8 together will have only one point of access for 151 lots, until Section 9 is recorded. This is a 1% deviation from the standard.

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

The special exception will allow for a temporary condition that is only 1% greater than the standard and which will be alleviated by future sections, eventually fulfilling the results contemplated by the standards of this chapter.

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

The requested modification is a 1% deviation from the standard and is not disproportionate.

**(4) The intent and general purposes of this chapter will be preserved and maintained;**

The ultimate configuration meets the requirements, therefore the intent and general purposes of the chapter will be preserved and maintained.

**(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 a temporary 1% deviation, for which the ultimate configuration is well within the standards of the ordinance; therefore the granting of the special exception will not be injurious to the public health, safety, or welfare either in the short term or the long term.





Application No: 2018-0569  
Agenda Item: 126  
PC Action Date: 03/29/2018  
Plat Name: Sendero Tract Sec 8  
Applicant: BGE|Kerry R. Gilbert Associates

Staff Recommendation: Approve the plat subject to the conditions listed

**Chapter 42 Sections:**

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

**Basis of Recommendation:**

Upon further study and review, the application was found to meet the requirements of Ch. 42 and therefore, no special exception is required. The total number of lots within sections 7 & 8 does not exceed 150, as initially purported by the applicant.

**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





**Agenda Item:** 127  
**Action Date:** 03/29/2018  
**Plat Name:** JDS 370 Tract Sec 1  
**Developer:** Johnson Development Services  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No/Type:** 2018-0603 C3P

**Staff Recommendation:**  
 Grant the requested  
 variance(s) and Approve  
 the plat subject to the  
 conditions listed

Total Acreage:	21.6000	Total Reserve Acreage:	1.0500
Number of Lots:	95	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***

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.

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

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.

1. DeShazer Reserve Vacating Plat must be recorded prior to the final recordation of this plat.

2. The Planning Commission granted a variance to allow to no extend nor terminate with a cul-de-sac the existing stub street Stone Lake Drive, and to therefore exceed the maximum intersection spacing along the western plat boundary for a total distance of 1821' between Carriage House Downs Boulevard and Stone View Lane subject to specific conditions on 03/29/2018. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may required a replat.

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 127

**Action Date:** 03/29/2018

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

**Developer:** Johnson Development Services

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

**App No/Type:** 2018-0603 C3P

**Staff Recommendation:**

Grant the requested variance(s) and Approve the plat subject to the conditions listed

---

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

Addressing: Desert Foal makes a 90 degree turn and will need to be split into tow different street names. And please input Pony Field Ct into plat tracker.

Harris County Flood Control District: Flood control review - This plat requires a Plat Release letter before going to Commissioners Court.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS ENOUGH 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, Check with COH

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

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.

County has no objections to variance.

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



# Houston Planning Commission

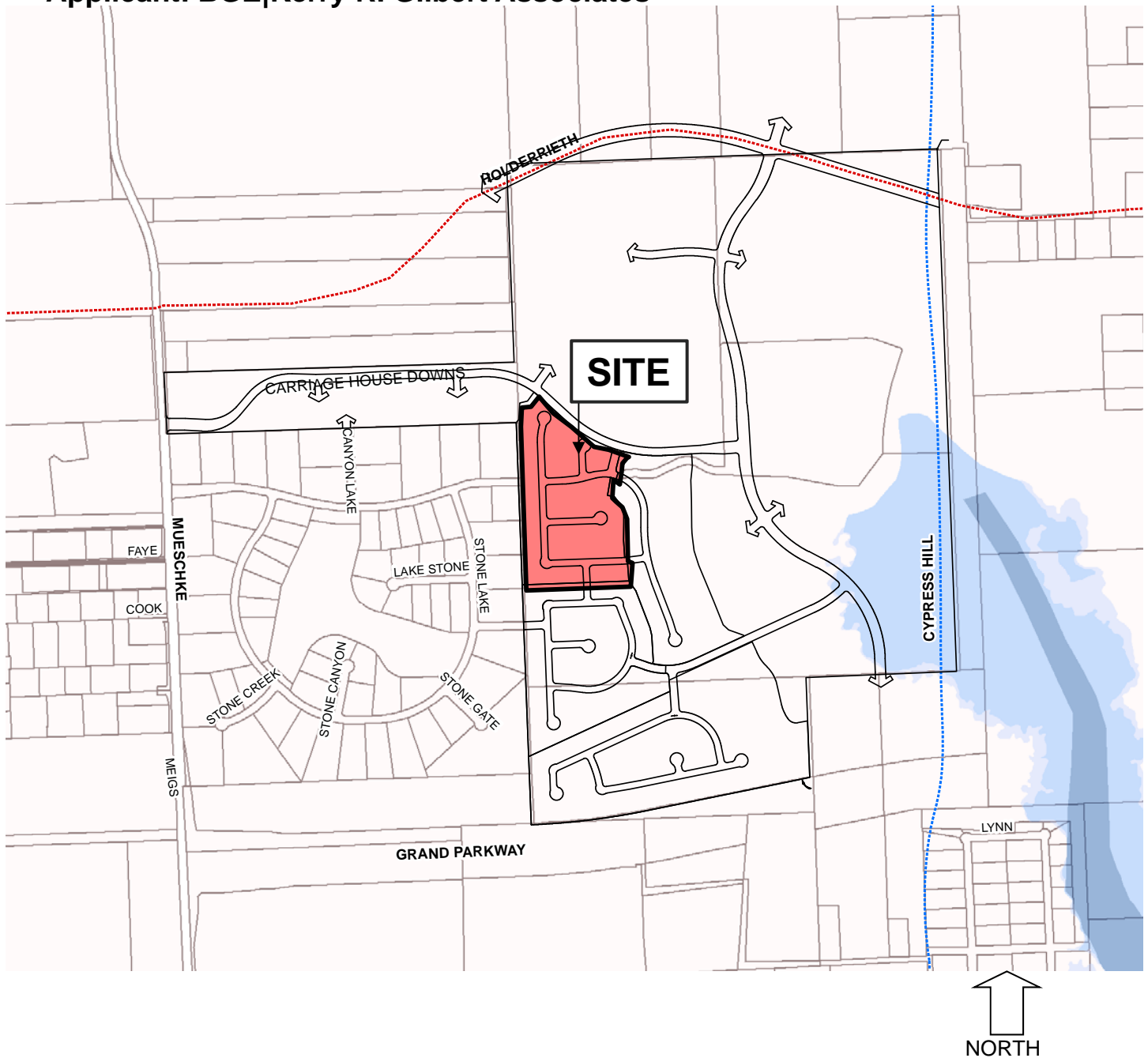
ITEM: 127

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: JDS 370 Tract Sec 1

Applicant: BGE|Kerry R. Gilbert Associates



F- Reconsideration of Requirements

Site Location



## Site Location



# Houston Planning Commission

ITEM: 127

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: JDS 370 Tract Sec 1

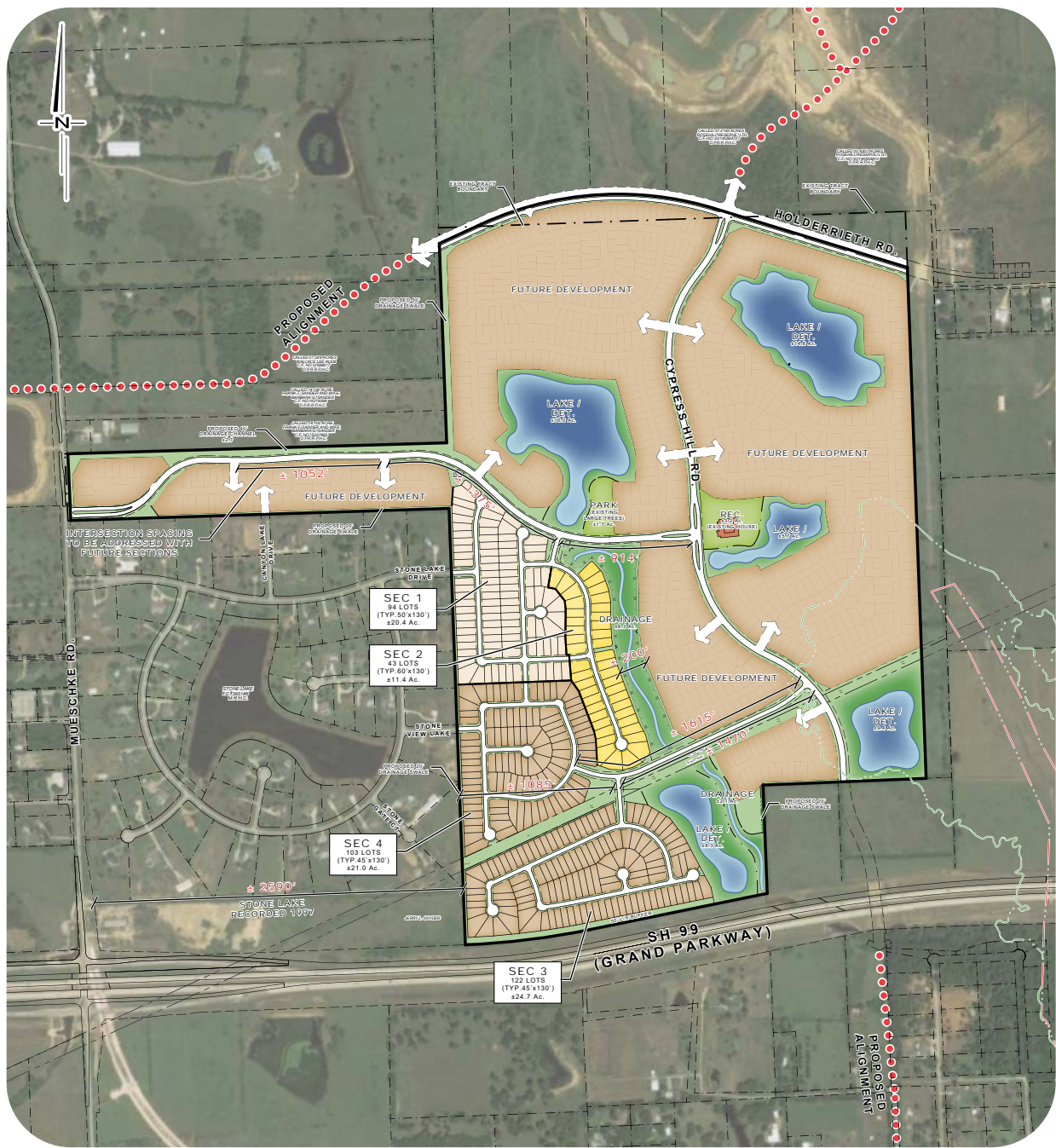
Applicant: BGE|Kerry R. Gilbert Associates



F- Reconsideration of Requirements

Site Location





a variance exhibit for  
**JDS TRACT 370**  
 ± 371.8 ACRES OF LAND  
 prepared for  
**JOHNSON DEVELOPMENT SERVICE**

**BGE** KERRY R. GILBERT  
 & ASSOCIATES

— Land Planning Consultants —  
 23501 Cinco Ranch Blvd., Suite A-250  
 Katy, Texas 77494

Tel: 281-579-0340

SCALE  
 0 10 20 40

MARCH 15, 2018  
 KGA #0436

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**Application No:** 2018-0603

**Agenda Item:** 127

**PC Action Date:** 03/29/2018

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

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

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 128-134**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

To not extend nor terminate with a cul-de-sac the existing stub street Stone Lake Drive, and to therefore exceed the maximum intersection spacing along the western plat boundary for a total distance of  $\pm 1825'$  between Carriage House Downs Drive and Stone View Lane. ;

**Basis of Recommendation:**

Subject site is JDS 370 Tract Section 1, located within the JDS 370 Tract GP. The applicant is requesting a variance to not extend nor terminate with a cul-de-sac, the existing stub street Stone Lake Drive, and to therefore exceed maximum intersection spacing along the western plat boundary for a total distance of  $\pm 1821'$  between Carriage House Downs Boulevard and Stone View Lane. Staff is in support of the variance.

The applicant is proposing ninety-four (94) single-family residential lots and two (2) reserves restricted to Landscape/Open Space in JDS 370 Tract Section 1. The section has adequate circulation system with two connections to Major Thoroughfare Mueschke Road, located further west. In addition, west of the Section 1, there is an existing platted (in 1997), recorded and built subdivision, Stone Lake. The Stone Lake subdivision provided two stub street along the subdivision's eastern boundary. Although, the street network within Stone Lake is public ROW, when built in late 1990's, the streets did not pass Harris County's and therefore were not accepted. Maintenance of the street network has been taken care of by the Stone Lake HOA. Having a direct extension of Stone Lake will negatively impact the existing conditions of Stone Lake ROW, as it will need to be rebuild to handle new traffic created by JDS 370 Tract Section 1. Per the ordinance, JDS 370 Tract Section 1 with ninety-four (94) lots, is only required to have one point of access. The applicant will still maintained two points of access connecting JDS 370 Tract Section 1 to Major Thoroughfare Mueschke Road.

**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Strict application of the ordinance at this location is impractical as the streets within the Stone Lake subdivision are privately maintained by the Stone Lake HOA and they are not built to handle additional traffic from the JDS.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances support the granting of this variance have not been created by the applicant. As Stone Lake subdivision was built with sub-standard street connections. The street did not pass Harris County's standards. Therefore, maintenance of the street network has been taken care of by the Stone Lake HOA. Having a direct extension of Stone Lake will negatively impact the existing conditions of Stone Lake ROW, as it will need to be rebuild to handle traffic circulation created by JDS 370 Tract Section 1.



**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purpose of this chapter will be preserve and maintained as west/east connection will still be maintained. through proposed Carriage House Downs Boulevard on north and JDS 370 Tract Section 4 on the south via Stone View Drive.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Granting of the variance will not be injurious to the public health, safety or welfare. As local street, Stone View Lane will maintained west/east connections to Major Thoroughfare Mueschke Road. Per the ordinance, JDS 370 Tract Section 1 with ninety-four (94) lots, is only required to have one point of access. The applicant will still maintained two points of access connecting JDS 370 Tract Section 1 to Major Thoroughfare Mueschke Road through proposed Carriage House Downs Boulevard on north and JDS 370 Tract Section 4 on the south via Stone View Drive.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification for granting this variance request. The hardship is created due to the streets characteristics in Stone Lake being privately maintained.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 128  
**Action Date:** 03/29/2018  
**Plat Name:** JDS 370 Tract Sec 2  
**Developer:** Johnson Development Services  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No/Type:** 2018-0606 C3P

**Staff Recommendation:**  
Grant the requested  
special exception(s) and  
Approve the plat subject to  
the conditions listed

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

#### ***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. 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)

159. Provide centerline tie.

160. The Planning Commission granted a special exception to allow no north-south connections to Long Cantor Trail and exceed minimum intersection spacing along the southern boundary of JDS Tract 370 Section 2 by a 25% deviation, subject to specific conditions on 03/29/2018. The special exception was contingent on the proposed land use. Any change of land use would make the special exception approval invalid and may require a replat. (126)

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

The below comments were made by other agencies during this review period. These comments 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:** 128

**Action Date:** 03/29/2018

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

**Developer:** Johnson Development Services

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

**App No/Type:** 2018-0606 C3P

**Staff Recommendation:**

Grant the requested  
special exception(s) and  
Approve the plat subject to  
the conditions listed

---

Harris County Flood Control District: Flood control review - This plat requires a Plat Release letter before going to Commissioners Court.

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.

County has no objections to variance.

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



# Houston Planning Commission

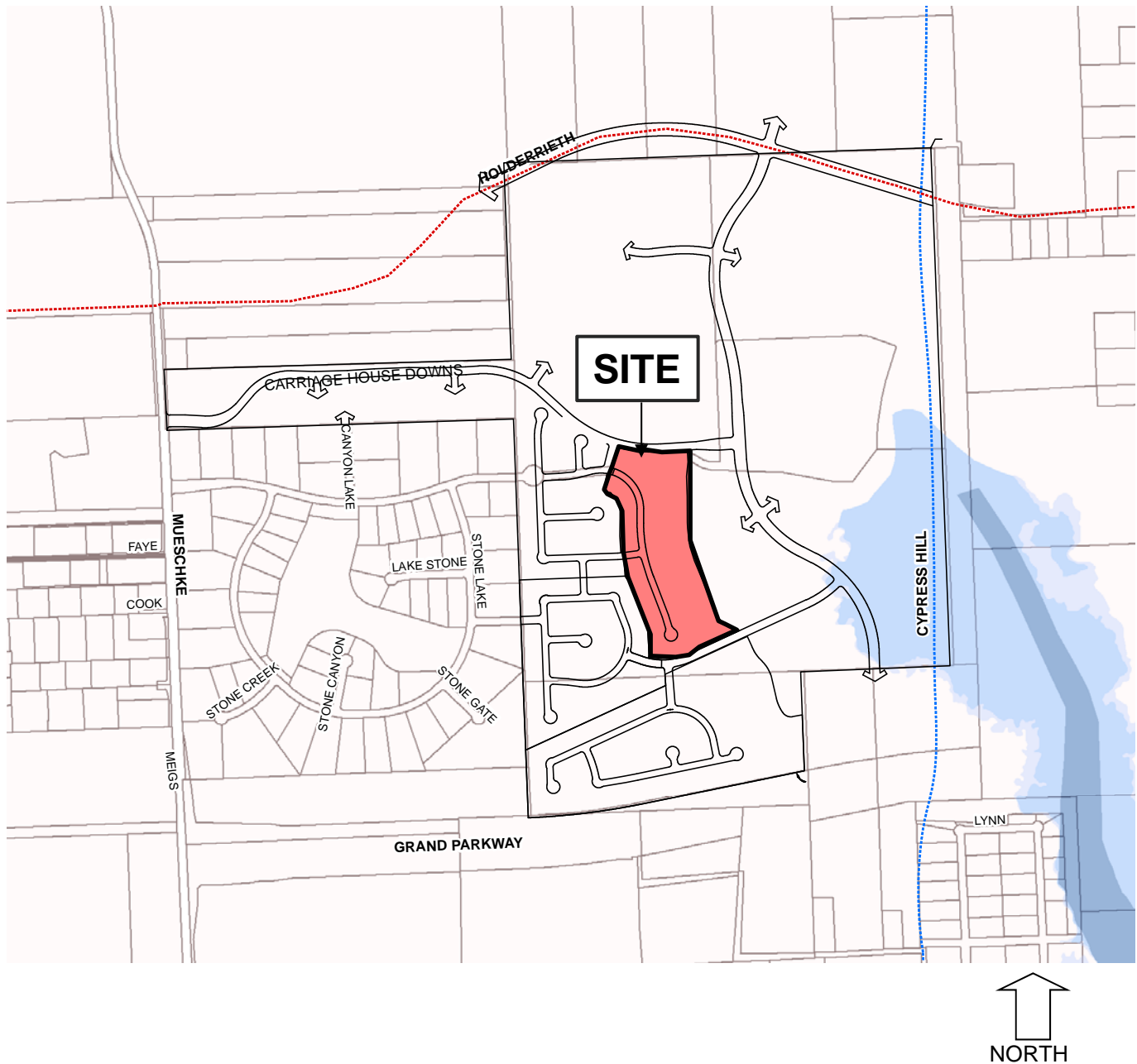
ITEM: 128

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: JDS 370 Tract Sec 2

Applicant: BGE|Kerry R. Gilbert Associates



**F – Reconsideration of Requirements    Site Location**



# Houston Planning Commission

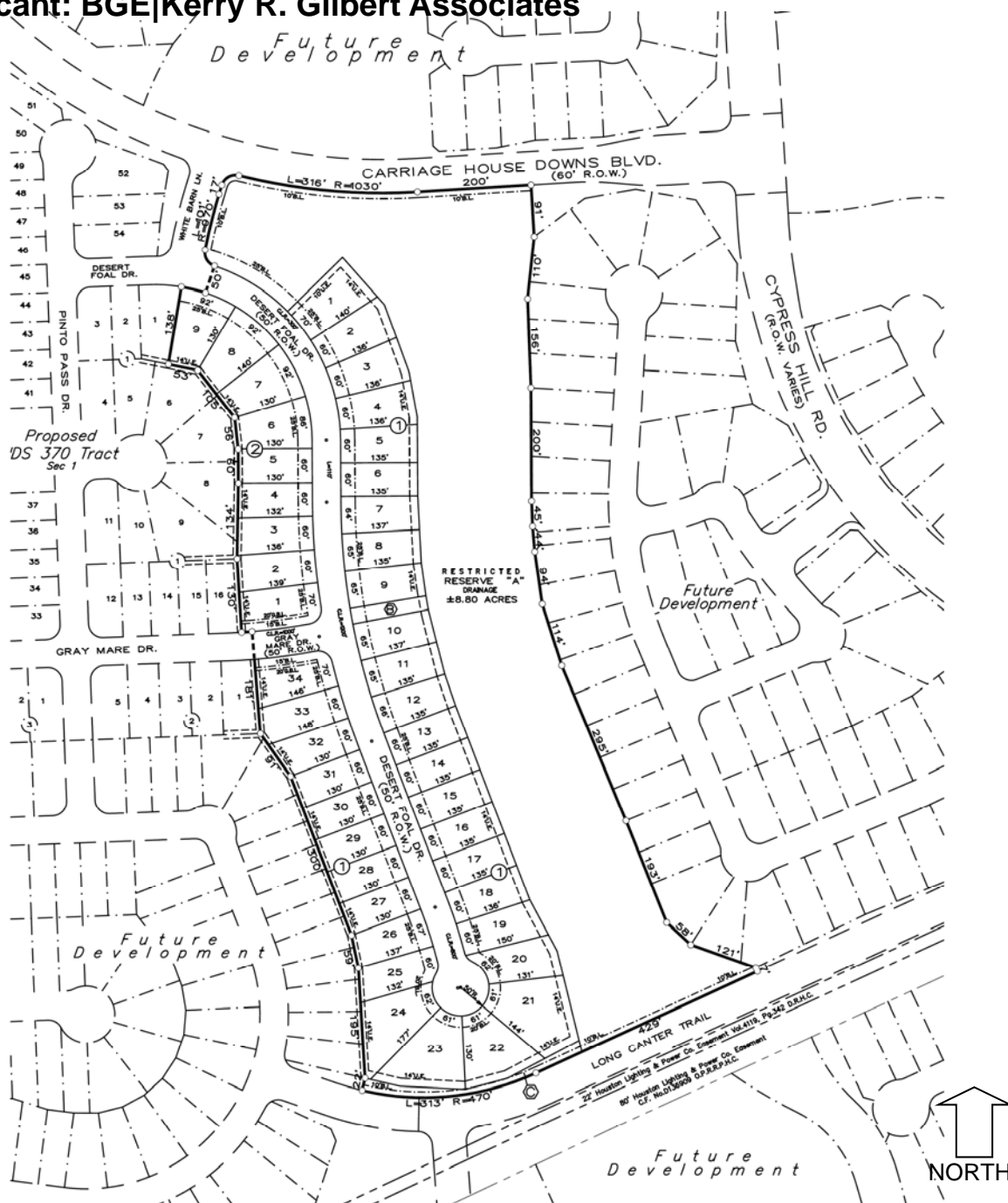
## ITEM: 128

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: JDS 370 Tract Sec 2

Applicant: BGE|Kerry R. Gilbert Associates



**F – Reconsideration of Requirements Subdivision**



# Houston Planning Commission

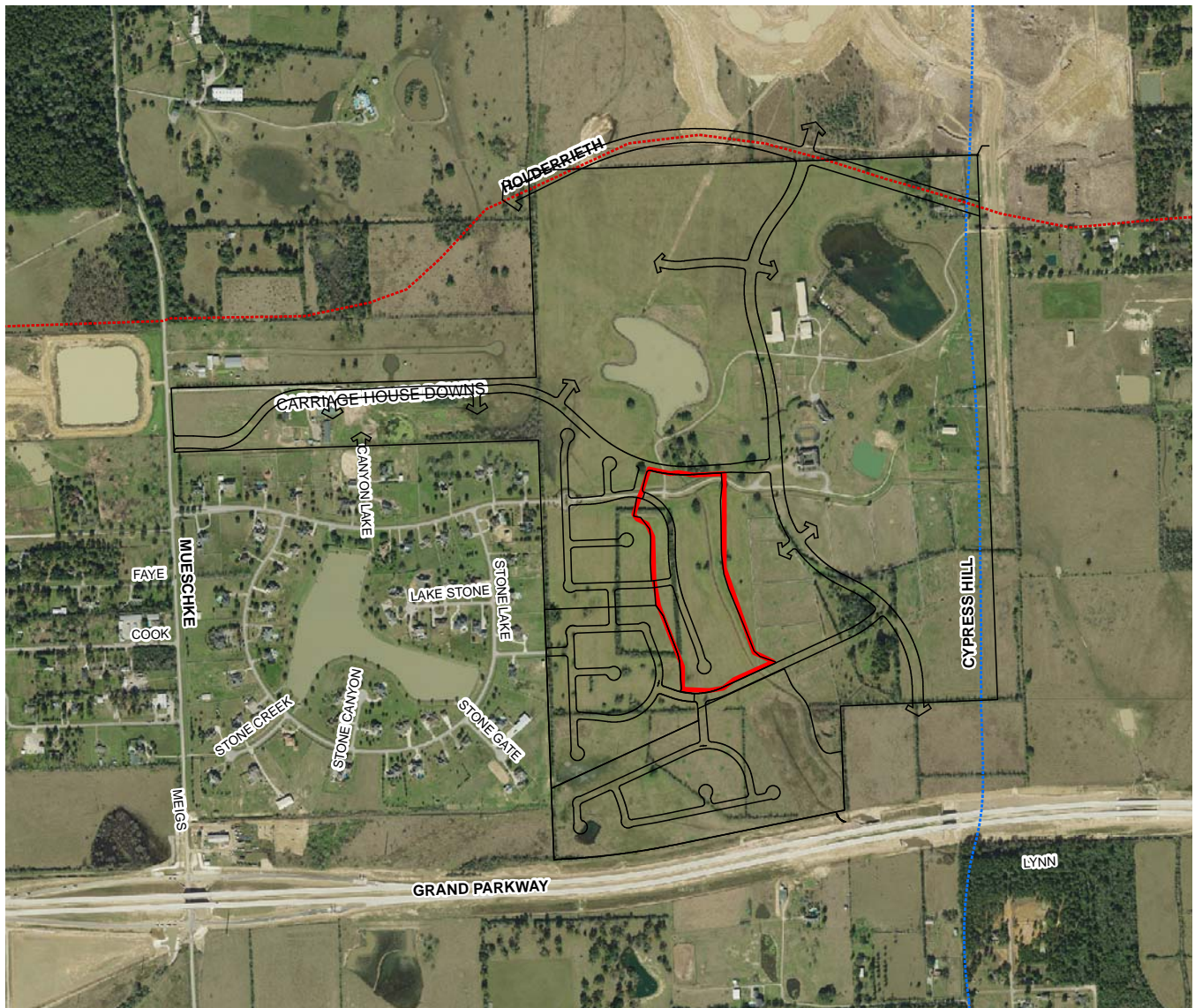
ITEM: 128

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: JDS 370 Tract Sec 2

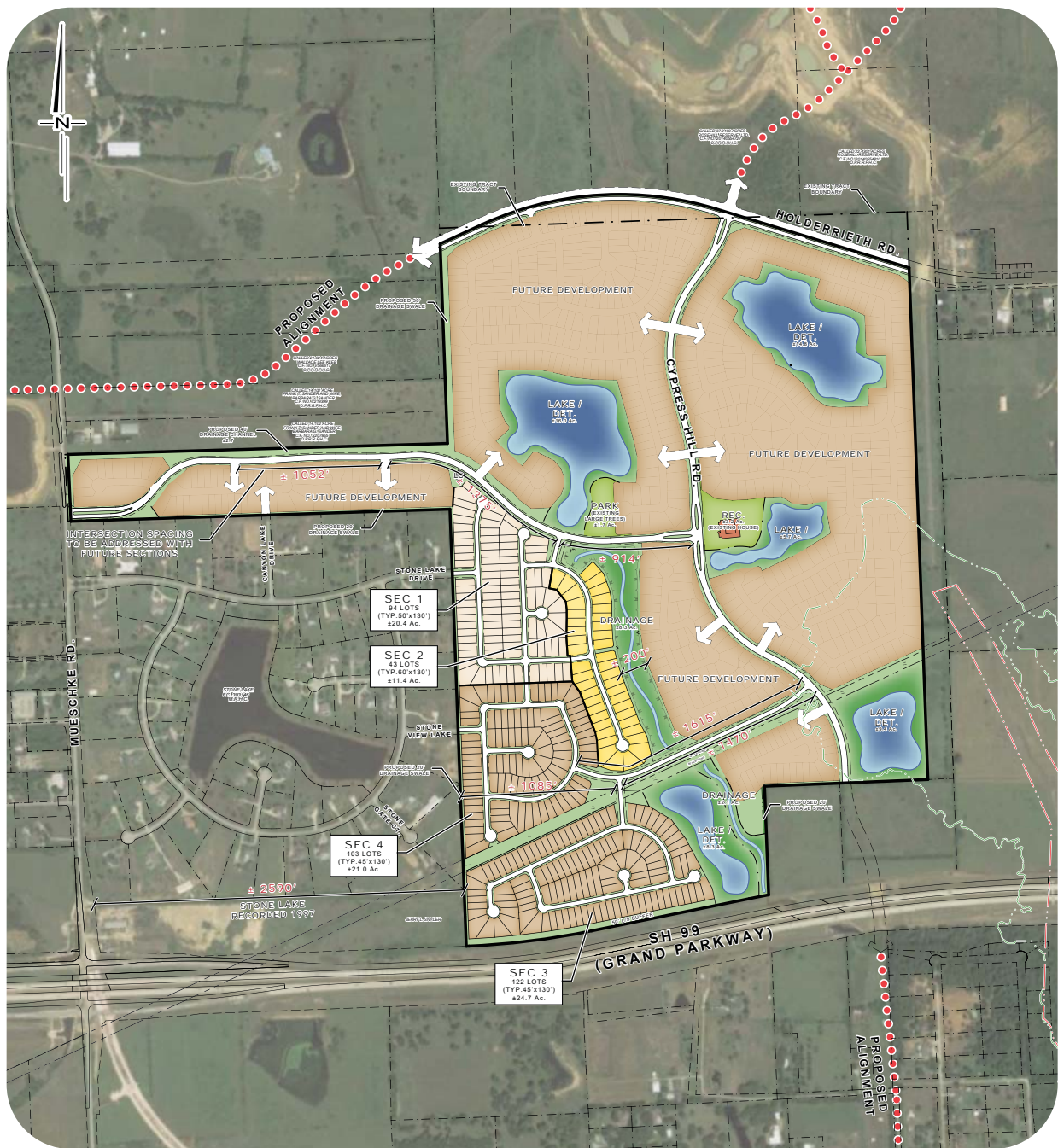
Applicant: BGE|Kerry R. Gilbert Associates



F – Reconsideration of Requirements

Aerial





a variance exhibit for  
**JDS TRACT 370**  
 ± 371.8 ACRES OF LAND  
 prepared for  
**JOHNSON DEVELOPMENT SERVICE**

**BGE** KERRY R. GILBERT  
 & ASSOCIATES

— Land Planning Consultants —  
 23501 Cinco Ranch Blvd., Suite A-250  
 Katy, Texas 77494

Tel: 281-579-0340

SCALE  
 0 10 20 40

MARCH 15, 2018  
 KGA #0436

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Application No: 2018-0606  
Agenda Item: 128  
PC Action Date: 03/29/2018  
Plat Name: JDS 370 Tract Sec 2  
Applicant: BGE|Kerry R. Gilbert Associates

Staff Recommendation: Grant the requested special exception(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 42-128**

**Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)**

To not provide a north south connection to Long Cantor Trail from Section 2. This will result is a total intersection spacing of  $\pm 1775'$  feet between Tin Star Lane and Cypress Hill Rd.;

**Basis of Recommendation:**

Subject site is JDS 370 Tract Section 2, located within the JDS 370 Tract GP. The applicant is requesting a special exception to not provide a north/south connection to Long Cantor Trail from JDS 370 Tract Section 2. This will result in a total intersection spacing of  $\pm 1761'$  between Major Collector Cypress Hill Road and Trotter Camp Trail. Staff is in support of the special exception.

The applicant is proposing forty-three (43) single-family residential lots and three (3) reserves restricted to drainage and landscape/open space. JDS 370 Tract Section 2 has an adequate circulation system with two connections to Carriage House Downs Boulevard. Residents in Section 2 will have access through JDS Tract 370 Section 1 and through JDS Tract 370 Section 4 for north/south connections. An additional connection to Long Cantor Trail will not improve the overall traffic circulation for JDS 370 Tract Section 2. The applicant is providing sufficient street connections, not only to the residents of Section 2, but to all other sections within the southwest quadrant of the JDS 370 Tract GP. Three points of access to Major Thoroughfare Mueschke Road and the Grand Parkway the south. The distance between Long Cantor Trail and Trotter Camp Trail is  $\pm 1761'$ , which is a 25% from the standards and is not disproportionate.

Staff's recommendation is to grant the requested special exception and approve 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;**

Special circumstances that exist here are that the JDS 370 Tract Section 2 is abutting two nearby north-south connections. There is approximately 361' deviation, in which residents of the JDS Tract 370 GP and Section 2 will have to travel. The applicant is providing two other north-south connections within the area to reach the same destinations.

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

The proposed special exception will be consistent with the standards as the applicant is proposing two additional north-south connections, Cypress Hill Road and White Barn Lane, to collector street system Carriage House Downs Boulevard and this is just a frontage road.

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**  
The modification requested is about 25% deviation and is not disproportionate to the standards.

**(4) The intent and general purposes of this chapter will be preserved and maintained;**



The intent and general purpose of this chapter will be preserved and maintained as north-south connections will still be maintained. An additional street connection will not improve the overall traffic circulation for the area.

**(5) The granting of the special exception will not be injurious to the public health, safety or welfare.**

Granting of the special exception will not be injurious to public health and safety. As Major Collector Cypress Hill Road and local street White Barn Lane proposed street connections will suffice for north-south connectivity to Long Cantor Trail.





**Agenda Item:** 129  
**Action Date:** 03/29/2018  
**Plat Name:** Long Canter Trail Street Dedication Sec 1 and Reserves  
**Developer:** Johnson Development Services  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No/Type:** 2018-0608 C3P

**Staff Recommendation:**  
Grant the requested  
special exception(s) and  
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. 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)

159. Provide centerline tie.

1. Provide engineering data at final, this plat must meet reverse curve requirement per Chapter 42.

2. Cypress Hill is a duplicate name, coordinate with Transportation/Development City Team in terms of renaming this major collector to a unique name. Involve all parties, affected by this major collector name change prior to final submittal.

3. The Planning Commission granted a special exception to allow no north-south connections to Long Cantor Trail and exceed minimum intersection spacing along the southern boundary by a 2% deviation, subject so specific conditions on 03/29/2018. The special exception was contingent on the proposed land use. Any change of land use would make the special exception approval invalid and may required a replat. (126)

***For Your Information:***





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 129  
**Action Date:** 03/29/2018  
**Plat Name:** Long Canter Trail Street Dedication Sec 1 and Reserves  
**Developer:** Johnson Development Services  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No/Type:** 2018-0608 C3P

**Staff Recommendation:**  
Grant the requested  
special exception(s) and  
Approve the plat subject to  
the conditions listed

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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.

Addressing: Cypress Hill Road is a duplicate with an existing Cypress Hill Drive. Please choose another street name.

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 before going for recordation please contact the Willow Creek watershed coordinator.

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

Cypress Hill is a street name duplication. Choose another name. County concurrence for street name is required before final plat approval.

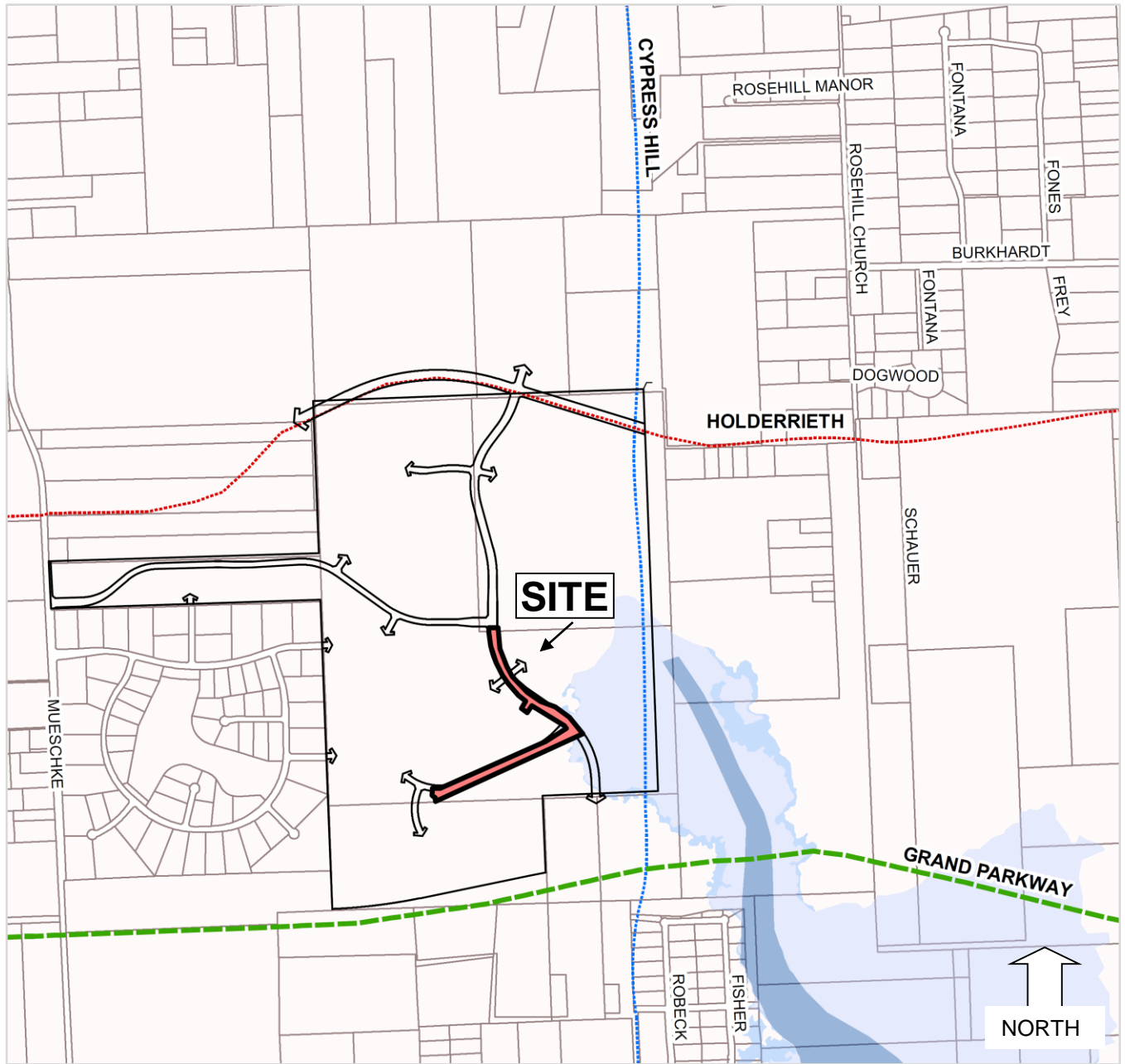
County has no objections to variance

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



**Subdivision Name:** Long Canter Trail Street Dedication Sec 1 and Reserves

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





# Houston Planning Commission

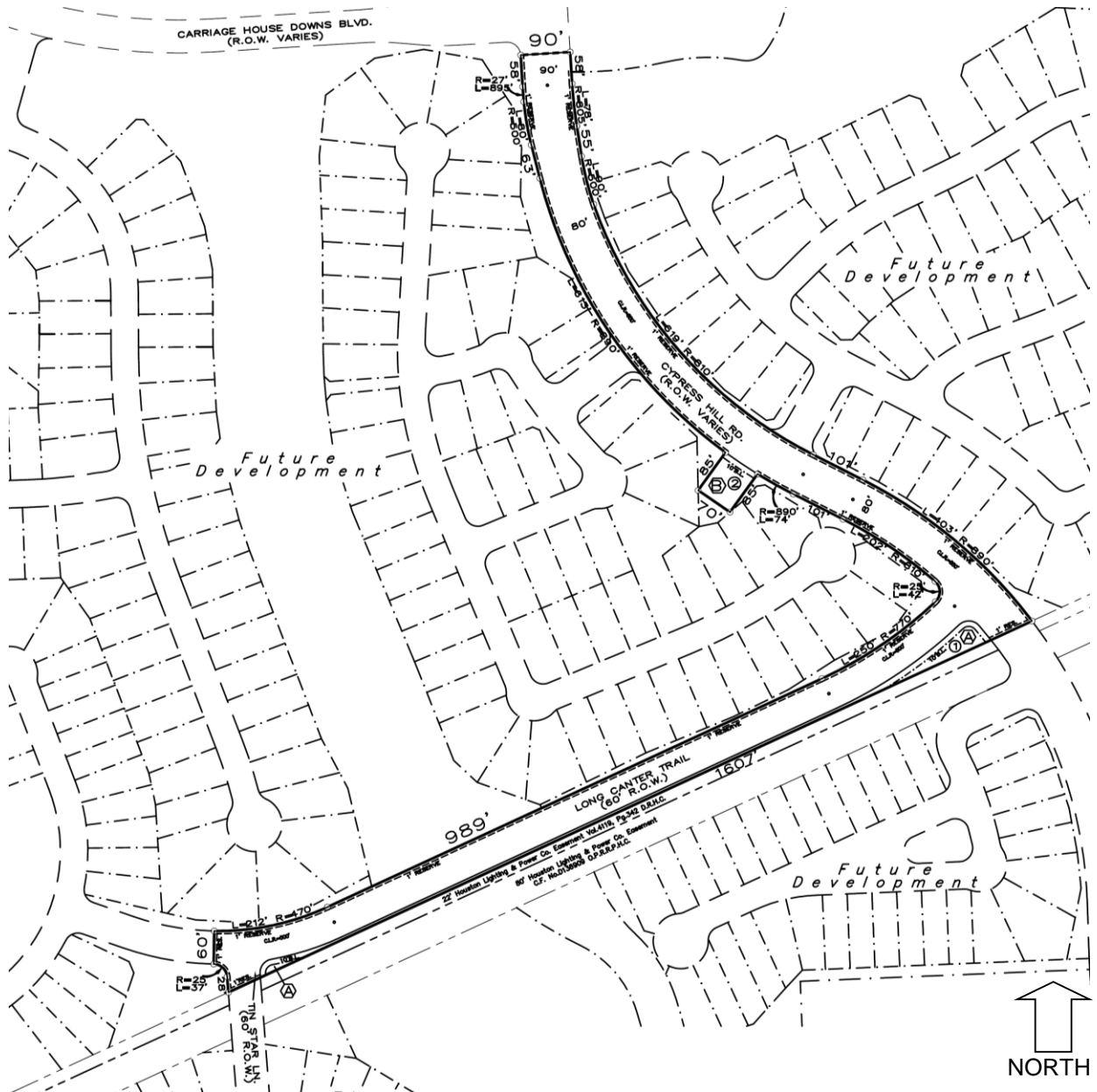
ITEM: 129

Planning and Development Department

Meeting Date: 03/29/2018

Subdivision Name: Long Canter Trail Street Dedication Sec 1 and Reserves

Applicant: BGE|Kerry R. Gilbert Associates



F- Reconsideration of Requirements

Subdivision



Subdivision Name: Long Canter Trail Street Dedication Sec 1 and Reserves

Applicant: BGE|Kerry R. Gilbert Associates







Application No: 2018-0608  
Agenda Item: 129  
PC Action Date: 03/29/2018  
Plat Name: Long Canter Trail Street Dedication Sec 1 and Reserves  
Applicant: BGE|Kerry R. Gilbert Associates

**Staff Recommendation:** Grant the requested special exception(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 128**

**Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)**

To not provide a north south street along the south side of Long Canter Trail. The total distance between Tin Star Lane and Cypress Hill Rd is approximately 1,425' as measured along the centerline of Long Canter Trail.;

**Basis of Recommendation:**

Subject site is a street dedication, part of it is Major Collector Cypress Hill Road and part local/collector like street Long Canter Trail, located with the JDS 370 Tract GP. The applicant is requesting a special exception to not provide a north/south connection along the south side of Long Canter Trail to future residential cells on the south. This will result in a total intersection spacing of  $\pm 1422'$  between Major Collector Cypress Hill Road and Tin Star Lane. Staff is in support of the special exception.

The applicant is proposing a street dedication, Long Canter Trail, and it is a crucial connection between residential sections to the west and future high traffic collector system Cypress Hill. State Highway 99 (Grand Parkway) located south of the GP boundary is a grade-separated highway that does not have frontage road at this location. Per the ordinance, no street connection are required to connect to the Grand Parkway. The distance between local street Tin Star Lane and Major Collector Cypress Hill Road is  $\pm 1422'$ , which a deviation of 2% from the standards and is not disproportionate.

**Staff Evaluation**

**(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;**

Special circumstances that exist here are that the JDS Tract GP southern boundary is aligned at its more entirety by a grade-separated highway that does not have frontage road at this location. Requiring a south connection from Long Canter Trail to future single-family residential to the south will be impractical and contrary to sound public policy as the opportunity of street extension further south likely not to occur.

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

The proposed special exception will be consistent with the standards as the applicant is proposing a collector street system, Major Collector Cypress Hill will carry the future residents of the residential cell located south to local/collector like Carriage House Downs Boulevard and future State Highway 99 (Grand Parkway) to the south.

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**  
The modification requested is about 2% deviation and is not disproportionate to the standards.

**(4) The intent and general purposes of this chapter will be preserved and maintained;**



The intent and general purpose of this chapter will be preserved and maintained as a north-south connection will still be maintained serving the residential cell located south of Long Canter Trail. An additional street connection will not improve the overall traffic circulation for the area.

**(5) The granting of the special exception will not be injurious to the public health, safety or welfare.**

Granting of the special exception will not be injurious to public health and safety. As Major Collector Cypress Hill Road will suffice for north/south street connectivity for residential cell located south of Long Canter Trail to local/collector like Carriage House Downs Boulevard and future State Highway 99 (Grand Parkway) to the south.





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 130  
**Action Date:** 03/29/2018  
**Original Action Date:** 04/27/2017  
**Plat Name:** Crosby Town Square  
**Developer:** Hovis Surveying Company Inc.  
**Applicant:** Hovis Surveying Company Inc.  
**App No :** 2017-0641  
**App Type:** C2R

**Staff Recommendation:**  
Approve

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Total Acreage:	2.7632	Total Reserve Acreage:	2.7632
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:	Crosby MUD

County	Zip	Key Map ©	City / ETJ
Harris	77532	419G	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 131  
**Action Date:** 03/29/2018  
**Original Action Date:** 03/30/2017

**Staff Recommendation:**  
Approve

**Plat Name:** Cypress North Houston Reserve  
**Developer:** Surv-Tex surveying Inc.  
**Applicant:** Surv-Tex surveying Inc.  
**App No :** 2017-0511  
**App Type:** C2

---

Total Acreage:	7.0978	Total Reserve Acreage:	6.9986
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	Harris County FWSD 61

County	Zip	Key Map ©	City / ETJ
Harris	77065	368R	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 132  
**Action Date:** 03/29/2018  
**Original Action Date:** 04/27/2017  
**Plat Name:** General Warehouse Systems  
**Developer:** South Texas Surveying Associates, Inc.  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No :** 2017-0395  
**App Type:** C3F

**Staff Recommendation:**  
Approve

---

Total Acreage:	40.6770	Total Reserve Acreage:	39.1220
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77447	325W	ETJ

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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 &  
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DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 133  
**Action Date:** 03/29/2018  
**Original Action Date:** 04/27/2017  
**Plat Name:** L5 Business Advisors LLC  
**Developer:** Hovis Surveying Company Inc.  
**Applicant:** Hovis Surveying Company Inc.  
**App No :** 2017-0642  
**App Type:** C2R

**Staff Recommendation:**  
Approve

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Total Acreage:	7.1742	Total Reserve Acreage:	7.1742
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 239

County	Zip	Key Map ©	City / ETJ
Harris	77449	406U	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 &  
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**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 134  
**Action Date:** 03/29/2018  
**Original Action Date:** 03/30/2017  
**Plat Name:** Lakewood Court at Louetta  
**Developer:** Jones|Carter - Woodlands Office  
**Applicant:** Jones|Carter - Woodlands Office  
**App No :** 2017-0466  
**App Type:** C2

**Staff Recommendation:**  
Approve

---

Total Acreage:	1.0000	Total Reserve Acreage:	1.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77377	329S	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 135  
**Action Date:** 03/29/2018  
**Original Action Date:** 04/27/2017  
**Plat Name:** Reserve at Greenhouse replat and extension  
**Developer:** Hovis Surveying Company Inc.  
**Applicant:** Hovis Surveying Company Inc.  
**App No :** 2017-0648  
**App Type:** C2R

**Staff Recommendation:**  
Approve

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Total Acreage:	4.7824	Total Reserve Acreage:	4.7824
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:	Clay Road MUD

County	Zip	Key Map ©	City / ETJ
Harris	77449	446H	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 136

**Action Date:** 03/29/2018

**Original Action Date:** 04/27/2017

**Plat Name:** RSI FM 1314

**Developer:** J.A. Costanza & Associates Engineering, Inc.

**Applicant:** J.A. Costanza & Associates Engineering, Inc.

**App No :** 2017-0700

**App Type:** C2R

**Staff Recommendation:**

Approve

Total Acreage: 1.4540

Number of Lots: 0

COH Park Sector: 0

Water Type: Proposed Utility District

Drainage Type: Open Ditch

Total Reserve Acreage: 1.4540

Number of Multifamily Units: 0

Street Type (Category): Public

Wastewater Type: Proposed Utility District

Utility District:

County Zip

Montgomery 77365

Key Map ©

296E

City / ETJ

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:** 137  
**Action Date:** 03/29/2018  
**Original Action Date:** 04/13/2017  
**Plat Name:** Skinner Pad  
**Developer:** Tetra Surveys  
**Applicant:** Tetra Surveys  
**App No :** 2017-0577  
**App Type:** C2

**Staff Recommendation:**  
Approve

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Total Acreage:	4.6461	Total Reserve Acreage:	4.6461
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77429	367F	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 138  
**Action Date:** 03/29/2018  
**Original Action Date:** 04/13/2017  
**Plat Name:** Sunset Ridge Commercial Access no 2  
**Developer:** Benchmark Engineering Corporation  
**Applicant:** Benchmark Engineering Corporation  
**App No :** 2017-0531  
**App Type:** SP

**Staff Recommendation:**  
Approve

---

Total Acreage:	1.2600	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 49

County	Zip	Key Map ©	City / ETJ
Harris	77346	376V	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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



# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 03/29/18

**ITEM: 139**

**Applicant:** ALFREDO MUNOZ/TWO SONS ENVIRONMENTAL

**Contact Person:** TWO SONS ENVIRONMENTAL

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	18-1342	77365	5571	295F	ETJ
NORTH OF: MILLS BRANCH EAST OF: SORTERS					

**ADDRESS:** 18867 Iris Lane

**ACREAGE:**

**LEGAL DESCRIPTION:**

BEING LOT TWO HUNDRED EIGHTY-SIX (286), OF SUMMER HILLS, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, AT SHEET 118, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS

**PURPOSE OF REQUEST:** Residence

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

**PLANNING COMMISSION ACTION:**

**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: 03/29/18

**ITEM: 140**

**Applicant:** BETTY LYNNE HAFFELDER

**Contact Person:** BETTY LYNNE HAFFELDER

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	18-1343	77357	5773	256Z	ETJ
NORTH OF: LAURA STREET EAST OF: LOOP 494					

**ADDRESS:** 23678 Panky Lane

**ACREAGE:**

**LEGAL DESCRIPTION:**

0.328 ACRE TRACT OF LAND SITUATED IN THE WILLIAM SMITH SURVEY, ABSTRACT No 540, MONTGOMERY COUNTY, TEXAS. BEING A PORTION OF THAT CERTAIN CALLED 5 ACRE TRACT LOCALLY KNOWN AS LOT 29, DESCRIBED IN INSTRUMENT TO R.L. OAKLEY, RECORDED IN VOLUME 653, PAGE 795 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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## 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		
The Interfield Group	Mary Villareal	713-780-0909	mvillareal@interfield.net		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
6500 N Freeway	18001349	77076	5361A	412Z	H

HCAD ACCOUNT NUMBER(S):	0222460000009
PROPERTY LEGAL DESCRIPTION:	TR 9A Little York Annex
PROPERTY OWNER OF RECORD:	Parker Y-Shops, LLC
ACREAGE (SQUARE FEET):	2.4702 (107,601 SF)
WIDTH OF RIGHTS-OF-WAY:	Interstate 45 (Varies) and West Parker (80')
EXISTING PAVING SECTION(S):	Interstate 45 (23') and West Parker Road (61')
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Existing one-story brick building (Footprint having 31,514.39 SF)
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Towers to replace original canopies of existing building

**PURPOSE OF VARIANCE REQUEST:** To allow a building line of 4.8' for a new roof and canopy along I-45 and a building line of 8.31 for a new roof and canopy along Parker, instead of the required 25' building line along the major thoroughfares.

## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

**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.

### APPLICANT'S STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):**

Variance is being requested to allow a 4.8' building line along Interstate 45 and an 8.31' building line along W. Parker Rd, instead of a 25' building line, so that original canopies could be replaced and towers added to façade of existing building

*The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov).*

- (1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or
- (1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The existing retail center is located at 6500 North Freeway, south of West Rocky Creek Road, west of Northline Drive, east of Interstate 45 and north of West Parker Road.

Subject property is out of Little York Annex, shown in Assessor's Block Book map (Block Map), dated 1979. According to the Harris County Appraisal District, existing building was built in 1979. However, a fully built building can be seen in an aerial photo dated 1978, so the existing building appears to date further back.

According to dimensions shown in the Block Map, West Parker Road (Previously known as Parker Rd.) is measures approximately 73.21'. City of Houston Consolidated Transportation Planning shows West Parker Road as an 80' ROW with sufficient width. In comparing the current survey, Block Map and Harris County Appraisal District map, the current dimensions of the property significantly match those of the Block Map. Since West Parker Road has increased in width, it leads us to believe that the difference was most likely caused by some ROW taking.

The existing building sits 9.74' from the property line along Interstate 45. The expansion of Interstate 45 most likely began the current requirement for a 25' building line along this property

## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

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line, and caused the building to encroach into the new 25' building line. We believe the existing building was most likely in compliance of the building line along Interstate 45, at time of construction.

The existing building sits 13.2' from the property line along West Parker Road. It appears the right of way taking and possible reclassification of West Parker Rd., to major thoroughfare, most likely caused a required 25' building line along this property line. Therefore, causing the building to encroach into the new 25' building line. We believe the existing building was most likely in compliance of the building line along West Parker Road, at time of construction.

We would appreciate if you please take into consideration the following:

- The proposed towers will not extend further into the building line, than existing canopies, and towers do not extend the full length of the building.
- The distance from Interstate 45 paved lands, to existing structure, is 16.37'
- The distance from West Parker Road paved lanes, to existing structure, is 23.6'.

A plat was recently submitted for the property across West Parker Rd. The addition of a new development for this property, and the proposed enhancement of the existing building on subject tract will significantly enhance the appearance to this intersection. In reviewing the area, it appears that most of the developments were constructed in the early 1970's, or even earlier. We believe residents will appreciate the enhancement of this intersection.

The expansion of Interstate 45 and the right of way taking and possible reclassification of West Parker Road, years after existing building was constructed, prevents owner from reasonably upgrading the façade of the building.

We would like to thank Staff and the Planning Commission, in advance, for your kind consideration of this variance request.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject tract that prevent existing building from being enhanced.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations:

- a. Proposed development will widen existing sidewalks to 6-feet, along both Interstate 45 and

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# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

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West Parker Road

- b. Currently, the existing site does not have any trees. Developer will plant new 3" caliper trees along Interstate 45 and West Parker Rd.
- c. Yards between right-of-way line and retail center will be landscaped, and will preserve and enhance the general character of the block face.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public health, safety or welfare, considering the proposed towers will not extend further than the existing canopies.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of nearby prevailing conditions and the expansion and right of way taking preventing enhancement of the existing building's façade.

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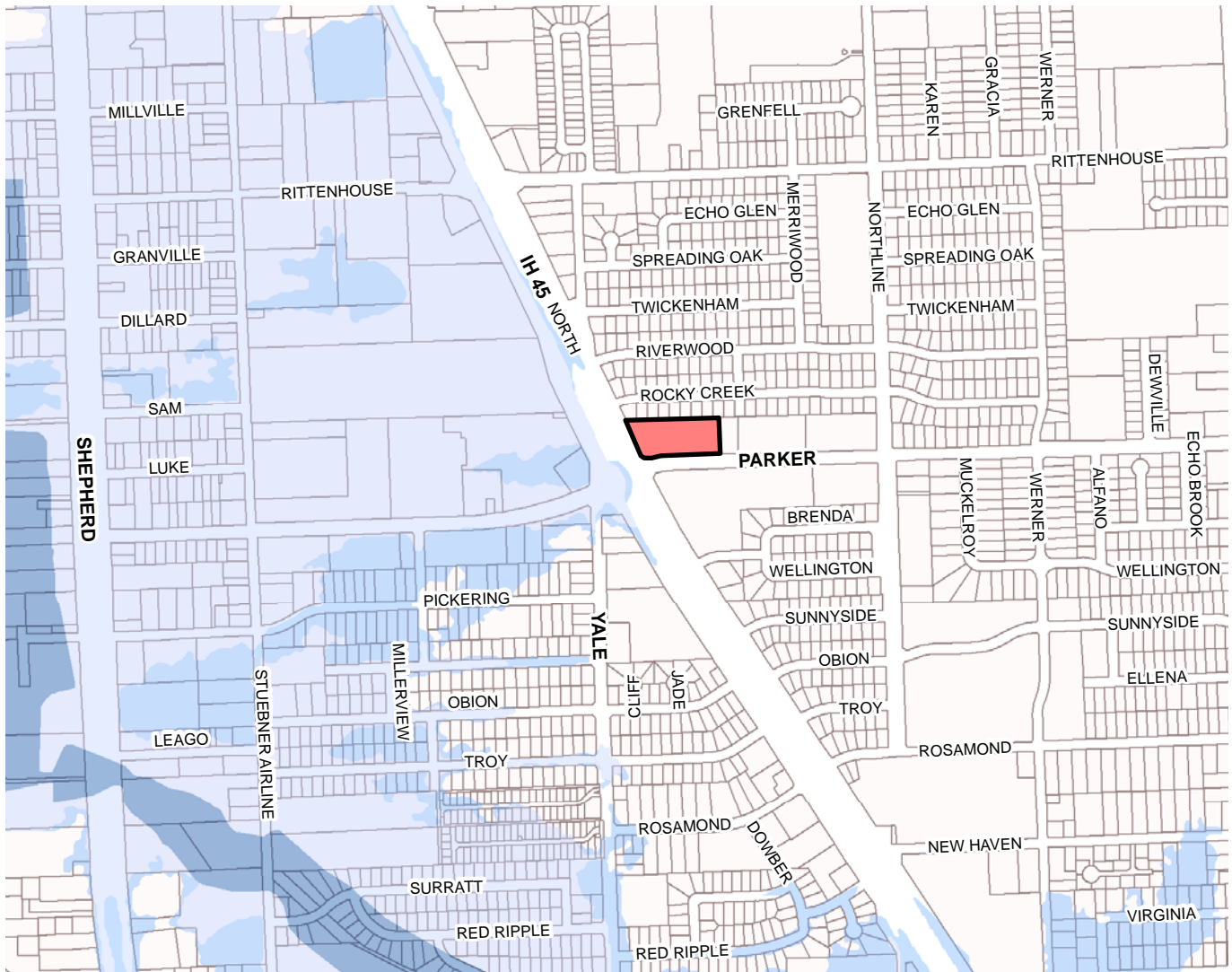
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

Location Map



# DEVELOPMENT PLAT VARIANCE





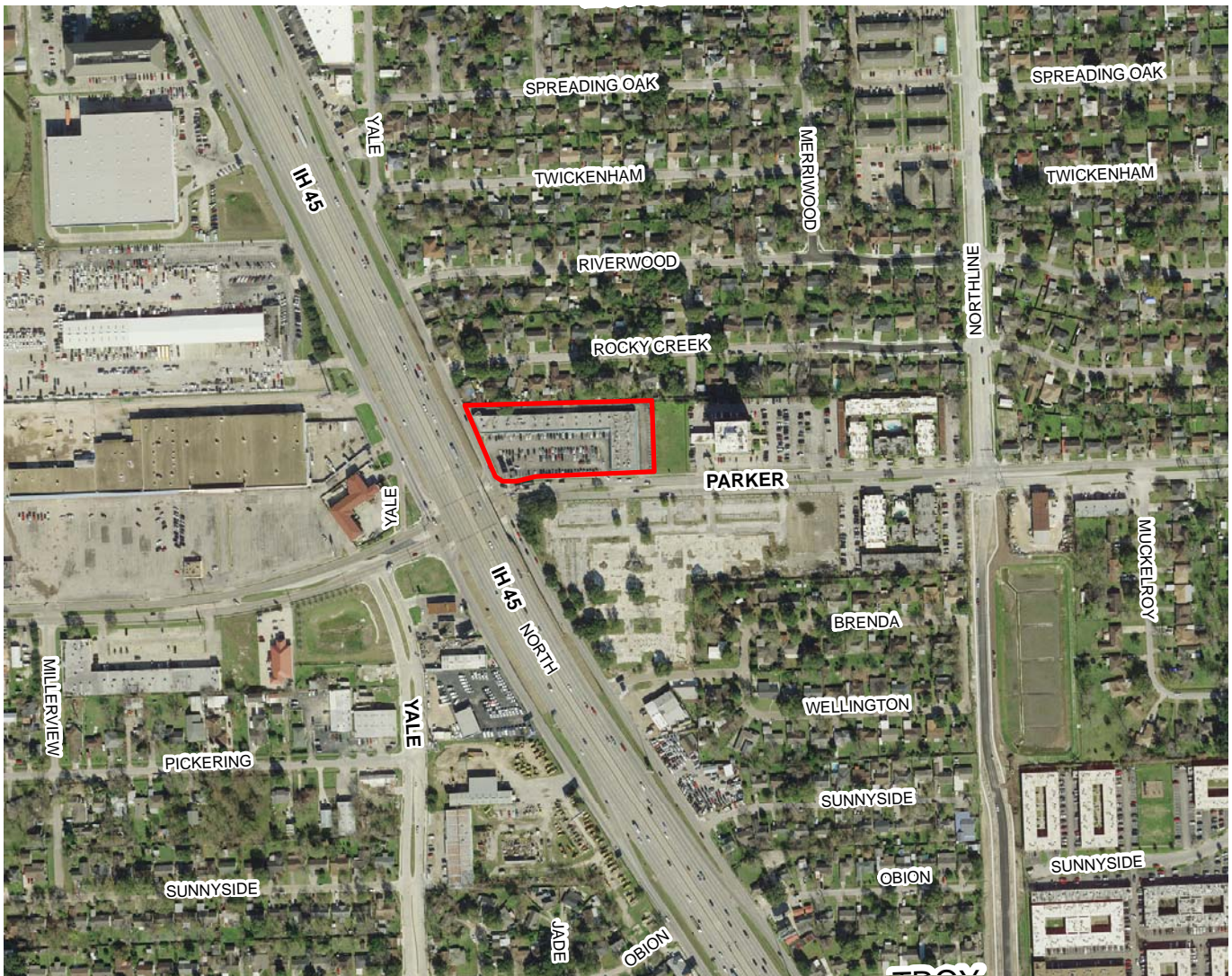
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 141**

Meeting Date: 03/29/2018

## Houston Planning Commission

Aerial Map



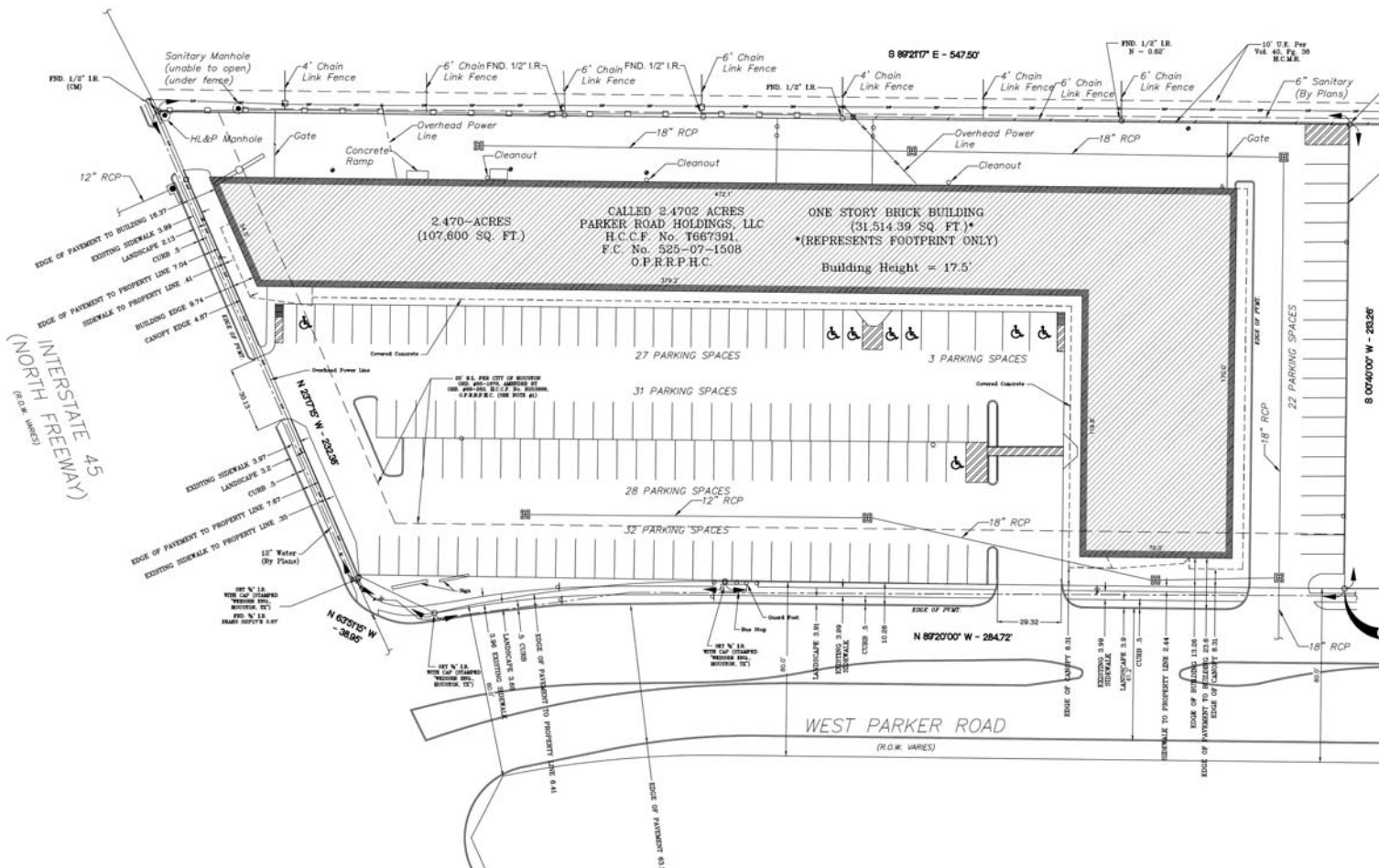
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### Site Plan



# DEVELOPMENT PLAT VARIANCE







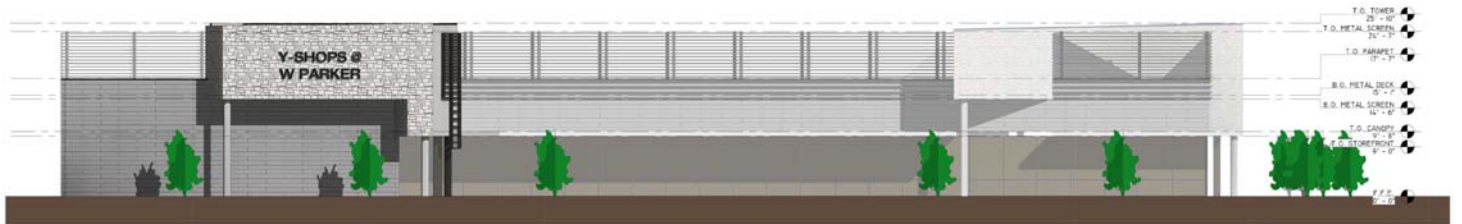


## Houston Planning Commission

### Elevations



2 SOUTH EXTERIOR ELEVATION - WEST PARKER RD  
1/16" = 1'-0"



1 WEST EXTERIOR ELEVATION - NORTH FWY SERVICE RD

# DEVELOPMENT PLAT VARIANCE





PLANNING &  
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## Houston Planning Commission

**ITEM: 141**

Meeting Date: 03/29/2018

### Elevations Cont.



# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### STAFF REPORT

**Staff Recommendation:** Approve

**Basis of Staff Recommendation:** This site is located at the north-east intersection of I 45 North and East Parker Road. The applicant is requesting a reduced building line variance of 4.8' along I 45 and 8.3' along East Parker Road for a new roof and canopy additions to an existing commercial building. Staff is in support of the request.

The site consists of an existing strip center that abuts the two major thoroughfares, both requiring a 25' building line. The existing building is located approximately 9.7' from the property line along the I45 feeder road and 13.2' from the property line along East Parker Road. The original building was constructed in the 1970's and predates Chapter 42 building line requirements. The entire building is being renovated and are proposing to remove the existing awnings and replace them with new canopies and add parapet walls to the roof structure. Since the existing structure encroaches the building line, any new structural additions or modifications within the 25' setback requires commission action. The proposed additions will not hinder site visibility as the additions are a minimum of 9' in height and will not encroach out further than the existing awnings that are there currently there today.

Staff recommends approving the reduced building lines of approximately 4.8' along I45 and 8.3' along East Parker Road for the proposed canopies and roof structure subject to the developer providing 6' sidewalks and the required landscaping per Ch. 33 with 3" caliper street trees.

**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance 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).

<b>APPLICANT COMPANY</b>	<b>CONTACT PERSON</b>	<b>PHONE NUMBER</b>	<b>EMAIL ADDRESS</b>		
JRP COMPANY	Travis Mattingly Jenifer Pool	731-978-6989 832-594-8420	tmattingly@asi-design.com jrpcom@aol.com		
<b>PROPERTY ADDRESS</b>	<b>FILE NUMBER</b>	<b>ZIP CODE</b>	<b>LAMBERT</b>	<b>KEY MAP</b>	<b>DISTRICT</b>
3702 Overbrook Lane	18016579	77027	5256A	492S	G
<b>ACCOUNT NUMBER(S):</b>		0731330050023			
<b>PROPERTY LEGAL DESCRIPTION:</b>		Lot 23, Block 4 Royden oaks sec 1			
<b>PROPERTY OWNER OF RECORD:</b>		Laura b. Herring			
<b>ACREAGE (SQUARE FEET):</b>		9,284 S.F.			
<b>WIDTH OF RIGHTS-OF-WAY:</b>		Overbrook Lane 60'; Maconda Lane 60'			
<b>EXISTING PAVING SECTION(S):</b>		Overbrook Lane 40'; Maconda Lane 40'			
<b>OFF-STREET PARKING REQUIREMENT:</b>		2			
<b>OFF-STREET PARKING PROVIDED:</b>		2			
<b>LANDSCAPING REQUIREMENTS:</b>		Complies			
<b>LANDSCAPING PROVIDED:</b>		Complies			
<b>EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:</b>		3,907 S.F.			
<b>PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:</b>		6,409 S.F.			

**PURPOSE OF VARIANCE REQUEST:** To allow a 10' garage building line in lieu of the 20' building line along a local street, Maconda Lane.

**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 23, Block 4 Royden Oaks Sec 1 located at 3702 Overbrook Lane. Property has a house on a 25' front building line along Overbrook Lane and an existing garage on a 10' building line along Maconda Lane, per original, April 1946, plat of Royden Oaks Sec 1. This is a well-developed residential area and most of the houses that abut Maconda Lane are built using the 10' building line for the Garage and this property has an existing garage access from Maconda Lane. There is currently no sidewalk on the west side of Maconda Lane.

*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. This lot currently has a single-family home that has been there since 1946. Requiring a 17' garage building line for the Maconda Lane portion of the property would create an undue hardship in that there is a 25' building line on Overbrook Lane and this would unduly constrict the size of the buildable portion of the property. The owner would not reasonably use the lot efficiently if restricted by the 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;**

The requirement of a 17' Garage building line per Sec. 42-157 (b) along Maconda Lane which has an existing garage on the 10' building line per subdivision plat of April 1946, would create an undue hardship in conjunction with the 25' building line per on Overbrook Lane.

- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

(42-157) (b) (2) the property was originally sized and platted (April 1946) with 10' building line setback along Maconda Lane. The property has adhered to the original 10' garage building setback line. The imposition of 17' building setback is an unreasonable hardship imposed on this property by the Chapter 42, as most other properties along Maconda Lane have the same 10' garage building setback. These circumstances support the granting of the variance and is 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 23, Block 4 Royden Oaks Sec 1 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. (42-157) the structure honors the original subdivision plat, including the prevailing 10' setback condition along Maconda Lane and a 25' building line along Overbrook Lane.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Overbrook Lane and Maconda Lane are local streets that serve as a collector in the area. The granting of the variance will not be injurious to the public health, safety or welfare as most other properties in the area with the south side of the property along Overbrook Lane and Maconda Lane on the east side that are generally, the same size.

(42-157) 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 is that Lot 23, Block 4 Royden Oaks Sec 1 is an existing lot platted in 1946 for a single-family home. The request to not provide a 17' garage building line per Sec. 42-157 (b) (2) and allow the existing 10' garage access from Maconda Lane will allow reasonable development and follow the building lines set out in the subdivision plat. 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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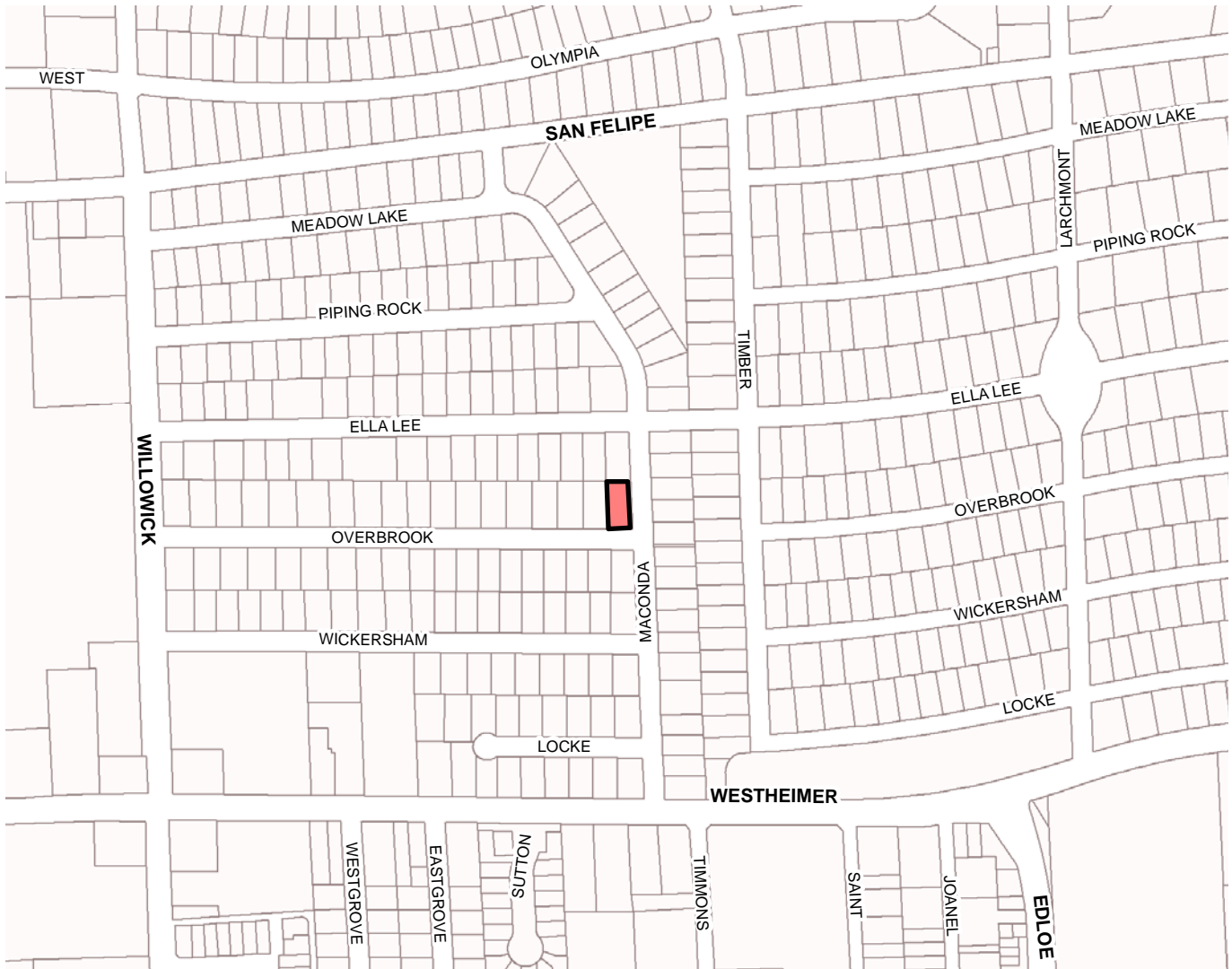
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

Location Map



# DEVELOPMENT PLAT VARIANCE





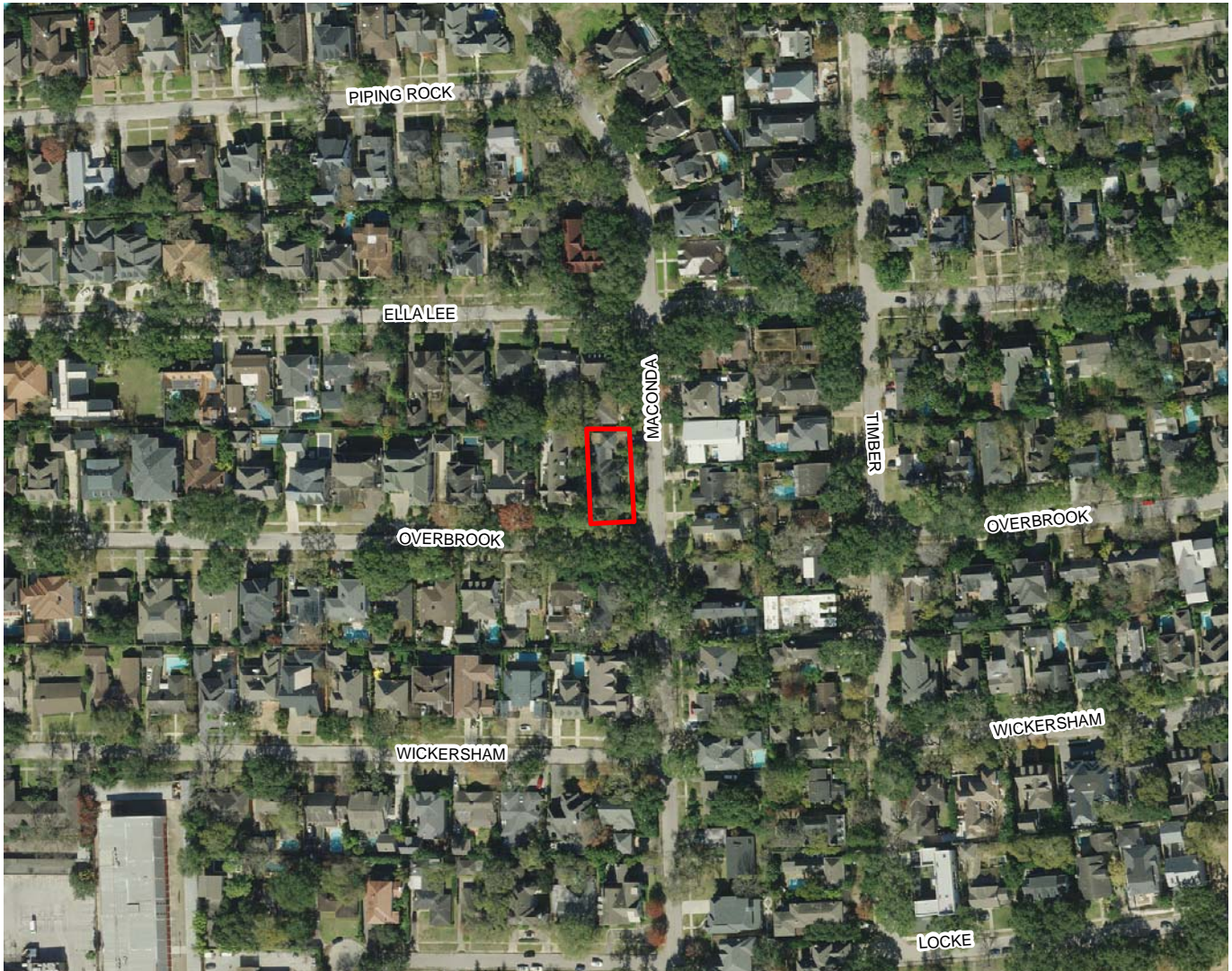
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 142**

Meeting Date: 03/29/2018

## Houston Planning Commission

Aerial Map



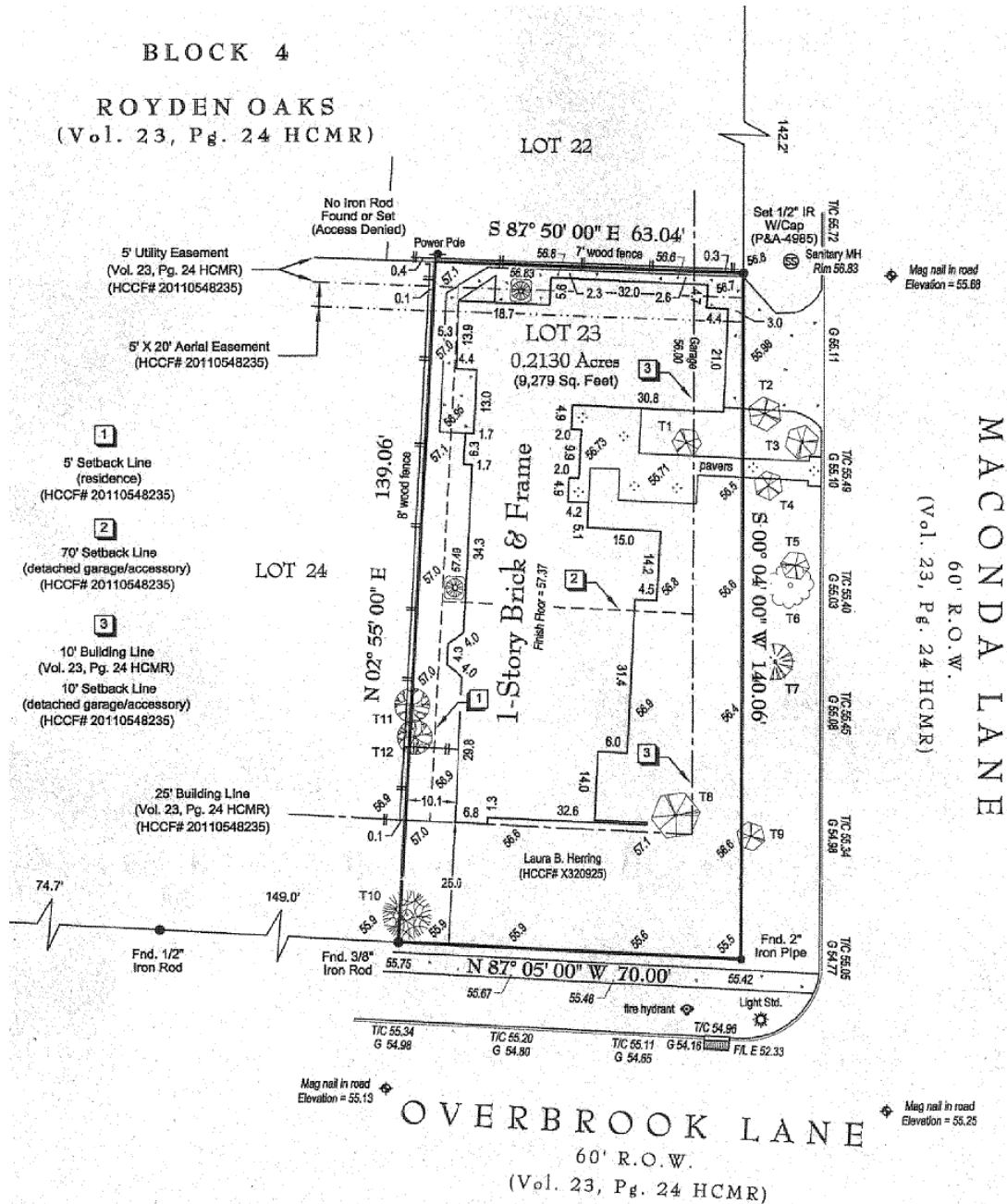
## DEVELOPMENT PLAT VARIANCE





# Houston Planning Commission

## Survey

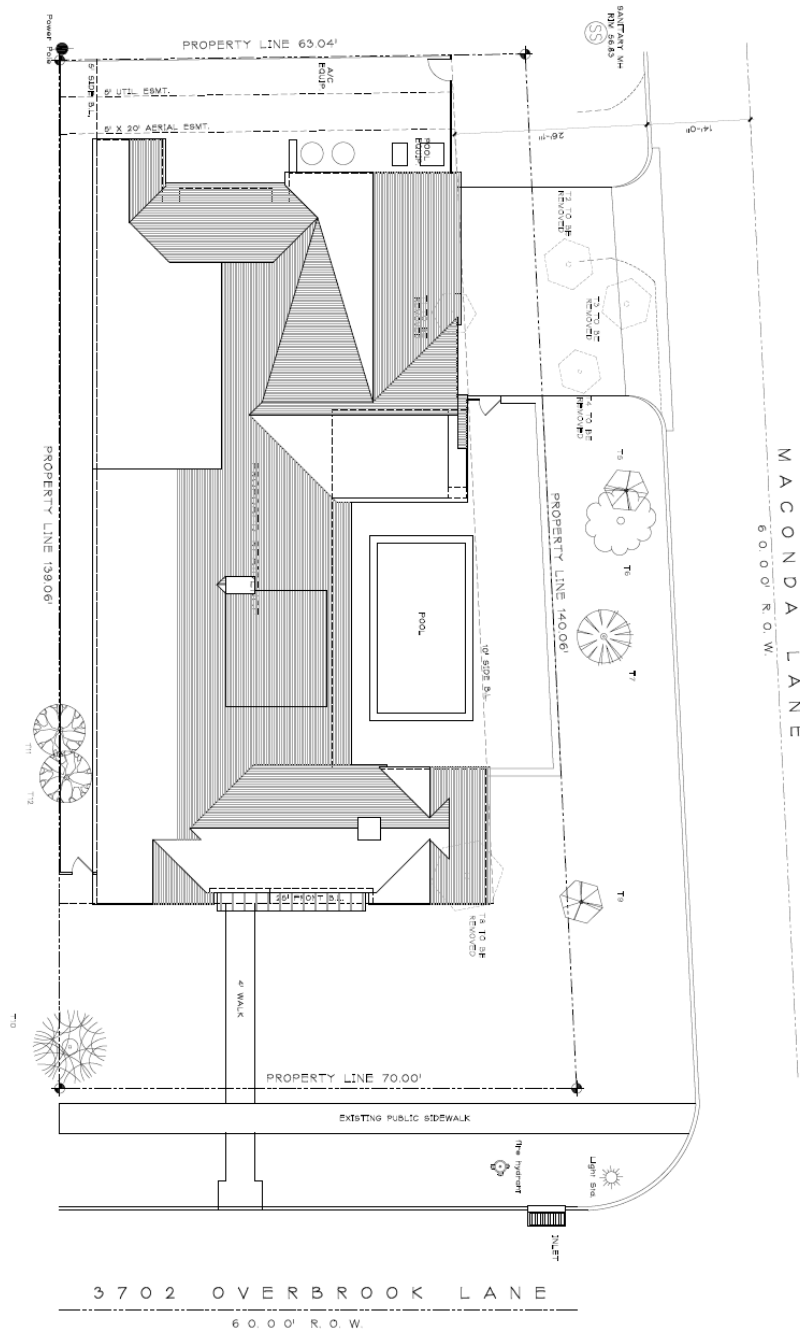






## Houston Planning Commission

### Site Plan



# DEVELOPMENT PLAT VARIANCE



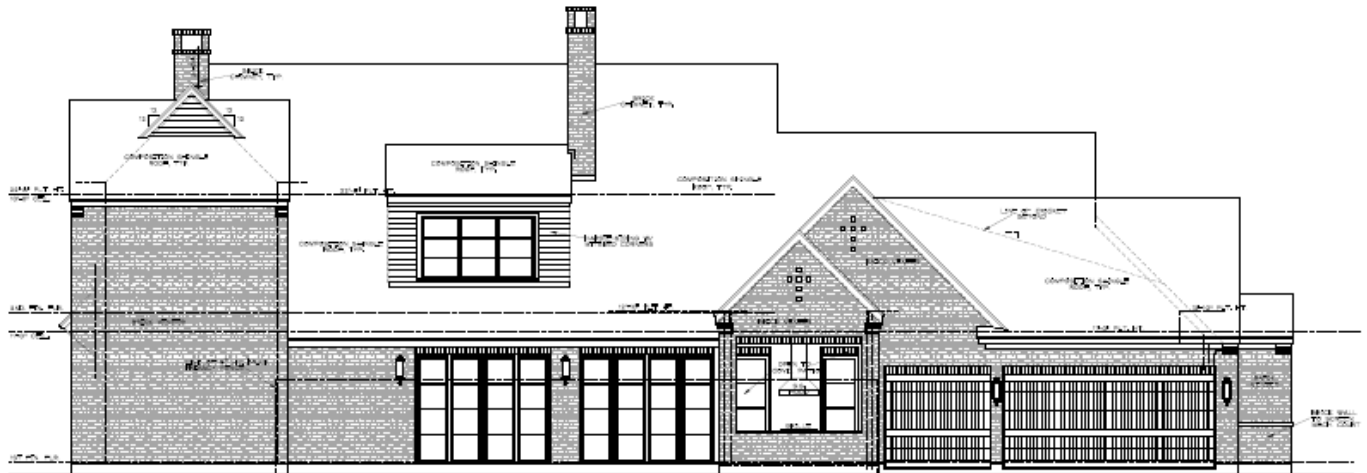


## Houston Planning Commission

### Elevations



FRONT ELEVATION



LEFT SIDE ELEVATION

# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

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### STAFF REPORT

**Staff Recommendation:** Defer

**Basis of Staff Recommendation:** The site is located north of Westheimer Road, east of Willowick Road, at the north-west intersection of Overbrook Lane and MaConda Lane. The applicant is requesting a reduced building line of 10' for a new residential garage instead of the required 20'. Staff recommends deferring the application for two weeks per the applicant's request.

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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		
Vilma Argueta	Vilma Argueta	281-416-9504	lemusargueta@att.net		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
6114 Presidio Drive	18008085	77053	5150	611B	K

HCAD ACCOUNT NUMBER(S):	Fort Bend County: 2177-02-005-0300-907
PROPERTY LEGAL DESCRIPTION:	Lot 30, Block 5 Briar Villa South, Section Two
PROPERTY OWNER OF RECORD:	Vilma Argueta
ACREAGE (SQUARE FEET):	5,520 square feet
WIDTH OF RIGHTS-OF-WAY:	Presidio Drive (60 feet); Court Road (100 feet)
EXISTING PAVING SECTION(S):	Presidio Drive (28 feet); Court Road (24 feet – to esplanade)
OFF-STREET PARKING REQUIREMENT:	2
OFF-STREET PARKING PROVIDED:	2
LANDSCAPING REQUIREMENTS:	Meets requirements
LANDSCAPING PROVIDED:	Meets requirements

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	2,009 square feet
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Back patio cover; 243 square feet

**PURPOSE OF VARIANCE REQUEST:** To allow 19' building line for a patio cover in lieu of the ordinance-required 25' building along a major thoroughfare, Court Road.

**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 feet unless otherwise authorized by this chapter.

## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

I am requesting a variance allowing maintaining a back porch that has been built attached to my property.

*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 request is for a variance to a required 25-foot rear yard setback in the Standard Single Family Residential (R-1) Zoning for an existing patio cover addition to an existing single-family residence located at 6114 Presidio Drive. Per City of Houston Code of Ordinances Chapter 42, Sec 2-150, all tracts including single-family residential backing up to a major thoroughfare are required to meet a rear yard setback of 25 feet. The structure was built under the different zoning rules and a portion of the residence encroaches this setback requirement. The patio serves as a means of preventing water from making its way into the residence through the back door, which leads to costly repairs in terms of replacement of rotten siding and back door, as well as replacement interior finishes.

- (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;**

Because the neighborhood was built under different zoning rules, the owner relied on a seemingly valid survey.

- (3) The intent and general purposes of this chapter will be preserved and maintained;**

The non-conforming patio cover can be made more conforming if the variance is granted by scaling down the size to meet building line requirements.

- (4) The granting of the variance will not be injurious to the public health, safety or welfare;**

A variance wouldn't alter the essential character of the neighborhood, negatively impacting the abutting property owners, or place the public health, safety or welfare at risk.

- (5) Economic hardship is not the sole justification of the variance.**

Removal of the entire patio cover would severely damage the structure of the home itself. Without the patio cover addition, it will result in financial distress over time.

## DEVELOPMENT PLAT VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 143**

Meeting Date: 3/29/2018

## Houston Planning Commission

### Location Map



# DEVELOPMENT PLAT VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 143**

Meeting Date: 3/29/2018

## Houston Planning Commission

Aerial Map



# DEVELOPMENT PLAT VARIANCE

















PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 143**

Meeting Date: 3/29/2018

## Houston Planning Commission

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### STAFF REPORT

**Staff Recommendation:** Defer

**Basis of Staff Recommendation:**

The site is located east of Chimney Rock and south of Court Road in Fort Bend County. The applicant is requesting a 19' building line for a rear porch addition instead of the required 25' building line along the Major Thoroughfare, Court Road. Staff recommends deferring the application for two weeks to allow the applicant time to provide revised information by noon next Wednesday.

**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		
Collaborative Projects LLC	Jonas Herd	713-876-6980	jbherd@collpro.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1111 South Shepherd Drive	18012145	77019	5357	492R	C

**HCAD ACCOUNT NUMBER(S):** 0601560500038

**PROPERTY LEGAL DESCRIPTION:** Tract 29 Block 50 River Oaks Section 3

**PROPERTY OWNER OF RECORD:** Wulfe Texas Properties LLC

**ACREAGE (SQUARE FEET):** 5,227 square feet

**WIDTH OF RIGHTS-OF-WAY:** South Shepherd Dr. (80'); Newhouse St. (60'); McDuffie St. (60')

**EXISTING PAVING SECTION(S):** South Shepherd Dr. (40'); Newhouse St. (28'); McDuffie St. (28')

**OFF-STREET PARKING REQUIREMENT:** 19 spaces

**OFF-STREET PARKING PROVIDED:** 1; All parking is existing

**LANDSCAPING REQUIREMENTS:** Existing

**LANDSCAPING PROVIDED:** Existing

**EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:** 1-story, full-service restaurant – 3,085 sqft., including patio structure

**PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:** 1-story, full-service restaurant – 2,418 sqft. + 312 sqft. patio structure

**PURPOSE OF VARIANCE REQUEST:** 1) To allow a 9'-11" building line in lieu of the ordinance-required 25' building line along a major thoroughfare, S. Shepherd Drive, 2) to allow a 0' building line in lieu of the ordinance-required 10' building line along a minor collector, McDuffie Street, 3) to allow a 0' building line in lieu of the ordinance-required 10' building line along Newhouse Street, a local street, 4) to allow the existing building to remain within the visibility triangle at the corner of Newhouse and McDuffie Streets.

**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.

42-155(a): Collector and local streets. The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be 10' unless otherwise required or authorized by this chapter.

## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The variance conditions are as follows:

- Restore and repair 32 linear feet out of 88 total linear feet of the east exterior wall along McDuffie St. (See Appendix B for photos).
- Insertion of structural steel with glass infill that represents 53% (41% glazing) of the existing south exterior wall along Newhouse Street. Please note that the total glazing on the proposed project is only 17% of the total building.
- Reconfigured use of the existing patio area. Existing patio area of Tila's encroached over the property line. We are proposing to reconfigure and maintain a portion of the existing patio area that shall be wholly within the property line. The reconfigured area represents only 68% (652 SF of 964 SF) of the existing patio at Tila's Restaurant.

Please see Appendix A – Narrative for more information.

*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**

Due to the eclectic nature of the site, utilization of the existing building and existing patio area are important for the functionality of the proposed restaurant, the appeal of the site, the ability to engage customers, and create an accessible and safe site for the neighborhood.

- (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;**

The purpose of the variance is to utilize existing used areas and building, neither of which have been imposed or created by applicant. The site shall be continuous use as a full-service restaurant. We are requesting to repair and restore existing elements of the existing structure and be able to reconfigure portions within the existing patio area. Please see Appendix A – Narrative and supporting plans.

## 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 goal is to preserve the intent of the site which was and shall remain a full-service restaurant by utilizing the existing structure and reconfiguring existing patio area.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

As part of the scope of work and variance, our goal is to enhance the public health, safety and welfare of the site. The accessibility and functionality of the site will be improved and more engaging for the public including adding bicycle racks to allow for alternate neighborhood friendly transportation to the site.

**(5) Economic hardship is not the sole justification of the variance.**

Since the goal is to improve, repair and restore the existing structure and site, economic hardship does not play a factor in this variance.

Please see Appendix A – Narrative and plans for more information.

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# DEVELOPMENT PLAT VARIANCE





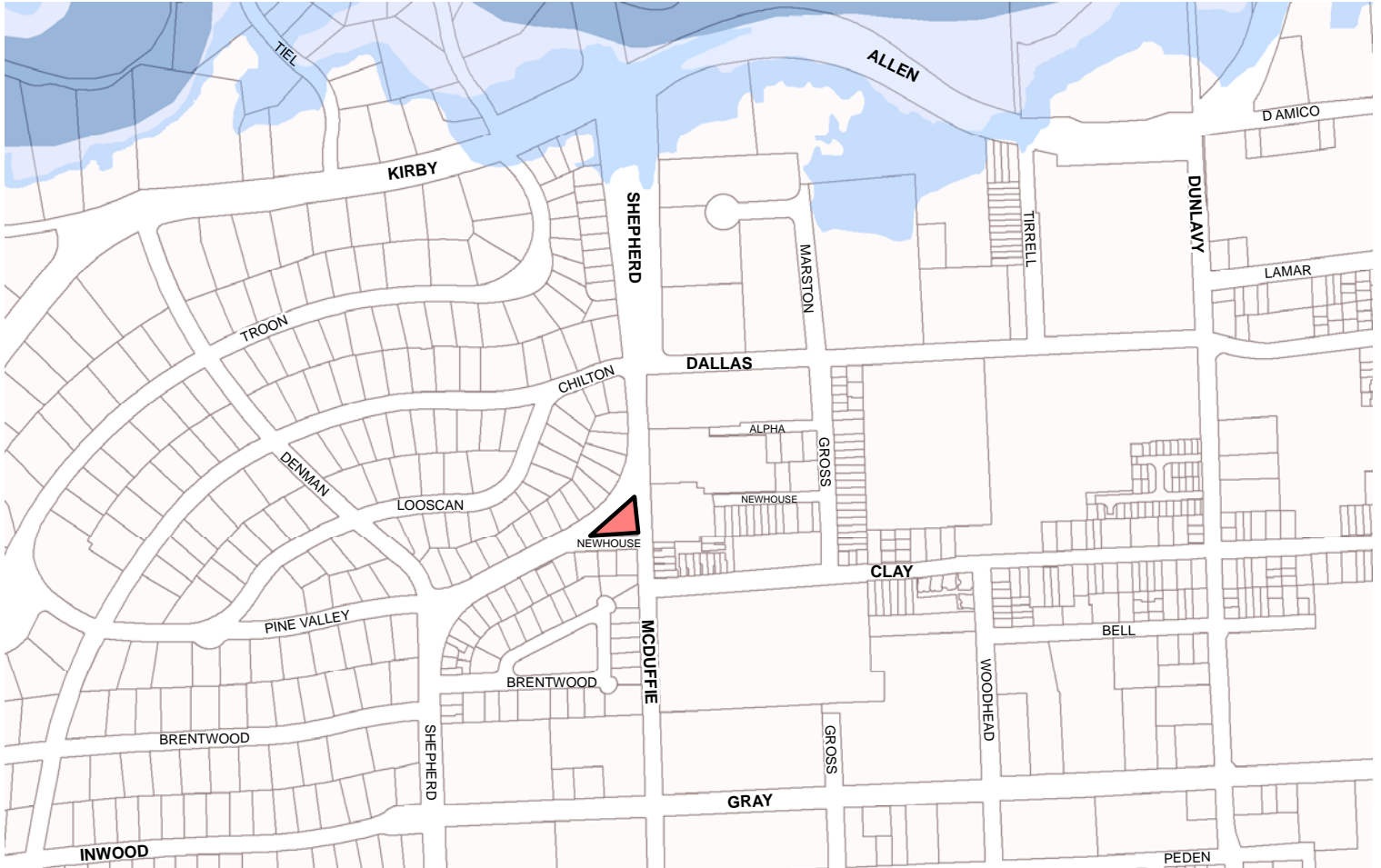
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 144**

Meeting Date: 3/29/2018

## Houston Planning Commission

Location Map



# DEVELOPMENT PLAT VARIANCE





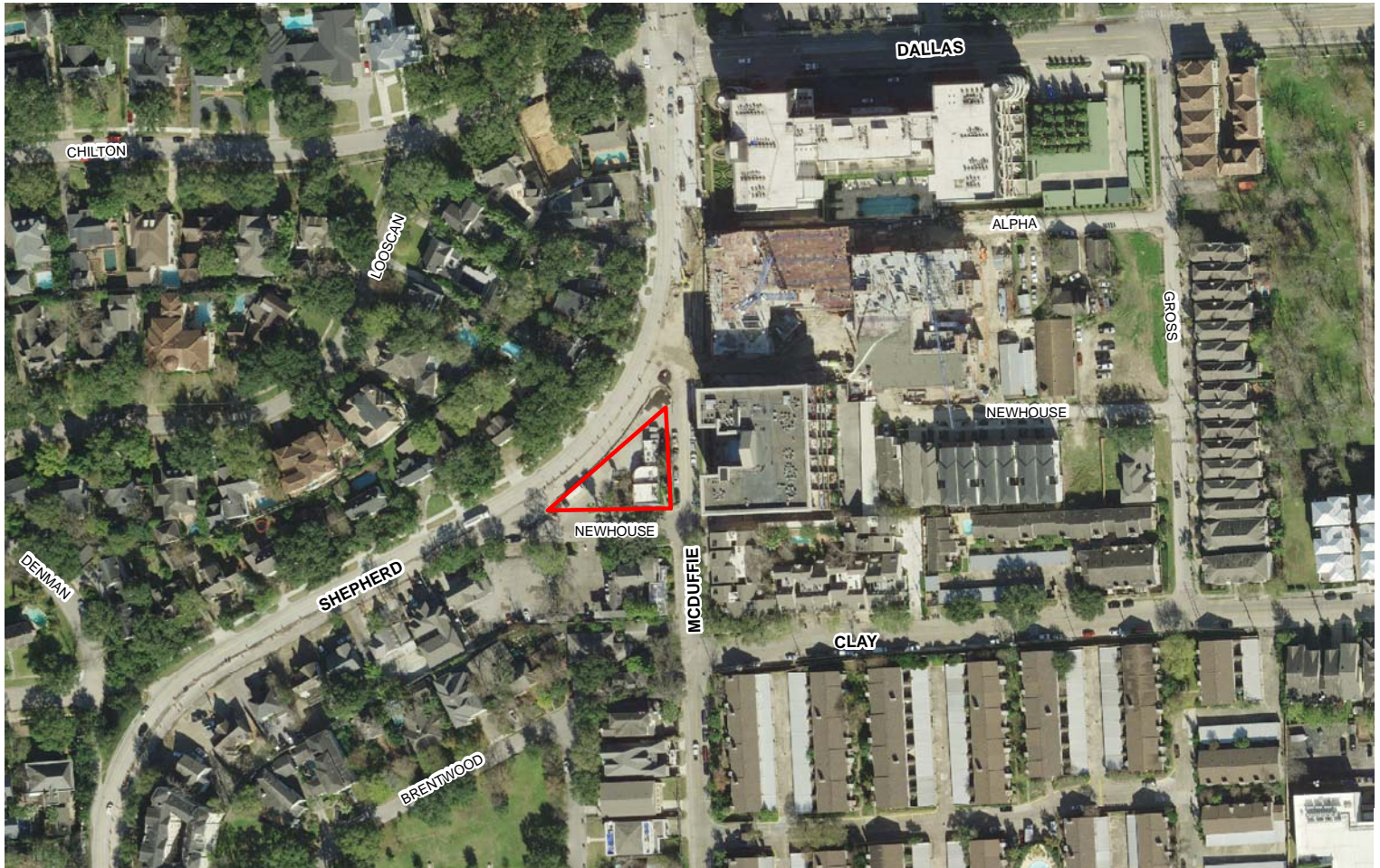
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 144**

Meeting Date: 3/29/2018

## Houston Planning Commission

Aerial Map



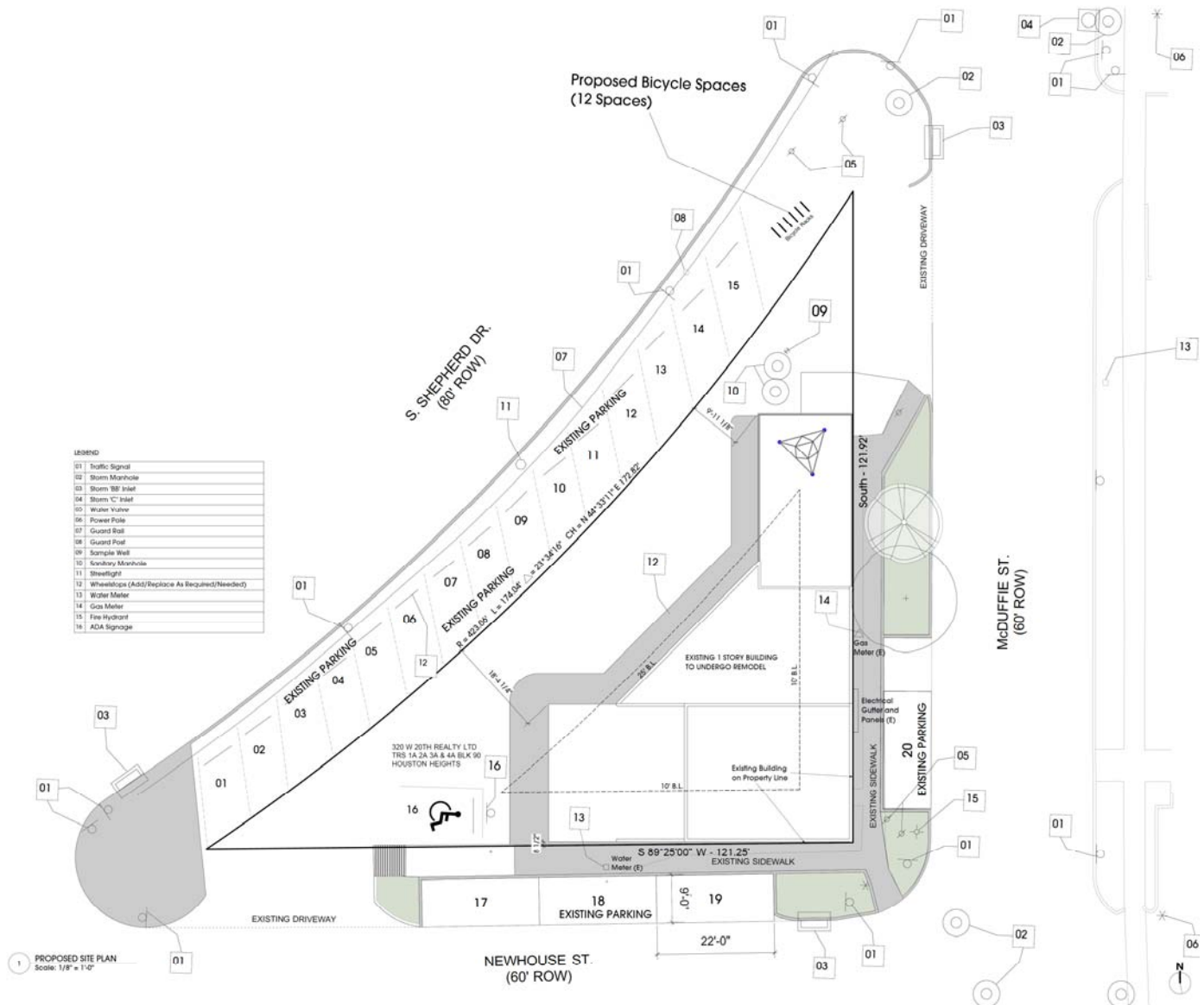
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### Site Plan



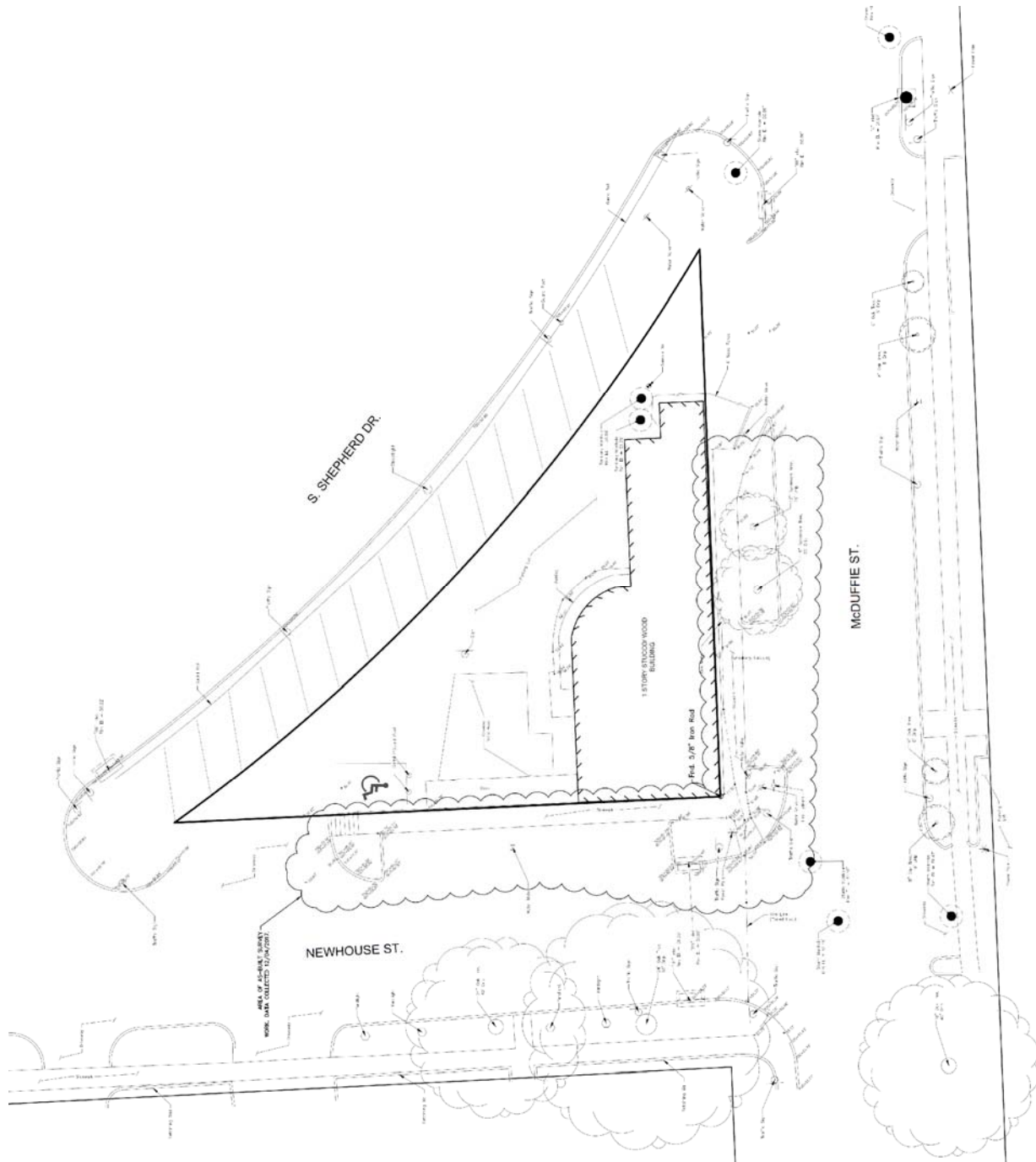
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### Survey



# DEVELOPMENT PLAT VARIANCE



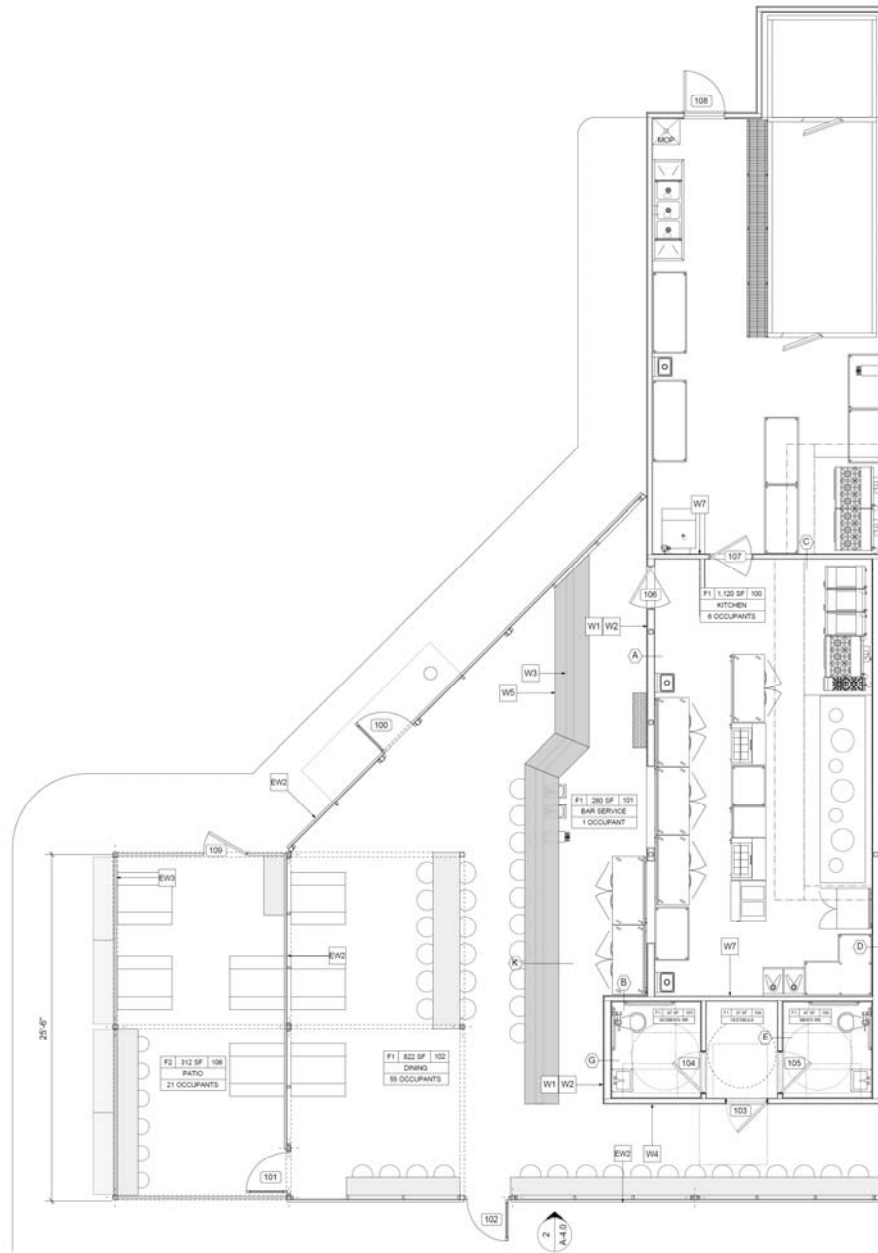


## Houston Planning Commission

**ITEM: 144**

Meeting Date: 3/29/2018

Floor Plan



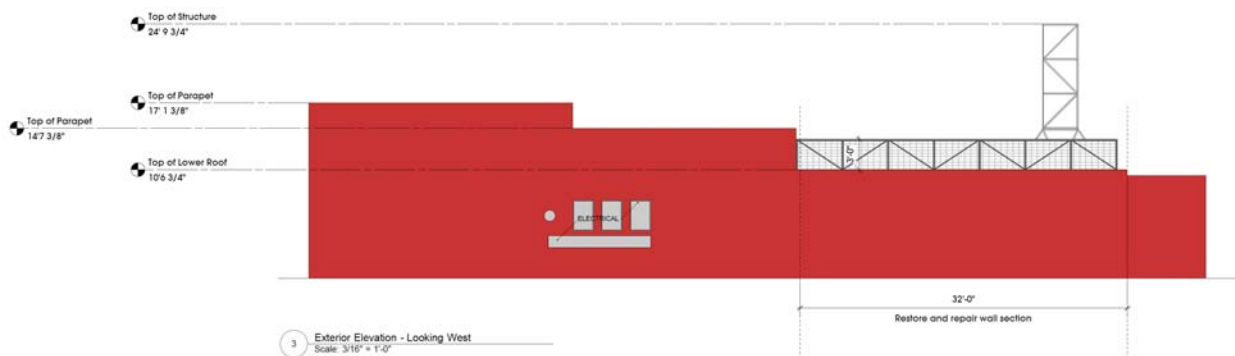
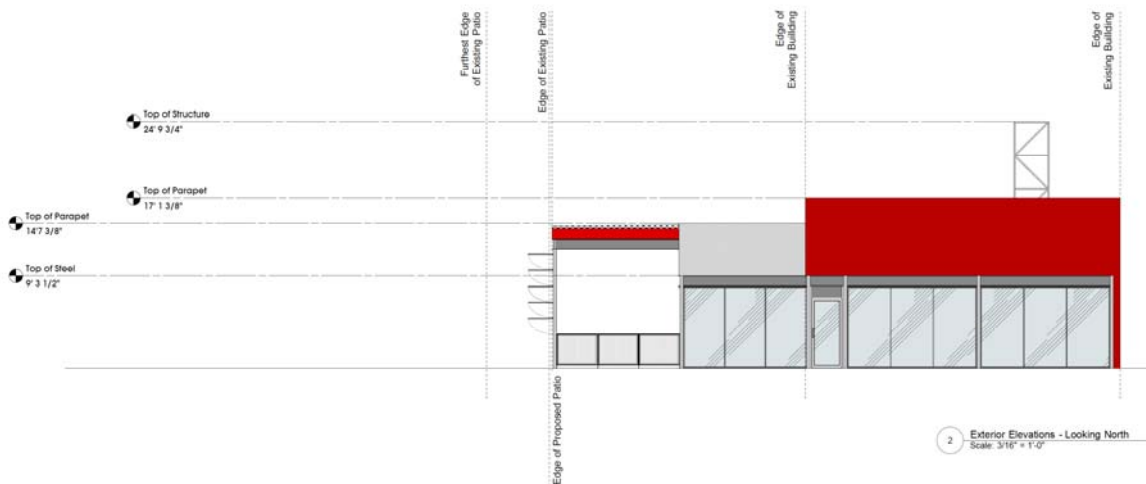
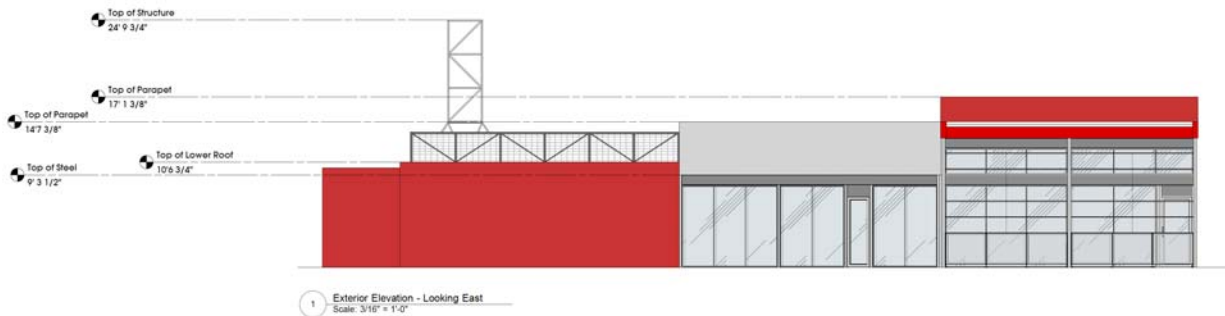
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### Elevations



# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### STAFF REPORT

**Staff Recommendation:** Approve

**Basis of Staff Recommendation:** The site is located south of West Dallas Street and at the northwest intersection of McDuffie and Newhouse Streets. The applicant is requesting four variances: 1) to allow a 9'-11" building line in lieu of the ordinance-required 25' building line along a major thoroughfare, S. Shepherd Drive, 2) to allow a 0' building line in lieu of the ordinance-required 10' building line along a minor collector, McDuffie Street, 3) to allow a 0' building line in lieu of the ordinance-required 10' building line along Newhouse Street, a local street, and 4) to allow the existing building to remain within the visibility triangle at the corner of Newhouse and McDuffie Streets. Staff is in support of the requests.

The applicant is proposing to repair and restore an existing, one-story restaurant building that has existed on the site since 1940. The subject site was created by the River Oaks Section 3 Subdivision in 1936 and has no platted building lines. The small, triangular site is bound by Newhouse and McDuffie Streets, as well as Shepherd Drive, a major thoroughfare. The existing structure encroaches the 25' building line along Shepherd Drive and is built at the 0' building line along Newhouse and McDuffie Streets, and therefore encroaches the visibility triangle at this T-intersection. Improvements to the proposed small restaurant include exterior restorations and modifications, as well as insertion of structural steel with glass infill. A small addition of 423 square feet to the dining area is proposed along Newhouse Street and an improved, exterior, covered patio will enhance the one it is replacing.

This development plat variance is accompanied by an off-street parking variance for this site. The current parking code requires 19 off-street parking spaces for the proposed small restaurant. When the previous restaurant was permitted in 1997, there was a shared parking agreement with an adjacent retail business that no longer exists. A single parking space is provided on the site and a row of 15 parking spaces has existed fully within the Shepherd Drive right-of-way for many years. These spaces add to the unique physical characteristics of the site in that the only way they are accessible is by a drive aisle on the property. A guardrail and raised curb between the parking spaces and travel lanes acts as a safety buffer and no sidewalk exists or is proposed along Shepherd Drive. As a condition of approval of both variances, the applicant will be required to obtain and provide a lease agreement with the General Services Division of the Houston Public Works and Engineering Department for continued use of these spaces. In addition to these 16 parking spaces, the city built 4 new, on-street parking spaces surrounding the property with the recent Shepherd Drive improvement project. While these spaces cannot be claimed by the restaurant, they are added spaces that can absorb some of the parking demand in the surrounding area. The owner also proposes to install 12 bicycle spaces on the north side of the property as a component of their parking plan. These bicycle spaces meet the intent of the ordinance to reduce the number of vehicle spaces required by up to 10 percent – a reduction of 1 vehicle space.

The proposed reuse and minor expansion of the existing restaurant and parking plan meets the intent of the ordinances and will not be injurious to the public health, safety, or welfare and therefore, staff recommends granting both requested variances with a condition that the applicant includes a notarized and recorded agreement with the Public Works Department to allow continued use of the 15 on-street parking spaces located in the Shepherd Drive public right-of-way.

## DEVELOPMENT PLAT VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

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**ITEM: 144**

Meeting Date: 3/29/2018

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 to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission for the next available meeting where adequate notification can be provided. 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		
Collaborative Projects LLC	Jonas Herd	713-876-6980	jbherd@collpro.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1111 S. Shepherd Drive	18012145	77019	5357	492R	C

HCAD ACCOUNT NUMBER(S):	0601560500038
PROPERTY LEGAL DESCRIPTION:	Tract 29 Block 50 River Oaks Section 3
PROPERTY OWNER OF RECORD:	Wulfe Texas Properties LLC
ACREAGE (SQUARE FEET):	5,227 square feet
WIDTH OF ADJACENT RIGHTS-OF-WAY:	South Shepherd Dr. (80'); Newhouse St. (60'); McDuffie St. (60')
WIDTH OF EXISTING ROW PAVING SECTION(S):	South Shepherd Dr. (40'); Newhouse St. (28'); McDuffie St. (28')
OFF-STREET PARKING REQUIREMENT:	19 spaces
OFF-STREET PARKING PROVIDED:	1 space

EXISTING STRUCTURE(S) [SQ. FT.]:	1-story, full-service restaurant – 3,085 sqft. including patio structure
PROPOSED STRUCTURE(S) [SQ. FT.]:	1-story, full-service restaurant – 2,418 sqft. + 312 sqft. patio structure

**PURPOSE OF VARIANCE REQUEST:** To allow 1 off-street parking space in lieu of the ordinance-required 19 parking spaces for a small restaurant remodel and addition. *Note, there are 15 parking spaces that exist within the Shepherd Drive right-of-way and have sole access from the subject site that will be addressed with this variance request.*

**CHAPTER 26 REFERENCE(S):** 26-492, Class 7(c) – Small Restaurant of 3,000 square feet or less. 8.0 parking spaces for every 1,000 square feet of gross floor area and outdoor decks, patio and seating areas in excess of 15% of GFA.

## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### APPLICANT STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

Collaborative Projects, LLC is working with Wulfe Texas Properties, LLC and 1111 Black Dragon, LLC (dba Rice Box) to restore and repair an existing building that rests on an eclectic site that anchors the entrance and exit into River Oaks area. The purpose of this variance is to request approval for the use of the 15 existing, off-site parking spaces that are not wholly inside of the property lines but have sole vehicular access from the property.

#### APPLICANT'S STATEMENT OF FACTS:

*The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (5); and, if applicable, the sixth (6) condition. The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.variances@cityofhouston.net](mailto:planning.variances@cityofhouston.net).*

(1) Either:

- a. The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant of the reasonable use of the land; or
- b. Strict application of the requirements of this article 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 policy;

The existing site parking, while having been located in the city ROW for at least 20 years, is required to successfully operate any business on the property. Without the existing parking, the project would not be feasible.

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant;

The existing, 15 parking spaces along Shepherd Drive have been historically used by the tenant of the property and have been made inaccessible by the Armco barriers along Shepherd Drive. These spaces are fully within the public right-of-way, however, the only way to access these parking spaces is by entering the property. The desire is to maintain the current parking conditions and allow for its use by the new tenant without requiring any additional hardship to be imposed on this site.

## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

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- (3) The intent and general purposes of this article will be preserved;

The existing parking spaces meets the parking requirement calculations for the building use.

**Total Parking Required** = 19 spaces - 2 spaces (max bicycle space reduction) = **17 parking spaces**

- (4) The number of proposed parking spaces will be sufficient to serve the use for which it is intended;

The existing parking spaces meets the parking requirement calculations for the building use.

**Total Parking Required** = 19 spaces - 2 spaces (max bicycle space reduction) = **17 parking spaces**

- (5) The granting of the variance will not be injurious to the public health, safety or welfare; and

The existing parking along Shepherd Dr. is well protected by Armco barriers that have been in place for over 20 years. There is no access to the parking without having to go into the property through Newhouse St. This condition will remain as such.

- (6) If the building is subject to the requirements of article VII of Chapter 33 of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII of Chapter 33 of this Code.

In working with the city Planning Department, it has been determined that a city parking variance is needed. The project is not feasible without the use of existing parking.

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## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### STANDARDS FOR VARIANCES

- (a) The commission is authorized to consider and grant a variance from the provisions of this article if the commission determines that the granting of a variance satisfies the following criteria:
- (1) Either:
    - c. The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant of the reasonable use of the land; or
    - d. Strict application of the requirements of this article 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 policy;
  - (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant;
  - (3) The intent and general purposes of this article will be preserved;
  - (4) The number of proposed parking spaces will be sufficient to serve the use for which it is intended;
  - (5) The granting of the variance will not be injurious to the public health, safety or welfare; and
  - (6) If the building is subject to the requirements of article VII of chapter 33 of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII of chapter 33 of this Code.
- (b) In addition, if the building or tract for which the variance is sought proposes to provide parking spaces on an off-site parking facility, the commission shall consider the following factors:
- (1) The locations of the proposed use classification and the proposed off-site parking facility;
  - (2) Existing and potential parking demand created by other use classifications in the vicinity;

## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

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- (3) The characteristics of the use classification, including employee, customer, and patron parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking facility;
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking facilities and the tract where the use classification is located;
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking; and
- (6) The recommendation of the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

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# OFF-STREET PARKING VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

## ITEM: III

Meeting Date: 3/29/2018

# Houston Planning Commission

## Location Map



# OFF-STREET PARKING VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: III**

Meeting Date: 3/29/2018

## Houston Planning Commission

Aerial Map



# OFF-STREET PARKING VARIANCE



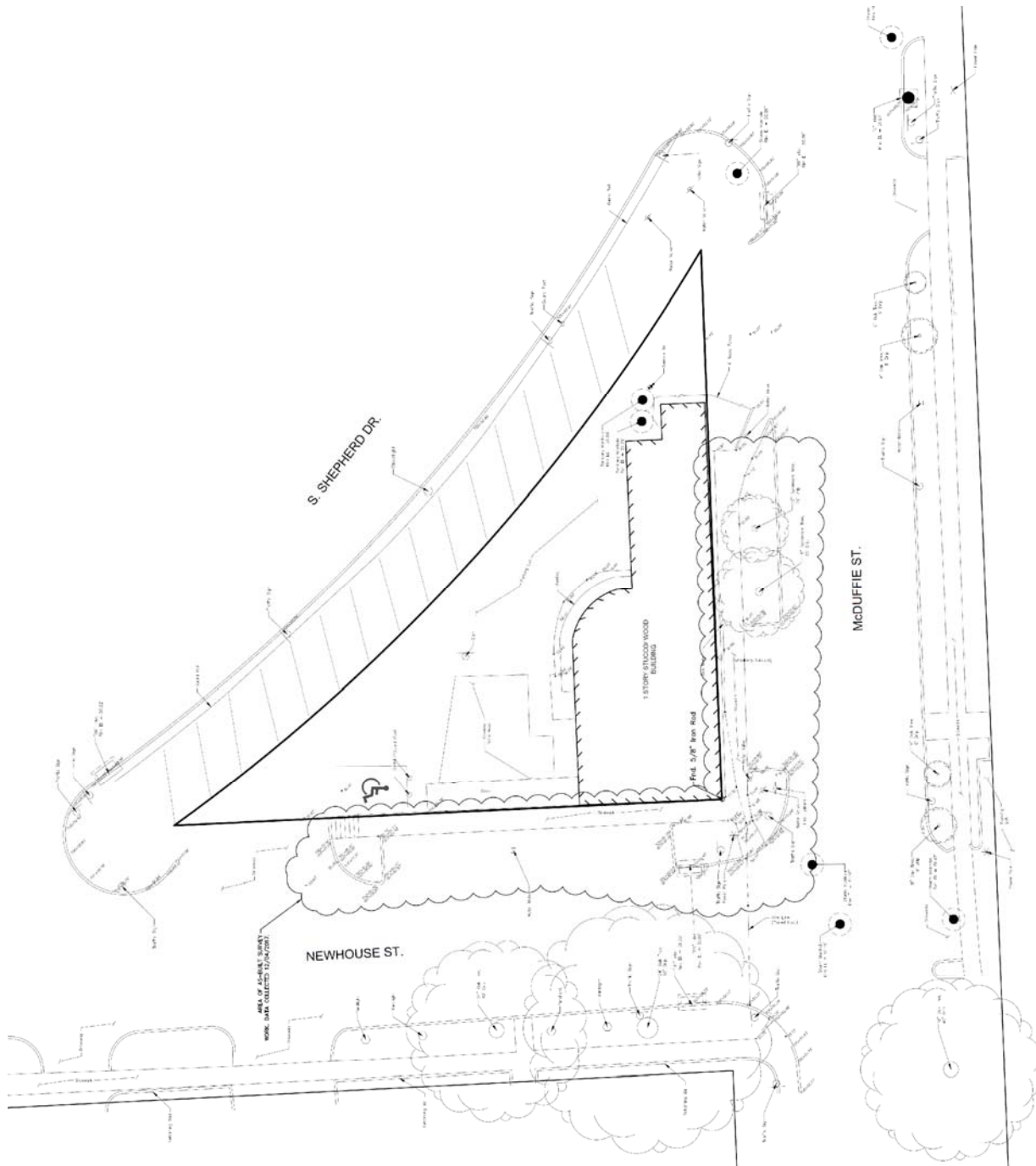






## Houston Planning Commission

### Survey



## OFF-STREET PARKING VARIANCE



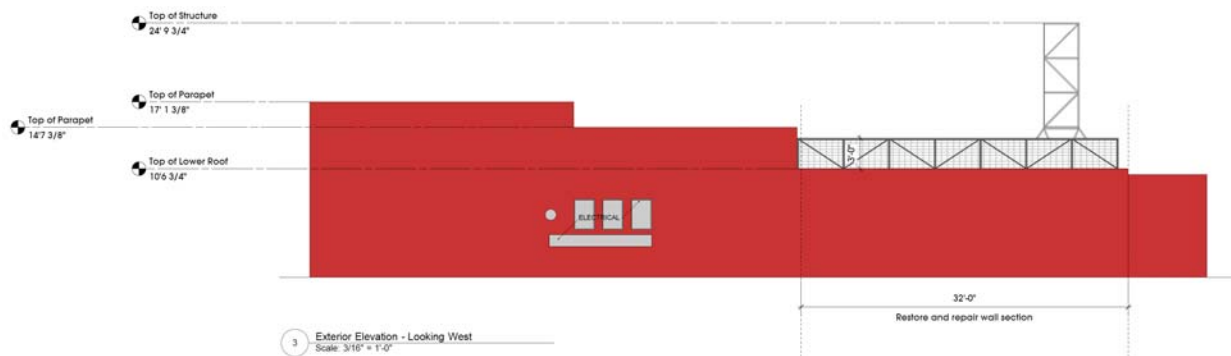
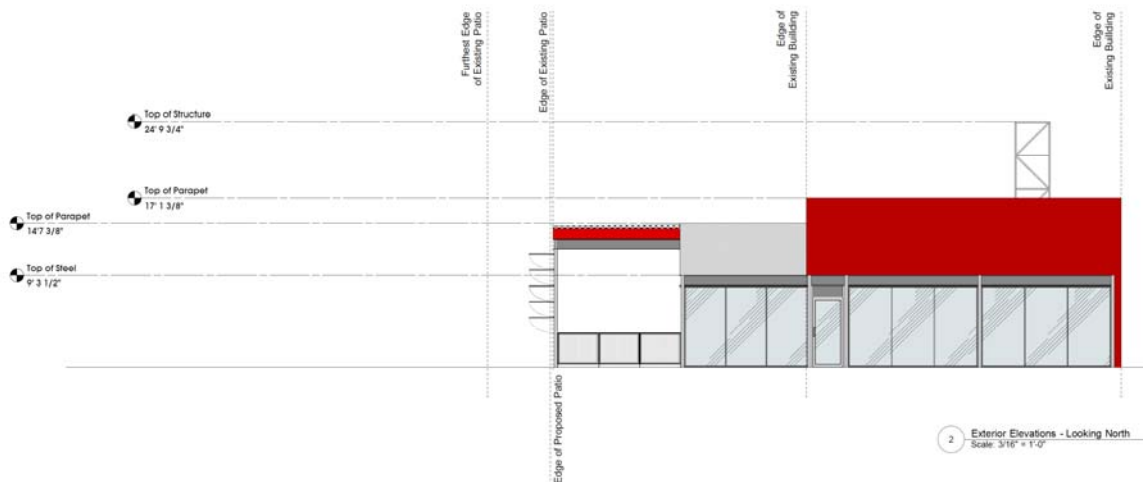






## Houston Planning Commission

### Elevations



## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### STAFF REPORT

**Staff Recommendation:** Approve

**Basis of Staff Recommendation:** The site is located south of West Dallas Street and at the northwest intersection of McDuffie and Newhouse Streets. The applicant is requesting a variance to allow 1 off-street parking space in lieu of the ordinance-required 19 parking spaces for a small restaurant remodel and addition. Staff is in support of the request.

The applicant is proposing to repair and restore an existing, one-story restaurant building that has existed on the site since 1940. The subject site was created by the River Oaks Section 3 Subdivision in 1936. The small, triangular site is bound by Newhouse and McDuffie Streets, as well as Shepherd Drive, a major thoroughfare. The building on the site has operated as a small restaurant since 1997 and consists of only 1 off-street parking space on the property. With the addition of 423 square feet of enclosed restaurant space, the current parking code requires 19 off-street parking spaces for the proposed small restaurant. The 312 square foot patio falls within the 15% allowance for restaurants and does not increase the parking requirement for the proposed restaurant.

When the previous restaurant was permitted in 1997, there was a shared parking agreement with an adjacent retail business that no longer exists. A row of 15 parking spaces has existed fully within the Shepherd Drive right-of-way for many years. These spaces add to the unique physical characteristics of the site in that the only way they are accessible is by a drive aisle on the property. A guardrail and raised curb between the parking spaces and travel lanes acts as a safety buffer and no sidewalk exists or is proposed along Shepherd Drive. In order to maintain use of these on-street parking spaces, the applicant will be required to obtain and provide a lease agreement with the General Services Division of the Houston Public Works and Engineering Department at the permitting stage.

In addition to these 16 parking spaces, the city built 4 new on-street parking spaces surrounding the property with the recent Shepherd Drive improvement project. While these spaces cannot be claimed by the restaurant, they are added spaces that can absorb some of the parking demand in the surrounding area. The owner also proposes to install 12 bicycle spaces on the north side of the site as a component of their parking plan. These bicycle spaces meet the intent of the ordinance to reduce the number of vehicle spaces required by up to 10 percent (26-497).

The proposed parking plan meets the intent of the ordinance and will not be injurious to the public health, safety, or welfare and therefore, staff recommends granting the requested variance to allow 1 off-street parking space in lieu of the ordinance-required 19 parking spaces for the small restaurant renovation and addition with a condition that the applicant includes a notarized and recorded agreement with the Public Works Department to allow continued use of the 15 on-street parking spaces located in the Shepherd Drive public right-of-way.

**Planning Commission Action:**

**Basis of Planning Commission Action:** *(see above staff evaluation)*

**Additional Findings by Planning Commission:**

## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance from the 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
COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	SUPER NEIGHBORHOOD
Harris	District D	77054	5354	533J	Astrodome Area

**HOTEL/MOTEL NAME:** Halo House

**HOTEL/MOTEL ADDRESS:** 2940 Corder Street, Houston, TX 77054

**PROPERTY OWNER OF RECORD:** Halo House Foundation

**OWNER ADDRESS:** 4010 Blue Bonnet Blvd #209, Houston, TX 77025

**PROJECT PERMIT NUMBER:** 17111023 (Building) & 17111023 (sitework only)

**TOTAL ACREAGE:** 1.8871 Acres

**TOTAL NUMBER OF ROOMS:** 33

**PARKING SPACES PROVIDED:** 56

**SURVEY/ABSTRACT NO:** 645

**SCHOOL DISTRICT:** HISD

**NORTH OF:** PAWNEE ST

**EAST OF:** ALMEDA ST

**SOUTH OF:** CORDER ST

**WEST OF:** CAYUGA ST

**PURPOSE OF VARIANCE REQUEST:** to be within a residential area and to take access from a local street

**CHAPTER 28 REFERENCE(S):** Sec. 28-201. - Definitions. Sec. 28-202. - Locational requirements

## HOTEL/MOTEL VARIANCE





## Houston Planning Commission

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### SUMMARY OF VARIANCE CONDITIONS

The proposed 33-unit Halo House to be located at 2940 Corder will comply with the requirements of the Hotel/Motel Ordinance except that the motel is located in a residential area and takes its access from a local street with only 2 lanes for moving traffic. The pertinent ordinance sections are:

#### **Sec. 28-201. - Definitions.**

*Residential area. The area around a hotel site that, within the residential test area, contains 50 percent or more residential tracts that are wholly or partially situated in the test area.*

#### **Sec. 28-202. - Locational requirements.**

*(a) It shall be unlawful for any person to construct any new hotel, to alter or remodel any existing hotel so as to add more sleeping rooms thereto, or to convert any premises for use as a hotel unless the following requirements are met:*

*(1) The tract on which the hotel is situated shall have direct frontage on and take primary access from:*

*c. A street or portion thereof that is not a residential street, that is striped or otherwise actually allows for at least four lanes of moving traffic, and that connects to a major thoroughfare that is not a residential street...*

*(5) A hotel, with or without service facilities that has 75 or fewer separately rentable units may not be situated in a residential area...*

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## HOTEL/MOTEL VARIANCE





## Houston Planning Commission

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### Basic Project Information:

Halo House Foundation (owner/operator of Halo House) is a non-profit organization working with University of Texas Medical Branch (UTMB) and Texas Medical Center to provide clean, affordable housing for out-of-town patients who need to be close to the hospital for extended stays of 2 weeks (minimum). It is really neither a hotel nor an apartment complex although it falls within the definition of 'hotel' in the Code of Ordinances. UTMB has given this organization a 50-year lease on the site which is owned by UTMB. Anything currently true of the proposed facility can be expected to continue under the same auspices for as long as UTMB owns the property and wants the land to serve out-of-town cancer patients for extended periods of time.

The proposed Halo House is a suites hotel in that the units each contain areas for cooking, eating, sitting, bathing and sleeping. There is a communal area in the plan for programs that may be offered and for combating 'cabin-fever' plus exercise room (with donated new equipment), a small chapel, and a conference room. There are outdoor amenities including a small prayer garden. There is very, very little chance that any criminal or noxious activities will occur on the site. Most of the nearby residential lots were never developed but have been used by The Texas Medical Center for open storage and off-site parking.

The area is still more than 50% residential because of the large number of apartment complexes which, largely, house Texas Medical Center employees and their families, and the few large commercial or vacant areas under a single owner. Please help Halo House continue its mission by allowing them to construct this facility and move to it from the 10 scattered apartments they currently use to house out-of-town patients. It will simplify things for the foundation and its corps of volunteers to have their offices and all their services under in one location.

\*\*\*\*\*

We, respectfully, request a variance from Houston Planning Commission to allow the proposed motel to be constructed adjacent on a two lane local public street for the reasons set out below:

- 1) *The imposition of the terms, rules, conditions, policies, and standards of this article would create an undue hardship by depriving the applicant or owner of the property of reasonable use of the land; and*  
Part of the reason for the 4-lane road requirement in the ordinance is to block small hotels which might operate in a 'hot sheet' manner from being located in neighborhoods. This area is not a neighborhood despite the more than 50% residential nature of property within 1500'. Halo House itself will not generate a lot of traffic. The location is really good for a facility that needs to be within 15 minutes of the hospital where the patient is receiving treatment (a common requirement imposed by doctors/hospitals for patients receiving specialized cancer treatment). UTMB owns the land and wants such a facility added to the medical center. Texas Medical Center needs more such facilities. Halo House is a non-profit public charity.
- 2) *The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant; and*  
In a way, the circumstances are being created by UTMB in that there is a critical need for affordable extended patient housing, they want more such charitable facilities, and this tract is one that UTMB considers a good location. Texas Medical Center and UTMB are going to have some such facility in this area whether it is Halo House or something else. And, again, this classifies as a hotel but will not operate like a commercial hotel. It is charitable housing expected to charge \$20.00 per night. Halo House has already provided more than 19,000 days of housing to families for \$20 per night in leased apartments, while they raised all the funds needed for construction. Construction crews are standing by and construction will begin immediately upon receipt of the building permit.

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## HOTEL/MOTEL VARIANCE





## Houston Planning Commission

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- 3) *The intent and general purposes of this article will be preserved and maintained;*  
Since Halo House classifies as a facility covered by the Hotel/Motel ordinance but will function on a very different basis from a hotel, we feel that allowing this variance will preserve the intent and general purposes of the ordinance.
- 4) *The granting of the variance will not be injurious to the public health, safety or welfare.*  
Since the intent and general purposes of the ordinance will be preserved and maintained, it follows that the variance will not be injurious to the public health, safety and welfare. In fact, the nature of the facility, by definition, serves the public health, safety and welfare.

We, respectfully, request a variance from Houston Planning Commission to allow the proposed motel to be constructed in a residential area for the reasons set out below:

- 1) *The imposition of the terms, rules, conditions, policies, and standards of this article would create an undue hardship by depriving the applicant or owner of the property of reasonable use of the land; and*  
The residential test area is more that 50% residential because of the large non-residential tracts and many acres of apartments within the test area. The site is east of Almeda Road and east of the railway that parallels Almeda to the east. The properties within 500' are overwhelmingly commercial or vacant. The facility will be, essentially, invisible to the apartments along Almeda and those along Ardmore to the east of the site by several blocks.
- 2) *The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant; and*  
In the early stages of planning, it was unclear whether the facility would be permitted as hotel-like or as apartments. That and the visibly commercial nature of the area (what it seems until you define the residential test area) caused the situation. UTMB and Texas Medical Center are pretty intent that this facility (or one providing the same service) happen and this is the area they choose to use for the purpose. Not granting the variance will delay, or entirely prevent, a facility for this service being available to very sick and very needy patients.
- 3) *The intent and general purposes of this article will be preserved and maintained; and*  
The intent and general purpose of this standard of the ordinance is to prevent hotels being in residential areas. It would seem that situations like this (totally commercial area whose residential test area is so residential due to heavy presence of apartments on the periphery of the test area) is a primary reason for the variance process in the ordinance. One should have no reason to anticipate the over-all goal of protecting residences to be violated.
- 4) *The granting of the variance will not be injurious to the public health, safety or welfare.*  
This facility will not be noticeable to the residences which the ordinance seeks to protect. It seems obvious that there could be no injury to the public health, safety and welfare by a facility engaged in promoting health.

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## HOTEL/MOTEL VARIANCE





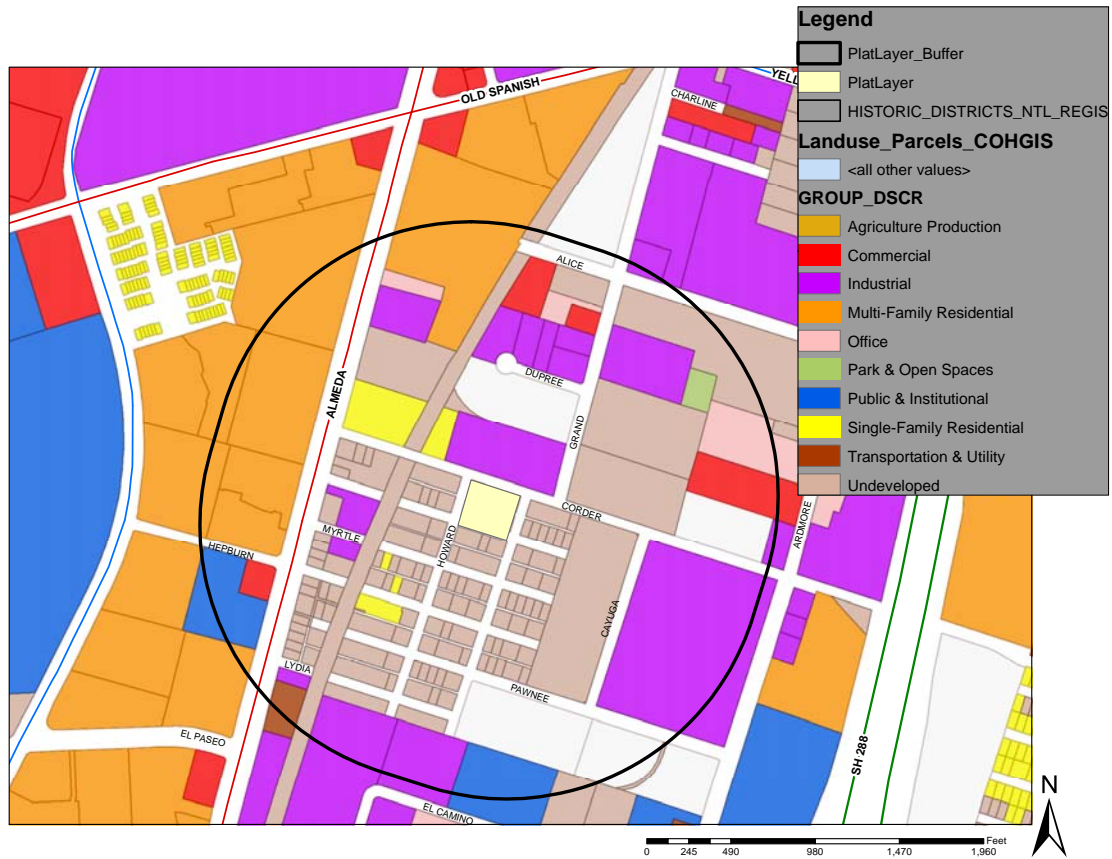








## Houston Planning Commission



## HOTEL/MOTEL VARIANCE



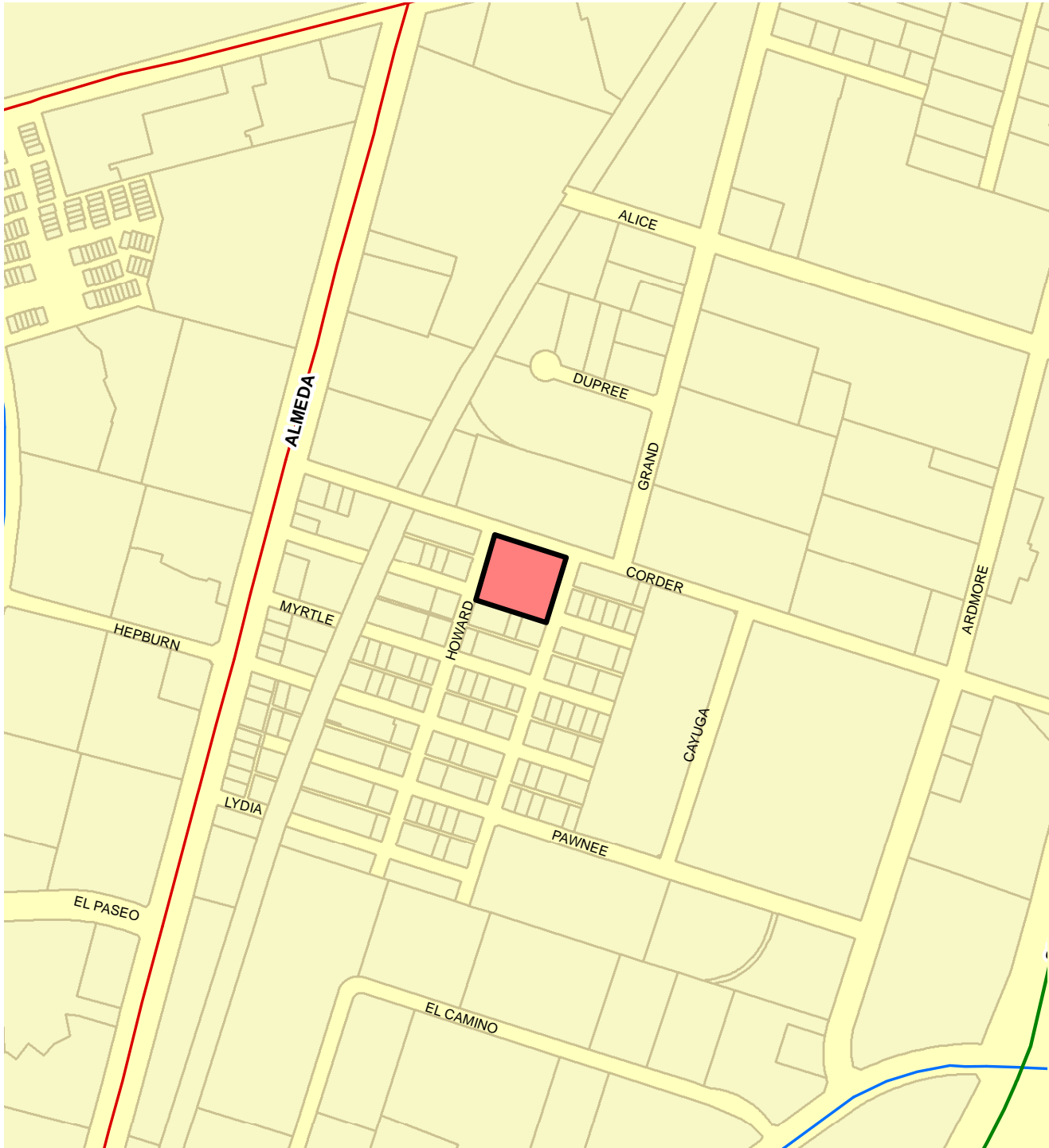


PLANNING &  
DEVELOPMENT  
DEPARTMENT

## ITEM: IV

Meeting Date: 03/29/2018

# Houston Planning Commission



## HOTEL/MOTEL VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

## ITEM: IV

Meeting Date: 03/29/2018

# Houston Planning Commission



## HOTEL/MOTEL VARIANCE







**AGENDA: V**

**SMLSB Application No. 703:** 4600 block of Park Drive, north and south sides, between South Lockwood Drive and Eddington Street

**BACKGROUND:**

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 4600 block of Park Drive, north and south sides, between South Lockwood Drive and Eddington Street. Analysis shows that a minimum lot size of 6,250 sf exists for the blockfaces. A petition was signed by the owners of 54% of the property within the proposed Special Minimum Lot Size Block. One protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

**PROCEDURES:**

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one block face, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.



Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for forty years from the effective date of the ordinance.

### STAFF ANALYSIS:

The application includes fourteen (14) lots along the 4600 block of Park Drive, north and south sides, between South Lockwood Drive and Eddington Street.

Analysis of the application resulted in the following findings:

- The boundaries of the proposed SMLSB must include all properties within at least one block face, and no more than two opposing block faces;*  
The application comprises two blockfaces, the north and south sides of Park Drive.
- At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*  
Land uses of the properties consist of twelve (12) of fourteen (14) single-family residential properties (representing 86% of the total lots within the boundary area).
- The applicant has demonstrated sufficient support for the SMLSB;*  
The applicant obtained eight (8) of fourteen (14) signatures of support from property owners in the proposed SMLSB (owning 54% of the total area). There was one protest.
- Establishment of the SMLSB will further the goal of preserving the area lot size character;*  
A minimum lot size of 6,250 sf exists on nine (9) lots in the blockfaces.
- The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*  
The subdivision was platted in 1913. Most houses originate from the 1930s. The establishment of a 6,250 sf minimum lot size will preserve the lot size character of the area.
- The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*  
Nine (9) out of fourteen (14) lots (representing 74.4% of the application area) are at least 6,250 square feet in size.

Public notice of the public hearing was transmitted to all property owners on the blockfaces.

### ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Additional Map(s)
4. Protest Letter(s)
5. Application
6. Boundary Map



### SPECIAL MINIMUM LOT SIZE BLOCK

Application No. **703**

Date Received: **2/1/2018**

Date Complete: **2/5/2018**

Street(s) Name: **Park Drive**

**4600 Block of  
Park Drive**

Cross Streets: **S Lockwood  
Drive** and

Lot(s)  
**Eddington  
Street**

Side of street: **North and South**

### MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
4620 McKinney	SFR		11,624
4626 McKinney	SFR		8,925
4628 McKinney	MF		8,475
4601 Park Drive	SFR	Y	4,600
4602 Park Drive	SFR	Y	7,730
4606 Park Drive	SFR		6,150
4607 Park Drive	SFR		4,550
4610 Park Drive	SFR	Y	6,150
4611 Park Drive	SFR	Y	4,000
4614 Park Drive	MF	Y	8,060
4618 Park Drive	SFR		6,250
4622 Park Drive	SFR	Y	6,450
4628 Park Drive	SFR	Y	7,258
4630 Park Drive	SFR	Y	9,185



**Evidence of Support** (must be 51% or more by area for Director administrative approval):

Of **99,407** Square Feet in the Proposed Application Area **53,433** Square Feet are Owned by Property Owners Signing in Support of the Petition = **54%**

### Single Family Calculation:

**Percentage of lots developed or restricted to no more than two SFR units per lot** (must be at least 60%):

<b>12</b>	# developed or restricted to no more than two SFR Units	Of	Total number of SFR lots in the Proposed Application Area	Total number of lots in the Proposed Application Area	<b>86%</b>
			<b>12</b>	<b>14</b>	
<b>2</b>	# of Multifamily lots				
<b>0</b>	# of Commercial lots				
<b>0</b>	# of Vacant Lots				
<b>14</b>	Total				



### Minimum Lot Size Calculations:

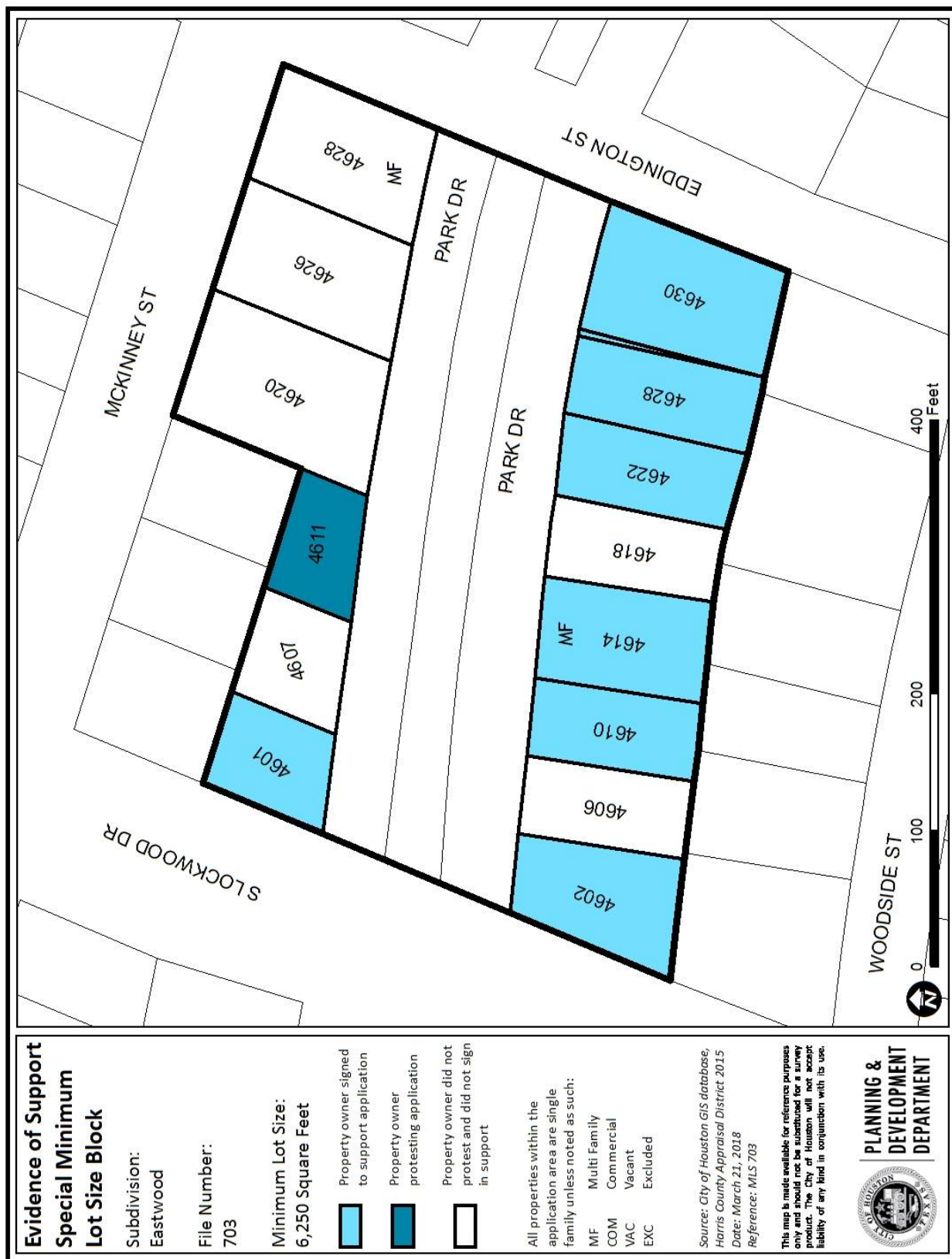
Total # of lots      **14**    Total sq. ft. =    **99,407**    / # of lots =    **7,101**    average sq. ft.  
6,854    median sq. ft.

**70 %**

Lots ranked by size	Size	% by Area	Cumulative % by Area
1	11,624	11.7%	11.7%
2	9,185	9.2%	20.9%
3	8,925	9.0%	29.9%
4	8,475	8.5%	38.4%
5	8,060	8.1%	46.5%
6	7,730	7.8%	54.3%
7	7,258	7.3%	61.6%
8	6,450	6.5%	68.1%
9	6,250	6.3%	74.4%
10	6,150	6.2%	80.6%
11	6,150	6.2%	86.8%
12	4,600	4.6%	91.4%
13	4,550	4.6%	96.0%
14	4,000	4.0%	100.0%
Total	99,407	100.0%	

This application qualifies for a **6,250** Square Feet Special Minimum Lot Size

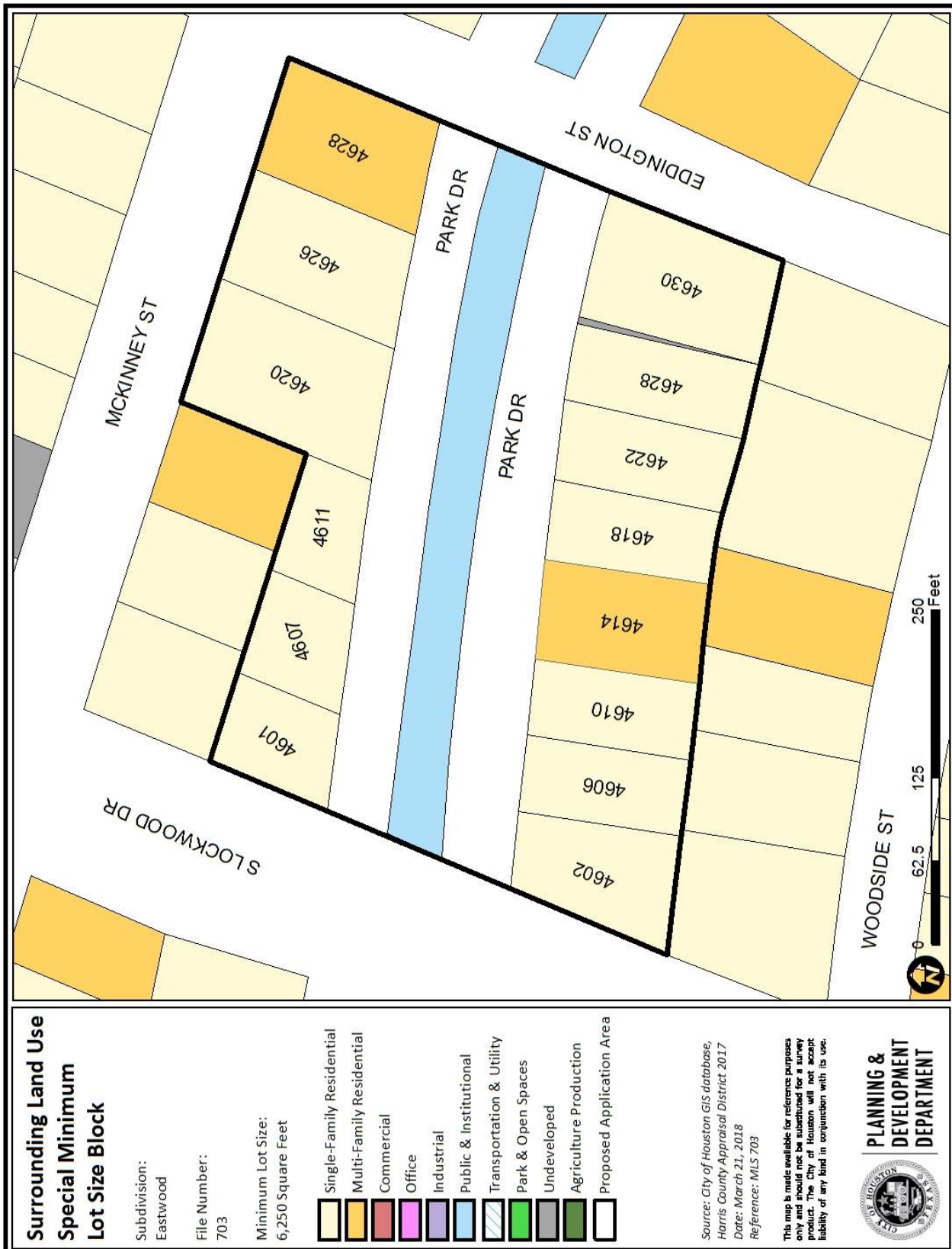














### Andrews, Christopher - PD

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**From:** Kaye Mitchell [REDACTED]  
**Sent:** Tuesday, February 13, 2018 8:04 PM  
**To:** Andrews, Christopher - PD  
**Cc:** Michael Swartztrauber  
**Subject:** Special Minimum Lot Size Application #703 protest

Recently I was asked to sign a petition to limit lot size on my street. I did so in the rush of the day, without gaining much information, and before giving it good thought. After consulting with advisors and giving the matter critical consideration, I have come to the conclusion that while it is a thoughtful endeavor, intended to help maintain the makeup of the neighborhood, it constitutes adding a restriction to the use of my property that did not previously exist. For that reason I would like my name removed from the petition, if possible, and if not, then please consider this a protest to the Minimum Lot Size Application #703.

Sincerely,

Kaye Mitchell

4611 Park Dr.

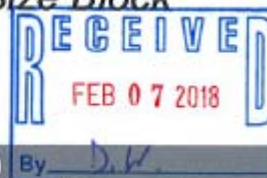
Houston, Tx., 77023





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

### Special Minimum Lot Size Block (SMLSB) Application



#### Main Applicant Information (required)

Full Name: Jose L. Cantu Date: 02/28/18

Address: 4628 Park Drive  
Street Address Apartment/Unit #  
Houston TX 77023  
City State ZIP Code

Phone: [Redacted] Email: [Redacted]

Are you a property owner within the application boundary? YES ☒ NO ☐ If no, what is your relation to the application boundary? \_\_\_\_\_

Did you have a preliminary meeting with the Planning and Development Department? YES ☐ NO ☒ If yes, what was the date of the meeting? \_\_\_\_\_

Does the application boundary have deed restrictions? YES ☒ NO ☐ If yes, do they address a Minimum Lot Size? NO

Describe the location of the application boundary. (Example: "North side of Golden Retriever Drive between Boxer and Schnauzer Streets" or "Block 15, Lots 1-5, in Cocker Spaniel Subdivision")

Lots 1-9 Block 30 and Lots 5-8 and 9-11 Block 27 in Eastwood  
Subdivision

Signature of applicant: [Signature]

#### Alternate Applicant Information (optional)

Full Name: Paul O'Sullivan Date: 02/28/18

Address: 4703 Walker  
Street Address Apartment/Unit #  
Houston TX 77023  
City State ZIP Code

Phone: [Redacted] Email: [Redacted]

Signature of alternate applicant: [Signature]

#### Application Information (STAFF USE ONLY)

File Number: \_\_\_\_\_ Super Neighborhood: \_\_\_\_\_  
City Council District: \_\_\_\_\_ Planner Assigned: \_\_\_\_\_



# City of Houston

## Special Minimum Lot Size Block

Planning Commission Staff Report  
Planning and Development Department





