

HOUSTON PLANNING COMMISSION

AGENDA

MAY 10, 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
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
Loyd 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

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

Plat Tracker Home Page:
www.HoustonPlatTracker.org



PLANNING & DEVELOPMENT DEPARTMENT

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

SPEAKER GUIDELINES

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

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

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

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

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

...

Commission or Group:

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER _____

AGENDA ITEM NAME _____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

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

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

Houston Planning Commission

AGENDA

May 10, 2018

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

Call to Order

Director's Report

Approval of the April 26th, 2018 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

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

II. Establish a public hearing date of June 7, 2018

- a. Craig Woods partial replat no 23
- b. Heights Gateway
- c. Houston Community College Auxiliary Reserve
- d. Lakeview Homes Addition partial replat no 3
- e. MacGregor Park Estates Sec 1 partial replat no 1
- f. Old River Terrace Sec 2 partial replat no 2 and extension
- g. Shadyvilla Addition no 2 partial replat no 6

III. Consideration of a Landscape Variance for a property located at 1958 W. Gray Street (Jose Mendoza)

IV. Consideration of a Landscape Variance for a property located at 6877 Will Clayton Parkway (Eric Pietsch)

V. Consideration of an Off-street Parking Variance for Austin High School located at 1700 Dumble Street (Eric Pietsch)

VI. Public Hearing and Consideration of a Special Minimum Lot Size Block for the 100 block of East 25th Street, north and south sides, between Harvard Street and Yale Street - MLS 706 (David Welch)

VII. Public Hearing and Consideration of a Special Minimum Building Line Block for the 100 block of East 25th Street, north and south sides, between Harvard Street and Yale Street – MBL 239 (David Welch)

VIII. Excuse the absence of Commissioner Kilkenny and Nelson

IX. Public Comment

X. Adjournment

Minutes of the Houston Planning Commission

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

April 26, 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 2:36 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Susan Alleman

Left at 4:03 p.m. during item #131

Bill Baldwin

Fernando L. Brave

Left at 5:38 during III

Antoine Bryant

Arrived at 2:39 p.m. during Director's Report

Lisa Clark

Mark A. Kilkenny

Absent

Lydia Mares

Christina Morales

Left at 3:26 p.m. during item #126

Paul R. Nelson

Absent

Linda Porrás-Pirtle

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Mark Mooney for

Arrived at 2:45 p.m. during I a.-b.

The Honorable James Noack

Left at 3:57 p.m. during item #131

Maggie Dalton for

The Honorable Robert E. Hebert

Loyd Smith for

Absent

The Honorable Ed Emmett

EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

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 APRIL 12, 2018 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the April 12, 2018 Planning Commission meeting minutes.

Motion: **Mares**

Second: **Baldwin**

Vote: **Carries**

Abstaining: **Brave**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 119)

Items **104** was withdrawn and a Public Hearing was requested to be established for May 24, 2018.

Items removed for separate consideration **1, 4, 5, 6, 10, 30, 68, 72, 73 and 74**.

Staff recommendation: Approve staff's recommendations for items **1 – 119**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 119**, subject to the CPC 101 form conditions.

Motion: **Sigler**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Alleman, Clark, Mares and Sigler recused themselves.

Staff recommendation: Approve staff's recommendations for items **1, 4, 5, 6, 10, 30, 68, 72, 73 and 74**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1, 4, 5, 6, 10, 30, 68, 72, 73 and 74**, subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Alleman, Clark, Mares and Sigler returned.

C PUBLIC HEARINGS

120 Bayou Woods Sec 2 partial replat no 3

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: **Garza**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

121 Braeswood partial replat no 4

C3N

Defer

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

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

Motion: **Baldwin**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

122 Breckenridge Park partial replat no 3

C3N

Approve

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

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

Motion: **Bryant**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

123 Briarcroft partial replat no 3

C3N

Defer

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

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

Motion: **Baldwin**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Council Member Greg Travis, Steven Boyd, Mitchell Katine, William Kirk Baker – opposed; Andrew Allemand, applicant - supportive.

124 Briargrove Park Sec 1 partial replat no 1 C3N Defer

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

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

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

Speakers: Mike Hessel – opposed; Mary Villareal, applicant – supportive.

125 Falls at Dry Creek Sec 3 partial replat no 1 C3N Approve

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

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

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

Speakers: Ha Ho and Edward Gibson – undecided; Christian Center – opposed.

126 Fulton Station partial replat no 1 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: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Speaker: Randall Baxley – undecided.

127 Hyde Park partial replat no 7 C3N Defer

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

Commission action: Deferred the application for two weeks to give staff time to review the deed restrictions.

Motion: **Baldwin** Second: **Tahir** Vote: **Carries** Opposing: **Alleman, Clark and Garza**

Speaker: Michael McKann – undecided.

128 Lanier Place partial replat no 3 C3N Approve

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

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

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

Speakers: James Sorgini and James Burke – undecided; Will Dull – opposed.

129 Newport Sec 7 partial replat no 1 C3N Approve

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

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

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

Speaker: Cathy Price – opposed.

130 Pelham Place 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: **Garza** Vote: **Unanimous** Abstaining: **None**

131 Sebastian partial replat no 1**C3N****Approve**

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

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

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

Speakers: John Kovach – undecided; Mark Valero, applicant – supportive; Richard Smith, Managing Engineer, Public Works and Engineering.

D VARIANCES**132 Astle Acres****C2****Withdrawn**

Items 133-134 were taken together at this time.

133 Briarmont Sec 2**C3R****Approve****134 Briarmont Sec 3****C3R****Withdrawn**

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

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

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

**135 Encanto Real Utility District
Wastewater Treatment Plant****C2****Approve**

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

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

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

136 Fulton Lofts**CR2****Defer**

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

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

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

Motion made by Sigler, seconded by Mares to reconsider item 136 to hear from speakers.

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

Commission action: Deferred the application for two weeks to give time the neighborhood time to meet with the Developer.

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

Speakers: Lisa Calzada, Yolanda Gutierrez and Alicia Palomo – opposed; Randall Baxley – undecided; Richard Smith, Managing Engineer, Public Works and Engineering Department.

137 Grace ER**C2R****Approve**

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

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

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

138 Interpose**C2R****Approve**

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

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

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

Speakers: Mike Van Dusen and Margaret Poissant – opposed.

139 JCWM Properties Place replat no 1**C2R****Approve**

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

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

Motion: **Baldwin**Second: **Sigler**Vote: **Unanimous**Abstaining: **None****140 Rosemont Cottage****C2R****Defer**

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

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

Motion: **Baldwin**Second: **Rosenberg**Vote: **Unanimous**Abstaining: **None****141 Woodridge Village Sec 3****C3P****Approve**

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

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

Motion: **Baldwin**Second: **Brave**Vote: **Carries**Abstaining: **Sigler****142 Yeibis Mexican Grill****C2R****Approve**

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

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

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

Speaker: Carmelo Arredondo – supportive.

**E SPECIAL EXCEPTIONS
NONE****F RECONSIDERATION OF REQUIREMENTS****143 Cypress Animal Hospital****C2****Approve**

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

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

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

Motion made by Baldwin, seconded by Bryant to move item 144 to the end of the agenda due to technical difficulties.

Items 145-146 were taken together at this time.

145	Tavola Sec 31	C3P	Approve
146	Tavola Sec 34	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: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

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

G	EXTENSIONS OF APPROVAL		
147	Bridgeland Parkland Village Sec 11	EOA	Approve
148	Bridgeland Parkland Village Sec 12	EOA	Approve
149	Chester Park	EOA	Approve
150	Comunidad de Amor	EOA	Approve
151	Dietz Acres partial replat no 1	EOA	Approve
152	Harris County Emergency Services District no 16 Station 3	EOA	Approve
153	Medistar Hoyt Bejjani Sec 1	EOA	Approve
H	NAME CHANGES		
154	Amira GP (prev. JDS 370 Tract GP)	NC	Approve
I	CERTIFICATES OF COMPLIANCE		
155	24180 Lilac Way	COC	Approve
156	27644 Royal Coach	COC	Approve
157	27418 Burning Tree	COC	Approve
158	24292 Maple Circle	COC	Approve

Staff recommendation: Approve staff's recommendation for items 147-158.

Commission action: Approved staff's recommendation for items 147-158.

Motion: **Bryant** Second: **Garza** Vote: **Carries** Abstaining: **Sigler from item #154**

J **ADMINISTRATIVE**
NONE

K **DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

159	362 Cinnamon Oak Lane	DPV	Approve
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Staff recommendation: Grant the variance(s) and approve the development plat subject to the conditions listed.

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

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

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 24, 2018 FOR:

- a. Briarmont Sec 1 partial replat no 1
- b. Foxhollow West Sec 1 partial replat no 1
- c. Little York partial replat no 1
- d. Pine Terrace Sec 1 partial replat no 1
- e. Remington Creek Ranch Sec 5
- f. Spring Branch Woods Sec 4 partial replat no 1

Staff recommendation: Establish a public hearing date of May 24, 2018 for items II a-f.

Commission action: Established a public hearing date of May 24, 2018 for items II a-f.

Motion: **Clark**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Agenda item 144 was taken at this time.

Commissioner Rosenberg recused himself.

144 Midtown Terrace

C2R

Approve

Staff recommendation: Deny 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 based on the unique characteristics of the lot and its location to a major thoroughfare also, my reason has no influence with Commissioner Rosenberg.

Motion: **Baldwin**

Second: **Sigler**

Vote: **Carries**

Opposed: **Garza, Mares and
Porras Pirtle**

Speakers: Andrew Allemand, applicant, Cheryl Joseph, Aman Khan, Eric Samet, Dan Barnum, Joe Cornfeld and Ian Rosenberg – supportive.

Commissioner Rosenberg returned.

**III. CONSIDERATION OF A LANDSCAPE PLAN VARIANCE FOR A PROPERTY LOCATED AT
6877 WILL CLAYTON PARKWAY**

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: **Bryant**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

**IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK
APPLICATION FOR THE 2000-2100 BLOCK OF MACARTHUR STREET, NORTH SIDE,
BETWEEN MONTCLAIR DRIVE AND SHERIDAN STREET (MLS 705)**

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 2000-2100 block of MacArthur Street, north side, between Montclair Drive and Sheridan Street, MLS 705, and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 2000-2100 block of MacArthur Street, north side, between Montclair Drive and Sheridan Street, MLS 705, and forwarded to City Council.

Motion: **Garza**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Patrick Peters and Rebecca Bryant – supportive.

V. EXCUSE THE ABSENCE OF COMMISSIONER BRAVE

Commissioner Brave was present therefore, no Commission action was required.

VI. PUBLIC COMMENT

NONE

VII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:42 p.m.

Motion: **Bryant**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Martha L. Stein, Chair

Patrick Walsh, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
A-Consent				
1	Aliana Sec 51	C3F		Approve the plat subject to the conditions listed
2	Aliana Sec 62	C3F		Approve the plat subject to the conditions listed
3	Amira Drive Street Dedication Sec 1	SP	DEF1	Defer Additional information reqd
4	Amira Recreation Center	C3P		Approve the plat subject to the conditions listed
5	Amira Sec 5	C3P		Approve the plat subject to the conditions listed
6	Balmoral Sec 18	C3P		Approve the plat subject to the conditions listed
7	Bridgeland Parkland Village Sec 12	C3P		Approve the plat subject to the conditions listed
8	Burns Reserve	C2		Approve the plat subject to the conditions listed
9	Camellia Sec 4	C3F		Approve the plat subject to the conditions listed
10	Camillo Lakes Sec 3	C3P		Approve the plat subject to the conditions listed
11	Colina Court on West 35th Street	C2		Approve the plat subject to the conditions listed
12	Creekside Ranch Sec 10	C3P		Approve the plat subject to the conditions listed
13	Elyson Falls Drive Street Dedication Sec 5	SP		Approve the plat subject to the conditions listed
14	Enclave at Longwood Sec 2	C3P		Approve the plat subject to the conditions listed
15	Fratelli Square	C2		Approve the plat subject to the conditions listed
16	Freeman Ranch Drive Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
17	Freeman Ranch Sec 3	C3P	DEF1	Approve the plat subject to the conditions listed
18	Fuchs Tract Lift Station	C2		Approve the plat subject to the conditions listed
19	Fulton Station partial replat no 1	C3F		Approve the plat subject to the conditions listed
20	Global New Millennium Reserve	C3P	DEF2	Approve the plat subject to the conditions listed
21	Grand Parkway Distribution Center Sec 2	C2		Approve the plat subject to the conditions listed
22	Grand Pkwy at FM 2920	C2		Defer Harris County Request.
23	Grand Vista Sec 19	C3P		Approve the plat subject to the conditions listed
24	Harvest Green Sec 20	C3F		Defer Additional information reqd
25	Harvest Green Sec 24	C3F		Approve the plat subject to the conditions listed
26	Hat Creek Burger Klein	C2		Approve the plat subject to the conditions listed
27	HISD Scarborough Elementary School	C2		Defer Drainage Plan reqd
28	Imperial Forest Sec 3	C3F		Defer Chapter 42 planning standards
29	Kelsey Seybold Kingwood GP	GP		Approve the plat subject to the conditions listed
30	Kelsey Seybold Kingwood Sec 1	C2		Withdraw

Platting Summary**Houston Planning Commission****PC Date: May 10, 2018**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
31	Key Truck Stop	C2		Approve the plat subject to the conditions listed
32	Kuykendahl Memorial GP	GP		Approve the plat subject to the conditions listed
33	La Raza on HuffSmith	C2		Defer Chapter 42 planning standards
34	Lakewood Pines Boulevard Street Dedication Sec 2	C3P		Approve the plat subject to the conditions listed
35	Lakewood Pines Boulevard Street Dedication Sec 3	C3P		Approve the plat subject to the conditions listed
36	Lanier Place partial replat no 3	C3F		Approve the plat subject to the conditions listed
37	Long Canter Trail Street Dedication Sec 1 and Reserves	C3F	DEF1	Defer Additional information reqd
38	Long Meadow Farms Sec 45	C3P		Approve the plat subject to the conditions listed
39	Masjid Al Mustafa	C2		Approve the plat subject to the conditions listed
40	McCrary Meadows Sec 4	C3F		Approve the plat subject to the conditions listed
41	Morton Creek Ranch GP	GP		Approve the plat subject to the conditions listed
42	Northpointe East Business Park	C3P	DEF1	Defer Applicant request
43	Oasis at Clodine	C3F		Approve the plat subject to the conditions listed
44	Old River Terrace Sec 2 partial replat no 1	C3F		Approve the plat subject to the conditions listed
45	Old River Terrace Sec 3 partial replat no 1	C3F		Approve the plat subject to the conditions listed
46	Pinecrest Sec 3	C3F		Defer Applicant request
47	Pinemont Oaks	C3P		Approve the plat subject to the conditions listed
48	Porter Ranch Sec 2	C3P		Approve the plat subject to the conditions listed
49	Richey Road Street Dedication Sec 1	C3P		Approve the plat subject to the conditions listed
50	Serenity Meadows partial replat no 1 and extension	C3F		Approve the plat subject to the conditions listed
51	Silver Ranch Sec 18	C3F		Approve the plat subject to the conditions listed
52	Southpoint Business Park West	C2		Approve the plat subject to the conditions listed
53	Spring Cypress Offices	C2		Defer Chapter 42 planning standards
54	Spring ISD New Stadium	C2		Approve the plat subject to the conditions listed
55	Tavola Sec 28	C3F		Approve the plat subject to the conditions listed
56	Tidwell Lakes Sec 3	C3F	DEF1	Approve the plat subject to the conditions listed
57	Tidwell Lakes Sec 6	C3F	DEF1	Approve the plat subject to the conditions listed
58	Towne Lake Sec 41	C3F		Approve the plat subject to the conditions listed
59	Treviso Gardens Sec 4	C3P		Approve the plat subject to the conditions listed
60	Treviso Gardens Sec 5	C3P		Approve the plat subject to the conditions listed
61	Upland Square	C3F		Defer for further study and review
62	Wat Buddha Mongkol of Houston	C2		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
63	Waterstone West Sec 2	C3F		Approve the plat subject to the conditions listed
64	Wayside Village Sec 4	C3P		Approve the plat subject to the conditions listed
65	West Lake Houston Parkway Street Dedication Sec 7 and Reserves	C3F		Approve the plat subject to the conditions listed
66	West Orem Shop	C2	DEF1	Defer Applicant request
67	Westgreen Boulevard and West Little York Road Street Dedication Sec 1	SP		Defer Applicant request
68	Westview Landing Sec 5	C3P		Approve the plat subject to the conditions listed
69	Windy Vista Lakes Drive Street Dedication Sec 1 and Reserves	C3P		Approve the plat subject to the conditions listed
70	Woodland Lakes Sec 1	C3P		Approve the plat subject to the conditions listed
71	Woodland Lakes Sec 2	C3P		Approve the plat subject to the conditions listed
72	Ztopia Plaza	C2		Approve the plat subject to the conditions listed

B-Replats

73	Aldi Gessner at Westray	C2R	DEF2	Withdraw
74	Allston Patio Homes	C2R		Approve the plat subject to the conditions listed
75	Ambassador Shores	C2R		Approve the plat subject to the conditions listed
76	Aspen Lockwood	C2R		Approve the plat subject to the conditions listed
77	Basilica Bay Drive Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
78	Beard Villas	C2R	DEF2	Withdraw
79	Colina Park on West 28th Street	C2R		Approve the plat subject to the conditions listed
80	Dawning Years	C2R		Approve the plat subject to the conditions listed
81	East Parker Villas	C2R	DEF1	Defer Chapter 42 planning standards
82	Garcia Builder	C2R		Approve the plat subject to the conditions listed
83	Grandway West Annex	C3R		Approve the plat subject to the conditions listed
84	HCWCID No 89 Wastewater Treatment Plant	C2R	DEF1	Defer Applicant request
85	Heights at Minimax	C3R	DEF1	Approve the plat subject to the conditions listed
86	Hillsdale Creek Sec 2	C3R		Approve the plat subject to the conditions listed
87	Hugh Road Crossing	C2R		Approve the plat subject to the conditions listed
88	Intercontinental Reserve	C2R		Defer for further study and review
89	Liberty Square	C2R		Approve the plat subject to the conditions listed
90	Lyons Redev Fortyeighth Venture	C2R		Approve the plat subject to the conditions listed
91	Lyons Redev Fortyfifth Venture	C2R		Approve the plat subject to the conditions listed
92	Lyons Redev Thirtysecond Venture	C2R		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
93	Madera Run Parkway Street Dedication Sec 6	SP	DEF1	Approve the plat subject to the conditions listed
94	Martin Manor Estates	C2R		Approve the plat subject to the conditions listed
95	Merrylands Sec 2	C3R	DEF1	Approve the plat subject to the conditions listed
96	Modern at Warwana	C2R		Defer Chapter 42 planning standards
97	Moy Street Park	C2R	DEF1	Approve the plat subject to the conditions listed
98	Park at Yale	C3R	DEF1	Approve the plat subject to the conditions listed
99	Pinecrest Court Sec 3 partial replat no 1	C2R		Approve the plat subject to the conditions listed
100	Reagan Redevelopment	C2R		Defer LGL deed rests review pending
101	Ritter Forest	C2R	DEF1	Approve the plat subject to the conditions listed
102	Rosslyn Addition partial replat no 3	C2R		Defer Additional information reqd
103	Scyrus Lane Reserve	C2R	DEF1	Approve the plat subject to the conditions listed
104	Senioritaville	C2R	DEF1	Approve the plat subject to the conditions listed
105	Shaheen Reserve	C2R		Approve the plat subject to the conditions listed
106	Turtlewood Manor	C2R		Approve the plat subject to the conditions listed
107	Views at East Hardy Street	C2R		Defer for further study and review
108	Villas at Tyne	C2R		Approve the plat subject to the conditions listed
109	Weber Landing	C2R		Defer for further study and review
110	West 23rd Views	C2R		Approve the plat subject to the conditions listed
111	West 24th Street Enclave	C2R		Approve the plat subject to the conditions listed
112	West 25th Views	C2R		Approve the plat subject to the conditions listed
113	Weston Addition partial replat no 3	C2R	DEF1	Approve the plat subject to the conditions listed
114	WLY Ventures LLC on Houston Avenue	C2R		Approve the plat subject to the conditions listed
115	WLY Ventures LLC on West Little York	C2R		Approve the plat subject to the conditions listed
116	Xcaret	C2R		Withdraw

C-Public Hearings Requiring Notification

117	Bayou Woods Sec 2 partial replat no 3	C3N	DEF2	Withdraw
118	Braeswood partial replat no 4	C3N	DEF1	Withdraw
119	Braeswood partial replat no 5	C3N		Approve the plat subject to the conditions listed
120	Briarcroft partial replat no 3	C3N	DEF1	Approve the plat subject to the conditions listed
121	Briarcroft partial replat no 4	C3N		Approve the plat subject to the conditions listed
122	Briargrove Park Sec 1 partial replat no 1	C3N	DEF1	Approve the plat subject to the conditions listed
123	Crosby Village Sec 3 partial replat no 1	C3N		Defer Applicant request

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
124	Hermann Park Addition partial replat no 2	C3N		Approve the plat subject to the conditions listed
125	Hyde Park partial replat no 7	C3N	DEF1	Approve the plat subject to the conditions listed
126	Meyerland Sec 2 partial replat no 1	C3N		Approve the plat subject to the conditions listed
127	North Shepherd Square	C3N		Defer Applicant request
128	Pelham Place Sec 1 partial replat no 1	C3N	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
129	Shadywood Addition partial replat no 1	C3N		Approve the plat subject to the conditions listed
130	Towne Lake Sec 39 partial replat no 1	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed
131	Tulane West partial replat no 1	C3N		Approve the plat subject to the conditions listed
132	Willow Creek Estates Sec 1 replat partial replat no 2	C3N		Approve the plat subject to the conditions listed

D-Variances

133	Bridgeland Parkland Village Sec 33	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
134	Fulton Lofts	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
135	Revere Condominium	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
136	Rosemont Cottage	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
137	Schindewolf Properties	C2		Defer Additional information reqd
138	Skylink Terrace	C2R		Defer Applicant request
139	Village of Grogans Mill Lake Woodlands East Shore Sec 19	C3R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
140	Willowcreek Ranch Sec 10	C3P		Defer for further study and review

E-Special Exceptions

None

F-Reconsideration of Requirements

141	Bauer Landing GP	GP		Defer Additional information reqd
142	Forestwood Sage GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
143	Santos Villas	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed

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

G-Extensions of Approval

144	Aldine ISD Spears Gears Road Reserve	EOA		Approve
145	American Tank Beaumont Highway	EOA		Approve
146	Bogs Road Plant South Site	EOA		Approve
147	Cunningham Park Sec 1	EOA		Approve
148	Dahri Heights	EOA		Approve
149	Lakewood Pines Sec 8	EOA		Approve
150	Lakewood Pines Sec 9	EOA		Approve
151	North Vintage Centre	EOA		Approve
152	Northpointe Reach Drive Street Dedication Sec 2	EOA		Approve
153	Trailview Townhomes	EOA		Approve
154	Wildwood at Northpointe Sec 23	EOA		Approve

H-Name Changes

155	Brae Burn Acres Sec 2 partial replat no 1 (prev. Brae Burn Acres partial replat no 1)	NC		Approve
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I-Certification of Compliance

156	25250 Redbird Lane	COC		Approve
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J-Administrative

None

K-Development Plats with Variance Requests

None

Landscape Variances

III	1958 W. Gray Street	LV		Approve
IV	6877 Will Clayton Parkway	LV		Defer

Off-Street Parking Variance

V	1900 Dumble Street	PV		Approve
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 05/10/2018
Plat Name: Aliana Sec 51
Developer: Aliana Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2018-0835 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

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

Conditions and Requirements for Approval

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

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

052. Aliana sec 52 must be recorded prior to or simultaneously with this plat.

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

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

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

For Your Information:

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

Fort Bend Engineer: 1) Provide 1' reserve at the terminus of Westmoor Drive, if this section will be recorded before Section 62

2) Submit FP to FBC for formal review

3) Submit civil construction plans

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

PWE Utility Analysis: Approved

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 05/10/2018
Plat Name: Aliana Sec 62
Developer: Aliana Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2018-0837 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

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

Conditions and Requirements for Approval

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

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

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

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

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

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

For Your Information:

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

Fort Bend Engineer: 1) Provide 1' reserve at C1-C4 and L2, if this plat is to be recorded before Sections 51 and 53

2) Submit FP to FBC for formal review

3) Submit civil construction plans

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

PWE Utility Analysis: Approved

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION



Agenda Item: 3
Action Date: 05/10/2018
Plat Name: Amira Drive Street Dedication Sec 1
Developer: Beazer Homes Texas, L.P., A Delaware Limited Partnership
Applicant: Costello, Inc.
App No/Type: 2018-0814 SP

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	7.3060	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286U	ETJ

Conditions and Requirements for Approval

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

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)

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

For Your Information:

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

PWE Traffic: 4/25/18:

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)

Cypress Hill is a street name duplication. Choose another name. County requests deferral.

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

NB left turn lane will be required on Cypress Hill Road at Amira Drive. There is an underpass at Grand Pkwy which will increase north-south traffic volume on Cypress Hills and will operate like a major collector.

Deshazer Reserve vacating plat must be recorded prior to recordation of this plat



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 05/10/2018
Plat Name: Amira Recreation Center
Developer: Johnson Development Services
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2018-0947 C3P

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	4.1500	Total Reserve Acreage:	4.1500
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
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. Amira 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)
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 Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
 Access denied for area north of Amira Drive until road is recorded
 Cypress Hill Boulevard will need to be dedicated prior to or simultaneously with this plat
 Off-street Parking analysis for Rec Center and ALL-WAY Stop warrant Analysis at the intersection of Amira Dr and Cypress Hill Blvd will be required before site plan is approved.
 Deshazer Reserve vacating plat must be recorded prior to recordation of this plat



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 05/10/2018
Plat Name: Amira Sec 5
Developer: Johnson Development
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2018-0946 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	18.3000	Total Reserve Acreage:	1.6500
Number of Lots:	63	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
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. Long cantor Trail 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)

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: 05/10/2018
Plat Name: Amira Sec 5
Developer: Johnson Development
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2018-0946 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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)
Cypress Hill boulevard will need to be recorded prior to or simultaneously with this plat
UVE should be checked at Long Canter Trail and Cypress Hill Boulevard.
NB left turn lane will be required on Cypress Hill Boulevard and Amira Drive.
ALL-WAY Stop warrant analysis will be required at Cypress Hill Boulevard and Amira Drive next to Rec Center.
Deshazer Reserve vacating plat must be recorded prior to recordation of this plat.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 05/10/2018
Plat Name: Balmoral Sec 18
Developer: Balmoral LT, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2018-0896 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.5000	Total Reserve Acreage:	0.6500
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:	Harris County MUD 423
County	Zip	Key Map ©	City / ETJ
Harris	77346	377N	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 052.Balmoral sec 6 and 15 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: 6
Action Date: 05/10/2018
Plat Name: Balmoral Sec 18
Developer: Balmoral LT, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2018-0896 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
This will required a high Impact application.
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)
Balmoral sec 15 will need to be recorded prior to or simultaneously with this plat
UVE should be checked at Birkhall Reach Blvd and Balmoral Harbor Dr.
NB left turn lane will be required on Greens Road at Balmoral Harbor Dr when Greens Road is improved.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 05/10/2018
Plat Name: Bridgeland Parkland Village Sec 12
Developer: Bridgeland Development, LP
Applicant: Costello, Inc.
App No/Type: 2018-0904 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	29.1000	Total Reserve Acreage:	3.5836
Number of Lots:	108	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 489
County	Zip	Key Map ©	City / ETJ
Harris	77433	365V	ETJ

Conditions and Requirements for Approval

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)

include adjacent land within plat boundary at final submittal or within sec 11

For Your Information:

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

City Engineer: MAKE SURE WLE & SSE EASEMENT DO NOT OVERLAPP, WHICH IS NOT ALLOWED, AND MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 05/10/2018
Plat Name: Burns Reserve
Developer: West End
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2018-0838 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.5860	Total Reserve Acreage:	11.5860
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	Harris County FWSD 61
County	Zip	Key Map ©	City / ETJ
Harris	77095	408C	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

Applicant shall coordinate with CenterPoint and provide at recordation a letter of no objection

For Your Information:

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

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)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 05/10/2018
Plat Name: Camellia Sec 4
Developer: Victorian Gardens, Ltd.
Applicant: Windrose
App No/Type: 2018-0859 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	26.5890	Total Reserve Acreage:	15.5860
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

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
1. Remove all references to Compensating Open Space as no lots in the subdivision are less than 5000sf.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 9
Action Date: 05/10/2018
Plat Name: Camellia Sec 4
Developer: Victorian Gardens, Ltd.
Applicant: Windrose
App No/Type: 2018-0859 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Fort Bend Engineer: 1) Identify which lots do not meet the 5,000sf minimum
2) Provide 10' BL along Reserve C
3) Provide 25' BL along Bissonnet Street
4) Provide additional UEs adjacent to 50' ROWs per 5.5.B.2
5) Block length variance required for Reserve G
6) Corner lots must be 10' wider than the average interior lot width when the average is less than 60' - Lot 9, Block 1. Revise
7) Quiet Song Court exceeds maximum cul-de-sac length requirements. Shorten to meet the 800' maximum length
8) Submit FP to FBC for formal review
9) Submit civil construction plans
10) This does not constitute a formal review by FBC as not all review comments are provided in this portal
PWE Utility Analysis: Approve
CenterPoint: Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 05/10/2018
Plat Name: Camillo Lakes Sec 3
Developer: Marcello Lakes Ltd.
Applicant: EHRA
App No/Type: 2018-0880 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	74.9600	Total Reserve Acreage:	26.6300
Number of Lots:	255	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	77493	444M	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

1. Prior to the submittal of the final plat, the applicant shall coordinate with the HC engineering department regarding how much ROW shall be dedicated to Katy-Hockley.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 05/10/2018
Plat Name: Camillo Lakes Sec 3
Developer: Marcello Lakes Ltd.
Applicant: EHRA
App No/Type: 2018-0880 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approve
Harris County Flood Control District: Flood Control review - This plat will need a Plat Release letter before going for recordation.
Addressing: Is Donati Sculptor Way and extension of Heritage Drive? If so, it will need to be named that. The same for Galileo Way and Lakecrest Forest Drive. Also, 2018-0881 Treviso Gardens Sec. 4 has Borelli Court as Borelli Drive. Which one is it?
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 De Petris Dr and Katy-Hockley Cut-Off Rd, at Donati Sculptor Way and Katy-Hockley Cut-Off Road, at Franchetti Dr and De Petris Dr, and at Galileo Way and De Petris Dr.
SB left turn lane will be required on Katy-Hockley Cut-Off Rd at Donati Sculptor Way, and at De Petris Dr.
Existing ROW of Katy- Hockley Cut-Off Rd at north and south ends of the Plat should be checked and additional ROW should be dedicated accordingly.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 05/10/2018
Plat Name: Colina Court on West 35th Street
Developer: COLINA HOMES
Applicant: ICMC GROUP INC
App No/Type: 2018-0819 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.5230	Total Reserve Acreage:	0.0000
Number of Lots:	12	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452Q	City

Conditions and Requirements for Approval

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

For Your Information:

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

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

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 - 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: 12
Action Date: 05/10/2018
Plat Name: Creekside Ranch Sec 10
Developer: Friendswood Development Company
Applicant: Jones | Carter
App No/Type: 2018-0905 C3P

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	15.1200	Total Reserve Acreage:	0.3912
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:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524T	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)

For Your Information:

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

Fort Bend Engineer: 1) Provide additional UEs adjacent to 50' ROWs per 5.5.B.2.
 2) Lots on Fig Ranch Court can be addressed from Copper Ranch Trail. Revise
 3) Verify the SF of lots 16, 26, and 28, block 2. They appear to not meet the 5,000sf minimum
 4) ID dashed line just above C37
 5) Block length variance will be required for boundaries greater than 1,400'
 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: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

Addressing: The top half of Lilac Croft Court and Quiet Field Court will need to end in a cul-de-sac for it to have the "Court" street type.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 05/10/2018
Plat Name: Elyson Falls Drive Street Dedication Sec 5
Developer: Nash FM 529, LLC a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2018-0879 SP

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.8953	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 458
County	Zip	Key Map ©	City / ETJ
Harris	77449	405U	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

1. Elyson Falls Drive Street Dedication Sec 4 shall 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: Approve

Harris County Flood Control District: Flood Control review - This plat requires a HCFCD Plat Release letter before it can be recorded.

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 4 will need to be recorded prior to or simultaneously with this plat.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 05/10/2018
Plat Name: Enclave at Longwood Sec 2
Developer: HTX Land Development Company
Applicant: Jones | Carter
App No/Type: 2018-0893 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.3923	Total Reserve Acreage:	0.1264
Number of Lots:	15	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	368A	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)
- AE/UE's that impact lots 1-2, block 2, shall be abandoned prior to recordation.

For Your Information:

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 05/10/2018
Plat Name: Fratelli Square
Developer: LJA Engineering, Inc.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2018-0852 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.9890	Total Reserve Acreage:	5.9890
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77034	576L	City

Conditions and Requirements for Approval

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

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.

133. Add Park plat note: If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time.

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

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

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

For Your Information:

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



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 05/10/2018
Plat Name: Fratelli Square
Developer: LJA Engineering, Inc.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2018-0852 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: To be added to general notes on face of plat:

1) If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time.

2) This property(s) is located in Park Sector number 6.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 05/10/2018
Plat Name: Freeman Ranch Drive Street Dedication Sec 1
Developer: LGI Homes - Texas, LLC
Applicant: Pape-Dawson Engineers
App No/Type: 2018-0877 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.3380	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:	Waller County MUD 9
County	Zip	Key Map ©	City / ETJ
Waller	77493	403P	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 17
Action Date: 05/10/2018
Plat Name: Freeman Ranch Sec 3
Developer: LGI Homes - Texas, LLC
Applicant: Pape-Dawson Engineers
App No/Type: 2018-0816 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	64.4450	Total Reserve Acreage:	13.0040
Number of Lots:	228	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:	Waller County MUD 9
County	Zip	Key Map ©	City / ETJ
Waller	77493	403T	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)
141. Provide for widening of Mound Road. Reference Major Thoroughfare and Freeway Plan. (122)
-
- 1) Record Freeman Ranch Drive Street dedication sec 1 prior to or simultaneously with this plat.
2) Record Freeman Ranch Drive street dedication Sec 2 prior to or simultaneously with this plat.
3) Provide release letter from pipeline company at the time 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.

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

Addressing: There is a duplicate street name E Gage Drive, and E Spanish Drive doesn't follow the directional standard. Need to change these street name.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 05/10/2018
Plat Name: Fuchs Tract Lift Station
Developer: Klein ISD
Applicant: American-Lupher Land Surveyors, Inc.
App No/Type: 2018-0875 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.0795	Total Reserve Acreage:	0.0795
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77388	291P	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 18

Action Date: 05/10/2018

Plat Name: Fuchs Tract Lift Station

Developer: Klein ISD

Applicant: American-Lupher Land Surveyors, Inc.

App No/Type: 2018-0875 C2

Staff Recommendation:

Approve the plat subject to the conditions listed

PWE Utility Analysis: Approve.

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

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

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

Minimum frontage for unrestricted reserve is 60 feet. Restrict reserve to lift station

Frassati Way will need to be recorded prior to or simultaneously with this plat

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 05/10/2018
Plat Name: Fulton Station partial replat no 1
Developer: Friendswood Development Company
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2018-0943 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1840	Total Reserve Acreage:	0.1840
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	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	77009	453U	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: 19

Action Date: 05/10/2018

Plat Name: Fulton Station partial replat no 1

Developer: Friendswood Development Company

Applicant: Jones|Carter - Woodlands Office

App No/Type: 2018-0943 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

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: 20
Action Date: 05/10/2018
Plat Name: Global New Millennium Reserve
Developer: Anchor Construction & Management
Applicant: PROSURV
App No/Type: 2018-0697 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	23.5320	Total Reserve Acreage:	23.5320
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:	Parkway Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77044	457B	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)
- 146.1. Provide for dedication of cutback(s) 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.

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)
Further study is needed for required ROW width and pavement structure within development.
County requests deferral



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 05/10/2018
Plat Name: Grand Parkway Distribution Center Sec 2
Developer: Shell Federal Credit Union
Applicant: Windrose
App No/Type: 2018-0776 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.8988	Total Reserve Acreage:	0.8988
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	77493	445P	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.

203. Provide complete Recordation Package when submitting plat for 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: 21

Action Date: 05/10/2018

Plat Name: Grand Parkway Distribution Center Sec 2

Developer: Shell Federal Credit Union

Applicant: Windrose

App No/Type: 2018-0776 C2

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 -Correct 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)

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 05/10/2018
Plat Name: Grand Pkwy at FM 2920
Developer: LANDMARK INDUSTRIES ENERGY, LLC
Applicant: Century Engineering, Inc
App No/Type: 2018-0870 C2

Staff Recommendation:
Defer Harris County
Request.

Total Acreage:	9.4115	Total Reserve Acreage:	9.4115
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Dowdell PUD
County	Zip	Key Map ©	City / ETJ
Harris	77375	289R	ETJ

Conditions and Requirements for Approval

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

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

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

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)

Provide new spelled out name, not abbreviations allowed.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 05/10/2018

Plat Name: Grand Pkwy at FM 2920

Developer: LANDMARK INDUSTRIES ENERGY, LLC

Applicant: Century Engineering, Inc

App No/Type: 2018-0870 C2

Staff Recommendation:

Defer Harris County
Request.

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)

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: 23
Action Date: 05/10/2018
Plat Name: Grand Vista Sec 19
Developer: Taylor Morrison of Texas, LP
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2018-0865 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	18.9000	Total Reserve Acreage:	1.0600
Number of Lots:	97	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 190
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526L	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)

For Your Information:

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

Fort Bend Engineer: 1) Provide additional UEs adjacent to 50' ROWs per 5.5.B.2.
2) Submit FP to FBC for formal review
3) Submit civil construction plans
4) This does not constitute a formal review by FBC as not all review comments are provided in this portal
PWE Utility Analysis: Approve

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 05/10/2018
Plat Name: Harvest Green Sec 20
Developer: Johnson Development
Applicant: Jones | Carter
App No/Type: 2018-0887 C3F

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	24.2800	Total Reserve Acreage:	11.0500
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
Fort Bend	77406	566F	ETJ

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.

052. Harvest Green Sec 24 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)

158. Provide stub street to the south as shown in GP and preliminary plat to address intersection spacing along the plats southern 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24

Action Date: 05/10/2018

Plat Name: Harvest Green Sec 20

Developer: Johnson Development

Applicant: Jones | Carter

App No/Type: 2018-0887 C3F

Staff Recommendation:

Defer Additional
information reqd

Fort Bend Engineer: 1) Provide recording information for Pleasant Park Passage and Harvest Home Drive
2) Orange Pumpkin Lane and Plum Poppy Path can be a single street name. Revise
3) Provide recording information for easements proposed outside the plat boundary
4) Block length variance will be required
5) Submit FP to FBC for formal review
6) Submit civil construction plans
7) This does not constitute a formal review by FBC as not all review comments are provided in this portal
PWE Utility Analysis: Approve.
City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 05/10/2018
Plat Name: Harvest Green Sec 24
Developer: Johnson Development
Applicant: Jones | Carter
App No/Type: 2018-0885 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	24.4500	Total Reserve Acreage:	7.3687
Number of Lots:	44	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	566F	ETJ

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.

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

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

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

For Your Information:

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

Fort Bend Engineer: 1) Provide recording information for Harvest Home Drive
2) Double Daisy and Yellow Iris can be a single street name. Revise
3) Provide additional UEs adjacent to 50' ROWs per 5.5.B.2.
4) Provide 10' BL along Harvest Home Drive within Reserve E
5) Submit FP to FBC for formal review
6) Submit civil construction plans
7) This does not constitute a formal review by FBC as not all review comments are provided in this portal
PWE Utility Analysis: Approve.
City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 05/10/2018
Plat Name: Hat Creek Burger Klein
Developer: Kimley-Horn, Inc
Applicant: Terra Surveying Company, Inc.
App No/Type: 2018-0932 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.3300	Total Reserve Acreage:	2.3300
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:	Kleinwood MUD
County	Zip	Key Map ©	City / ETJ
Harris	77379	330P	ETJ

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.

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)

Remove 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.

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)



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 05/10/2018
Plat Name: HISD Scarborough Elementary School
Developer: Houston Independent School District
Applicant: C.L. Davis & Company
App No/Type: 2018-0892 C2

Staff Recommendation:
 Defer Drainage Plan reqd

Total Acreage:	5.2504	Total Reserve Acreage:	5.2504
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	414T	City

Conditions and Requirements for Approval

008.4. The applicant is required to provide proof of an approved Drainage Plan from PWE, Floodplain Management and Engineering Services offices prior to plat approval. This is consistent w/ Chapter 19-13. Submit drainage plan to First Floor, 611 Walker.

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.

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)

147. Provide a copy of the instrument dedicating the adjacent streets for staff's review.

For Your Information:

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

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

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 05/10/2018
Plat Name: Imperial Forest Sec 3
Developer: Forestar (USA) Real Estate Group, Inc.
Applicant: Manhard Consulting
App No/Type: 2018-0937 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	20.4040	Total Reserve Acreage:	1.0580
Number of Lots:	110	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 421
County	Zip	Key Map ©	City / ETJ
Harris	77049	457J	ETJ

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
037. COS reserves shall be reasonably dry and flat. (185)
040. The minimum size for COS reserves shall be 240 s.f., with a minimum rectangular shape of 12 ft. x 20 ft. (185)
- 040.3. COS per lot and Summary Table must be shown on the face of the plat (184).
- 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.
- 049.3. Add the following plat note for plats located in Harris, Fort Bend and Waller counties: The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale *****.
- 049.5. All subdivision plats (C3F, C1, C2, STD) must contain: 1) x,y coordinate values for each boundary point, and 2) a plat note referencing the Texas State Plan Coordinate Grid System Zone and Zone number (NAD83). The scale factor shall be specific to the site.
052. Imperial Forest Sec 2 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)
- 059.1. Acreage and legal description in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
077. Minimum lot size in the suburban area is 5000 square feet without compensating open space. (182)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 05/10/2018
Plat Name: Imperial Forest Sec 3
Developer: Forestar (USA) Real Estate Group, Inc.
Applicant: Manhard Consulting
App No/Type: 2018-0937 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

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

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

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.

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

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

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

189. Appendix E: Certificate for Engineer or Surveyor 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.

Identify Blocks.

Submit CPL containing replat legal description.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: - Plat and plans submitted for review do not match with regard to easement.

- The desired representation from the plans is attached to the document.
- The same comment was made during the previous plat review. Please address the comment.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Addressing: Street type is different in Plat Tracker drawing and proposed street name in plat please chose the correct one---Treshill Court or Treshill Lane. Greenford Village Way is in proposed street name, whereas Greenfield Village Way is in the plat tracker drawing. Street name should be match in both places.

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

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

Provide flood control INO letter at recordation

Construction plan (Project Number 1802130108) has not been approved



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 05/10/2018
Plat Name: Kelsey Seybold Kingwood GP
Developer: PRD Land Development
Applicant: Windrose
App No/Type: 2018-0936 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	16.7900	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:	Porter MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	296N	ETJ

Conditions and Requirements for Approval

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

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

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

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.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30

Action Date: 05/10/2018

Plat Name: Kelsey Seybold Kingwood Sec 1

Developer: PRD Land Development

Applicant: Windrose

App No/Type: 2018-0925 C2

Staff Recommendation:

Withdraw

Total Acreage:	6.0210	Total Reserve Acreage:	6.0210
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:	Porter MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	296N	ETJ

Conditions and Requirements for Approval

Per Sec 42-41(1)(b), the name of the plat shall be the name of the prior subdivision plat followed by partial replat no ____.

For Your Information:

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

City Engineer: DETENTION IS REQUIRED

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 05/10/2018
Plat Name: Key Truck Stop
Developer: KNZSK INVESTMENTS LLC
Applicant: RP & Associates
App No/Type: 2018-0863 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.0000	Total Reserve Acreage:	4.0000
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77530	499A	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)

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

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

190.1. Add 'or M. Sonny Garza, Vice Chairman' on same line 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)

Dedication language must be verbatim, including punctuation.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 05/10/2018
Plat Name: Key Truck Stop
Developer: KNZSK INVESTMENTS LLC
Applicant: RP & Associates
App No/Type: 2018-0863 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

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)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 05/10/2018
Plat Name: Kuykendahl Memorial GP
Developer: Airline Memorial Baptist Church
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2018-0844 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	74.5800	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	290K	ETJ

Conditions and Requirements for Approval

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

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

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

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)

162. Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (127)

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 05/10/2018
Plat Name: Kuykendahl Memorial GP
Developer: Airline Memorial Baptist Church
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2018-0844 GP

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 Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
County prefers straight alignment for NW-SE street to minimize impact to Bolt property
Reserve C may need TCEQ exception for sanitary control easement encroaching on proposed ROW
Traffic Impact Analysis will be required before the review of site development plans of Unrestricted Reserves A, B & D.
Cutbacks and UVEs will be checked when section plats are submitted.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 05/10/2018
Plat Name: La Raza on HuffSmith
Developer: Juan Ruvalcaba
Applicant: RP & Associates
App No/Type: 2018-0862 C2

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	9.3463	Total Reserve Acreage:	9.3463
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	77375	329K	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.

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

055. Revise subdivision name.

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)

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)

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 05/10/2018
Plat Name: La Raza on HuffSmith
Developer: Juan Ruvalcaba
Applicant: RP & Associates
App No/Type: 2018-0862 C2

Staff Recommendation:
Defer Chapter 42 planning standards

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)

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

May need variance for reserve B access

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 05/10/2018
Plat Name: Lakewood Pines Boulevard Street Dedication Sec 2
Developer: KB Home
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2018-0909 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.2000	Total Reserve Acreage:	3.2500
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 422
County	Zip	Key Map ©	City / ETJ
Harris	77044	377P	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)

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

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

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: 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

This will required a high Impact application.

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)

EB left turn lane will be required on Lakewood Pines Blvd at Clearwater Bend Dr.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 05/10/2018
Plat Name: Lakewood Pines Boulevard Street Dedication Sec 3
Developer: KB Home
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2018-0910 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	8.2000	Total Reserve Acreage:	2.4100
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 422
County	Zip	Key Map ©	City / ETJ
Harris	77044	377T	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.

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 05/10/2018
Plat Name: Lakewood Pines Boulevard Street Dedication Sec 3
Developer: KB Home
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2018-0910 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

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

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)

WB left turn lane with 250' storage on Lakewood Pines Blvd at Timber Forest Drive, and NB left turn lane with 250' storage on Timber Forest Dr at Lakewood Pines Blvd will be 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: 05/10/2018
Plat Name: Lanier Place partial replat no 3
Developer: On Point Custom Homes
Applicant: Total Surveyors, Inc.
App No/Type: 2018-0921 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1377	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77098	492U	City

Conditions and Requirements for Approval

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)

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: 36
Action Date: 05/10/2018
Plat Name: Lanier Place partial replat no 3
Developer: On Point Custom Homes
Applicant: Total Surveyors, Inc.
App No/Type: 2018-0921 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

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: 37
Action Date: 05/10/2018
Plat Name: Long Canter Trail Street Dedication Sec 1 and Reserves
Developer: Beazer Homes Texas, L.P., A Delaware Limited Partnership
Applicant: Costello, Inc.
App No/Type: 2018-0823 C3F

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	5.1600	Total Reserve Acreage:	0.4557
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286U	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
052. 2018-0814 (Amira Drive STD) & DeShazer VP must be recorded prior to or simultaneously with this plat.
148. Change street name(s) as indicated on the marked file copy. (133-134)
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37

Action Date: 05/10/2018

Plat Name: Long Canter Trail Street Dedication Sec 1 and Reserves

Developer: Beazer Homes Texas, L.P., A Delaware Limited Partnership

Applicant: Costello, Inc.

App No/Type: 2018-0823 C3F

Staff Recommendation:

Defer Additional
information reqd

PWE Utility Analysis: Approved

Addressing: Cypress Hill Blvd 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 HCFCD Plat Release letter before it can be recorded.

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)

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

Cypress Hill boulevard should be widened such that there will be separate left turn lane at intersections. There is an underpass at Grand Pkwy which will increase north-south traffic volume on Cypress Hill boulevard and will operate like a major collector

Deshazer Reserve vacating plat must be recorded prior to recordation of this plat

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 05/10/2018
Plat Name: Long Meadow Farms Sec 45
Developer: DR Horton
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2018-0884 C3P

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	14.7000	Total Reserve Acreage:	2.0300
Number of Lots:	60	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 194
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526S	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 of 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)

For Your Information:

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

Fort Bend Engineer: 1) Provide additional UEs adjacent to 50' ROWs per 5.5.B.2.
 2) Thistle Leaf and Rolling Orchard can be a single street name
 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: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 05/10/2018
Plat Name: Masjid Al Mustafa
Developer: Western Group Consultants
Applicant: Western Group Consultants
App No/Type: 2018-0933 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.7764	Total Reserve Acreage:	5.7764
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Langham Creek Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77084	407U	ETJ

Conditions and Requirements for Approval

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

189. Appendix E: Certificate for Engineer or Surveyor is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

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

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

For Your Information:

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

City Engineer: DETENTION IS REQUIRED

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 05/10/2018
Plat Name: McCrary Meadows Sec 4
Developer: Ventana Development
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2018-0876 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	43.9910	Total Reserve Acreage:	15.0140
Number of Lots:	123	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	565G	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.

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

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

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

For Your Information:

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

Fort Bend Engineer: 1) Provide recording information for easements proposed outside the plat boundary
2) Submit FP to FBC for formal review
3) Submit civil construction plans
4) This does not constitute a formal review by FBC as not all review comments are provided in this portal
PWE Utility Analysis: Approve.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 05/10/2018
Plat Name: Morton Creek Ranch GP
Developer: Woodmere Development Co., LTD.
Applicant: R.G. Miller Engineers
App No/Type: 2018-0831 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	520.6320	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	445P	ETJ

Conditions and Requirements for Approval

045. The alignment and width of all major thoroughfares within or adjacent to the proposed General Plan shall conform to the requirements of the most recent Major Thoroughfare and Freeway Plan. (24)

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

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)

1) Centerline tie "major collector" Peek Ridge Road at GP's southern boundary, see 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: 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 - This plat requires a Plat Release letter before going for recordation.

Harris Engineer: This general plan 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)

Addressing: Winchester Ranch Trail makes many 90 degree turns and will need to be split.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 05/10/2018
Plat Name: Northpointe East Business Park
Developer: North Point Business Park, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2018-0808 C3P

Staff Recommendation:
Defer Applicant request

Total Acreage:	7.5000	Total Reserve Acreage:	4.4000
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 368
County	Zip	Key Map ©	City / ETJ
Harris	77375	329E	ETJ

Conditions and Requirements for Approval

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

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

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

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.

Dedicate all of Northpointe Boulevard which falls in the area that is owned by the Owner. See Major Thoroughfare and Freeway Plan. (122) (Northpointe Boulevard)

Provide a General Plan of all the property the owner owns or plat all the property the owner owns. HCAD shows Turboff Investors LTD owns additional contiguous property per the marked 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: 42

Action Date: 05/10/2018

Plat Name: Northpointe East Business Park

Developer: North Point Business Park, LLC

Applicant: Jones|Carter - Woodlands Office

App No/Type: 2018-0808 C3P

Staff Recommendation:

Defer Applicant request

City Engineer: DETENTION IS REQUIRED

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

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

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

Plat entire property that owner/developer owns as well as extend Hazel Grove Drive to Northpointe blvd and extend Northpointe Blvd to Hazel Grove Drive.

Northpointe Blvd, east of Seapines Harbor Drive, should be constructed to Harris County Standard before access will be allowed. Median opening location and WB left turn lane at proposed driveway should be per Geometric Design Guidelines.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 05/10/2018
Plat Name: Oasis at Clodine
Developer: Owais Developments LLC.
Applicant: Benchmark Engineering Corporation
App No/Type: 2018-0915 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	3.0000	Total Reserve Acreage:	0.8090
Number of Lots:	32	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 2 PAE
Water Type:	City	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

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

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

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

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

For Your Information:

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

Fort Bend Engineer: 1) Variances will be required for: building setback, lot size, dead end streets, side lot lines, building separation, private street requirements
 2) Submit FP to FBC for formal review
 3) Submit civil construction plans
 4) This does not constitute a formal review by FBC as not all review comments are provided in this portal

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 05/10/2018
Plat Name: Old River Terrace Sec 2 partial replat no 1
Developer: Survey 1, Inc
Applicant: Survey 1, Inc.
App No/Type: 2018-0888 C3F

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):	Combination
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

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

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

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

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

For Your Information:

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 05/10/2018
Plat Name: Old River Terrace Sec 3 partial replat no 1
Developer: Survey 1, Inc
Applicant: Survey 1, Inc.
App No/Type: 2018-0891 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 05/10/2018
Plat Name: Old River Terrace Sec 3 partial replat no 1
Developer: Survey 1, Inc
Applicant: Survey 1, Inc.
App No/Type: 2018-0891 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approve
City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - Add channel recording information see markups on 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 . For drainage analysis related questions, please email civildevel@hcpid.org .

If developed as commercial, primary driveway should be located in the northern half of the Woodland Street frontage to avoid a queue of vehicles extending onto the RR tracts when following a vehicle making a left-turn into the tract

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46

Action Date: 05/10/2018

Plat Name: Pinecrest Sec 3

Developer: Meritage Homes

Applicant: Jones | Carter

App No/Type: 2018-0945 C3F

Staff Recommendation:

Defer Applicant request

Total Acreage:	13.2200	Total Reserve Acreage:	2.8588
Number of Lots:	130	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450J	City

Conditions and Requirements for Approval

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.

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

- 1) Record Street dedication as indicated on the markup prior to or simultaneously with this plat.
- 2) Provide required F.H
- 3) Provide parking table
- 4) C.O,S cannot be less than 12' in width.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46

Action Date: 05/10/2018

Plat Name: Pinecrest Sec 3

Developer: Meritage Homes

Applicant: Jones | Carter

App No/Type: 2018-0945 C3F

Staff Recommendation:

Defer Applicant request

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

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..

Parks and Recreation: Need 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 (130 units) of dwelling units.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 05/10/2018
Plat Name: Pinemont Oaks
Developer: Farb Homes
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2018-0919 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.5060	Total Reserve Acreage:	0.4850
Number of Lots:	46	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452G	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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

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

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

City Engineer: NEED A W.L.E.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 05/10/2018
Plat Name: Porter Ranch Sec 2
Developer: Friendswood Development Company
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2018-0840 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	10.2500	Total Reserve Acreage:	0.0400
Number of Lots:	63	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	77493	445A	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.

052. Section 1 must be recorded prior to Section 2

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: 48
Action Date: 05/10/2018
Plat Name: Porter Ranch Sec 2
Developer: Friendswood Development Company
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2018-0840 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 05/10/2018
Plat Name: Richey Road Street Dedication Sec 1
Developer: Woodmere Development Co., LTD.
Applicant: EHRA
App No/Type: 2018-0889 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.8168	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77090	332W	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.

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

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

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

For Your Information:

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

PWE Utility Analysis: Approve.

Harris County Flood Control District: No HCFCD 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)

Include northwest section of Richey Road in plat boundary owned by others

Construction plan (Project Number 1803090003) has not been approved

Plan and plat approval will be needed by CIP project manager, Mike Chang before plat recordation

include TXDOT as an owner on plat

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

Plat is requested to be deferred for further study and review.

Addressing: We are showing this as W Richey Road



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 05/10/2018
Plat Name: Serenity Meadows partial replat no 1 and extension
Developer: KDAC LLC
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2018-0850 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	26.8078	Total Reserve Acreage:	26.8078
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77016	415S	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

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

City Engineer: DETENTION IS REQUIRED

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 05/10/2018
Plat Name: Silver Ranch Sec 18
Developer: Katy 309 Venture, LP a Texas limited partnership
Applicant: BGE, Inc.
App No/Type: 2018-0856 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	1.9890	Total Reserve Acreage:	0.2398
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 58
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	484N	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

Fort Bend Engineer: 1) 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: 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: 52
Action Date: 05/10/2018
Plat Name: Southpoint Business Park West
Developer: NPH Scott Street, LLC, a texas limited liability company
Applicant: Windrose
App No/Type: 2018-0617 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	47.0130	Total Reserve Acreage:	47.0130
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	77047	573X	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)

203. Provide complete Recordation Package when submitting plat for 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: 52
Action Date: 05/10/2018
Plat Name: Southpoint Business Park West
Developer: NPH Scott Street, LLC, a texas limited liability company
Applicant: Windrose
App No/Type: 2018-0617 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

Dedicate 5 feet of ROW along Furman road

May need to address block length requirement along southern plat boundary

Plat name must match application

UVE should be checked at Furman Road and Sam Houston Pkwy Feeder Road.

Traffic Impact Analysis will be required before the review of site development plan. Joint scoping meeting with TxDOT is recommended.

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

20'x20' ROW cutback is required at corner of Furman Rd and Sam Houston Pkwy Feeder 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 . For drainage analysis related questions, please email civildevel@hcpid.org .

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 05/10/2018
Plat Name: Spring Cypress Offices
Developer: Cheer United, LLC
Applicant: Windrose
App No/Type: 2018-0860 C2

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	2.9900	Total Reserve Acreage:	2.9900
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	329N	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.

055. Plat does not have frontage on Spring Cypress Road, Spring Cypress cannot be used as subdivision name

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

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

For Your Information:

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

PWE Utility Analysis: Approve

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)

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 54
Action Date: 05/10/2018
Plat Name: Spring ISD New Stadium
Developer: West Belt Surveying, Inc.
Applicant: West Belt Surveying, Inc.
App No/Type: 2018-0874 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	109.3623	Total Reserve Acreage:	109.3623
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 82
County	Zip	Key Map ©	City / ETJ
Harris	77373	294W	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)

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)

203. Provide complete Recordation Package when submitting plat for 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: 54
Action Date: 05/10/2018
Plat Name: Spring ISD New Stadium
Developer: West Belt Surveying, Inc.
Applicant: West Belt Surveying, Inc.
App No/Type: 2018-0874 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

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
Show Spring Creek on plat
Label fire and EMS table
TIA will be required before the review of site development plan. It should address, but not limited to, driveway locations, left turn lanes, improvements of Cypresswood Heights Dr. and traffic signal requirements at the intersection of Cypresswood Heights Drive and Cypresswood Drive.
Coordination with HC Engineering and Pct. 4 Parks Department will be required regarding the adjacent Spring Creek Greenway.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 55
Action Date: 05/10/2018
Plat Name: Tavola Sec 28
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2018-0719 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	10.0670	Total Reserve Acreage:	1.3480
Number of Lots:	48	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	East Montgomery County MUD 7
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	257J	ETJ

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
052. Tavola Sec 29 must be recorded prior to or simultaneously with this plat.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
203. Provide complete Recordation Package when submitting plat for 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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 05/10/2018
Plat Name: Tidwell Lakes Sec 3
Developer: Knight Management
Applicant: ICMC GROUP INC
App No/Type: 2018-0796 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.4329	Total Reserve Acreage:	3.4234
Number of Lots:	49	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77044	417W	ETJ

Conditions and Requirements for Approval

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

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

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

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



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 05/10/2018
Plat Name: Tidwell Lakes Sec 3
Developer: Knight Management
Applicant: ICMC GROUP INC
App No/Type: 2018-0796 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Addressing: Birkin Lane is a soundalike with Burcan Lane. Please submit a new name to plat tracker. Also, Birkin Lane will need to be split into two different street names as it makes a 90 degree turn.
Harris County Flood Control District: Flood Control review - Show and label channel P121-00-00 with top of banks, Fee and Easement information (see uploaded PDF) also correct 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)

Street intersection needs to be at 90 degree angle

Coordinate with HCFCD if additional drainage easement is required

UVE should be checked at Birkin Lane and Sasson 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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 05/10/2018
Plat Name: Tidwell Lakes Sec 6
Developer: Knight Management
Applicant: ICMC GROUP INC
App No/Type: 2018-0804 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.4268	Total Reserve Acreage:	1.6288
Number of Lots:	49	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77044	417W	ETJ

Conditions and Requirements for Approval

023. Single-family residential lots in the suburban area shall have minimum 20-foot front building lines along the local street. Should the lot side or back a local street a 10-foot side or rear building line will be required. A 20-foot garage building line is required on lots that side on a local street.

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

076. Lots served by a wastewater collection system require a waste water note on the plat.

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 05/10/2018
Plat Name: Tidwell Lakes Sec 6
Developer: Knight Management
Applicant: ICMC GROUP INC
App No/Type: 2018-0804 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Sec 3 will need to be recorded prior to or simultaneously with this plat
Coordinate with HCFCD if any additional drainage easement dedication is required

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 05/10/2018
Plat Name: Towne Lake Sec 41
Developer: CW SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No/Type: 2018-0878 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	42.2400	Total Reserve Acreage:	2.6698
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

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: Approve
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: 59
Action Date: 05/10/2018
Plat Name: Treviso Gardens Sec 4
Developer: Marcello Lakes Ltd.
Applicant: EHRA
App No/Type: 2018-0881 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	41.1400	Total Reserve Acreage:	21.0300
Number of Lots:	170	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	445J	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 05/10/2018
Plat Name: Treviso Gardens Sec 4
Developer: Marcello Lakes Ltd.
Applicant: EHRA
App No/Type: 2018-0881 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Addressing: 2018-0880 Camillo Lakes Sec. 3 has Borelli as Borelli Court. This plat has it as Borelli Drive. Which one is it?

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 for 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)

UVE should be checked at Borelli Drive and Galileo Way.

Street names of perimeter roadways should be provided.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 05/10/2018
Plat Name: Treviso Gardens Sec 5
Developer: Marcello Lakes Ltd.
Applicant: EHRA
App No/Type: 2018-0882 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	31.5900	Total Reserve Acreage:	16.5300
Number of Lots:	97	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	445J	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.

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

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

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

For Your Information:

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

PWE Utility Analysis: Approve

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

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

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

Protective structures for ditch/channel should be placed outside of Morton Ranch Road ROW

UVE should be checked at Della Porta Court and Morton Ranch Road, and at San Dashiell Drive and Morton Ranch Road.

EB left turn lane will be required on Morton Ranch Road at San Dashiell Drive, and at Della Porta Court.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 05/10/2018
Plat Name: Upland Square
Developer: Upland Estates LTD
Applicant: Windrose
App No/Type: 2018-0922 C3F

Staff Recommendation:
Defer for further study and
review

Total Acreage:	5.0126	Total Reserve Acreage:	1.3706
Number of Lots:	68	Number of Multifamily Units:	0
COH Park Sector:	19	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	77043	449X	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
059. Provide the total acreage within the subdivision and the number of lots, blocks and reserves being platted. (41)
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)
107. Parking space arrangements, size of spaces and driveway openings shall be in conformance with the building code. (234)
- 207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions.
1. Deed restriction calls for a 50' building line. Must be reviewed by legal.
2. Deed only addresses one of two lots being platted in application. Deed addressing Lot two of block six of Sherwood Estates 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: 61

Action Date: 05/10/2018

Plat Name: Upland Square

Developer: Upland Estates LTD

Applicant: Windrose

App No/Type: 2018-0922 C3F

Staff Recommendation:

Defer for further study and review

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

This will required a high Impact application.

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.

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

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 (68 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: 62
Action Date: 05/10/2018
Plat Name: Wat Buddha Mongkol of Houston
Developer: Wat Buddha Mongkol of Houston
Applicant: Owens Management Systems, LLC
App No/Type: 2018-0913 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	4.5860	Total Reserve Acreage:	4.5860
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	77066	370Q	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

Harris County Flood Control District: - Call out and show HCFCD ROW per HCFCD Policy, Criteria, & Procedures Manual Appendix C.

- HCFCD records (above) indicate there are two pieces of ROW impacting this property both are shown above. Please show and call out both HCFCD easement and HCFCD fee.

- Same comments were made in January 2017, please address properly.

City Engineer: NEED A DRAINAGE PLAN, ALSO DETENTION IS REQUIRED

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

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

Provide flood control INO letter at recordation



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 05/10/2018
Plat Name: Waterstone West Sec 2
Developer: Clay Road 628 Development, LP
Applicant: BGE, Inc.
App No/Type: 2018-0873 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	67.3800	Total Reserve Acreage:	63.7700
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

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: Approve
Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Required UVEs have not been shown on the Plat and construction plan (Project Number 1804130117) has not been approved.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 05/10/2018
Plat Name: Wayside Village Sec 4
Developer: Cove Matrix Development, Ltd
Applicant: Pape-Dawson Engineers
App No/Type: 2018-0903 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	26.1220	Total Reserve Acreage:	0.6230
Number of Lots:	154	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 439
County	Zip	Key Map ©	City / ETJ
Harris	77016	415X	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)

023. Single-family residential lots in the urban that side or back a local street a 10-foot side or rear building line will be required. A 20-foot side garage building line abutting a local street is also required.

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, right of ways and pipelines. When applicable include record information for these items. (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: 64
Action Date: 05/10/2018
Plat Name: Wayside Village Sec 4
Developer: Cove Matrix Development, Ltd
Applicant: Pape-Dawson Engineers
App No/Type: 2018-0903 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Parks and Recreation: • To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 4.

• 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 (154 units) of dwelling units.

Addressing: Fire Lily Drive is spelled as "Fire Lilly" in plat tracker. Please correct. Please run all street names through soundalike check. Add Wayside Village Way and Blooming Meadow Lane to plat tracker.

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 05/10/2018
Plat Name: West Lake Houston Parkway Street Dedication Sec 7 and Reserves
Developer: MRA GP WEST, L.P.
Applicant: Baseline Corporation
App No/Type: 2018-0847 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	19.5900	Total Reserve Acreage:	0.8301
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 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.
203. Provide complete Recordation Package when submitting plat for 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: No HCFCD 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)

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 05/10/2018
Plat Name: West Orem Shop
Developer: JJ AND EG LLC
Applicant: RSG Engineering
App No/Type: 2018-0781 C2

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.9220	Total Reserve Acreage:	0.9220
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	77045	572L	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)

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

134.08. Add to general notes on face of plat: This property(s) is located in Park Sector number 8.

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

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

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: 66
Action Date: 05/10/2018
Plat Name: West Orem Shop
Developer: JJ AND EG LLC
Applicant: RSG Engineering
App No/Type: 2018-0781 C2

Staff Recommendation:
Defer Applicant request

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

Parks and Recreation: This property(s) is located in Park Sector number 8.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 05/10/2018
Plat Name: Westgreen Boulevard and West Little York Road Street
 Dedication Sec 1
Developer: D.R.Horton-Texas Ltd., A Texas Ltd., Partnership
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2018-0842 SP

Staff Recommendation:
 Defer Applicant request

Total Acreage:	8.3910	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Northwest Harris County MUD 12
County	Zip	Key Map ©	City / ETJ
Harris	77449	406W	ETJ

Conditions and Requirements for Approval

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

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

A title must be submitted with a street dedication plat. Please provide a title report by noon next Wednesday.

For Your Information:

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

PWE Utility Analysis: Approved

Harris County Flood Control District: Flood Control review - This plat requires a Plat Release letter before going for 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)

Provide INO letters for pipeline crossings before plat recordation

250' storage will be required for left turn lane at WB approach on W. Little York Rd and NB approach of Westgreen Blvd.

NB & SB left turn lane will be required on Westgreen Blvd at Camellia Creek Dr.

EB left turn lane will be required on W. Little York Rd at Briarstone Bay Dr.

WB left turn lane will be required on W. Little York Road at Briarstone Bay Drive, if it is not existing.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 05/10/2018
Plat Name: Westview Landing Sec 5
Developer: KB Home Lone Star, Inc.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2018-0834 C3P

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	23.7520	Total Reserve Acreage:	1.4830
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:	Mount Houston Road MUD
County	Zip	Key Map ©	City / ETJ
Harris	77038	411H	ETJ

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 148. Change street name(s) as indicated on the marked file copy. (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.

PWE Utility Analysis: Approved
 Addressing: Loblolly Trail Court has two street types. Please choose a new name with only one street type.
 City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
 Easements outside of plat boundary will need to be recorded prior to recordation
 Sec 4 will need to be recorded prior to or simultaneously with this plat
 UVE should be checked at Bodark Valley Lane and Upland Willow Avenue, at Sweetshrub Lane and Upland Willow Avenue, and at Upland Willow Avenue and Big John Road.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 05/10/2018
Plat Name: Windy Vista Lakes Drive Street Dedication Sec 1 and Reserves
Developer: DR Horton
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2018-0894 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.3000	Total Reserve Acreage:	1.8400
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 190
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526M	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)
148. Change street name(s) as indicated on the marked file copy. (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.

Fort Bend Engineer: 1) Revise street name to Horton Vista Drive as it is a direct continuation
2) Revise radii at Bellaire Blvd to 30'
3) Provide 1' reserve adjacent to unplatted property
4) 41' pavement will be required in front of Reserve A - Recreation if this is a rec center
5) Submit FP to FBC for formal review
6) Submit civil construction plans
7) This does not constitute a formal review by FBC as not all review comments are provided in this portal
PWE Utility Analysis: Approve
City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 05/10/2018
Plat Name: Woodland Lakes Sec 1
Developer: Century Communities
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2018-0928 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	15.9000	Total Reserve Acreage:	3.2200
Number of Lots:	69	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 518
County	Zip	Key Map ©	City / ETJ
Harris	77336	338M	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
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: Flood Control review - HCFCD needs a 18 feet drainage easement additional to the 115 feet shown on the plat (see uploaded PDF) also 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: 71
Action Date: 05/10/2018
Plat Name: Woodland Lakes Sec 2
Developer: Century Communities
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2018-0929 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	10.0000	Total Reserve Acreage:	0.7600
Number of Lots:	41	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 518
County	Zip	Key Map ©	City / ETJ
Harris	77336	338M	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.
052. Woodland Lakes Sec 1 must be recorded prior to or simultaneously with this plat.

For Your Information:

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

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

This will require a high Impact application.

Harris County Flood Control District: Flood Control review - HCFCD needs a 18 feet drainage easement additional to the 115 feet shown on the plat (see uploaded PDF) also 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: 72
Action Date: 05/10/2018
Plat Name: Ztopia Plaza
Developer: Bega
Applicant: Gruller Surveying
App No/Type: 2018-0935 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.5660	Total Reserve Acreage:	3.5660
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:	Lake Forest Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77070	368D	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)

203. Provide complete Recordation Package when submitting plat for 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)

Chapter 42 requires 10 foot ROW dedication. Adjust building line

Grant Road is currently under construction. Lee Shelton should be contacted at 713-806-0813 for site development. Driveways will be right-in/right-out as there may not be any median opening between Pine Drive and Lakewood Forest Office Park Drive.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 05/10/2018
Plat Name: Aldi Gessner at Westray
Developer: New Pavilion Gessner, LLP
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2018-0664 C2R

Staff Recommendation:
Withdraw

Total Acreage:	3.5500	Total Reserve Acreage:	3.5480
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	450N	City

Conditions and Requirements for Approval

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

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.

PWE Traffic: No Comments.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 05/10/2018
Plat Name: Allston Patio Homes
Developer: Sandcastle Homes, Inc.
Applicant: The Interfield Group
App No/Type: 2018-0918 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1520	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492D	City

Conditions and Requirements for Approval

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

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

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.

Parks and Recreation: • To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 12.

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

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

City Engineer: CHECK STREET NAME SPELLING (W. 6TH STREET), 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: 75
Action Date: 05/10/2018
Plat Name: Ambassador Shores
Developer: Ambassador Custom Homes LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2018-0900 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Conditions and Requirements for Approval

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

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

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: 76
Action Date: 05/10/2018
Plat Name: Aspen Lockwood
Developer: Kimley-Horn, Inc
Applicant: Terra Surveying Company, Inc.
App No/Type: 2018-0869 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	12.0400	Total Reserve Acreage:	12.0400
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77023	494X	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

Parks and Recreation: Correct on the face of plat:

This property(s) is located in Park Sector number 11.

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

NO BUILDING IS ALLOWED WITHIN ANY PUBLIC EASEMENT.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 77

Action Date: 05/10/2018

Plat Name: Basilica Bay Drive Street Dedication Sec 1

Developer: Grace Community Church

Applicant: CobbFendley

App No/Type: 2018-0846 SP

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	1.5466	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:	Southern Montgomery County MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77386	252X	ETJ

Conditions and Requirements for Approval

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

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

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.

PWE Utility Analysis: Approved

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



Agenda Item: 78
Action Date: 05/10/2018
Plat Name: Beard Villas
Developer: ADVANCE SURVEYING, INC.
Applicant: Advance Surveying, Inc.
App No/Type: 2018-0636 C2R

Staff Recommendation:
Withdraw

Total Acreage:	3.8002	Total Reserve Acreage:	0.0000
Number of Lots:	16	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	77044	457B	ETJ

Conditions and Requirements for Approval

For Your Information:

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

PWE Utility Analysis: 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 - 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)

minimum lot size for OSSF is 1/2 acre with public water or 1 acre minimum with well & OSSF

Owner appears to own additional property adjacent to plat. This needs to be included in plat boundary.

Label street name break and change street name.

15'x15' cutback is required at corner of Beard Road and unnamed north-south road

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 05/10/2018
Plat Name: Colina Park on West 28th Street
Developer: COLINA HOMES
Applicant: ICMC GROUP INC
App No/Type: 2018-0843 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3007	Total Reserve Acreage:	0.0040
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452V	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
051. Tie plat boundary to the nearest intersection of public street rights-of-way.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
203. Provide complete Recordation Package when submitting plat for 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
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 05/10/2018
Plat Name: Colina Park on West 28th Street
Developer: COLINA HOMES
Applicant: ICMC GROUP INC
App No/Type: 2018-0843 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%
AND 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: 80
Action Date: 05/10/2018
Plat Name: Dawning Years
Developer: Anthony Allen
Applicant: Owens Management Systems, LLC
App No/Type: 2018-0902 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1721	Total Reserve Acreage:	0.1721
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533Q	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)

add the 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

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: 81
Action Date: 05/10/2018
Plat Name: East Parker Villas
Developer: Hugo and Luis
Applicant: SEM SERVICES
App No/Type: 2018-0626 C2R

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	0.9814	Total Reserve Acreage:	0.0092
Number of Lots:	17	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	453D	City

Conditions and Requirements for Approval

014. Deed restrictions shown on the title report show a 20' BL. Check the deed restriction to see if they are still active
047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
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: 81

Action Date: 05/10/2018

Plat Name: East Parker Villas

Developer: Hugo and Luis

Applicant: SEM SERVICES

App No/Type: 2018-0626 C2R

Staff Recommendation:

Defer Chapter 42 planning standards

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

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

Parks and Recreation: Correct Parks and Open Space Table

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

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

Solid Waste: The Solid Waste Plan does not include the two 18' shared driveways depicted in the subdivision plat. Chapter 39-63 of the COH Code of Ordinances requires that the placement of garbage cans must not block access to driveways.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 05/10/2018
Plat Name: Garcia Builder
Developer: Survtech Corporation
Applicant: Survtech Corporation
App No/Type: 2018-0717 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.3800	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77044	417R	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

092. 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.

Add plat notes: Lot xx, Block xx, is greater than one acre in size. This lot shall provide a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare. (188)

125. Add Wasterwater note: 1) Provide Wastewater Collection Note 1). All lots shall have adequate wastewater collection service. (180)

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.

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

For Your Information:



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 05/10/2018
Plat Name: Garcia Builder
Developer: Survtech Corporation
Applicant: Survtech Corporation
App No/Type: 2018-0717 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org .

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 05/10/2018
Plat Name: Grandway West Annex
Developer: THE URBAN COMPANIES
Applicant: The Pinnell Group, LLC
App No/Type: 2018-0839 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	42.2180	Total Reserve Acreage:	41.2760
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	77493	445U	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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)

Coordinate with Harris County Flood Control District.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 83
Action Date: 05/10/2018
Plat Name: Grandway West Annex
Developer: THE URBAN COMPANIES
Applicant: The Pinnell Group, LLC
App No/Type: 2018-0839 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

Addressing: Need second page of plat

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

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

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

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

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

Provide INO letter from pipeline company for road crossing

EB left turn lane will be required on Franz Road at driveway in line with existing median opening.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 05/10/2018
Plat Name: HCWCID No 89 Wastewater Treatment Plant
Developer: Harris County Water Control and Improvement District NO 89
Applicant: Windrose
App No/Type: 2018-0757 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	2.1396	Total Reserve Acreage:	2.1396
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County WCID 89
County	Zip	Key Map ©	City / ETJ
Harris	77047	613C	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
181. Subdivision replat is subject to the notification provisions of the Local Government Code, Section 212.015.
209. Applicant has requested that this item be deferred for two weeks.

This plat has single-family restrictions both on the plat and filed separately, therefore a public hearing must be established before this plat can move forward. Also, a variance from Sec 42-193 may be 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.

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

Harris County Flood Control District: Flood Control review - Need to show and label channel A135-00-00 with top of banks, centerline and Fees surrounding plat (see uploaded PDF).

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 05/10/2018
Plat Name: Heights at Minimax
Developer: Weekly Homes
Applicant: Pioneer Engineering, LLC
App No/Type: 2018-0711 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.3700	Total Reserve Acreage:	0.4922
Number of Lots:	64	Number of Multifamily Units:	64
COH Park Sector:	12	Street Type (Category):	Type 1 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452W	City

Conditions and Requirements for Approval

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

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

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

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

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 05/10/2018
Plat Name: Heights at Minimax
Developer: Weekly Homes
Applicant: Pioneer Engineering, LLC
App No/Type: 2018-0711 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 4/25/18:

Guest parking can be accommodated in Reserves "B", "C", "E", "F", "G", "H", "I", "K", and "L".

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

Submit applications online at houstonpermittingcenter.org

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

City Engineer: IF THE F.H. AND FIRE LINE ARE PUBLIC, IT NEED 20' W.L.E. CONNECTED TO F.H.E., ALSO DETENTION IS REQUIRED.

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

Addressing: Lexington is a duplicate with another street with the same name. Please choose another name.

There needs to be street segment between Miramax Drive and Zemmer Lane that is named. If this is also to be a private street, it cannot be Salford Drive. Emily Ann, Bogle, and Alamos are all in street name check but I do not see them on the plat. Emily Ann is a duplicate.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 05/10/2018
Plat Name: Hillsdale Creek Sec 2
Developer: KB Home
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2018-0940 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.5000	Total Reserve Acreage:	2.4100
Number of Lots:	52	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Northwest Harris County MUD 16
County	Zip	Key Map ©	City / ETJ
Harris	77084	407R	ETJ

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.

052. 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)

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

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

Provide approved construction drawings of proposed bridge from Bouldgreen street to Smithstone Plaza Drive prior to or simultaneously with the recordation of Hillsdale Sec 2.

Provide pipeline release letter at recordation and record Hillsdale Creek Sec 1 prior to or simultaneously with this plat.

For Your Information:

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



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 05/10/2018
Plat Name: Hillsdale Creek Sec 2
Developer: KB Home
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2018-0940 C3R

Staff Recommendation:
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 for recordation.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Addressing: Please check need to add the proposed street name in the plat tracker, plat tracker drawing and subdivision drawing in GIS has the proposed street name.

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

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

Provide INO letter from pipeline Co. for ROW crossings

Provide INO letter from HCFCD before recordation

UVE should be checked at Knoll Spring Way and Bouldgreen Street.

ALL-WAY Stop warrant analysis at the intersection of Knoll Spring Way and Bouldgreen Street should be provided.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 05/10/2018
Plat Name: Hugh Road Crossing
Developer: ABC Building Design
Applicant: PLS
App No/Type: 2018-0890 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.8203	Total Reserve Acreage:	3.8203
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77067	372J	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.
065. Provide specific reason(s) for amendment on the face of the plat as indicated on the marked file copy.
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
203. Provide complete Recordation Package when submitting plat for 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: 87
Action Date: 05/10/2018
Plat Name: Hugh Road Crossing
Developer: ABC Building Design
Applicant: PLS
App No/Type: 2018-0890 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approve

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 . For drainage analysis related questions, please email civildevel@hcpid.org

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 88

Action Date: 05/10/2018

Plat Name: Intercontinental Reserve

Developer: International Park, LTD., a Texas Limited Partnership

Applicant: Benchmark Engineering Corporation

App No/Type: 2018-0907 C2R

Staff Recommendation:

Defer for further study and review

Total Acreage:	11.1015	Total Reserve Acreage:	11.1015
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	North Belt Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77032	373V	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)

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

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.

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

Provide correct record information for adjacent areas as indicated on the marked file copy.

Provide record information for Intercontinental Place.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 88

Action Date: 05/10/2018

Plat Name: Intercontinental Reserve

Developer: International Park, LTD., a Texas Limited Partnership

Applicant: Benchmark Engineering Corporation

App No/Type: 2018-0907 C2R

Staff Recommendation:

Defer for further study and review

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 28 feet of ROW along southern plat boundary and cross hatch line

UVE should be checked at Intercontinental Place and Beltway 8 Service Road.

ROW hypotenuse L1 at corner of Intercontinental Place and Beltway 8 service road should be 28.28' for 20'x20' cutback.

ROW hypotenuse L2 at corner of Intercontinental Place and Intercontinental Park Blvd should be 21.21' for 15'x15' cutback.

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

Dedicate 45 feet of ROW to the public along intercontinental Place. cross hatch line

Obtain certified acreage correction form from HCAD before plat recordation

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



Agenda Item: 89
Action Date: 05/10/2018
Plat Name: Liberty Square
Developer: 3017 Liberty Rd, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2018-0934 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.3873	Total Reserve Acreage:	0.0000
Number of Lots:	5	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	77026	494A	City

Conditions and Requirements for Approval

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

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

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

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

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

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

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

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: 89

Action Date: 05/10/2018

Plat Name: Liberty Square

Developer: 3017 Liberty Rd, LLC

Applicant: Owens Management Systems, LLC

App No/Type: 2018-0934 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

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

City Engineer: DETENTION IS REQUIRED

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 05/10/2018
Plat Name: Lyons Redev Fortyeighth Venture
Developer: South by Northwest, LP
Applicant: Karen Rose Engineering and Surveying
App No/Type: 2018-0868 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1147	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	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

This will required a high Impact application.

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 05/10/2018
Plat Name: Lyons Redev Fortyfifth Venture
Developer: South by Northwest, LP
Applicant: Karen Rose Engineering and Surveying
App No/Type: 2018-0867 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494G	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)

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: 91
Action Date: 05/10/2018
Plat Name: Lyons Redev Fortyfifth Venture
Developer: South by Northwest, LP
Applicant: Karen Rose Engineering and Surveying
App No/Type: 2018-0867 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 05/10/2018
Plat Name: Lyons Redev Thirtysecond Venture
Developer: South by Northwest, LP
Applicant: Karen Rose Engineering and Surveying
App No/Type: 2018-0866 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Conditions and Requirements for Approval

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: Approve.

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

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

Harris County Flood Control District: Flood Control review - 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: 93
Action Date: 05/10/2018
Plat Name: Madera Run Parkway Street Dedication Sec 6
Developer: LH Groves, LLC, a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2018-0728 SP

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	12.8400	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 505
County	Zip	Key Map ©	City / ETJ
Harris	77346	376M	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.

203. Provide complete Recordation Package when submitting plat for 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.

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 or simultaneously with this plat
 Construction plan (Project Number 1802260049) has not been approved

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 05/10/2018
Plat Name: Martin Manor Estates
Developer: Green Valley Construction, LLC
Applicant: The Interfield Group
App No/Type: 2018-0944 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1950	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77012	535B	City

Conditions and Requirements for Approval

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

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

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

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

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.

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 94
Action Date: 05/10/2018
Plat Name: Martin Manor Estates
Developer: Green Valley Construction, LLC
Applicant: The Interfield Group
App No/Type: 2018-0944 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

Submit applications online at houstonpermittingcenter.org

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 05/10/2018
Plat Name: Merrylands Sec 2
Developer: Merrylands Interest Ltd., A Texas Limited Partnership, By:
Camcorp Management Inc, GP
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2018-0690 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	33.1200	Total Reserve Acreage:	3.3000
Number of Lots:	234	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	77346	377G	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. Merrylands sec 1 must be recorded prior to or simultaneously with this plat.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
091. Provide One-foot reserve as indicated on the plat and add applicable One-foot Reserve note to the plat. (193)
148. Change street name(s) as indicated on the marked file copy. (133-134)

Add detention adjacent to section within final submittal

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95

Action Date: 05/10/2018

Plat Name: Merrylands Sec 2

Developer: Merrylands Interest Ltd., A Texas Limited Partnership, By:
Camcorp Management Inc, GP

Applicant: Van De Wiele & Vogler, Inc.

App No/Type: 2018-0690 C3R

Staff Recommendation:

Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approved - To request the availability of COH water or sanitary sewer for this project you must apply for water/ wastewater capacity reservation. When applying please attach a copy of the proposed re-plat with the WCR application.

Submit application online at houstonpermittingcenter.org

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

Addressing: Harbourfront Road makes a 90 degree turn and will need to be split between lots 57 & 58.

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 Halff Associates about differing x, y coordinates before final plat submittal. Adjacent plat is Atascocita Area Park.

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

UVE should be checked at Hawksview Street and W. Lake Houston Pkwy.

TIA will be required before the review of construction plan. It should address, but not limited to, left turn lane on W. Lake Houston Pkwy, pavement width of Hawksview Street and its location meeting Geometric Design Guidelines.

ROW radius at SE corner of Hawksview Street and W. Lake Houston Pkwy should be called out and should be 30'.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 05/10/2018
Plat Name: Modern at Warwana
Developer: MTY Builders Inc
Applicant: PLS
App No/Type: 2018-0770 C2R

Staff Recommendation:
 Defer Chapter 42 planning standards

Total Acreage:	0.3196	Total Reserve Acreage:	0.0046
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	19	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77043	449U	City

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

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

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 - Correct Key Map information on the Vicinity Map, it is 449U.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 05/10/2018
Plat Name: Moy Street Park
Developer: City Choice Homes L.L.C.
Applicant: ICMC GROUP INC
App No/Type: 2018-0623 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2463	Total Reserve Acreage:	0.0040
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492G	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 14.

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

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%
AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION.
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: 98
Action Date: 05/10/2018
Plat Name: Park at Yale
Developer: City Choice Homes L.L.C.
Applicant: ICMC GROUP INC
App No/Type: 2018-0722 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.7438	Total Reserve Acreage:	0.2376
Number of Lots:	55	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	77022	452M	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.

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

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

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

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 98
Action Date: 05/10/2018
Plat Name: Park at Yale
Developer: City Choice Homes L.L.C.
Applicant: ICMC GROUP INC
App No/Type: 2018-0722 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer:
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..

Parks and Recreation: • To be corrected on the general notes on face of plat: This property(s) is located in
Park Sector number 1.
PWE Traffic: 4/25/18:

The 9 required guest parking spaces can be accommodated in Reserves "A-D" and also 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

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.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development
Department 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: 99
Action Date: 05/10/2018
Plat Name: Pinecrest Court Sec 3 partial replat no 1
Developer: Survey 1, Inc
Applicant: Survey 1, Inc.
App No/Type: 2018-0746 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1100	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494L	City

Conditions and Requirements for Approval

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

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

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)

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 05/10/2018
Plat Name: Pinecrest Court Sec 3 partial replat no 1
Developer: Survey 1, Inc
Applicant: Survey 1, Inc.
App No/Type: 2018-0746 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Submit applications online at houstonpermittingcenter.org

Our records indicate that there is an active public 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.

Parks and Recreation: Correct Parks and Open Space table

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65% 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: 100
Action Date: 05/10/2018
Plat Name: Reagan Redevelopment
Developer: 19th Street Property, LLC
Applicant: Windrose
App No/Type: 2018-0833 C2R

Staff Recommendation:
Defer LGL deed rests
review pending

Total Acreage:	3.1010	Total Reserve Acreage:	3.1010
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452V	City

Conditions and Requirements for Approval

001. Provide abandonment document for alley

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

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

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

059.1. Legal description must match Title Report at Recordation.

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 05/10/2018
Plat Name: Reagan Redevelopment
Developer: 19th Street Property, LLC
Applicant: Windrose
App No/Type: 2018-0833 C2R

Staff Recommendation:
Defer LGL deed rests
review pending

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org
Our records indicate that there is an active 8-inch sanitary sewer on-site in the existing alley. For easement requirements over the existing sewer or for the abandonment/relocation of the sewer please 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 05/10/2018
Plat Name: Ritter Forest
Developer: AGS CONSULTANTS, LLC
Applicant: AGS CONSULTANTS LLC
App No/Type: 2018-0800 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.3810	Total Reserve Acreage:	5.3810
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77029	455X	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: 101
Action Date: 05/10/2018
Plat Name: Ritter Forest
Developer: AGS CONSULTANTS, LLC
Applicant: AGS CONSULTANTS LLC
App No/Type: 2018-0800 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - 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: 102
Action Date: 05/10/2018
Plat Name: Rosslyn Addition partial replat no 3
Developer: Reytec Construction Resources, Inc.
Applicant: Gruller Surveying
App No/Type: 2018-0942 C2R

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	9.7360	Total Reserve Acreage:	9.7360
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	77092	451B	City

Conditions and Requirements for Approval

001. Provide document showing abandonment of Lumberdale Street

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)

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

For Your Information:

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

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

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: 103
Action Date: 05/10/2018
Plat Name: Scyrus Lane Reserve
Developer: PRO-SURV
Applicant: PROSURV
App No/Type: 2018-0734 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.3413	Total Reserve Acreage:	2.3413
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	77066	370G	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 05/10/2018
Plat Name: Scyrus Lane Reserve
Developer: PRO-SURV
Applicant: PROSURV
App No/Type: 2018-0734 C2R

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 AND MISSING B.L.

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 104
Action Date: 05/10/2018
Plat Name: Senioritaville
Developer: Survey 1, Inc
Applicant: Survey 1, Inc.
App No/Type: 2018-0748 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.1700	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77484	283R	ETJ

Conditions and Requirements for Approval

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

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

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

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)

203. Provide complete Recordation Package when submitting plat for 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. Property south of plat has dedicated a North-South 50ft Right Of Way and continuation of the Right of Way through this plat is needed.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 05/10/2018
Plat Name: Senioritaville
Developer: Survey 1, Inc
Applicant: Survey 1, Inc.
App No/Type: 2018-0748 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)

50 foot ROW may need to be dedicated as an extension of street from plat to south. With dedication, lot 2 may be less than one acre. Lots can get permits if 1 acre or more with water well and septic or 1/2 acre or more with public water and septic

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 105

Action Date: 05/10/2018

Plat Name: Shaheen Reserve

Developer: E&A Richmond Enterprises, LLC

Applicant: Century Engineering, Inc

App No/Type: 2018-0897 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	0.8035	Total Reserve Acreage:	0.8035
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77063	490Y	City

Conditions and Requirements for Approval

001. Must provide document showing Bluebell Ave. Abandonment

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)

For Your Information:

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

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:

This property(s) is located in Park Sector number 9.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 05/10/2018
Plat Name: Turtlewood Manor
Developer: Turtlewood Manor, LLC
Applicant: ASV Consulting Group, Inc.
App No/Type: 2018-0803 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.0560	Total Reserve Acreage:	1.0560
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77072	529G	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)

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.

134.18. Add to general notes on face of plat: This property(s) is located in Park Sector number 18.

134.9 If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time.

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

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

1. revise visibility triangle 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 05/10/2018
Plat Name: Turtlewood Manor
Developer: Turtlewood Manor, LLC
Applicant: ASV Consulting Group, Inc.
App No/Type: 2018-0803 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map.
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 18.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 107
Action Date: 05/10/2018
Plat Name: Views at East Hardy Street
Developer: ABC Building Design
Applicant: PLS
App No/Type: 2018-0895 C2R

Staff Recommendation:
Defer for further study and
review

Total Acreage:	0.7029	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	453H	City

Conditions and Requirements for Approval

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

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

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

180. Curves for a shared driveway shall have a center-line radius of at least 15 feet.

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

221. Fully dimension all shared driveways including curves and engineering information. (44)

1. vehicular fence/gate access from a major thoroughfare to a shared driveway must be setback 25' from property line abutting major thoroughfare.

2. Solid waste plan is not properly depicted and appears ineligible while plat depicts eligibility.

For Your Information:

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



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 05/10/2018
Plat Name: Views at East Hardy Street
Developer: ABC Building Design
Applicant: PLS
App No/Type: 2018-0895 C2R

Staff Recommendation:
Defer for further study and
review

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

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - 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: 108
Action Date: 05/10/2018
Plat Name: Villas at Tyne
Developer: PRIM DEVELOPMENT, LLC
Applicant: MOMENTUM ENGINEERING
App No/Type: 2018-0851 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1291	Total Reserve Acreage:	0.0000
Number of Lots:	3	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

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 *****.

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.

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

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

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

1. vehicular access symbols must be shown on plat.

For Your Information:

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 05/10/2018
Plat Name: Weber Landing
Developer: TBM Investments
Applicant: Building and Infrastructure Solutions
App No/Type: 2018-0639 C2R

Staff Recommendation:
Defer for further study and
review

Total Acreage:	0.1607	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493F	City

Conditions and Requirements for Approval

010.5. The submitted Solid Waste Plan is not sufficient for trash container placement to be eligible for solid waste collection services. An updated Solid Waste plan is needed to show eligibility.

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

Lot west of Abutting Right of Way has fenced in and claimed the Right of Way as property. Real Estate and Code enforcement are reviewing the Right Of Way to verify status.

For Your Information:

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

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

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

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: 110
Action Date: 05/10/2018
Plat Name: West 23rd Views
Developer: John Michael LLC
Applicant: Field Data Srvce, Inc
App No/Type: 2018-0848 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3110	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452U	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
203. Provide complete Recordation Package when submitting plat for 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

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.

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 (3 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: 111
Action Date: 05/10/2018
Plat Name: West 24th Street Enclave
Developer: UMRAN DEVELOPMENT, LLC
Applicant: MOMENTUM ENGINEERING
App No/Type: 2018-0849 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2500	Total Reserve Acreage:	0.0826
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	77008	452U	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 *****.

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

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

For Your Information:

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 05/10/2018
Plat Name: West 25th Views
Developer: Detamore Development, LLC
Applicant: Field Data Service, Inc
App No/Type: 2018-0855 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2456	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452U	City

Conditions and Requirements for Approval

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

For Your Information:

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 113
Action Date: 05/10/2018
Plat Name: Weston Addition partial replat no 3
Developer: PRO-SURV
Applicant: PROSURV
App No/Type: 2018-0733 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.0941	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	77006	493N	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 Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

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

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%
AND 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.
Parks and Recreation: To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (1 units) of dwelling units.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 114
Action Date: 05/10/2018
Plat Name: WLY Ventures LLC on Houston Avenue
Developer: MOMENTUM
Applicant: Advance Surveying, Inc.
App No/Type: 2018-0872 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4591	Total Reserve Acreage:	0.4591
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77040	410T	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: 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 10 feet of ROW along Houston Ave and Dallas Ave.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 115
Action Date: 05/10/2018
Plat Name: WLY Ventures LLC on West Little York
Developer: MOMENTUM
Applicant: Advance Surveying, Inc.
App No/Type: 2018-0871 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.1106	Total Reserve Acreage:	1.0366
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77040	410T	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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 115
Action Date: 05/10/2018
Plat Name: WLY Ventures LLC on West Little York
Developer: MOMENTUM
Applicant: Advance Surveying, Inc.
App No/Type: 2018-0871 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approve
City Engineer: DETENTION IS REQUIRED

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

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

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

Dedicate 10 feet of ROW along Houston Avenue

UVE should be checked for making right turn or red by SB traffic on Windfern Road onto W. Little York Rd.
30'x30' cutback is required at Houston Ave and W. Little York Rd for acute angle.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 116
Action Date: 05/10/2018
Plat Name: Xcaret
Developer: XCARET, LLC
Applicant: HRS and Associates, LLC
App No/Type: 2018-0864 C2R

Staff Recommendation:
Withdraw

Total Acreage:	4.7475	Total Reserve Acreage:	4.7475
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77037	413S	City

Conditions and Requirements for Approval

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED

Parks and Recreation: To be added to general notes on face of plat:

This property(s) is located in Park Sector number 2.

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



Agenda Item: 117
Action Date: 05/10/2018
Plat Name: Bayou Woods Sec 2 partial replat no 3
Developer: 101 Farish Circle, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2018-0475 C3N

Staff Recommendation:
Withdraw

Total Acreage:	15.9240	Total Reserve Acreage:	0.0470
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77024	491G	City

Conditions and Requirements for Approval

For Your Information:

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

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: This property(s) is located in Park Sector number 9.

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

City Engineer: DETENTION IS REQUIRED
AND NEED DRAINAGE PLAN

Harris County Flood Control District: Flood Control review - Show and label Buffalo Bayou as channel W100-00 -00, also show and label top of banks and if you show Flood Zones and AE, then show the Floodway too (see uploaded PDF).

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

Houston Planning Commission

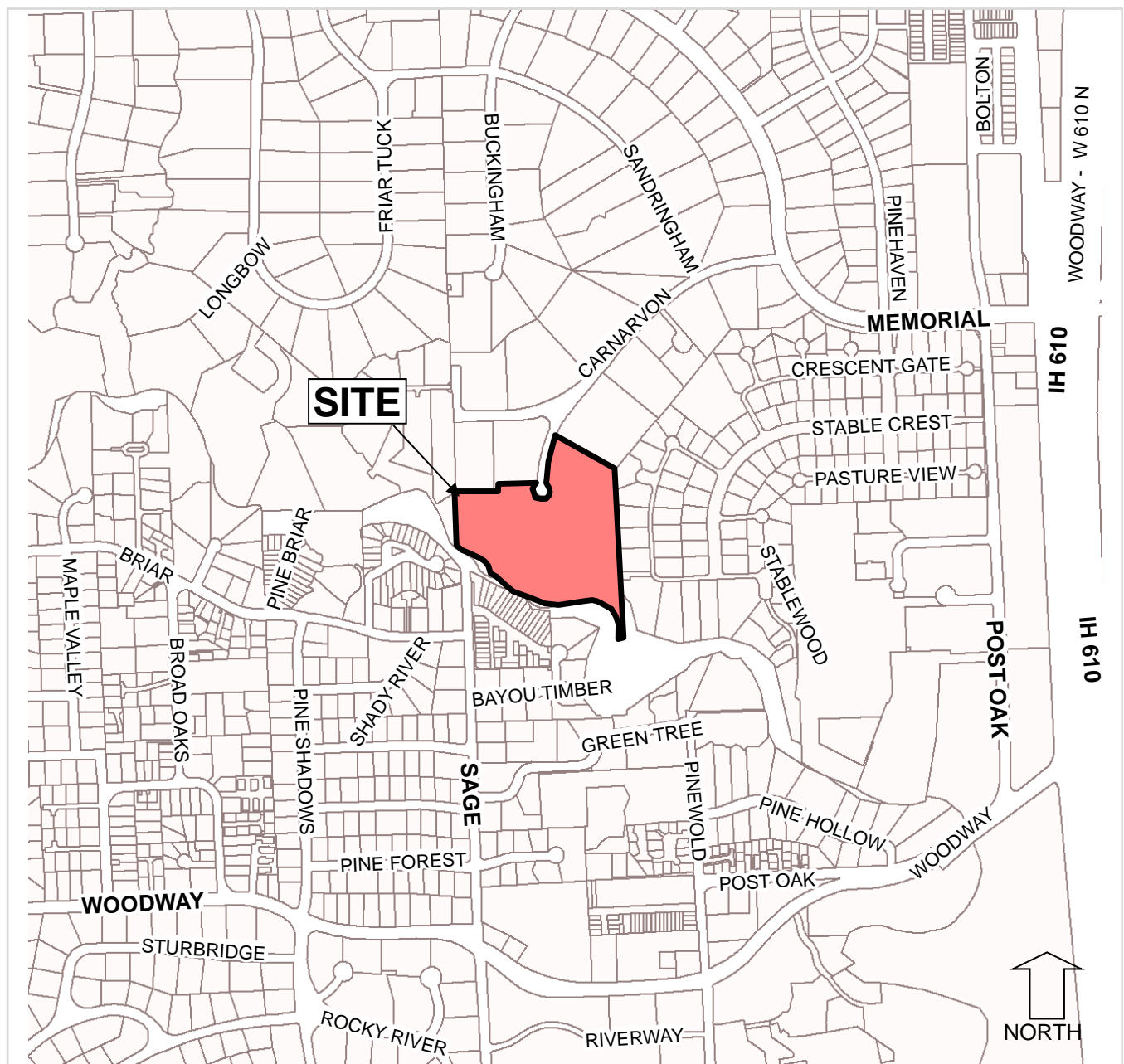
ITEM: 117

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Bayou Woods Sec 2 partial replat no 3 (DEF2)

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings

Site Location

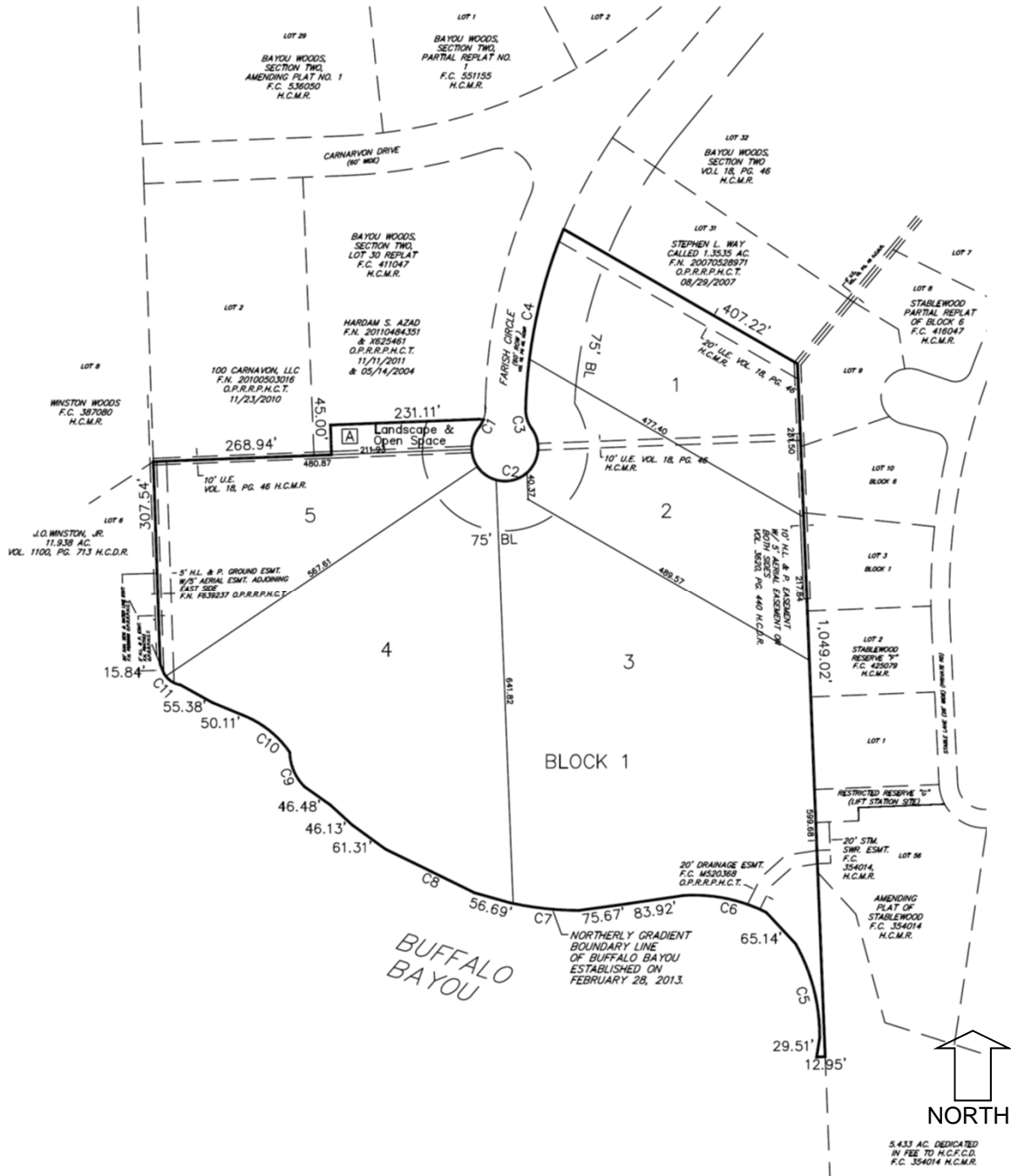
ITEM: 117

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Bayou Woods Sec 2 partial replat no 3 (DEF2)

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings

Subdivision

Houston Planning Commission

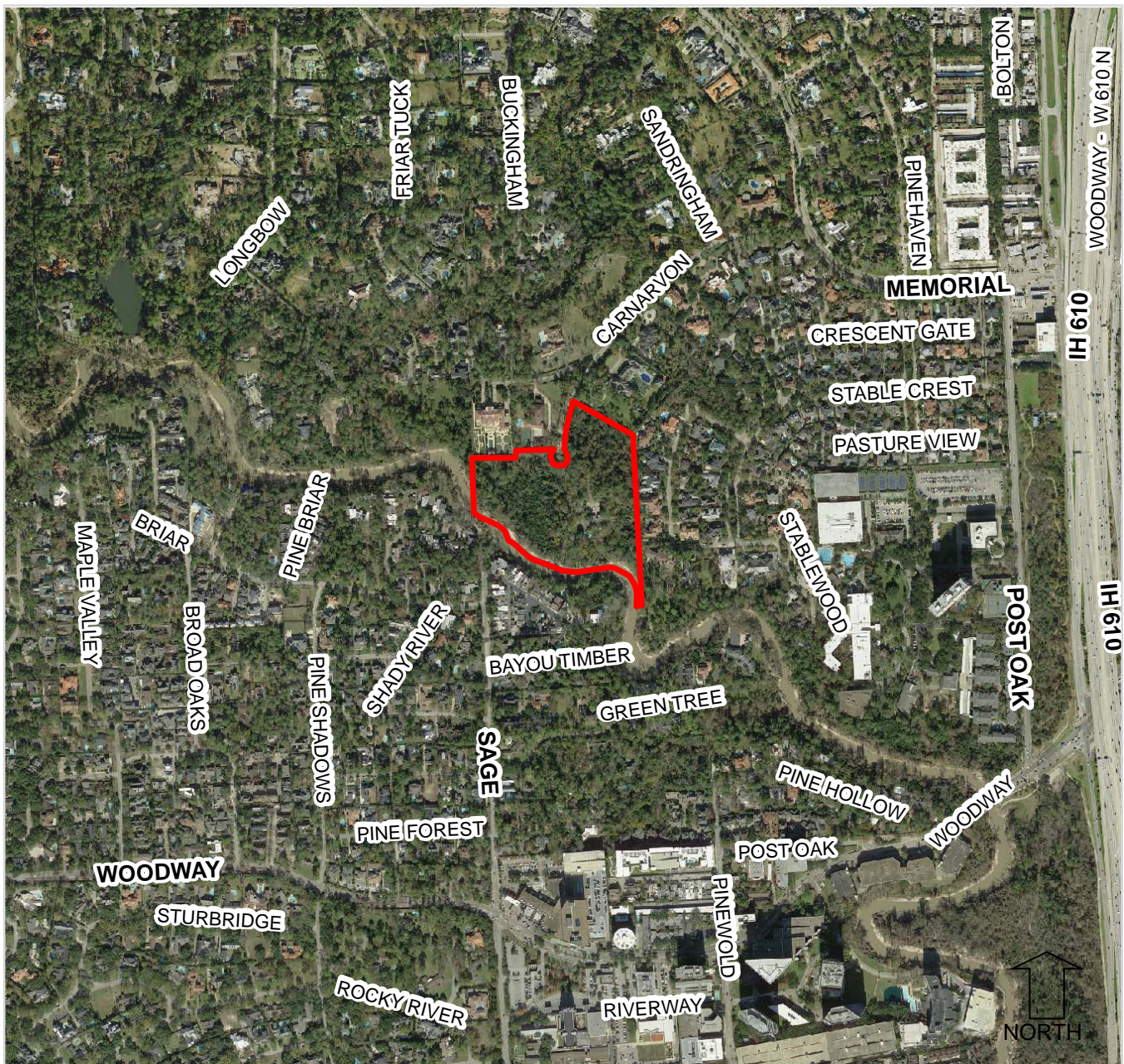
ITEM: 117

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Bayou Woods Sec 2 partial replat no 3 (DEF2)

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 118
Action Date: 05/10/2018
Plat Name: Braeswood partial replat no 4
Developer: N/A
Applicant: The Interfield Group
App No/Type: 2018-0692 C3N

Staff Recommendation:
Withdraw

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

For Your Information:

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

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

Houston Planning Commission

ITEM: 118

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Braeswood partial replat no 4 (DEF1)

Applicant: The Interfield Group



C – Public Hearings

Site Location

Houston Planning Commission

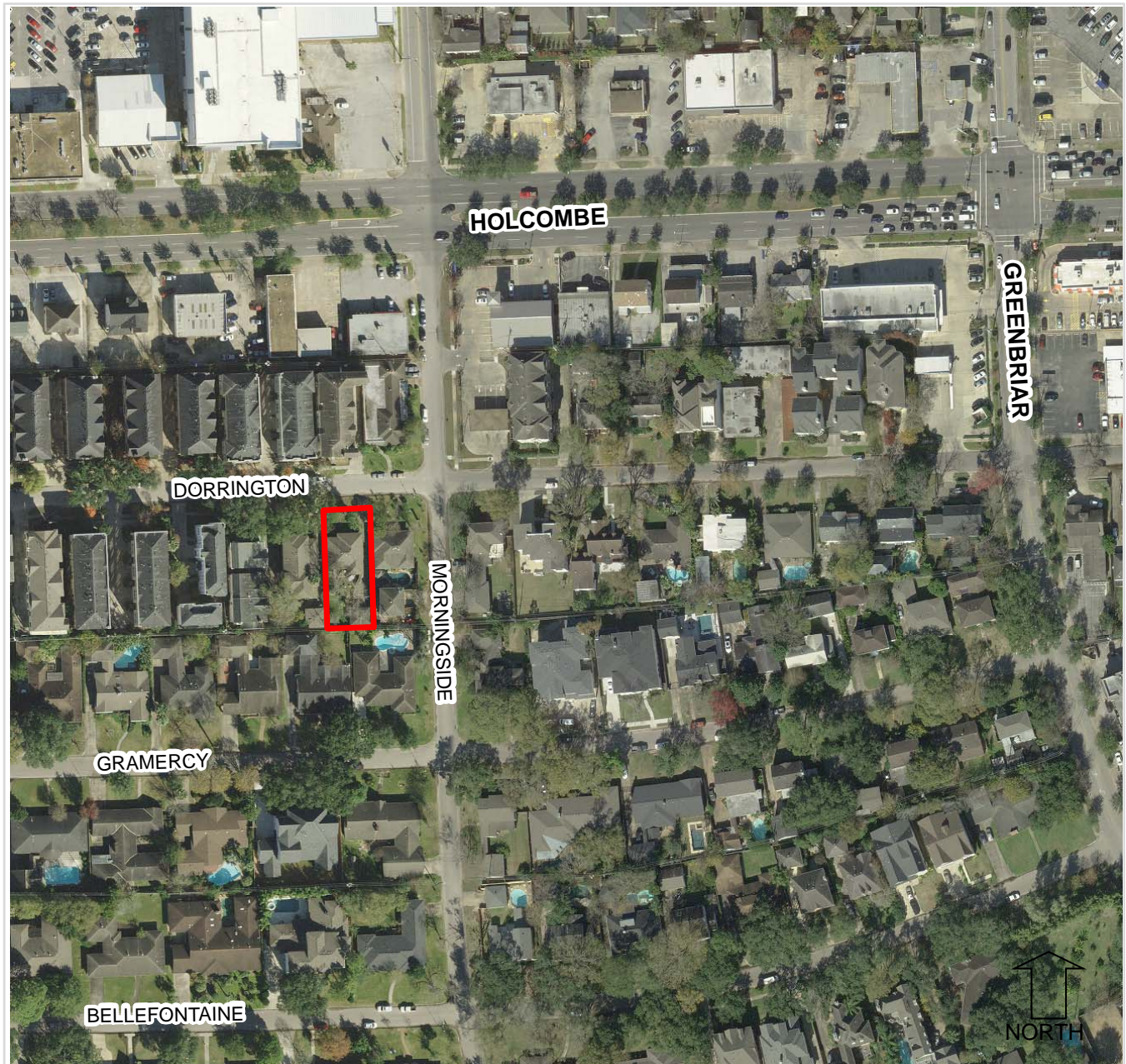
ITEM: 118

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Braeswood partial replat no 4 (DEF1)

Applicant: The Interfield Group



C – Public Hearings

Aerial



UNIVERSITY PLACE
ASSOCIATION

MEMBER ORGANIZATIONS

BOULEVARD OAKS CIVIC
ASSOCIATION
MORNINGSIDE PLACE CIVIC
ASSOCIATION
MUSEUM AREA MUNICIPAL
ASSOCIATION
OLD BRAESWOOD POA
RICE VILLAGE ALLIANCE
SOUTHAMPTON CIVIC CLUB
SOUTHAMPTON EXTENSION
CIVIC CLUB
SOUTHGATE CIVIC CLUB

INSTITUTIONAL AFFILIATES

CHRIST THE KING LUTHERAN
CHURCH
FIRST CHRISTIAN CHURCH
RICE UNIVERSITY
SOUTH MAIN ALLIANCE
TEMPLE EMANU EL

OFFICERS

ERIK ERIKSSON
PRESIDENT & SOUTHAMPTON REP.
MARY LOU HENRY
V.P. CIVIC CLUBS & BOULEVARD OAKS REP.

JULIE TYSOR
V.P. RICE VILLAGE

EVALYN KRUDY
SECRETARY

DIRECTORS

HELEN TOOMBS
BOULEVARD OAKS

PASTOR MICHAEL DUNN
FIRST CHRISTIAN CHURCH

ADAM WILLIAMS
LEWIS PROPERTY COMPANY

KATHRYN MCNEIL
M.A.M.A. REP.

CHERYL SORAK
MORNINGSIDE PLACE

ANDREA LAPSLEY
OLD BRAESWOOD POA

GREG MARSHALL
RICE UNIVERSITY

ALISA STAMP
SOUTHAMPTON EXTENSION

TODD LITTON
SOUTHGATE CIVIC CLUB

SUSAN YOUNG
SOUTH MAIN ALLIANCE

JASON PLOTKIN
TEMPLE EMANU EL

Executive Director
KATHRYN C. EASTERLY

May 7, 2018

City of Houston Planning Commission

**Re: Item No. 121 – Braeswood Partial Replat No. 4 – Reference No.
2018-0692**

Dear Commissioners:

University Place Association and Super Neighborhood 28 supports Old Braeswood Property Owners Association's request that Braeswood Partial Replat No. 4 be denied. We understand that this is the current city staff recommendation, and we commend the Legal Department for its careful review of this application and Old Braeswood's deed restrictions.

This Agenda Item (#121) was tagged at the April 26, 2018 Planning Commission Hearing and we understand it will be considered again by the commission on May 10.

We share the neighborhood's position that approval of the application would violate Old Braeswood's deed restrictions, greatly harm the common scheme and plan of development of this planned subdivision, and adversely impact its neighborhood character. It would also likely relegate protection of the neighborhood to legal action by the Old Braeswood Property Owners Association.

We appreciate the Planning Commission for acting as the single most important line of defense for neighborhood protection in the City of Houston, and we respectfully urge it to deny this application.

Sincerely,

Erik Eriksson
President

UNIVERSITY PLACE ASSOCIATION
P.O. Box 540331 • Houston, Texas 77254 • 713-667-4427
E-MAIL: uplace@airmail.net • www.universityplaceassociation.com



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 119
Action Date: 05/10/2018
Plat Name: Braeswood partial replat no 5
Developer: N/a
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2018-0522 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4680	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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77030	532L	City

Conditions and Requirements for Approval

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

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

For Your Information:

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

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

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

Houston Planning Commission

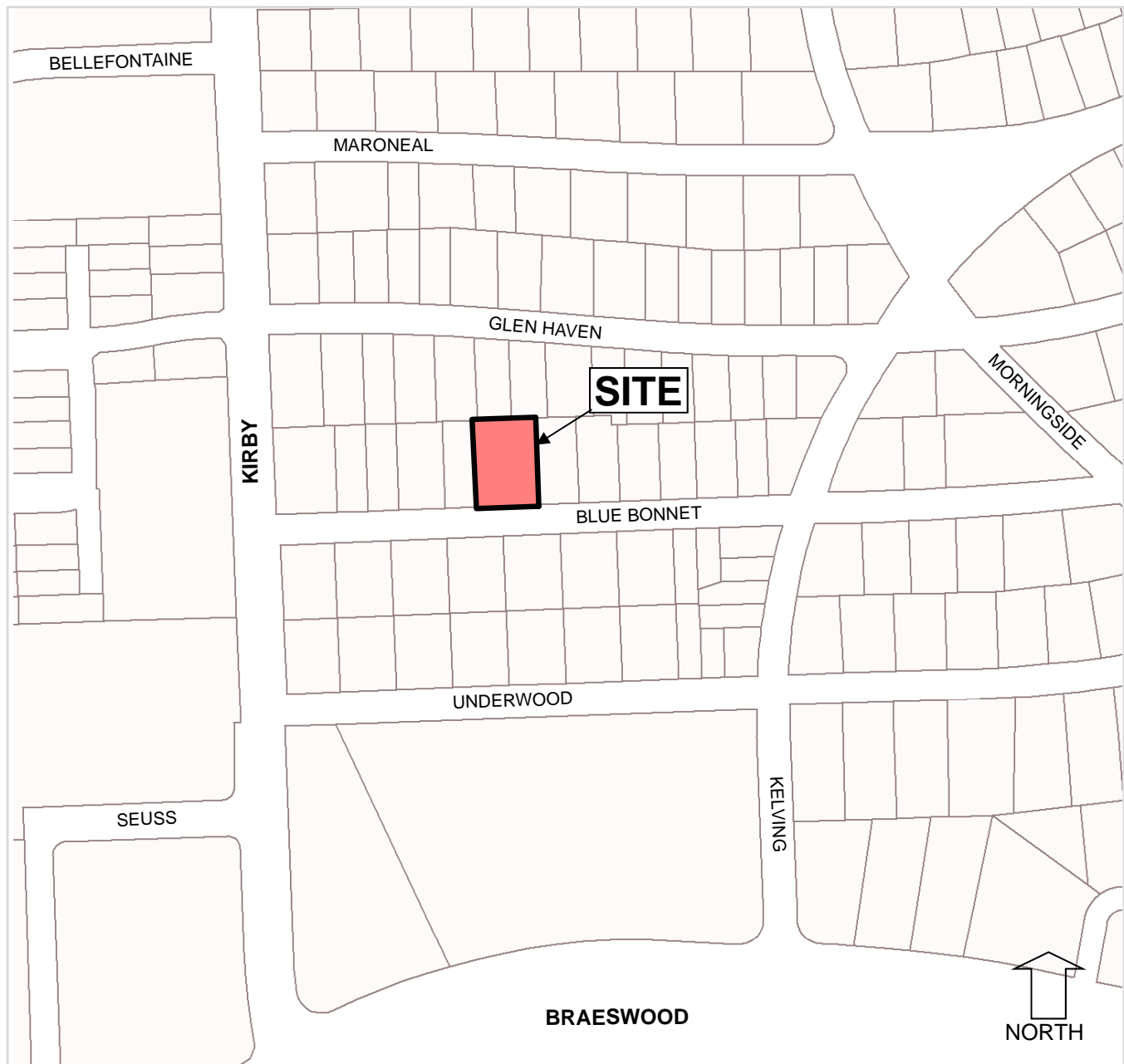
ITEM: 119

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Braeswood partial replat no 5

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

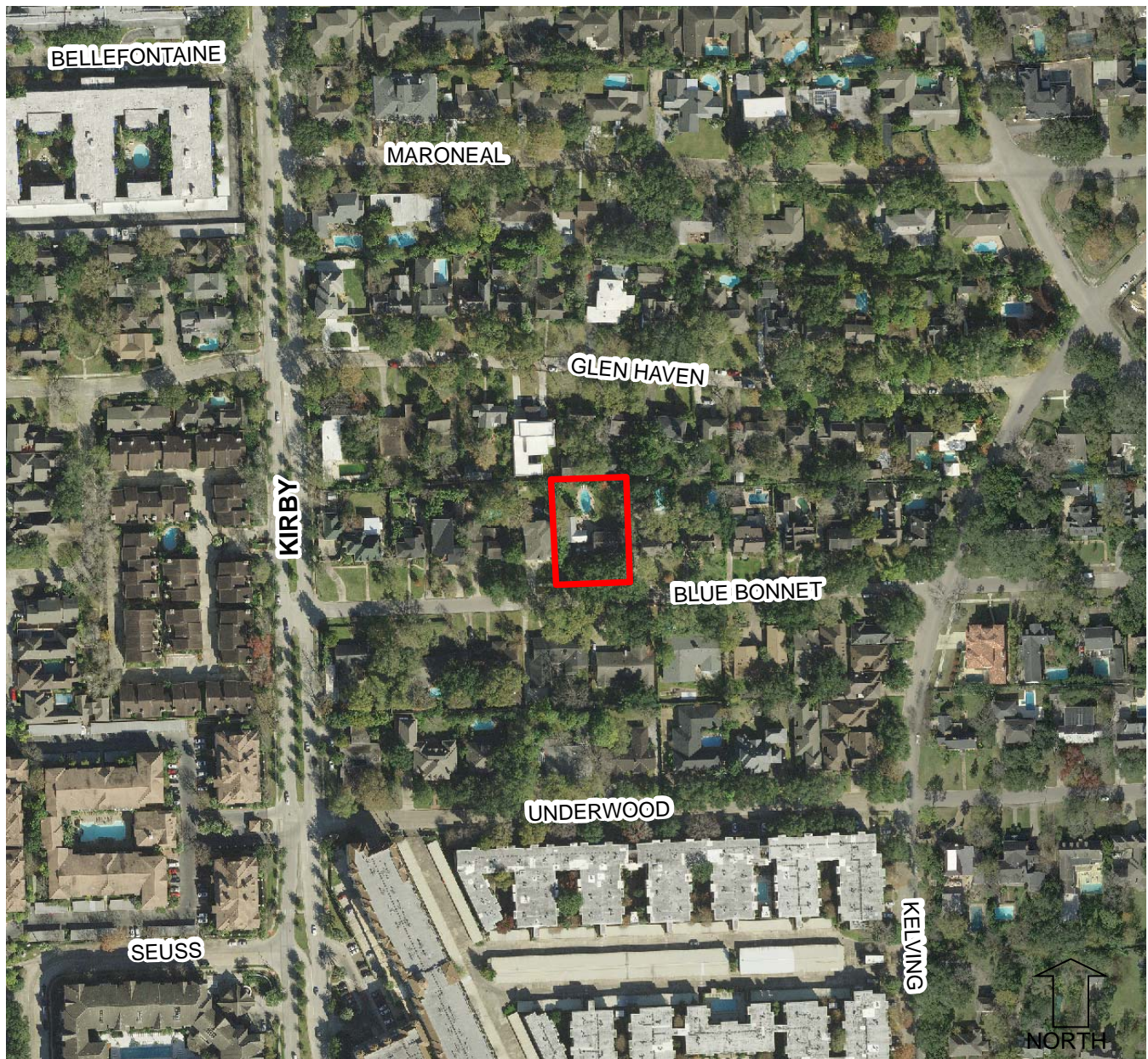
ITEM: 119

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Braeswood partial replat no 5

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Aerial



May 9, 2018

Houston Planning Commission
c/o Dipti Mathur
dipti.mathur@houstontx.gov

Re: May 10, 2018 Planning Commission Agenda item #119 Braeswood partial Replat #5

Dear Commissioners:


We are writing to clear up any potential confusion over the Association's position with regard to Replat #5, at 2506 Blue Bonnet Blvd. Please be aware that the Association has NO OBJECTION to the proposed Replat, as the property has 120 feet of frontage and can be split into 2 parcels with at least 60 feet of frontage.

Please note that there is another lot on the agenda this week (Replat #4) which violates the Braeswood restrictions related to lot subdivision and minimum frontage. Our position is strictly for this agenda item (#119).

It is very unusual to see platting activity in Old Braeswood, and unprecedented for there to be two applications scheduled for the same hearing. We hope you will APPROVE Replat #5, and that you will DENY Replat #4, the narrow lot at 2405 Dorrington.

Thank you for your time and attention.

Sincerely,


Evalyn Krudy, Manager



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 120
Action Date: 05/10/2018
Plat Name: Briarcroft partial replat no 3
Developer: MBL 2200 Main II, LLC
Applicant: Windrose
App No/Type: 2018-0381 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.2521	Total Reserve Acreage:	1.2521
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77057	491P	City

Conditions and Requirements for Approval

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: This property(s) is located in Park Sector number 9.

Addressing recommends approval.
City Engineer recommends approval. Added "detention is required."
PD Transportation group offers no comment.

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

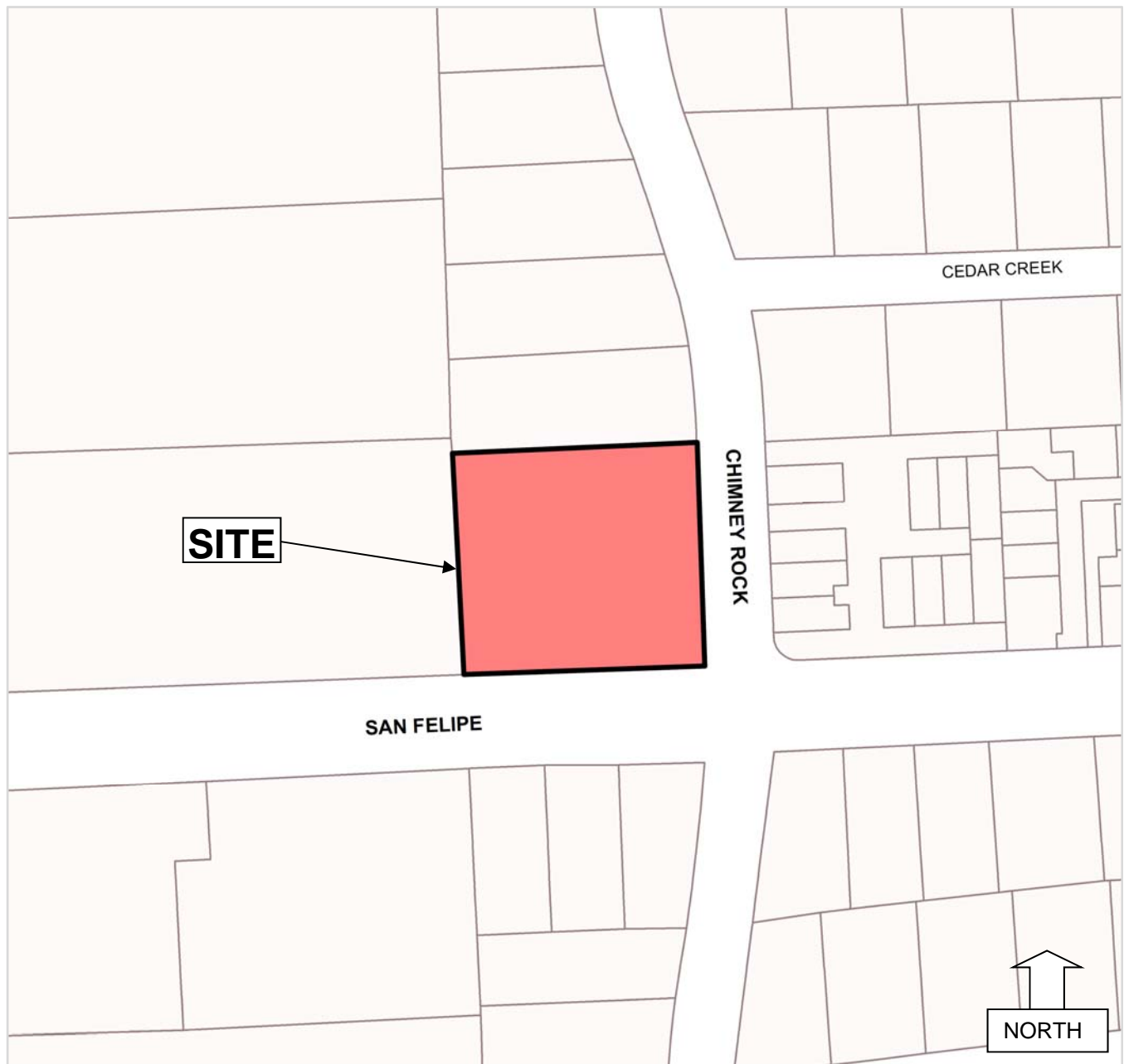
Houston Planning Commission **ITEM: 120**

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Briarcroft partial replat no 3 (DEF1)

Applicant: Windrose



C – Public Hearings

Site Location

Houston Planning Commission

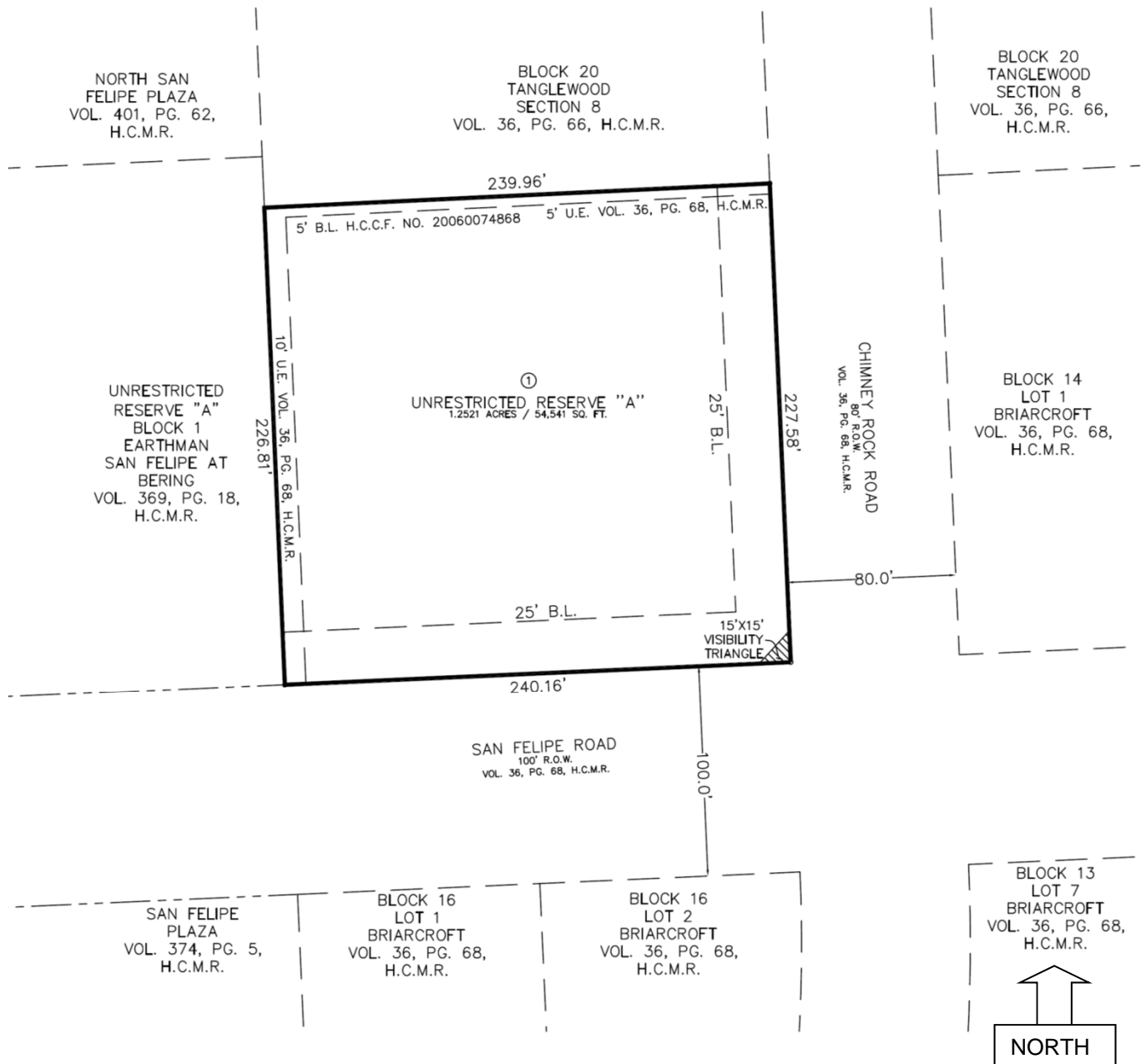
ITEM: 120

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Briarcroft partial replat no 3 (DEF1)

Applicant: Windrose



C – Public Hearings

Subdivision

Houston Planning Commission

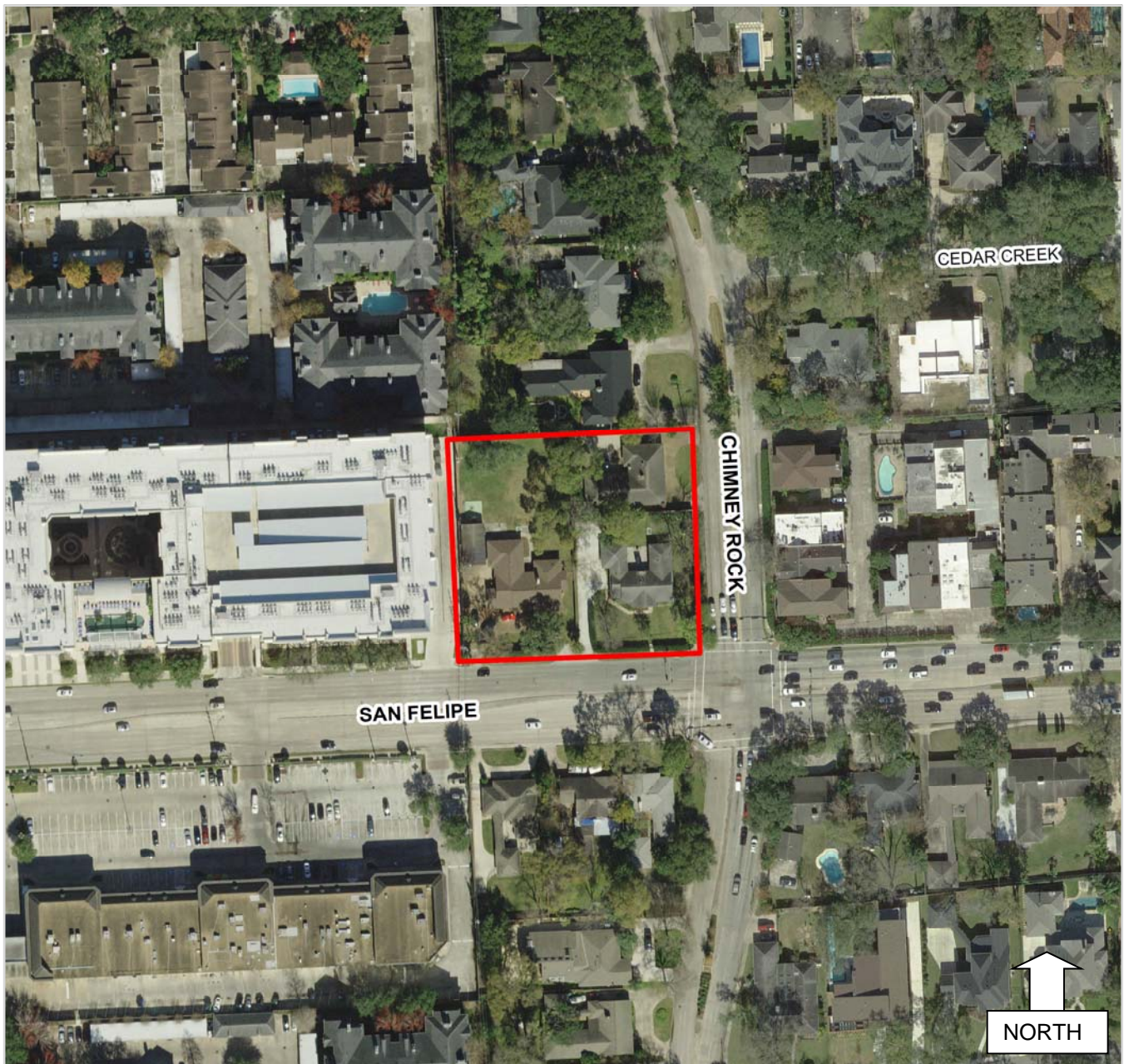
ITEM: 120

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Briarcroft partial replat no 3 (DEF1)

Applicant: Windrose



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 121
Action Date: 05/10/2018
Plat Name: Briarcroft partial replat no 4
Developer: The RAMA Companies
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2018-0630 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.2553	Total Reserve Acreage:	1.2253
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77056	491P	City

Conditions and Requirements for Approval

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

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

For Your Information:

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

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

Houston Planning Commission

ITEM: 121

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Briarcroft partial replat no 4

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

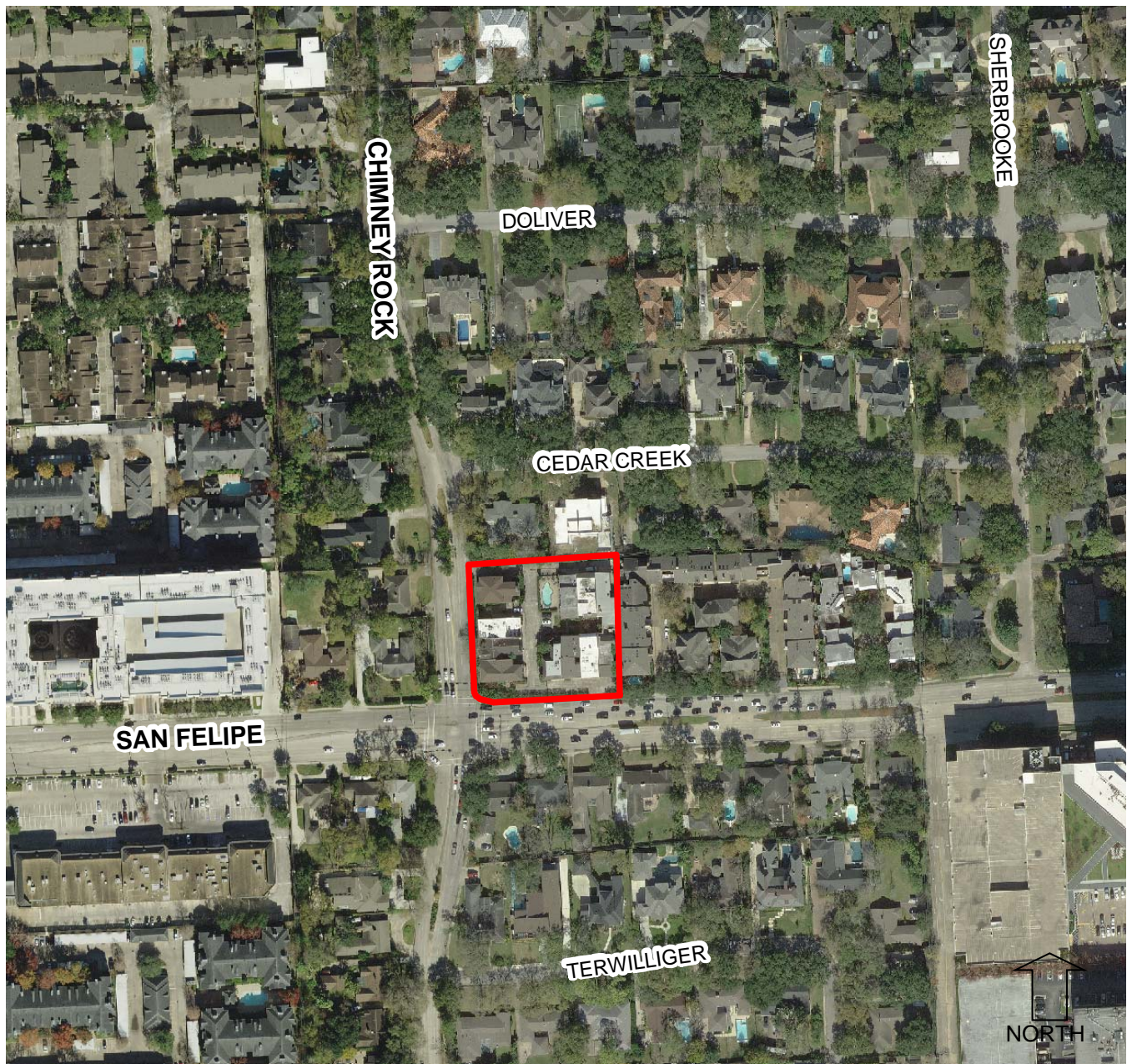
ITEM: 121

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Briarcroft partial replat no 4

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 122
Action Date: 05/10/2018
Plat Name: Briargrove Park Sec 1 partial replat no 1
Developer: Riverway Development, Inc.
Applicant: The Interfield Group
App No/Type: 2018-0599 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.2778	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77042	489M	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 134.09. Add to general notes on face of plat: This property(s) is located in Park Sector number 9.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 9.

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

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

City Engineer: DETENTION IS REQUIRED AND NEED DRAINAGE PLAN.
NO BUILDING IS ALLOWED WITHIN PUBLIC EASEMENT

Harris County Flood Control District: Flood Control review - Need to show and label channel W100-00-00 with top of banks need to show easement recording information (see uploaded PDF).



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 122
Action Date: 05/10/2018
Plat Name: Briargrove Park Sec 1 partial replat no 1
Developer: Riverway Development, Inc.
Applicant: The Interfield Group
App No/Type: 2018-0599 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Houston Planning Commission

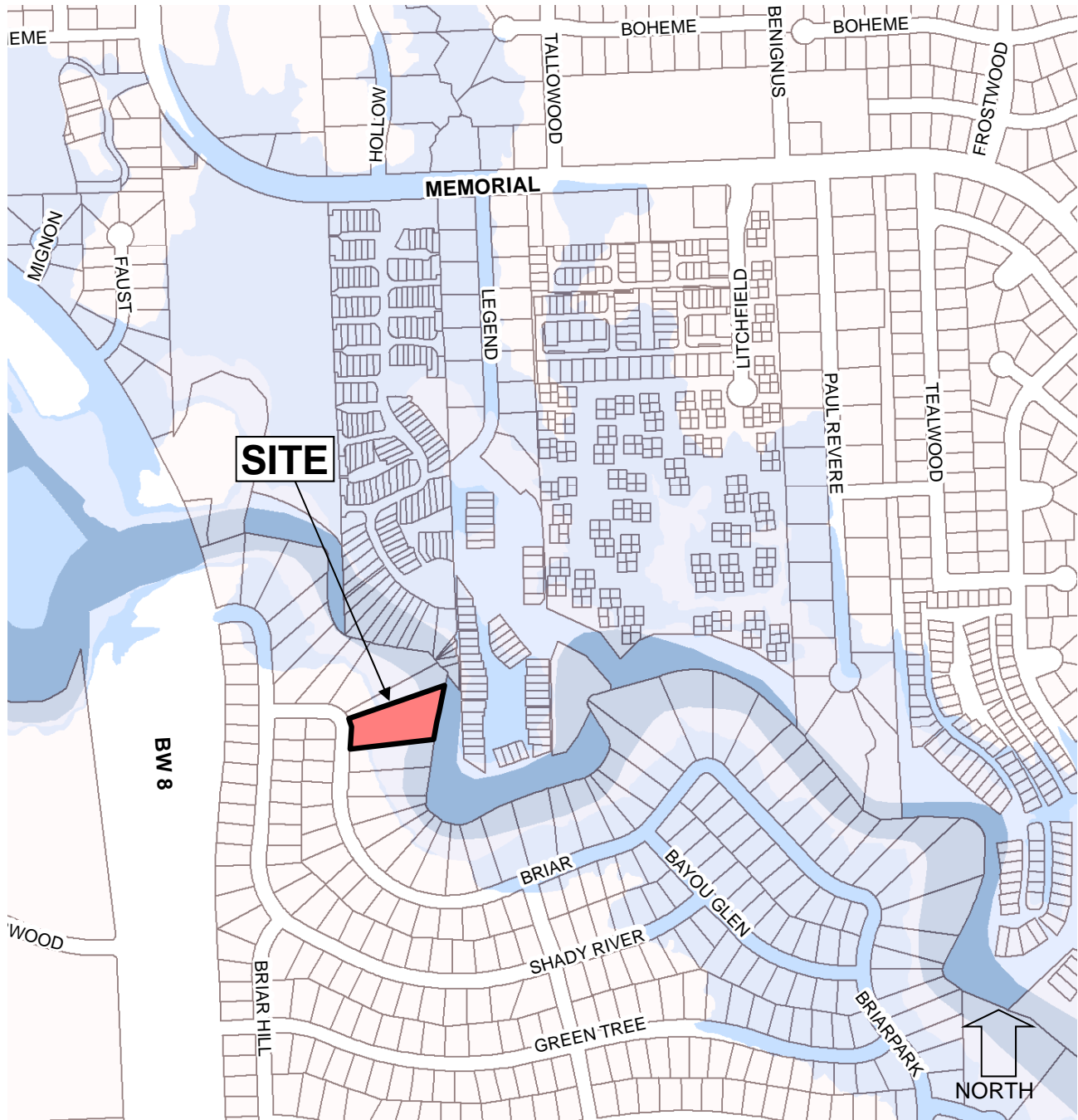
ITEM: 122

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Briargrove Park Sec 1 partial replat no 1 (DEF1)

Applicant: The Interfield Group

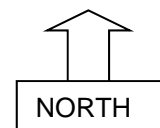


C – Public Hearings

Site Location

Meeting Date: 05/10/2018

Applicant: The Interfield Group



Subdivision

Houston Planning Commission

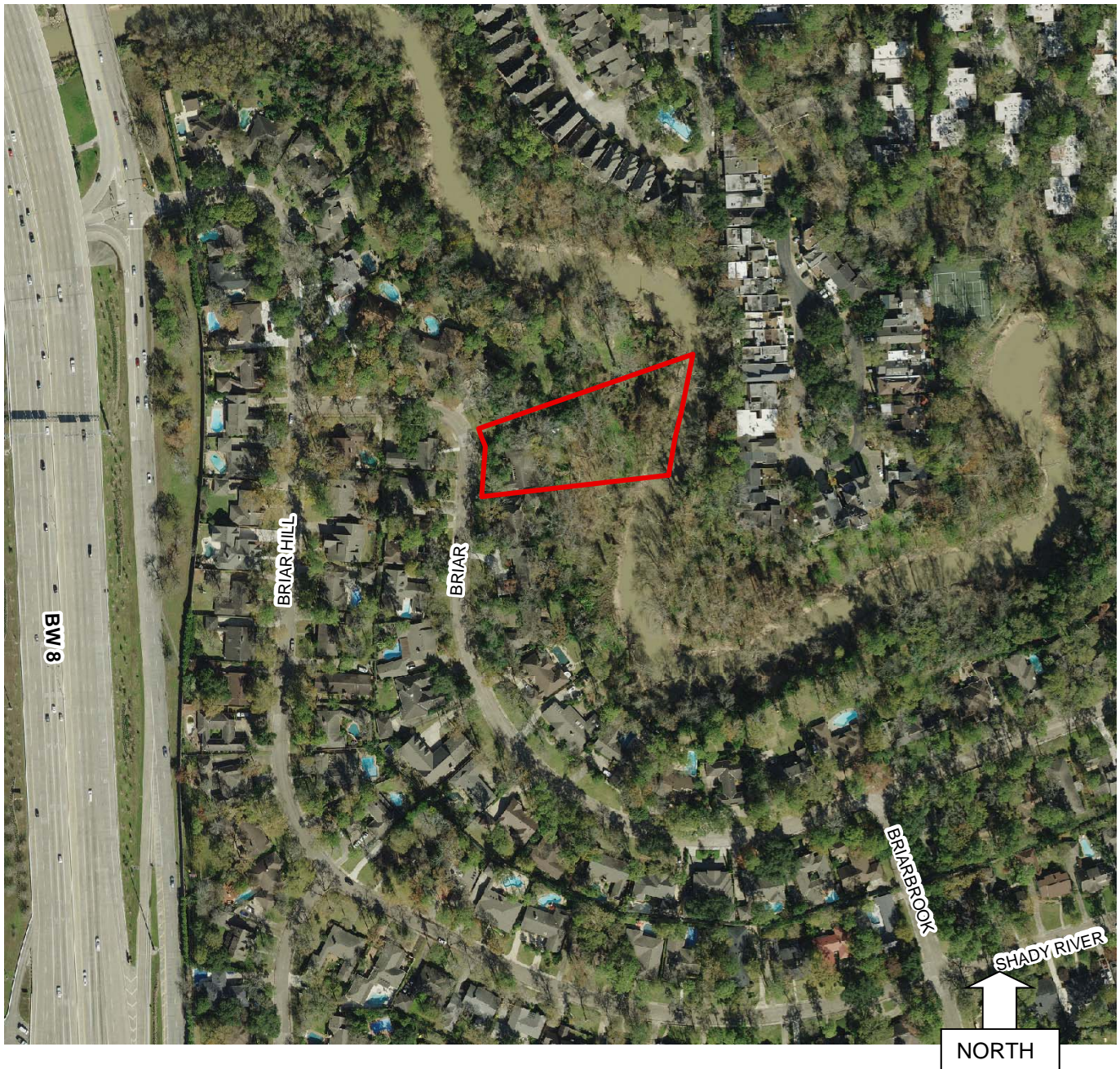
ITEM: 122

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Briargrove Park Sec 1 partial replat no 1 (DEF1)

Applicant: The Interfield Group



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 123

Action Date: 05/10/2018

Plat Name: Crosby Village Sec 3 partial replat no 1

Developer: Castlerock Communities, LP, a Texas limited partnership

Applicant: Windrose

App No/Type: 2018-0585 C3N

Staff Recommendation:

Defer Applicant request

Total Acreage:	0.7135	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Crosby MUD
County	Zip	Key Map ©	City / ETJ
Harris	77532	419C	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)

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.

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

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

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: 123

Action Date: 05/10/2018

Plat Name: Crosby Village Sec 3 partial replat no 1

Developer: Castlerock Communities, LP, a Texas limited partnership

Applicant: Windrose

App No/Type: 2018-0585 C3N

Staff Recommendation:

Defer Applicant request

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)

Label access denied for lots 1-6

There are no objections to variance request.

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

Houston Planning Commission

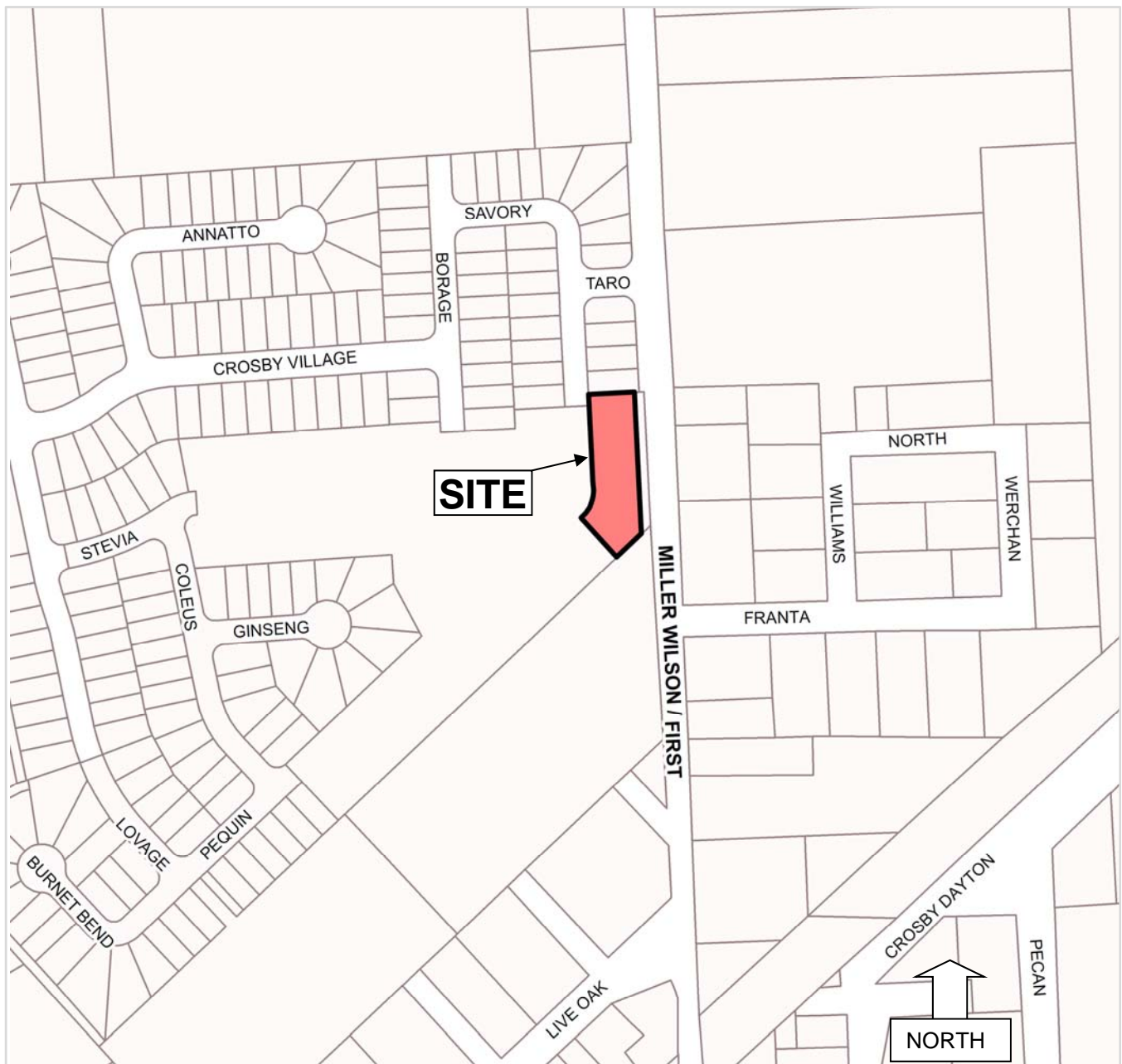
ITEM: 123

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Crosby Village Sec 3 partial replat no 1

Applicant: Windrose



C – Public Hearings with Variance Site Location

Subdivision

Houston Planning Commission

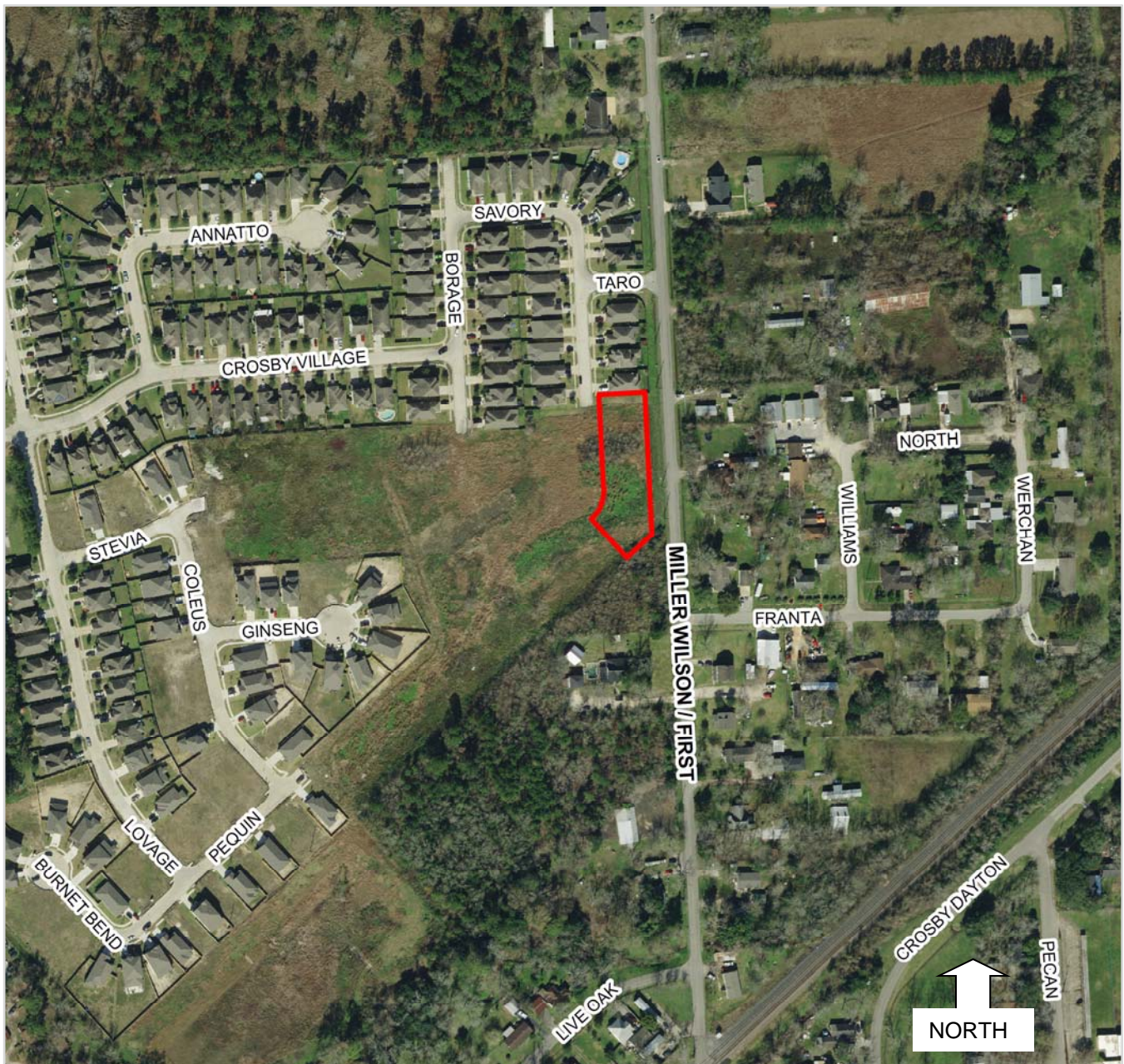
ITEM: 123

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Crosby Village Sec 3 partial replat no 1

Applicant: Windrose



C – Public Hearings with Variance

Aerial



Application Number: 2018-0585

Plat Name: Crosby Village Sec 3 partial 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:

The applicant requests a variance to allow a 16-foot building line along Miller-Wilson Road in lieu of the code-required 25-foot building line.

Chapter 42 Section: 42-152

Chapter 42 Reference:

The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The subject property is 0.7 acre located between Pequin Road and Miller-Wilson Road, approximately 200 feet south of Taro Street. The purpose of the proposed replat is to reduce the code-required 25-foot building setback along Miller-Wilson Road, a thoroughfare on the City's Major Thoroughfare and Freeway Plan ("MTFP"), to a 16-foot building setback. The variance is necessary to preserve reasonable use of the land given the unique right-of-way configuration of the subject site and the adjacent lots. When Crosby Village Sec 1 was platted to the north, it established the block width along with a front setback of 25 feet along Pequin Road and a 16-foot building setback along Miller-Wilson Road. At that point, the planned right-of-way for Miller-Wilson Road was 70 feet. Between when Crosby Village Sec 1 was filed in October 2006 until Crosby Village Sec 3 was filed in March 2017, the designation of Miller-Wilson Road was modified on the MTFP. That caused a greater amount of right-of-way dedication and a larger building setback. Because the block depth and existing street network had already been established by the preceding plat, the modified public dedication and building line requirements created a hardship on the subject lots. Instead of the 105-foot lot depths and associated 64-foot deep building pads from Sec 1, the developer is now left with 95-foot lot depths and 45-foot deep building pads.

(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 were the changes to the development conditions that made the subject lots unbuildable. When Miller-Wilson Road was reclassified on the City's MTFP, it caused an increase in the right-of-way dedication requirement along an established, double-frontage block. Going from a 105-foot deep lot with a 16-foot rear building line to a 95-foot deep lot with a 25-foot rear building setback created lots that were not viable and not compatible with the established subdivision to the north. The change in the MTFP was outside of the developer's control and is not a self-imposed hardship.

(3) The intent and general purposes of this chapter will be preserved and maintained;

If the Commission votes to approve the variance, the applicant will be able to provide single-family homes that are reasonably sized and compatible with other homes along the same street. Without the variance, very few builders will touch the lots. If a builder did choose to develop on the subject lots, the homes would be dramatically incompatible with all of the other homes in Crosby Village Sections 1 and 3. The only way to preserve the intent of the City's Subdivision Regulations is to recognize the unusual and impossible hardship faced by the applicant and approve the requested variance.

(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 it will simply provide lots that are more compatible with the surrounding lands. The subject lots will actually be further away from the driving surface on Miller-Wilson Road than those in Section 1 of Crosby Village. No access will be allowed for the subject lots to Miller-Wilson Road, which will ensure that traffic on the thoroughfare is not affected.

(5) Economic hardship is not the sole justification of the variance.

The reclassification of Miller-Wilson Road and the need to prevent the construction of grossly incompatible single-family homes are the justifications for the variance. Without the support of the Commission, the developer and their builder have unviable lots that will either sit vacant or create homes that will detract from the entire subdivision. These unique conditions create a definite hardship and prevent the applicant from realizing reasonable use of their land.



Application No: 2018-0585

Agenda Item: 123

PC Action Date: 05/10/2018

Plat Name: Crosby Village Sec 3 partial replat no 1

Applicant: Windrose

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: [42-152](#)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

The applicant requests a variance to allow a 16-foot building line along Miller-Wilson Road in lieu of the code-required 25-foot building line.;

Basis of Recommendation:

The site is located west along major thoroughfare Miller Wilson Road west of FM 2100 north of Runneburg. The reason for replat is to create 6 lots and reduce the rear building line to 16'. The applicant is also seeking a variance to reduce the rear building line to 16' instead of the required 25' along Major Thoroughfare Miller Wilson Road. Review by Legal indicates that this plat does not violate deed restrictions filed separately. 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.

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: 05/10/2018
Plat Name: Hermann Park Addition partial replat no 2
Developer: Gertrudejane Stone
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2018-0779 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

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

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

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 124
Action Date: 05/10/2018
Plat Name: Hermann Park Addition partial replat no 2
Developer: Gertrudejane Stone
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2018-0779 C3N

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

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map.
Parks and Recreation: To be added to general notes on face of plat:

1) If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time.

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

Houston Planning Commission

ITEM: 124

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Hermann Park partial replat no 2

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 124

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Hermann Park partial replat no 2

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings

Subdivision

Houston Planning Commission

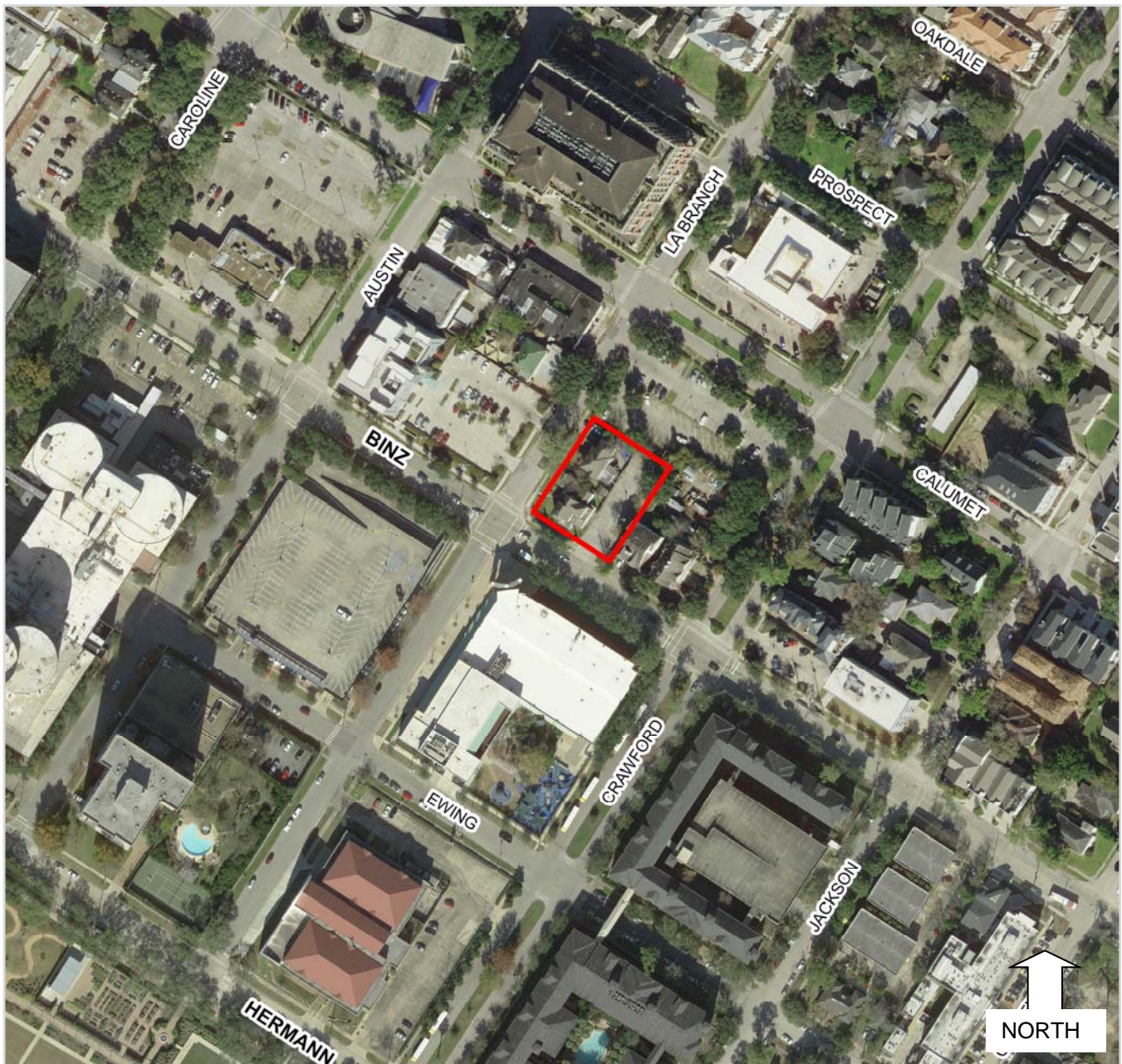
ITEM: 124

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Hermann Park partial replat no 2

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings

Aerial



Agenda Item: 125
Action Date: 05/10/2018
Plat Name: Hyde Park partial replat no 7
Developer: LM Tiles
Applicant: HRS and Associates, LLC
App No/Type: 2018-0531 C3N

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.1435	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77006	493N	City

Conditions and Requirements for Approval

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.

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

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

Revise note #8 should be 450 square feet of permeable area.

For Your Information:

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

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

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

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

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: 125
Action Date: 05/10/2018
Plat Name: Hyde Park partial replat no 7
Developer: LM Tiles
Applicant: HRS and Associates, LLC
App No/Type: 2018-0531 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Houston Planning Commission

ITEM: 125

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Hyde Park partial replat no 7 (DEF1)

Applicant: HRS and Associates LLC



C – Public Hearings

Site Location

Houston Planning Commission

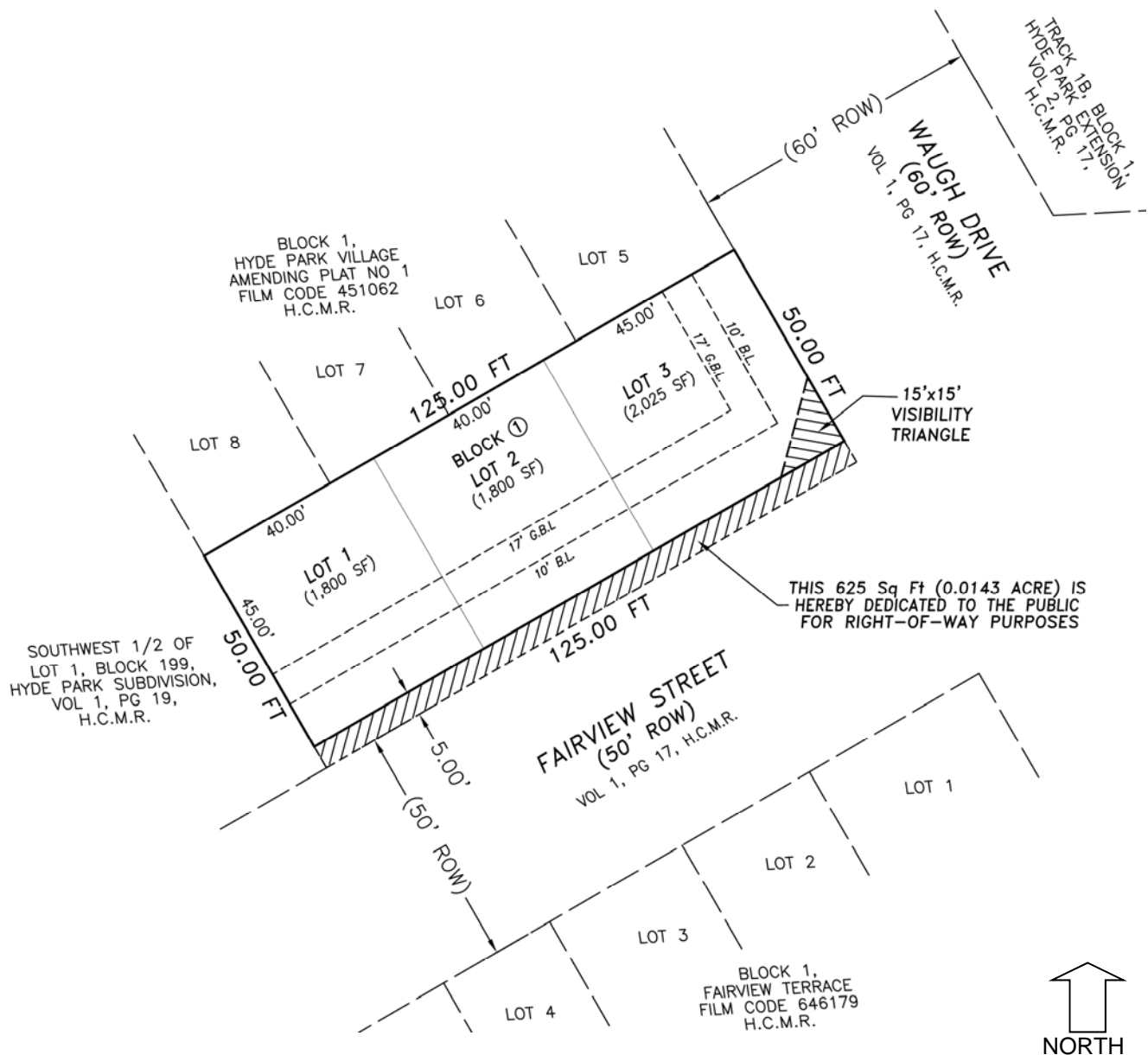
ITEM: 125

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Hyde Park partial replat no 7 (DEF1)

Applicant: HRS and Associates LLC



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 125

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Hyde Park partial replat no 7 (DEF1)

Applicant: HRS and Associates LLC



C – Public Hearings

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 126
Action Date: 05/10/2018
Plat Name: Meyerland Sec 2 partial replat no 1
Developer: PRO-SURV
Applicant: PROSURV
App No/Type: 2018-0517 C3N

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.4243	Total Reserve Acreage:	0.0000
Number of Lots:	1	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	531Q	City

Conditions and Requirements for Approval

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

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

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

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

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

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

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

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)

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.

For Your Information:



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 126
Action Date: 05/10/2018
Plat Name: Meyerland Sec 2 partial replat no 1
Developer: PRO-SURV
Applicant: PROSURV
App No/Type: 2018-0517 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - 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 (0 units) of dwelling units.

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

Houston Planning Commission

ITEM: 126

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Meyerland Sec 2 partial replat no 1

Applicant: Prosurv



C – Public Hearings

Site Location

Houston Planning Commission

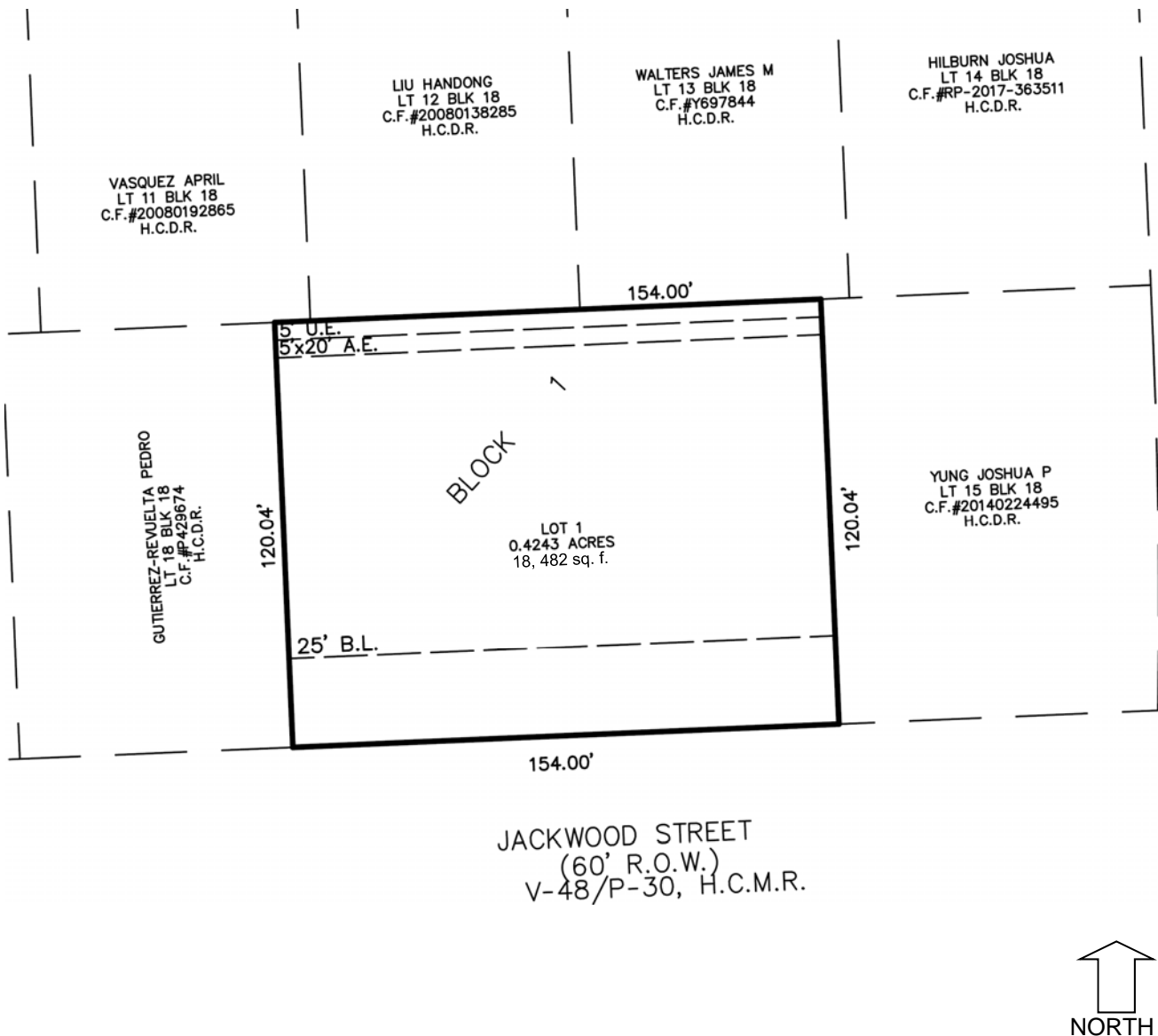
ITEM: 126

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Meyerland Sec 2 partial replat no 1

Applicant: Prosurv



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 126

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Meyerland Sec 2 partial replat no 1

Applicant: Prosurv



C – Public Hearings

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 127
Action Date: 05/10/2018
Plat Name: North Shepherd Square
Developer: Braun Enterprises
Applicant: Tetra Surveys
App No/Type: 2018-0544 C3N

Staff Recommendation:
Defer Applicant request

Total Acreage:	1.2008	Total Reserve Acreage:	1.2008
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452V	City

Conditions and Requirements for Approval

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 127
Action Date: 05/10/2018
Plat Name: North Shepherd Square
Developer: Braun Enterprises
Applicant: Tetra Surveys
App No/Type: 2018-0544 C3N

Staff Recommendation:
Defer Applicant request

Houston Planning Commission

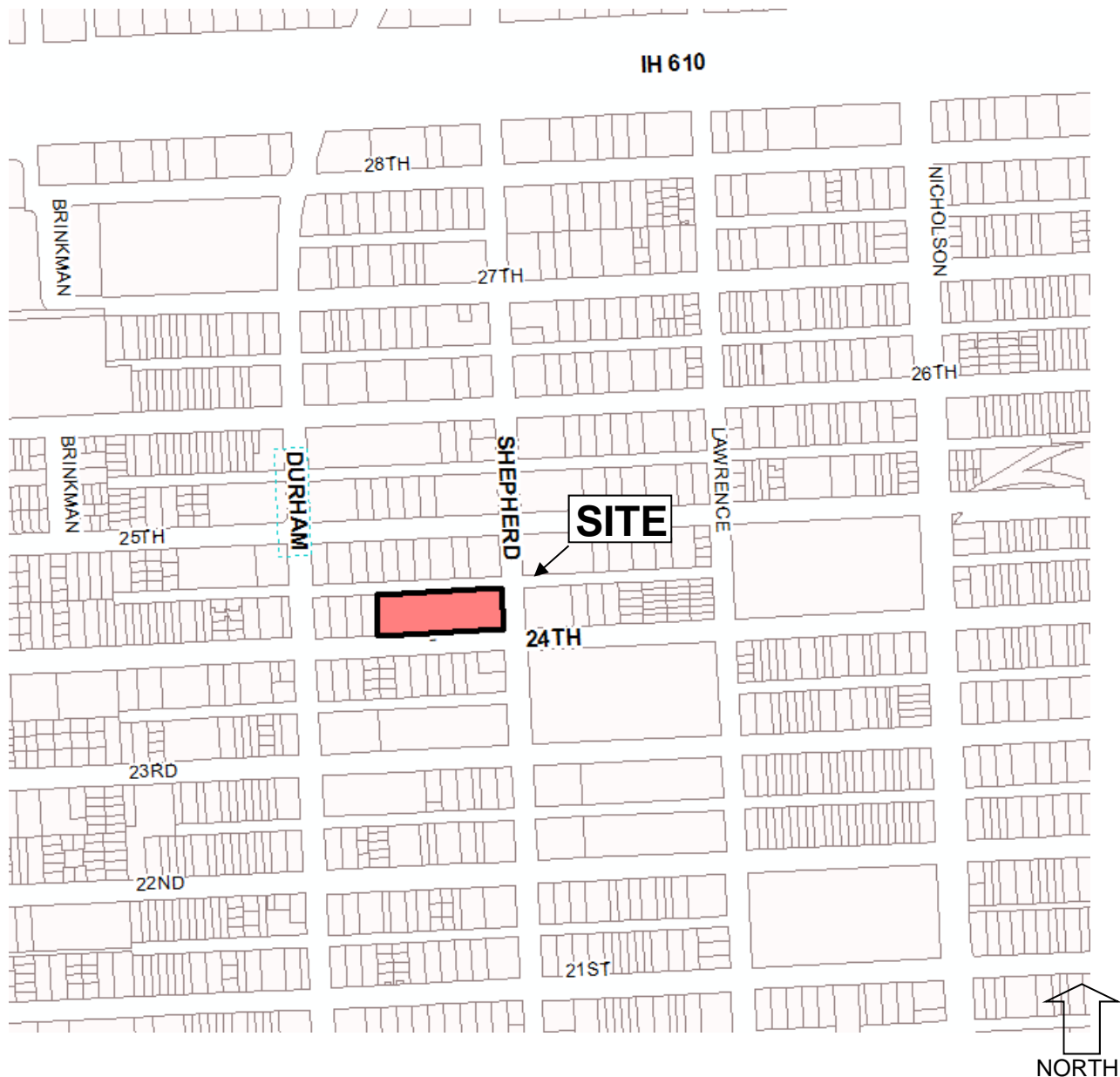
ITEM: 127

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: North Shepherd Square

Applicant: Tetra Surveys



C – Public Hearings with Variance

Site Location

Subdivision

Houston Planning Commission

ITEM: 127

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: North Shepherd Square

Applicant: Tetra Surveys




C – Public Hearings with Variance

Aerial



- NOTE:
1. LANDSCAPING SHALL BE IRRIGATED BY A FULLY AUTOMATIC IRRIGATION SYSTEM AS A DELEGATED DESIGN COMPONENT
 2. LANDSCAPE PLAN IS SCHEMATIC. A FINAL DESIGN WILL BE PROVIDED FOR PERMIT.

LANDSCAPE LEGEND AND NOTES			
Scale: 1" = 20'			
	Building 1, Building 2, Total		
	First Floor	7,994	10,573
	Second Floor	6,542	5,652
	Third Floor	13,183	24,529
	4th Floor	3,590	2,600
Retail Center - Total GFA		24,529 Sq. Ft.	
Total Restaurant Area Available		6,399 Sq. Ft.	
Total Restaurant Area Available		3,600 Sq. Ft.	
Parking Provided		155 Spaces	

6.3 Spaces per Thousand GFA
Parking Ratio





Application Number: 2018-0544
Plat Name: North Shepherd Square
Applicant: Tetra Surveys
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 reduced building line along 24th Street.

Chapter 42 Section: 150

Chapter 42 Reference:

Sec. 42-150(d). - Building line requirement for Collector Streets.

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;

North Shepherd Square will be located at the northwest intersection of N. Shepherd Drive and West 24th Street. The building line variance along the 24th Street frontage is necessary in order to provide a compliant parking field on the site. This variance would increase public safety by maximizing on-site parking and thus reducing on-street parking in the surrounding area. Furthermore, by shifting the building forward, it creates a more walkable pedestrian realm that is in keeping with the City's "Walkable Places" initiatives while building synergy with the urban-styled HEB development under construction across Shepherd Drive.

(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 goal is to maximize density, promote on-site parking and public safety while promoting City of Houston initiatives such as "Walkable Places". Without the 5' variance, an additional floor would be needed to meet the parking needs, making the proposed building taller and less compatible with other new area construction.

(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. Chapter 42's general intent and purpose in this case appears to be concerned with public safety, pedestrian access and maintaining the integrity and character of the neighborhood. We feel this development will maintain the intent of the ordinance and adhere to sound public policy. This variance would increase public safety by maximizing on-site parking and thus reducing on-street parking in the surrounding area. Furthermore, by shifting the building forward, it creates a more walkable pedestrian realm that is in keeping with the City's "Walkable Places" initiatives.

(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 variance will increase public safety by maximizing on-site parking. We are making every effort to create a safe environment for pedestrian experience and consider the betterment of the community as a whole.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. This variance increases public safety and promotes the City of Houston's "Walkable Places" initiative.



Application No: 2018-0544

Agenda Item: 127

PC Action Date: 05/10/2018

Plat Name: North Shepherd Square

Applicant: Tetra Surveys

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: 150

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[We are seeking a reduced building line along 24h Street.;](#)

Basis of Recommendation:

[The site is located at the intersection of North Shepherd and 24th Street. The purpose of the replat is to create one restricted reserve for commercial use. The applicant is requesting a variance for a reduce building line along 24th street. Staff recommendation is to defer the plat per the applicant request.](#)

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[n/a](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[n/a](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[n/a](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[n/a](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[n/a](#)

(5) Economic hardship is not the sole justification of the variance.

[n/a](#)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 128
Action Date: 05/10/2018
Plat Name: Pelham Place Sec 1 partial replat no 1
Developer: Ben Adams
Applicant: Owens Management Systems, LLC
App No/Type: 2018-0596 C3N

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	0.8815	Total Reserve Acreage:	0.0000
Number of Lots:	4	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	77028	454M	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.

Any existing lot in this subdivision that has access to the major thoroughfare will have to provide a turnaround for any new construction.

For Your Information:

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

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

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

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

Houston Planning Commission

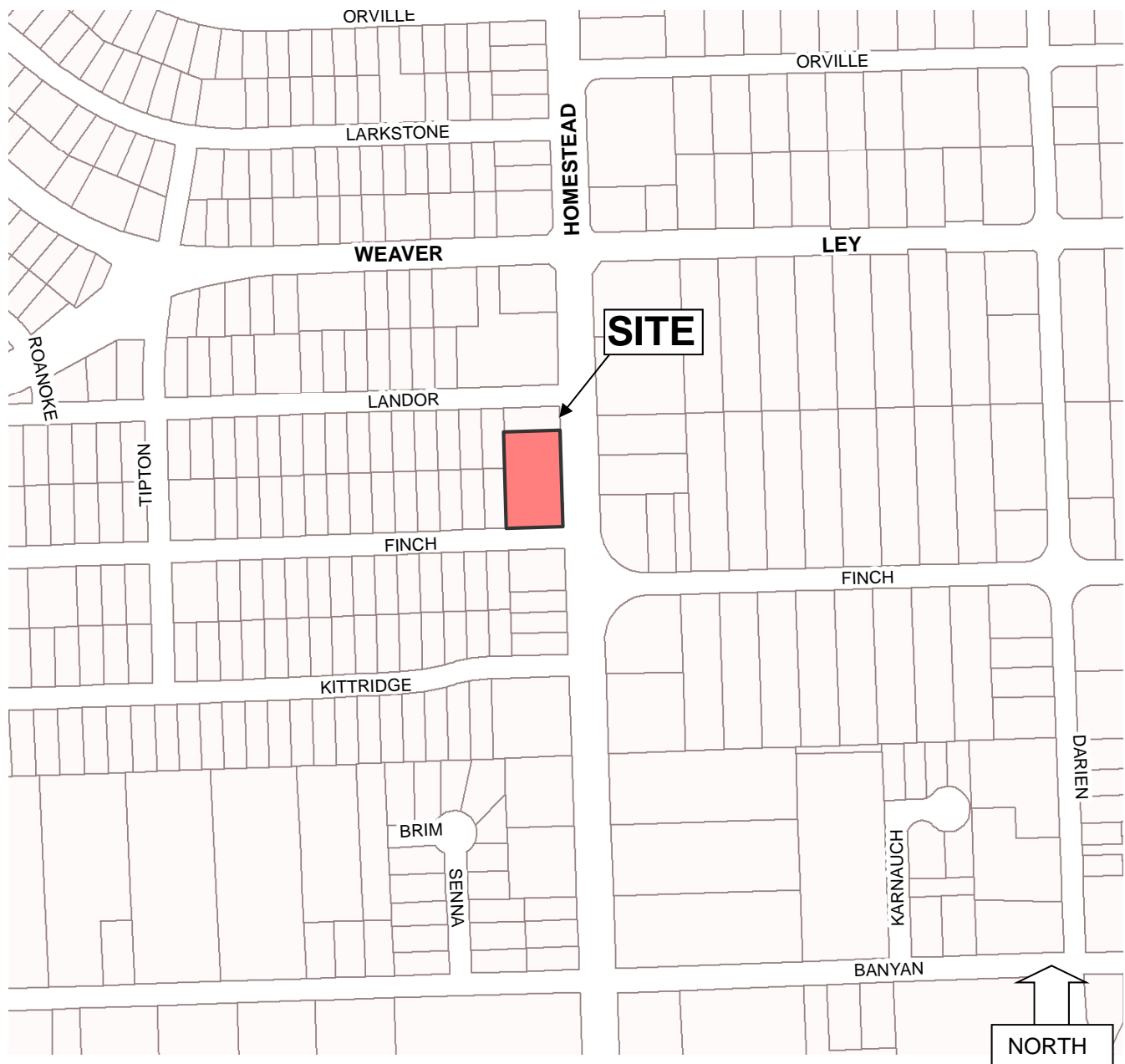
ITEM: 128

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Pelham Place Sec 1 partial replat no 1 (DEF1)

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance Site Location

Houston Planning Commission

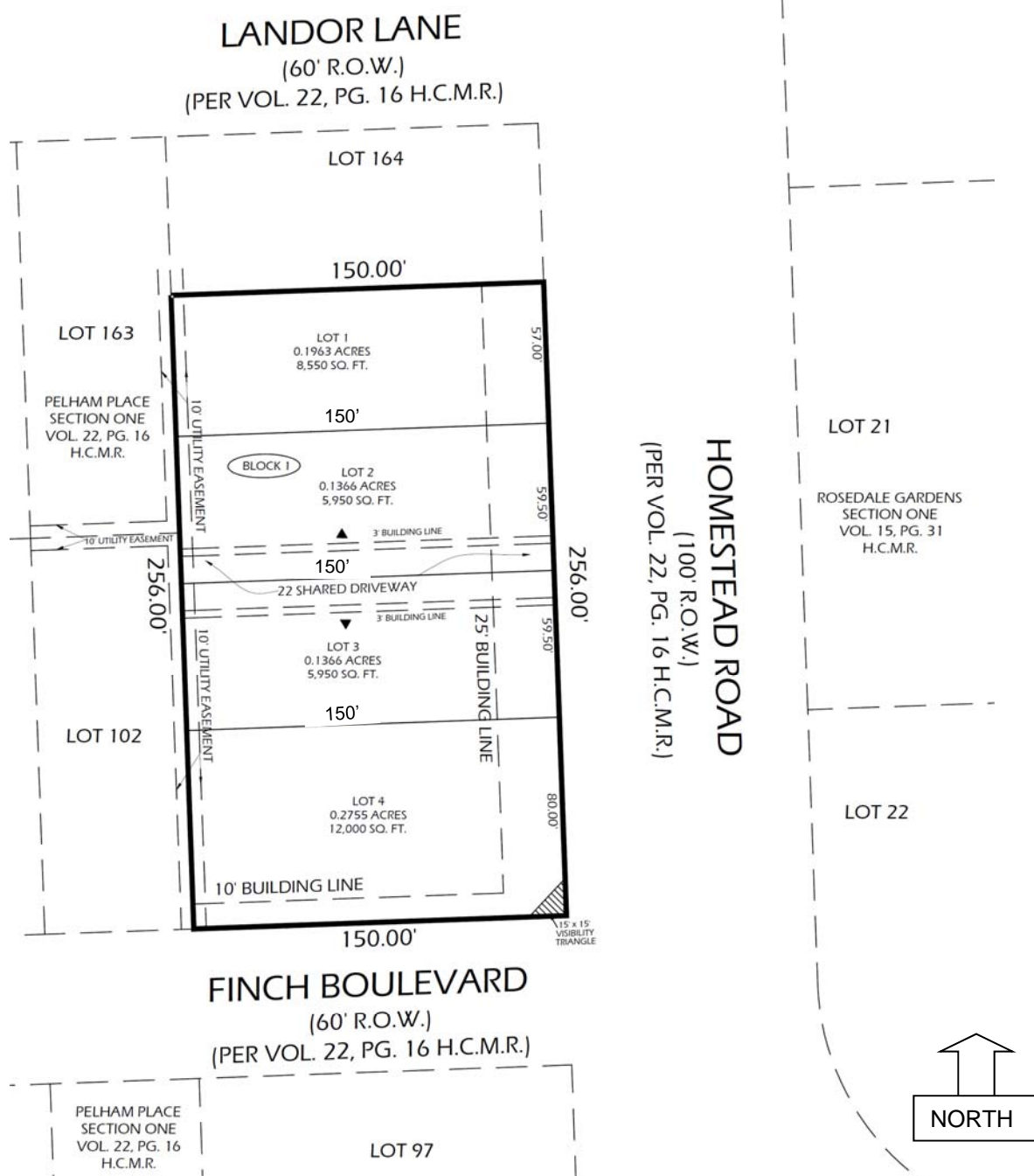
ITEM: 128

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Pelham Place Sec 1 partial replat no 1 (DEF1)

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

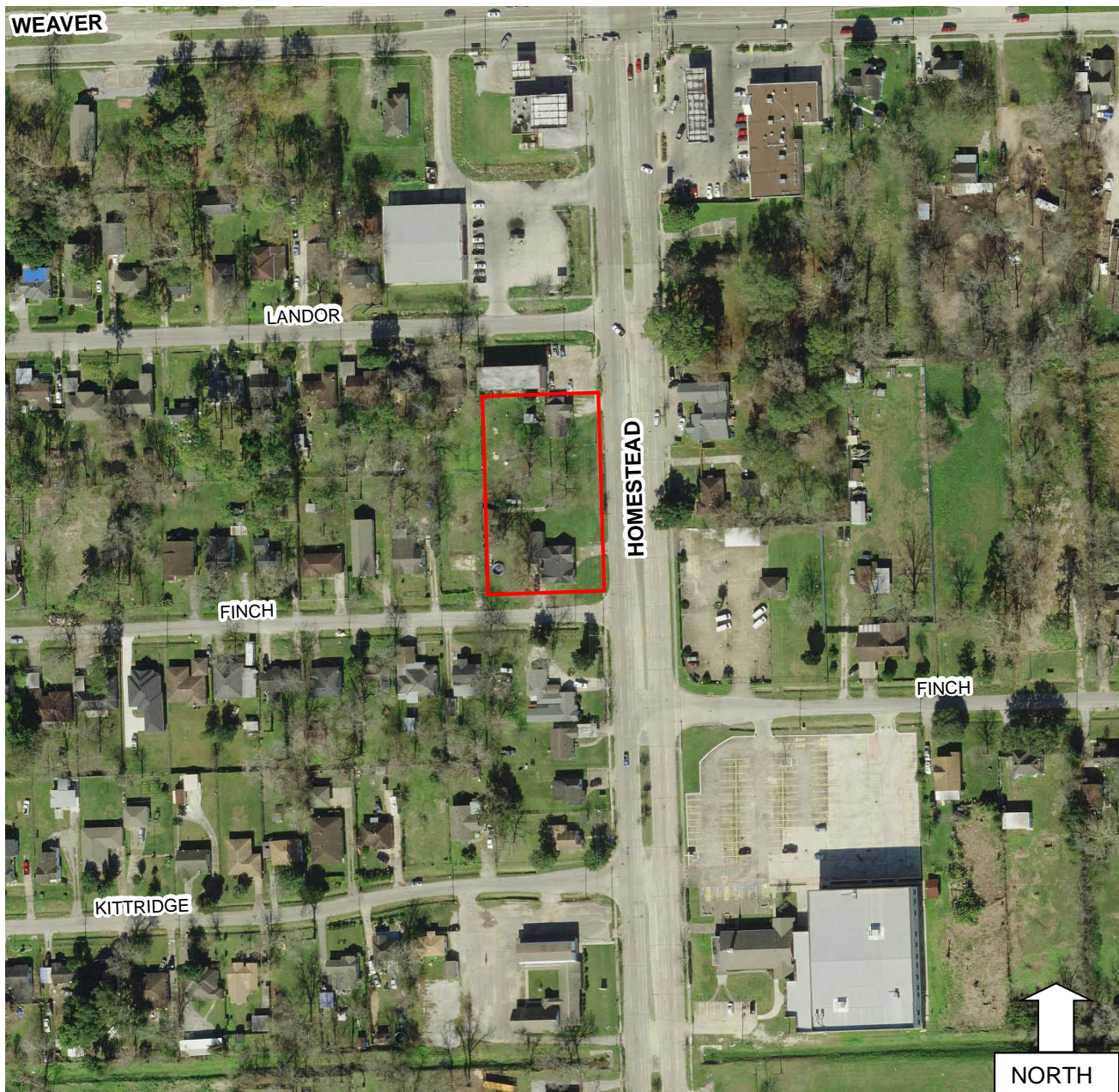
ITEM: 128

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Pelham Place Sec 1 partial replat no 1 (DEF1)

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance

Aerial

CONSULTANTS

REVISIONS

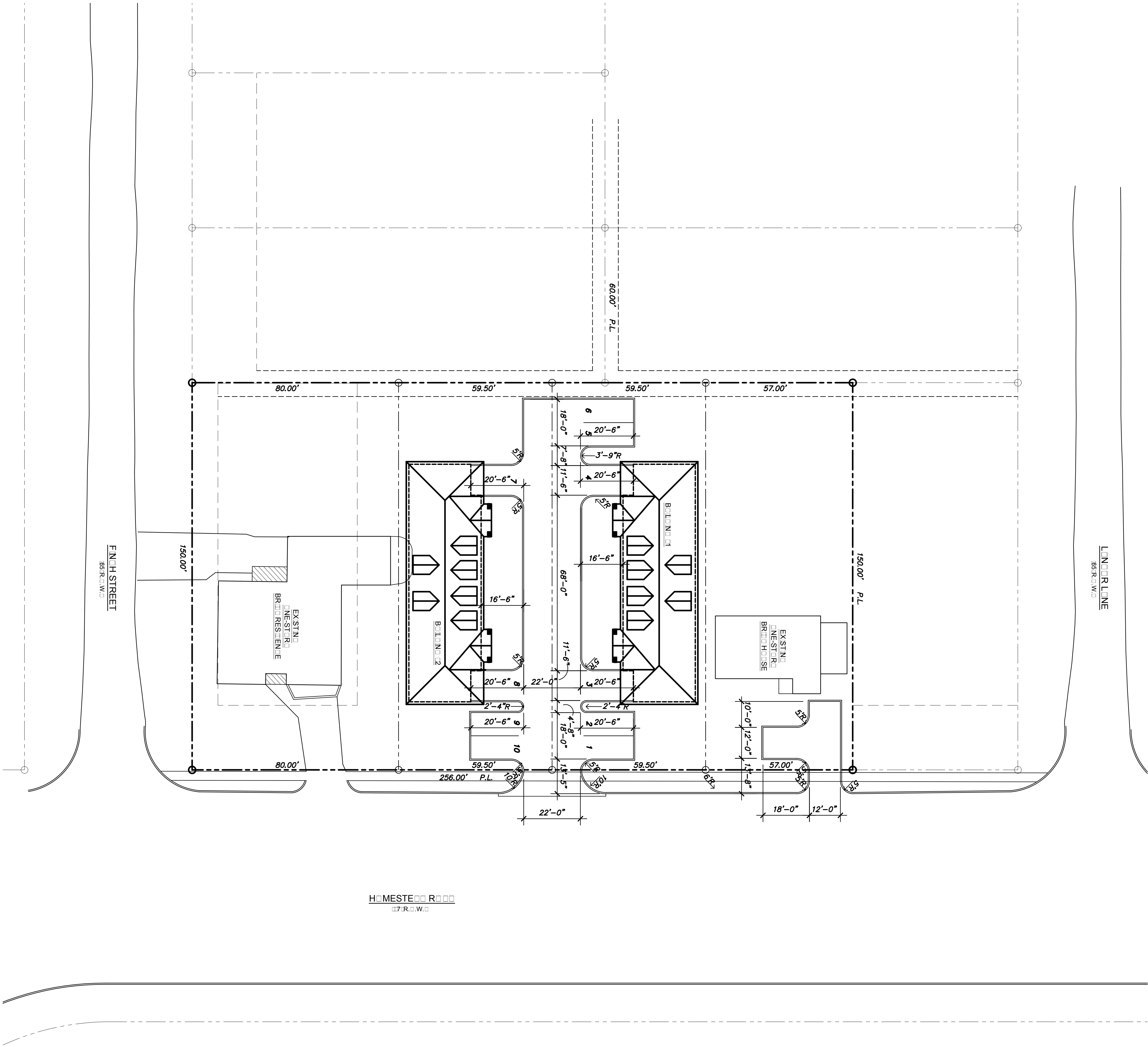
A Proposed Duplex Dwelling
for
BRADEN PLACE DUPLEXES
7104 Homestead Road
Houston, Texas 77028

APRIL 11, 2018

SITE PLAN

DRAWING NO:

A0.0



PARKING REQUIREMENTS
2 SPACES PER EACH 3-BEDROOM UNIT
2 x 4 = 8 SPACES (REQUIRED)
Total Spaces (Provided) = 10 Spaces

LEGAL DESCRIPTION
A TOPOGRAPHIC SURVEY OF LOTS 100, 101, & 102, IN BLOCK 4, OF PELHAM PLACE, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN PUBLIC RECORDS IN HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION ATTACHED.

SITE PLAN

SCALE: 1" = 20'
01



CONSULTANTS

REVISIONS

A Proposed Duplex Dwelling
for
BRADEN PLACE DUPLEXES
7104 Homestead Road
Houston, Texas 77028

MAY 3, 2018

HOMESTEAD PROFILE

DRAWING NO.

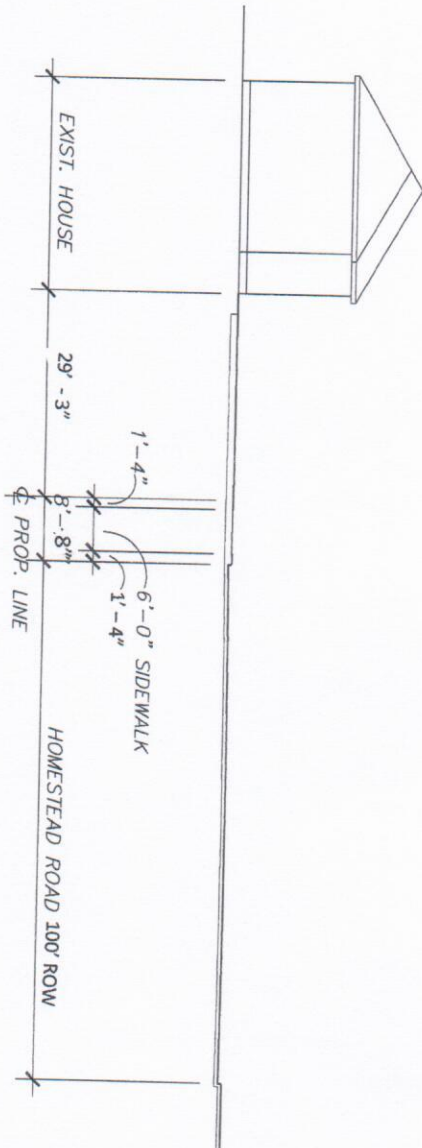
01



HOMESTEAD ROAD PROFILE

SCALE 1/8" = 1'-0"

01



SCALE

*



Application Number: 2018-0596
Plat Name: Pelham Place Sec 1 partial replat no 1
Applicant: Owens Management Systems, LLC
Date Submitted: 03/19/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

A variance is sought to allow existing residential lot less than one acre access to a major thoroughfare.

Chapter 42 Section: 188

Chapter 42 Reference:

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. (b) A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless: (1) The lot takes vehicular access to a major thoroughfare through a shared driveway that meets the requirements of subdivision B of division II of this article; or (2) The lot is greater than one acre in size and the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

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;

Pelham Place was recorded in 1946. Homestead is platted as a 100' ROW with 2 north/south lanes and median, curb and gutters. Pelham Place is platted for residential 9600 sf lots. The subdivision predates Chapter 42 requirement for one-acre residential lots along a major thoroughfare. The house on lot 165 is occupied with existing curb cut on Homestead. The distance from the back of curb to property line to the property line is 8.8". The distance from the property line to the existing house is 29.3'. The developer owns lots 99, 100, 101 & 165. They are proposing to construct a duplex on lot 100 and 101 with shared driveway. The existing structure on lot 99 encroaches lot 100. The property line will be adjusted to include all improvements on lot 99. To accommodate the duplexes, a portion of lot 165 will be added to lot 101. The duplex development complies with 42-188 (a).

(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. Per HCAD, the existing house was constructed in 1945, prior to Chapter 42 with a curb cut on Homestead. There is a special restriction in the warranty deed, HCCFN H079821, which restricts the subject lots to single family use.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter will be preserved and maintained; The distance from the back of curb to the existing house is 38.1', exceeding the 25' building line requirement along a major thoroughfare.

(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 development proposes a new 6' sidewalk along Homestead. The existing driveway is re-designed to add an L turn- around within the lot to allow vehicles to head onto Homestead. No additional curb cuts are required.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. There are no one acre lots in Pelham Place. The warranty deed restriction prohibits any other land use classification. The existing structure is occupied.



Application No: 2018-0596

Agenda Item: 128

PC Action Date: 05/10/2018

Plat Name: Pelham Place Sec 1 partial replat no 1

Applicant: Owens Management Systems, LLC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 188

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

A variance is sought to allow existing residential lot less than one acre access to a major thoroughfare.;

Basis of Recommendation:

The site is located at the northwest intersection of Finch Boulevard and Homestead Road. The reason for replat is to change lot dimensions and add a shared driveway. The applicant is also seeking a variance to allow an existing residential lot to have access, less than an acre, to a major thoroughfare. Staff is in support of this request. The subject property was recorded as a residential subdivision in 1946. The applicant is replatting four existing lots and shifting the lot lines north along Homestead Road and adding a shared driveway between lots 2 and 3. There are existing curb cuts on lot 1 and 4 on major thoroughfare Homestead Road and the said lots have access from major thoroughfare Homestead Road. Proposed lot 1 have curb cuts on Finch Blvd and Homestead Road and the owner currently utilize the driveway on Finch Road. The applicant is proposing an L turnaround on lot 1 to accommodate a turnaround on the lot and for vehicles to head on Homestead Road instead of backing on Homestead Road. The applicant proposes a new 6 feet sidewalk along Homestead and will only have three curb cuts along Homestead instead of four. A shared driveway development is allowed by the ordinance to take access from the shared driveway and the applicant is only requesting to allow an existing lot to continue to have access from the major thoroughfare, Homestead Road. Any new construction on lot 1 will require to provide a turnaround to allow access from the major thoroughfare. This proposal is in keeping with the residential character of the neighborhood and the intent of the ordinance. Review by Legal indicates that this plat will not violate restrictions filed separately. Staff's recommendation is to grant the requested variance and approve the plat per the CPC 101 forms conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The existing lots 1 and 4 already had access to the major thoroughfare with curb cuts along Homestead Road. The applicant is reducing the number of potential curb cuts and providing a L turnaround in keeping with the intent of the ordinance.

(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 was recorded as a residential subdivision in 1946. The applicant is replatting four existing lots and shifting the lot lines north along Homestead Road and adding a shared driveway between lots 2 and 3. There are existing curb cuts on lot 1 and 4 on major thoroughfare Homestead Road and the said lots have access from major thoroughfare Homestead Road. Proposed lot 1 have curb cuts on Finch Blvd and Homestead Road and the owner currently utilize the driveway on Finch Road. The applicant is proposing an L turnaround on lot 1 to accommodate a turnaround on the lot and for vehicles to head on Homestead Road instead of backing on Homestead Road. Allowing the lots to have continued access to Homestead Road will be in keeping with sound public policy.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The initial lots in question was created in 1946 with access from Homestead Road. The lots already have access from the major thoroughfare. The applicant is shifting lot lines to accommodate the proposal. The variance is not a result of a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

n/aThe applicant is proposing an L turnaround on lot 1 to accommodate a turnaround on the lot and for vehicles to head on Homestead Road instead of backing on Homestead Road. The applicant proposes a new 6 feet sidewalk along Homestead and will only have three curb cuts along Homestead instead of four. A shared driveway development is allowed by the ordinance to take access from the shared driveway and the applicant is only requesting to allow an existing lot to continue to have access from the major thoroughfare, Homestead Road. Any new construction on lot 1 will require to provide a turnaround to allow access from the major thoroughfare. This proposal is in keeping with the residential character of the neighborhood and the intent of the ordinance. The intent and general purposes of this chapter will be preserved and maintained.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The applicant is proposing an L turnaround on lot 1 to accommodate a turnaround on the lot and for vehicles to head on Homestead Road instead of backing on Homestead Road. Allowing the lots to have continued access to Homestead Road will be in keeping with sound public policy. The applicant is providing a six feet sidewalk along Homestead Road and the proposal is in keeping with the residential nature of the neighborhood.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. Two of the proposed lots already have curb cuts off of Homestead Road and the applicant is providing an L turnaround on one of the existing lots and one additional curb cuts in keeping with the ordinance that cars are not backing on to the major thoroughfare. The lot configuration predates the ordinance and the unique characteristic is there are existing curb cuts and the applicant is minimizing the potential curb cuts along the major thoroughfare.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 129
Action Date: 05/10/2018
Plat Name: Shadywood Addition partial replat no 1
Developer: OREON DESIGN GROUP
Applicant: replats.com
App No/Type: 2018-0641 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1538	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452Y	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.

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

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

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

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

For Your Information:

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

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

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.



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 129
Action Date: 05/10/2018
Plat Name: Shadywood Addition partial replat no 1
Developer: OREON DESIGN GROUP
Applicant: replats.com
App No/Type: 2018-0641 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Houston Planning Commission

ITEM: 129

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Shadywood Addition partial replat no 1

Applicant: replats.com



C – Public Hearings

Site Location

Houston Planning Commission

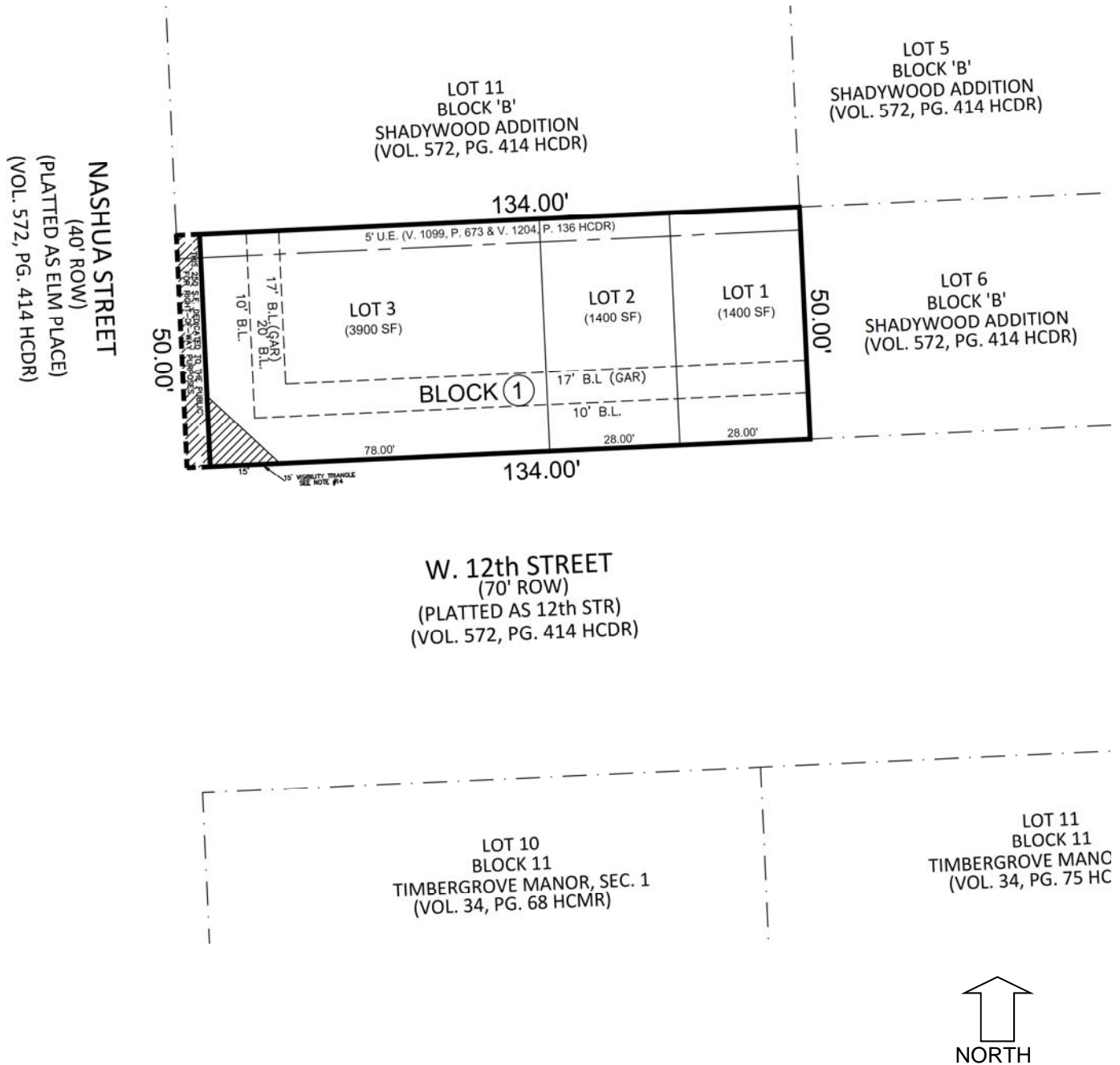
ITEM: 129

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Shadywood Addition partial replat no 1

Applicant: replats.com



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 129

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Shadywood Addition partial replat no 1

Applicant: replats.com



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 130
Action Date: 05/10/2018
Plat Name: Towne Lake Sec 39 partial replat no 1
Developer: CW SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No/Type: 2018-0687 C3N

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	41.0000	Total Reserve Acreage:	7.6000
Number of Lots:	64	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 501
County	Zip	Key Map ©	City / ETJ
Harris	77433	367W	ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

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)

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 130
Action Date: 05/10/2018
Plat Name: Towne Lake Sec 39 partial replat no 1
Developer: CW SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No/Type: 2018-0687 C3N

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

PWE Utility Analysis: Approved
Addressing: Coletto Creek Bend Drive makes 90 degree turn, need to split between lot 13 & 14.
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)
County has no objections to variances.

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

Houston Planning Commission

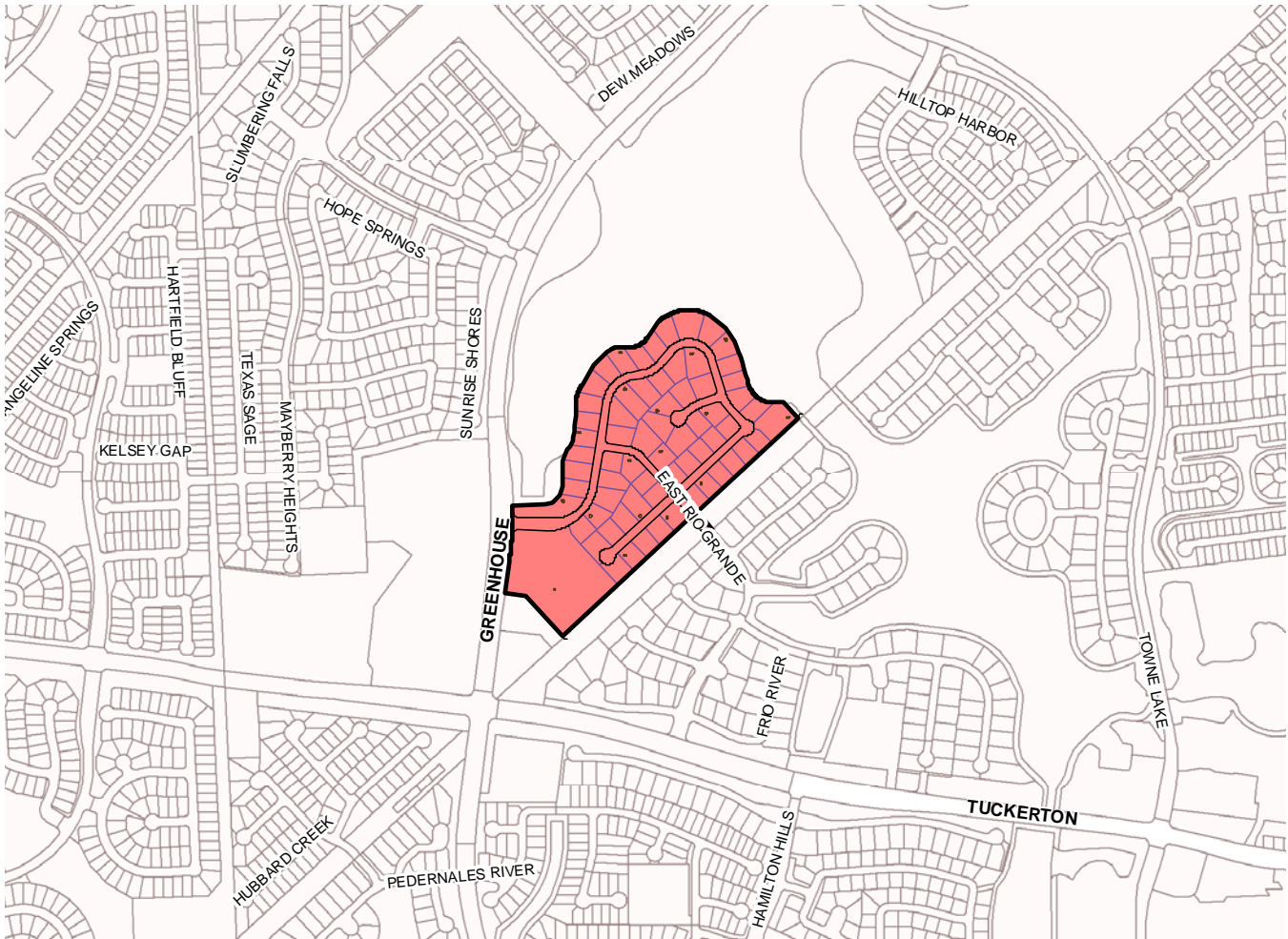
ITEM: 130

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Towne Lake Sec 39 partial replat no 1

Applicant: EHRA



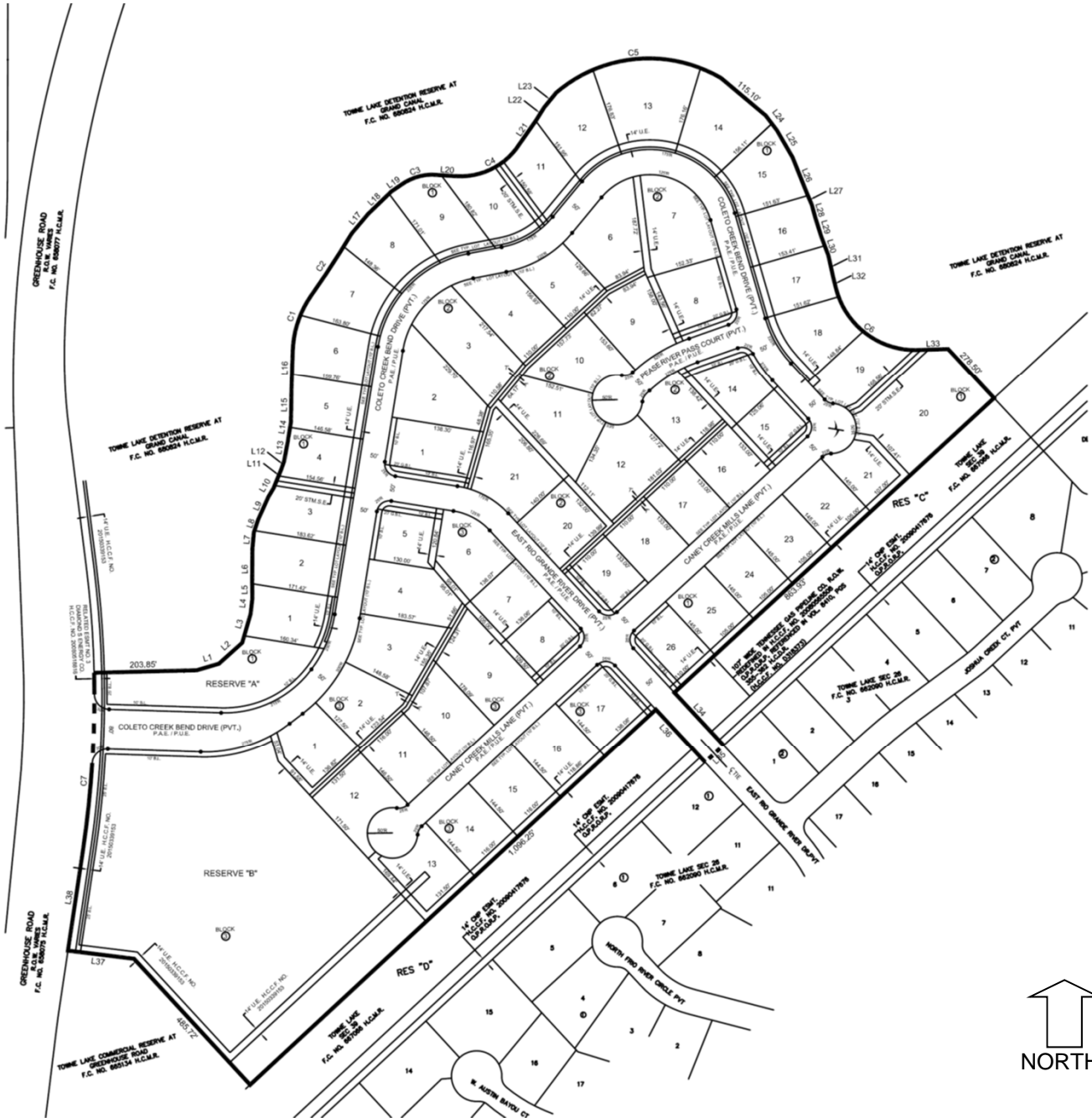
C – Public Hearings with Variance Site Location

ITEM: 130

Meeting Date: 05/10/2018

Subdivision Name: Towne Lake Sec 39 partial replat no 1

Applicant: EHRA



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 130

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Towne Lake Sec 39 partial replat no 1

Applicant: EHRA



C – Public Hearings with Variance

Aerial



Application Number: 2018-0687

Plat Name: Towne Lake Sec 39 partial replat no 1

Applicant: EHRA

Date Submitted: 04/02/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Variances to allow a landscape reserve to be replatted into single family lots and to allow single family lots to be replatted into an unrestricted reserve.

Chapter 42 Section: 42-193(c)(1)

Chapter 42 Reference:

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.

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

Towne Lake section 39 was recorded in 2015 with 76 lots and included a 3.9996 acre landscape reserve (Reserve F) which was set aside by an agreement between the developer and the mineral rights owner for a potential drill site location. As with many master planned communities, the location of drill sites throughout Towne Lake are set long in advance of actual land planning and are the result of tract location, proximity to natural resources such as bayous, and overall project size. Reserve F was located with proximity to Coletto Creek Bend Drive so that if the drill site was ever developed by the mineral rights owner, the reserve could be easily accessed. For ultimate flexibility, drill sites are platted as reserves restricted to landscape and open space. Development restrictions on future drill sites prevents construction of active recreation facilities such as gazebos and trails, thus such landscape reserves which are designated as potential drill sites remain as simple undeveloped open space. In late 2017, the mineral rights owner released their claim to several drill sites in Towne Lake under what is called "Rule 76" and condensed their need for drill sites so that Reserve F is no longer desired for use as a potential drill site. The developer thus desires to reclaim the area for single family lots and move previously platted lots away from Greenhouse Road which is a major thoroughfare. A 6.67-acre unrestricted reserve (Reserve B) is proposed on this replat adjacent to Greenhouse Road and the single family lots would then move to the former drill site reserve.

(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;

Chapter 42 rules regarding replats of certain properties does not allow single family lots to be replatted into unrestricted reserves, nor does it describe the ability to replat landscape and open space reserves into single family lots. Thus is the need for this variance request. The drill site location and size was determined many years ago to protect the mineral rights owner and the developer platted Reserve F in Section 39 as a landscape and open space reserve to comply with the need for the drill site. Abandonment of the drill site by the mineral rights owner was not orchestrated by the developer. The developer is responding to the abandonment of the drill site as an opportunity to improve the land plan by moving single-family lots away from a major thoroughfare and placing appropriate neighborhood commercial uses within an unrestricted reserve.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Towne Lake is a master planned community with numerous recreation opportunities, including of course the vast system of interconnected lakes. Many neighborhood recreation centers and parks are located throughout the Towne Lake community. Reserve F, as previously platted, was never intended as a park space and would have remained an undeveloped tract within the community. Release of the tract as a potential drill site allows the developer to move 18 single-family lots which were previously platted on Colorado Canyon Court and Lampasas River Lane away from Greenhouse Road. There will now be 17 lots within Block 3, some taking access from Coletto Creek Bend Drive and others off of the extension of Caney Creek Mills Lane. The standard lot size in section 39 is increasing from a 100' width to a 110' width but the street pattern remains unchanged except for a minor centerline radius modification at the intersection of Coletto Creek Bend Drive and Greenhouse Road. All interior Type 1 private streets remain unchanged except for the extension of the aforementioned Caney Creek Mills Lane.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Public health, safety and welfare are not negatively impacted by granting this variance since single-family lots are being relocated farther away from a major thoroughfare and ample public open space is present throughout the Towne Lake Community.

(5) Economic hardship is not the sole justification of the variance.

Justification for this variance is the fact that moving single-family lots away from Greenhouse Road onto the previously platted landscape reserve (also designated as a drill site) creates a better neighborhood while simultaneously putting a more appropriate land use within an unrestricted reserve along a major thoroughfare.



Application No: 2018-0687

Agenda Item: 130

PC Action Date: 05/10/2018

Plat Name: Towne Lake Sec 39 partial replat no 1

Applicant: EHRA

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-193(c)(1)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Variances to allow a landscape reserve to be replatted into single family lots and to allow single family lots to be replatted into an unrestricted reserve.;

Basis of Recommendation:

The site is located within Houston's ETJ in Harris County, east of Greenhouse Road and north of Tuckerton Road.

The purpose of the replat is to create 64 single family residential lots, 2 restricted reserves and reconfigure streets, building lines and easements.

The applicant is requesting a variance for the replatting of landscape reserves into to single family residential lots. Staff is in support of the request. Town Lake Sec 39 was recorded in 2015 with 76 lots and several reserves. Reserve F as shown in green was intended to house a drill site but it was recently determined it was not needed in this location. Reserve F is now being replatted to be residential lots and those shown within the red area is a now intended to be a reserve. The granting of this variance will not be injurious to the public safety or welfare as all lots will now be moved away from the major thoroughfare. No lots within this section have been sold therefore the developer can redesign and configure the subdivision.

Review by legal department indicates that this plat does violate restrictions filed separately.

Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Madame Chair if it pleases the Commission, you may open the public hearing for this item at this time.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The imposition of the standards of this chapter would create an undue hardship by depriving the applicant unreasonable use of the land because they are not allowed to replat landscape reserves into lots without a variance though there are no landscape requirements for the proposal of lots that meet the lots size requirements.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of this variance are not the result of a hardship imposed by the applicant but as a result of changes proposed to this section will allow for a better development.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter will be preserved and maintained as less lots are being proposed and the original plans for this section changed thus allowing for a better design proposal.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to public health, safety or welfare as less lots are being proposed and this proposed plat will move all lots away from the MTF Greenhouse.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance as the property within the section is owned by the developer and is proposing less lots than the original plat recorded.



Agenda Item: 131

Action Date: 05/10/2018

Plat Name: Tulane West partial replat no 1

Developer: Sullivan Brotthers Builders LTD

Applicant: TKE Development Services, Ltd.

App No/Type: 2018-0645 C3N

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	0.8564	Total Reserve Acreage:	0.0000
Number of Lots:	11	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492D	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.

1. Revise lot Size and Coverage Table Lot 11.

2. Dimension the width of the alley.

NOTE: Additional parking will need to be provided for the proposed garage apartment.

For Your Information:

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

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

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

City Engineer: DETENTION IS REQUIRED

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

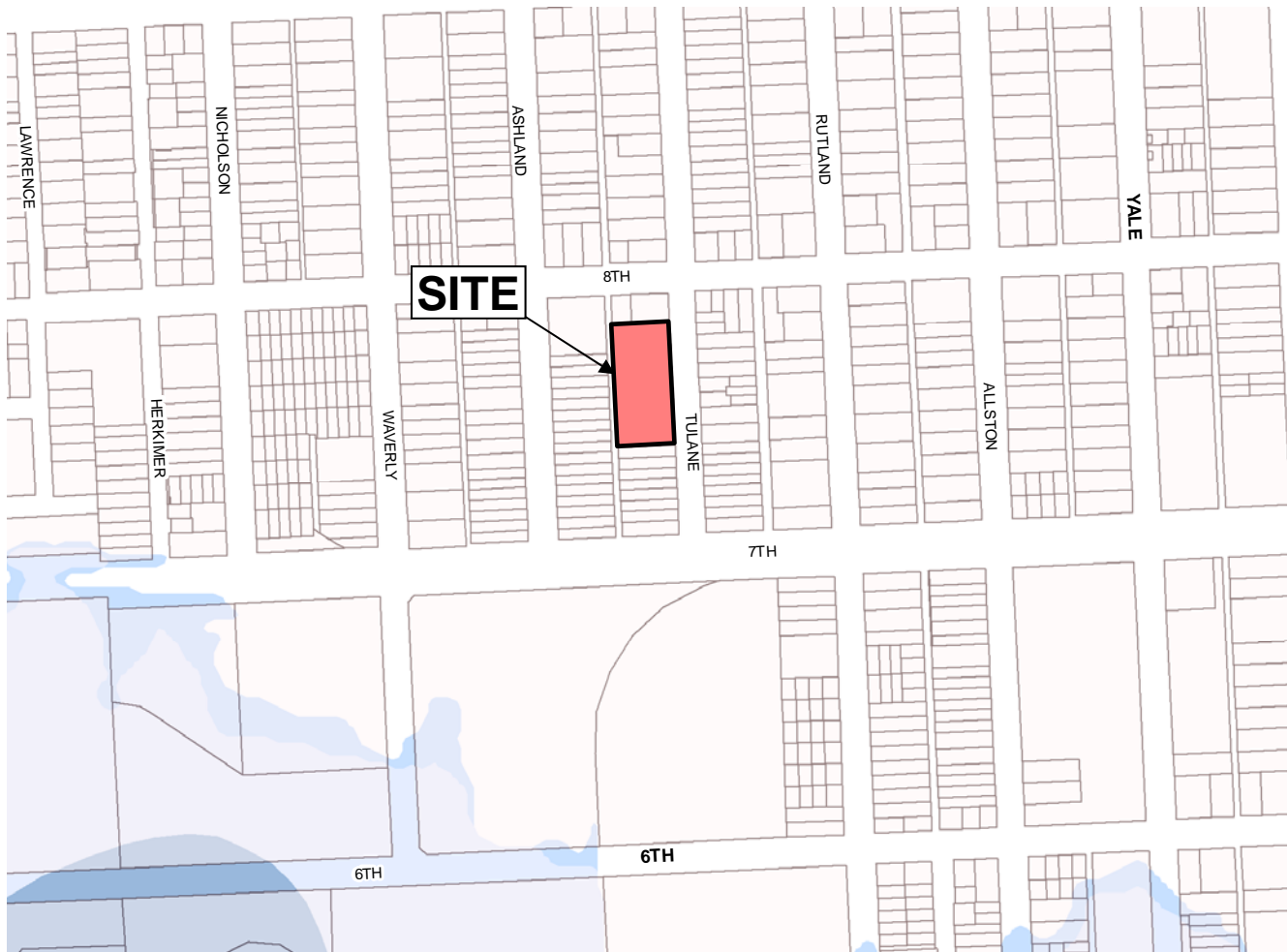
ITEM: 131

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Tulane West partial replat no 1

Applicant: TKE Development Services, Ltd.



C – Public Hearings

Site Location

Houston Planning Commission ITEM: 131

Planning and Development Department

Subdivision Name: Tulane West partial replat no 1

WEST 8TH STREET
Vol 1, Page 114 HCMR
(70' R.O.W.)



Subdivision

Houston Planning Commission

ITEM: 131

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Tulane West partial replat no 1

Applicant: TKE Development Services, Ltd.



C – Public Hearings

Aerial



Agenda Item: 132
Action Date: 05/10/2018
Plat Name: Willow Creek Estates Sec 1 replat partial replat no 2
Developer: Bucks Inc
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2018-0827 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

For Your Information:

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

Parks and Recreation:

Metro: If any METRO facilities are required to be removed for construction, two weeks prior to project site mobilization coordination with METRO is required for removal of existing bus stop Bus Stop ID 6276 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 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 132
Action Date: 05/10/2018
Plat Name: Willow Creek Estates Sec 1 replat partial replat no 2
Developer: Bucks Inc
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2018-0827 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

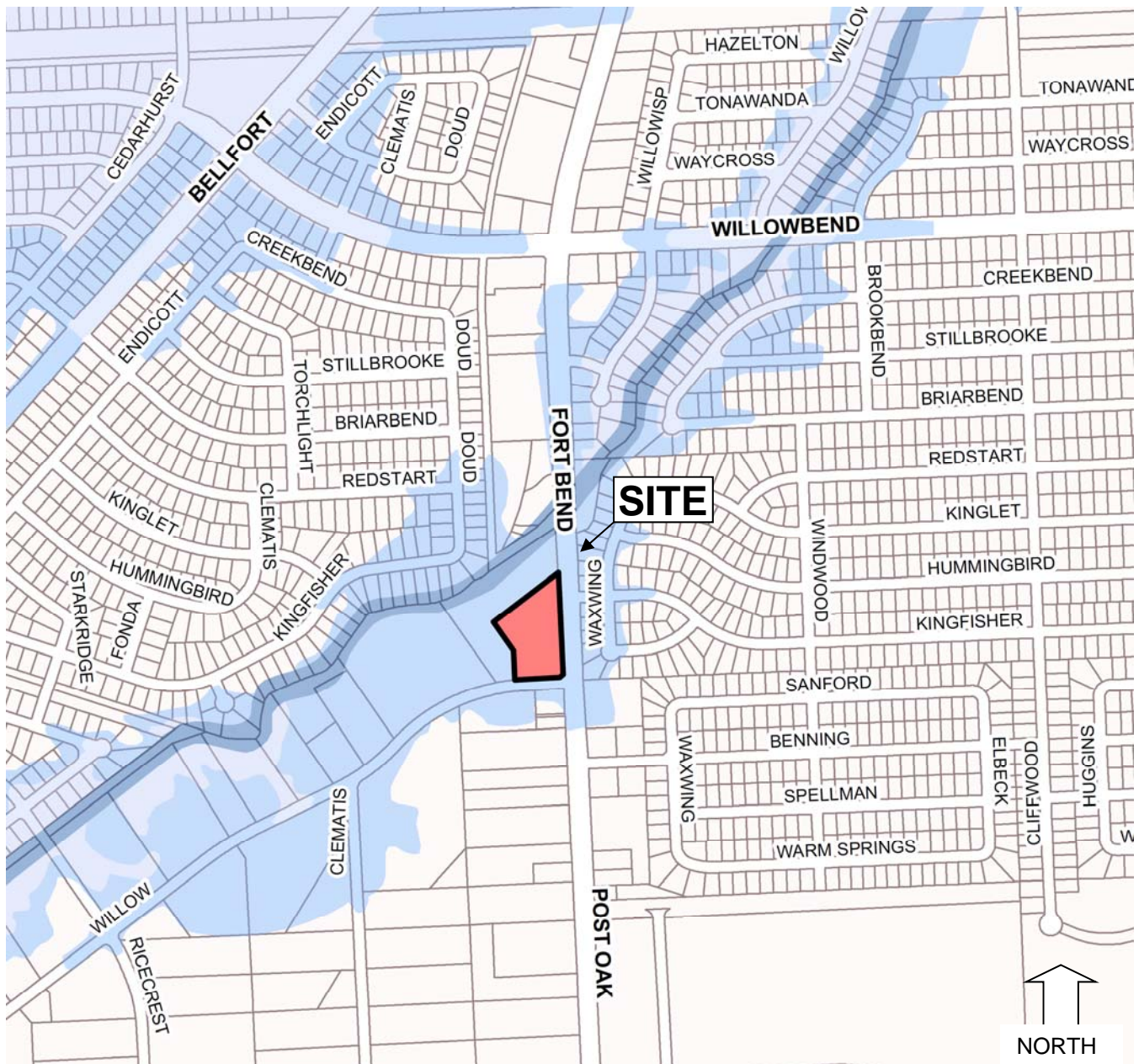
Houston Planning Commission **ITEM: 132**

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Willow Creek Estates Sec 1 replat partial replat no 2

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings

Site Location

Houston Planning Commission

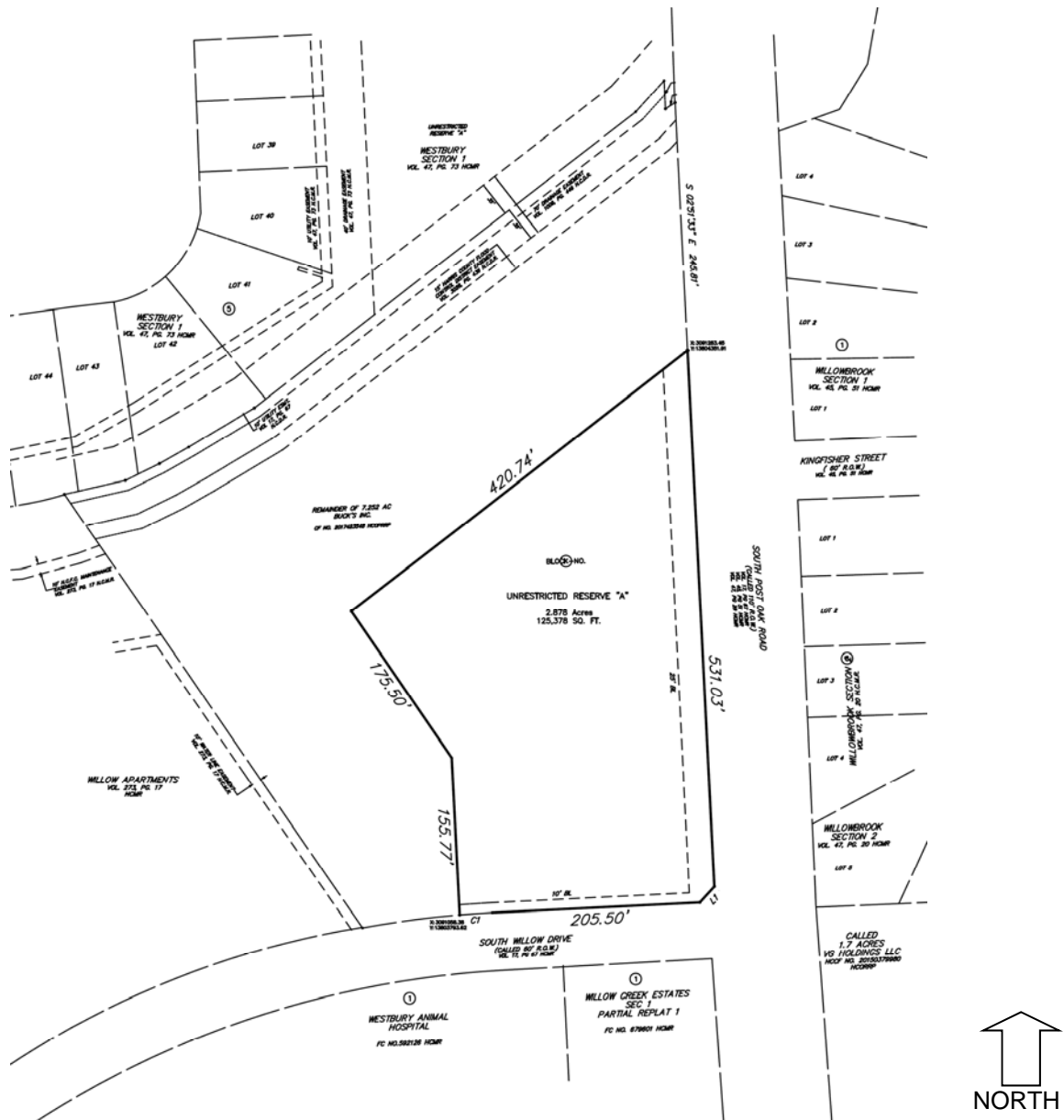
ITEM: 132

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Willow Creek Estates Sec 1 replat partial replat no 2

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings

Subdivision

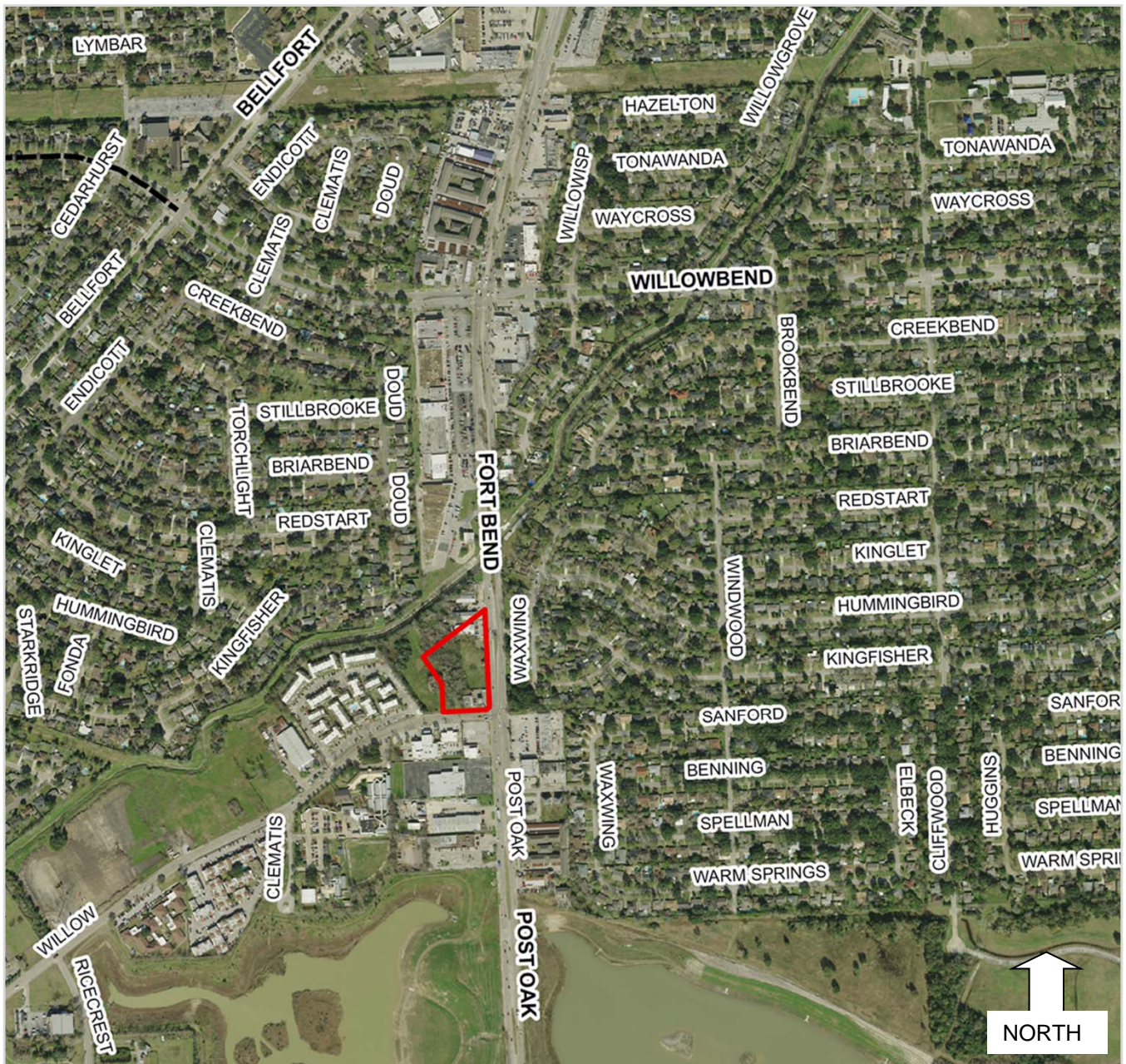
Houston Planning Commission **ITEM: 132**

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Willow Creek Estates Sec 1 replat partial replat no 2

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 133
Action Date: 05/10/2018
Plat Name: Bridgeland Parkland Village Sec 33
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No/Type: 2018-0917 C3P

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	36.0000	Total Reserve Acreage:	3.6000
Number of Lots:	117	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	366W	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)

Include the segment of Tuckerton Road between Canyon Park View Drive and Mason Road within the plat boundary at final.

Record Bridgeland Mason Road Street Dedication Sec 4 (2017-1072) 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 133
Action Date: 05/10/2018
Plat Name: Bridgeland Parkland Village Sec 33
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No/Type: 2018-0917 C3P

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Addressing: Are Rock Garden Trail, Juniper Riverside Trail, and Goodnight Peak Place an extension of the same street? If so, they should be named the same.

Harris County Flood Control District: Flood Control review - This plat requires a HCFCD Plat Release letter before it can be recorded.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

UVE should be checked at Canyon Park View Dr and Tuckerton Road.

WB left turn lane will be required on Tuckerton Rd at Canyon Park View Dr.

Coordinate with HCFCD to determine if additional drainage easements are required

Bridgeland Mason Road street dedication sec 4 will need to be recorded prior to or simultaneously with this plat

Include Tuckerton Road within plat boundary with an extension to Mason road for final plat submittal.

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

Houston Planning Commission

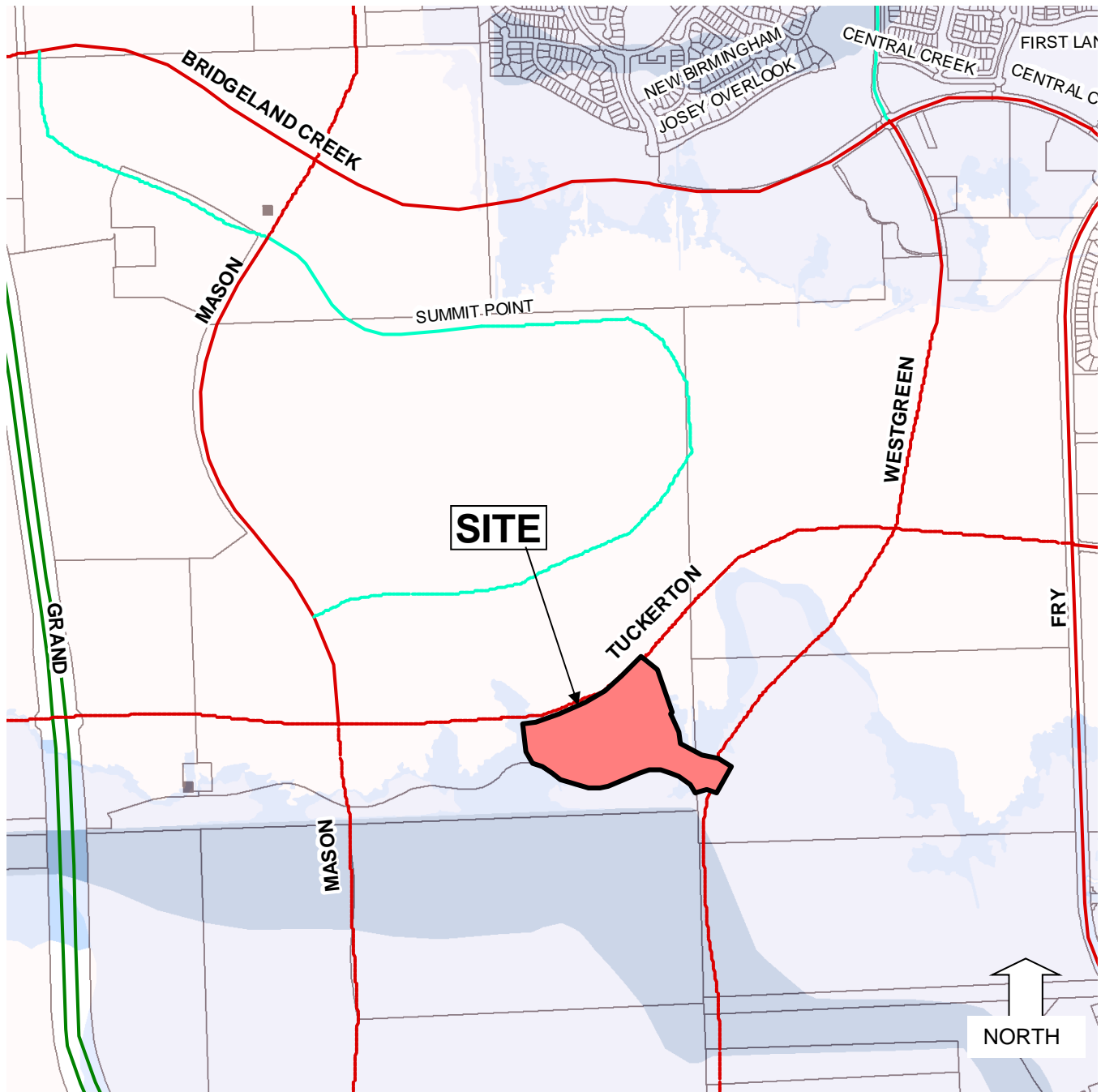
ITEM: 133

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Bridgeland Parkland Village Sec 33

Applicant: LJA Engineering Inc – (Woodlands Office)



D – Variances

Site Location

Houston Planning Commission

ITEM: 133

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Bridgeland Parkland Village Sec 33

Applicant: LJA Engineering Inc – (Woodlands Office)



D – Variances

Subdivision

Houston Planning Commission

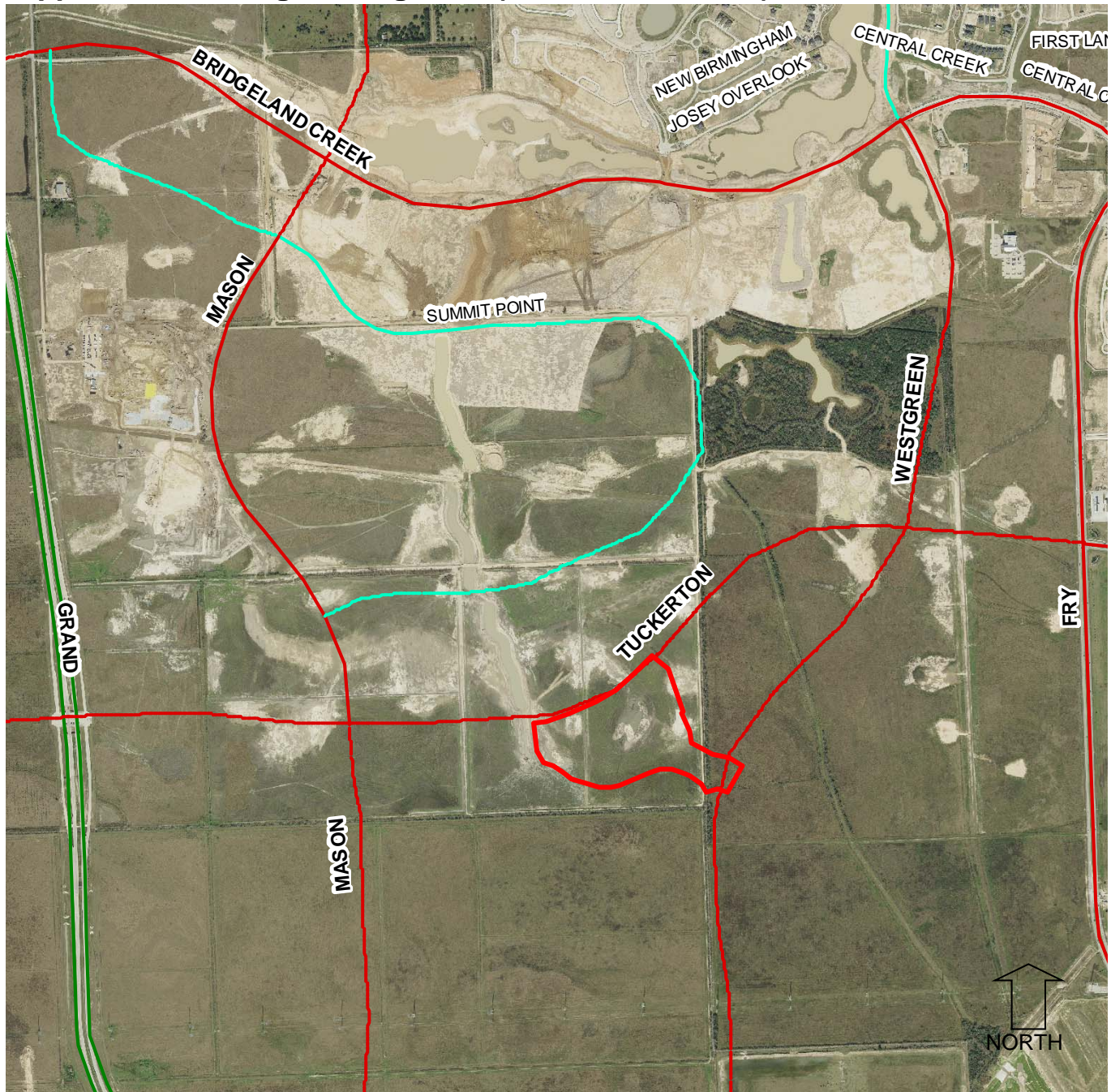
ITEM: 133

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Bridgeland Parkland Village Sec 33

Applicant: LJA Engineering Inc – (Woodlands Office)



D – Variances

Aerial





Application Number: 2018-0917

Plat Name: Bridgeland Parkland Village Sec 33

Applicant: LJA Engineering, Inc - (Woodlands Office)

Date Submitted: 04/30/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To exceed 2,600' intersection spacing along Tuckerton Road from Mason Road to Summer Camp Drive.

Chapter 42 Section: 127(a)

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;

Strict adherence of the 2,600' street intersection requirements would require two north south connections along the Langham Creek Corridor. The neighborhood cells in this system are based on principles that discourage through traffic within the neighborhood, promote identity and security with single point entries into the neighborhood, and link to an extensive pedestrian trail system. The pedestrian system in Parkland starts with 5' wide sidewalks along the neighborhood streets that connect to a series of 8', 10' & 12' local and regional trails forming loops that connect each neighborhood to the major destinations in the village. These trails are incorporated into the fabric of each neighborhood. Along Langham Creek Corridor at the south of the village the plan incorporates an east/west pedestrian corridor that connects to the Langham Creek Corridor, and the north-south pedestrian corridor linking it to the central part of Parkland Village. This corridor is designed to have minimal street crossings for pedestrian safety. Bridgeland has worked with Harris County on the placement of controlled, and uncontrolled crossing for the trail system, and incorporated a traffic signal at the school complex for the pedestrian crossing. Most crossings are at traffic signals or multiway stop conditions, as well as several grade separated pedestrian underpasses. Imbedded into the plan is a Parks system with a hierarchy of parks that range from passive lakeside parks, neighborhood parks for children's activities, to Village Parks that cater to all activities for various age groups. Parks are placed so that no home is more than a 5 minute walk from a park.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Within Parkland Village, the hierarchical road system with its associated control of access points, land uses and densities, especially along major thoroughfares, major collectors and collectors, typically results in a larger spacing of roadways than would be required in areas not having these controls. The spacing of block lengths within Bridgeland are often in excess of 2,600 feet, in areas with drainage and floodplain conditions. The application of these principles results in neighborhoods that have greater security and identity because they do not promote thru traffic. The crossing of Langham Creek Corridor, a distance of between 630'-920', would have to be coordinated with Harris County Flood Control who owns the land. It would impose unusual hardship on this development.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of Section 42 ordinance are preserved. The hierarchical road system within Bridgeland minimizes road connections to Major Thoroughfares (Tuckerton Road) allowing only secondary collector roads (Canyon Park View Dr. & Brazos Bend Park Dr.) to intersect Major Thoroughfares. The General Plan for Parkland is consistent with this goal.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The distance along Tuckerton Road from Mason Road to the Summer Camp Drive is approximately 4,150 feet. The distance along the Langham Creek Corridor from Mason Road to Westgreen Road is approximately 3,800 feet. The neighborhoods in Section 33 of Parkland have a density that average of 3.2 Du./Ac. This results in less traffic demand in this zone. The Planning Commission has allowed equivalent variances within the Bridgeland community.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification for the variance, the structure of the village is for the neighborhoods to connect to the central loop collector, provide security and identity by minimizing through traffic, and promote alternate pedestrian routes for healthy living. The plan is consistent with the hierarchical street system being employed in Parkland Village.



Application No: 2018-0917

Agenda Item: 133

PC Action Date: 05/10/2018

Plat Name: Bridgeland Parkland Village Sec 33

Applicant: LJA Engineering, Inc - (Woodlands Office)

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 127(a)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To exceed 2,600' intersection spacing along Tuckerton Road from Mason Road to Summer Camp Drive.;

Basis of Recommendation:

The site is located within the ETJ, within Harris County, along the proposed thoroughfare Tuckerton Road west of Fry and east of the Grand Parkway.

The applicant proposes 117 lot single-family lot subdivision and is requesting a variance to exceed the 2600' intersection spacing requirement by not creating a street stubbing into the southern plat boundary.

Staff is in support of this request.

The site is located along Tuckerton Road and abuts the Langham Creek drainage corridor, 700' wide drainage channel. Chapter 42 section 130 allows for an exemption to the requirement to cross "major creeks and bayous" that are over 300' wide provided that they are within a recorded drainage easement. In this case, the channel overlaps a 50' wide drainage easement which is not wide enough to qualify for the exemption. Granting the requested variance to not cross Langham Creek is consistent with the general purpose and intent of chapter 42 as the channel represents barrier similar to those stipulated in the intersection spacing exemption section.

In addition, the site is within a grid system formed by proposed by proposed major thoroughfares and local streets. When these rights of way are developed, traffic will be able to circulate around the site and cross Lanngham Creek south of the subject site. Granting the request to exceed intersection spacing is an example of sound public policy as adequate traffic circulation will be provided on nearby streets.

Harris County has expressed no objection.

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 within a grid system formed by proposed by proposed major thoroughfares and local streets. When these rights of way are developed, traffic will be able to circulate around the site and cross Lanngham Creek south of the subject site. Granting the request to exceed intersection spacing is an example of sound public policy as adequate traffic circulation will be provided on nearby streets.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The barrier posed by the 700' wide Langham Creek channel is the justification for granting this variance. This is not a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The site is located along Tuckerton Road and abuts the Langham Creek drainage corridor, 700' wide drainage channel. Chapter 42 section 130 allows for an exemption to the requirement to cross "major creeks and bayous" that are over 300' wide provided that they are within a recorded drainage easement. In this case, the channel overlaps a 50' wide drainage easement which is not wide enough to qualify for the exemption. Granting the requested variance to not cross Langham Creek is consistent with the general purpose and intent of chapter 42 as the channel represents barrier similar to those stipulated in the intersection spacing exemption section.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Adequate traffic circulation will be provided by a grid of proposed thoroughfares and local streets: Tuckerton, Mason, Westgreen and Mirabella. This circulation system will enhance public health, safety, and welfare by providing adequate traffic dispersion and connectivity.

(5) Economic hardship is not the sole justification of the variance.

The barrier posed by the 700' wide Langham Creek channel is the justification for granting this variance. This is not an economic hardship.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 134
Action Date: 05/10/2018
Plat Name: Fulton Lofts
Developer: Mark-Dana Corporation
Applicant: Total Surveyors, Inc.
App No/Type: 2018-0797 C2R

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	1.4597	Total Reserve Acreage:	1.4597
Number of Lots:	0	Number of Multifamily Units:	80
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453U	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)

Applicant will reduce the curb cut with at the driveway closest to Fulton and at the dumpster. See d site plan in Plat Tracker for details.

For Your Information:

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

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

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - 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: 134

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Fulton Lofts (DEF1)

Applicant: Total Surveyors, Inc.



D – Variances

Site Location

Houston Planning Commission

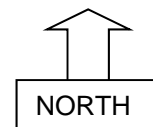
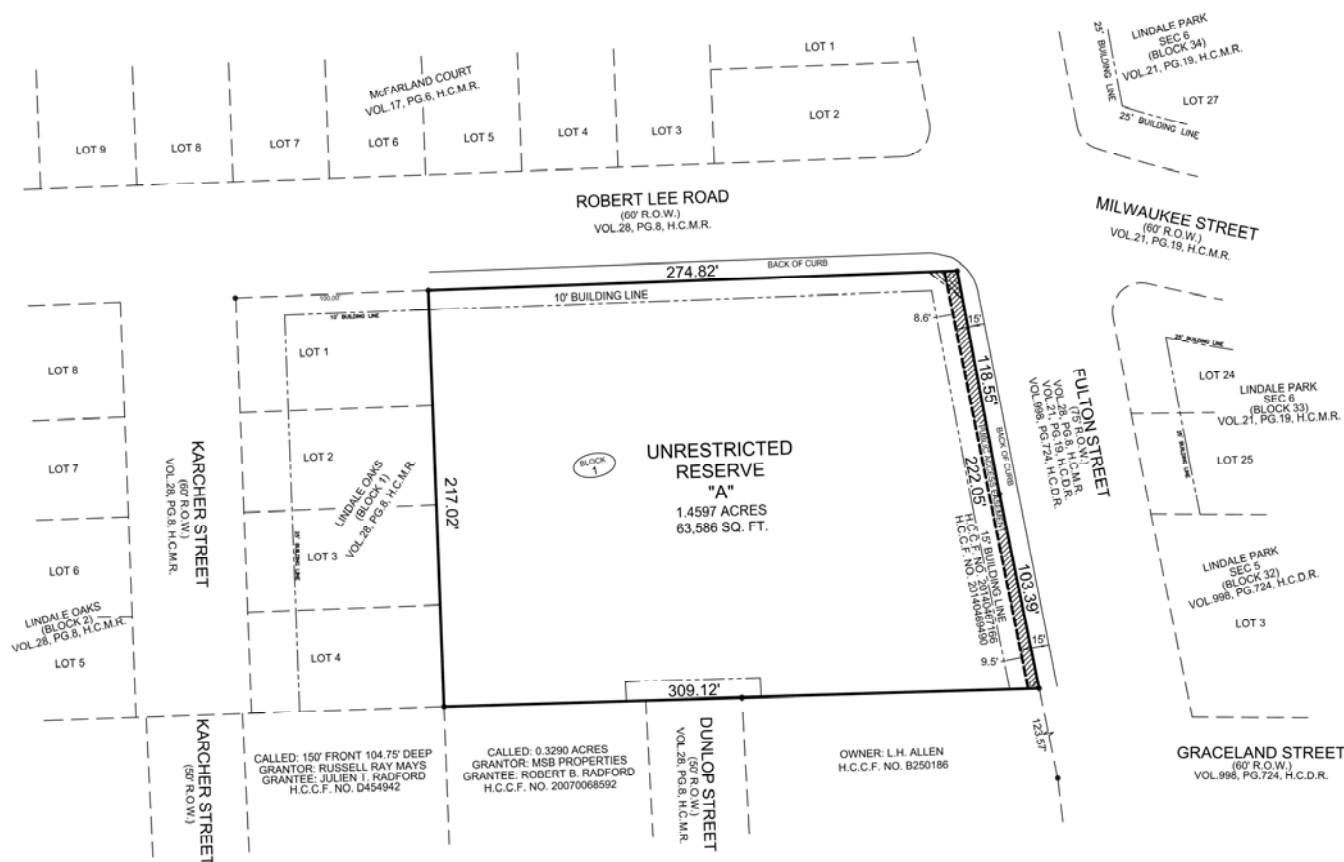
ITEM: 134

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Fulton Lofts (DEF1)

Applicant: Total Surveyors, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 134

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Fulton Lofts (DEF1)

Applicant: Total Surveyors, Inc.



D – Variances

Aerial

GENERAL NOTES:

1. "A/C" indicates an ADA/FAS fully accessible apartment (4 units required).
2. "S/H" indicates a Right of Way (ROW) easement or visual and audible devices per ADA requirements. 75 units required.
3. Coordinate locations of transformers, electrical meters, 4 panels, water meters, gas meters, cable TV, 4 telephone and TTY charging.
4. Address numbers at least 8" High must be visible from the street or Fire Dept. access lanes.
5. Exterior downspouts, 4 exhaust vents etc. for roof and all shall be painted to match adjacent surface.
6. Exterior electrical panels, switches, gutters, conduit, etc. shall be painted to match the building.
7. Project Entry vehicle gates to have 95 foot box for emergency vehicle access.
8. Aerialy Entry doors to have 95 foot box.
9. Curb in parking and driveway are even face of curb.

CIVIL NOTES:

1. Civil Engineer to provide electronic drawing file for dimensional control.
2. Refer to Civil sheets for dimension locations, slopes and elevations of all buildings, sidewalks, ramps, driveway, parking spaces, and curbs.
3. Manual Accessible Route typical throughout as required by ADA and the Texas Accessibility Standards. Handicapped Parking stalls and access aisles to have minimum 150' slope. Provide flush transition from parking to sidewalk to entry porch stairs. Minimum 150' slope in direction of travel along accessible route (max. 150' cross-slope). Minimum 150' slope along 60' of entry doors. Provide accessible level change at threshold. Provide asphalt crosswalks at driveway as shown.
4. Public sidewalk crosswalks at driveway to have minimum cross slope of 1:48 (see Civil Note 5).
5. Provide detectable warnings on public curb ramps (full width of ramp, 24" in direction of travel) see Section 105 or 1025.

MEP NOTES:

1. Locations of all appliances and fixtures to be governed by Architectural drawings.
2. Provide underground electrical 4 telephone conduits 4 supplies to all vehicular gates shown on plan.
3. MEP drawings to show location of transformers, electrical meters 4 panels, water meters, gas meters, cable TV, 4 telephone. Electrical meters and condensers shown on Architectural Site Plan are for design purpose only and are subject to coordination with MEP Engineer.

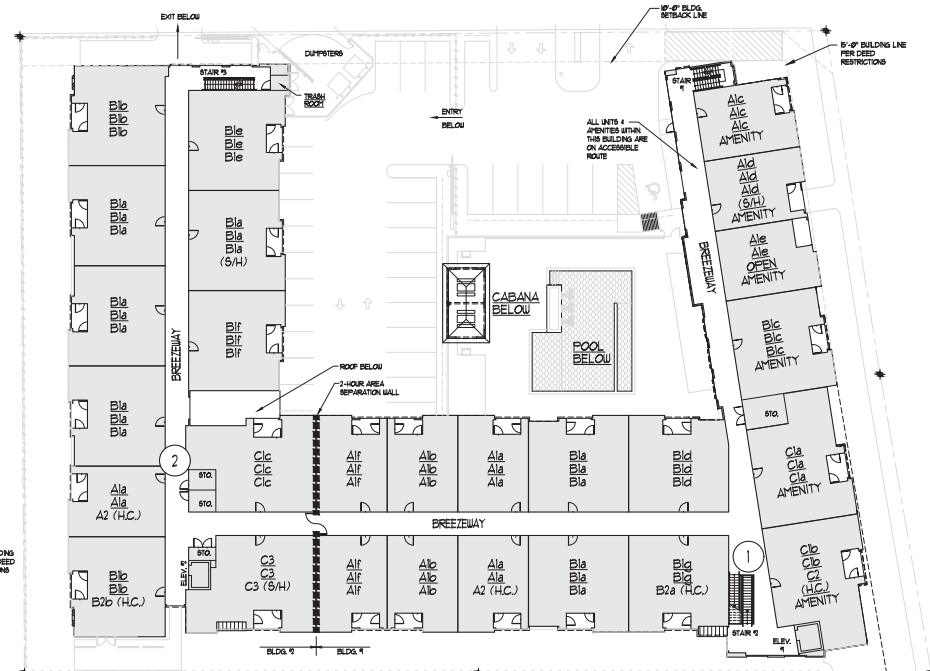
NOTES TO SHEET A1.1 (shown with round targets)

1. Landscaping.
2. 4'-0" IL concrete sidewalk.
3. 5'-0" IL concrete sidewalk.
4. 6'-0" IL concrete sidewalk (w/ 7'-0" car overhang shown dashed).
5. 6'-0" IL metal painted picket perimeter fence per S442 with Gate per S442. 3'-0" side gate typ. 4'-0" side gate at Loading Bay.
6. 7'-0" High limited access wood fence 16' double doors. 246 treated cap. 246 treated posts set in concrete, 240 treated not board at base. (See S442)
7. Gas telephone at wall to operate entry gate.
8. Project signage (See S442)
9. Electric meter panel.
10. Computer enclosure per S442
11. 6'-0" L, 12' slope handicap access curb-ramp, 150' max. side slope.
12. Handicap access crosswalk, 150' max. slope, 150' max. side slope.
13. Handicap accessible parking space 8'-0" IL, with 5'-0" IL side aisle, 7'-0" IL space at VEH. Accessible ramp provide signage or pole at head of ramp per TAA, details.
14. Horizontal sliding painted metal picket limited access Entry Only gate, 7'-0" side (8'-0" opening) x 6'-0" High, activated by exit phone 4 remote controls. Provide floor lock box.
15. Horizontal sliding painted metal picket limited access Entry Only gate, 7'-0" side (8'-0" opening) x 6'-0" High, activated by exit phone 4 remote controls. Provide floor lock box.
16. 2'-0" car overhang.
17. ACCU lighted.
18. Electrical Equipment, See MEP.
19. 4'-0" IL metal painted picket pool fence w/ four 3'-0" side gates as shown on plan, per S442.
20. Visibility Triangle.
21. New curb cut per COH standards.
22. Wall mounted handicap sign per TAA, section 306.6 guidelines.
23. "Kagane Ridge Design" Sign 2' x 11' (slope for 1:1 slope for 1:1 slope (16' req'd). Ramps to be bolted to concrete.
24. 6'-0" x 8'-0" x 4" thick (treated) side for bike.
25. 5'-0" x 8'-0" x 4" thick (treated) side for bike.

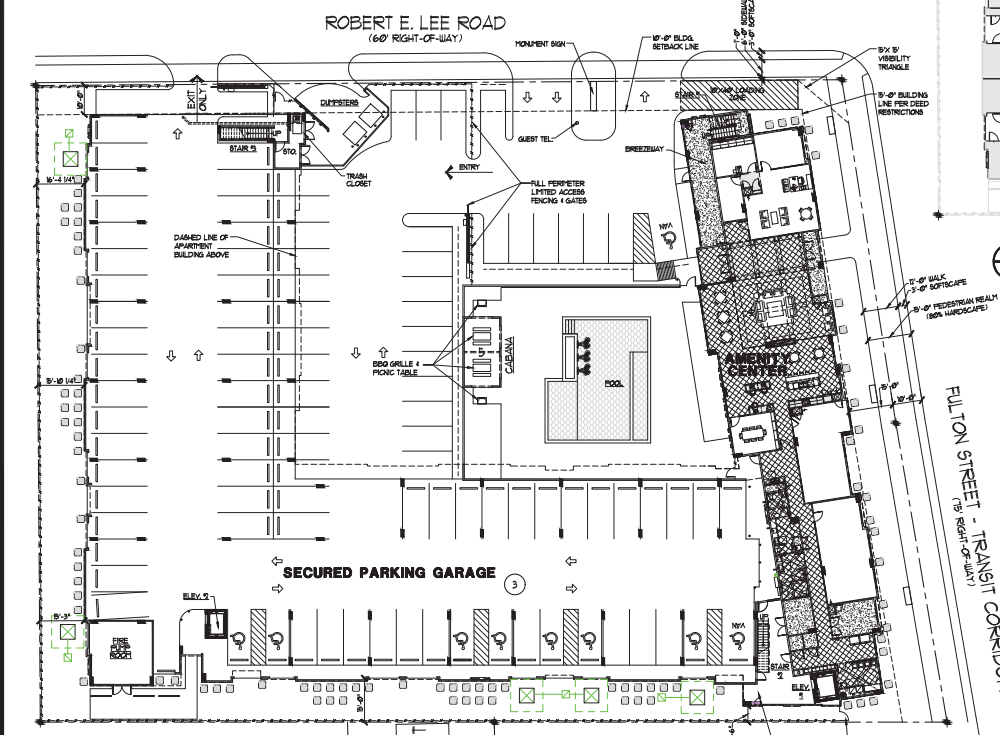
SIGHT AND HEARING ADAPTABLE UNITS:

(SEE GENERAL NOTE 9)

1. Visual smoke alarm. A hardwired smoke alarm system consisting of interconnected signaling devices with an audible and visual alarm signal in each sleeping room and an audible and visual alarm signal outside of the sleeping room. Location of other audible alarm comply with Texas Property Code (see Section 341). If a door separates an interior living space (not including bathroom) from the visual signal source, an additional visual signal device serves that area. Multiple visual signal ranges do not overlap. Local or state code requirements are observed regarding visual alarm height, floor clearance from the ceiling, light pulse characteristics, and alarm locations.
2. Telephone. A telephone jack with system interface wiring capable of supporting voice and TTY communication with public use system, electric outlet next to the telephone jack as needed to power remaining devices.
3. Doorbell. A hardwired electric doorbell system with an activation button at the primary entrance, emitting a strobe light 4 an audible signal centrally located within the living space, approximately 60" above the floor. If windows are located in a bedroom, provide a deactivation switch.
4. Switch and outlet cover plates. Electric switch receptacle and cover plate color and shade for contrast to stand out from the color and shade of the surrounding wall surface.
5. Provide a 30" peephole view on the unit entry door, 40" AFF.



SITE PLAN - Upper Level



SITE PLAN - Parking Level

BIKE RACK CALCULATION (PER 26-5023.2)
 128 (total req'd parking) x 0.095 (4-4' spaces x 4 bikes)
 26 bikes total = 3 bike racks

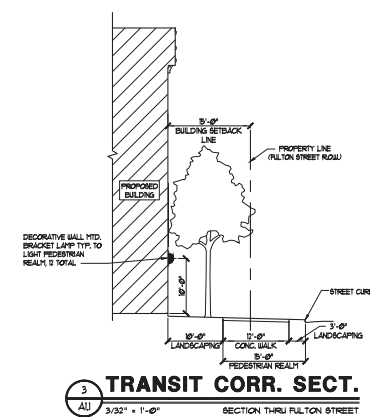
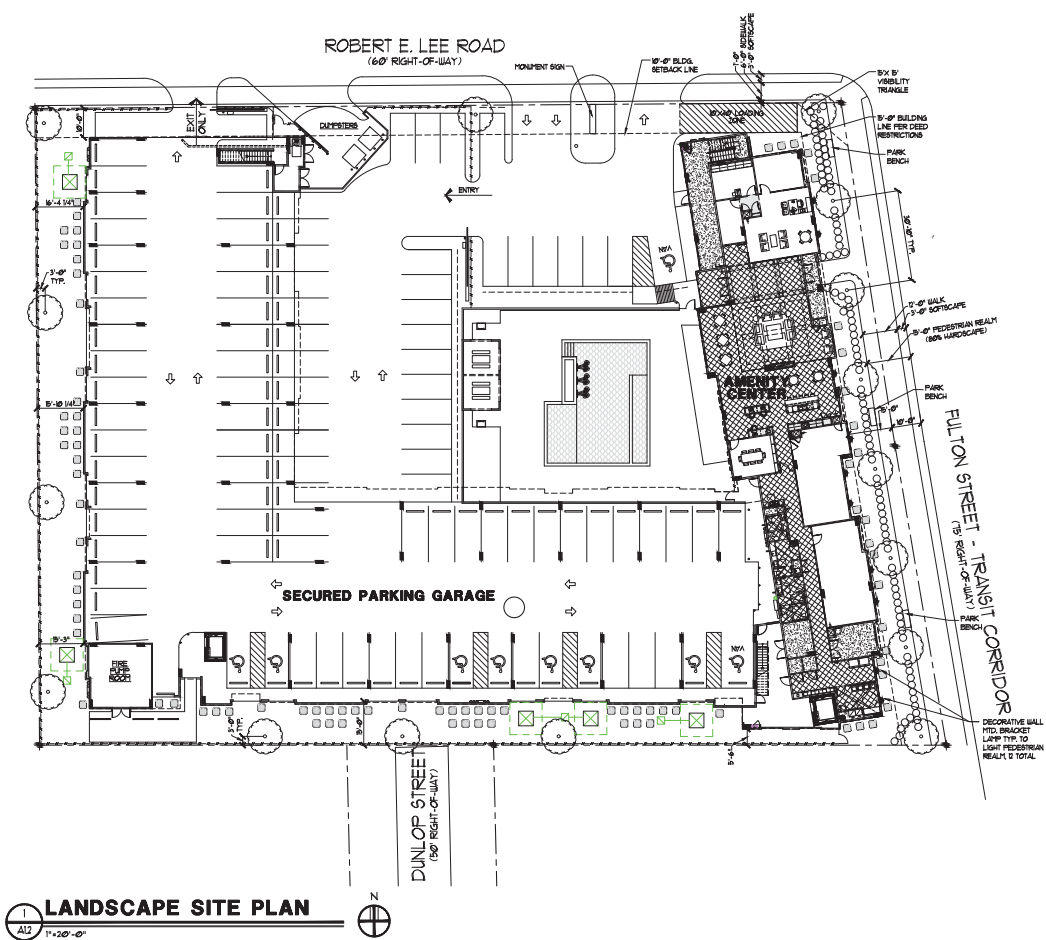
PROJECT SUMMARY:			
Apartments:			
Type	Description	Qty.	Area
A1	One Bedroom, 1 Bath	21	113 s.f.
A2	One Bedroom, 1 Bath (H.C.)	2	114 s.f.
Total One Bedroom Units		23 Units	
B1	Two Bedroom, 2 Bath	31	204 s.f.
B2	Two Bedroom, 2 Bath (H.C.)	2	204 s.f.
Total Two Bedroom Units		33 Units	
C1	Three Bedroom, 2 Bath	8	191 s.f.
C2	Three Bedroom, 2 Bath (H.C.)	1	191 s.f.
C3	Three Bedroom, 2 Bath	3	164 s.f.
Total Three Bedroom Units		12 Units	
Apartments Total		68 Units	14,466 s.f.
Amenity Center			6,478 s.f.
Project Total Net Area			80,941 s.f.
Parking Required:			
Note: 20% allowable reduction for location on a Transit Corridor			
23 One Bedroom Units	133 cars	38.51 x .5	38.85 cars
33 Two Bedroom Units	161 cars	48.33 x .5	52.35 cars
12 Three Bedroom Units	200 cars	24 x .5	12.00 cars
Total Required Parking		121.10 x .5	103 cars
Parking Provided:			
	Van	HC	Standard
Covered Parking (secured)	1	1	81
Amenity Center (Guest) Parking	1	-	1
Total Parking Provided	2	1	94

MUCASEY & Associates
 Architects
 4808 Gibson, Suite 200
 Houston, Texas 77007
 Tel. (713) 521-1233
 Fax (713) 520-1804
 Email: office@mucaseyarchitects.com

FULTON LOFTS
 A Multi-Family Community
 1811 Fulton Street, Houston, Texas 77003
 Job No. 1811

Date:	
Date:	
Date:	
Date:	
Date:	
Date:	
Date:	
Date:	

A1.1



LANDSCAPE ANALYSIS

A. STREET TREES

Street Name	Linear F.U./D	Trees Required	Equivalent Credits	Trees Provided
Robert E. Lee Road	2148/70	10 Trees (4" caliper)	5	5 Trees (4" caliper)
Fulton Street	2234/30	133 Trees (4" caliper)	4	4 Trees (4" caliper)
Dunlop Street	34/30	166 Trees (4" caliper)	1	1 Tree (4" caliper)
Totals		30 Trees (4" caliper)	10	10 Trees (4" caliper)

B. PARKING LOT TREES

# of Parking Spaces/10	Trees Required	Equivalent Credits	Trees Provided
103/10	103 Trees (4" caliper)	5	5 Trees (4" caliper)

C. SHRUBS

# of Street Trees x 10	Shrubs Required	Shrubs Provided
10 x 10	100	100

LANDSCAPE NOTES:

- Shrubs to be 1 gallon water/ Ligation.
- All ground areas to be 8" aggregate gran.
- Street Trees to be 4" caliper Live Oak.
- 75% of required shrubs to be in parking lot perimeter.
- Each parking space to be within 100' of a tree.

PROJECT SUMMARY:

Apartments:			
Type	Description	Qty.	Area
A1	One Bedroom, 1 Bath	21	113 s.f.
A2	One Bedroom, 1 Bath (H.C.)	2	114 s.f.
Total One Bedroom Units		23 Units	
B1	Two Bedroom, 2 Bath	31	
B2	Two Bedroom, 2 Bath (H.C.)	2	(204 s.f.)
Total Two Bedroom Units		33 Units	
C1	Three Bedroom, 2 Bath	8	151 s.f.
C2	Three Bedroom, 2 Bath (H.C.)	1	151 s.f.
C3	Three Bedroom, 2 Bath	3	164 s.f.
Total Three Bedroom Units		12 Units	
Apartments Total		68 Units	14,466 s.f.
Amenity Center			6,475 s.f.
Project Total Net Area			80,941 s.f.
Parking Required:			
Note: 20% allowable reduction for location on a Transit Corridor			
23 One Bedroom Units x 133 cars = 3051 x .8 =		3085 cars	
33 Two Bedroom Units x 161 cars = 6033 x .8 =		6030 cars	
12 Three Bedroom Units x 200 cars = 2400 x .8 =		1920 cars	
Total Required Parking		11035 cars	
Parking Provided:			
	Van	HC	Total
Covered Parking (secured)	1	1	81
Amenity Center (Guest) Parking	1	1	8 cars
(non-secured)			
Total Parking Provided	2	1	89 cars

MUCASEY & Associates
Architects
4808 Gibson, Suite 200
Houston, Texas 77007
Tel. (713) 521-1233
Fax (713) 520-1804
Email: office@mucaseyarchitects.com

FULTON LOFTS
A Multi-Family Community

Job No. 1811

Date: _____

Date: _____

Date: _____

Date: _____

Date: _____

Date: _____

Date: _____

A1.2



Application Number: 2018-0797

Plat Name: Fulton Lofts

Applicant: Total Surveyors, Inc.

Date Submitted: 04/16/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To not require the extension of Dunlop Street or terminate the street in a cul-de-sac or turn-a-round.

Chapter 42 Section: Sec. 42-134. - Street extension.

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 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.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

This proposed site is located at the southwest corner of the intersection of Robert Lee Road and Fulton Street, a Transit Corridor Street. The site is currently platted as a "Business Reserve", in Lindale Oaks subdivision, filed for record in July of 1948. This tract of land has remained undeveloped for many years without the need for a street extension. The future site to be known as, Fulton Lofts, is proposed as a newly constructed 80-unit affordable apartment community for families in the Lindale Park area of Houston, Texas. This complex will be comprised of a four-story, elevator served building containing an amenity center and approximately 80 units. The ground floor will contain the amenity center, pool, and parking, with 3 stories of apartment units stacked above. Fulton Lofts is awaiting approval of an award of 2018 Housing Tax Credits by the Texas Department of Housing and Community Affairs (TDHCA). Ninety-Five percent of the units will serve families that make 60% of the area median income or less and the rents will be set at affordable levels as required under the Housing Tax Credit program. Each apartment unit will include nine foot ceilings, a full energy star appliance package, washer/dryer hookups and all living rooms and bedrooms will have ceiling fans. All units will have balconies. The buildings will be designed to maximize energy efficiency. The design will feature 100% masonry exterior (brick, cultured stone, stucco and/or hardi), architectural roofing, smoke detectors, and wiring for phone, cable and data service (CAT5e). An amenity center will include several community areas, such as: . an ample sized community room for gatherings, resident meetings, and special social events; . a computer lab/business center with internet access; . an equipped fitness room; . a community laundry room; . offices for staff; and . maintenance office/workroom/storage. A swimming pool will be included for use by residents. Additionally, social services (such as credit counseling, homebuyer education, financial planning and notary services) will be provided onsite at no cost to the residents. The Fulton Lofts project does intend to opt into and design according to the performance standards for a Transit Corridor Development. The accessibility to the transit corridor is a huge benefit to the residents of this development. Great improvements will be made not only to the 15' Pedestrian Realm, but also to the other surrounding rights-of-way. Enhanced landscaping, 6' concrete sidewalks, lighting, park benches and other amenities will be an added benefit to the proposed apartments, as well as, the public, as this area begins to transition with the new development in the area. As a potential hardship to the design of a site plan for this project, there is a 50' wide right-of-way named Dunlop Street which dead ends into the south boundary line of the Fulton Lofts site. The Dunlop Street right-of-way appears to have been created back in the mid 1920's as a 50' wide right-of-way. At the time that Lindale Oaks was platted, 1948, the Dunlop Street right-of-way was shown on the plat, but not extended through the "Business Reserve". The Dunlop Street right-of-way is only 2 blocks long and does not continue south of Wynn Street, for a total length of only +/- 824 feet. The current street pattern has adequately accommodated the flow of traffic through this neighborhood for the last 70 years plus. There is an extensive street grid pattern within the area that does provide for sufficient traffic circulation to and from the major thoroughfares and collector streets. All vehicular access to the Fulton Lofts project will be taken from Robert Lee Road. No access will

be taken from the end of Dunlop Street, thus allowing the existing neighborhood to exist and function just as it has for the last 70-80 years. The Fulton Lofts project is a multi-family project, proposed to be built across the street from the Graceland Station on the North Corridor on Fulton Street. As stated above this project will opt into the Transit Corridor guidelines, which will greatly improve the walkability of both Fulton Street and Robert Lee Road. There has been significant support from both the City of Houston City Council and State Representative Jessica Farrar, who is a resident of Lindale Park, in favor of the impact that this project will have on the community in way of the Transit Corridor and the affordable housing that will be provided. Without the approval of the variance to not require the extension of Dunlop Street, this project cannot happen. By granting the variance and allowing the proposed tract of land to maintain the existing boundary lines on south side, the Fulton Lofts developers can create a project that will provide the much needed affordable housing for the City of Houston, along with a pedestrian realm that will enhance the City's vision for a Transit Corridor Street.

(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 area based on the existing conditions on and surrounding this tract. This includes the existing street pattern surrounding this site, combined with the existing dead end of Dunlop Street, which has existed for 70 years. All of these factors existed prior to beginning of the Fulton Lofts development.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of Chapter 42 will be preserved and maintained. There is only a minimal amount of local traffic along Dunlop Street, which does not necessitate its extension. By granting the variance request, there would be no visibility or public safety issues created for the adjacent area, which is part of the intent and general purpose of Chapter 42. The granting of the variance will allow this site to be developed in a manor to promote the City's intent for development along a Transit Corridor.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of this variance will maintain the existing traffic patterns and help improve the current pedestrian flow surrounding this project especially along Fulton Street. Also, the health and welfare of the future tenants, employees and general public will be greatly improved by creating a much improved pedestrian realm for all of the surrounding streets. By granting this variance, it will maintain the public health, safety and welfare, in the neighborhood.

(5) Economic hardship is not the sole justification of the variance.

The existing conditions, structures, development patterns and street patterns on and surrounding the property are the justification of the variance. Economic Hardship is not the sole justification of the variance.



Application No: 2018-0797

Agenda Item: 134

PC Action Date: 05/10/2018

Plat Name: Fulton Lofts

Applicant: Total Surveyors, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: **Sec. 42-134. - Street extension.**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To not require the extension of Dunlop Street or terminate the street in a cul-de-sac or turn-a-round.;

Basis of Recommendation:

The site is located within Houston's corporate limit east of I 45, west of Fulton and south of the 610 Loop.

The applicant proposes to create a reserve for a multi-family development along the Fulton Street Transit Corridor. The applicant is requesting a variance to not extend a stub street along the southern boundary nor terminate it with a cul-de-sac.

Staff is in support of this request.

The site is located at the southeast intersection of Robert E Lee and Fulton. This tract qualifies for the reduced building line performance standards for transit corridors and meets all of the requirements along Fulton Street. The Fulton pedestrian realm will consist of a 12' sidewalk with a 3' buffer from the curb. The face of the building will be set back an additional 10' from the pedestrian realm. The pedestrian realm along Robert E Lee Road will consist of a 6' sidewalk with a 3' landscaped buffer from the paving section of the roadway. The proposed structure will be buffered from the adjacent tracts to the south and east by a 15' setback and an 8' tall opaque fence.

The site is bound on the south by Dunlop Street, which has stubbed into the property since it was initially platted in 1948. Since the property is being replatted, strict interpretation of chapter 42 for the street to be extended though the property. The existing site is located within a fully developed street system and the stub street is not required to satisfy intersection spacing requirements. Granting the requested variance is consistent with the intent and general purpose of Chapter 42 as the existing site already features a high degree of connectivity.

In addition, the proposed multi-family development features sufficient multi-modal access along Fulton and Robert E Lee. Strict interpretation of Chapter 42 would require a 60' wide swath of land, with building lines on each side, to bisect the property. This would not allow for the proposed multi-family project to be developed on this site. Granting the requested variance is justified because the street extension requirement would result in an impractical development.

Staff has received comment from City Council District H, who is in support of granting this request. In addition, Houston City Council approved a resolution in March of this year supporting the proposed development.

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;

In addition, the proposed multi-family development features sufficient multi-modal access along Fulton and Robert E Lee. Strict interpretation of Chapter 42 would require a 60' wide swath of land, with building lines on each side, to bisect the property. This would not allow for the proposed multi-family project to be developed on this site. Granting the requested variance is justified because strict interpretation of Chapter 42 would result in an impractical development.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Granting the variance is justified to allow for a pedestrian-friendly development on the site. This does not 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 at the southeast intersection of Robert E Lee and Fulton. This tract qualifies for the reduced building line performance standards for transit corridors and meets all of the requirements along Fulton Street. The site is bound on the south by Dunlop Street, which has stubbed into the property since it was initially platted in 1948. Since the property is being replatted, strict interpretation of chapter 42 for the street to be extended though the property. The existing site is located within a fully developed street system and the stub street is not required to satisfy intersection spacing requirements. Granting the requested variance is consistent with the intent and general purpose of Chapter 42 as the existing site already features a high degree of connectivity.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting the variance will allow for a pedestrian oriented development to front an adjacent transit corridor. This will improve public health, safety and welfare.

(5) Economic hardship is not the sole justification of the variance.

Granting the variance is justified to allow for a pedestrian-friendly development on the site. This does not represent a financial hardship.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 135
Action Date: 05/10/2018
Plat Name: Revere Condominium
Developer: Dormie at Revere, LLC
Applicant: BGE, Inc.
App No/Type: 2018-0841 C2R

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	0.4997	Total Reserve Acreage:	0.4997
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77019	492Q	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)

1. Provide 6' unobstructed sidewalks along both streets.
2. Provide 5' landscape buffer between curb and sidewalk along Welch Street, except for driveway island, as shown on site plan.
3. Provide 4" caliper street trees along both streets.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 135
Action Date: 05/10/2018
Plat Name: Revere Condominium
Developer: Dormie at Revere, LLC
Applicant: BGE, Inc.
App No/Type: 2018-0841 C2R

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

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

City Engineer: DETENTION IS REQUIRED

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

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

Houston Planning Commission

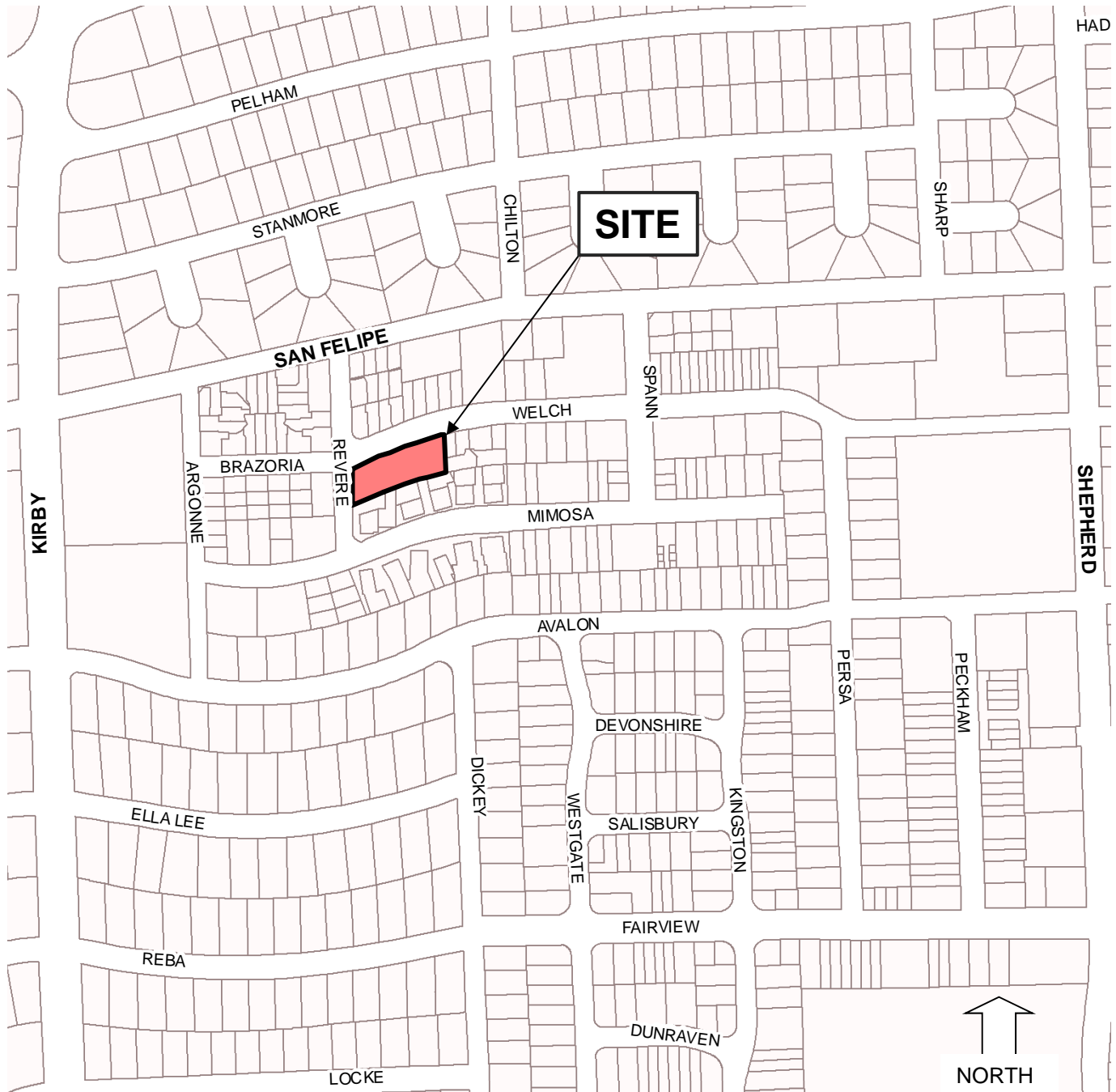
ITEM: 135

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Revere Condominium

Applicant: BGE, Inc.



D – Variances

Site Location

Houston Planning Commission ITEM: 135

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Revere Condominium

Applicant: BGE, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 135

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Revere Condominium

Applicant: BGE, Inc.



D – Variances

Aerial



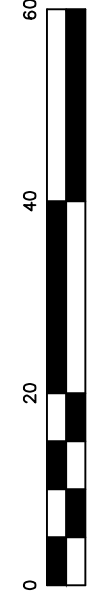
LEGEND

- EXISTING FIRE HYDRANT
▲ PROPOSED BUILDING ENTRANCE

DU. / AC.	=	60.03
TOTAL UNITS	=	30
BUILDINGS	=	1
BUILDING HEIGHT	=	120'-0"
# OF STORIES	=	9

PARKING REQUIRED BY CITY = 57
PARKING PROVIDED:

GARAGE		
STANDARD	=	71
HANDICAP	=	2
TOTAL	=	73



1. No land is being established as Private Park or dedicated to the public for Park purposes.
2. No building permit or other permit, except permits for construction of public improvements will be issued by the City of Houston, Texas, for construction within the subdivision until such time as the funds required under the provisions of Chapter 453 of the City of Houston, Texas, has been submitted and accepted by the City.
3. This subdivision has a private water system. It is not a public water system nor will it be constructed with any public funds. The water line and fire hydrants that will be installed will be owned and maintained by the owner and/or owner's management association.
4. This property is located in Park Sector Number 14.
5. 100% shall be applied to the then-current fee in lieu of dedication.
6. The then-current fee in lieu of dedication shall be applied to this number (4 units) of dwelling units.
7. Unconstructed path for the use of fire & emergency personnel.

(a) Number of Existing Dwelling Units (DUs):	26
(b) Number of Proposed DUs:	30
(c) Number of Incremental DUs (b-a):	4

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S20°16'58"E	10.68'
L2	S20°16'58"E	12.25'
L3	N87°44'30"E	11.00'

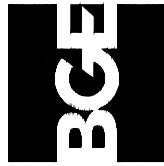
CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	763.94'	71°19'55"	97.76'	N 72°09'27" E	97.69'

SITE PLAN OF THE REVERE AT RIVER OAKS

A SITE PLAN OF 0.4997 ACRES OF LAND
LOCATED IN THE
A.C. REYNOLDS SURVEY, ABSTRACT 61
CITY OF HOUSTON, HARRIS COUNTY, TEXAS
ALSO BEING OUT OF
RIVER OAKS MANOR TOWNHOMES
RECORDED AT VOL. 38, PG. 65, H.C.M.R.
AND AMENDED BY F.C. NO. 215357, H.C.C.R.

SCALE: 1"=20'

DATE: MAY, 2018



BGE, Inc.

10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

PROJECT #
18027917





Application Number: 2018-0841

Plat Name: Revere Condominium

Applicant: BGE, Inc.

Date Submitted: 04/27/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow a zero-foot building line along the south side of Welch Street for a canopy having a width of 15'-4" attached to a proposed multi-family building.

Chapter 42 Section: 42-150

Chapter 42 Reference:

42-150 (a) An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. Each subdivision plat and development plat shall show all applicable building lines and the following note: "Unless otherwise indicated, the building lines [b.l.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time."

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Strict application of the 10-foot setback along Welch Street would create an impractical development due to the existence of unusual physical characteristics. The subject site is a 0.4997 acre tract bound by Welch Street to the north and Revere Street on the west. The tract is located within the City's designated Street Width Exception Area. Welch Street and Revere Street are classified as local streets having a 60-foot and 50-foot right-of-way widths respectively. The tract previously contained a two story multi-family building located 1-foot from the right-of-way of Revere Street and 2.3-feet from the eastern boundary. The former carports were adjacent to the right-of-way of Welch Street. All structures have recently been demolished. The proposed canopy is 18-feet deep by 15'-4" wide and will be centered on the proposed building entry. The canopy will consist of a steel structure with aluminum composite material skin providing a dry / shaded path from the pedestrian drop-off area to the proposed multi-family building. The proposed architectural canopy is located 112.38 feet from the Revere Street right-of-way. The pedestrian drop-off area along Welch Street is 55.5-feet wide and extends from the curb to the proposed building entrance. The developer is proposing to construct new street curbs along Welch Street. The new paving width within Welch Street will vary from 28 feet wide to 31.74 feet wide. The site currently does not have sidewalks. The developer is proposing to install new 5-foot wide sidewalks along Welch Street and Revere Street. Please reference the enclosed Materials Plan for specific information and location of hardscape for the proposed development. The developer is proposing to install 4" Live Oaks, various shrubs and ground plantings along Welch Street and Revere Street. Please reference the enclosed Planting Plan for specific species and location of landscaping. A zero-foot setback is requested for the architectural canopy which will be 11'-4" above grade at the lowest point. The developer has completed an Agreement for Permit for Use and Occupancy of Public Street Right-of-Way (License Number 51512051) with the City of Houston Public Works & Engineering. The requested variance is for the canopy structure only. The proposed building will adhere to the required setbacks. The proposed building is located a minimum 15.38' from the back of curb of Revere Street and a minimum 15.55' from the proposed back of curb of Welch Street.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are based upon the long standing physical characteristics surrounding the site. The carports and multi-family structure greatly reduced visibility and pedestrian safety along Welch

Street and Revere Street. The proposed development will enhance the pedestrian environment by providing east/west pedestrian connectivity along the south side of Welch Street.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter will be preserved and maintained; the proposed building will adhere to the building line requirements along Welch Street and Revere Street. Only the proposed canopy will encroach the building line.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The proposed canopy will increase pedestrian safety by enhancing the covered walkable area near Welch Street and will not impact vehicular visibility. In addition, the pedestrian realm will be enhanced along both Welch and Revere.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the justification of the variance; the proposed improvements within the Welch Street right of way will incur annual fees for the agreement for permit for use and occupancy of public street right-of-way. The proposed canopy and support structure will only enhance the patron / pedestrian experience and will increase pedestrian safety by providing the covered walkable area.



Application No: 2018-0841

Agenda Item: 135

PC Action Date: 05/10/2018

Plat Name: Revere Condominium

Applicant: BGE, Inc.

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 a zero-foot building line along the south side of Welch Street for a canopy having a width of 15'-4" attached to a proposed multi-family building.;

Basis of Recommendation:

The site is located south of San Felipe, east of Kirby Drive, at the south-east intersection of Welch Street and Revere Street. The applicant is requesting a reduced building line of 0' along Welch Street for a canopy having a width of 15'-4' attached to a proposed multi-family building, in lieu of the required 10' building line. Staff is in support of the request.

The site will consist of a 30 unit condominium/9-story building that proposes a building line of 10 feet along Revere Street and Welch Street, and a 0' building for the proposed canopy.

The proposed building structure will be between 15' from the back of curb along Revere and Welch Streets. The proposed canopy will be at 0' building line and will be encroaching into Welch Street's ROW by 4'-5 1/4". The height of the canopy will be 11'-4". The Public Works and Engineering Department has approved a ROW Encroachment for the proposed canopy. The canopy will only encroach the ROW up to the newly proposed curb.

The purpose of the canopy is to protect residents of the Revere Condominium from sunlight, rain and other weather conditions as they enter the residential building.

The residential structure will be 9 stories high and have a maximum height of 120', with a top finish floor of 96'. The proposed building height is in character with the overall area, as there are multiple town home, mid rise and high rise developments. The town homes in the area range anywhere from 30-60' in height, while the commercial buildings are 75' and above.

Most of the development in the area is residential is in character and is redeveloping into a residential urban neighborhood. By providing a canopy along Welch Street, the development will promote an urban experience in the emerging residential urban neighborhood.

Therefore, Staff recommends approving the requested variance to allow a 0' building line along Revere Street for a canopy having a width of 15'-4', and 11'-4" height with the condition that the applicant provides a 6' unobstructed sidewalk and 4" live oak caliper street trees along the public right of ways.

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 located within an dense urban area within the City. The overall area has mixed use development and an emerging residential urban neighborhood character. By allowing the reduced building lines for the subject site's canopy, this will be in character with the neighborhood and allow for 6' sidewalks, which is larger than the required

amount from Public Works. The proposal is in keeping with sound public policy as the proposed pedestrian realm will enhance the area as well as provide for better safety.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The dense urban neighborhood is changing and allowing for redevelopment. The existing residential properties around the site are encouraging consistent urban neighborhood character to be created. The proposed canopy would allow to continue promoting a safe, walkable, residential feel of the area. Continuing to promote residential urban development designs tactics is not imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The proposed building height is in character with the overall area, as there are townhomes, mid rises and high rise developments. They have also provided bigger trees, 4' in caliper trees, than the required from the Landscaping and Tree Ordinance. With this design, the site is conforming to the visibility triangle and providing a better pedestrian realm along Welch Street, which is in keeping with the intent of the ordinance.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

By providing a 6' sidewalk and having 4-inch caliper trees with a landscaping buffer to protect pedestrians. The development will encourage more walkability and provides for a safer pedestrian environment in the emerging residential neighborhood.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification. By providing a canopy within the 10' building line, the applicant is willing and will be required to provide a 6' sidewalk rather than the required 5' sidewalk and plant 4" caliper street trees instead of the required 1.5". The proposed canopy is consistent with the emerging urban neighborhood character.



Agenda Item: 136
Action Date: 05/10/2018
Plat Name: Rosemont Cottage
Developer: Ehab Shoukry
Applicant: Owens Management Systems, LLC
App No/Type: 2018-0817 C2R

Staff Recommendation:
 Grant the requested
 variance(s) and Approve
 the plat subject to the
 conditions listed

Total Acreage:	0.2146	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	77051	533Y	City

Conditions and Requirements for Approval

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

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

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)

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

Extend 3' Emergency Access Easement along western plat boundary as indicated I on the marked file copy.

Revise the lot size and coverage table as indicated on the marked file copy.

Add note: Access denied to Bellfort Street.

The applicant must provide:

1. minimum 6' wide unobstructed sidewalk along Bellfort Street,
2. minimum 5' wide unobstructed sidewalk along Rosemont Street unless the applicant can demonstrate to Public Works and Engineering that there is insufficient room to place a sidewalk between the property line and the open ditch and
3. minimum 3" caliper trees.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 136

Action Date: 05/10/2018

Plat Name: Rosemont Cottage

Developer: Ehab Shoukry

Applicant: Owens Management Systems, LLC

App No/Type: 2018-0817 C2R

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

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

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.

Metro: Two weeks prior to project site mobilization, coordination with METRO is required for removal of existing bus stop Bus Stop ID 4818 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 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

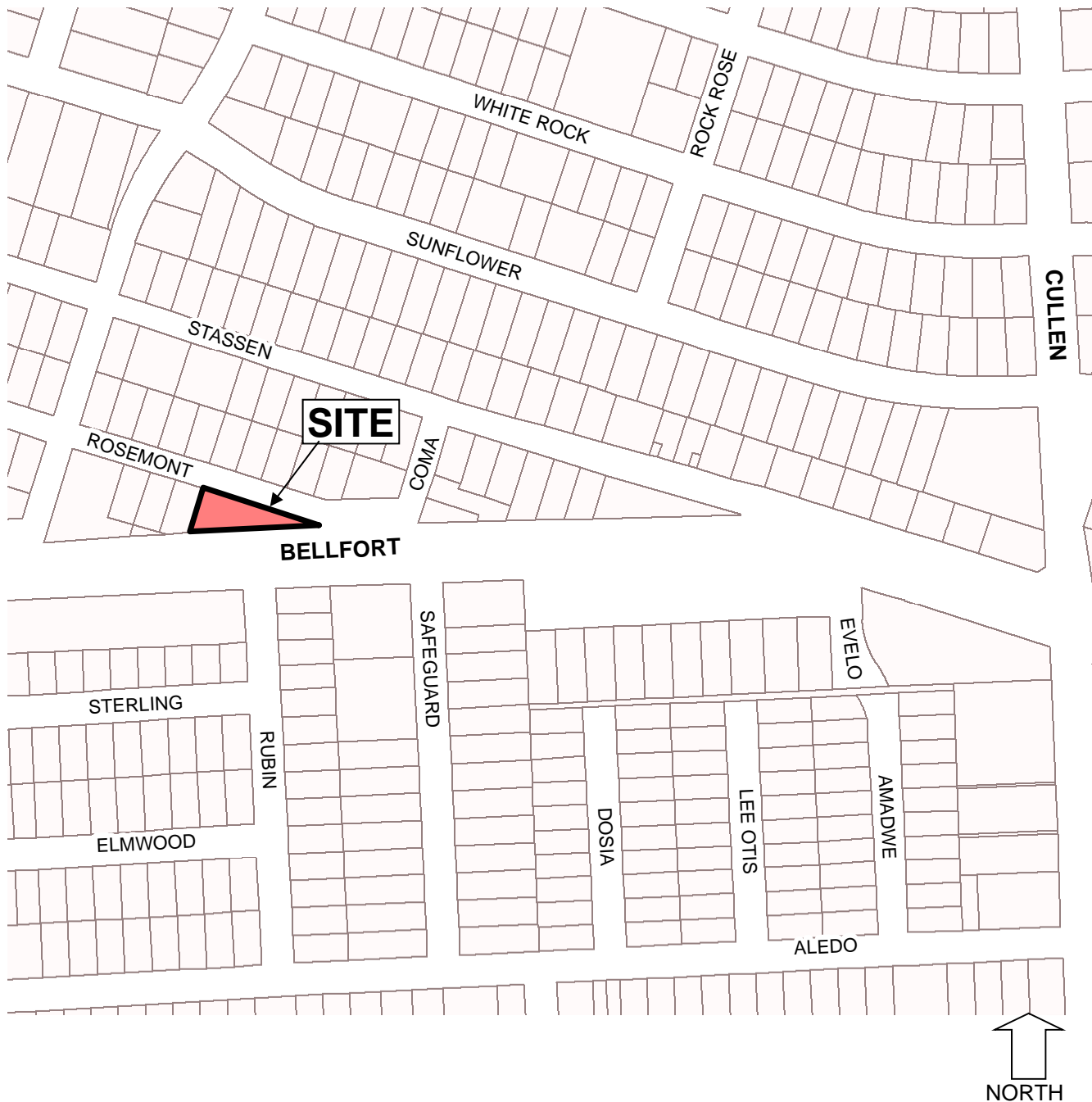
ITEM: 136

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Rosemont Cottage (DEF1)

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Houston Planning Commission

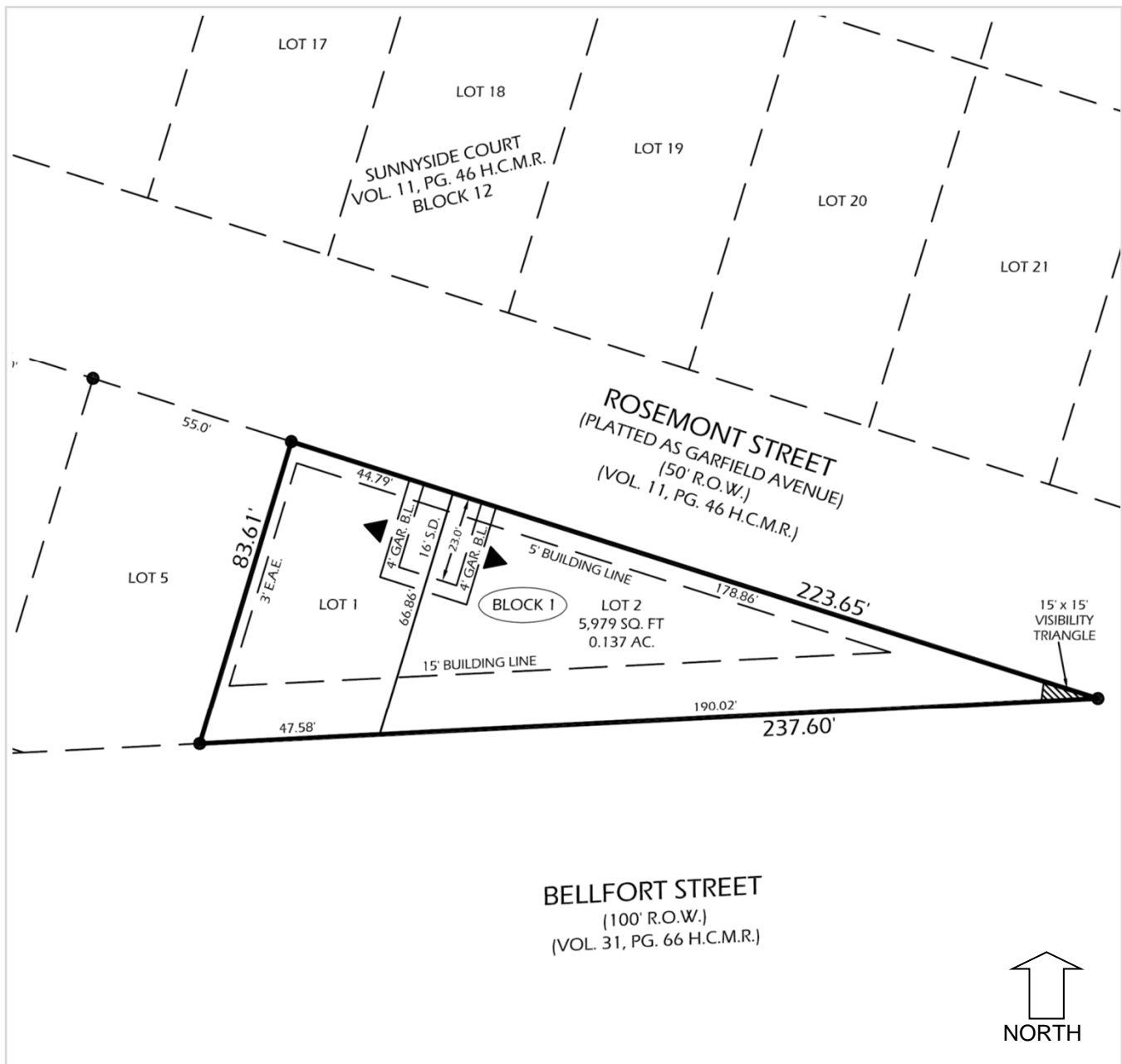
ITEM: 136

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Rosemont Cottage (DEF1)

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

Houston Planning Commission

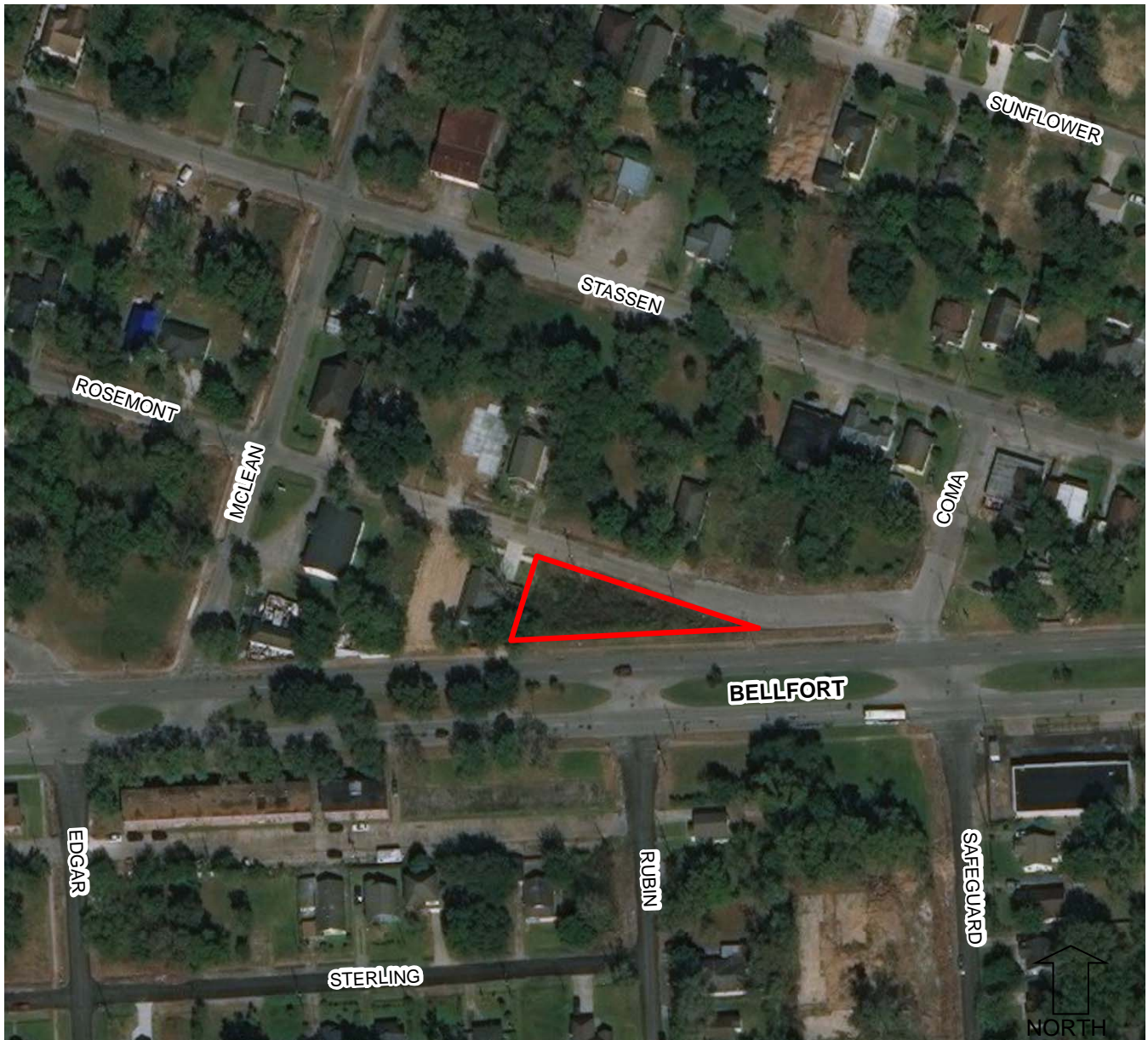
ITEM: 136

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Rosemont Cottage (DEF1)

Applicant: Owens Management Systems, LLC



D – Variances

Aerial



Application Number: 2018-0817

Plat Name: Rosemont Cottage

Applicant: Owens Management Systems, LLC

Date Submitted: 04/16/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

A variance is sought for a reduced 15' building line along a major thoroughfare instead of the required 25' building line.

Chapter 42 Section: 152

Chapter 42 Reference:

Sec. 42-152. - Building line requirement along major thoroughfares. (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter. (b) A building line requirement of ten feet is authorized for that portion of a single-family residential lot that backs onto a major thoroughfare, provided that the subdivision plat contains a notation that: (1) The area 15 feet behind the building line along the major thoroughfare is restricted to use as a one-story, uninhabited garage; and (2) Vehicular access cannot be taken from the major thoroughfare.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

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 or one otherwise contrary to sound public policy. Sunnyside Gardens was platted in June 30.1931. Bellfort - 100' ROW, curb and gutter with 4 lanes and median. Rosemont 50' ROW - open ditch. The paved section on Rosemont is 19.5' fee at west boundary and widens to 33.7' near corner of Bellfort. The owner proposes to construct 2 - 2-story townhomes with shared driveway access from Rosemont.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. Due to the street configuration on the plat, this corner lot is triangular shaped. The property slopes from 83.61' along west boundary to a point at the corner of Bellfort and Rosemont, limiting the buildable area of the land.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter will be preserved and maintained. The distance from the back of curb to the property line along Bellfort, is 10.9'. A 15' building line creates 25.9 feet from the back of curb. All of the properties along Bellfort have solid wood fences constructed along their rear property lines with no access to Bellfort.

(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 no vehicular access to Bellfort. The developer proposes widening the existing 4' sidewalks to 6'. In addition to the mature oak tree, an additional tree will be planted in the ROW. There is additional paved area on the shared driveway will eliminate the need for on-street parking.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. The triangular shape of the property creates limited building space. Fencing along the property line is consistent with all properties along the 4500 block of Bellfort.



Application No: 2018-0817

Agenda Item: 136

PC Action Date: 05/10/2018

Plat Name: Rosemont Cottage

Applicant: Owens Management Systems, LLC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 152

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

A variance is sought for a reduced 15' building line along a major thoroughfare instead of the required 25' building line. ;

Basis of Recommendation:

The site is located In Houston's city limits, north of Bellfort Street and west of Cullen Boulevard.

The applicant is requesting a variance to allow a reduced 15' building line along Bellfort Street, a major thoroughfare, instead of the required 25' building line.

Staff is in support of the request.

The applicant is proposing to create two single-family residential lots with a shared driveway taking sole access to Rosemont Street, a local street. The subject site also abuts Bellfort Street, a major thoroughfare, along the southern plat boundary. Per the ordinance, a minimum 25' building line is required along Bellfort Street. Strict application of the ordinance will create an impractical development due to the existing irregular triangular shape of the lot. Requiring a 25' building line will reduce the buildable area of the proposed lots.

This is a condition not created or imposed by the applicant. The existing configuration of the lot was platted with Sunnyside Court subdivision in 1931. Bellfort Street was designated as a major thoroughfare in 1955.

Granting of the variance will still meet the intent of the ordinance and will not be injurious to public safety. The proposed lots will not have direct access to major thoroughfare Bellfort Street. The requested reduced 15' building line will also be consistent with the physical characteristics along Bellfort Street. Multiple lots along Bellfort Street have reduced building lines varying approximately between 0' to 23'. Additionally, the applicant will provide a minimum 6' wide unobstructed sidewalk and minimum 3" caliper trees along Bellfort Street.

Staff's recommendation is to approve the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Along the southern plat boundary, the subject site abuts Bellfort Street, a major thoroughfare. Per the ordinance, a minimum 25' building line is required. Due to the existing unusual shape of the lot, strict application of the ordinance will create an impractical development by reducing the buildable area of the proposed lots.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

This is a condition not created or imposed by the applicant. The existing configuration of the lot was platted with Sunnyside Court subdivision in 1931. Bellfort Street was designated as a major thoroughfare in 1955.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The applicant is proposing to create two single-family residential lots with a shared driveway taking sole access to Rosemont Street, a local street. Access to Bellfort Street will be denied.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The proposed reduced building line is consistent with the physical characteristics along Bellfort Street. Multiple lots have reduced building lines varying approximately between 0' and 23'. The applicant will also provide a minimum 6' wide unobstructed sidewalk and 3" caliper trees along Bellfort Street.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. The existing configuration of the lot is the justification for granting the variance.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 137
Action Date: 05/10/2018
Plat Name: Schindewolf Properties
Developer: N/A
Applicant: The Interfield Group
App No/Type: 2018-0924 C2

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	2.0000	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77388	291X	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.

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

194. Appendix J:County Clerk Filing Acknowledgement Statement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

For Your Information:

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

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

County has no objections to variance.

Houston Planning Commission

ITEM: 137

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Schindewolf Properties

Applicant: The Interfield Group



D – Variances

Site Location

Subdivision

Houston Planning Commission

ITEM: 137

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Schindewolf Properties

Applicant: The Interfield Group



D – Variances

Aerial



ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DATE	
04/24/18	CLIENT REVIEW		
	PERMIT		
	BIDDING		



INTERFIELD
engineering | architecture
401 STUDEWOOD, SUITE 300 TEL: (713) 780-0809
HOUSTON, TEXAS 77007 TX. REG. NO. F-5611
WWW.INTERFIELD.NET

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

04/19/18

80' 40' 0' 80'
SCALE: 1 INCH = 80 FEET

SCHINDEWOLF PROPERTIES
PROPOSED RESIDENTIAL

4020 SPRING CYPRESS
SPRING, TEXAS 77388

PAVEMENT SECTION

PROJECT #18035.00

DATE: 04/24/18

DRAWN BY: AR

CHECKED BY: MLV

SHEET: 1 OF: 1



Application Number: 2018-0924
Plat Name: Schindewolf Properties
Applicant: The Interfield Group
Date Submitted: 04/30/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Specific variance is being sought and extent of condition is to allow Lots access to a public street through a 30' private access easement.

Chapter 42 Section: 188

Chapter 42 Reference:

Chapter 42 Reference: 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. b) A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless: (1) The lot takes vehicular access to a major thoroughfare through a shared driveway that meets the requirements of subdivision B of division II of this article; or (2) The lot is greater than one acre in size and the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare. (c) Lots that front on or take access from a permanent access easement must be a part of a unified development scheme where the owners of all lots within the subdivision are legally bound together by deed restriction, contract or any other constituted and binding homeowners association, corporation, or other organization with, as one of its purposes, the continued care and maintenance of all commonly owned properties within the subdivision, particularly the areas established as permanent access easements, and the authority and means to impose binding assessments upon the lot owners for that purpose. Each subdivision plat that contains a permanent access easement shall contain the following notation on the face of the plat: "THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF HOUSTON OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF HOUSTON HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION."

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;

Schindewolf Properties is located northwesterly of Spring Cypress Road, northeasterly of Slippery Rock Lane, south of Tangle Creek Lane and west of Ella Blvd. Schindewolf Properties are two tracts of land out of an original 17.88 parcel of land that has been in the family for decades. In the past, tracts of land were portioned out and deeded to family members, as it is planned the land will remain family-owned. There are currently five (5) homes on the family land, with four (4) of the tracts utilizing the existing private access known as Schindewolf Lane. Owners of Schindewolf Properties were deeded their portion of the land in 2017 and 2018, with rights to enter and traverse on and across the dedicated access easement. According to Harris County, per TX LGC 232.0015, since the tract been subdivided into more than four tracts and deeded to family members, there is now no exception to the rule and a plat will now be required for all of the tracts. Owners of Schindewolf Properties are in the process of having their new homes designed and permitted. There is no immediate plans for any of the other family members to obtain permits; therefore, the hardship of requesting a plat variance is on the Schindewolf Properties owners, to build their homes. Please consider the following: (1) Schindewolf Properties owners will dedicate an additional 10' strip of land, so that the existing 20' private access easement will match the alignment of the 30' access easement. (2) The private access easement plat note has been added to the face of the plat, to confirm the City of Houston, nor any other local government agency, will not have any

obligation to maintain or improve the private access easement. 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 property that prevent existing owners from obtaining required permits to construct their homes.

(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. The proposed Lots will have access to a public street through a 30' private access easement.

(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. Property does not impede traffic; nor will in any way compromise public health or safety.

(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 existing conditions.



Application No: 2018-0924

Agenda Item: 137

PC Action Date: 05/10/2018

Plat Name: Schindewolf Properties

Applicant: The Interfield Group

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: 188

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Specific variance is being sought and extent of condition is to allow Lots access to a public street through a 30' private access easement.;

Basis of Recommendation:

The site is located west of Ella Blvd and north of Spring Cypress in Houston's ETJ Harris County. The applicant is requesting a variance to allow 2 lots to take access via an access easement instead of a public or private street. Staff recommends deferring the application for two weeks to allow the applicant time to submit a General Plan for the adjacent area under common interest.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[N/A](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[N/A](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[N/A](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[N/A](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[N/A](#)

(5) Economic hardship is not the sole justification of the variance.

[N/A](#)



Agenda Item: 138
Action Date: 05/10/2018
Plat Name: Skylink Terrace
Developer: N/A
Applicant: The Interfield Group
App No/Type: 2018-0938 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.1553	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	453P	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.

For Your Information:

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

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

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

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 (1 units) of dwelling units.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65% AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION. AND NEED DRAINAGE PLAN

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

Houston Planning Commission

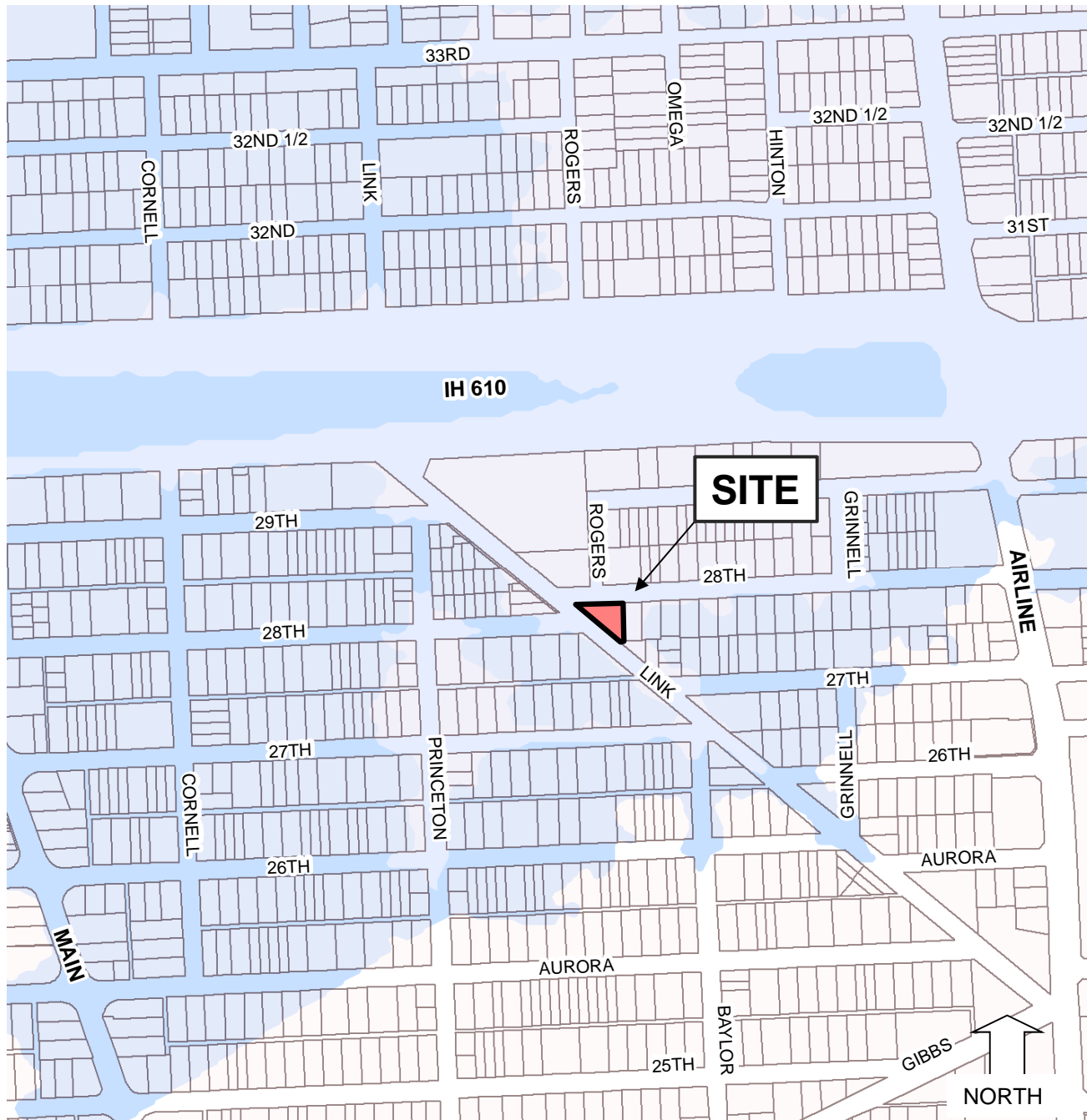
ITEM: 138

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Skylink Terrace

Applicant: The Interfield Group



D – Variances

Site Location

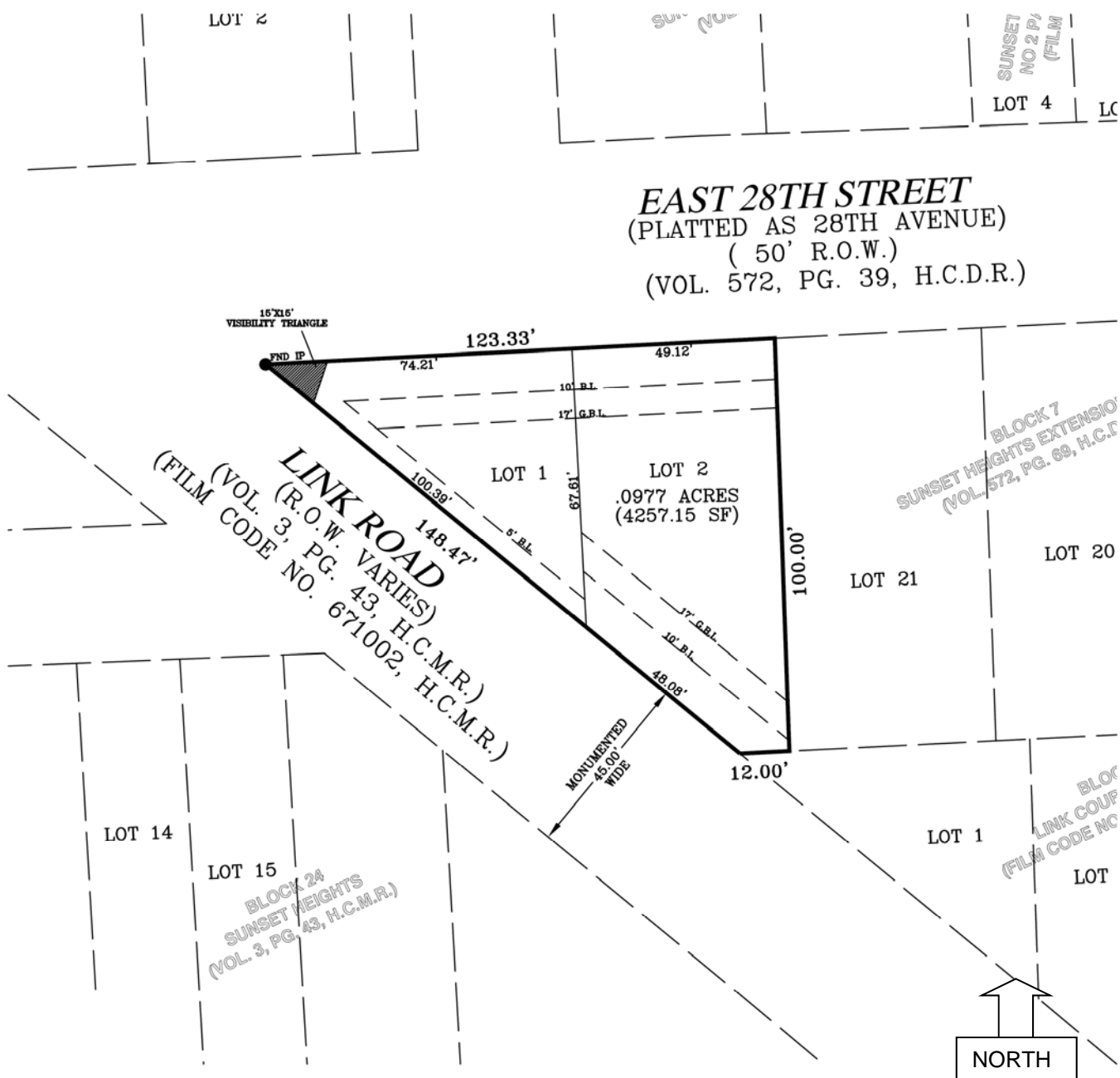
Houston Planning Commission ITEM: 138

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Skylink Terrace

Applicant: The Interfield Group



D – Variances

Subdivision

Houston Planning Commission

ITEM: 138

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Skylink Terrace

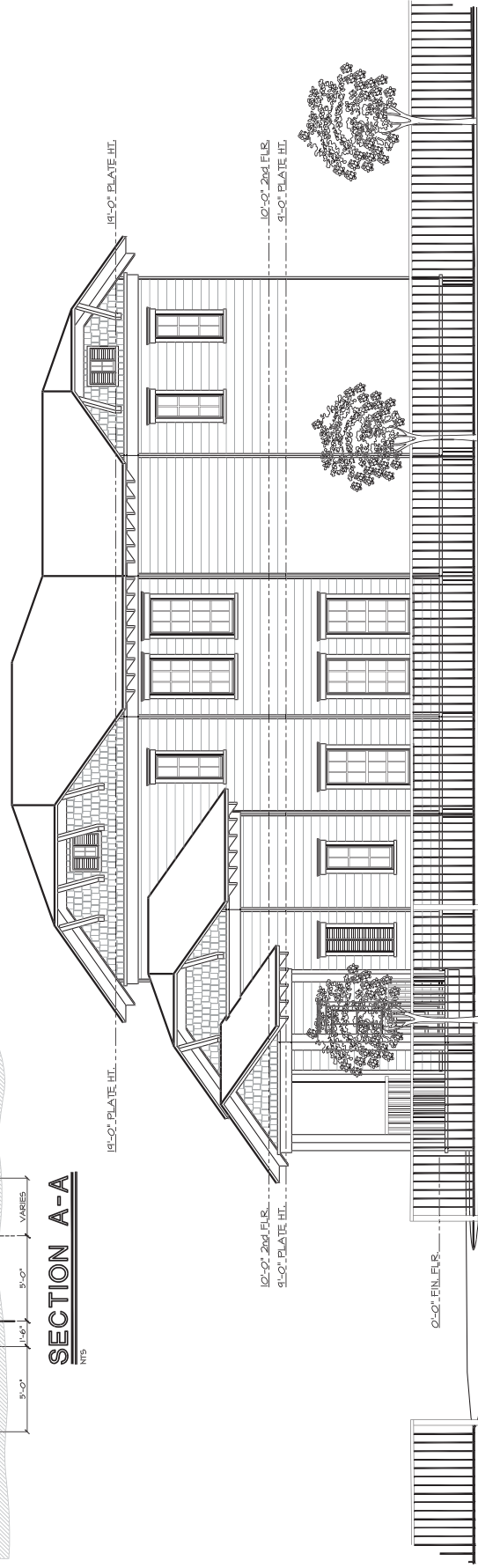
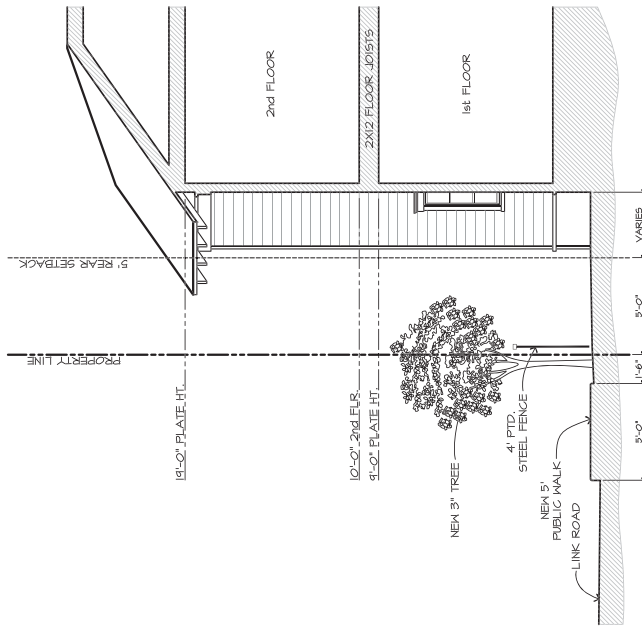
Applicant: The Interfield Group



D – Variances

Aerial

$$1'' = 30'-0''$$





Application Number: 2018-0938

Plat Name: Skylink Terrace

Applicant: The Interfield Group

Date Submitted: 04/30/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Specific variance is being sought and extent to waive widening dedication along Link Road, instead of a 2.5' dedication.

Chapter 42 Section: 122

Chapter 42 Reference:

Sec. 42-122. Right-of-way widths. The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: Major thoroughfares (1) The lesser of 100 feet or the right-of-way specified by the street hierarchy classification established by the major thoroughfare and freeway plan; or (2) 100 feet for streets designated on the major thoroughfare and freeway plan for which a street hierarchy classification is not established Collector streets designated on the major thoroughfare and freeway plan The right-of-way width established by the major thoroughfare and freeway plan Other collector streets (1) 60 feet; or (2) 50 feet if all properties on both sides of the collector street consist of single-family residential lots that do not have driveway access to the collector street. Local streets (1) 50 feet if adjacent to exclusively single-family residential lots; or (2) 60 feet if adjacent to any other development Public alleys 20 feet Type 1 permanent access easement The width required if the permanent access easement were a public street Type 2 permanent access easement 28 feet The right-of-way width of a type 2 permanent access easement is coterminous with the pavement width and the terms are used interchangeably. The width shall be measured from edge to edge across the surface of the pavement

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;

Skylink Terrace is located north of E. 27th Street, south of E. 28th Street, west of Airline Drive and east of Link Road. Skylink Terrace will create two (2) Lots, with one of the Lot having an existing residence. Lot 2 will provide the required setbacks along W. 28th Street and Link Road. However, the peculiar shape and dimensions of the tract, along with a 10' foot building line and 17' garage setback along Link Road would prevent owner from having reasonable use of Lot 2. Lot 2 will provide a 10' Building Line along W. 28th Street. There are unusual factors along Link Road that we would like to be taken into consideration. These items include: 1.Link Road is currently classified as a local street, and this portion of Link Road will most likely not be classified as a major thoroughfare in the future. 2.Existing conditions on Link Road, along subject tract's west property line consists of a curb, sidewalk and grassy area, for a combined distance of approximately 13.58' from Lot 2's proposed residence. 3.The subdivision of Link Court Estates is south of subject property. This subdivision was recorded in 2014, with a 5' building line along Link Road and did not require any right of way dedication. Granting the variances line along Link Road will allow Skyline Terrace to be consistent with this nearby development. 4.The location of the property relative to E. 28th Street, to the west, causes approximately 50' of the frontage along Link Road to be greater than 50' in width. 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 property and to be consistent with nearby existing developments.

(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 include a 5-foot side walk along Link Road b. 3" caliper trees along Alameda Road c. 8' wrought iron/semi opaque along Link Road d. Yard between building and right-of-way will be landscaped and will preserve and enhance the general character of 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, on the contrary, will contribute to the beautification of the block face, without any way compromising public health or safety.

(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.



Application Number: 2018-0938

Plat Name: Skylink Terrace

Applicant: The Interfield Group

Date Submitted: 04/30/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Specific variance is being sought and extent of variance is to allow a reduced building line of 5' along link Rd, for Lot 1.

Chapter 42 Section: 152

Chapter 42 Reference:

Chapter 42 Reference: 42-152 – Building Line Requirement (d) Major Thoroughfares In general 25 feet Single-family residential backing on a major thoroughfare 10 feet, if the lot meets the standards of section 42-152(b) Not single-family residential and abutting a major thoroughfare with a planned right-of-way width of 80 feet or less 15 feet, if the reserve meets the standards of section 42-153 Retail commercial center abutting a major thoroughfare with a planned right-of-way width of 80 feet or less 5 feet, if the reserve meets the standards of section 42-154(a)

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(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;

Skylink Terrace is located north of E. 27th Street, south of E. 28th Street, west of Airline Drive and east of Link Road. Skylink Terrace will create two (2) Lots, with one of the Lot having an existing residence. Lot 2 will provide the required setbacks along W. 28th Street and Link Road. However, the peculiar shape and dimensions of the tract, along with a 10' foot building line and 17' garage setback along Link Road would prevent owner from having reasonable use of Lot 2. Lot 2 will provide a 10' Building Line along W. 28th Street. There are unusual factors along Link Road that we would like to be taken into consideration. These items include: 1. Link Road is currently classified as a local street, and this portion of Link Road will most likely not be classified as a major thoroughfare in the future. 2. Existing conditions on Link Road, along subject tract's west property line consists of a curb, sidewalk and grassy area, for a combined distance of approximately 13.58' from Lot 2's proposed residence. 3. The subdivision of Link Court Estates is south of subject property. This subdivision was recorded in 2014, with a 5' building line along Link Road. Granting the 5' building line along Link Road will allow Skyline Terrace to be consistent with this nearby development 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 property and to be consistent with nearby existing developments.

(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 include a 5-foot side walk along Link Road b. 3" caliper trees along Link Road c. 8' wrought iron/semi opaque along Link Road d. Yard between building and right-of-way will be landscaped and will preserve and enhance the general character of 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, on the contrary, will contribute to the beautification of the block face, without any way compromising public health or safety.

(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.



Application No: 2018-0938

Agenda Item: 138

PC Action Date: 05/10/2018

Plat Name: Skylink Terrace

Applicant: The Interfield Group

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: [122](#); [152](#)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[Specific variance is being sought and extent to waive widening dedication along Link Road, instead of a 2.5' dedication.;](#)
[Specific variance is being sought and extent of variance is to allow a reduced building line of 5' along link Rd, for Lot 1.;](#)

Basis of Recommendation:

The site is located at the southeast intersection of Link Road and E 28th Street. The applicant is requesting two variances 1.) To allow a 5' building line for Lot 1 along Link Road and 2.) to not dedicated 2.5' of right of way widening to Link Road for the subdivision. The applicant has requested that this item be deferred for two weeks to allow time 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;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[N/A](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[N/A](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[N/A](#)

(5) Economic hardship is not the sole justification of the variance.

[N/A](#)



Agenda Item: 139
Action Date: 05/10/2018
Plat Name: Village of Grogans Mill Lake Woodlands East Shore Sec 19
Developer: The Woodlands Land Development Company, L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No/Type: 2018-0906 C3R

Staff Recommendation:
 Grant the requested
 variance(s) and Approve
 the plat subject to the
 conditions listed

Total Acreage:	3.8900	Total Reserve Acreage:	0.7010
Number of Lots:	36	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:	Montgomery County MUD 60
County	Zip	Key Map ©	City / ETJ
Montgomery	77380	251L	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.

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

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

Add: The Planning Commission granted a variance to allow the following variances 1.) To allow minimum intersection spacing along Grogan's Mill Road (Woodlands Parkway & Grogan's Mills Road) 2.) A reduced building line of 10' & a 17' garage setback along a Type I PAE/PUE for Lots 1-4, Block 3 and Lots 1-8, Block 4 3.) A reduced building line of 0' along a Type I PAE/PUE and a 10' front building line along the local street for Lots 1-4, Block 2 4.) A reduced building line of 10' along a Type I PAE/PUE for Lots 1-12, Block 1, Lots 5-7, Block 2, and Lots 9-13, Block 4 subject to specific conditions on 05/10/2018. 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.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

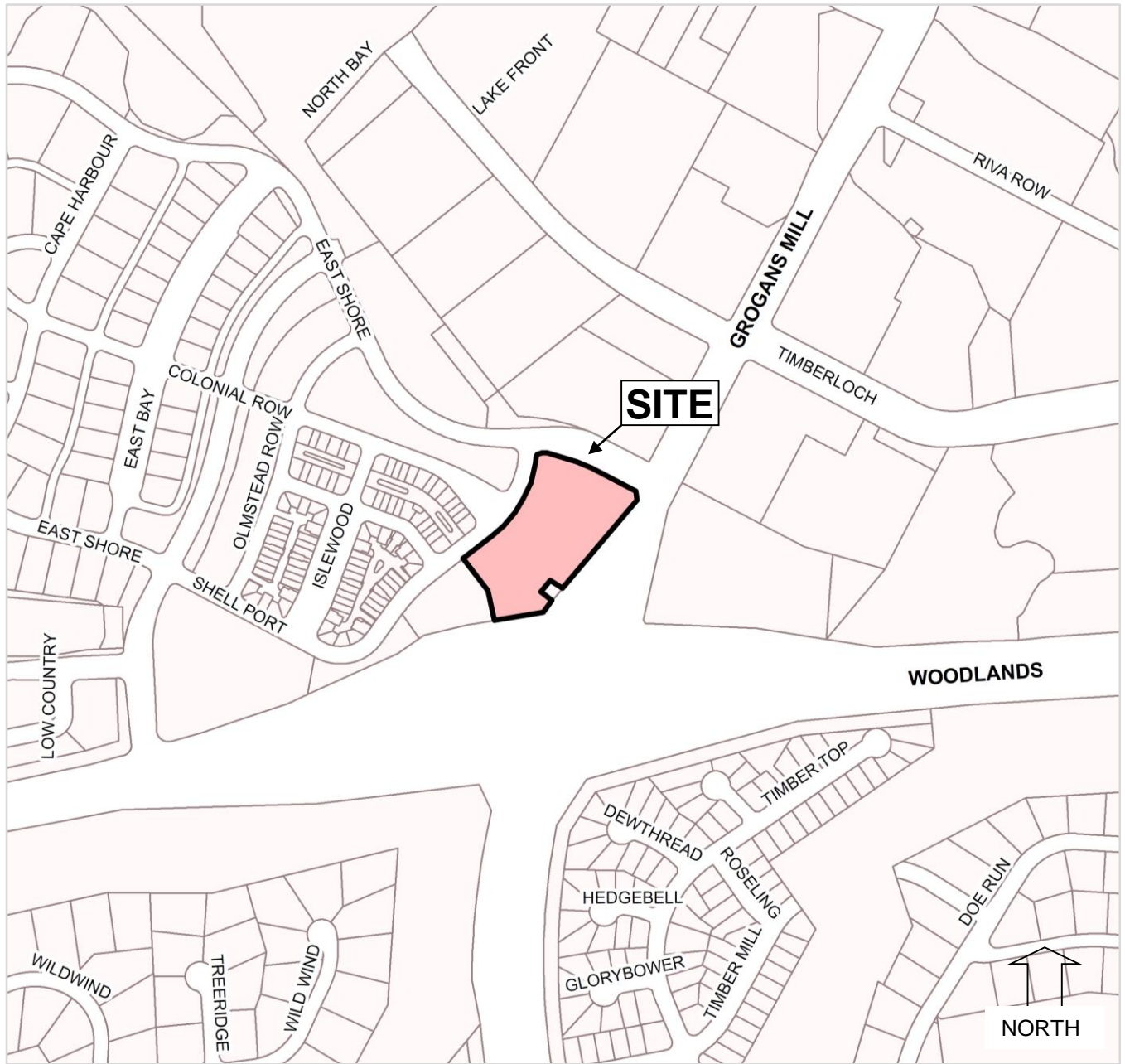
Houston Planning Commission **ITEM: 139**

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Village of Grogans Mill Lake Woodlands East Shore Sec 19

Applicant: LJA Engineering, Inc - (Woodlands Office)



D – Variances

Site Location

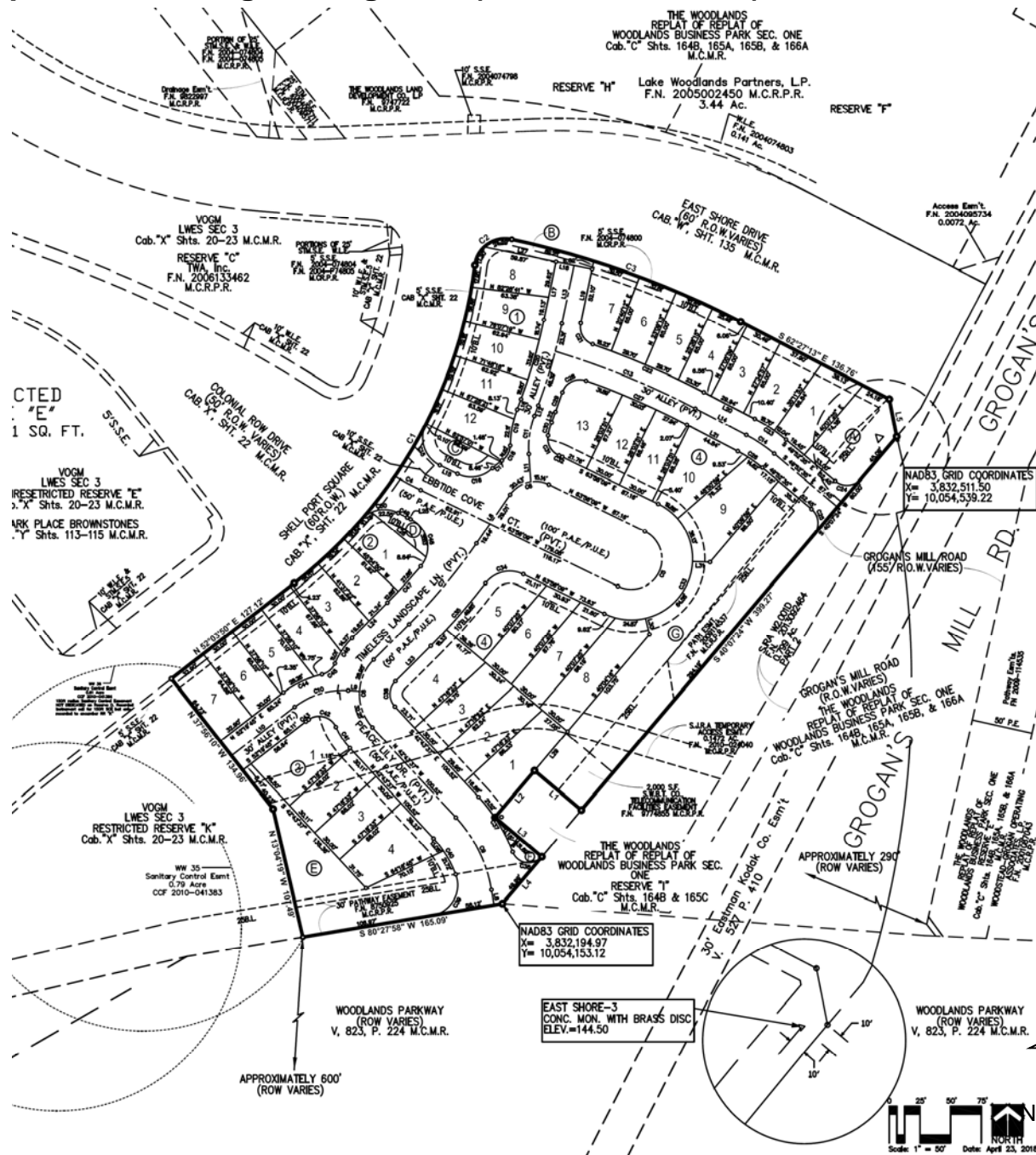
Houston Planning Commission ITEM: 139

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Village of Grogans Mill Lake Woodlands East Shore Sec 19

Applicant: LJA Engineering, Inc - (Woodlands Office)



D – Variances

Subdivision

Houston Planning Commission ITEM: 139

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Village of Grogans Mill Lake Woodlands East Shore Sec 19

Applicant: LJA Engineering, Inc - (Woodlands Office)



D – Variances

Aerial



The Woodlands Village of Grogan's Mill Lake Woodlands East Shore Sec 19

Being A Replat of Unrestricted Reserve
"D" In Block Three (3), of The Woodlands
Village of Grogan's Mill Lake Woodlands
East Shore Sec 3,
As Recorded In Cabinet "X", Sheets
20-23 of the Map Records of
Montgomery County, Texas

Reason For Replat: To Create 36 Single-Family Lots and 7
Restricted Reserves

36 Lots in 4 Blocks
7 Reserves Totaling 0.701 Acres
Typical Lot Size: 30'x68'

Sheet 3 OF 4

Planning:
LJA Engineering, Inc. - Planning
25231 Grogan's Mill Road Suite 330 The Woodlands, Texas 77380
Corp. Office: 2929 Briarpark Drive Suite 600 Houston, Texas 77042-3703
Phone 713.953.5200 Fax 713.953.5026

Engineering:
LJA Engineering, Inc.
2929 Briarpark Drive Suite 600 Houston, Texas 77042-3703
Phone 713.953.5200 Fax 713.953.5026

Owner:
The Woodlands Land Development Company, L.P.
24 Waterway Ave, Suite 1100 The Woodlands, Texas 77380
Phone 281.719.6100 Fax 800.324.5215

LEGEND		
B.L.	INDICATES BUILDING LINE	M.C.O.P.R.P.P. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
D.E.	INDICATES DRAINAGE EASEMENT	M.C.R.P.R. INDICATES MONTGOMERY COUNTY REAL PROPERTY RECORDS
STM.S.E.	INDICATES STORM SEWER EASEMENT	INDICATES STREET NAME CHANGE
R.O.S.R.	INDICATES RESTRICTED OPEN SPACE RESERVE	
P.A.E.	INDICATES PERMANENT ACCESS EASEMENT	
S.S.E.	INDICATES SANITARY SEWER EASEMENT	
W.L.E.	INDICATES WATER LINE EASEMENT	
U.E.	INDICATES UTILITY EASEMENT	
M.C.D.R.	INDICATES MONTGOMERY COUNTY DEED RECORDS	
M.C.M.R.	INDICATES MONTGOMERY COUNTY MAP RECORDS	



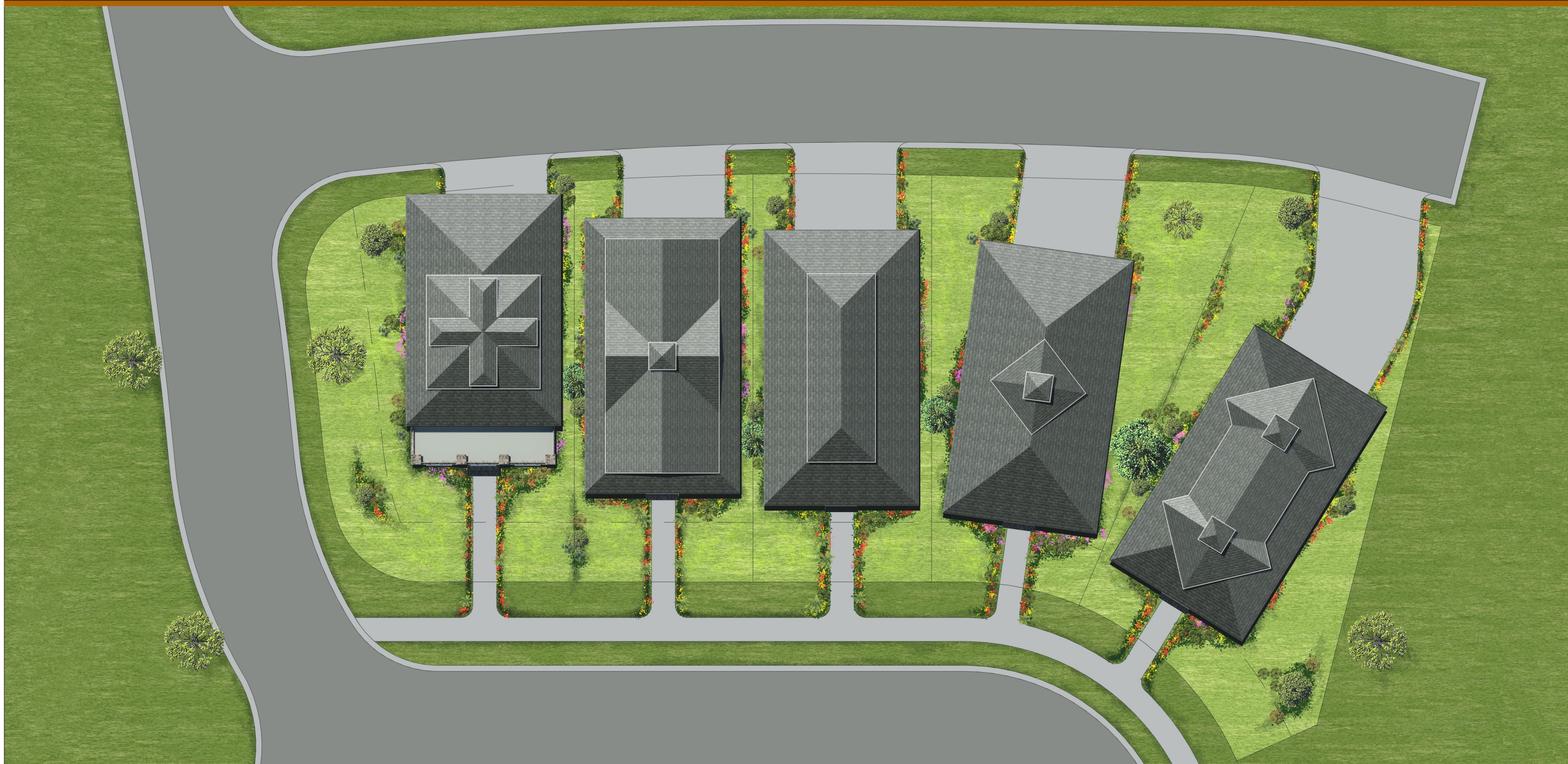
Vicinity Map
Key Map (Montgomery County)

Scale: NTS
251G





Rooftop Villas



Rooftop Villas



Application Number: 2018-0906

Plat Name: Village of Grogans Mill Lake Woodlands East Shore Sec 19

Applicant: LJA Engineering, Inc - (Woodlands Office)

Date Submitted: 04/30/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow an intersection spacing along Grogan's Mill Rd. to be closer than 400' from the intersection of two major thoroughfares (Woodlands Parkway and Grogan's Mill Rd.).

Chapter 42 Section: 127(c)

Chapter 42 Reference:

Sec. 42-127. Intersections of major thoroughfares. (c) An intersection with a major thoroughfare shall not be within 400 feet of the intersection of two major thoroughfares.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The proposed land plan for East Shore Section 19 utilizes a combination of 50' P.A.E. private streets and 30' alleys for its internal circulation. The neighborhood will be gated with the primary access from Shell Port Square. The other two connections to Grogan's Mill Road will be gated and restricted to emergency vehicle access only. Two proposed emergency accesses are requested less than 400' from the intersection of two major thoroughfares – Woodlands Parkway and Grogans Mill Road.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk, through traffic is discouraged. The connection of the 50' P.A.E. is closer than 400' to the intersection, but will not be used for daily circulation, only for emergency access.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Circulation within the neighborhood is adequate for the number of lots proposed. Emergency access is accommodated from multiple locations with Knox Boxes at two of the gates along Grogan's Mill. Thus, this proposal is in keeping with the intent and general purposes of Chapter 42.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting of the herein requested variance will not be injurious to the public health or safety. Emergency access for public safety is accommodated from multiple locations.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not a justification for the variance request. The ability to create a safer, more appealing pedestrian-friendly environment is the justification.



Application Number: 2018-0906

Plat Name: Village of Grogans Mill Lake Woodlands East Shore Sec 19

Applicant: LJA Engineering, Inc - (Woodlands Office)

Date Submitted: 04/30/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To Allow 10' front building line and 17' garage building line for lots 1-4, block 3, and 1-8, block 4.

Chapter 42 Section: 156(d)

Chapter 42 Reference:

Sec. 42-156. Collector and local streets—Single-family residential. (d) When the plat contains a typical lot layout and notes that restrict vehicular access to an approved public alley, then no front building setback line shall be required, except for corner lots as provided herein.

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

East Shore Section 19 has a combination of private alley served lots, and front loaded lots on internal private streets. East Shore has established a strong urban character through the use of streetscape elements, street trees, sidewalks and reduced building lines, and is seen as an urban garden district. We are requesting the building lines on the front loading garages be allowed to use the standard for urban areas, 17' for the garage, and 10' for the principle structure.

(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;

These internal lots will be connected to the overall pedestrian system of East Shore with internal sidewalks along the private streets. The 17' setback will be clear of the sidewalks to insure conflicts don't occur. The overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. The closer proximity of the homes to the pedestrian ways combined with walkways with enhanced landscaping and street trees creates a more attractive and safer walking environment. While this development plan is self-imposed, it is designed to create a safer and more inviting place to live and walk.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The aforementioned design elements of reducing building lines and providing and enhanced streetscapes are in keeping with widely accepted planning standards when trying to create more urban pedestrian friendly environments. Consequently, the City of Houston's Chapter 42 ordinance has accepted and incorporated certain aspects of these concepts. Thus, this proposal is in keeping with the intent and general purposes of Chapter 42.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting of the herein requested variance will not be injurious to the public health or safety. By providing reduced building lines, enhanced sidewalks and street landscaping, a safer, more appealing pedestrian environment will be created. Thus, the public safety and welfare will be enhanced by providing the herein requested variance.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not a justification for the variance request. The ability to create a safer, more appealing pedestrian-friendly environment is the justification.



Application Number: 2018-0906

Plat Name: Village of Grogans Mill Lake Woodlands East Shore Sec 19

Applicant: LJA Engineering, Inc - (Woodlands Office)

Date Submitted: 04/30/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow 1-4, block 2 to have the rear building at 0', similar to the alley served lots adjacent to them.

Chapter 42 Section: 156(d)

Chapter 42 Reference:

Sec. 42-156. Collector and local streets—Single-family residential. (d) When the plat contains a typical lot layout and notes that restrict vehicular access to an approved public alley, then no front building setback line shall be required, except for corner lots as provided herein.

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;

East Shore Section 19 has a combination of alley served lots, and front loaded lots on internal private streets and alleys. The alley served rear loaded lots primarily face onto East Shore Drive and Shell Port Square, and are designed with the front façade of the homes facing onto those streets. Lots 1-4, block 2 are rear loaded units with garage access from Peace Lily Drive, a P.A.E. the acts like an alley for those four lots. The rear of the homes will be treated like the other homes along the adjoining alleys, with enhanced landscaping, but without sidewalks. The remaining lots facing onto Peace Lily Drive (lots 1-4, block 3 & lots 1-13, block 4) will have sidewalks with enhanced landscaping and street trees. We are requesting the building lines on the rear loading garages for lots 1-4, block 2 be allowed to use the 0' setback for the garage.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

These internal lots will be connected to the overall pedestrian system of East Shore with internal sidewalks along the private streets. East Shore has established a strong urban character through the use of streetscape elements, street trees, sidewalks and reduced building lines, and is seen as an urban garden district. The overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. The closer proximity of the homes to the pedestrian ways combined with walkways with enhanced landscaping and street trees creates a more attractive and safer walking environment. While this development plan is self imposed, it is designed to create a safer and more inviting place to live and walk.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The aforementioned design elements of reducing building lines and providing and enhanced streetscapes are in keeping with widely accepted planning standards when trying to create more urban pedestrian friendly environments. Consequently, the City of Houston's Chapter 42 ordinance has accepted and incorporated certain aspects of these concepts. Thus, this proposal is in keeping with the intent and general purposes of Chapter 42.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting of the herein requested variance will not be injurious to the public health or safety. By providing reduced building lines, enhanced sidewalks and street landscaping, a safer, more appealing pedestrian environment will be created. Thus, the public safety and welfare will be enhanced by providing the herein requested variance.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not a justification for the variance request. The ability to create a safer, more appealing pedestrian-friendly environment is the justification.



Application Number: 2018-0906

Plat Name: Village of Grogans Mill Lake Woodlands East Shore Sec 19

Applicant: LJA Engineering, Inc - (Woodlands Office)

Date Submitted: 04/30/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow 10' front building lines for private alley served lots - Lots 1-12, Block 1, Lots 5-7, Block 2, and Lots 9-13, Block 4.

Chapter 42 Section: 156(d)

Chapter 42 Reference:

Sec. 42-156. Collector and local streets—Single-family residential. (d) When the plat contains a typical lot layout and notes that restrict vehicular access to an approved public alley, then no front building setback line shall be required, except for corner lots as provided herein.

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;

An important part of East Shore is creating a pedestrian-friendly environment by eliminate as many driveways as possible from the primary pedestrian routes. To achieve this goal, East Shore Section 19 has private alley served townhome lots facing the public streets with consistent streetscape that has helped established East Shore as an urban garden district. The block has incorporated an internal private alley system into the proposed design to allow vehicular access to the back of the lots. The 30' private alley will function like a Type 2 Permanent Access Easement (P.A.E.), but due to Montgomery County rules it must be platted as a "Private Alley". We are seeking a variance to allow the Private Alley to substitute for a Type 2 P.A.E. allowing the lots to face onto the street without driveways interrupting the sidewalk system. In an effort to further enhance the pedestrian feel of the development and to create the streetscape/scene of authentic period architecture, we are requesting the front building line along East Shore Drive, and Shell Port Square to be reduced to 10-feet. Reducing the building line to 10-feet will create a tighter, more "urban" pattern that responds to the streetscape of the development and to that of the overall East Shore area of The Woodlands.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. Providing a reduced 10-foot building line will move homes closer to the enhanced pedestrian walks. The closer proximity of the homes to the pedestrian ways combined with walkways with enhanced landscaping and street trees creates a more attractive and safer walking environment. While this development plan is self-imposed, it is designed to create a safer and more inviting place to live and walk.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The aforementioned design elements of reducing building lines and providing alleys and enhanced streetscapes are in keeping with widely accepted planning standards when trying to create more urban pedestrian friendly environments. Consequently, the City of Houston's Chapter 42 ordinance has accepted and incorporated certain aspects of these concepts. In fact, section 42-158 (c) allows a 0-foot front building line when access is provided via a public alley. Our proposal meets this requirement with the exception that the alleys proposed herein are private alleys rather than public alleys. Thus, this proposal is in keeping with the intent and general purposes of Chapter 42.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting of the herein requested variance will not be injurious to the public health or safety. By providing reduced building lines, enhanced sidewalks and street landscaping, a safer, more appealing pedestrian environment will be created. Thus, the public safety and welfare will be enhanced by providing the herein requested variance.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not a justification for the variance request. The ability to create a safer, more appealing pedestrian-friendly environment is the justification.



Application No: 2018-0906

Agenda Item: 139

PC Action Date: 05/10/2018

Plat Name: Village of Grogans Mill Lake Woodlands East Shore Sec 19

Applicant: LJA Engineering, Inc - (Woodlands Office)

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 127(c); 156(d); 156(d); 156(d)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow an intersection spacing along Grogan's Mill Rd. to be closer than 400' from the intersection of two major thoroughfares (Woodlands Parkway and Grogan's Mill Rd.);

To allow a 10' front building line and 17' garage building line for Lots 1-4, Block 3, and Lots 1-8, Block 4.;

To allow Lots 1-4, Block 2 to have a 0' rear building along Type I PAE & a 10' front building line along the local street, similar to the alley served lots adjacent to them.;

To allow a 10' front building lines for private alley served lots - Lots 1-12, Block 1, Lots 5-7, Block 2, and Lots 9-13, Block 4. ;

Basis of Recommendation:

The site is located at the intersection of Grogan's Mill Road and Woodlands Parkway in Montgomery County. The applicant is requesting multiple variances:

1. To allow minimum intersection spacing less than the required 400' of two MTF
2. To allow 10/17' front building lines for lots along a Type I PAE instead of 20'
3. To allow a 0' rear building line for lots along a Type I PAE and a 10' front building line along the public street instead of 20'
4. To allow a 10' building line for lots along a public street or Type I PAE that have sole access from the alley, instead of the required 20'.

Staff is in support of the request. These variances were granted in 2016 but expired prior to final submittal.

The first variance for intersection spacing is located at the intersection of the two adjacent major thoroughfares. The primary access for the private development will be from the local street Shell Port Square along the north west side of the subject property. The intersection that triggers the variance will be gated and used solely for emergency vehicles, as requested by Montgomery County Fire Marshal.

Within the overall Woodlands development scheme, each village or district has a distinctive character or aesthetic feature. Within the East Shore, the planned aesthetic mirrors an urban/garden district development where residential structures are closer to the street and are connected to a network of pedestrian trails, bike paths, parks and greenspace. The proposed subdivision is a mixture of Type 1 PAEs and private alleys. Many of the lots will use the private alleys for vehicular access and there will be no direct access from the lots to the adjacent local streets. Providing a reduced 10-foot building line will move the homes closer to the pedestrian walkways and will be similar to the typical lot layout for public alleys in the city limits. In addition, the lots that will have vehicular access from the Type 1 PAE's, will allow for similar aesthetics of the overall urban development within East Shore.

Montgomery County has voiced no objections to the variances, therefore staff recommends approving the requested variances and approving 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 primary access comes from the Type I PAE/PUE off the local street along the northwest boundary of the subdivision. The additional access points from Grogan's Mill are for emergency vehicle's only and will be gated. Mont.

Co. Fire Marshal has no objections as the emergency access point is needed. With the subdivision abutting two MTF's, there is not enough space to provide two emergency access points at the required distance. These will be gated and only used for emergency personnel. Woodlands GP has unique characteristics for each development/village. East Shore acts as a urban garden district that pushes the structures closer to the street and have access from the rear. This provides a more enhanced pedestrian realm and experience.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Montgomery County wishes to have additional points of access for emergency personnel due to the density of the development, they are not required per CH. 42. The Woodlands Development has already been established with these unique urban types of development. By providing reduced building lines, this creates a more walkable and enhanced experience within the development and also along the local streets that are abutting.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The additional points of access are control access gates and will not be used for daily circulation for the development. There are no curb cuts to the abutting local streets as all access will come from within the private development. In addition, allowing for a reduced building line for lots taking access from an alley is similar to the performance standards in the City Limits.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Providing additional means on ingress/egress for emergency personnel only is a benefit to the development. By allow reduced building lines inside the development and also along the adjacent local streets will provide a better pedestrian experience and will not create an obstacles within the public realm.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the justification for the additional means of access points to Grogan's Mill nor is it the sole justification for the reduced building lines. The justification is to provide a more walkable development that is similar to the rest of the Woodlands Development for East Shore.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 140
Action Date: 05/10/2018
Plat Name: Willowcreek Ranch Sec 10
Developer: CC Telge Road, L.P. - A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2018-0784 C3P

Staff Recommendation:
Defer for further study and review

Total Acreage:	100.5400	Total Reserve Acreage:	32.4600
Number of Lots:	40	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	288N	ETJ

Conditions and Requirements for Approval

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

148. Change street name(s) as indicated on the marked file copy. (133-134)

207.1. Staff requests a two week deferral for further study and review.

Add: All lots shall have adequate wastewater collection services

For Your Information:

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

PWE Utility Analysis: Approved

Addressing: Blossom Berry Court is a soundalike with Blossombury Court. Please choose a new name.

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)

ROW will need to be dedicated for Holderreith before access to sec 10 is granted

UVE should be checked at Three Bars Trail (pvt) at Holderreith Road.

If relocated, UVE should be checked at Royal Santana Lane (pvt) and Holderreith Road.

EB left turn lane will be required on Holderreith Road at Three Bars Trail (pvt).

If Three Bars Trail will be an overpass, it should be relocated and Royal Santana Lane should line up with street across Holderreith Road to have median opening per Geometric Design Requirements. It should be checked if private bridge over major thoroughfare would be allowed or not.

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

Houston Planning Commission

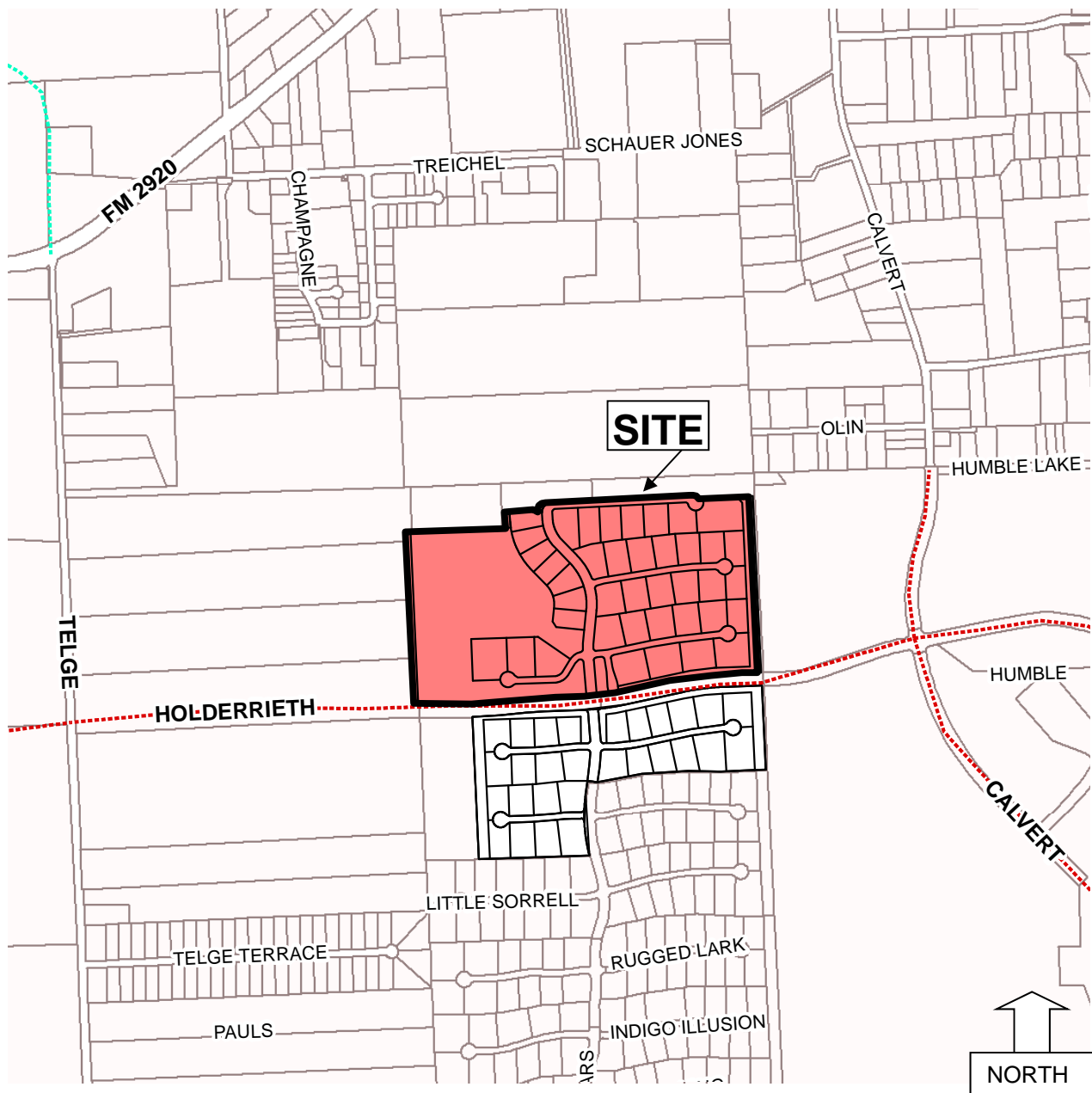
ITEM: 140

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Willowcreek Ranch Sec 10

Applicant: EHRA



D – Variances

Site Location

Houston Planning Commission

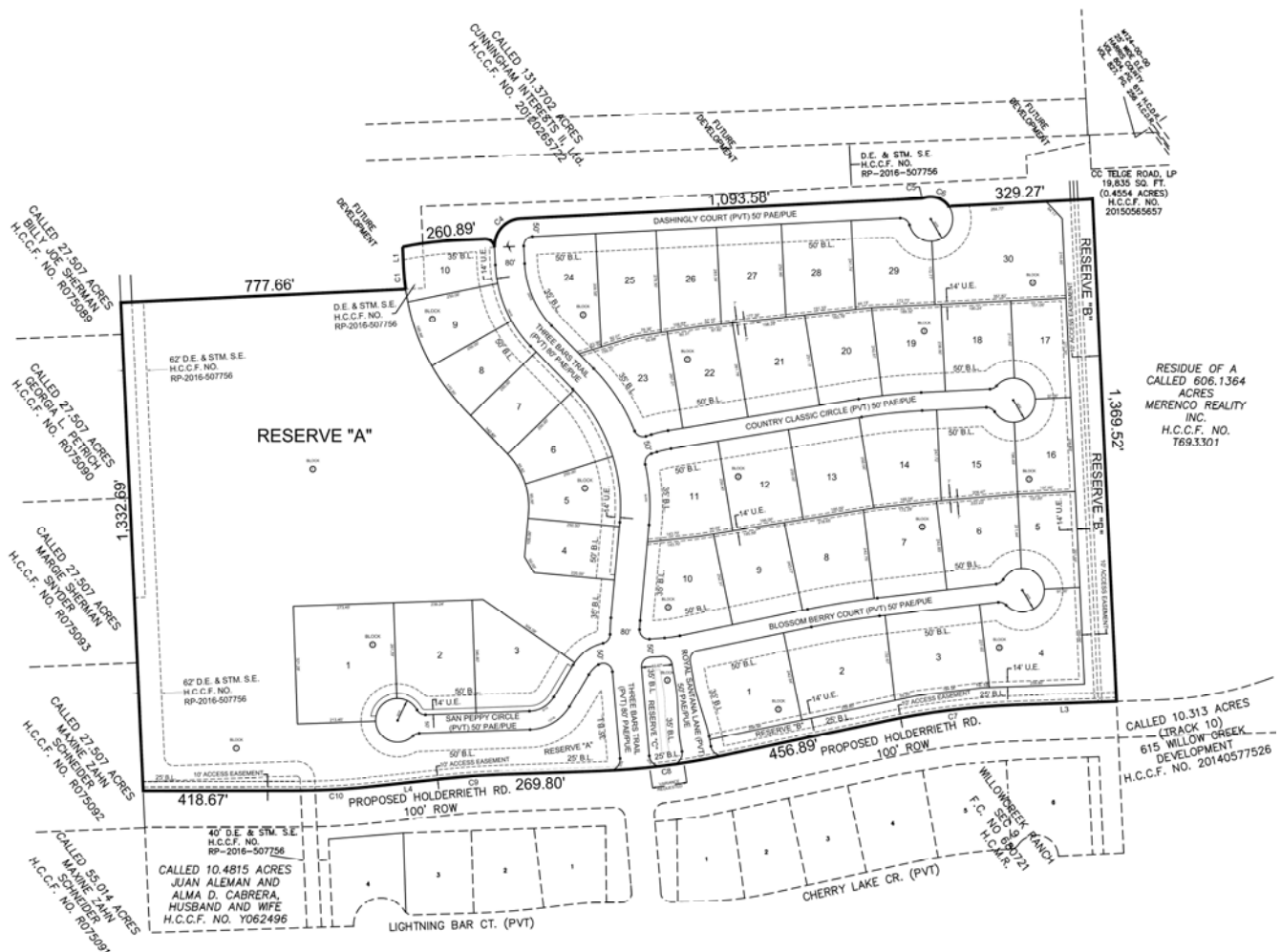
ITEM: 140

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Willowcreek Ranch Sec 10

Applicant: EHRA



D – Variances

Subdivision

Houston Planning Commission

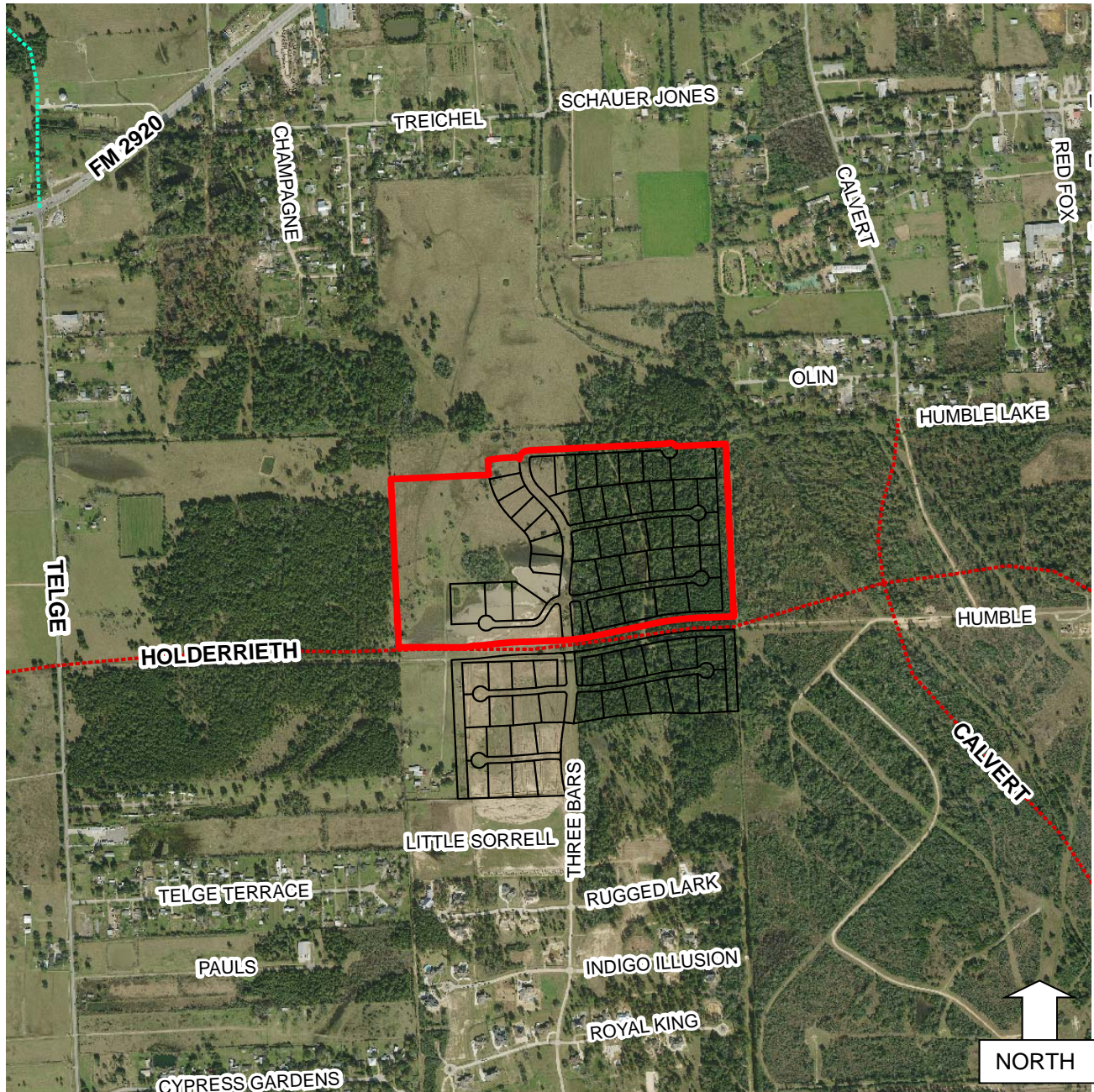
ITEM: 140

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Willowcreek Ranch Sec 10

Applicant: EHRA



D – Variances

Aerial



Application Number: 2018-0784
Plat Name: Willowcreek Ranch Sec 10
Applicant: EHRA
Date Submitted: 04/16/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Variance to allow intersection spacing of 6,460' along major thoroughfare Holderrieth Road.

Chapter 42 Section: 127(a)

Chapter 42 Reference:

A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The Willowcreek Ranch GP is located between major thoroughfares Telge Road, approximately 2,640' to the west, and Calvert Road, approximately 1,150' to the east. The GP has approximately 2,658' of frontage along future major thoroughfare Holderrieth Road. Chapter 42-127(a) would therefore require a north/south public street at some point along Holderrieth Road within the Willowcreek Ranch GP. The approved GP and subsequent section plats south of Holderrieth Road provide local street connectivity via private streets which do not meet the intersection requirement but were accounted for with variances at the time of the GP submittal. At this time, it is necessary to address the intersection spacing north of Holderrieth Road as it is desired by the developer to continue the private street nature of the community. A public street connection north from Holderrieth is infeasible due to the location of a tributary of Willow Creek known by H.C.F.C.D. as Unit # M124-00-00 which includes significant floodway and floodplain. Any potential north/south street heading north from Holderrieth Road and extending beyond the Willowcreek Ranch GP would literally follow the course of this tributary. The floodway is approximately 830' wide and the floodplain varies from approximately 1,400' to 2,000' wide. Any road alignment through the floodway and floodplain would eventually route through existing large-lot home sites before intersecting with FM 2920. It is much more reasonable to allow Telge Road and Calvert Road, which are both existing major thoroughfares, to provide north/south connectivity in this area. Holderrieth Road is currently being designed in order to cross M124-00-00 and then intersect with Calvert Road within the Willow Creek Industrial Park GP. Even if it were possible to create a viable public street route, requiring a future north/south public street within the Willowcreek Ranch GP will not contribute significantly to local mobility since the area is predominantly large-lot single family residential and is adequately served by existing local streets.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The hardship for this variance is due to the location of the floodway and floodplain of H.C.F.C.D. Unit # M124-00-00 which resides immediately north of the Willowcreek Ranch GP does not allow for a public street extension beyond the GP boundary.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Major thoroughfares Telge Road and Calvert Road to the east and west of the Willowcreek Ranch GP provide adequate local circulation and connectivity. Future Holderrieth Road will provide a crossing of the Unit # M124-00-00 floodway as previously planned within the Willow Creek Industrial Park GP. Another crossing of the same floodway is therefore not necessary. Local circulation within the Willowcreek Ranch GP will continue to be via private streets and will conform to the previously established lot maximum for the GP.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Public health, safety and welfare are not negatively impacted by granting this variance because Willowcreek Ranch will continue to have appropriate local private streets as already established in numerous plats south of Holderrieth Road. Further, the entire GP is limited to a maximum number of lots by a previous variance thus limiting local traffic volumes.

(5) Economic hardship is not the sole justification of the variance.

The location of significant existing floodway/floodplain north of the Willowcreek Ranch GP is the justification for this variance.



Application Number: 2018-0784

Plat Name: Willowcreek Ranch Sec 10

Applicant: EHRA

Date Submitted: 04/16/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Variance to allow a platted intersection spacing of 90' along major thoroughfare Holderrieth Road.

Chapter 42 Section: 42-127(b)

Chapter 42 Reference:

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;

Three Bars Trail is an existing 80' wide private street within the Willowcreek Ranch general plan. A connection to Holderrieth Road has been shown on all general plans previously, however a modification to this intersection is desired at this time. In order to provide greater pedestrian and vehicular connectivity within the Willowcreek Ranch gated community, Three Bars Trail is now being proposed to bridge over Holderrieth Road. This will allow residents within section 10 unobstructed access to the community's trails and recreation center which are located south of Holderrieth Road. Bridging over Holderrieth Road will prevent both vehicular and pedestrian crossings of a major thoroughfare. The developer is working with Harris County to facilitate the engineering design needed for the bridge. In order to continue to provide necessary vehicular connectivity to Holderrieth Road, a new connection is proposed via Royal Santana Lane which will be a gated entry on the north side of Holderrieth Road. Internally, Royal Santana Lane is 83' from Three Bars Trail along Blossom Berry Court which meets intersection spacing requirements on local streets. By plat it would appear that Royal Santana Lane is only 90' from Three Bars Trail along Holderrieth Road instead of the required 600'. Since Three Bars Trail is now proposed to cross Holderrieth Road as a bridge, the reality is that there is no violation of the 600' minimum intersection spacing requirement since both streets are not at-grade intersections with Holderrieth Road.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The hardship for this variance is due to Holderrieth Road crossing the Willowcreek Ranch tract. Since Holderrieth Road is a public major thoroughfare, the gated private streets within Willowcreek Ranch, specifically Three Bars Trail, would be bisected thus disconnecting residents from their neighbors and the equestrian center located on the south side of Holderrieth Road.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Access points to major thoroughfares Telge Road and Holderrieth Road within the Willowcreek Ranch GP are being maintained. Granting the variance is simply a modification to the location of the connection to Holderrieth Road as shown on previous general plans.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Public health, safety and welfare are not negatively impacted by granting this variance. The entirety of Willowcreek Ranch will continue to have two points of access to major thoroughfares as shown on previous general plans. Additionally, should anything block use of the bridge over Holderrieth Road, at-grade access will be provided to lots within section 10 via Royal Santana Lane.

(5) Economic hardship is not the sole justification of the variance.

Justification for this variance is that Three Bars Trail only appears by the plat drawing to be 90' from Royal Santana Lane when in fact, since Three Bars Trail is proposed as a bridge over Holderrieth Road, only Royal Santana Lane actually intersects Holderrieth Road at grade..



Application No: 2018-0784

Agenda Item: 140

PC Action Date: 05/10/2018

Plat Name: Willowcreek Ranch Sec 10

Applicant: EHRA

Staff Recommendation: [Defer for further study and review](#)

Chapter 42 Sections: [42-127\(b\)](#); [127\(a\)](#)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[Variance to allow a platted intersection spacing of 90' along major thoroughfare Holderrieth Road.;](#)

[Variance to allow intersection spacing of 6,460' along major thoroughfare Holderrieth Road. ;](#)

Basis of Recommendation:

The site is located north of future Holderrieth Road and east of Telge Road in Houston's ETJ Harris County. The applicant is request two variances 1.) to allow minimum intersection spacing of approximately 90'along Holderrieth Road and 2.) to allow maximum intersection spacing along Holderrieth Road for approximately 6,460'. Staff recommends deferring the application for two weeks to allow time for HC, the developer and planning staff to meet regarding the proposed development.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[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: 141
Action Date: 05/10/2018
Plat Name: Bauer Landing GP
Developer: LGI Homes - Texas, LLC
Applicant: Pape-Dawson Engineers
App No/Type: 2018-0778 GP

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	454.1340	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
MULTIPLE	77447	285L	ETJ

Conditions and Requirements for Approval

- 001. Address intersection spacing along the GP's western boundary
- 046. General Plan approval is for street patterns as shown on the plat only. (24)
- 047. Make minor corrections and additions as indicated on the marked file copy.

- 1. provide revised exhibits demonstrating topography: include a detail with the cross section
- 2. revised exhibit to show dimension between two existing stubs to the east, as well as southern most stub to the FM ROW to the south
- 3. Revise variance request to discuss in greater detail the jurisdictional water, their owner, it's width, any topographic constraints, and how the presence of these waters within the window for an E/W ROW creates a hardship.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 - HCFCD will need a 400' ultimate ROW (200 each side from existing Spring Creek centerline) show existing high bank and label Spring Creek channel J100-00-00 (see uploaded markups, sheets 4 and 5).

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)

Address intersection spacing along northern and western plat boundaries

Variance request needs further study



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 141

Action Date: 05/10/2018

Plat Name: Bauer Landing GP

Developer: LGI Homes - Texas, LLC

Applicant: Pape-Dawson Engineers

App No/Type: 2018-0778 GP

Staff Recommendation:

Defer Additional
information reqd

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

Houston Planning Commission

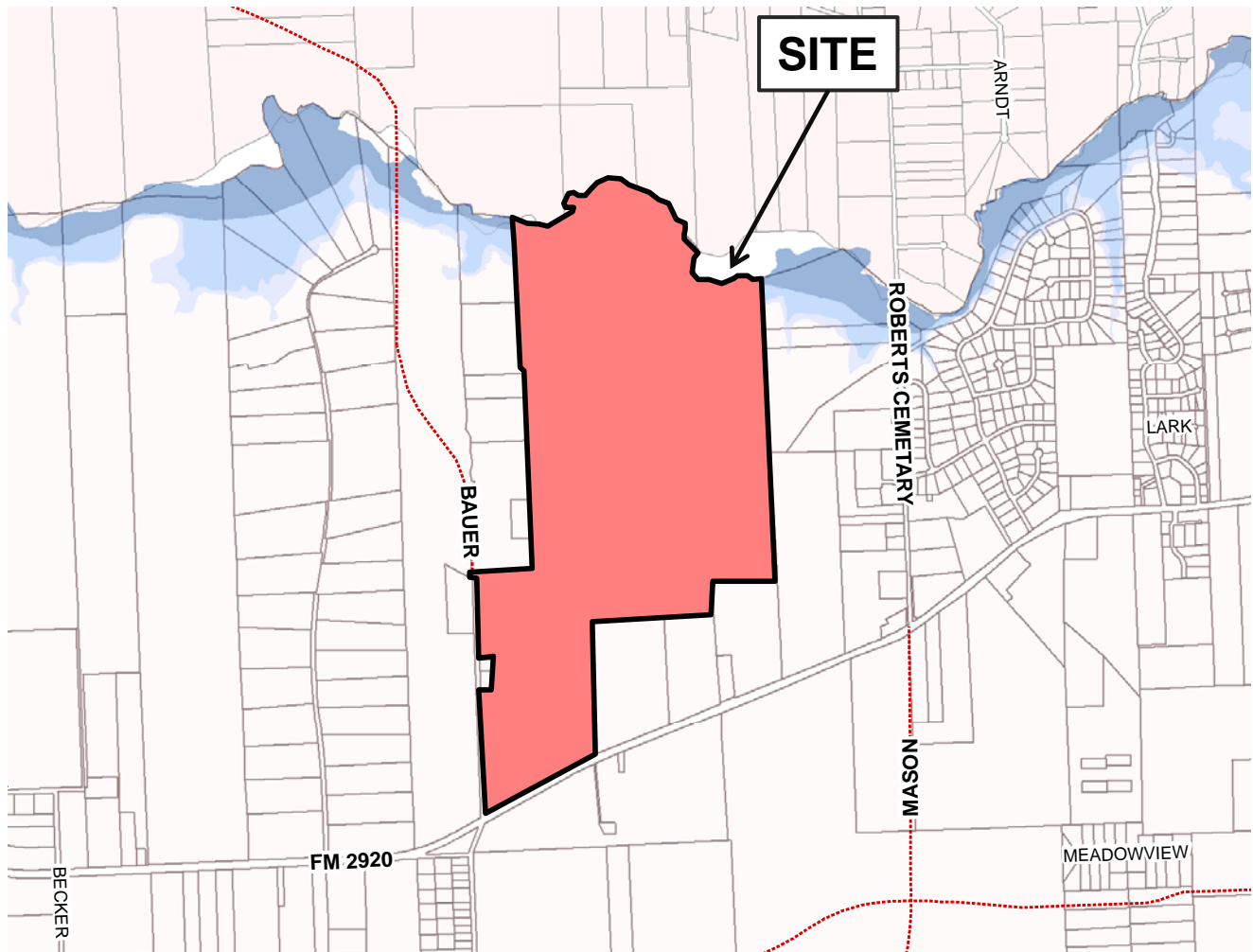
ITEM: 141

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Bauer Landing GP

Applicant: Pape-Dawson Engineers



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

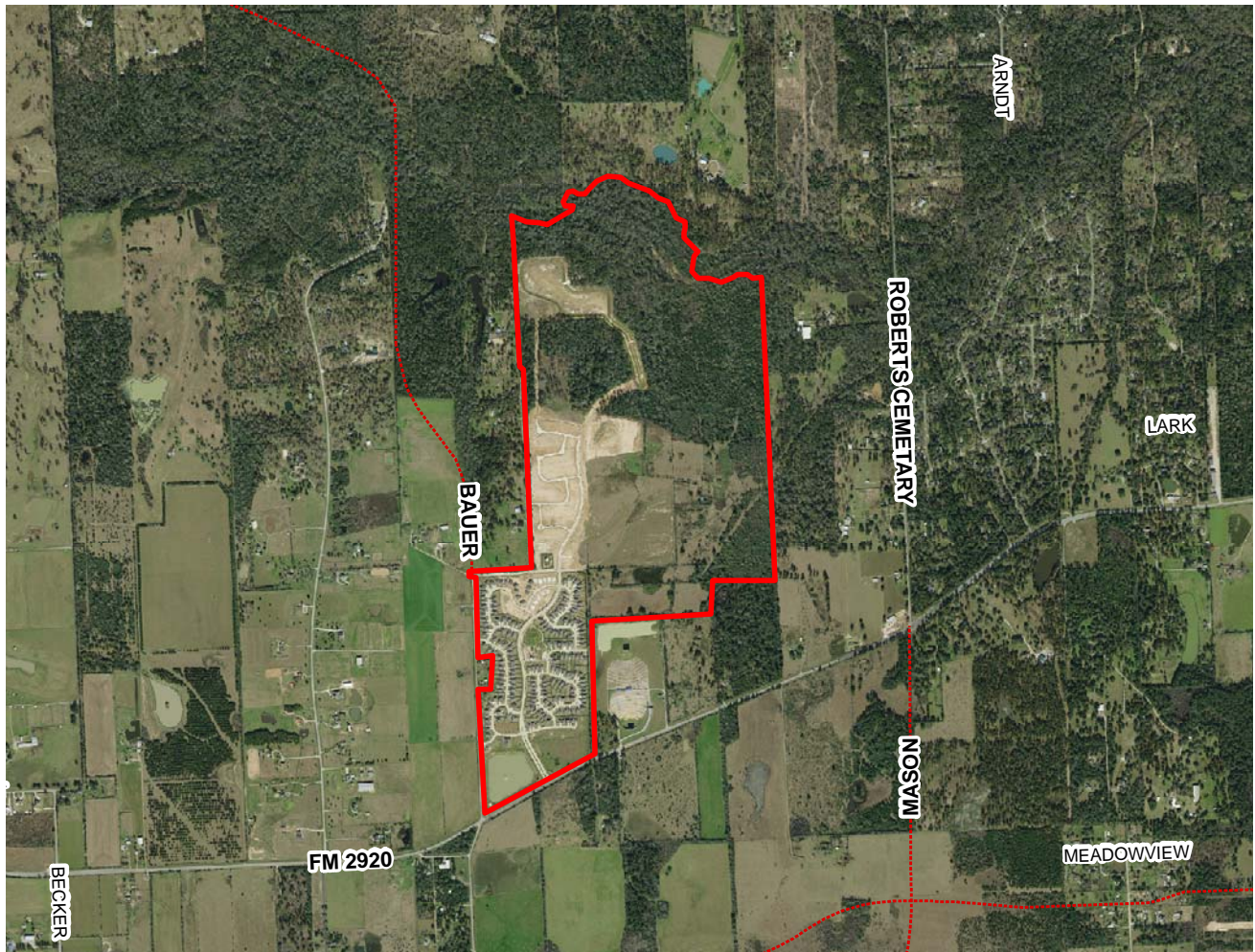
ITEM: 141

Planning and Development Department

Meeting Date: 05/10/2018

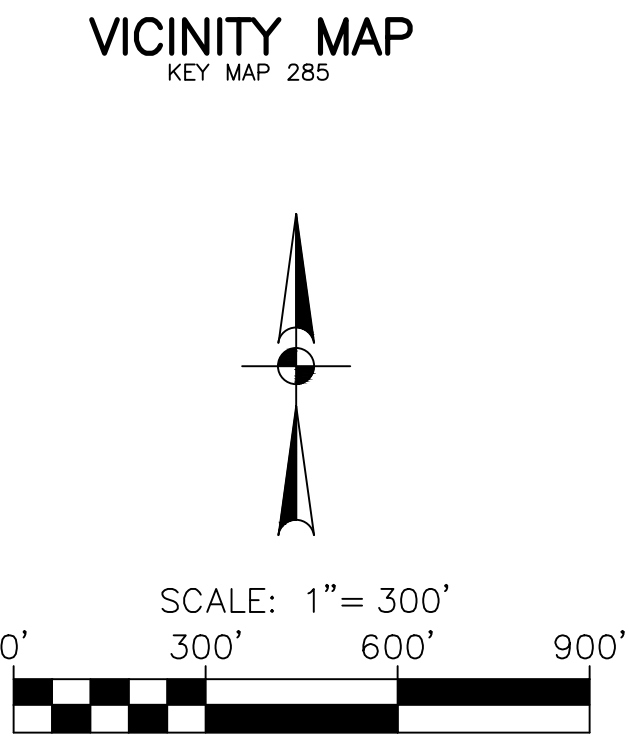
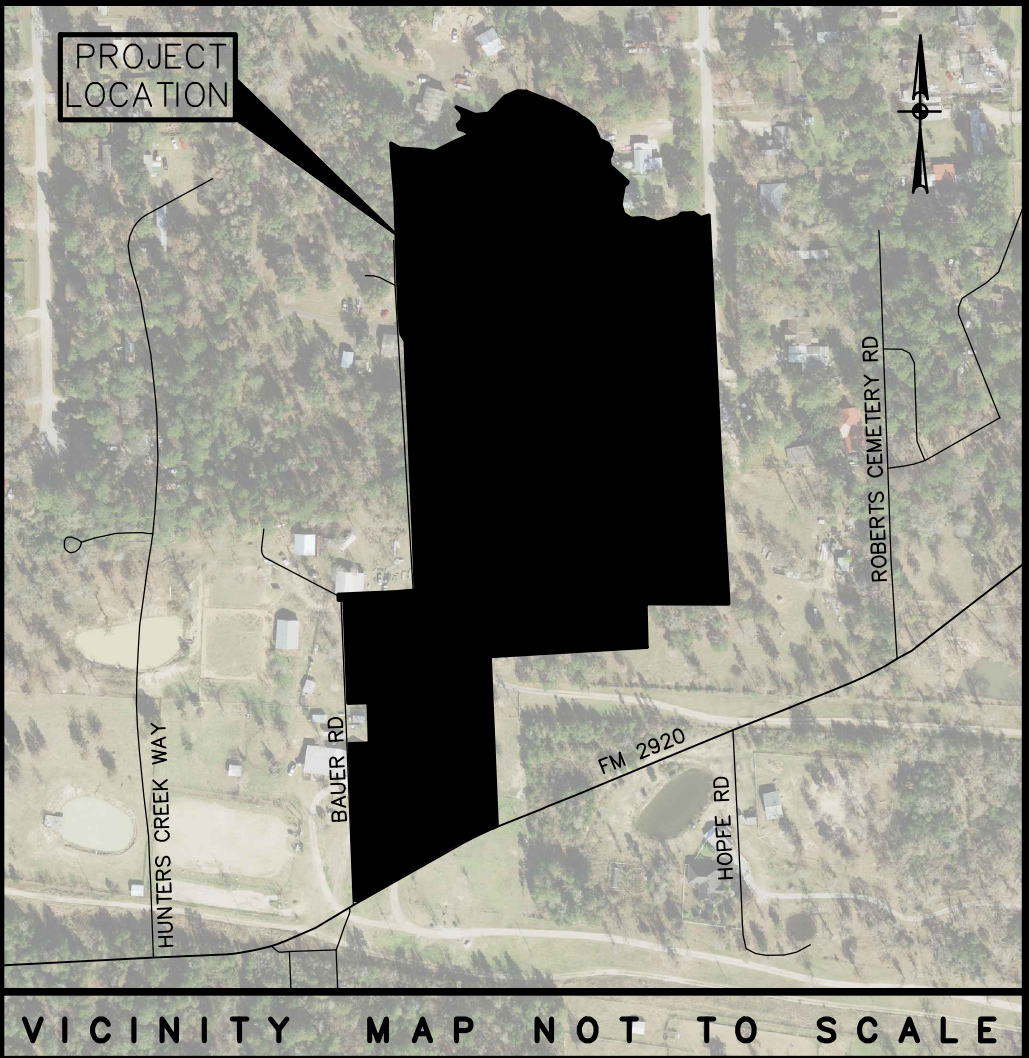
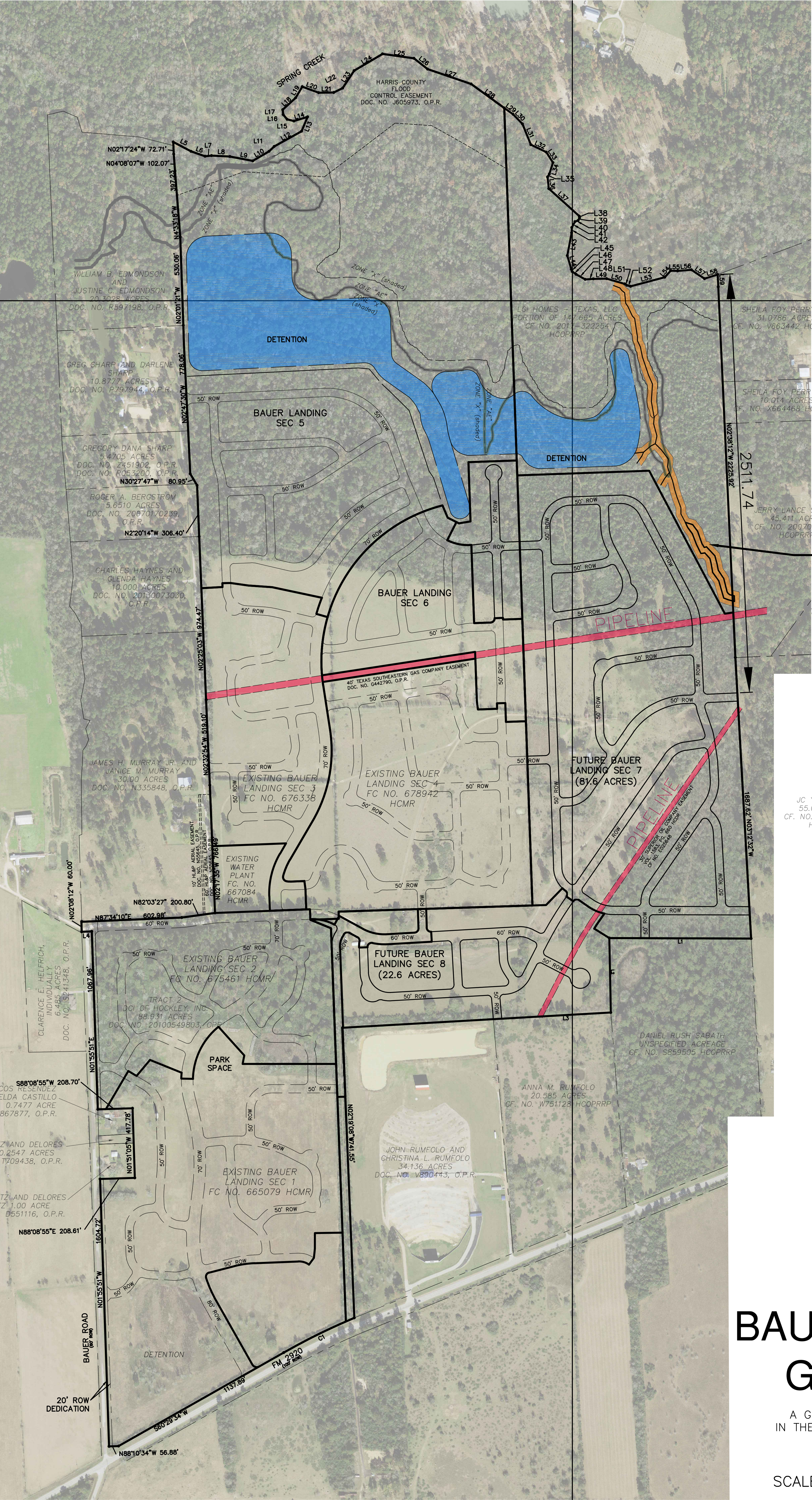
Subdivision Name: Bauer Landing GP

Applicant: Pape-Dawson Engineers



F- Reconsideration of Requirements

Aerial



JURISDICTIONAL WATERS

JC YANG, L.L.C.
55.089 ACRES
CF. NO. 20130555095
HCOPRRP

A GENERAL PLAN OF 454.134 ACRES
IN THE ABRAHAM ROBERTS SURVEY, A-63
HARRIS COUNTY, TEXAS

SCALE: 1":300' APRIL 2018

OWNER:
LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY
JACK LIPAR
EXECUTIVE VICE PRESIDENT
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL. 281.362.8998



HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2018-0778
Plat Name: Bauer Landing GP
Applicant: Pape-Dawson Engineers
Date Submitted: 04/16/2018

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

Sec. 42-128

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

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

Based on the natural geography of the land, a jurisdictional stream shown on the revised GP restricts the revised land plan to address the stub comment from the GP markup application NO. 2015-2005. As recently discussed with the COH planning department, we would like the COH to reconsider the requirement "address 1400' intersection spacing along Eastern GP boundary" according to the revised land plan and known jurisdictional stream.



Application Number: 2018-0778

Plat Name: Bauer Landing GP

Applicant: Pape-Dawson Engineers

Date Submitted: 04/16/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To exceed the intersection spacing along the eastern 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;

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

Seeking variance from the comment on the general plan stating "address 1400' intersection spacing along Eastern GP boundary" which comes from Ch 42, Sec 128, a.1. The variance we are specifically seeking is to exceed the maximum block length along the northeastern boundary of the General Plan. The proposed GP has reconfigured the two eastbound stubs to distribute the space more effectively and an additional south bound stub has been added. These meet the maximum spacing requirements. Furthermore, physical barriers along the northeastern boundary make a third stub unfeasible for both the proposed Bauer Landing development and any future development to the east. The third connection in this location would require the crossing of jurisdictional waters. The three stub streets provided south of the jurisdictional waters meet the 1,400 linear feet requirement. The variance we are humbly seeking is to exceed the maximum block length along the northeastern boundary. Physical barriers along the northeastern boundary make a second connection unfeasible for both the proposed development and any future development to the east. A connection in this location would require crossing of jurisdictional waters. The granting of this variance will keep the general mobility of this development intact. Residents within this section and surrounding sections have access to two major thoroughfares (FM 2920 & Bauer Road). Development of the tract east of Bauer Landing will have direct access to two thoroughfares (FM 2920 & Roberts Cemetery Road), therefore a third connection to Bauer Landing will not provide a benefit to mobility. It is our humble request that the Commission grant the variance.

(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 physical barriers include jurisdictional waters that contribute to the block length being exceeded. These were not a result of a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter will be maintained and preserved. Mobility throughout the development remains intact.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of this variance will not be injurious to public health, safety or welfare because Bauer Landing and the tract to the east maintain direct thoroughfare access.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. It is based on the natural geography of the tract. Mobility throughout the development remains intact.



Application No: 2018-0778

Agenda Item: 141

PC Action Date: 05/10/2018

Plat Name: Bauer Landing GP

Applicant: Pape-Dawson Engineers

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: 128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[To exceed the intersection spacing along the eastern boundary ;](#)

Basis of Recommendation:

The site is located along FM 2920, west of Major Thoroughfare Roberts Cemetery. The applicant is requesting a reconsideration of requirements to exceed intersection spacing along the GP's eastern boundary. Staff's recommendation is to defer the GP for two weeks in order to obtain revised information

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[n/a](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[n/a](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[n/a](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[n/a](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[n/a](#)

(5) Economic hardship is not the sole justification of the variance.

[n/a](#)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 142
Action Date: 05/10/2018
Plat Name: Forestwood Sage GP
Developer: Sowell Equities - Forestwood, L.P.
Applicant: EHRA
App No/Type: 2018-0883 GP

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	340.0000	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 421
County	Zip	Key Map ©	City / ETJ
Harris	77049	457N	ETJ

Conditions and Requirements for Approval

045. The alignment and width of all major thoroughfares within or adjacent to the proposed General Plan shall conform to the requirements of the most recent Major Thoroughfare and Freeway Plan. (24)

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

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

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

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

143.1. 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. Address stub streets along the northern GP boundary as shown on the 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 142
Action Date: 05/10/2018
Plat Name: Forestwood Sage GP
Developer: Sowell Equities - Forestwood, L.P.
Applicant: EHRA
App No/Type: 2018-0883 GP

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Harris County Flood Control District: - Show HCFCD ROW per the HCFCD PCPM Appendix C.,
- Please provide an additional 35' of ROW dedicated to HCFCD along P109-00-00 in order to satisfy the HCFCD Watershed Master Plan.
- Please provide an additional 25' of ROW dedicated to HCFCD along P107-00-00 in order to satisfy the HCFCD Watershed Master Plan
PWE Utility Analysis: Approve
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Because of existing ROW acquisition serving as control points, county has no objections to variance as long as road is not super elevated
Address street extensions and streets per block length ordinance on eastern and western plat boundaries
Traffic Impact Analysis will be required before the review of site development plan addressing, but not limited to, impacts/traffic control changes on existing Purple Sage Street to the south including revised school zone signs.
Documentation of TxDOT approval is required for tie-in and requirement of additional ROW, if any, at the intersection of Purple Sage Street and US 90.
Purple Sage Street Dedication Sec 1 Plat has been submitted separately (PLT 2006787).
Radii C4, C8 thru C11 are less than required 2000' +- per Chapter 42.

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

Houston Planning Commission

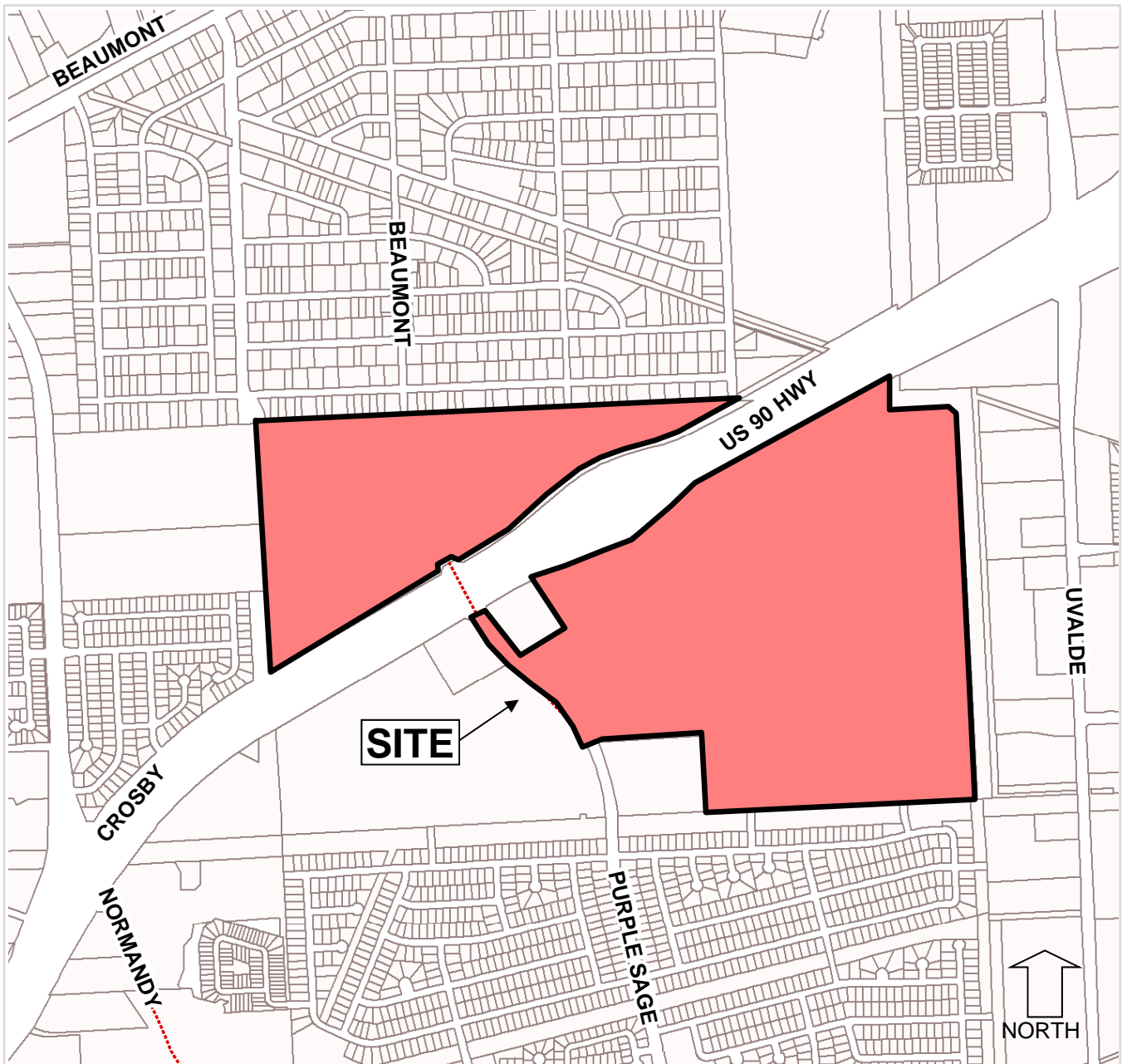
ITEM: 142

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Forestwood Sage GP

Applicant: EHRA



F- Reconsideration of Requirements

Site Location

Houston Planning Commission ITEM: 142

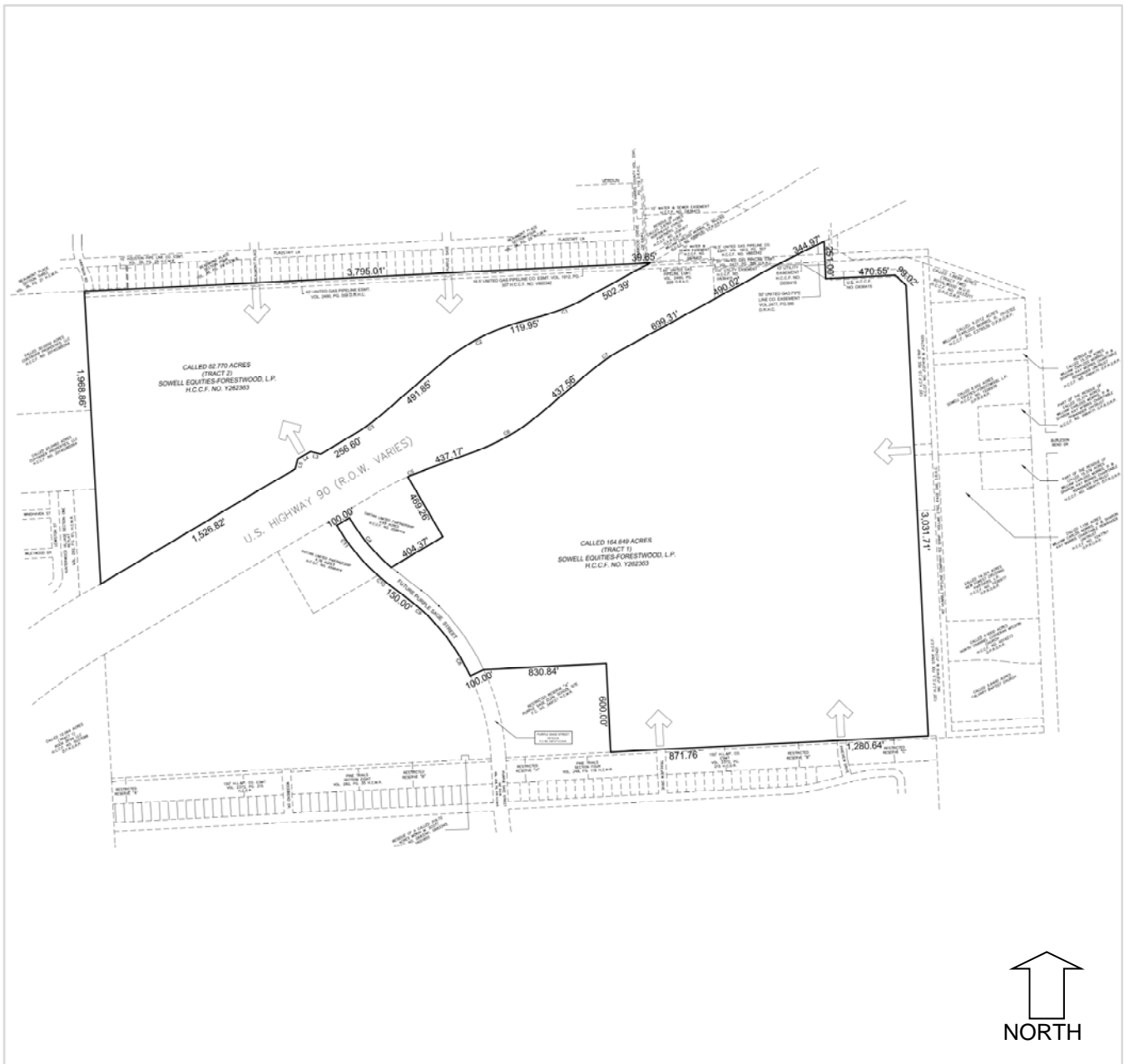
ITEM: 142

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Forestwood Sage GP

Applicant: EHRA



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

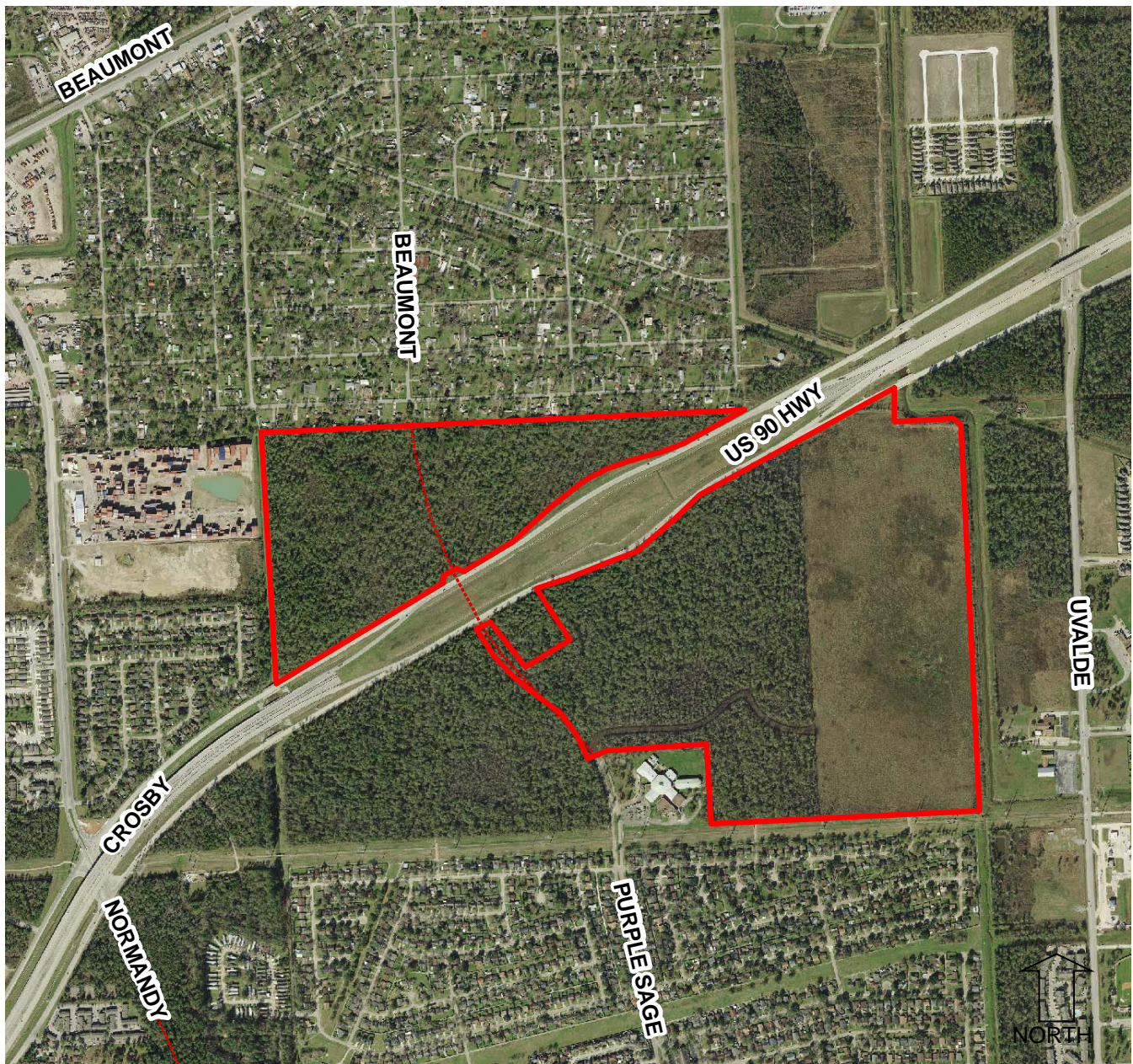
ITEM: 142

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Forestwood Sage GP

Applicant: EHRA



F- Reconsideration of Requirements

Aerial



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2018-0883
Plat Name: Forestwood Sage GP
Applicant: EHRA
Date Submitted: 04/30/2018

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

Reconsideration of Requirement in order to address a centerline radius on major thoroughfare Purple Sage Street of less than 2,000'.

Chapter 42 Section: 42-132(a)

Chapter 42 Reference:

Curves for the right-of-way of a major thoroughfare shall have a centerline radius of at least 2,000 feet. Reverse curves shall be separated by a tangent distance of not less than 100 feet.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

Please refer to variance language.



Application Number: 2018-0883

Plat Name: Forestwood Sage GP

Applicant: EHRA

Date Submitted: 04/30/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow a centerline radius on major thoroughfare Purple Sage Street of less than 2,000' (multiple radii of 1,100', 1,300', and 1,500').

Chapter 42 Section: 42-132(a)

Chapter 42 Reference:

Curves for the right-of-way of a major thoroughfare shall have a centerline radius of at least 2,000 feet. Reverse curves shall be separated by a tangent distance of not less than 100 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;

Purple Sage Street is a major thoroughfare which is constructed to the southern boundary of Forestwood Sage GP (previously Woodforest Terrace GP) with a 1,500' centerline radius. There is an existing ROW curb out at U.S. Highway 90 which fixes the intersection of Purple Sage Street. The Chapter 42 standard 2,000' centerline requirement is geometrically impossible to comply with due to the location of these two existing ROW's. Since Woodforest Terrace GP addressed this fact with a variance request in 2004, several parcels were platted at the future intersection of Purple Sage Street and U.S. Highway 90 which set the centerline radius 1,300' as approved at that time. The proposed Purple Sage Street alignment must connect using these pre-established radii.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The applicant did not participate in the creation of the intersection at U.S. Highway 90 nor the adjacent Purple Sage Street ROW within the Purple Sage Elementary Plat. The previous Woodforest Terrace GP included a similar variance request but the Purple Sage street dedication plat expired. We are readdressing the need for the centerline variance at this time so that Purple Sage Street can finally be recorded and constructed.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Although Purple Sage Street is classified as a major thoroughfare, its total length between U.S. Highway 90 and Wallisville Road is approximately 1.25 miles and it functions predominantly a single family residential collector street with many homes taking driveway access from the street. The speed limit is set at 30 mph. Purple Sage Elementary School also abuts the street and imparts school zone speed limits at various times. These factors make the reduced radius inconsequential since overall distance and speed limits will not allow drivers to maneuver the curves at a high rate of speed.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Public health, safety and welfare will be enhanced by the extension of Purple Sage Road because the intersection with U.S. Highway 90 will provide greater connectivity for the adjacent neighborhood while the 30mph posted speed limit will maintain its residential character.

(5) Economic hardship is not the sole justification of the variance.

Justification for the variance is based on the existing recorded radius of Purple Sage Street south of Forestwood Sage GP and the location of the existing ROW turnout at U.S. Highway 90.



Application No: 2018-0883

Agenda Item: 142

PC Action Date: 05/10/2018

Plat Name: Forestwood Sage GP

Applicant: EHRA

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-132(a)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow a centerline radius on major thoroughfare Purple Sage Street of less than 2,000' (multiple radii of 1,100', 1,300', and 1,500').;

Basis of Recommendation:

This site is located with Houston's ETJ in Harris County, bisected by Highway US 90 and proposed MTF Purple Sage Street.

The applicant is requesting a variance and reconsideration of requirement to allow proposed MTF Purple Sage to have a centerline radius of less than 2000'.

Staff is in support of this request.

The alignment of MTFs are proposed by staff in preferred located but set and recorded based on plat submittals and highway constructions.

Purple Sage Elementary School was recorded in 1989 and dedicated the southern portion of MTF Purple Sage, which has already been constructed, thus setting the alignment for the street continuing north.

In 2005, TxDot recorded ROW drawings for the proposal of US 90 and identified where Purple Sage would intersect making it infeasible to meet the 2000' radii requirements.

A similar variance was granted for this GP but has since expired.

Therefore staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 102 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Strict application would make this street dedication infeasible due to the existence of physical characteristics that affect the required center line radii as the alignment has already been recorded and built from the north and south of the proposed MTF thus not allowing the street to conform to the ordinance.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of this variance are not a result of a hardship created by the applicant but that of the recorded alignment of TxDot Hwy 90 to the north of the site and the recorded and built alignment of the MTF to the south.

(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 deviation in the proposed radii is not disproportionate with this requirements and this request has previously been granted.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to public health and safety as the proposed MTF will only be slightly less than the centerline radius required by the ordinance thus not impacting drivers on the road.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance as the sole justification for the granting is the physical constraints imposed before this portion of the MTF was aligned.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 143
Action Date: 05/10/2018
Plat Name: Santos Villas
Developer: Gerado
Applicant: ICMC GROUP INC
App No/Type: 2018-0822 C2

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	0.7642	Total Reserve Acreage:	0.0040
Number of Lots:	10	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453U	City

Conditions and Requirements for Approval

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

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

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

203. Provide complete Recordation Package when submitting plat for 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: 143
Action Date: 05/10/2018
Plat Name: Santos Villas
Developer: Gerado
Applicant: ICMC GROUP INC
App No/Type: 2018-0822 C2

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

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

To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (10 units) of dwelling units.

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

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

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

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

Solid Waste: The Solid Waste Plan does not correctly depict the number of refuse carts required for the proposed development. According to the plat, this development only has 103.79' of qualifying frontage and, therefore, does not meet the frontage requirement necessary to 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

ITEM: 143

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Santos Villas

Applicant: ICMC GROUP INC



F- Reconsideration of Requirements

Site Location

Subdivision

Houston Planning Commission

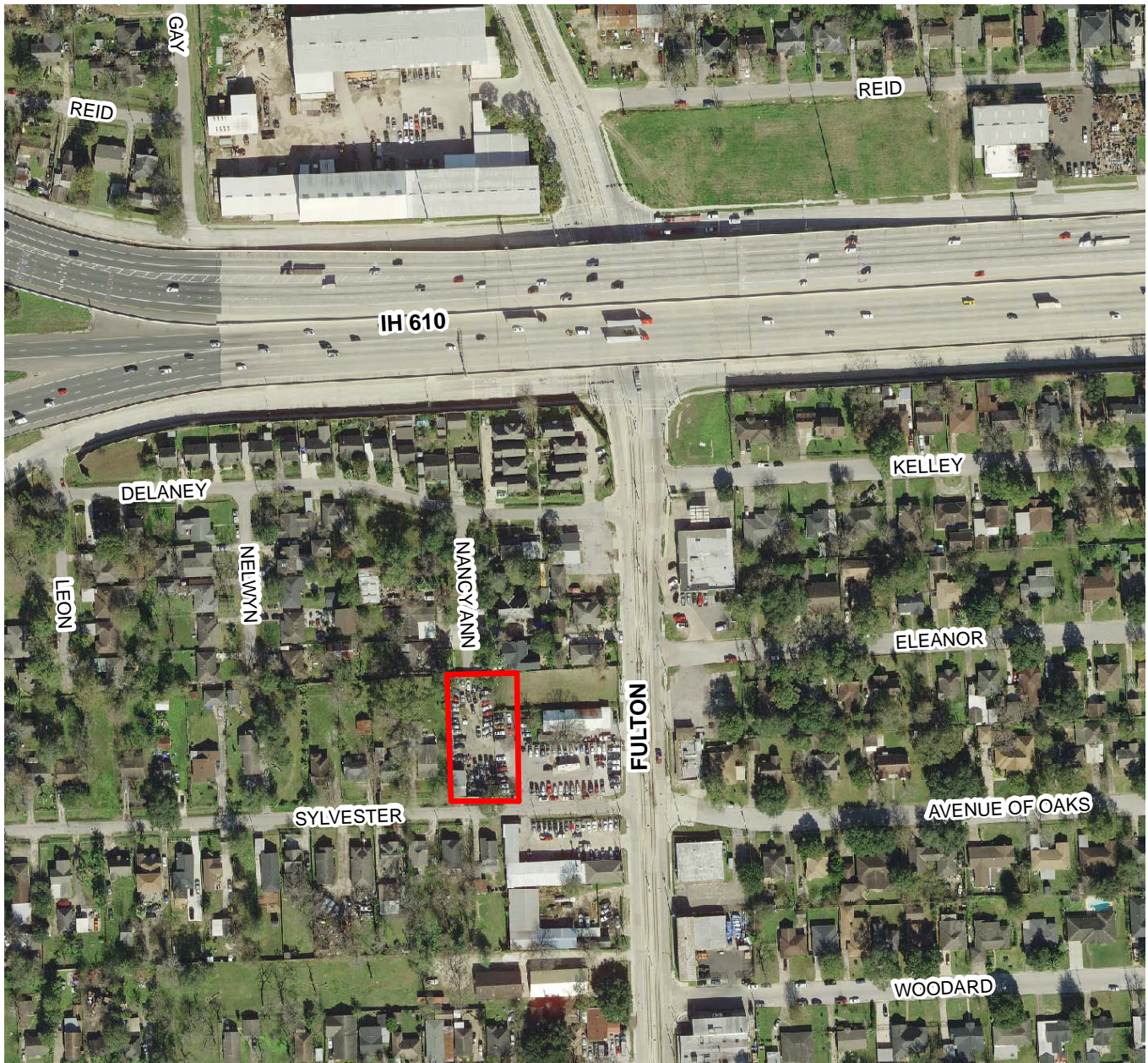
ITEM: 143

Planning and Development Department

Meeting Date: 05/10/2018

Subdivision Name: Santos Villas

Applicant: ICMC GROUP INC



F- Reconsideration of Requirements

Aerial



THE INFORMATION CONTAINED IN THIS DRAWING IS THE PROPERTY OF IEC DESIGN, LLC. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF IEC DESIGN, LLC. ALL RIGHTS ARE RESERVED.

SANTOS VILLA
2-STORY RESIDENTIAL HOME

GERARDO SANTOS
1336 DIAN STREET HOUSTON, TEXAS, 77008

PROFESSIONAL SEAL

REVISIONS

REV	DESCRIPTION	DATE

IEC DESIGN LLC
877 E. SOUTHMOORE AVE STE. 100C
PASADENA TEXAS, 77502

773-874-7364 www.iecdesignllc.com

REV

SHT

C1.00

SITE PLAN
SCALE: 1/16" = 1'-0"





RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2018-0822
Plat Name: Santos Villas
Applicant: ICMC GROUP INC
Date Submitted: 04/16/2018

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

To Address Stub Street, Nancy Ann Street, not to Provide 50' Radius Cul-de-sac

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.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

Along with existing and proposed rapid development in the area the applicant proposes to build 10 single family patio homes, which will add to the new construction in the area. Applicant feels this is the best use for the land and most productive for the city as well. The immense amount of work being done to redevelop Santos Villas will create a more urban atmosphere, as many young professionals will be drawn to live in the area. The proposed patio homes by applicant, and the new owners that will live in them will be a positive development for this area and the City of Houston. Nancy Ann Street is part of Delaney subdivision which was platted in 1930's and orientation of street has not changed since it is first platted. The distance from the intersection Delaney and Nancy Ann Street to the property line is only 200 Linear Feet and total 8 houses are fronting this street and these residences are currently accessing from Delaney street which runs east west and intersects with Fulton and Leon street respectively, being local street traffic volume is very low. The applicant will provide a 5' sidewalk and 3" caliper live oak trees located be at the property line fronting at Sylvester road, applicant will provide a 6.00' feet high wood fence at the back of The development adjacent to Nancy Ann Street, which provides a complete privacy to these 8 houses on Nancy Ann Street. Ultimately, the proposed development is consistent with the patio home developments in the area, as well as, consistent with the developments planned by the City of Houston in the area



Application Number: 2018-0822

Plat Name: Santos Villas

Applicant: ICMC GROUP INC

Date Submitted: 04/16/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To not extend Nancy Ann Street through the property nor to terminate it with a cul-de-sac.

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.

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;

Along with existing and proposed rapid development in the area the applicant proposes to build 10 single family patio homes, which will add to the new construction in the area. Applicant feels this is the best use for the land and most productive for the city as well. The immense amount of work being done to redevelop Santos Villas will create a more urban atmosphere, as many young professionals will be drawn to live in the area. The proposed patio homes by applicant, and the new owners that will live in them will be a positive development for this area and the City of Houston. Nancy Ann Street is part of Delaney subdivision which was platted in 1930's and orientation of street has not changed since it is first platted. The distance from the intersection Delaney and Nancy Ann Street to the property line is only 200 Linear Feet and total 8 houses are fronting this street and these residences are currently accessing from Delaney street which runs east west and intersects with Fulton and Leon street respectively, being local street traffic volume is very low. The applicant will provide a 5' sidewalk and 3" caliper live oak trees located be at the property line fronting at Sylvester road, applicant will provide a 6.00' feet high wood fence at the back of The development adjacent to Nancy Ann Street, which provides a complete privacy to these 8 houses on Nancy Ann Street. Ultimately, the proposed development is consistent with the patio home developments in the area, as well as, consistent with the developments planned by the City of Houston in the area

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are a more urban/walking friendly environment along Sylvester Road and Nancy Ann Street. The proposed sidewalk, green space, and fencing changes by applicant will definitely help to create a more urban/walking friendly site.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The basis for the requested variance is the existing development on the site is junk yard car lot which is commercial use and does not really provide friendly environment to the adjacent residential neighbors. The intent of the chapter will be preserved by the creation of the 5.00' sidewalk, additional 3" caliper live oaks, and a visibly beautiful wrought iron fencing at front on Sylvester road. All of these proposed changes will allow for easier neighborhood walkability, as well as, create nice scenery along Sylvester Street.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The proposed development will help improve the pedestrian environment for the neighborhood. It will not be injurious to the public health, safety, or welfare.

(5) Economic hardship is not the sole justification of the variance.

The main justification for the requested variance is that the proposed development will be consistent with the existing development environment, and characteristics in the surrounding area.



Application No: 2018-0822

Agenda Item: 143

PC Action Date: 05/10/2018

Plat Name: Santos Villas

Applicant: ICMC GROUP INC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 134

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To not extend Nancy Ann Street through the property nor to terminate it with a cul-de-sac. ;

Basis of Recommendation:

The site is located south of loop 610 and west of Fulton street. The purpose of the plat is to create 10 lots and a shared driveway. The applicant is requesting a variance to not extend or end with a Cul-de-sac Nancy Ann Street. Staff is in support of the request for the following reasons. Nancy Ann is a local street that has been functioning as a dead-end street since 1950. It is not required for intersection spacing. The street is 200 feet in length and only five lots are taking access from it. Therefore, Staff recommends granting the requested variance and approving the plat subject to CPC 101 Form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Nancy Ann is a local street that has been functioning as a dead-end street since 1950 and it is not required for intersection spacing. By extending a street through the subject property or providing a cul-de-sac it will create an impractical development.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Because Nancy Ann Street is not required for intersection spacing the circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Nancy Ann Street is 200 feet in length and only five lots are taking access from the street. The street has a similar length as the maximum allowed for a shared driveway by the ordinance. Thus, keeping the intend and general purpose of the ordinance.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Because Nancy Ann Street is only 200 feet in depth emergency services can still give service to the five lots on that street without a cul-de-sac for a turn around.

(5) Economic hardship is not the sole justification of the variance.

Providing a street that is not required for intersection spacing will not create a practical development nor a significant improvement for the vehicular circulation on the area.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 144
Action Date: 05/10/2018
Original Action Date: 06/22/2017
Plat Name: Aldine ISD Spears Gears Road Reserve
Developer: Jones|Carter - Woodlands Office
Applicant: Jones|Carter - Woodlands Office
App No : 2017-1036
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	15.7950	Total Reserve Acreage:	15.7950
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 5

County	Zip	Key Map ©	City / ETJ
Harris	77067	372P	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 &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 145
Action Date: 05/10/2018
Original Action Date: 05/25/2017
Plat Name: American Tank Beaumont Highway
Developer: Civil-Surv Land Surveying, L.C.
Applicant: Civil-Surv Land Surveying, L.C.
App No : 2017-0804
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	9.7560	Total Reserve Acreage:	9.7560
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77049	418W	ETJ

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: 146
Action Date: 05/10/2018
Original Action Date: 05/25/2017
Plat Name: Bogs Road Plant South Site
Developer: Windrose
Applicant: Windrose
App No : 2017-0830
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	2.6840	Total Reserve Acreage:	2.6840
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77375	249T	ETJ

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: 147
Action Date: 05/10/2018
Original Action Date: 05/25/2017
Plat Name: Cunningham Park Sec 1
Developer: Windrose
Applicant: Windrose
App No : 2017-0849
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	5.5530	Total Reserve Acreage:	5.5530
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77433	327J	ETJ

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: 148
Action Date: 05/10/2018

Staff Recommendation:
Approve

Original Action Date: 05/11/2017

Plat Name: Dahri Heights

Developer: South Texas Surveying Associates, Inc.

Applicant: South Texas Surveying Associates, Inc.

App No : 2017-0729

App Type: C2

Total Acreage:	2.2816	Total Reserve Acreage:	2.2816
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Langham Creek Utility District

County	Zip	Key Map ©	City / ETJ
Harris	77095	407Q	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 &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 149
Action Date: 05/10/2018
Original Action Date: 06/08/2017
Plat Name: Lakewood Pines Sec 8
Developer: Jones|Carter - Woodlands Office
Applicant: Jones|Carter - Woodlands Office
App No : 2017-0956
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	9.5300	Total Reserve Acreage:	2.4089
Number of Lots:	30	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 422

County	Zip	Key Map ©	City / ETJ
Harris	77044	377P	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 &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 150
Action Date: 05/10/2018
Original Action Date: 06/22/2017
Plat Name: Lakewood Pines Sec 9
Developer: Jones|Carter - Woodlands Office
Applicant: Jones|Carter - Woodlands Office
App No : 2017-0951
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	12.8400	Total Reserve Acreage:	0.1992
Number of Lots:	61	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 422

County	Zip	Key Map ©	City / ETJ
Harris	77044	377T	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 &
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Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	151	Staff Recommendation:	Approve
Action Date:	05/10/2018		
Original Action Date:	05/25/2017		
Plat Name:	North Vintage Centre		
Developer:	John G. Thomas and Associates, Inc. dba Thomas Land Surveying		
Applicant:	John G. Thomas and Associates, Inc. dba Thomas Land Surveying		
App No :	2017-0847		
App Type:	C2		

Total Acreage:	2.0000	Total Reserve Acreage:	2.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Cypress Forest PUD

County	Zip	Key Map ©	City / ETJ
Harris	77379	330S	ETJ

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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Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 152
Action Date: 05/10/2018
Original Action Date: 05/25/2017
Plat Name: Northpointe Reach Drive Street Dedication Sec 2
Developer: LJA Engineering, Inc.- (West Houston Office)
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No : 2017-0817
App Type: SP

Staff Recommendation:
Approve

Total Acreage:	1.8730	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Northwest Harris County MUD 5

County	Zip	Key Map ©	City / ETJ
Harris	77377	328K	ETJ

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.



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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 153
Action Date: 05/10/2018
Original Action Date: 06/08/2017
Plat Name: Trailview Townhomes
Developer: Benchmark Engineering Corporation
Applicant: Benchmark Engineering Corporation
App No : 2017-0891
App Type: C3R

Staff Recommendation:
Approve

Total Acreage:	1.5848	Total Reserve Acreage:	0.2190
Number of Lots:	25	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	533F	City

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: 154
Action Date: 05/10/2018
Original Action Date: 05/25/2017
Plat Name: Wildwood at Northpointe Sec 23
Developer: LJA Engineering, Inc.- (West Houston Office)
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No : 2017-0816
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	48.8970	Total Reserve Acreage:	35.0230
Number of Lots:	41	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Northwest Harris County MUD 5

County	Zip	Key Map ©	City / ETJ
Harris	77377	328K	ETJ

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

Subdivision Name Change Approval Conditions

Agenda Item:	155	Staff Recommendation:	Approve
Action Date:	05/10/2018		
Plat Name:	Brae Burn Acres Sec 2 partial replat no 1		
Original Action Date:	01/04/2018		
Original Plat Name:	Brae Burn Acres partial replat no 1		
Developer:	EG Architecture		
Applicant:	Tetra Surveys		
App No :	2017-2261		
App Type:	C3F		

Total Acreage:	4.3262	Total Reserve Acreage:	0.0000
Number of Lots:	1	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	77074	530P	City

Subdivision Name Change Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 05/10/18

ITEM: 156

Applicant: HUGO PALMA

Contact Person: HUGO PALMA

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	18-1353	77365	5671	295R	ETJ
SOUTH OF: MILLS BRANCH WEST OF: SORTERS					

ADDRESS: 25250 Redbird Lane

ACREAGE: 0.4235

LEGAL DESCRIPTION:

BEING A 0.4235 ACRE TRACT OF LAND, KNOWN AS LOT TWO HUNDRED EIGHTEEN (218), OF RAVENWOOD SUBDIVISION, AN UNRECORDED SUBDIVISION OF 165.242 ACRES OF LAND OF THE ROBERT T. HOWELL SURVEY, ABSTRACT NO. 254, OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: MOBILE HOME

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Tree, Shrub and Landscape Standards of Chapter 33 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@cityofhouston.net prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Hanover Company	Jason Lister	832-347-7186	jlister@hanoverco.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1958 West Gray Street	17103007	77019	5357	492R	C

PROJECT NAME:	The Driscoll at River Oaks
HCAD ACCOUNT NUMBER(S):	0442250000169
PROPERTY LEGAL DESCRIPTION:	Reserve A Driscoll at River Oaks Section 1
PROPERTY OWNER OF RECORD:	Weingarten Realty Investors
ACREAGE (SQUARE FEET):	1.39 Acres (59,995 square feet)
WIDTH OF RIGHTS-OF-WAY:	W. Gray Street (75 feet); Driscoll Street (60 feet)
EXISTING PAVING SECTION(S):	W. Gray Street (44 feet); Driscoll Street (28 feet)
OFF-STREET PARKING REQUIREMENT:	528 spaces
OFF-STREET PARKING PROVIDED:	727 spaces
LANDSCAPING REQUIREMENTS:	7 street trees (W. Gray Street); 10 street trees (Driscoll Street) 1 parking lot tree (7 parking spaces added along west side of Driscoll St.)
LANDSCAPING PROVIDED:	(14) 6" Live Oaks, (3) 100 gallon East Palatka Hollies, and (170) shrubs are proposed to be planted along the east, west, and north sides of Driscoll Street to satisfy the plant quantities required.
EXISTING STRUCTURE(S) [SQ. FT.]:	16,596 square feet (to be removed)
PROPOSED STRUCTURE(S) [SQ. FT.]:	509,603 square feet

PURPOSE OF VARIANCE REQUEST: To allow the existing palm trees along W. Gray Street to remain and not to plant the required street trees along W. Gray Street.

LANDSCAPE PLAN VARIANCE



Houston Planning Commission

CHAPTER 33 REFERENCE(S): 33-126 – Street Trees Required

- (a) Street trees shall be planted within the public street rights-of-way, or on private property within ten feet parallel and adjacent to a local street right-of-way, or on private nonresidential property within 25 feet parallel and adjacent to a major thoroughfare, or in the esplanade pursuant to the requirements of section 33-129(b). When the building site abuts a designated state or federal highway or road or any designated county road and street trees are not otherwise required by law, street trees shall be planted on private property in accordance with this section.
- (b) Street trees planted in accordance with this section shall be of a species listed on the street tree list. In the case of trees planted within the public rights-of-way, trees shall be planted in a location that conforms with the requirements of section 33-129 of this division. The trees shall be planted so as not to interfere with existing utilities, roadways, sidewalks, or street lights.

STANDARDS FOR VARIANCES

Sec. 33-136. Standards for variance.

- (a) The commission is authorized to consider and grant variances from the provisions of this division by majority vote of those members present and voting, when the commission determines that the first four of the following conditions exist, and if applicable, the fifth condition exists:
 - (1) The imposition of the terms, rules, conditions, policies and standards of this division would deprive the owner or applicant of the property of reasonable use of the land or building;
 - (2) The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant, and the general purposes of this division are observed and maintained; and
 - (3) The intent of this article is preserved;
 - (4) The granting of such a variance will not be injurious to the public health, safety or welfare; and
 - (4) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII of chapter 33 of this Code.

LANDSCAPE PLAN VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS: There is an iconic strand of existing palm trees along West Gray Street throughout the Historic River Oaks Shopping Center that should be preserved in place. The applicant would like to plant the (7) required street trees for the portion of West Gray in question elsewhere in the development to maintain the character and cohesiveness of the overall development. Similar variances have been approved for other portions of West Gray. Also, due to the unique circumstances along the extension of Driscoll Street into the existing shopping center parking lot, there is not enough space to plant all of the trees required along the west side of Driscoll. The applicant proposes to plant (5) of the (10) trees required on the east side of Driscoll and place the remaining (5) trees nearby in the development. Please note, the applicant is proposing to plant 84 caliper inches of trees in lieu of the 25.5 caliper inches required.

APPLICANT'S STATEMENT OF FACTS:

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (4); and, if applicable, the fifth (5) 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@houstontx.gov

- (1) The imposition of the terms, rules, conditions, policies and standards of this division would deprive the owner or applicant of the property of reasonable use of the land or building;**

The existing palm trees along W. Gray are an iconic and historic element of River Oaks Shopping Center. The Houston Archaeological and Historic Commission has expressed that they view the existing palm trees as essential to maintaining the character of the center. The City of Houston's Urban Forestry Division has expressed their support of the proposed landscape plan and requested variance.

- (2) The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant, and the general purposes of this division are observed and maintained;**

The applicant desires to leave the existing palm trees in place. The section of Driscoll north of W. Gray has never had any landscaping and has effectively been a drive aisle within a large surface parking lot. The applicant will transform this long-neglected portion of Driscoll into a pedestrian friendly urban streetscape.

- (3) The intent of this article is preserved;**

The intent of the article is to create uniformity along the City of Houston's streets, which the palm trees provide along this historic stretch of West Gray. The current plan proposes the placement of (14) 6" caliper live oaks and (3) 3" caliper east palatka hollies within the development instead of the (17) 1-1/2" caliper street trees that are required. The applicant is meeting the total quantity of trees and shrubs required for the Driscoll and W. Gray project frontage.

LANDSCAPE PLAN VARIANCE



Houston Planning Commission

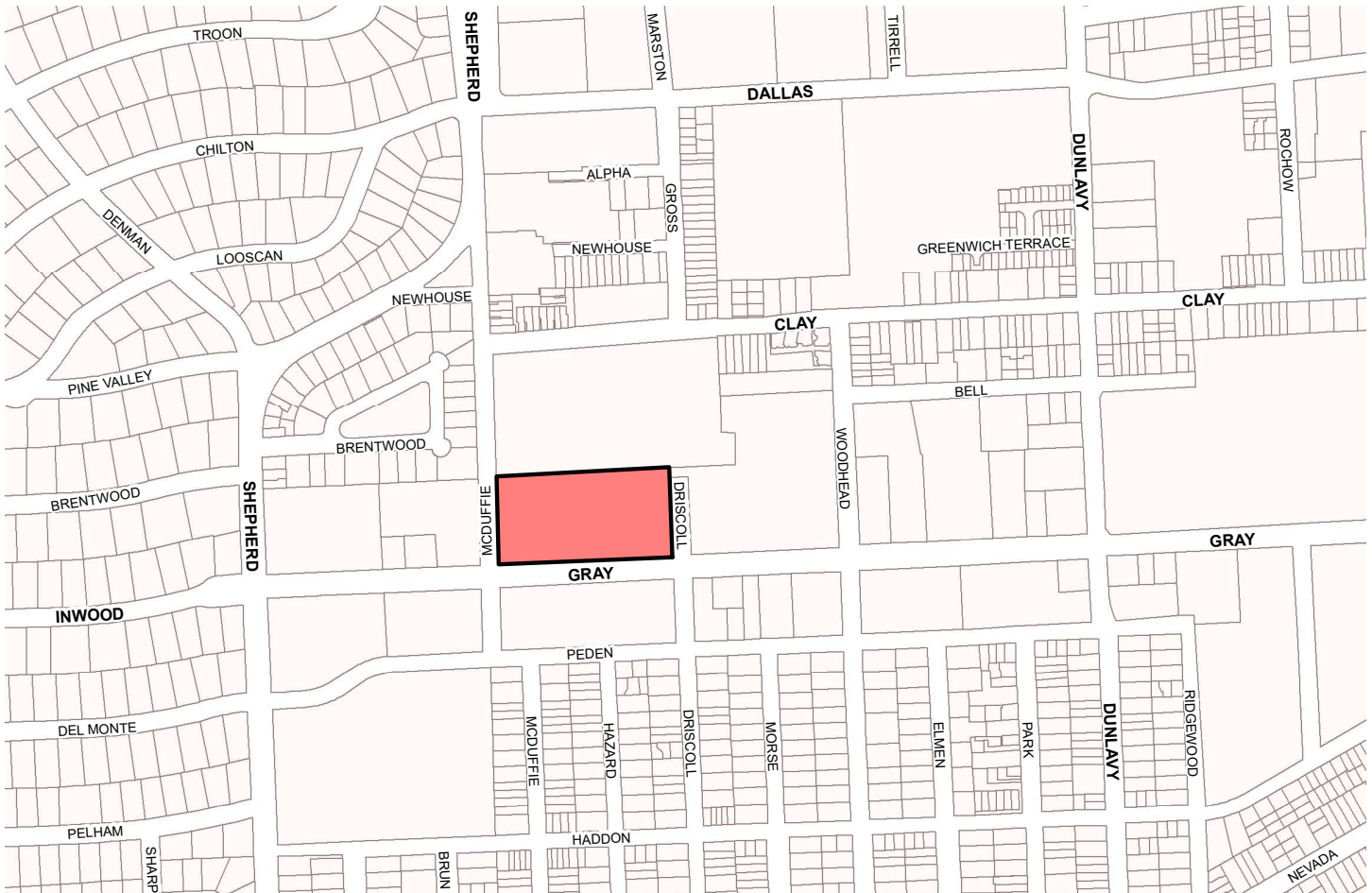
- (4) The granting of such a variance will not be injurious to the public health, safety or welfare,
- Leaving the existing palm trees along West Gray and the proposed landscape plan will not be injurious to the public health, safety, or welfare.
- (5) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII of chapter 33 of this Code.

LANDSCAPE PLAN VARIANCE



Houston Planning Commission

Location Map



LANDSCAPE PLAN VARIANCE



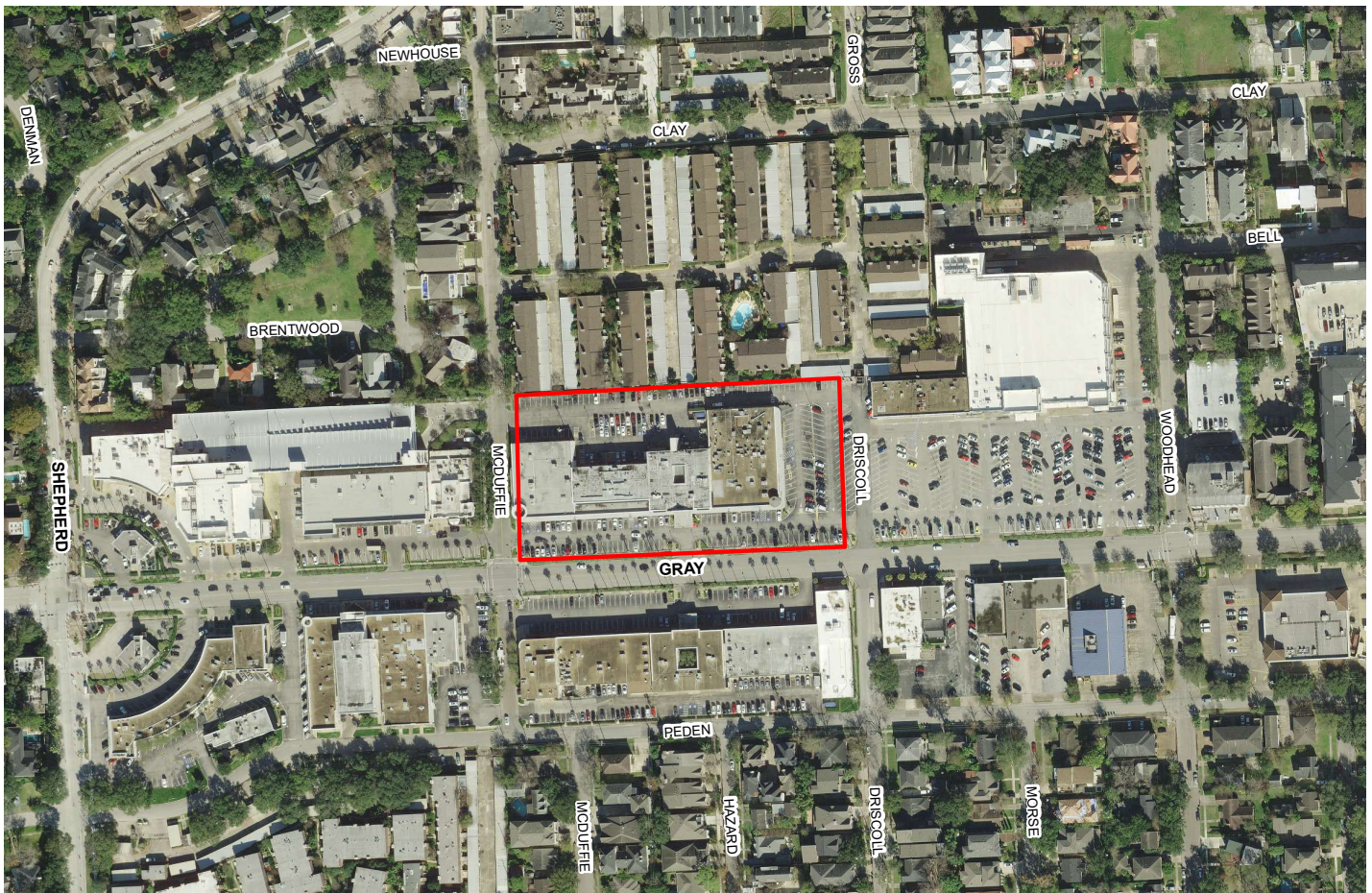
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 5/10/2018

Houston Planning Commission

Aerial Map



LANDSCAPE PLAN VARIANCE



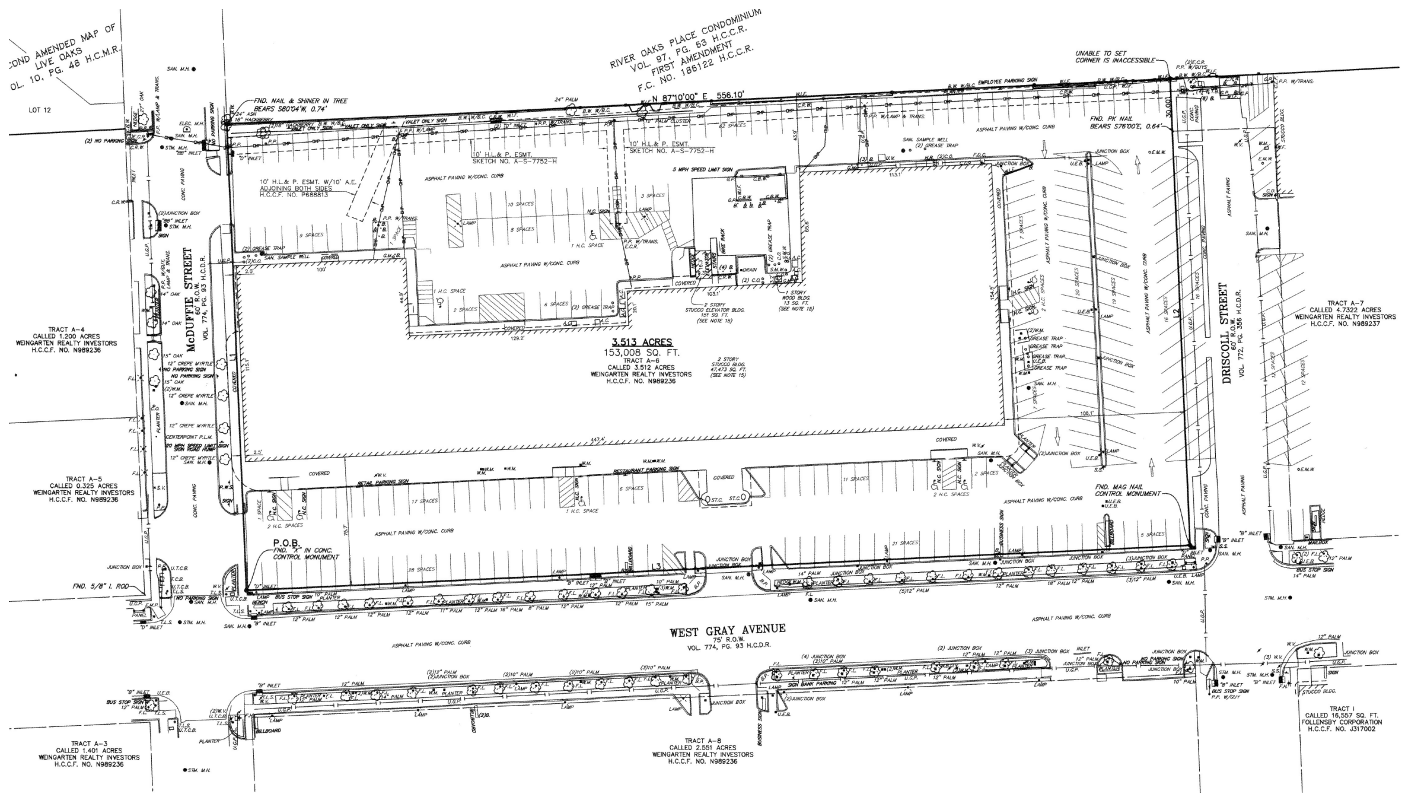
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 5/10/2018

Survey

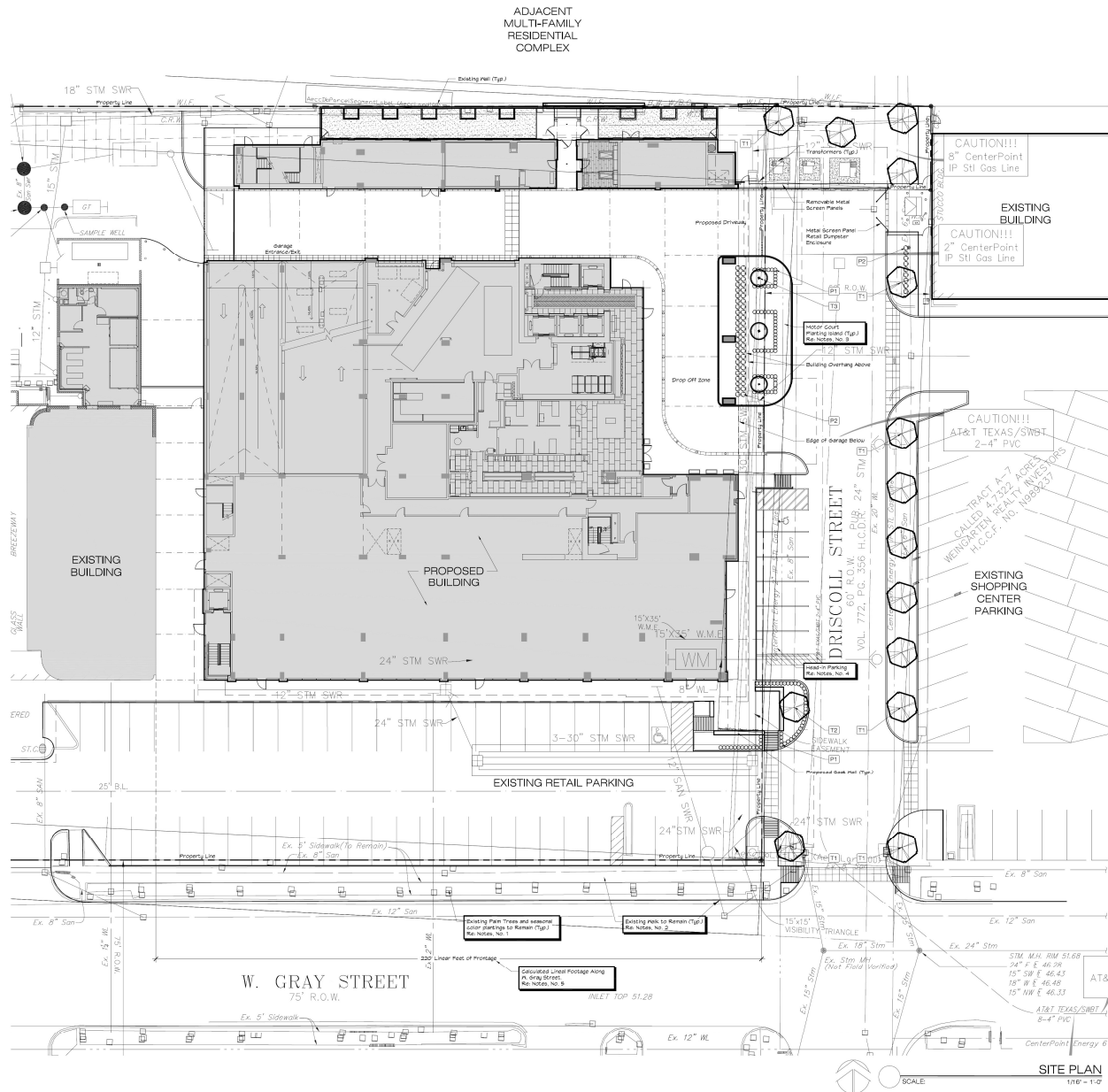


LANDSCAPE PLAN VARIANCE



Houston Planning Commission

Site Plan



LANDSCAPE PLAN VARIANCE



Houston Planning Commission

Site Plan cont.

CITY OF HOUSTON DEPARTMENT OF PLANNING & DEVELOPMENT

LANDSCAPE ANALYSIS FORM

(Please attach to permit site plan)

Non-Single Family Residential

(Staff may create an artificial lot)

1. TREE AND SHRUB PLANTING REQUIREMENTS

A. STREET TREES : Sec. 33-126 (a)

Length of property line in lineal feet as measured along each street separately.

STREET NAME	Lineal Feet	Tree Planting Requirement	Equivalent Credits *	Total Trees Planted
Driscoll Street	306	10.2 = 10	9	9
W. Gray Street	220	7.3 = 7	4	7

*Maximum street tree credits can not exceed 50% of each block face.

B. PARKING LOT TREES : Sec. 33-127 (a)

50% of parking lot trees must be large trees Each parking space must be within 120' of a tree.

Tree Planting Requirements for Parking Lots						
Total Number of Proposed Parking Spaces	# of Spaces	Tree Planting Requirement	Equivalent Credits	Large Trees	Small Trees	Total Trees Planted
	7	1				1

C. SHRUBS: Sec. 33-127 (b)

75% of the shrubs must be planted along the perimeter of the parking lot. (Shrubs are required for new and/or the expanded portion of parking lots)

Shrub Requirements		
Street Tree Planting Requirement	Requirement	Total Shrub Requirement
17	X 10	170

D. LANDSCAPE BUFFER: Sec. 33-128 (1) Wood, concrete masonry opaque screening fence. (Min. 6')

Sec. 33-128 (2) Evergreen screening. A 6' high wood, concrete masonry opaque screening fence, or 15' wide evergreen planting strip along the total length of property line adjacent to existing single family residential, or limit of expansion adjacent to existing single family residential. (Site plan must show land use on all sides of the property)

CREDITS WORKSHEET Sec. 33-123 (a) TREE PLANTING EQUIVALENCY CREDITS:

	STREET	PARKING
1. Number of proposed trees exceeding 4" in caliper <u>13</u> . Each 4" tree is one (1) credit.	13	1
2. Depositing of monies with Parks and Recreation Department. \$500.00 per tree. Proposed credits cannot exceed 30% of tree planting requirement above. Amount to be deposited: Proposed credits <u>0</u> x \$500.00 = \$ <u>0.00</u> . The combined credits under items 1 & 2 may not exceed 50% of total tree planting requirement.	N/A	N/A
3. Total number of Caliper inches saved <u> </u> divided by 1.5 <u> </u> Credits. Credits cannot exceed greater than 90% of required Street trees. So allowed Street tree credits for preservation = 8.	N/A	N/A
4. Credit for preserving existing right of way street trees.	N/A	N/A
5. Proposed total number of tree credits. (To receive credits, documentation must be provided in conformance with Section 33-122)	13	1

LANDSCAPE PLAN VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 5/10/2018

Houston Planning Commission



THE DRISCOLL

SOUTHEAST PERSPECTIVE

SCHEMATIC DESIGN - May 15, 2017

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THE DRISCOLL

WEST PERSPECTIVE

SCHEMATIC DESIGN - May 15, 2017

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LANDSCAPE PLAN VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located along the north side of W. Gray Street, east of Shepherd Drive and west of Woodhead Street. The applicant is requesting a variance to allow the existing palm trees along W. Gray Street to remain and not to plant the required street trees along W. Gray Street.

The applicant is proposing a new high-rise mixed-used building at the northwest corner of W. Gray Street & Driscoll Street. The existing palm trees along, W. Gray were planted prior to the adoption of the tree and shrub requirements of Chapter 33. Since that time, they have been well maintained and have grown into a signature trait of the historic shopping center. A similar landscape variance was granted for the western portion of the River Oaks Shopping Center in 2008. Requiring the Planting of the required street trees in between the existing palms would create a planting conflict that would potentially harm both sets of trees. The applicant proposes additional plantings, along Driscoll Street, and in other areas with-in the site where space allows, to remedy the shortage of Chapter 33 street trees along W. Gray. The applicant proposes to plant (5) of the (10) trees required on the east side of Driscoll Street and place the remaining (5) trees nearby in the development. Please note, the applicant is proposing to plant 84 caliper inches of trees in lieu of the 25.5 caliper inches required by ordinance.

Staff recommendation is that the Planning Commission grants the requested landscape variance, to allow the existing palm trees along W. Gray Street to remain and not to plant the required street trees along W. Gray Street.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

LANDSCAPE PLAN VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Tree, Shrub and Landscape Standards of Chapter 33 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Kudela and Weinheimer	Casey Collins	713-869-6987	ccollins@kwtexas.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
6877 Will Clayton Parkway	18028620	77338	5567	375B	B
PROJECT NAME:	Will Clayton Bush Parking Spot 2 Expansion				
HCAD ACCOUNT NUMBER(S):	0441560000512				
PROPERTY LEGAL DESCRIPTION:	Tact 9K-1 Abstract 693 C C Shelby				
PROPERTY OWNER OF RECORD:	TPS IAH Houston East LLC				
ACREAGE (SQUARE FEET):	22.75 acres; 991,081 square feet				
WIDTH OF RIGHTS-OF-WAY:	Will Clayton Parkway (300 feet)				
EXISTING PAVING SECTION(S):	Will Clayton Parkway (2-30 foot sections)				
OFF-STREET PARKING REQUIREMENT:	N/A				
OFF-STREET PARKING PROVIDED:	1,178 surface parking spaces				
LANDSCAPING REQUIREMENTS:	118 parking lot trees				
LANDSCAPING PROVIDED:	64 4-inch caliper parking lot trees (credits meet requirement)				
EXISTING STRUCTURE(S) [SQ. FT.]:	N/A				
PROPOSED STRUCTURE(S) [SQ. FT.]:	N/A				

PURPOSE OF VARIANCE REQUEST: To allow for proposed parking spaces to be beyond 120' of a parking lot tree or street tree.

LANDSCAPE PLAN VARIANCE



Houston Planning Commission

CHAPTER 33 REFERENCE(S): 33-127 – Parking lot planting of trees and shrubs required. In addition to any street trees that may be required pursuant to section 33-126, the owner of a building site included under section 33-121 shall provide one tree for every ten parking spaces, rounding up or down in the case of a fraction to the nearest whole number, but in no case less than one tree. There shall be at least one parking lot or street tree within 120 feet of each parking space as measured from the center of the trunk of the tree to some point on the marked parking space. Not fewer than one-half of the parking lot trees so required shall be large parking lot trees, and the remainder may be either large or small parking lot trees. In the case of a parking lot that is being expanded, the trees required pursuant to this subsection may be planted in the same manner as those required for a new parking lot.

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS:

This long-term parking lot is intended to provide surface parking spaces to help service Bush Intercontinental Airport. All parking spaces are intended to be the product/service of this development. The applicant is requesting to upsize the parking lot trees to 4" caliper and reduce the total amount of required parking lot trees in half. The applicant is requesting a variance to locate parking lot trees along the perimeter of the development. This request is to help prevent bird droppings from soiling vehicles that may be parked for multiple weeks.

APPLICANT'S STATEMENT OF FACTS:

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (4); and, if applicable, the fifth (5) condition. The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houston.tx.gov.

- (1) The imposition of the terms, rules, conditions, policies and standards of this division would deprive the owner or applicant of the property of reasonable use of the land or building;**

The owner's use of the land and services provided would be impacted if the parking lot trees are located immediately adjacent to parked vehicles as the potential for bird droppings to soil cars is increased. Additionally, parking lot trees located within landscape islands reduces the efficiency of the parking facility.

- (2) The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant, and the general purposes of this division are observed and maintained;**

The circumstances of reducing and locating the parking lot trees along the perimeter will benefit long term parking customers as their cars will likely be free from bird droppings. Reducing parking spaces for landscape islands would make the property less efficient and result in lost income for the applicant. There are existing long-term parking facilities that also do not have parking lot trees.

LANDSCAPE PLAN VARIANCE



Houston Planning Commission

(3) The intent of this article is preserved;

The intent and general purpose of this chapter is to break up parking spaces and beautify a space. The applicant is providing a service for airport customers to leave their car for an extended period of time. We are trying to meet the intent of the article by proposing a reduced amount of parking lot trees and locate them along the perimeter, as to provide a higher level of aesthetic than the existing parking facilities that lack parking lot trees. The use is more industrial than retail or commercial.

(4) The granting of such a variance will not be injurious to the public health, safety or welfare; and

Granting this variance would not be injurious to the public health, safety or welfare.

(5) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII of chapter 33 of this Code.

LANDSCAPE PLAN VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

Sec. 33-136. Standards for variance.

(a) The commission is authorized to consider and grant variances from the provisions of this division by majority vote of those members present and voting, when the commission determines that the first four of the following conditions exist, and if applicable, the fifth condition, exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this division would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant, and the general purposes of this division are observed and maintained; and
- (3) The intent of this article is preserved;
- (4) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (5) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII of chapter 33 of this Code.

Sec. 33-137. Applicability of variance.

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. 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.

LANDSCAPE PLAN VARIANCE



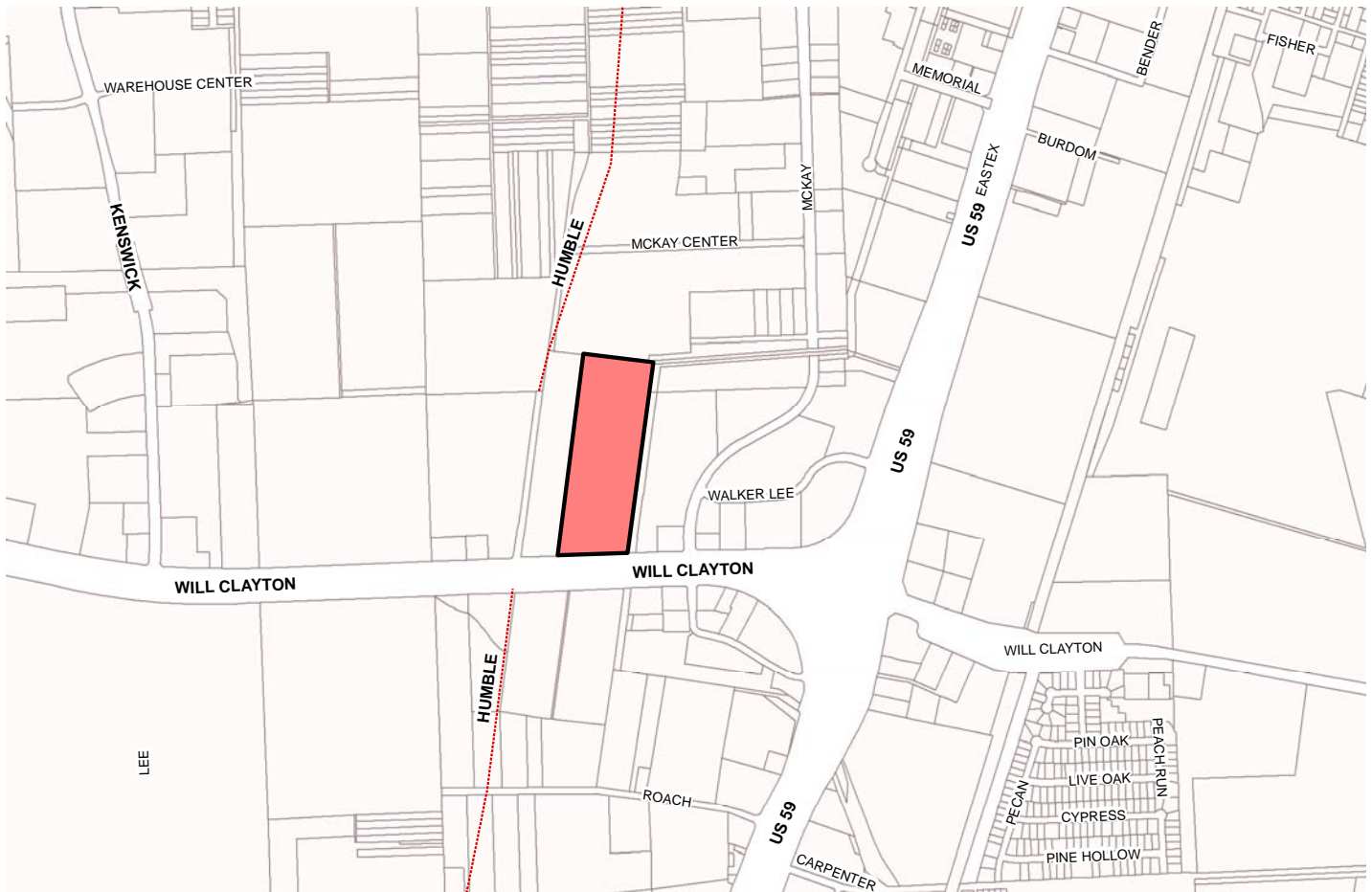
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 5/10/2018

Houston Planning Commission

Location Map



LANDSCAPE PLAN VARIANCE



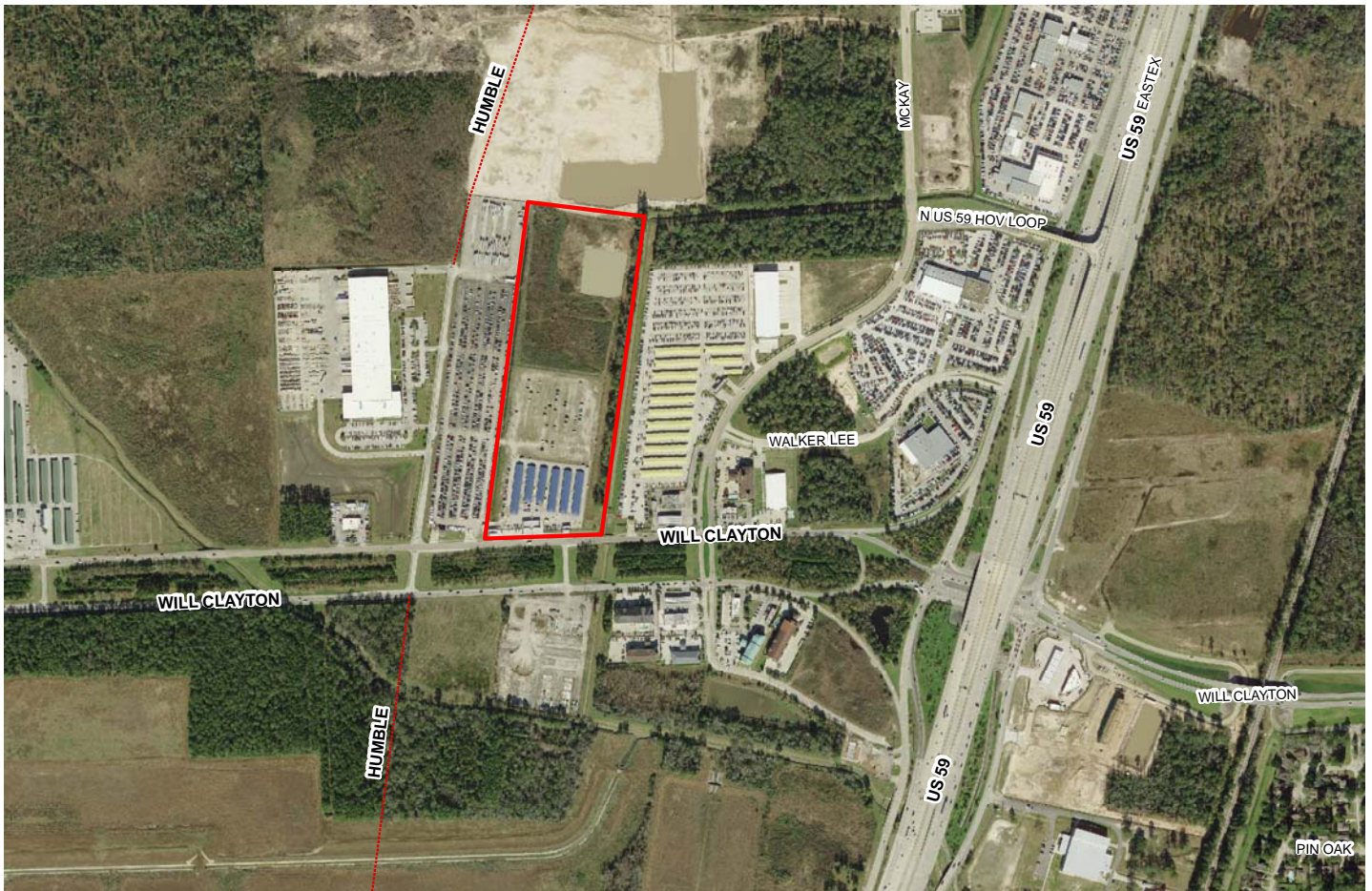
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 5/10/2018

Houston Planning Commission

Aerial Map



LANDSCAPE PLAN VARIANCE



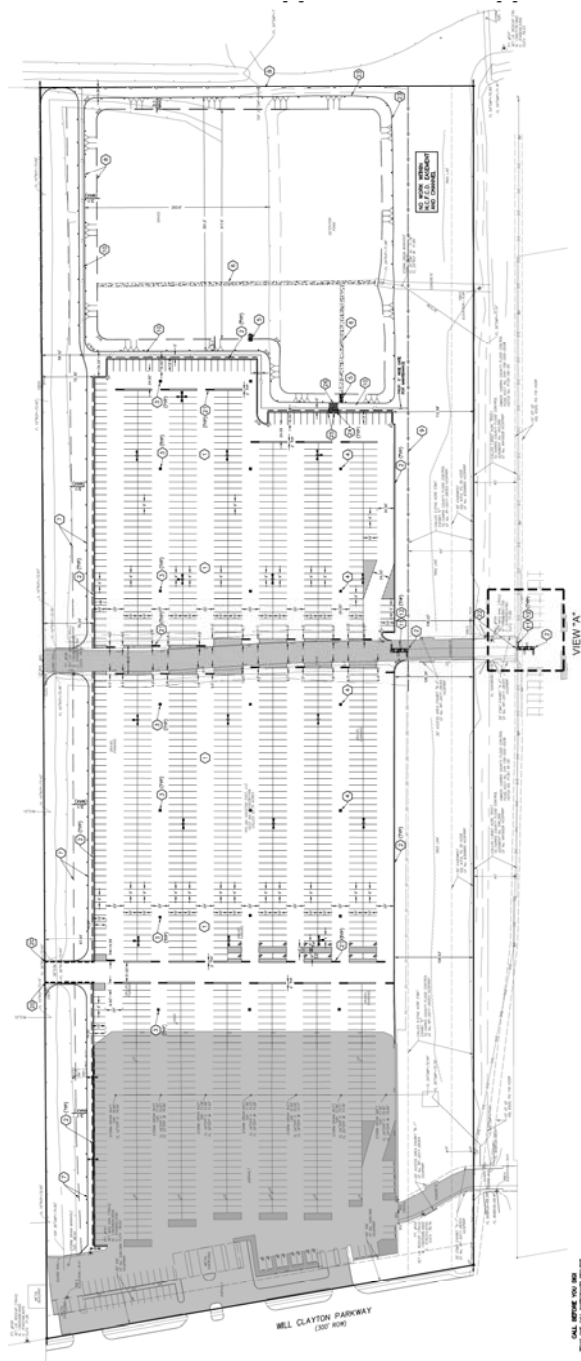
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 5/10/2018

Houston Planning Commission

Site Plan



LANDSCAPE PLAN VARIANCE



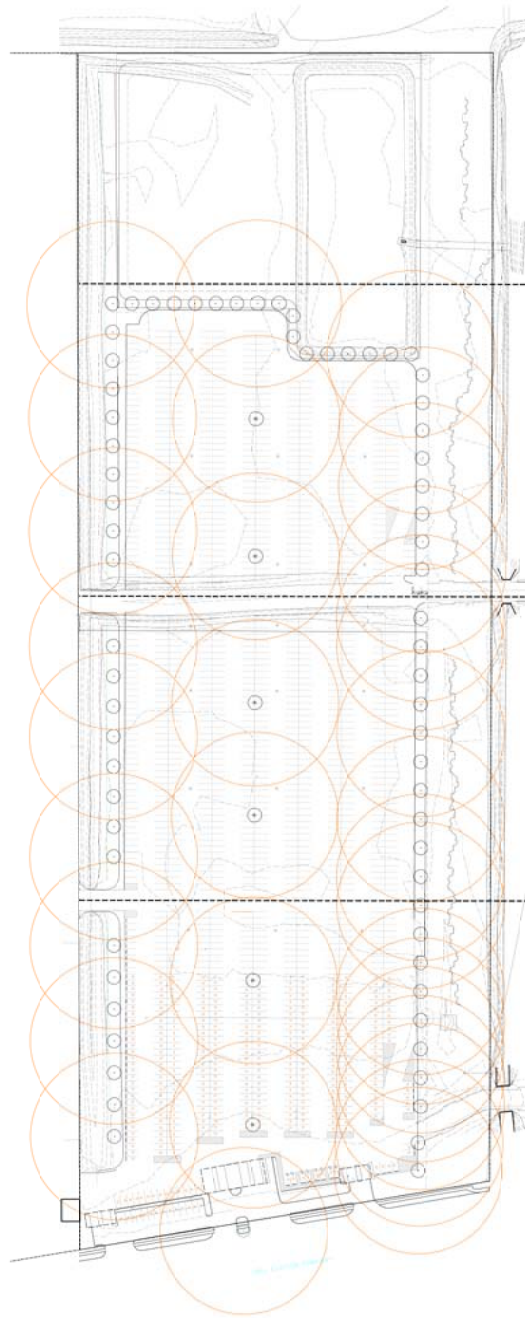
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 5/10/2018

Houston Planning Commission

Site Plan cont.



LANDSCAPE PLAN VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located west of US-59 along the north side of Will Clayton Parkway. The applicant is requesting a variance to allow for proposed parking spaces to be beyond 120' of a parking lot tree or street tree. Staff is in support of the request.

The applicant is proposing to expand an existing long-term parking lot to help serve Bush Intercontinental Airport. The 1,178 parking spaces to be constructed require 118 parking lot trees. The applicant is proposing to plant 69 4"-caliper trees around the perimeter of the parking lot to satisfy this requirement. 4"-caliper trees can be utilized as planting credit, where one 4"-caliper tree equals two, standard 1 ½"-caliper tree, up to one half of the overall parking lot tree requirement. Therefore, 69 trees exceeds the 59 trees required if the maximum credits are applied.

Due to the large length and width of the lot, planting the required trees around the perimeter does not satisfy the ordinance requirement of each parking space to be within 120' of a parking lot tree or street tree. After working with staff, the applicant has agreed to plant an additional 6 parking lot trees within small islands through the middle of the parking lot. The dimensioned landscape plan shows most parking spaces to be within 120' of a parking lot tree, which is in keeping with the intent of the ordinance.

Therefore, staff recommends the Planning Commission grant the requested variance for proposed parking spaces to be beyond 120' of a parking lot tree or street tree.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

LANDSCAPE PLAN VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Knudson, LP	Angela M Martinez	713-932-4008	amartinez@knudsonlp.com		

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1700 Dumble Street	17083011	77023	5456	494X	I

HCAD ACCOUNT NUMBER(S): 0410070100075

PROPERTY LEGAL DESCRIPTION: Res A, Austin High School, Vol. 353, Pg. 131, H.C.M.R.

PROPERTY OWNER OF RECORD: Houston Independent School District

ACREAGE (SQUARE FEET): 13.2094 AC (575,400 SF)

WIDTH OF RIGHTS-OF-WAY: Jefferson Avenue (50'); Dumble Street (60'); Diez Street (60')
S. Lockwood Drive (70')

EXISTING PAVING SECTION(S): Jefferson Avenue (28'); Dumble Street (37'); Diez Street (37');
S. Lockwood Drive (36')

OFF-STREET PARKING REQUIREMENT: 1,525 spaces – Based on a 4,573-occupant load
694 spaces – Based on an approved ROL of 2,082 occupants

OFF-STREET PARKING PROVIDED: Current parking 134 on-site + 240 off-site = 374 spaces
Proposed parking 152 on-site + 240 off-site = 392 spaces

LANDSCAPING REQUIREMENTS: Street trees, parking lot trees, and parking lot shrubs

EXISTING STRUCTURE(S) [SQ. FT.]: Remaining of existing structure = 98,524 square feet

PROPOSED STRUCTURE(S) [SQ. FT.]: New 185,779 square feet = 284,303 total square feet

PURPOSE OF VARIANCE REQUEST: To allow a reduction of required number of off-street parking spaces provided from 694 spaces to 392 spaces.

CHAPTER 26 REFERENCE(S): Section 26-492, Class 5 Religious & Educational, C. – 3. Senior High School; 1.0 parking spaces per every 3 occupants.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

We are requesting a reduction in the required number of parking spaces based on demographic analysis of current school, comparative analysis with similar programs/schools within HISD, and projected needs of the proposed facility. If the district is required to provide the ordinance-required number of parking spaces, there will not be room on site to keep the track and football/soccer field.

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@houstontx.gov.

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;**

If HISD is required to build the prescribed number of off-street parking spaces, the District will not have adequate room on-site to meet the needs of existing programs at Stephen F Austin High School. Currently, the softball, field hockey and lacrosse programs use facilities that are not located on campus. When the new Stephen F Austin High School is completed, the use of those off-campus facilities will no longer be possible. Providing the prescribed number of off-street parking spaces would also mean losing the football/soccer field and track. The amount of required parking per Chapter 26 will necessitate the removal of the existing football/soccer field and track and reduce the programmed size of educational space within the new school.

- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;**

Stephen F Austin High School is being rebuilt as part of the 2012 Bond Program. The \$79.6 million project calls for a new facility that preserves the original building's architecturally significant building structure and can accommodate up to 2,000 students.

We have prepared a comparative summary of similar high schools with magnet programs and have analyzed the modes of transportation used by students, staff, and teachers to arrive at the school. Based on this analysis, created with the assistance of HISD demographer and General Manager for Transportation, we can project the future parking needs of the Stephen F Austin High School community as shown in Attachment A below.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

There are currently 374 parking spaces that serve the existing school. With the rebuild, 392 parking spaces will be available; 18 more spaces to an already underutilized parking lot.

EXISTING Campus Transportation Comparison*

School Name	Magnet Program	Current Enrollment (including magnet students)	Magnet Enrollment	Students that ride the Bus			Students that Drive		Other (Walk or Dropped Off)		Teacher, Visitor & Staff parking	Available Parking Spaces	Parking Spaces Used	Parking Spaces Open
				No.	Magnet Trans.	Percent	No.	Percent	No.	Percent				
Sterling High School	Aviation Science	818	48	293	17	36%	50	6%	448	55%	100	234	150	84
Sharpstown High School	Leadership	1,323	150	218	36	16%	75	6%	1,030	78%	130	351	205	146
HS Law and Justice	Law	490	490	300	300	61%	35	7%	155	32%	45	112	80	32
Booker T. Washington HS	Science & Engineering	837	150	307	71	37%	50	6%	480	57%	200	310	250	60
Yates High School	Communications	961	333	251	52	26%	25	3%	434	45%	115	478	140	338
Austin High School	Maritime Studies & Teaching Professions	1,833	403	735	254	40%	20	1%	1,078	59%	200	392	220	172

*This data was collected from the business managers and principals at each campus, the HISD Senior Manager of Transportation and Independent Traffic Impact Analysis.

Please see the table below for the basis of the request to provide 392 spaces in lieu of the ordinance required amount.

PROJECTED Transportation Requirements for New Campus

School Name	Maximum Enrollment (including Magnet students)	Magnet Enrollment	HISD Bus			Drive		Other (Walk or Dropped Off)		Teacher, Visitor & Staff parking	X Parking spaces required (For Teacher, Visitor & Staff)	Y Event parking*	X + Y Total Parking spaces needed
			# of Riders	Magnet Trans.	%	Quantity	%	Quantity	%				
Austin High School	1,833	403	735	254	40%	20	1%	1,078	59%	200	220	75	295

*Because event parking by visitors to campus will generally occur after school hours, we are providing 31 ('90' x .34 = 'Y') spaces as a buffer in case of overlap of use by school and after hour events.

(3) The intent of this article is preserved;

The reduced number of off-street parking spaces will be sufficient parking to adequately address day-to-day parking needs at the new Stephen F Austin High School.

(4) The parking provided will be sufficient to serve the use for which it is intended;

Adequate and accessible parking will be provided for the students, staff, and visitors of Stephen F Austin High School. Daily student, staff, and visitor needs along with special event parking needs have been addressed.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Modal Split

The modal split of trips to and from Stephen F Austin High School was determined based on field observations and other data. Automobiles (*driving and parking or getting dropped off and picked up*) account for approximately 63 percent of the student trips and alternate modes account for the other 37 percent of student trips. School bus trips account for most of the alternate mode trips. Almost all faculty and staff drive to school and park. Less than one percent of students and staff cycle to school. On any given day, there are less than 10 bicycles parked at the school.

Public Transit Service

The study area is serviced by five public METRO bus routes, including the 40, 41, 50, 76, and 80 lines. METRO offers discounted fares for students. The bus arrival frequency varies by route and by time of day but most of these routes generally have 15- to 20-minute headways during the school arrival and dismissal timeframes. These routes all stop on Lockwood Drive at the southeast corner of Jefferson Street going northbound away from the campus. These routes go on to service downtown and neighborhoods north, east, and south of the study site. Additionally, the Eastwood Transit Center is located on Lockwood Drive south of Munger Street, and it is approximately a 0.35-mile walk between the transit center and the Stephen F Austin High School entrance on Lockwood Drive.

School Bus Service

Eleven school buses, provided by the HISD Transportation Department, serve Stephen F Austin High School as well as other nearby schools' student bodies. Per districtwide HISD policy, school bus service is provided for magnet students who attend Stephen F Austin High School from outside the school attendance boundaries and for students within normal attendance boundaries living greater than two miles from the school.

Parking

The proposed site plan improves on-site circulation and parking. The combination of the visitor parking and faculty/staff parking lots off Jefferson Street allows for better ingress and egress while eliminating one driveway. The lot provides 46 spaces, including six accessible spaces, which is an increase of 19 spaces compared to what is currently available. The proposed delineation of the faculty/staff parking lot south of the school buildings provides much clearer circulation and guidance than the large open space provided today. The lot will provide 104 parking spaces, which is an increase of approximately 20 spaces compared to how vehicles park without delineation today.

The off-site staff/faculty and student lots accommodate approximately 120 vehicles each and are accessed from Lockwood Drive. Each lot has its own driveway and a chain link fence separates the two lots from one another. These lots have adequate circulation space today and provide adequate parking supply for normal school operations since parking demand was observed to be approximately half of capacity. The off-site parking lot has an elevated crosswalk to get students, staff, and faculty across Lockwood Drive safely and efficiently.

(see page 18 Austin High School Traffic Impact Study).

OFF-STREET PARKING VARIANCE



Houston Planning Commission

- (5) **The granting of such a variance will not be injurious to the public health, safety or welfare; and**

The new Stephen F Austin High School will have significantly more parking spaces than it currently has and the parking will be more conveniently located for students, staff and visitors. Allowing the District the flexibility to keep the football/soccer field and track on site will benefit both the campus and the community.

- (6) **For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.**

Not applicable

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

- A. The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:
- 1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
 - 2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
 - 3) The intent of this article is preserved;
 - 4) The parking provided will be sufficient to serve the use for which it is intended;
 - 5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
 - 6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.
- B. In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:
- 1) The location of the proposed building and the proposed off-site parking facility.
 - 2) Existing and potential parking demand created by other occupancies in the vicinity.
 - 3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
 - 4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
 - 5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
 - 6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: V

Meeting Date: 5/10/2018



CITY OF HOUSTON

Houston Public Works

Sylvester Turner

Mayor

Carol Ellinger Haddock, PE,
Director,
P.O. Box 1562
Houston, Texas 77251-1562
T. 832-395-2500
www.houston.tx.gov

February 7, 2018

Ms. Rosemary Grant
Heery/Houston Independent School District (HISD)
3200 Center Street
Houston, Texas 77007

RE: Alternate Method, Section 1004 Occupant Load and Table 1004.1.2 Maximum Floor Area allowance per Occupant, Houston Adopted IBC (2012), Reduced Occupant Load (ROL), #17083011, 1700 Dumble Street, BLD. B, Houston.

Dear Ms. Rosemary Grant:

This letter is in response to your ROL request received February 7, 2018, and to approve an alternate method for determining the occupant load associated with the proposed HISD high school located at 1700 Dumble Street, BLD. B, Houston for water and waste-water fee calculation.

The proposed building is a 185,779 square feet three-story multi-use high school, Groups E, A3 and B occupancies, with Type 1B construction protected throughout by a fire sprinkler system and fire alarm. The IBC calculated minimum design occupant load for the structure is estimated to be 4,798 occupants. Elimination of the occupant loads associated with non-simultaneous use (NSU) areas along with maximum class size restrictions specified by the Texas Education Agency (TEA) results in an adjusted maximum occupant load of 2,082. The adjusted maximum occupant load figure of 2,082 is approved and shall be posted in the building and an occupant load breakdown provided on the Certificate of Occupancy.

The structure/facility shall be designed to accommodate the Houston Adopted IBC (2012) calculated minimum design occupant load as determined by the City of Houston Plans Examiner at the time of plan submittal based on the functions of each space and the occupant load factors identified in Table 1004.1.2 of the Houston Adopted IBC (2012). Please ensure submitted plans document compliance with current code provisions with respect to life safety, minimum plumbing fixtures, mechanical ventilation, and exiting requirements for the minimum IBC calculated design occupant load of 4,798. Approval for the ROL is contingent on compliance with the use restrictions identified in the principals signed letter that non-simultaneous use spaces will only be used by displaced students from adjacent classrooms and at no time will the spaces be used by persons from outside the school while the adjacent classrooms are occupied. In the event a greater occupant load is desired, an application to increase the occupant load shall be submitted for consideration.

Please attach one copy of this letter, the fourteen-page initialed plan sheets (Attachment A) along with the letter signed by principal Mr. Steven Guerrero dated January 16, 2018 (Attachment B) to each plan set when submitting for review. If you have any questions regarding this review, please contact Michael Howard at (832) 394-9042.

Sincerely,

Robert (Bobby) H. Oakes
Acting Building Official

BO:MGH

Council Members: Brenda Stardig Jerry Davis Ellen R. Cohen Dwight A. Boykins Dave Martin Steve Le Greg Travis Karla Cisneros Robert Gallegos

OFF-STREET PARKING VARIANCE



Houston Planning Commission

HISD | Construction Services SERVICE EXCELLENCE

May 9, 2018

City of Houston
Planning Commission
900 Bagby Street
City Hall Annex Chambers
Houston, TX 77002

RE: Underutilized parking at Stephen F Austin High School

Dear Planning Commissioners,

As principal of Houston Independent School District's Stephen F Austin High School, I have observed each year our existing parking has been underutilized. With the rebuild of Stephen F Austin High School as part of the 2012 Bond Referendum, I do not anticipate any significant changes in the way administrators, staff, students, and teachers commute to school. It is my opinion, given the information that has been presented to me, that parking will remain underutilized. Should you have any questions, please do not hesitate to contact me by phone, (713) 924-1600, or by email, SGUERRE4@houstonisd.org.

Thank you for your service to the City of Houston and for considering the parking variance request for 1700 Dumble Street.

Respectfully,

Steve Guerrero
Principal
Stephen F Austin High School

HOUSTON INDEPENDENT SCHOOL DISTRICT

Construction Services • 3200 Center Street • Houston, Texas 77007-5909
www.HoustonISD.org • www.facebook.com/HoustonISD • www.twitter.com/HoustonISD

OFF-STREET PARKING VARIANCE



Houston Planning Commission



Austin High School

Career Magnet

(001)

Campus Enrollment		
Snapshot 2017	Students	Share
Living in Zone	1,406	76%
Transfers In	436	24%
Membership	1,842	
Facility Capacity	2,542	
Facility Utilization	72%	
Group	Students	% Total
American Indian	5	0%
Asian/Pac. Islander	2	0%
African-American	141	8%
Hispanic	1,676	91%
Multi-Racial	4	0%
White	14	1%
Econ. Disadvantaged	1,644	89%
Recent Immigrant	101	5%

Schools the Zone Population Attend		
Campus	Type	Students
Austin	Zone	1,406
Eastwood	HISD	267
East Early College	HISD	138
Milby	HISD	68
Energy Institute	HISD	57
Middle College at HCC Fraga	HISD	47
Lamar	HISD	42
Law and Justice	HISD	30
All Other Schools	HISD	195
Total in HISD		2,250
Campus	Type	Students
Harris Co Juv Dent	Charter	250
Burnett-Bayland Rehab Ctr	Charter	119
Sanchez, G J, HS	Charter	86
YES Prep-East End	Charter	73
Other Public School		225
Total in Charters/Other Districts		753
Not in Public School (estimate)		102
Census Estimate (Fall 2013)		3,105

Transfers In Campus of Residence	
Campus	Students
Sterling	122
Wheatley	98
Yates	64
Worthing	35
Milby	25
All Other Schools	92

Page 1

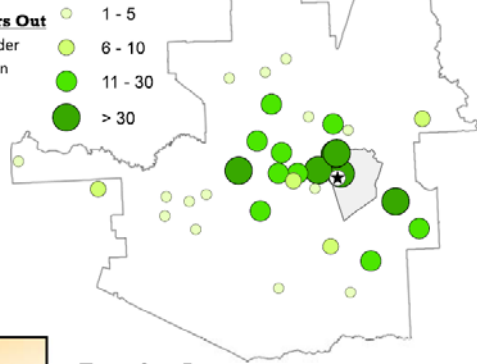
Zone Population Enrolled in HISD Schools						
Grades 9-12	2015		2016		2017	
American Indian	4	0%	2	0%	4	0%
Asian/Pac. Islander	7	0%	9	0%	4	0%
African-American	38	2%	46	2%	49	2%
Hispanic	2,296	97%	2,313	96%	2,164	96%
Multi-Racial	6	0%	5	0%	2	0%
White	25	1%	29	1%	27	1%
Total	2,376		2,404		2,250	
Econ. Disadvantaged	1,990	84%	2,072	86%	1,882	84%
Recent Immigrant	78	3%	110	5%	104	5%

844

Transfers Out

Race of Transfers Out

0% Asian/Pac. Islander
2% African-American
95% Hispanic
0% White
2% Multi-Racial

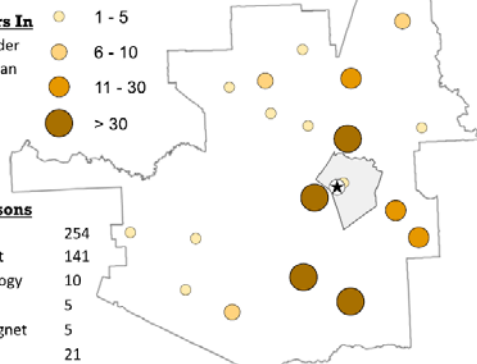


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Transfers In

Race of Transfers In

0% Asian/Pac. Islander
24% African-American
72% Hispanic
3% White
0% Multi-Racial



Transfer In Reasons

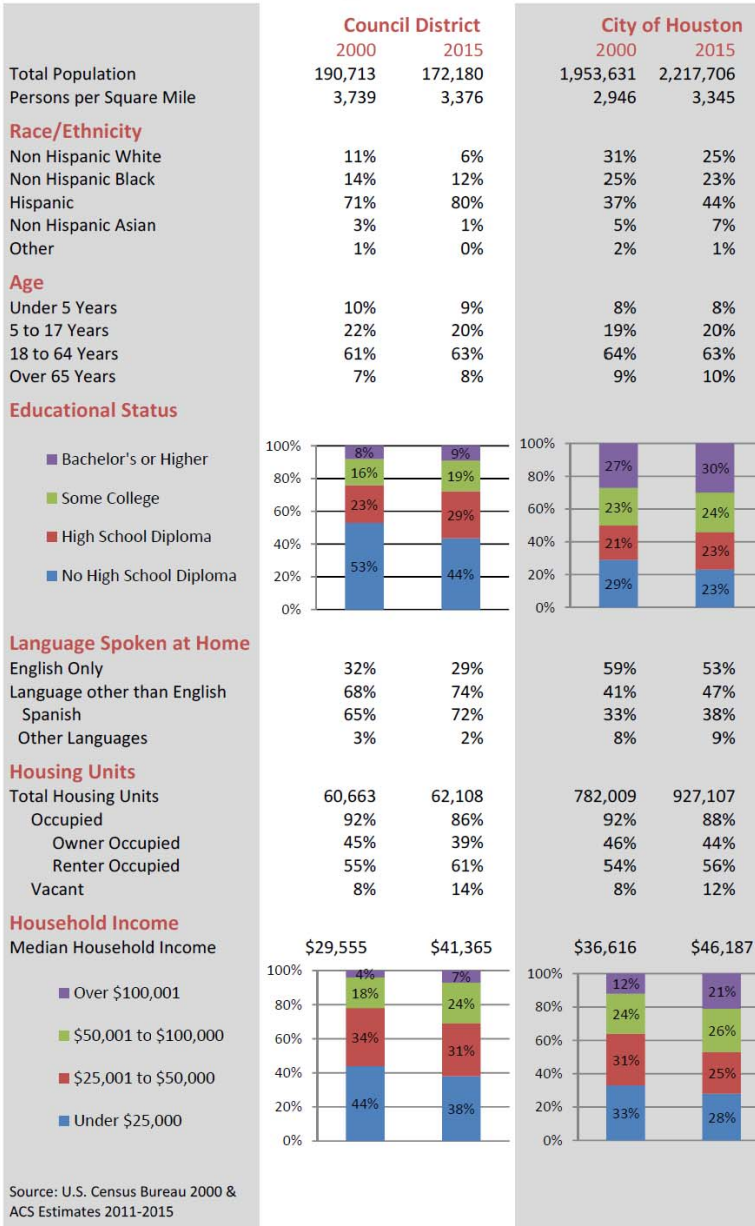
Magnet 254
Principal Agreement 141
Career and Technology 10
N/A 5
Out of District - Magnet 5
Other 21

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Council District *Profile*



Council Office:

Robert Gallegos, Council Member
Phone: 832-393-3011
Email: district1@houstontx.gov

District Landmarks:

William Hobby Airport
Herman Brown Park
George R. Brown Convention Center

Special Districts:

Gulfgate TIRZ
East Downtown TIRZ
Harrisburg TIRZ
Market Square TIRZ
HCID #9
East Downtown Management District
Houston Downtown Management District
Greater East End Management District

Super Neighborhoods:

Clinton Park Tri-Community
Downtown
El Dorado / Oates Prairie
Golfcrest / Bellfort / Reveille
Greater Eastwood
Greater Hobby Area
Gulfgate Riverview / Pine Valley
Harrisburg / Manchester
Hunterwood
Lawndale / Wayside
Magnolia Park
Northshore
Park Place
Pecan Park

May 2017



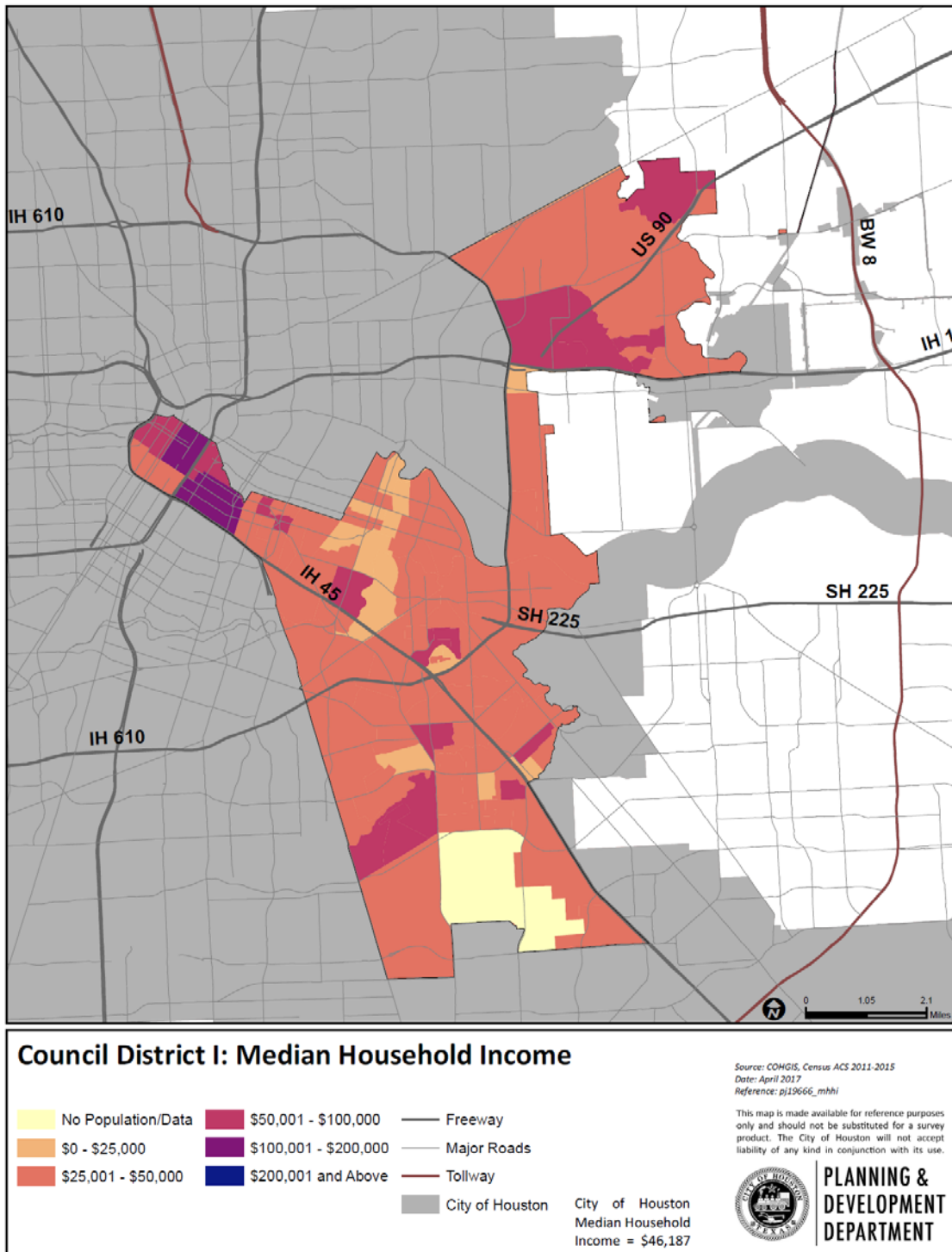
PLANNING &
DEVELOPMENT
DEPARTMENT

832-393-6600 planningdepartment@houstontx.gov

OFF-STREET PARKING VARIANCE



Houston Planning Commission



OFF-STREET PARKING VARIANCE



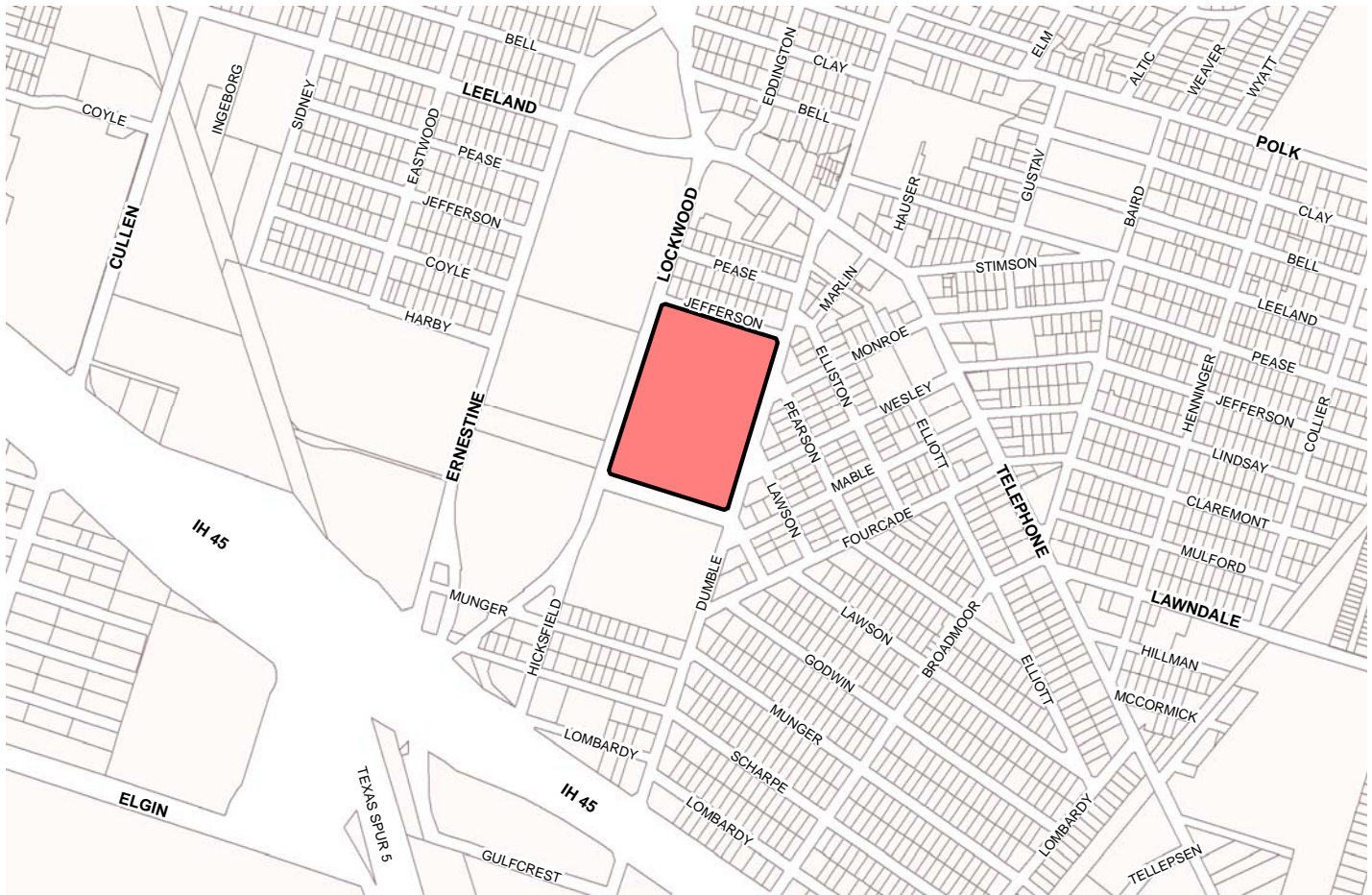
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: V

Meeting Date: 5/10/2018

Houston Planning Commission

Location Map



OFF-STREET PARKING VARIANCE



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Houston Planning Commission

Aerial Map



OFF-STREET PARKING VARIANCE



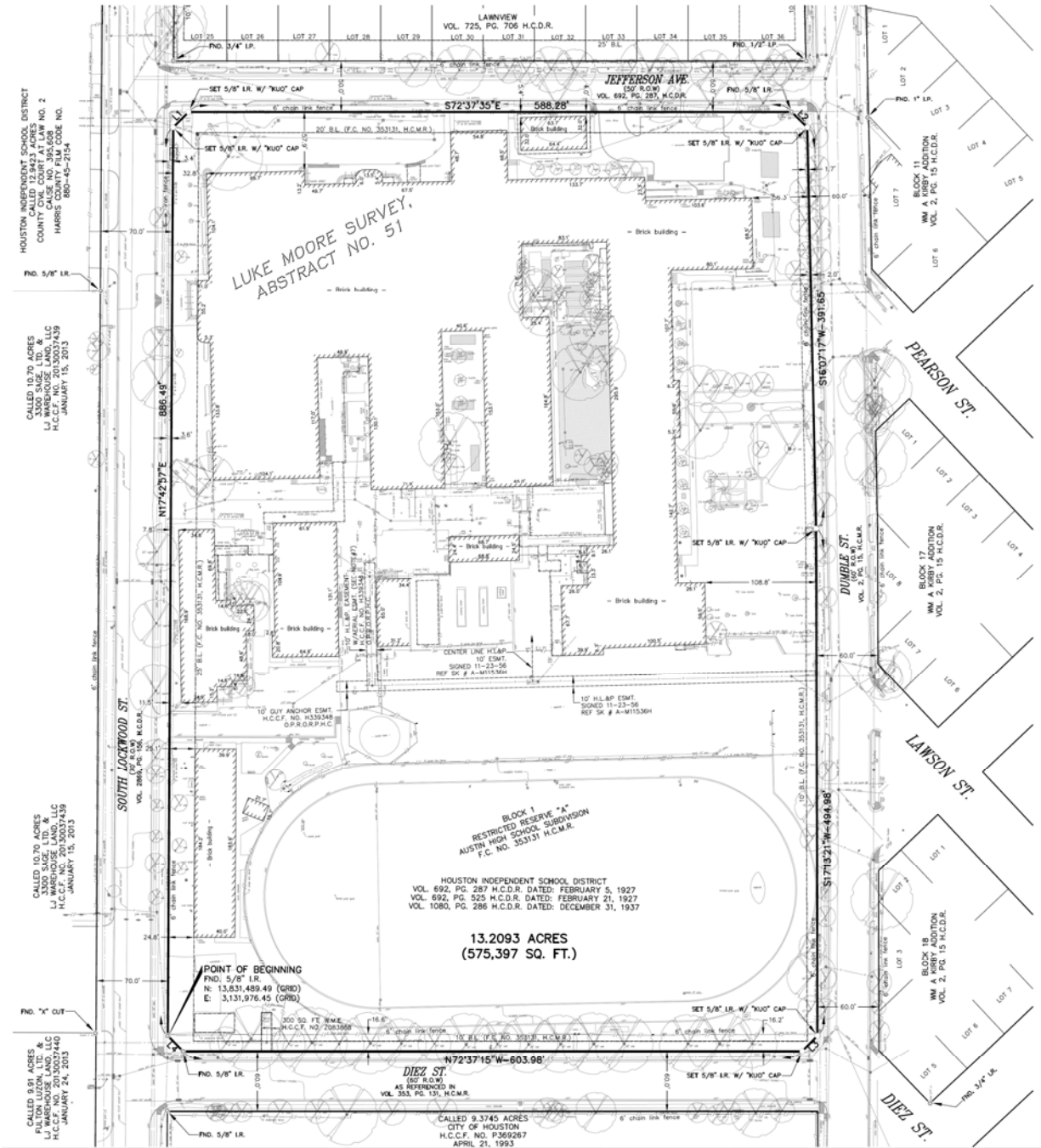
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ITEM: V

Meeting Date: 5/10/2018

Survey

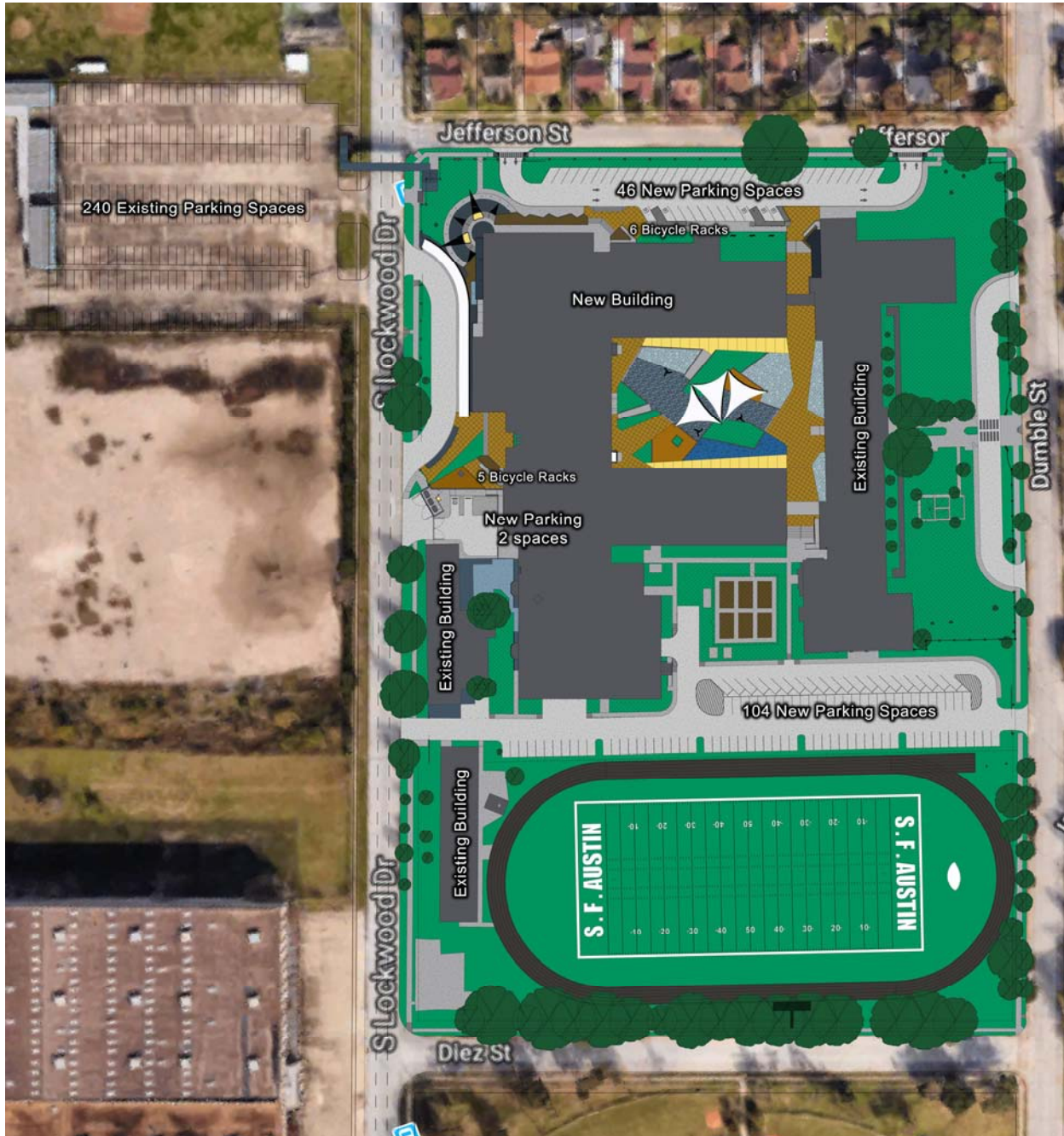


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Site Plan With Proposed Reduced Parking



OFF-STREET PARKING VARIANCE



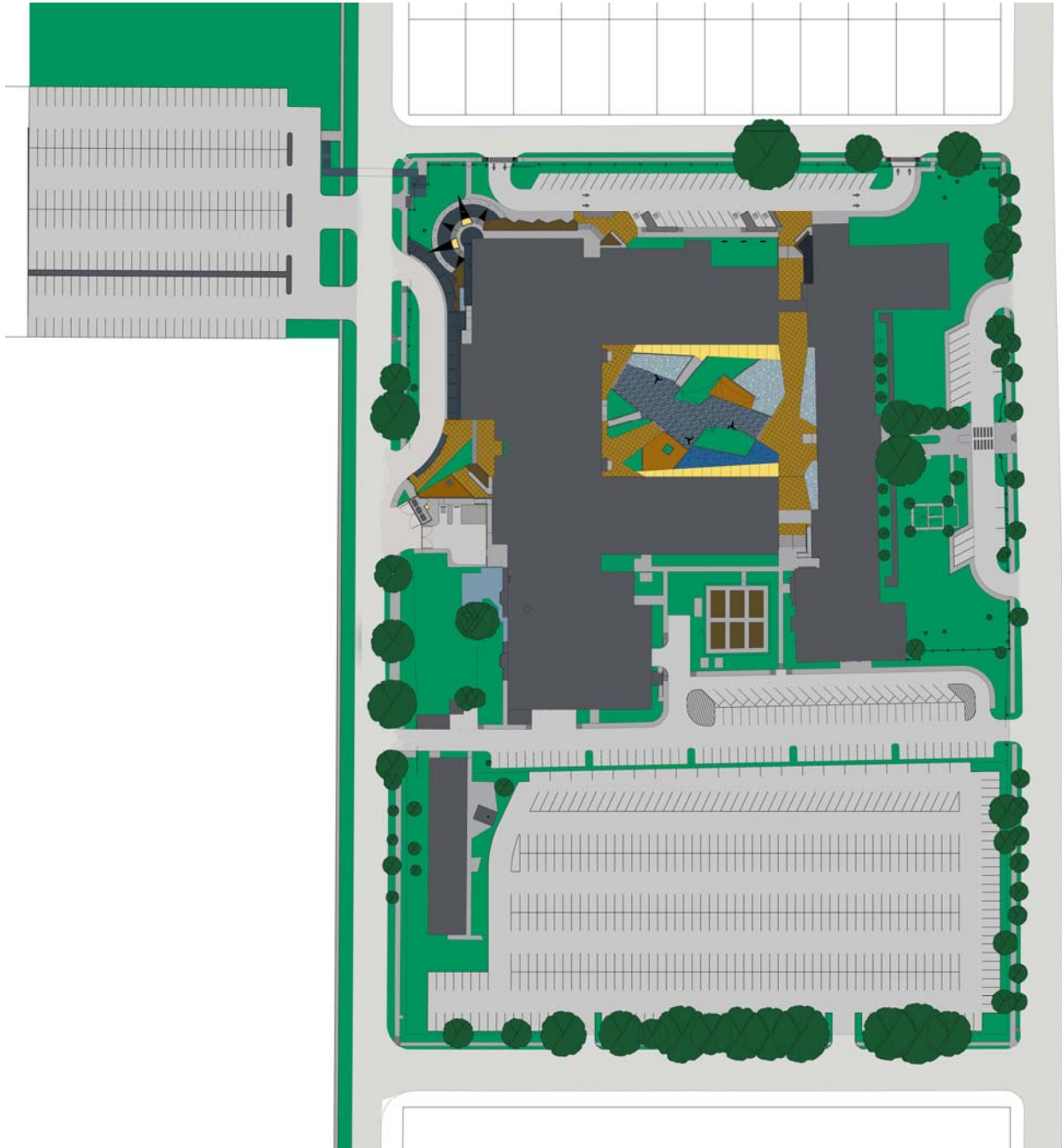
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: V

Meeting Date: 5/10/2018

Houston Planning Commission

Site Plan With Required Parking Provided



OFF-STREET PARKING VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located along the west side of Dumble Street, east of Lockwood Drive, and north of I-45, the Gulf Freeway. The variance request is for Stephen F. Austin High School. The applicant is requesting a variance to provide 392 off-street parking spaces in lieu of the required 694 spaces. This request is based on the projected parking needs of the proposed new school. Staff is in support of the variance.

HISD and their designers have reviewed and evaluated data from the existing Austin HS campus and other similar existing school sites to come up with the proposed site plan. Under the HISD 2012 Bond Scope, the proposed site redevelopment includes 1) a renovation to the existing main building facing Dumble Street, 2) a new, 3-story building along the west side of the campus, and 3) the maintenance of all of the athletic and physical education facilities on the south side of the campus comparable to other area high schools. The Planning Commission had granted similar variances within the past few years for well-established, urban schools based on the fact that the parking ordinance takes into consideration new school sites that are more suburban in nature.

The applicant has provided demographic analysis of the existing school and a comparative analysis with similar programs/schools within HISD. The term "demographic" represents the statistical data of the student population for each school. This data includes the number of students who drive, the number of staff and visitor parking spaces, and the event parking spaces required for the new campus. The current enrollment at Austin High School, per the data provided, is comprised of 1,406 students living within the Austin zone and 436 students that transfer in. The majority of the students (76%) are from within the Austin HS zone, fostering more parent drop offs and walking trips to and from school. Based on the data provided, approximately 20, or 1%, of the student body drive to school, and the current parking on site is substantially underutilized with only 220 spaces of the current 374 parking spaces being used. Site visits to the school and surrounding area support the claim that there is no spill-over parking within nearby residential streets and neighborhoods.

Based on the *Existing Campus Transportation Comparison Chart* in the packet, the current student enrollment is 1,833 with no projected increase in enrollment. Parking requirements for schools is based on occupancy, so when older schools submit plans for renovations, a parking variance may be triggered, even though the occupancy is remaining the same. The proposed changes to the existing north and south parking lots are designed to improve traffic flow and circulation for staff and visitors to and from the site. In addition to these on-site spaces, the school campus will continue to utilize an off-site parking lot on the west side of Lockwood Street, where student and additional faculty spaces are provided. An elevated pedestrian bridge will be maintained to ensure a safe pedestrian link from the off-site parking lot to the school. A separate area for bus drop-off and pick-up bays will be provided along the west side of the new school and will be accessed from Lockwood Drive.

The required off-street parking spaces per the ordinance is based on the occupant load and is calculated as 1 space for every 3 occupants (2,082 occupants per the attached Reduced Occupancy Letter issued by the Public Works and Engineering Department). Due to the current and projected underutilization of parking spaces, and the applicant's statement that few students bike to school, the applicant is not proposing a parking reduction by providing bicycle spaces. However, as a condition of granting the variance, staff recommends the school be required to provide an additional 40 bicycle spaces to the 11 existing spaces on the site.

Therefore, staff recommendation is that the Planning Commission approve the request.

OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: V

Meeting Date: 5/10/2018

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

OFF-STREET PARKING VARIANCE

AGENDA: VI

SMLSB Application No. 706: 100 block of East 25th Street, north and south sides, between Harvard and Yale Streets

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 100 block of East 25th Street, north and south sides, between Harvard and Yale Streets. Analysis shows that a minimum lot size of 4,732 sf exists for the blockfaces. A petition was signed by the owners of 75% 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 nineteen (19) lots along the 100 block of East 25th Street, north and south sides, between Harvard and Yale Streets.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSB must include all properties within at least one block face, and no more than two opposing block faces;*
The application comprises two blockfaces, the north and south sides of East 25th Street.
- *At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
Land uses of the properties consist of seventeen (17) single-family residential lots (representing 89% of the total lots within the boundary area) and two commercial lots.
- *The applicant has demonstrated sufficient support for the SMLSB;*
The applicant obtained fifteen (15) of nineteen (19) signatures of support from property owners in the proposed SMLSB (owning 75% 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 4,732 sf exists on seventeen (17) 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 subdivisions were platted in 1923, 2003, and 2006. The houses originate from the 1920s. The establishment of a 4,732 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.*
Seventeen (17) out of nineteen (19) lots (representing 93% of the application area) are at least 4,732 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. HCAD Map
7. Aerial Map

SPECIAL MINIMUM LOT SIZE/BUILDING LINE BLOCK

Application No.	706/239		
Date Received:	2/20/2018	Date Complete:	MLS: 3/5/2018 MBL: 3/12/2018
Street(s) Name:	East 25th Street	Lot(s)	100 block of East 25th Street
Cross Streets:	Harvard Street	and	Yale Street
Side of street:	North and South		

PROPERTY DATA:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>	<u>Building Line (in Feet)</u>
105 E 25th	SFR	Y	4,732	19
106	SFR	Y	5,200	18
107 E 25th (LT 1)	SFR	Y	4,416	26
107 E 25th (LT 2)	SFR	Y	2,500	26
108	SFR	Y	5,200	19
109	SFR	Y	4,732	18
110	SFR	Y	5,200	18
111	SFR	Y	6,916	18
112	SFR	Y	5,200	20
113	SFR	Y	4,732	18
114	SFR	Y	5,200	18
116	SFR	Y	5,200	10
117 E 25th (LT 8)	SFR		4,732	28
117 E 25th (LT 9)	SFR		4,732	21
118	SFR	Y	5,200	10
119	SFR	Y	4,732	14
120	SFR	Y	5,200	13
2428 Yale	COM		10,757	10
2500 Yale (LT 1)	COM		4,877	10

Evidence of Support (must be 51% or more by area for Director administrative approval):

Of **99,458** Square Feet in the Proposed Application Area **74,360** Square Feet are Owned by Property Owners Signing in Support of the Petition = **75%**

Single Family Calculation:

Percentage of lots developed or restricted to no more than two SFR units per lot (must be greater than 60%):

17	# developed or restricted to no more than two SFR Units	Of	17	Total number of SFR lots in the Proposed Application Area	19	Total number of lots in the Proposed Application Area	89%
0	# of Multifamily lots						
2	# of Commercial lots						
0	# of Vacant Lots						
19	Total						

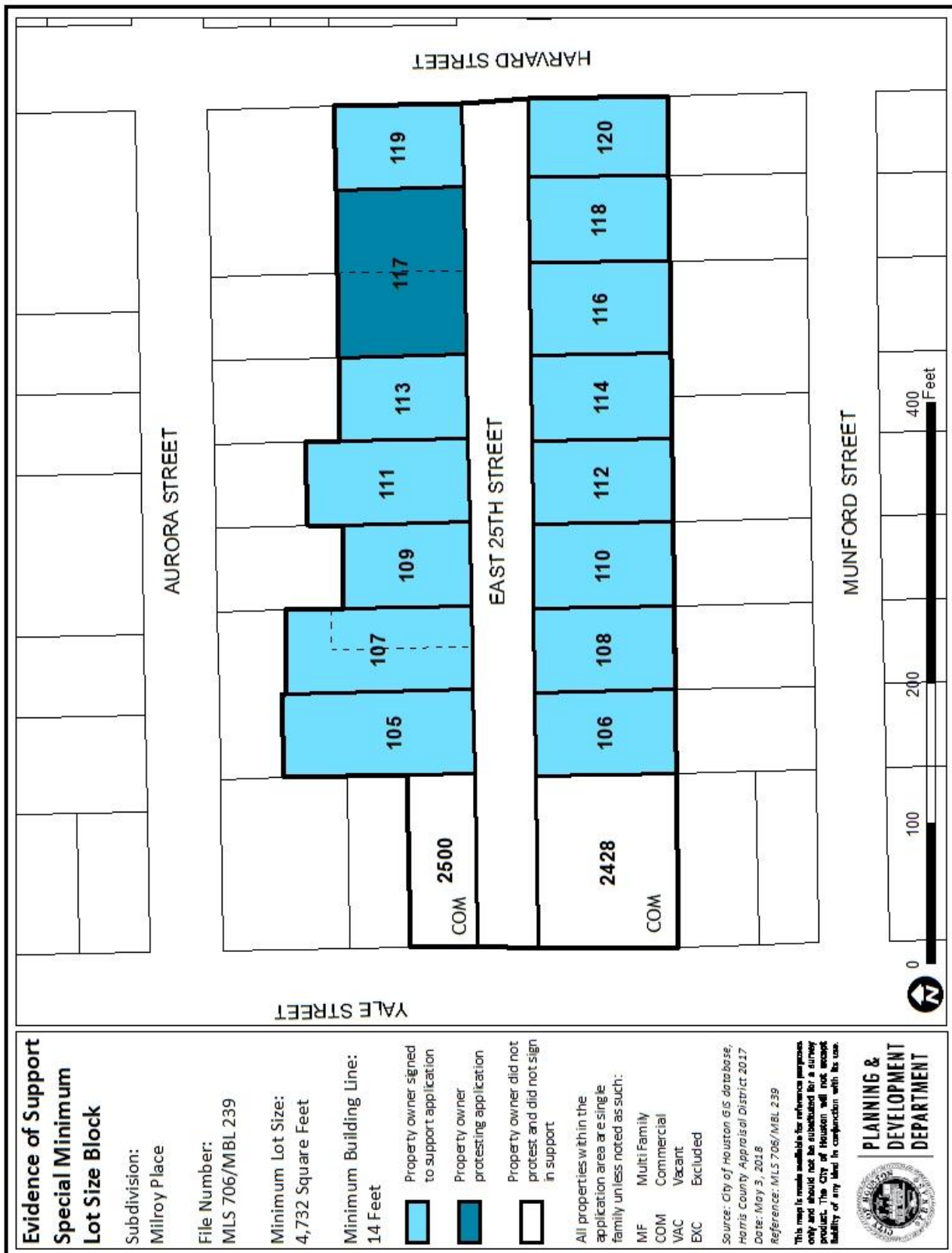
Minimum Lot Size Calculations:

[illegible]

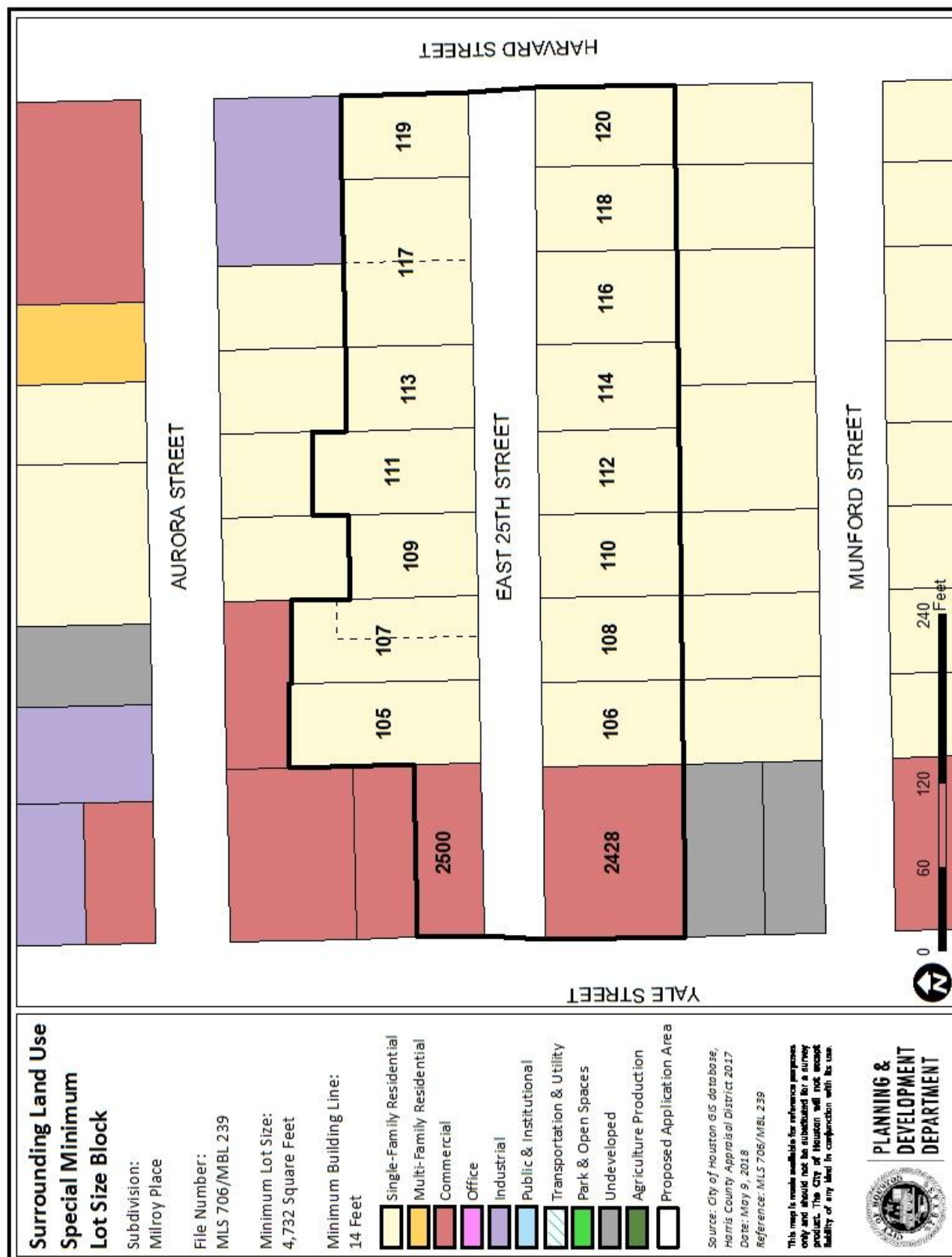
70 %

Lots ranked by size	Size	% by Area	Cumulative % by Area
1	10,757	10.8%	10.8%
2	6,916	7.0%	17.8%
3	5,200	5.2%	23.0%
4	5,200	5.2%	28.2%
5	5,200	5.2%	33.5%
6	5,200	5.2%	38.7%
7	5,200	5.2%	43.9%
8	5,200	5.2%	49.1%
9	5,200	5.2%	54.4%
10	5,200	5.2%	59.6%
11	4,877	4.9%	64.5%
12	4,732	4.8%	69.3%
13	4,732	4.8%	74.0%
14	4,732	4.8%	78.8%
15	4,732	4.8%	83.5%
16	4,732	4.8%	88.3%
17	4,732	4.8%	93.0%
18	4,416	4.4%	97.5%
19	2,500	2.5%	100.0%
Total	99,458	78.8%	

This application qualifies for a **4,732** Square Feet Special Minimum Lot Size







MATTHEW G. WYLIE.
ATTORNEY & COUNSELOR AT LAW
35 FLAGSTONE PATH
SPRING, TX 77009

April 2, 2018

Planning and Development Department
Attn: David Welch
City of Houston
P.O. Box 1562
Houston, TX 77251-1562

Via First Class Mail

Copy Via Electronic Mail: david.welch@houstontx.gov

Re: **Protest and Objection** - Special Minimum Lot Size Block and Special Minimum Building Line Block Application
for 100 block of East 25th Street, north and south sides, between Harvard Street and Yale Street

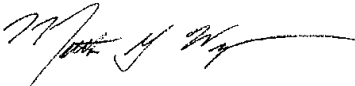
Dear Sir:

I am the owner of 117 E 25th Street; Houston, TX 77008, which is lots 8 and 9 of block 8 of Milroy Place. I object to and protest the creation of the above Special Minimum Lot Size Block and Special Minimum Building Line Block Application, on the following grounds:

1. My property, and potentially other properties on the block, are already covered by deed restrictions.
2. It is "spot zoning" to designate a minimum size and minimum building line for such a small area.
3. Changing the minimum lot size and minimum building line for one block will not improve the neighborhood or property values.
4. The drawing of the property shown in as "2500" (2500 Yale Street) only includes one-half of the small shopping center on that parcel, and actually places the restriction on the south half of a building, but not the other half.
5. The north side of the block has several lots with non-standard dimensions. These restrictions would stop any ability to use these lots more productively, or to combine them with lots in the rear of them to use them more productively.
6. 2500 Yale Street and 2428 Yale Street are not residential.

Thank you for your consideration of my protest and objection to this designation. Please contact me at
or with any questions.

Very truly yours,



Matthew G. Wylie

MATTHEW G. WYLIE.
ATTORNEY & COUNSELOR AT LAW
35 FLAGSTONE PATH
SPRING, TX 77009

May 3, 2018

Planning and Development Department
Attn: David Welch
City of Houston
P.O. Box 1562
Houston, TX 77251-1562

Via First Class Mail

Copy Via Electronic Mail: david.welch@houstontx.gov

Re: **Protest and Objection** - Special Minimum Lot Size Block and Special Minimum Building Line Block Application for 100 block of East 25th Street, north and south sides, between Harvard Street and Yale Street

Dear Sir:

To supplement my objection on April 2, 2018, please find attached a copy of the deed restrictions recorded in Harris County Clerk's File Number M711749 applicable to the 100 block of East 25th Street. These restrictions already set forth a minimum lot size, and are applicable to at least fifteen (15) of the current lots facing the 100 block of East 25th Street, being lots 5, 6, 8, 9, 10 of block 8 of Milroy Place, lots 11, 12, 13, 14, 15, 16, 17 and 18 of block 5 of Milroy Place, and lots 1 and 2 of block 1 of Dixon (which was formerly described as lot 4 of Milroy Place).

Additionally, please also find attached the deed restrictions recorded in Harris County Clerk's File Number R850805.

This deed restriction information was not disclosed in the application.

Thank you for your consideration of my protest and objection to this designation. Please contact me at or _____ with any questions.

Very truly yours,



Matthew G. Wylie

Enclosure:

Special Minimum Lot Size Block (SMLSB) Application North and South Blockfaces of 100 BLK E 25th Street



Main Applicant Information (required)

Full Name: Chantal Rappi Date: 02/13/2018
Address: 118 E. 25th St.
Street Address Houston TX Apartment/Unit # 77008
City State ZIP Code
Phone: _____ Email: _____

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? 1/29/2018 (informal call with Christopher Andrews)
Does the application boundary have deed restrictions? YES ☒ NO ☐ If yes, do they address a Minimum Lot Size? 2 lots (107 E 25th St; 2003 Dixon Replat Lots 1-2) are subject to deed restrictions (Attachment D). The restrictions do not appear to address minimum lot size.

Describe the location of the application boundary:
North and south blockfaces of East 25th Street between Yale St and Harvard St.

Street addresses: 105-120 E 25th Street; 2500 Yale; 2428 Yale

Legal Descriptions of lots within the proposed boundaries:

- ☐ MILROY PLACE BLK 5 LOTS 11-18
- ☐ MILROY PLACE BLK 8 LOTS 2, 3, 5-10, TR 15 & 18
- ☐ DIXON REPLAT Lots 1-2
- ☐ YALE STREET PLAZA RES A BLK 1

Signature of applicant: _____

Alternate Applicant Information (optional)

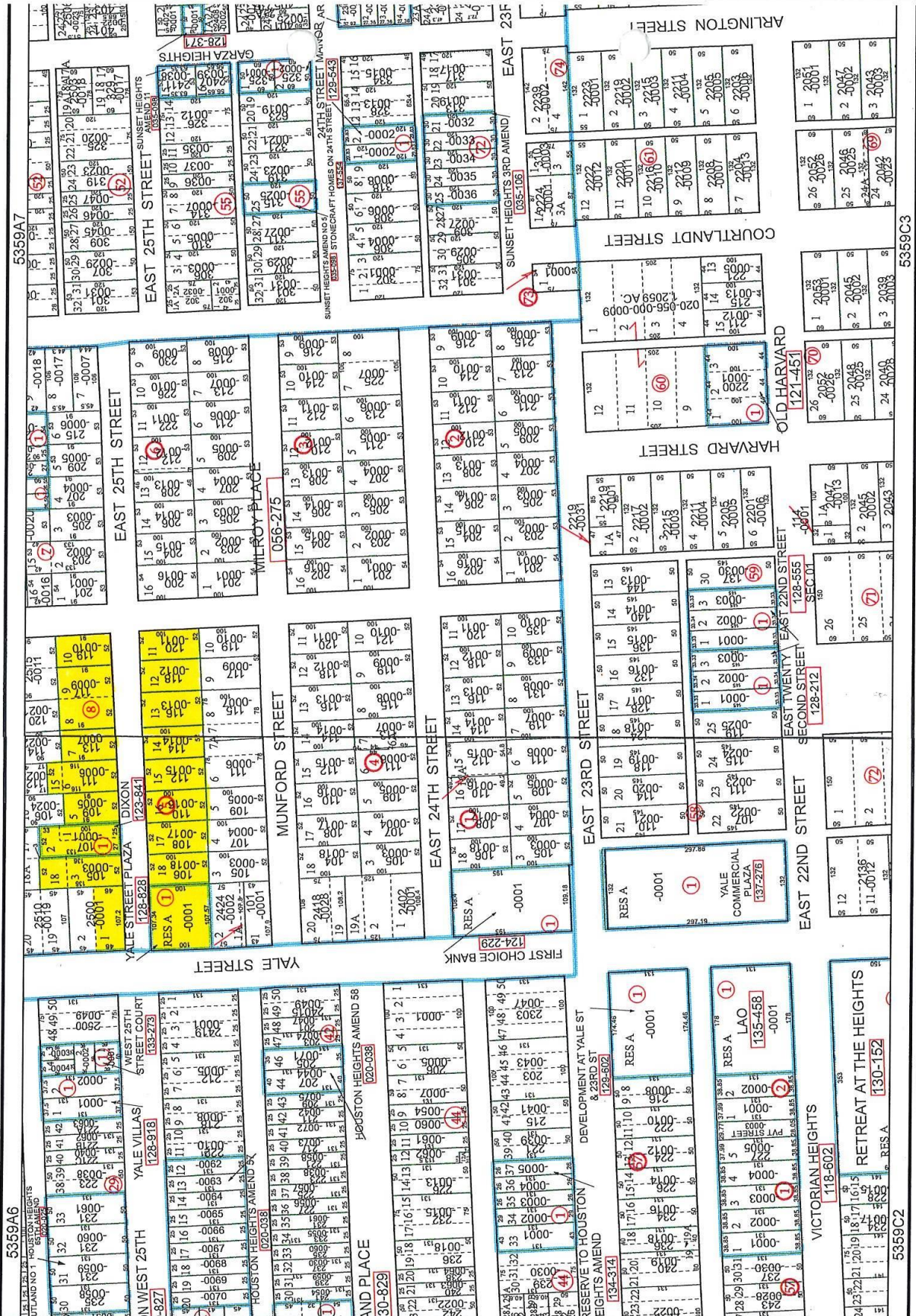
Full Name: Kassy Rodriguez & Sirelious White	Full Name: Noah Klein & Alanna Aumpai	Full Name: Dana & Bryan Robinson
Address: 110 E. 25th St Houston, TX 77008	Address: 119 E. 25th St Houston, TX 77008	Address: 120 E. 25th St Houston, TX 77008
Phone: _____	Phone: _____	Phone: _____
Email: _____	Email: _____	Email: _____
Signature of alternate applicant: _____	Signature of alternate applicant: _____	Signature of alternate applicant: _____
Date: <u>2/11/2018</u>	Date: <u>2/16/18</u>	Date: <u>2-11-2018</u>

Application Information (STAFF USE ONLY)

File Number: 706 Super Neighborhood: _____
City Council District: _____ Planner Assigned: _____

Special Minimum Lot Size Block

Planning and Development Department





AGENDA: VII

SMBLB Application No. 239: 100 block of East 25th Street, north and south sides, between Harvard and Yale Streets

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Building Line Block (SMBLB) for the 100 block of East 25th Street, north and south sides, between Harvard Street and Yale Street. Analysis shows that a minimum building line of 14 feet exists for the blockfaces. A petition was signed by owners of 75% of the property within the proposed Special Minimum Building Line Block. One protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-170. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

Once an application is determined to be complete, the Planning Director notifies all owners of property within the proposed SMBLB. Any property owner who wishes to protest the creation of the requirement area 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 at least 51% of the owners of lots within the proposed SMBLB; and
- receives no timely protest filed by a property owner within the proposed SMBLB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMBLB.

Should the application not meet one or more of the above criteria, the application must be forwarded to the Planning Commission for public hearing and consideration. After close of the public hearing, the Planning Commission shall consider the following:

- that the boundaries of the proposed SMBLB include all properties within at least one blockface and no more than two opposing blockfaces;
- that more than 60% of the area to be included in the SMBLB, exclusive of land used for a park, library, place of religious assembly, or school, is developed with single-family residential units;
- that the applicant demonstrated sufficient support for the SMBLB;
- that the establishment of the SMBLB will further the goal of preserving the building line character of the area; and
- that the proposed SMBLB has a building line character that can be preserved by the establishment of a minimum building line, taking into account the age of the neighborhood, age and architectural features of the structures, 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 SMLB is enforceable for forty years from the effective date of the ordinance.

STAFF ANALYSIS:

This application includes nineteen (19) properties along the 100 block of East 25th Street, north and south sides, between Harvard and Yale Streets.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLB include all properties within at least one blockface and no more than two opposing blockfaces;*
The application comprises two opposing blockfaces, the north and south sides of East 25th Street.
- *More than 60% of the area in the SMLB, exclusive of land used for a park, library, place of religious assembly, or school, must be developed with single-family residential units;*
Land uses of the properties consist of seventeen (17) single-family residential lots (representing 89% of the total lots within the boundary area) and two (2) commercial lots.
- *The applicant has demonstrated sufficient support for the SMLB;*
The applicant obtained fifteen (15) of nineteen (19) signatures of support from property owners in the proposed SMLB (owning 75% of the total area). One protest was filed.
- *Establishment of the SMLB will further the goal of preserving the building line character of the area;*
A minimum building line of 14 feet exists on fourteen (14) of the nineteen (19) properties in the area.
- *The proposed SMLB has a building line character that can be preserved by the establishment of a minimum building line, 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 subdivisions were platted in 1923, 2003, and 2006. The houses originate from the 1920s. The establishment of a 14 foot minimum building line will help preserve the building line character of the area.
- *The minimum building line for this application was determined by finding the constructed building line that represents a minimum standard for at least 70% of the structures in the proposed SMLB;*
A building line of 14 feet or greater exists for fourteen (14) of the nineteen (19) lots with structures in the proposed area, which represents 74% of the lots in the area.

Public notice of the public hearing was transmitted to all property owners on the block.

ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Additional Maps
4. Protest Letter
5. Application
6. HCAD Map
7. Aerial Map

SPECIAL MINIMUM LOT SIZE/BUILDING LINE BLOCK

Application No. **706/239**

Date Received: **2/20/2018**

Date Complete: **MLS: 3/5/2018**
MBL: 3/12/2018

Street(s) Name: **East 25th Street**

100 block of East 25th Street

Lot(s)

Cross Streets: **Harvard Street** and **Yale Street**

Side of street: **North and South**

PROPERTY DATA:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>	<u>Building Line (in Feet)</u>
105 E 25th	SFR	Y	4,732	19
106	SFR	Y	5,200	18
107 E 25th (LT 1)	SFR	Y	4,416	26
107 E 25th (LT 2)	SFR	Y	2,500	26
108	SFR	Y	5,200	19
109	SFR	Y	4,732	18
110	SFR	Y	5,200	18
111	SFR	Y	6,916	18
112	SFR	Y	5,200	20
113	SFR	Y	4,732	18
114	SFR	Y	5,200	18
116	SFR	Y	5,200	10
117 E 25th (LT 8)	SFR		4,732	28
117 E 25th (LT 9)	SFR		4,732	21
118	SFR	Y	5,200	10
119	SFR	Y	4,732	14
120	SFR	Y	5,200	13
2428 Yale	COM		10,757	10
2500 Yale (LT 1)	COM		4,877	10

Evidence of Support (must be 51% or more by area for Director administrative approval):									
Of	99,458	Square Feet in the Proposed Application Area	74,360	Square Feet are Owned by Property Owners Signing in Support of the Petition =	75%				
Single Family Calculation:									
Percentage of lots developed or restricted to no more than two SFR units per lot (must be greater than 60%):									
	17	# developed or restricted to no more than two SFR Units	Of	17	Total number of SFR lots in the Proposed Application Area	19	Total number of lots in the Proposed Application Area	89%	
	0	# of Multifamily lots							
	2	# of Commercial lots							
	0	# of Vacant Lots							
	19	Total							

Minimum Building Line Calculations:

	70	%	
Building Line Rank	B.L. in feet	% of all B.L.'s	Cumulative %
1	28	5.3%	5.3%
2	26	5.3%	10.5%
3	26	5.3%	15.8%
4	21	5.3%	21.1%
5	20	5.3%	26.3%
6	19	5.3%	31.6%
7	19	5.3%	36.8%
8	18	5.3%	42.1%
9	18	5.3%	47.4%
10	18	5.3%	52.6%
11	18	5.3%	57.9%
12	18	5.3%	63.2%
13	18	5.3%	68.4%
14	14	5.3%	73.7%
15	13	5.3%	78.9%
16	10	5.3%	84.2%
17	10	5.3%	89.5%
18	10	5.3%	94.7%
19	10	5.3%	100.0%
Total	334	100.0%	

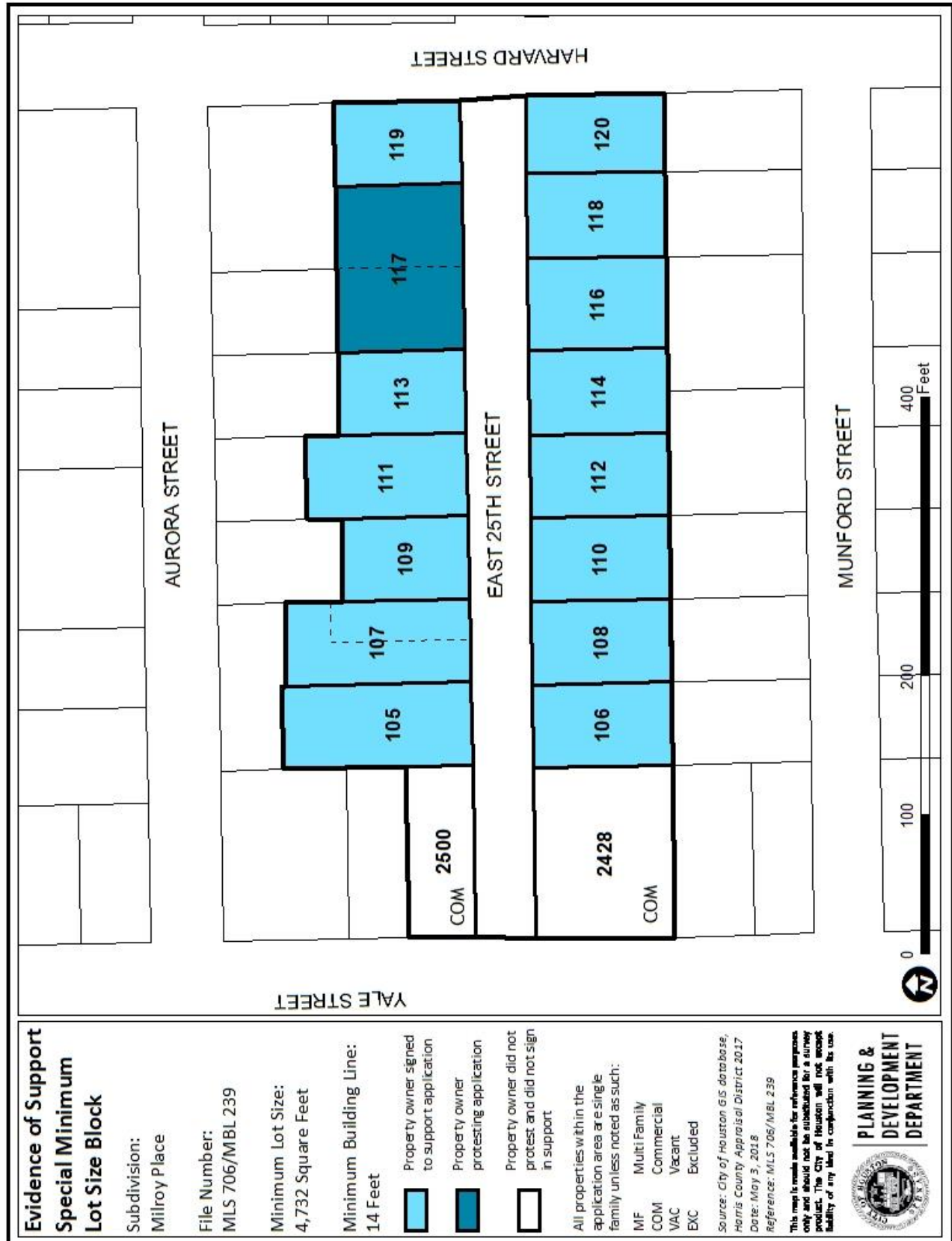
This application qualifies for a **14** Foot Special Minimum Building Line

Do deed restrictions specify a minimum building line?

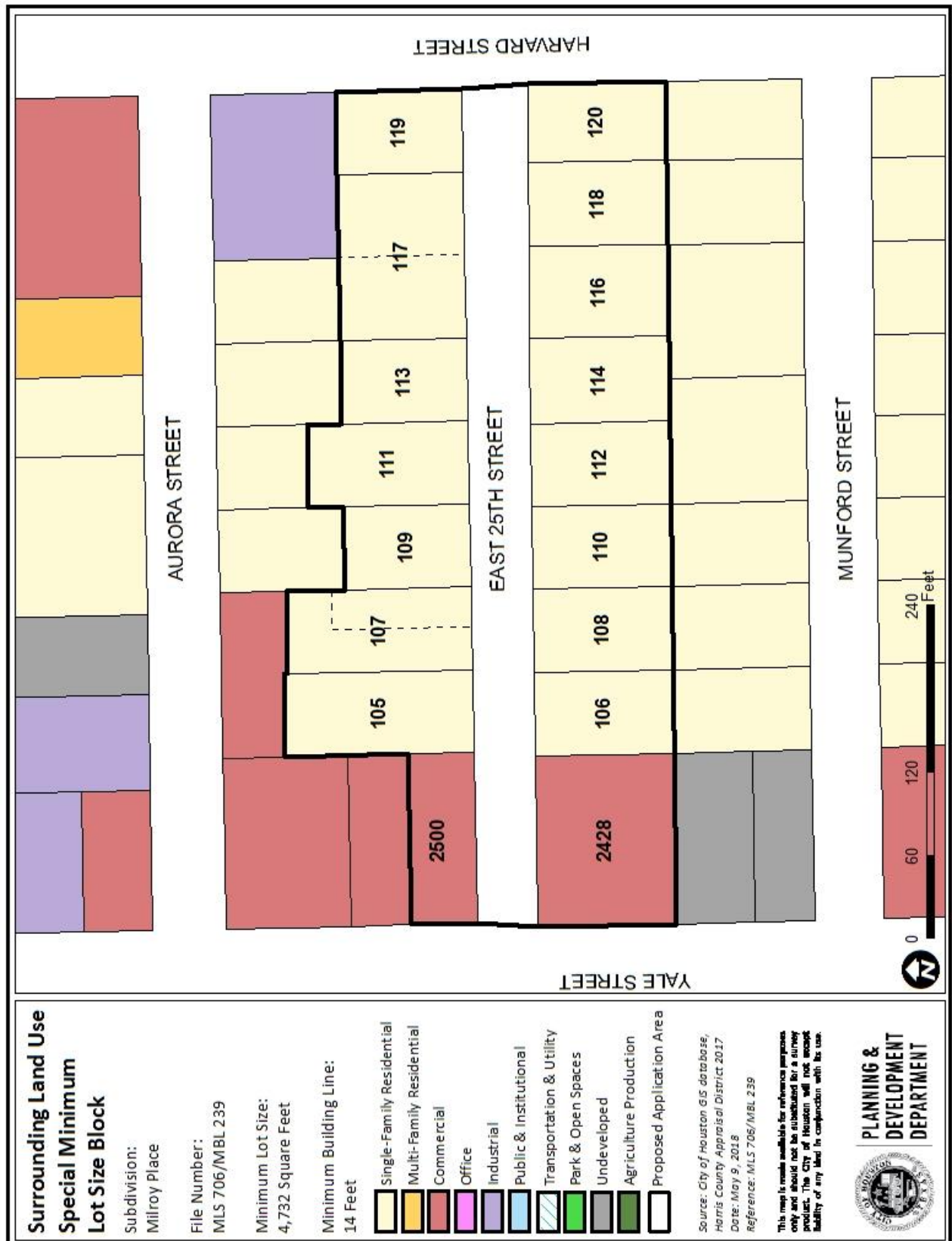
Yes X
No

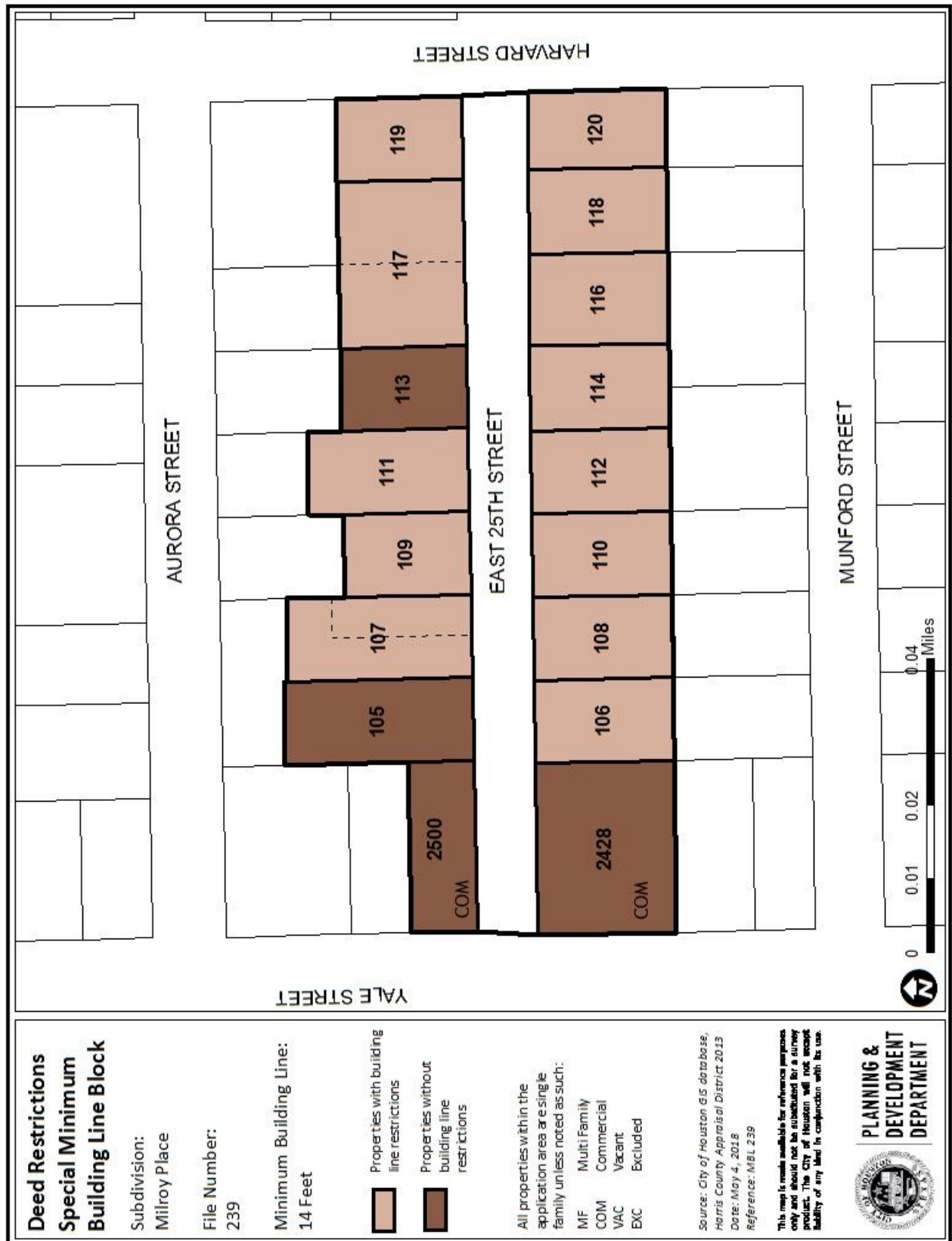
If yes, number of lots not included within deed restrictions per blockface:

North 3
South 1









MATTHEW G. WYLIE.
ATTORNEY & COUNSELOR AT LAW
35 FLAGSTONE PATH
SPRING, TX 77009

April 2, 2018

Planning and Development Department
Attn: David Welch
City of Houston
P.O. Box 1562
Houston, TX 77251-1562

Via First Class Mail
Copy Via Electronic Mail: david.welch@houstontx.gov

Re: **Protest and Objection** - Special Minimum Lot Size Block and Special Minimum Building Line Block Application for 100 block of East 25th Street, north and south sides, between Harvard Street and Yale Street

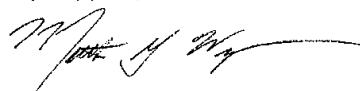
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1. My property, and potentially other properties on the block, are already covered by deed restrictions.
2. It is "spot zoning" to designate a minimum size and minimum building line for such a small area.
3. Changing the minimum lot size and minimum building line for one block will not improve the neighborhood or property values.
4. The drawing of the property shown in as "2500" (2500 Yale Street) only includes one-half of the small shopping center on that parcel, and actually places the restriction on the south half of a building, but not the other half.
5. The north side of the block has several lots with non-standard dimensions. These restrictions would stop any ability to use these lots more productively, or to combine them with lots in the rear of them to use them more productively.
6. 2500 Yale Street and 2428 Yale Street are not residential.

Thank you for your consideration of my protest and objection to this designation. Please contact me at or [redacted] with any questions.

Very truly yours,



Matthew G. Wylie

MATTHEW G. WYLIE.
ATTORNEY & COUNSELOR AT LAW
35 FLAGSTONE PATH
SPRING, TX 77009

May 3, 2018

Planning and Development Department
Attn: David Welch
City of Houston
P.O. Box 1562
Houston, TX 77251-1562

Via First Class Mail
Copy Via Electronic Mail: david.welch@houstontx.gov

Re: **Protest and Objection** - Special Minimum Lot Size Block and Special Minimum Building Line Block Application
for 100 block of East 25th Street, north and south sides, between Harvard Street and Yale Street

Dear Sir:

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Additionally, please also find attached the deed restrictions recorded in Harris County Clerk's File Number R850805.

This deed restriction information was not disclosed in the application.

Thank you for your consideration of my protest and objection to this designation. Please contact me at
or with any questions.

Very truly yours,



Matthew G. Wylie

Enclosure:

Special Minimum Lot Size Block (SMLSB) Application North and South Blockfaces of 100 BLK E 25th Street



Main Applicant Information (required)

Full Name: Chantal Rappi Date: 02/13/2018
Address: 118 E. 25th St.
Street Address Houston TX Apartment/Unit # 77008
City State ZIP Code
Phone: _____ Email: _____

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? 1/29/2018 (informal call with Christopher Andrews)
Does the application boundary have deed restrictions? YES ☒ NO ☐ If yes, do they address a Minimum Lot Size? 2 lots (107 E 25th St; 2003 Dixon Replat Lots 1-2) are subject to deed restrictions (Attachment D). The restrictions do not appear to address minimum lot size.

Describe the location of the application boundary:
North and south blockfaces of East 25th Street between Yale St and Harvard St.

Street addresses: 105-120 E 25th Street; 2500 Yale; 2428 Yale

Legal Descriptions of lots within the proposed boundaries:

- o MILROY PLACE BLK 5 LOTS 11-18
- o MILROY PLACE BLK 8 LOTS 2, 3, 5-10, TR 15 & 18
- o DIXON REPLAT Lots 1-2
- o YALE STREET PLAZA RES A BLK 1

Signature of applicant: _____

Alternate Applicant Information (optional)

Full Name: Kassy Rodriguez & Sirelious White	Full Name: Noah Klein & Alanna Aumpai	Full Name: Dana & Bryan Robinson
Address: 110 E. 25th St Houston, TX 77008	Address: 119 E. 25th St Houston, TX 77008	Address: 120 E. 25th St Houston, TX 77008
Phone: _____	Phone: _____	Phone: _____
Email: _____	Email: _____	Email: _____
Signature of alternate applicant: _____	Signature of alternate applicant: _____	Signature of alternate applicant: _____
Date: <u>2/11/2018</u>	Date: <u>2/16/18</u>	Date: <u>2-11-2018</u>

Application Information (STAFF USE ONLY)

File Number: 706 Super Neighborhood: _____
City Council District: _____ Planner Assigned: _____

