

# HOUSTON PLANNING COMMISSION

## AGENDA

JULY 19, 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](http://www.houstonplanning.com)

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

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



## PLANNING & DEVELOPMENT DEPARTMENT

[www.HoustonPlanning.com](http://www.HoustonPlanning.com) or (832) 393-6600

# SPEAKER GUIDELINES

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

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

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

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

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

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**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**

**July 19, 2018**

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

### **Call to Order**

### **Director's Report**

### **Approval of the July 5, 2018 Planning Commission Meeting Minutes**

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

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

#### **II. Establish a public hearing date of August 16, 2018**

- a. Bridges on Lake Houston Sec 7 partial replat no 1
- b. Kerrs Ferndale Addition partial replat no 2
- c. Lakewood Pines Sec 9 partial replat no 1
- d. Lancaster Place partial replat no 1
- e. Lancaster Place partial replat no 2
- f. Oak Forest Addition Sec 4 partial replat no 1
- g. River Oaks Estates Sec 1 partial replat no 1
- h. Sawyer Heights Oaks replat no 2
- i. Smiley Place partial replat no 2
- j. West Court partial replat no 9
- k. Westheimer Estates partial replat no 8
- l. Westwood Sec 5 partial replat no 1
- m. Wildwood Glen Sec 1 partial replat no 1

#### **III. Consideration of an Off-Street Parking Variance for property located at 1515 Dunlavy Street, My Spa Joy (Kim Bowie)**

#### **IV. Consideration of an Off-Street Parking Variance for property located at 6902 Gonzales Street (Chad Miller)**

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

#### **VI. Public Comment**

#### **VII. Adjournment**

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

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

**July 5, 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 2:30 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Susan Alleman

Absent

Bill Baldwin

Fernando L. Brave

Antoine Bryant

Arrived at 2:41 p.m. during item #107

Lisa Clark

Mark A. Kilkenny

Lydia Mares

Christina Morales

Paul R. Nelson

Linda Porras-Pirtle

Absent

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Left at 4:01 p.m. during III

Meera D. Victor

Mark Mooney for

Absent

The Honorable James Noack

Maggie Dalton for

Absent

The Honorable Robert E. Hebert

Loyd Smith for

Left at 4:03 p.m. during V

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**

**NONE**

## **APPROVAL OF THE JUNE 21, 2018 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the June 21, 2018 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Nelson**

Vote: **Carries**

Abstaining: **Brave**

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

Item removed for separate consideration **7**.

Staff recommendation for item **73** was modified from Disapprove to Withdrawn.

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

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

Motion: **Garza**

Second: **Victor**

Vote: **Unanimous**

Abstaining: **None**

#### **Commissioner Mares recused herself.**

Staff recommendation: Approve staff's recommendations for item **7** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item **7** subject to the CPC 101 form conditions

Motion: **Baldwin**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

#### **Commissioner Mares returned.**

### **C PUBLIC HEARINGS**

Items **102, 103 and 104** were taken together at this time.

<b>102</b>	<b>Allendale Townsite Sec A partial replat no 4</b>	<b>C3N</b>	<b>Defer</b>
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<b>103</b>	<b>Allendale Townsite Sec A partial replat no 5</b>	<b>C3N</b>	<b>Defer</b>
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<b>104</b>	<b>Allendale Townsite Sec A partial replat no 6</b>	<b>C3N</b>	<b>Defer</b>
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Staff recommendation: Defer the application for two weeks for further study and review.

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

Motion: **Garza**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

<b>105</b>	<b>Gibson Street Townhomes partial replat no 1</b>	<b>C3N</b>	<b>Approve</b>
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Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

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

Motion: **Baldwin**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

<b>106</b>	<b>MacGregor Park Estates Sec 1 partial replat no 1</b>	<b>C3N</b>	<b>Withdrawn</b>
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**107 McGinty Acres Sec 1 C3N Approve**  
**partial replat no 1**

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

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

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

Speaker: David Anderson and Emily Shields – opposed; James David Smith - undecided.

**108 Morningside Place Sec 2 C3N Approve**  
**partial replat no 1**

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

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

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

**109 Newport Sec 10 C3N Approve**  
**partial replat no 1**

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

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

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

**110 Palisades Park C3N Approve**

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

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

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

Speakers: Helen Shumway, Robert Delgado, Leigh Killgore and Ashley Stubbs – opposed; Mary Lou Henry, applicant – supportive.

**Items 111 and 112 were taken together at this time and voted on separately.**

**111 Ranch Country Sec 4 C3N Defer**  
**partial replat no 1**

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

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

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

**112 Ranch Country Sec 5 C3N Defer**  
**partial replat no 1**

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

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

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

**113 Woodland Terrace C3N Approve**  
**partial replat no 2**

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

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

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

Speakers: Charles Krenzler and Charles Arthur Turner – undecided.

**D VARIANCES**

**114 Gurdwara Nanaksar Temple****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: **Kilkenny**Second: **Clark**Vote: **Unanimous**Abstaining: **None**

**Items 117 and 118 were taken out of order and taken together with item 115 at this time.**

**115 Hidden Acres Village****C3P****Approve****117 Lakewood Pines GP****GP****Approve****118 Lakewood Pines Sec 10****C3P****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: **Baldwin**Second: **Bryant**Vote: **Unanimous**Abstaining: **None****116 Kansas Trails****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: **Sigler**Second: **Rosenberg**Vote: **Unanimous**Abstaining: **None**

**Item 117 and 118 was taken and acted on earlier with item 115.**

**119 Landmark on Gosling****C2****Defer**

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

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

Motion: **Garza**Second: **Mares**Vote: **Unanimous**Abstaining: **None****120 Nicholson Heights****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: **Bryant**Vote: **Unanimous**Abstaining: **None****121 Reserve at Queenston****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: **Bryant**Second: **Clark**Vote: **Unanimous**Abstaining: **None**

**Items 122 and 123 were taken together at this time.**

**122 Ventana Lakes East GP****GP****Approve****123 Ventana Lakes East Sec 1****C3P****Approve**

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

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

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

**124 West Montgomery Food Mart C2R Defer**  
Staff recommendation: Defer the application for two weeks per Chapter 42 planning standards.  
Commission action: Deferred the application for two weeks per Chapter 42 planning standards.  
Motion: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

## **E SPECIAL EXCEPTIONS**

**125 Grand Oaks Sec 8 C3P Defer**  
Staff recommendation: Defer the application for two weeks per the applicant's request.  
Commission action: Deferred the application for two weeks per the applicant's request.  
Motion: **Bryant** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**126 Jasmine Heights Sec 14 C3P Approve**  
Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions listed.  
Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions listed.  
Motion: **Victor** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

## **F RECONSIDERATION OF REQUIREMENTS**

**127 Lozano Square 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: **Nelson** Second: **Garza** Vote: **Unanimous** Abstaining: **None**  
Speakers: Julie Stifflemire, Mary McRae – opposed; Nichole Bowden, applicant – supportive.

**128 Spring ISD New Stadium 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: **Smith** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

**129 Waynebeck Enterprises 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: **Kilkenny** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

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

## **G EXTENSIONS OF APPROVAL**

**130 Bridgeland Mason Road Street EOA Approve**  
**Dedication Sec 4**  
**131 Bridgeland Parkland Village EOA Approve**  
**Commercial Sec 1**

132	Crossing at the Commons of Lake Houston Sec 2	EOA	Approve
133	Harvest Green Sec 19	EOA	Approve
134	Harvest Green Sec 21	EOA	Approve
135	Hyde Park partial replat no 6	EOA	Approve
136	Otero Estates	EOA	Approve
137	Silver Springs West Richey Road Street Dedication Sec 1	EOA	Approve

## H NAME CHANGES

138	Pelham Place Sec 1 partial replat no 1 (prev. Pelham place 1 partial replat no 1)	NC	Approve
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## I CERTIFICATES OF COMPLIANCE

139	25761 Peach Creek Dr.	COC	Approve
140	24111 Butterfly Lane	COC	Approve
141	23670 Panky Lane	COC	Approve
142	19653 Live Oak North	COC	Approve
143	26780 Royal Coach Lane	COC	Approve
144	24272 E Terrace Dr.	COC	Approve
145	27625 Coach Light Lane	COC	Approve

Staff recommendation: Approve staff's recommendation for items 130-145.

Commission action: Approved staff's recommendation for items 130-145.

Motion: **Brave**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

## J ADMINISTRATIVE NONE

## K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

146	11285 Riverview Way	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: **Bryant**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

147	3310 St. Emanuel Street	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: **Rosenberg**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

## II. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 2, 2018 FOR:

- Brookhaven Addition partial replat no 1
- Fullerton Place partial replat no 1
- Neuen Manor partial replat no 9
- Pine Terrace Sec 3 partial replat no 1
- Remington Creek Ranch Sec 6

- f. Shadyvilla Addition No 2 partial replat no 8
- g. West Lancaster Place partial replat no 2
- h. Willow Creek Estates Sec 1 replat partial replat no 3

Staff recommendation: Establish a public hearing date of August 2, 2018 for items II a-h.

Commission action: Established a public hearing date of August 2, 2018 for items II a-h.

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

### **III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 6902 GONZALES STREET**

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

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

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

### **IV. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL FOR SOUTHWIND HOTEL LOCATED AT 5617 NORTH FREEWAY**

**Withdrawn**

Staff recommendation: Establish a Public Hearing date for August 2, 2018.

Commission action: Established a Public Hearing date for August 2, 2018.

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

### **V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 200-300 BLOCK OF CLIFTON STREET, EAST AND WEST SIDES, BETWEEN SHERMAN STREET AND HARRISBURG BOULEVARD – MLS 718**

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 200-300 Block of Clifton Street, East and West Sides, between Sherman Street and Harrisburg Boulevard, MLS 718, and forward to City Council with a modified boundary.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 200-300 Block of Clifton Street, East and West Sides, between Sherman Street and Harrisburg Boulevard, MLS 718, and forwarded to City Council with a modified boundary.

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

Speakers: Joanna Fuentes, applicant and Justin Fuentes - supportive

### **VI. EXCUSE THE ABSENCE OF COMMISSIONER(S) ALLEMAN AND BRYANT**

Commissioner Bryant was present, a motion was made to excuse the absences of Commissioner Alleman.

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

### **VII. PUBLIC COMMENT NONE**

### **VIII. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:11 p.m.

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

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**Martha L. Stein, Chair**

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**Michael Kramer, Secretary**



Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
<b>A-Consent</b>				
1	Agua Estates	C3P		Defer Additional information reqd
2	Aliana Sec 67	C3P		Approve the plat subject to the conditions listed
3	Allen Street Park Sec 2	C2		Approve the plat subject to the conditions listed
4	Alliance Park West	C2		Approve the plat subject to the conditions listed
5	Ashford East Center	C2		Approve the plat subject to the conditions listed
6	Balmoral Sec 17	C3F		Defer Additional information reqd
7	Balmoral Sec 11	C3F		Defer Additional information reqd
8	Bauer Landing Sec 7	C3F		Approve the plat subject to the conditions listed
9	Bauer Landing Sec 8	C3F		Approve the plat subject to the conditions listed
10	Bauer Landing Sec 9	C3P		Approve the plat subject to the conditions listed
11	Benson Airtex	C2	DEF1	Approve the plat subject to the conditions listed
12	Bocage Heights	C2		Approve the plat subject to the conditions listed
13	Braeswood partial replat no 5	C3F		Approve the plat subject to the conditions listed
14	Breckenridge West GP	GP		Defer for further study and review
15	Bridgeland Parkland Village Sec 16	C3F		Approve the plat subject to the conditions listed
16	Brooklyn Trails Sec 1	C3F		Defer for further study and review
17	CenterPoint Energy Kingwood Porter Shaving Facility	C3F		Approve the plat subject to the conditions listed
18	Crain Plaza	C2		Defer Applicant request
19	Creekside Ranch Sec 10	C3F		Approve the plat subject to the conditions listed
20	East Parker Villas	C3F		Defer Additional information reqd
21	Ghazal Property	C2		Approve the plat subject to the conditions listed
22	Gibson Street Townhomes partial replat no 1	C3F		Approve the plat subject to the conditions listed
23	Glen Lee Place Sec 1 partial replat no 1	C3F		Defer Applicant request
24	Grand at Aliana	C3P		Approve the plat subject to the conditions listed
25	Hampton Inn at Karissa Court	C2		Approve the plat subject to the conditions listed
26	Hannoun Plaza	C2		Approve the plat subject to the conditions listed
27	Houston Community College Auxiliary Reserve	C3F		Approve the plat subject to the conditions listed
28	Houston Freightliner and Western Star	C2		Approve the plat subject to the conditions listed
29	Houston South Mason Self Storage	C2		Approve the plat subject to the conditions listed
30	JM Perez Properties	C2		Approve the plat subject to the conditions listed
31	JMK Southloop	C2		Defer Chapter 42 planning standards

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
32	Katy Manor South GP	GP		Approve the plat subject to the conditions listed
33	Kiddie Academy Elyson	C2		Approve the plat subject to the conditions listed
34	Kingfield GP	GP	DEF1	Defer Applicant request
35	Lake Houston Senior Living	C2	DEF2	Withdrawn
36	Lakeview Retreat Sec 3	C3F		Approve the plat subject to the conditions listed
37	Lakewood Pines Boulevard Street Dedication Sec 2	C3F		Approve the plat subject to the conditions listed
38	Lakewood Pines Boulevard Street Dedication Sec 3	C3F		Approve the plat subject to the conditions listed
39	Live Oak Reserves	C2		Defer Chapter 42 planning standards
40	Lopez Mendoza Place	C2	DEF1	Approve the plat subject to the conditions listed
41	Martindale Dreams	C3P	DEF2	Withdrawn
42	McGinty Acres Sec 1 partial replat no 1	C3F		Approve the plat subject to the conditions listed
43	Miramesa Drive Street Dedication Sec 1 and Reserves	C3P	DEF1	Approve the plat subject to the conditions listed
44	Miramesa West GP	GP	DEF2	Approve the plat subject to the conditions listed
45	Miramesa West Sec 1	C3P	DEF1	Approve the plat subject to the conditions listed
46	Miramesa West Sec 2	C3P	DEF1	Approve the plat subject to the conditions listed
47	Miramesa West Sec 3	C3P	DEF1	Approve the plat subject to the conditions listed
48	Miramesa West Sec 4	C3P	DEF1	Approve the plat subject to the conditions listed
49	Morningside Place Sec 2 partial replat no 1	C3F		Approve the plat subject to the conditions listed
50	Morton Creek Ranch Sec 21	C3P		Approve the plat subject to the conditions listed
51	Old River Terrace Sec 2 partial replat no 2 and extension	C3F		Approve the plat subject to the conditions listed
52	Reserve at Cypress Plaza Parkway	C2		Approve the plat subject to the conditions listed
53	Rose Meadow Farms Sec 2	C3P		Approve the plat subject to the conditions listed
54	Shadyvilla Addition no 2 partial replat no 6	C3F		Approve the plat subject to the conditions listed
55	Shadyvilla Addition no 2 partial replat no 7	C3F		Approve the plat subject to the conditions listed
56	Sook Green Plaza	C2	DEF1	Approve the plat subject to the conditions listed
57	Spring Valley Creek GP	GP		Approve the plat subject to the conditions listed
58	Spring Valley Creek Sec 1	C3P		Approve the plat subject to the conditions listed
59	Spring Valley Creek Sec 2	C3P		Approve the plat subject to the conditions listed
60	Sprint Tidwell Sec 1	C2		Approve the plat subject to the conditions listed
61	Stetson	C2	DEF1	Approve the plat subject to the conditions listed
62	Summerlyn Terrace	C3F		Approve the plat subject to the conditions listed
63	Terminal Expansion Sec 2	C2		Defer Chapter 42 planning standards

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
64	Tulane Plaza	C2	DEF1	Approve the plat subject to the conditions listed
65	Villages Of Cypress Lakes Sec 35	C3F		Approve the plat subject to the conditions listed
66	Vistas of Klein Lake Sec 3	C3F		Approve the plat subject to the conditions listed
67	Waterstone Public Storage Clay Road	C2		Approve the plat subject to the conditions listed
68	Westheimer Gardens partial replat no 2 replat no 1	C3F		Approve the plat subject to the conditions listed

**B-Replats**

69	Asco Addition	C2R		Approve the plat subject to the conditions listed
70	Ashland 610 Plaza	C2R		Defer Additional information reqd
71	Azutami Heights	C2R		Approve the plat subject to the conditions listed
72	Bianco Park North	C2R		Approve the plat subject to the conditions listed
73	Bonham Addition	C2R		Approve the plat subject to the conditions listed
74	CFT Beltway 8 and Cullen	C2R		Defer Additional information reqd
75	Colonial Gold	C2R		Defer further deed rests review reqd
76	Crosstimbers Prime	C2R		Approve the plat subject to the conditions listed
77	Dorothy Street Views	C2R		Approve the plat subject to the conditions listed
78	East River Sec 1	C3R		Approve the plat subject to the conditions listed
79	Eli Street Grove	C2R		Approve the plat subject to the conditions listed
80	Estates of Highland Heights	C2R		Defer Chapter 42 planning standards
81	Forbes Crossing Lift Station	C2R		Approve the plat subject to the conditions listed
82	Gatlin Plaza	C2R		Approve the plat subject to the conditions listed
83	Gibson Street Views	C2R		Approve the plat subject to the conditions listed
84	Grove Landing	C3R	DEF1	Approve the plat subject to the conditions listed
85	Groves Sec 28	C3R		Approve the plat subject to the conditions listed
86	Harris County Emergency Services District no 24 Aldine Fire and Rescue Station no 11	C2R		Approve the plat subject to the conditions listed
87	Harvest Corner Drive Street Dedication Sec 1 partial replat no 1	SP	DEF1	Approve the plat subject to the conditions listed
88	Highland Heights Park	C2R	DEF1	Approve the plat subject to the conditions listed
89	Ibiza Bingle Road Apartments	C2R	DEF1	Approve the plat subject to the conditions listed
90	Johnson St Two Development	C2R		Approve the plat subject to the conditions listed
91	Longenbaugh Road Apartments	C2R	DEF1	Approve the plat subject to the conditions listed
92	Margarita Estates	C2R		Approve the plat subject to the conditions listed
93	Maywood Place replat no 1	C2R	DEF1	Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
94	Mirevan Commercial	C2R		Approve the plat subject to the conditions listed
95	Northeast Christian Academy replat no 1 and extension	C2R		Approve the plat subject to the conditions listed
96	Oak Grove West	C2R		Approve the plat subject to the conditions listed
97	Park at Laverne	C3R		Approve the plat subject to the conditions listed
98	Peckham Street Landing	C2R		Defer further deed rests review reqd
99	Rice Village Apartments South	C2R		Defer further deed rests review reqd
100	St Agnes Medical Center	C2R	DEF1	Defer Applicant request
101	Staybridge Hobby	C2R	DEF2	Disapprove
102	Traces Sec 1 partial replat no 3	C2R		Defer Chapter 42 planning standards
103	Uptown Transit Center	C2R		Approve the plat subject to the conditions listed
104	Views at Fisher Street Crossing	C2R		Approve the plat subject to the conditions listed
105	Views at Radio Road	C2R		Defer Chapter 42 planning standards
106	West Clay Landing	C2R		Approve the plat subject to the conditions listed

**C-Public Hearings Requiring Notification**

107	Allendale Townsite Sec A partial replat no 4	C3N	DEF1	Approve the plat subject to the conditions listed
108	Allendale Townsite Sec A partial replat no 5	C3N	DEF1	Approve the plat subject to the conditions listed
109	Allendale Townsite Sec A partial replat no 6	C3N	DEF1	Approve the plat subject to the conditions listed
110	Cedar Creek Ranch partial replat no 1	C3N		Withdrawn
111	Herndon Place partial replat no 1	C3N		Approve the plat subject to the conditions listed
112	Jacqueline Court replat no 1	C3N		Approve the plat subject to the conditions listed
113	Long Point Acres partial replat no 3	C3N		Defer per Council Member's request
114	Ranch Country Sec 4 partial replat no 1	C3N	DEF1	Approve the plat subject to the conditions listed
115	Ranch Country Sec 5 partial replat no 1	C3N	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
116	Ruburfield no 66 partial replat no 1	C3N		Approve the plat subject to the conditions listed

**D-Variances**

117	Frenchman Square	C2R		Defer Applicant request
118	Hardy Spring Crossing replat no 1	C2R		Defer Applicant request
119	Kansas Trails	C2R	DEF2	Deny the requested variance(s) and Approve the plat subject to the conditions listed
120	Katy Aquatic Center	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
121	Landmark on Gosling	C2	DEF2	Withdrawn
122	Lovett Post Building	C2		Defer Additional information reqd

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
123	Papas and SAW Angel Oaks	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
124	Sanchez Addition On Becker Road	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
125	Smart Living at Cypress Creek	C2		Defer for further study and review
126	Stanmore River Oaks	C2R		Defer Applicant request
127	West Montgomery Food Mart	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed

### E-Special Exceptions

128	Grand Oaks Sec 8	C3P	DEF1	Approve the plat subject to the conditions listed
129	Pinemont Oaks	C3P		Defer for further study and review

### F-Reconsideration of Requirements

130	Gaytan Estates	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
131	Grand National	C3P		Defer Applicant request
132	HCL Land Management	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed

### G-Extensions of Approval

133	Alder Trails Sec 12	EOA		Approved
134	Alder Trails Sec 13	EOA		Approved
135	Edward Ventures at Grant Road Sec 2	EOA		Approved
136	HCMUD 406 Detention Pond no 3	EOA		Approved
137	Khetsun Cypress Meadows	EOA		Approved
138	Nueces Park Place Sec 1 replat no 1	EOA		Approved
139	PES Holding Business Park	EOA		Approved
140	Spring Oaks replat no 1 partial replat no 4	EOA		Approved
141	Sunset Ridge Sec 8	EOA		Approved
142	Villages of Cypress Lakes Sec 34	EOA		Approved
143	Zuma Sec 1	EOA		Approved

### H-Name Changes

144	Petersen FM 1314 (prev. Peterson FM 1314)	NC		Approved
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### I-Certification of Compliance

145	24495 Sorters Road	COC		Approve
146	18688 Summer Hills Blvd.	COC		Approve

**Platting Summary****Houston Planning Commission****PC Date: July 19, 2018**

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
147	19984Souith Red Oak	COC	Approve	
148	23948 Honey Suckle Drive	COC	Approve	
149	23678 FM 1314	COC	Approve	
150	5514 Clara Road	COC	Approve	

**J-Administrative**

None

**K-Development Plats with Variance Requests**

151	14131 Heatherfield Drive	DPV	Approve	
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**Off-Street Parking Variance**

III	1515 Dunlavy Street	PV	Approve	
IV	6902 Gonzales Street	PV	Withdraw	



**PLANNING &  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 1  
**Action Date:** 07/19/2018  
**Plat Name:** Agua Estates  
**Developer:** Contempo Builders  
**Applicant:** PLS  
**App No / Type:** 2018-1449 C3P

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Total Acreage:	9.8670	Total Reserve Acreage:	1.0000
Number of Lots:	96	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77045	572E	City

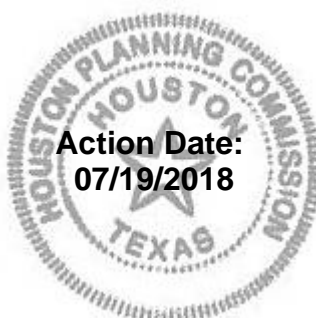
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#### **Conditions and requirements for approval:**

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

#### **Commission Action:**

Defer Additional information reqd



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

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



**Agenda Item:** 1  
**Action Date:** 07/19/2018  
**Plat Name:** Agua Estates  
**Developer:** Contempo Builders  
**Applicant:** PLS  
**App No / Type:** 2018-1449 C3P

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

PWE Traffic: 07/18/18:

Sufficient on-site parking is provided.

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

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

This will required a high Impact application.

Harris County Flood Control District: Flood Control review - Complete the Vicinity Map with Key Map information.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION, NOT SURE IF RESERVE C IS DETENTION, ALSO PRIVATE ROAD NEED WIDTHS

Parks and Recreation: Need Parks and Open Space Table

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

- To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 8.

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

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

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

Addressing: Please check, Bali Ln is sound alike with Balie Ln. Sounds-alike street names are not allowed. Could be misleading or confusing in emergencies. Maldives Ln is not in plat tracker proposed street name list. Solid Waste: The proposed development does not qualify for COH garbage collection service. The plat does not include notes specifying the applicant's plan for solid waste service. If COH garbage collection is not anticipated, the application is 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.





**PLANNING &  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 2  
**Action Date:** 07/19/2018  
**Plat Name:** Aliana Sec 67  
**Developer:** Aliana Development Company  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No / Type:** 2018-1410 C3P

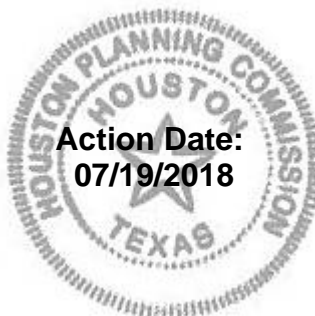
Total Acreage:	37.9490	Total Reserve Acreage:	12.2430
Number of Lots:	85	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	566H	ETJ

#### **Conditions and requirements for approval:**

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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



**PLANNING &  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 2  
**Action Date:** 07/19/2018  
**Plat Name:** Aliana Sec 67  
**Developer:** Aliana Development Company  
**Applicant:** LJA Engineering, Inc. - (West Houston Office)  
**App No / Type:** 2018-1410 C3P

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Fort Bend Engineer: 1) West Aliana Trace Drive extension must be recorded prior to this plat  
2) Provide additional UEs adjacent to 50' ROWs per 5.5.B.2  
3) Provide 10' BL for Reserve "I" along West Aliana Trace  
4) Beltress and Amisfield are labeled as 50' ROWs, however it appears much larger at Beltress. Will there be an island and will it be a separate reserve?  
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  
Harris County Flood Control District: Flood Control review - Plat is located in Fort Bend County.  
Addressing: Please check, Beltress Place has 90 degree turns in both sides. Need to split in 90 degree angle and need add two more different 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.



**Agenda Item:** 3  
**Action Date:** 07/19/2018  
**Plat Name:** Allen Street Park Sec 2  
**Developer:** City Choice Homes L.L.C.  
**Applicant:** ICMC GROUP INC  
**App No / Type:** 2018-1265 C2

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Total Acreage:	0.4867	Total Reserve Acreage:	0.0091
Number of Lots:	13	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

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**Conditions and requirements for approval:**

047. Make minor corrections and additions as indicated on the marked file copy.
062. Provide an appropriate numeric and graphic scale. (20, 30, 40, 50, 60, or 100 feet) (42 & 44)
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
217. Add shared driveway plat notes: 3) The garage portion of each single-family residential unit is setback from the edge of the shared driveway at least 4 feet. Each garage entry is parallel to the shared driveway.
218. Add shared driveway plat notes: 4) Any fence or wall up to eight feet high shall be located at least two feet from the property line along the collector street or local street. This area shall be planted and maintained with landscaping.
221. Fully dimension all shared driveways. (44)

**Commission Action:**

Approve the plat subject to the conditions listed



**PLANNING &  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 3  
**Action Date:** 07/19/2018  
**Plat Name:** Allen Street Park Sec 2  
**Developer:** City Choice Homes L.L.C.  
**Applicant:** ICMC GROUP INC  
**App No / Type:** 2018-1265 C2

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

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

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

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

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

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

**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 &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 4  
**Action Date:** 07/19/2018  
**Plat Name:** Alliance Park West  
**Developer:** CRP/AR Colonial Parkway Owner, L.P.  
**Applicant:** Terra Associates, Inc.  
**App No / Type:** 2018-1360 C2

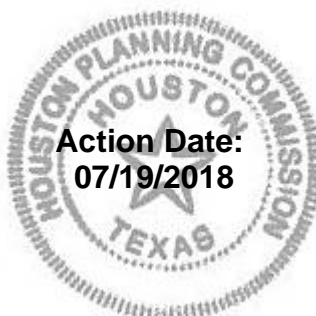
Total Acreage:	11.6390	Total Reserve Acreage:	11.6390
Number of Lots:	1	Number of Multifamily Units:	329
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	West Harris County MUD 5
County	Zip	Key Map ©	City / ETJ
Harris	77493	445W	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.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**07/19/2018**

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



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

### **Action CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 4  
**Action Date:** 07/19/2018  
**Plat Name:** Alliance Park West  
**Developer:** CRP/AR Colonial Parkway Owner, L.P.  
**Applicant:** Terra Associates, Inc.  
**App No / Type:** 2018-1360 C2

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

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

CenterPoint:

PWE Utility Analysis: Approved

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

Harris County Flood Control District: Flood Control review - Show and label channel T101-09-00 with HCFCD Fee information at the northeastern corner of the plat (see uploaded PDF).

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

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

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter from HCFCD.

Limited scope TIA will be required addressing driveway locations, median opening and left turn lane requirements.

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



**PLANNING &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 5  
**Action Date:** 07/19/2018  
**Plat Name:** Ashford East Center  
**Developer:** LANDMARK INDUSTRIES ENERGY, LLC  
**Applicant:** Century Engineering, Inc  
**App No / Type:** 2018-1384 C2

Total Acreage:	0.6606	Total Reserve Acreage:	0.6606
Number of Lots:	0	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	77079	488D	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.

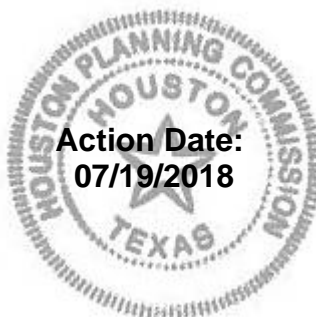
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

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)

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**07/19/2018**

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 5  
**Action Date:** 07/19/2018  
**Plat Name:** Ashford East Center  
**Developer:** LANDMARK INDUSTRIES ENERGY, LLC  
**Applicant:** Century Engineering, Inc  
**App No / Type:** 2018-1384 C2

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

PWE Traffic: 07/18/18:

No comments.

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

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

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED

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 &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 6  
**Action Date:** 07/19/2018  
**Plat Name:** Balmoral Sec 17  
**Developer:** Balmoral LT, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2018-1393 C3F

Total Acreage:	5.6700	Total Reserve Acreage:	0.2600
Number of Lots:	37	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:**

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 10 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)

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

#### **Commission Action:**

Defer Additional information reqd



**Action Date:**  
**07/19/2018**

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 6  
**Action Date:** 07/19/2018  
**Plat Name:** Balmoral Sec 17  
**Developer:** Balmoral LT, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2018-1393 C3F

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

PWE Utility Analysis: Approve

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

Addressing: Kirkton Manor Dr. is sound alike Kirkton Moor Dr. Silverbank Dr. is in plat tracker where as Silverbank Run Dr. is in recorded plat. Please check, pick the correct one.

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 11 will need to be recorded prior to or simultaneously with this plat

Verify that subdivision is set back for enough taken into account embankment for future Timber Forest Drive bridge.

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



**PLANNING &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 7  
**Action Date:** 07/19/2018  
**Plat Name:** Balmoral Sec 11  
**Developer:** Balmoral LT, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2018-1392 C3F

Total Acreage:	10.4700	Total Reserve Acreage:	1.0600
Number of Lots:	55	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:**

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.

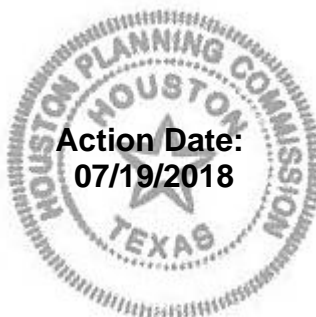
052. Sec 10 must be recorded prior to or simultaneously with this plat.

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)

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

#### **Commission Action:**

Defer Additional information reqd



**Action Date:**  
**07/19/2018**

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 7  
**Action Date:** 07/19/2018  
**Plat Name:** Balmoral Sec 11  
**Developer:** Balmoral LT, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2018-1392 C3F

---

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)  
Sec 9 and sec 10 will need to be recorded prior to or simultaneously with this plat  
Verify that subdivision is set back far enough from ultimate embankment for bridge crossing.  
PWE Utility Analysis: Approve  
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)  
Sec 9 and sec 10 will need to be recorded prior to or simultaneously with this plat  
Verify that subdivision is set back far enough from ultimate embankment for bridge crossing.

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



**PLANNING &  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 8  
**Action Date:** 07/19/2018  
**Plat Name:** Bauer Landing Sec 7  
**Developer:** LGI Homes  
**Applicant:** Pape-Dawson Engineers  
**App No / Type:** 2018-1345 C3F

---

Total Acreage:	90.1000	Total Reserve Acreage:	13.4900
Number of Lots:	390	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	285L	ETJ

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#### **Conditions and requirements for approval:**

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

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

052. \_\_\_\_ 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)

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)

#### **Commission Action:**

Approve the plat subject to the conditions listed



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



**PLANNING &  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 8  
**Action Date:** 07/19/2018  
**Plat Name:** Bauer Landing Sec 7  
**Developer:** LGI Homes  
**Applicant:** Pape-Dawson Engineers  
**App No / Type:** 2018-1345 C3F

---

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

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

#### Addressing:

PWE Utility Analysis: Approved

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION  
AND NO BUILDING IS ALLOWED WITHIN ANY PUBLIC UTILITY EASEMENT.

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

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

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

Moralez Lane is a street name duplication. Choose another name.

Provide INO letters for pipeline crossing over local streets

Add turnarounds by separate instrument for streets stub abutting adjacent property.

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



**PLANNING &  
DEVELOPMENT  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 9  
**Action Date:** 07/19/2018  
**Plat Name:** Bauer Landing Sec 8  
**Developer:** LGI Homes  
**Applicant:** Pape-Dawson Engineers  
**App No / Type:** 2018-1433 C3F

Total Acreage:	22.6430	Total Reserve Acreage:	3.6580
Number of Lots:	98	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	285Q	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.

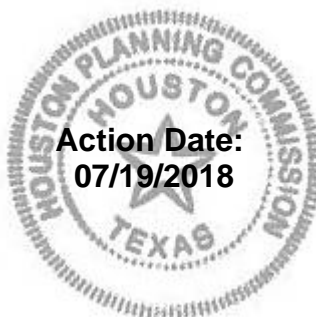
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

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)

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**07/19/2018**

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 9  
**Action Date:** 07/19/2018  
**Plat Name:** Bauer Landing Sec 8  
**Developer:** LGI Homes  
**Applicant:** Pape-Dawson Engineers  
**App No / Type:** 2018-1433 C3F

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

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)  
Kennons Way will need to be recorded prior to or simultaneously with this plat  
Provide INO letter for pipeline crossing a street prior to plat recordation  
Provide temporary turnaround by separate instrument for Colliers Brook Drive  
Traffic Study will be required per TMUTCD Sec B.07 to evaluate the intersection of Nickel Bauer Road and Kennons Way for All-Way Stop Control before the approval of construction plan.

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





**PLANNING &  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 10  
**Action Date:** 07/19/2018  
**Plat Name:** Bauer Landing Sec 9  
**Developer:** LGI Homes - Texas, LLC  
**Applicant:** Pape-Dawson Engineers  
**App No / Type:** 2018-1357 C3P

Total Acreage:	1.2733	Total Reserve Acreage:	0.2310
Number of Lots:	7	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	285Q	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. Sec 8 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)

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 10  
**Action Date:** 07/19/2018  
**Plat Name:** Bauer Landing Sec 9  
**Developer:** LGI Homes - Texas, LLC  
**Applicant:** Pape-Dawson Engineers  
**App No / Type:** 2018-1357 C3P

---

PWE Utility Analysis: Approved

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

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

Drainage easement will need to be abandoned prior to plat recordation.

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



**PLANNING &  
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DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 11  
**Action Date:** 07/19/2018  
**Plat Name:** Benson Airtex  
**Developer:** East Airtex, LLC  
**Applicant:** Weisser Engineering Company  
**App No / Type:** 2018-1254 C2

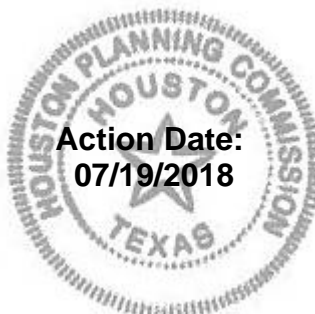
Total Acreage:	29.4400	Total Reserve Acreage:	29.4400
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 271
County	Zip	Key Map ©	City / ETJ
Harris	77073	373C	ETJ

#### **Conditions and requirements for approval:**

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 11  
**Action Date:** 07/19/2018  
**Plat Name:** Benson Airtex  
**Developer:** East Airtex, LLC  
**Applicant:** Weisser Engineering Company  
**App No / Type:** 2018-1254 C2

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

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

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

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

Harris 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)

Show extension of Intercontinental Crossing Drive on plat

E. Airtex Drive will need to be paved to our standards for permits can be issued

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

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

After further review, ROW for East Airtex Drive exists along plat frontage.

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 07/19/2018  
**Plat Name:** Bocage Heights  
**Developer:** Preston Building Partners  
**Applicant:** The Interfield Group  
**App No / Type:** 2018-1424 C2

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Total Acreage:	0.7620	Total Reserve Acreage:	0.0008
Number of Lots:	13	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	493B	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.

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

085. The minimum acceptable lot width shall be 20 feet. (187)

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

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

217. Add shared driveway plat notes: 3) The garage portion of each single-family residential unit is setback from the edge of the shared driveway at least 4 feet. Each garage entry is parallel to the shared driveway. Except with the access is in a "T" turn around. 42-146(1B)

1. Vehicular access must be perpendicular to the shared driveway in a "T" turn around.
2. Keep consistent fonts if they are communicating correlating information on the plat.
3. Lot width/frontage must be 20 ft. for all lots.

**Commission Action:**

Approve the plat subject to the conditions listed



**PLANNING &  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 12  
**Action Date:** 07/19/2018  
**Plat Name:** Bocage Heights  
**Developer:** Preston Building Partners  
**Applicant:** The Interfield Group  
**App No / Type:** 2018-1424 C2

---



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

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

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

PWE Traffic: 07/18/18:

Sufficient on-site parking is provided.

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

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

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.

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 (13 units) of dwelling units.

City Engineer: DETENTION IS REQUIRED

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

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



**PLANNING &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 13  
**Action Date:** 07/19/2018  
**Plat Name:** Braeswood partial replat no 5  
**Developer:** N/a  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No / Type:** 2018-1367 C3F

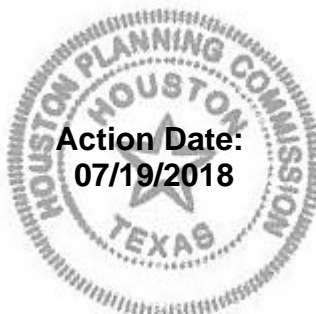
Total Acreage:	0.4680	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77030	532L	City

#### **Conditions and requirements for approval:**

047. Make minor corrections and additions as indicated on the marked file copy.
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. 40' BL must state "By plat" or include the original plat information and also where the 20' ordinance BL and include the deed restricted BL note in the notes section.
  2. Dedication language addressing drainage must be included.
  3. Include the Long replat paragraph. the short replat paragraph is for public hearings.

#### **Commission Action:**

Approve the plat subject to the conditions listed



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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 13  
**Action Date:** 07/19/2018  
**Plat Name:** Braeswood partial replat no 5  
**Developer:** N/a  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No / Type:** 2018-1367 C3F

---

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

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

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

City Engineer: DETENTION IS REQUIRED  
AND NEED DRAINAGE PLAN

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:** 14  
**Action Date:** 07/19/2018  
**Plat Name:** Breckenridge West GP  
**Developer:** DR Horton  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No / Type:** 2018-1415 GP

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Total Acreage:	268.5000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Timber Lane Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77373	333B	ETJ

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**Conditions and requirements for approval:**

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.
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)
137. Reverse curves for collector and local streets shall have a minimum centerline radius of 300 feet and be separated by a tangent distance of not less than 50 feet. (132)
- 143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (128)
159. Provide centerline tie.
- 207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions.
1. Address 1400 ft Internal intersection spacing.
  2. Provide Centerline tie for existing Ironside Dr. Or provide intersection spacing.
  3. Reverse curves must abide by Chapter 42 standards.
  4. Show all property lines for adjacent land and subdivisions and show surrounding street layout on plat.
  5. Harris County has requested a two week deferral to further review plat and internal street layout.

**Commission Action:**

Defer for further study and review



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 14  
**Action Date:** 07/19/2018  
**Plat Name:** Breckenridge West GP  
**Developer:** DR Horton  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**App No / Type:** 2018-1415 GP

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

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

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

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

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

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)

Extend Whitaker Way to Otto Road

Extend Lincoln Heights Drive to Whitaker Way. Whitaker Way and Lincoln Heights Drive should be a T-intersection.

Extend Forest Brook Drive from boundary to boundary to maintain street continuity

Coordinate with HC Traffic as Section Plats are submitted:

- Evaluate lateral clearance between Spine Road and adjacent drainage features to allow recovery / clear space

- Provide MUTCD 2B.07 all-way STOP warrant studies along Spine Road, including one at Ciderwood.

- Evaluate sight distance and lateral clearance to top of slope at inside of Hirshfield curve adjacent to detention pond. Depending on the extend of clearing and fences proposed for pond construction, a UVE or additional ROW may be required.

- Roadway network should be revised.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 15  
**Action Date:** 07/19/2018  
**Plat Name:** Bridgeland Parkland Village Sec 16  
**Developer:** Bridgeland Development, LP, a Maryland limited partnership  
**Applicant:** BGE, Inc.  
**App No / Type:** 2018-1361 C3F

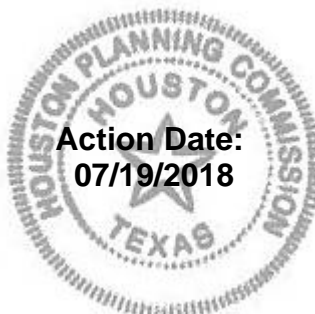
Total Acreage:	3.7210	Total Reserve Acreage:	0.2994
Number of Lots:	9	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	365V	ETJ

#### **Conditions and requirements for approval:**

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. Bridgeland Parkland Village Sec 8, Summit Point Crossing, and Mason Rd 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)

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**07/19/2018**

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 15  
**Action Date:** 07/19/2018  
**Plat Name:** Bridgeland Parkland Village Sec 16  
**Developer:** Bridgeland Development, LP, a Maryland limited partnership  
**Applicant:** BGE, Inc.  
**App No / Type:** 2018-1361 C3F

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

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

PWE Utility Analysis: Approved  
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)  
Construction plan (Project Number 1806140149) has been approved by Traffic.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 16  
**Action Date:** 07/19/2018  
**Plat Name:** Brooklyn Trails Sec 1  
**Developer:** Academy Development  
**Applicant:** Arborleaf Engineering & Surveying, Inc.  
**App No / Type:** 2018-1368 C3F

Total Acreage:	42.5160	Total Reserve Acreage:	6.9010
Number of Lots:	203	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:	Porter MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	296P	ETJ

#### **Conditions and requirements for approval:**

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

207.1. Staff requests a two week deferral for further study and legal review.

1. The re-alignment of Mills Branch changes the Major Thoroughfare Plan and requires that further research.
2. Compensating Open Space calculation table not included.

#### **Commission Action:**

Defer for further study and review



**Action Date:**  
**07/19/2018**

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Action CPC 101 Form**

**Platting Approval Conditions**

**Agenda Item:** 16  
**Action Date:** 07/19/2018  
**Plat Name:** Brooklyn Trails Sec 1  
**Developer:** Academy Development  
**Applicant:** Arborleaf Engineering & Surveying, Inc.  
**App No / Type:** 2018-1368 C3F

---

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Action CPC 101 Form**

**Platting Approval Conditions**

**Agenda Item:** 17  
**Action Date:** 07/19/2018  
**Plat Name:** CenterPoint Energy Kingwood Porter Shaving Facility  
**Developer:** Arborleaf Engineering & Surveying, Inc.  
**Applicant:** Arborleaf Engineering & Surveying, Inc.  
**App No / Type:** 2018-1378 C3F

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Total Acreage:	5.4964	Total Reserve Acreage:	4.7012
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:	Open Ditch	Utility District:	New Caney MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	256U	ETJ

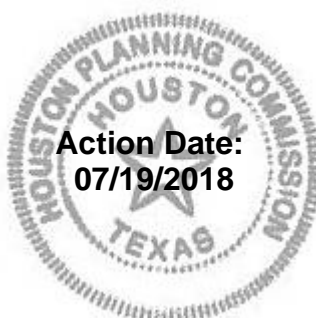
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**Conditions and requirements for approval:**

047. Make minor corrections and additions as indicated on the marked file copy.
051. Tie plat boundary to the nearest intersection of public street rights-of-way.
- 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)

**Commission Action:**

Approve the plat subject to the conditions listed



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

**For Your Information:**



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 17  
**Action Date:** 07/19/2018  
**Plat Name:** CenterPoint Energy Kingwood Porter Shaving Facility  
**Developer:** Arborleaf Engineering & Surveying, Inc.  
**Applicant:** Arborleaf Engineering & Surveying, Inc.  
**App No / Type:** 2018-1378 C3F

---

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

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

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 18  
**Action Date:** 07/19/2018  
**Plat Name:** Crain Plaza  
**Developer:** KING'S LAND SURVEYING SOLUTIONS LLC  
**Applicant:** KING'S LAND SURVEYING SOLUTIONS, LLC  
**App No / Type:** 2018-1363 C2

Total Acreage:	0.9513	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286X	ETJ

#### **Conditions and requirements for approval:**

004.4. This plat requires compliance with 'The Rules of Harris County Texas Governing Water and Wastewater Infrastructure' as adopted by Harris County Commissioners' Court. (HE)

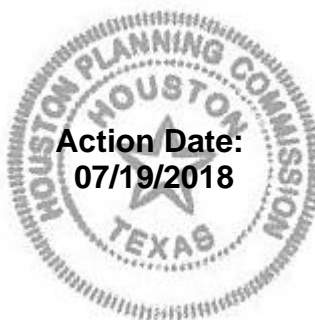
047. Make minor corrections and additions as indicated on the marked file copy.

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

1. Plat will not meet requirements for septic service as lot is not 1 acre.

#### **Commission Action:**

Defer Applicant request



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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 18  
**Action Date:** 07/19/2018  
**Plat Name:** Crain Plaza  
**Developer:** KING'S LAND SURVEYING SOLUTIONS LLC  
**Applicant:** KING'S LAND SURVEYING SOLUTIONS, LLC  
**App No / Type:** 2018-1363 C2

---

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.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 19  
**Action Date:** 07/19/2018  
**Plat Name:** Creekside Ranch Sec 10  
**Developer:** Friendswood Development Company  
**Applicant:** Jones | Carter  
**App No / Type:** 2018-1427 C3F

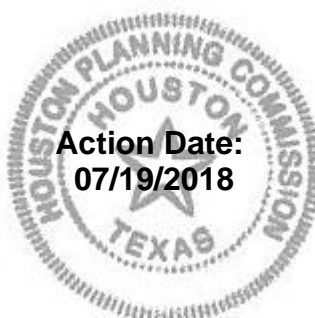
Total Acreage:	15.1160	Total Reserve Acreage:	0.4284
Number of Lots:	69	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524T	ETJ

#### **Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 052. Creekside Ranch Sec 8 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)
- 1. Label Stub street, Streets with Court suffix must begin and end with a cul-de-sac.

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 19  
**Action Date:** 07/19/2018  
**Plat Name:** Creekside Ranch Sec 10  
**Developer:** Friendswood Development Company  
**Applicant:** Jones | Carter  
**App No / Type:** 2018-1427 C3F

---

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

Fort Bend Engineer: 1) Provide additional UEs adjacent to 50' ROWs per 5.5.B.2  
2) Block length variance will be required for boundaries greater than 1,400' with no stub street  
3) Provide recording information for easements proposed outside the plat boundary  
4) Submit FP to FBC for formal review  
5) Submit civil construction plans  
6) This does not constitute a formal review by FBC as not all review comments are provided in this portal  
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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



**Agenda Item:** 20  
**Action Date:** 07/19/2018  
**Plat Name:** East Parker Villas  
**Developer:** Hugo and Luis  
**Applicant:** SEM SERVICES  
**App No / Type:** 2018-1381 C3F

Total Acreage:	0.9814	Total Reserve Acreage:	0.0092
Number of Lots:	15	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:***

010.3. Add the following note to the face of the plat (SWD): No heavy or oversize trash collection service shall be provided to residential units eligible for collection pursuant to item 2 of Sec. 39-65 of the Code of Ordinances.

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

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

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

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

148. Change street name(s) as indicated on the marked file copy. (133-134)

155. All streets must have a name followed by a suffix. In addition, permanent access easements must have a suffix of "Private" or "PVT." (133-134)

174. Add Permanent Access Easement note to the plat and/or add PAE paragraph to the Appendix A: Owner's Acknowledgement. (189)

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

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

***Commission Action:***

Defer Additional information reqd



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 20  
**Action Date:** 07/19/2018  
**Plat Name:** East Parker Villas  
**Developer:** Hugo and Luis  
**Applicant:** SEM SERVICES  
**App No / Type:** 2018-1381 C3F

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

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

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

PWE Traffic: 07/18/18:

Sufficient on-site parking is provided.

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

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

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED AND NEED W.M.E.

Addressing: Hightower is a duplicate street name, please check and make a new one.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 21  
**Action Date:** 07/19/2018  
**Plat Name:** Ghazal Property  
**Developer:** Ghazal  
**Applicant:** Hovis Surveying Company Inc.  
**App No / Type:** 2018-1428 C2

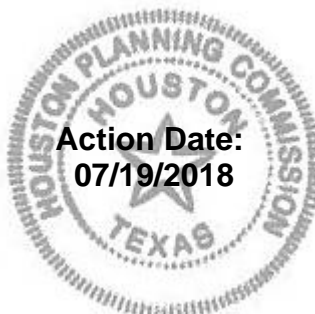
Total Acreage:	4.8351	Total Reserve Acreage:	4.8351
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77379	331E	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.
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**07/19/2018**

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 21  
**Action Date:** 07/19/2018  
**Plat Name:** Ghazal Property  
**Developer:** Ghazal  
**Applicant:** Hovis Surveying Company Inc.  
**App No / Type:** 2018-1428 C2

---

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

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

City Engineer: DETENTION IS REQUIRED

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

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

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

Traffic Impact Analysis will be required to address driveway locations, left turn lane requirements and traffic signal modifications at Louetta Road and Terranova West Drive.

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





**Agenda Item:** 22  
**Action Date:** 07/19/2018  
**Plat Name:** Gibson Street Townhomes partial replat no 1  
**Developer:** Individual  
**Applicant:** Bowden Land Services  
**App No / Type:** 2018-1394 C3F

Total Acreage:	0.0597	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492M	City

***Conditions and requirements for approval:***

010.2 Add the following note to the face of the plat (SWD): The residential units or lots located in this subdivision are eligible for solid waste collection services by the city at the time or the filing of the plat. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

010.3. Add the following note to the face of the plat (SWD): No heavy or oversize trash collection service shall be provided to residential units eligible for collection pursuant to item 2 of Sec. 39-65 of the Code of Ordinances.

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

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

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

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

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

134.14. Add to general notes on face of plat: This property(s) is located in Park Sector number 14.

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

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

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

Provide cross access easement agreement at recordation.

***Commission Action:***

Approve the plat subject to the conditions listed



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 22  
**Action Date:** 07/19/2018  
**Plat Name:** Gibson Street Townhomes partial replat no 1  
**Developer:** Individual  
**Applicant:** Bowden Land Services  
**App No / Type:** 2018-1394 C3F

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

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

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

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

PWE Traffic: 07/18/18:  
No comments.

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

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

This will required a high Impact application.

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 23  
**Action Date:** 07/19/2018  
**Plat Name:** Glen Lee Place Sec 1 partial replat no 1  
**Developer:** Survey Solutions  
**Applicant:** Bowden Land Services  
**App No / Type:** 2018-1395 C3F

Total Acreage:	0.4959	Total Reserve Acreage:	0.4959
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	20	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77396	374M	City

#### **Conditions and requirements for approval:**

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

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

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

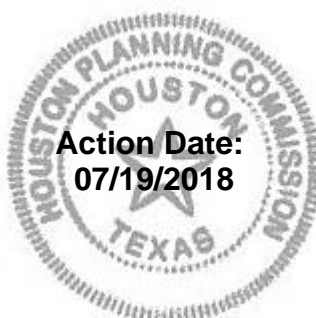
063. All appropriate engineering and surveying data shall be shown. (42 & 44)

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

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

#### **Commission Action:**

Defer Applicant request



**Action Date:**  
07/19/2018

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 23  
**Action Date:** 07/19/2018  
**Plat Name:** Glen Lee Place Sec 1 partial replat no 1  
**Developer:** Survey Solutions  
**Applicant:** Bowden Land Services  
**App No / Type:** 2018-1395 C3F

---

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

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

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

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 24  
**Action Date:** 07/19/2018  
**Plat Name:** Grand at Aliana  
**Developer:** A-S 144 Grand Parkway  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No / Type:** 2018-1413 C3P

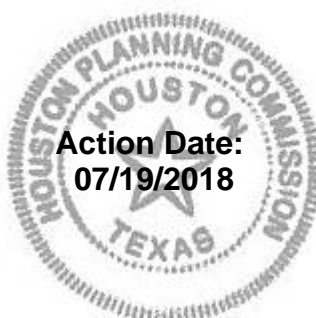
Total Acreage:	56.1570	Total Reserve Acreage:	50.8660
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 134 A
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	566C	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 on the face of the plat must match the subdivision name shown on the CPC101 Form.
- 143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (128)

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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



**PLANNING &  
DEVELOPMENT  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 24  
**Action Date:** 07/19/2018  
**Plat Name:** Grand at Aliana  
**Developer:** A-S 144 Grand Parkway  
**Applicant:** LJA Engineering, Inc. - (West Houston Office)  
**App No / Type:** 2018-1413 C3P

---

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

Fort Bend Engineer: 1) Clouston Avenue should extend to West Aliana Trace Drive. Remove Oathlaw Drive street name  
2) Provide 10' landscape easement along Grand Parkway/99  
3) FBCTRA approval is required  
4) Submit FP to FBC for formal review  
5) Submit civil construction plans  
6) This does not constitute a formal review by FBC as not all review comments are provided in this portal  
PWE Utility Analysis: Approve.  
City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 25  
**Action Date:** 07/19/2018  
**Plat Name:** Hampton Inn at Karissa Court  
**Developer:** Krishna Karissa LLC  
**Applicant:** Hovis Surveying Company Inc.  
**App No / Type:** 2018-1370 C2

Total Acreage:	2.2900	Total Reserve Acreage:	2.2886
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 285
County	Zip	Key Map ©	City / ETJ
Harris	77049	457Q	ETJ

#### **Conditions and requirements for approval:**

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 25  
**Action Date:** 07/19/2018  
**Plat Name:** Hampton Inn at Karissa Court  
**Developer:** Krishna Karissa LLC  
**Applicant:** Hovis Surveying Company Inc.  
**App No / Type:** 2018-1370 C2

---

PWE Utility Analysis: Approved  
City Engineer: DETENTION IS REQUIRED  
AND NO BUILDING IS ALLOWED WITHIN ANY PUBLIC UTILITY EASEMENT.  
Harris County Flood Control District: Flood Control review - No comments.  
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)  
Provide TxDOT driveway docs with plans. A shared access easement with the tract to the south is encouraged, to avoid a driveway in close proximity to the freeway entrance ramp. 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 TxDOT driveway docs with plans. A shared access easement with the tract to the south is encouraged, to avoid a driveway in close proximity to the freeway entrance ramp.

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 26  
**Action Date:** 07/19/2018  
**Plat Name:** Hannoun Plaza  
**Developer:** mina enterprises  
**Applicant:** Houston Platting  
**App No / Type:** 2018-1238 C2

Total Acreage:	2.4980	Total Reserve Acreage:	2.4980
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
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.

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

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

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

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**07/19/2018**

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 26  
**Action Date:** 07/19/2018  
**Plat Name:** Hannoun Plaza  
**Developer:** mina enterprises  
**Applicant:** Houston Platting  
**App No / Type:** 2018-1238 C2

---

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

PWE Utility Analysis: Approved

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

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

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

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

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

UVE should be checked at Cicero Road and Jackrabbit Road.

20'x20' ROW cutback is required at corner of Cicero Road and Jackrabbit Road.

Limited scope TIA will be required addressing driveway locations, median opening and left turn lane requirements.

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



**PLANNING &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 27  
**Action Date:** 07/19/2018  
**Plat Name:** Houston Community College Auxiliary Reserve  
**Developer:** Houston Community College  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2018-1412 C3F

Total Acreage:	1.1000	Total Reserve Acreage:	1.0700
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	77004	493X	City

#### **Conditions and requirements for approval:**

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

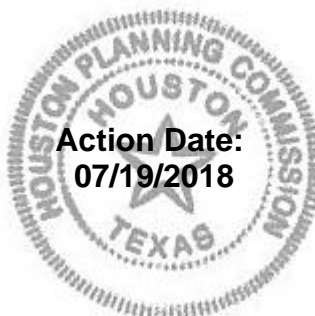
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

As a condition of approval, the Planning Commission instructed the applicant to Coordinate with the Midtown TIRZ and Management District to provide larger sidewalks along Crawford and Winbern Avenue in keeping with the Midtown Management District study in this area, per variance on 2018-0901

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 27  
**Action Date:** 07/19/2018  
**Plat Name:** Houston Community College Auxiliary Reserve  
**Developer:** Houston Community College  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2018-1412 C3F

---

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 28  
**Action Date:** 07/19/2018  
**Plat Name:** Houston Freightliner and Western Star  
**Developer:** Kimley-Horn, Inc  
**Applicant:** Terra Surveying Company, Inc.  
**App No / Type:** 2018-1434 C2

Total Acreage:	64.1200	Total Reserve Acreage:	64.1200
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:

- 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)

#### Commission Action:

Approve the plat subject to the conditions listed



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

#### For Your Information:

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 28  
**Action Date:** 07/19/2018  
**Plat Name:** Houston Freightliner and Western Star  
**Developer:** Kimley-Horn, Inc  
**Applicant:** Terra Surveying Company, Inc.  
**App No / Type:** 2018-1434 C2

---

City Engineer: DETENTION IS REQUIRED, MISSING B.L.'S

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

Harris County Flood Control District: Flood Control review - this plat requires a plat release letter.

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

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

Extend Woodbend Drive or submit variance not to extend

Access denied to Purple Sage Street where indicated in the markup until street dedication plat is recorded.

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



**PLANNING &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 29  
**Action Date:** 07/19/2018  
**Plat Name:** Houston South Mason Self Storage  
**Developer:** Houston South Mason Self Storage TIC  
**Applicant:** Hovis Surveying Company Inc.  
**App No / Type:** 2018-1423 C2

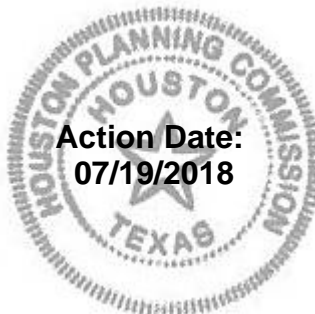
Total Acreage:	5.3250	Total Reserve Acreage:	5.3250
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 81
County	Zip	Key Map ©	City / ETJ
Harris	77450	485H	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.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 29  
**Action Date:** 07/19/2018  
**Plat Name:** Houston South Mason Self Storage  
**Developer:** Houston South Mason Self Storage TIC  
**Applicant:** Hovis Surveying Company Inc.  
**App No / Type:** 2018-1423 C2

---

City Engineer: DETENTION IS REQUIRED, AND MISSING B.L. ON MASON ROAD.

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

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

TIA needed for driveway and turn lane requirements.

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





**PLANNING &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 30  
**Action Date:** 07/19/2018  
**Plat Name:** JM Perez Properties  
**Developer:** JM Perez  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2018-1403 C2

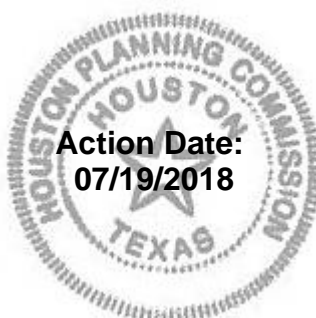
Total Acreage:	2.0783	Total Reserve Acreage:	2.0783
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Mount Houston Road MUD
County	Zip	Key Map ©	City / ETJ
Harris	77086	411G	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.
- 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.
- 161. Provide for widening of thoroughfare. See Major Thoroughfare and Freeway Plan. (122) (MTF name)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 30  
**Action Date:** 07/19/2018  
**Plat Name:** JM Perez Properties  
**Developer:** JM Perez  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2018-1403 C2

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

PWE Utility Analysis: 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)

West Montgomery Road is a major thoroughfare, dedicate 10 feet of ROW and adjust building line

Upland Willow Avenue and SH 249 is signalized. 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.



**Agenda Item:** 31  
**Action Date:** 07/19/2018  
**Plat Name:** JMK Southloop  
**Developer:** KARAM WG 610 LLC  
**Applicant:** Cornerstone Survey Group LLC  
**App No / Type:** 2018-1446 C2

Total Acreage:	2.6460	Total Reserve Acreage:	2.6460
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	77012	535K	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.

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)

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

"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."

Subdivision name must meet naming standards and subdivision plat drawing must be significantly revised.

***Commission Action:***

Defer Chapter 42 planning standards



**PLANNING &  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 31  
**Action Date:** 07/19/2018  
**Plat Name:** JMK Southloop  
**Developer:** KARAM WG 610 LLC  
**Applicant:** Cornerstone Survey Group LLC  
**App No / Type:** 2018-1446 C2

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

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

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

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

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

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED, NEED B.L. ON SH 610

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 32  
**Action Date:** 07/19/2018  
**Plat Name:** Katy Manor South GP  
**Developer:** KB Home Lone Star, Inc.  
**Applicant:** LJA Engineering, Inc. - (West Houston Office)  
**App No / Type:** 2018-1409 GP

Total Acreage:	141.8130	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	444C	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.

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)

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**07/19/2018**

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 32  
**Action Date:** 07/19/2018  
**Plat Name:** Katy Manor South GP  
**Developer:** KB Home Lone Star, Inc.  
**Applicant:** LJA Engineering, Inc. - (West Houston Office)  
**App No / Type:** 2018-1409 GP

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

PWE Utility Analysis: Approve

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

Harris County Flood Control District: show drainage easement for future extension of HCFCF Unit U201-09-00

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)

May need to submit variances for block length on eastern and southern GP boundaries

UVes, cutbacks and ROWs 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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 33  
**Action Date:** 07/19/2018  
**Plat Name:** Kiddie Academy Elyson  
**Developer:** NASH FM 529, LLC  
**Applicant:** Windrose  
**App No / Type:** 2018-1334 C2

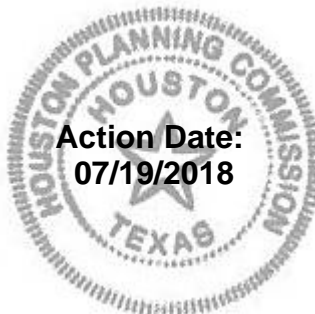
Total Acreage:	1.9400	Total Reserve Acreage:	1.9400
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 457
County	Zip	Key Map ©	City / ETJ
Harris	77493	405T	ETJ

#### **Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 33  
**Action Date:** 07/19/2018  
**Plat Name:** Kiddie Academy Elyson  
**Developer:** NASH FM 529, LLC  
**Applicant:** Windrose  
**App No / Type:** 2018-1334 C2

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 34  
**Action Date:** 07/19/2018  
**Plat Name:** Kingfield GP  
**Developer:** Pulte Group  
**Applicant:** IDS Engineering Group  
**App No / Type:** 2018-1249 GP

Total Acreage:	32.8760	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 166
County	Zip	Key Map ©	City / ETJ
Harris	77084	407V	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)
062. Provide an appropriate numeric and graphic scale. (20, 30, 40, 50, 60, or 100 feet) (42 & 44)
143. Minimum intersection spacing along a local street shall be 75 feet. (128)
- 143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (128)
150. Provide a second point of access to a public street when the total number of lots exceeds 150. (190)
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)
209. Applicant has requested that this item be deferred for two weeks.

"Nothing in the intersection standards established by sections 42-127 through 42-129 of this Code shall require: The crossing of a drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of 220 feet or more by a street more than every 1/2 mile." Sec 42-130 (4)

***Commission Action:***

Defer Applicant request



PLANNING &  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 34  
**Action Date:** 07/19/2018  
**Plat Name:** Kingfield GP  
**Developer:** Pulte Group  
**Applicant:** IDS Engineering Group  
**App No / Type:** 2018-1249 GP

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

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

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

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

Harris Engineer: This general plan plat is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)  
Coordinate with HCFCD to determine if any additional drainage easements are required  
Extend Lakeview Haven Drive to plat boundary for potential connection to West Little York median opening and have street come in at 90 degree angle  
County requests deferral.

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



**PLANNING &  
DEVELOPMENT  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 35  
**Action Date:** 07/19/2018  
**Plat Name:** Lake Houston Senior Living  
**Developer:** MEDCORE  
**Applicant:** RSG Engineering  
**App No / Type:** 2018-1138 C2

Total Acreage:	7.0000	Total Reserve Acreage:	7.0000
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 152
County	Zip	Key Map ©	City / ETJ
Harris	77346	377D	ETJ

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

1. Applicant has requested to withdraw the item.

#### **Commission Action:**

Withdrawn



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

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 35  
**Action Date:** 07/19/2018  
**Plat Name:** Lake Houston Senior Living  
**Developer:** MEDCORE  
**Applicant:** RSG Engineering  
**App No / Type:** 2018-1138 C2

---

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)

Limited scope TIA will be required addressing driveway locations, median opening and left turn lane requirements.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 36  
**Action Date:** 07/19/2018  
**Plat Name:** Lakeview Retreat Sec 3  
**Developer:** D. R. Horton-Texas, Ltd.,  
**Applicant:** Jones | Carter  
**App No / Type:** 2018-1437 C3F

Total Acreage:	34.9500	Total Reserve Acreage:	10.6470
Number of Lots:	115	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:**

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.

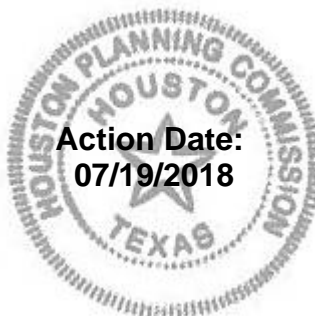
047. Make minor corrections and additions as indicated on the marked file copy.

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)

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 36  
**Action Date:** 07/19/2018  
**Plat Name:** Lakeview Retreat Sec 3  
**Developer:** D. R. Horton-Texas, Ltd.,  
**Applicant:** Jones | Carter  
**App No / Type:** 2018-1437 C3F

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Fort Bend Engineer: 1) Remove proposed street names from future sections  
2) Corner lots are to be 10' wider than interior lots (5.14.E)  
3) Provide 1' reserve at C10, C11, and L32  
4) Submit FP to FBC for formal review  
5) Submit civil construction plans  
6) This does not constitute a formal review by FBC as not all review comments are provided in this portal  
City Engineer: DETENTION IS PROVIDED IN THIS SECTION

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



**PLANNING &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 37  
**Action Date:** 07/19/2018  
**Plat Name:** Lakewood Pines Boulevard Street Dedication Sec 2  
**Developer:** KB Home Lone Star, Inc.  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2018-1436 C3F

Total Acreage:	5.2500	Total Reserve Acreage:	3.2400
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.

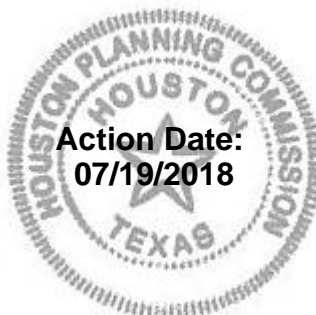
121. Add One-foot Reserve plat note: (adjacent to street) One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided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

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

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 37  
**Action Date:** 07/19/2018  
**Plat Name:** Lakewood Pines Boulevard Street Dedication Sec 2  
**Developer:** KB Home Lone Star, Inc.  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2018-1436 C3F

---

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

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

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

This will required a high Impact application.

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)

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

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





**PLANNING &  
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DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 38  
**Action Date:** 07/19/2018  
**Plat Name:** Lakewood Pines Boulevard Street Dedication Sec 3  
**Developer:** KB Home Lone Star, Inc.  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2018-1438 C3F

Total Acreage:	8.1900	Total Reserve Acreage:	2.4000
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 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.
- 052. Lakewood Pines Boulevard Street Dedication Sec 2 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.
- 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)
  - 1. revise street name suffix- Timber Forest "Boulevard"
  - 2. Line weights/type should be adjusted as they appear as solid

#### **Commission Action:**

Approve the plat subject to the conditions listed



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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 38  
**Action Date:** 07/19/2018  
**Plat Name:** Lakewood Pines Boulevard Street Dedication Sec 3  
**Developer:** KB Home Lone Star, Inc.  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2018-1438 C3F

---

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

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

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

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

This will required a high Impact application.

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

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 2 street dedication plat will need to be recorded before or simultaneously with this plat

Add additional property line data and ownership at the south end of Timber Forest, e.g. KB homes south boundary, owner to south

Add missing 1 ft. reserves

Construction requirements regarding Timber Forest and Lakewood Pines to be determined by a TIA for development of the tract at the SE corner

Prior to recording either this plat or a tract for the SE corner, provide a to-scale exhibit showing that the alignment of the proposed Timber Forest can continue to the existing Timber Forest ROW further south without creating a misalignment, a compound curve or a reverse curve not complaint with the MTFP and / or the Geometric Guidelines.

Addressing: Timber Forest Dr. is a extension of Timber Forest Blvd. The street type should be Blvd instead of Drive.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 39  
**Action Date:** 07/19/2018  
**Plat Name:** Live Oak Reserves  
**Developer:** Texas Avenue at Live Oak Corp  
**Applicant:** Bates Development Consultants  
**App No / Type:** 2018-1401 C2

Total Acreage:	0.6076	Total Reserve Acreage:	0.6076
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	493R	City

#### **Conditions and requirements for approval:**

001. Depict back of curb along Live Oak, provide dimension, and provide 1.3' pedestrian public access easement. All corresponding TCO diagrams/notes shall be provided on the plat's face

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.

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

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

A01. Contiguously owned property shall be platted concurrently or provide a general plan

FYI for future development: Commercial structures may not cross reserve lines. Platting one entire reserve would help eliminate future replats

#### **Commission Action:**

Defer Chapter 42 planning standards



**Action Date:**  
**07/19/2018**

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

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



**PLANNING &  
DEVELOPMENT  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 39  
**Action Date:** 07/19/2018  
**Plat Name:** Live Oak Reserves  
**Developer:** Texas Avenue at Live Oak Corp  
**Applicant:** Bates Development Consultants  
**App No / Type:** 2018-1401 C2

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

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

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

This will required a high Impact application.

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

Parks and Recreation: 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.

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

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



**PLANNING &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 40  
**Action Date:** 07/19/2018  
**Plat Name:** Lopez Mendoza Place  
**Developer:** juan lopez  
**Applicant:** Houston Platting  
**App No / Type:** 2018-1080 C2

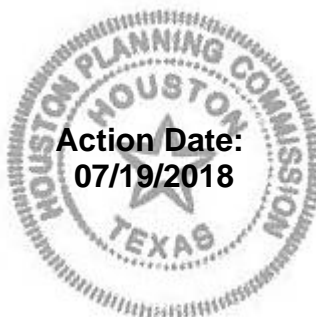
Total Acreage:	3.0000	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77484	283K	ETJ

#### 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.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

#### Commission Action:

Approve the plat subject to the conditions listed



**Action Date:**  
**07/19/2018**

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

#### For Your Information:



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 40  
**Action Date:** 07/19/2018  
**Plat Name:** Lopez Mendoza Place  
**Developer:** juan lopez  
**Applicant:** Houston Platting  
**App No / Type:** 2018-1080 C2

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

PWE Utility Analysis: 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)

Adjacent recorded plat calls out pipeline bisecting tract E-W and N-S. Verify.

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

Verify if this is a replat of Harris county school lands four leagues 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 &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 41  
**Action Date:** 07/19/2018  
**Plat Name:** Martindale Dreams  
**Developer:** Martindale Dreams LLC  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2018-1222 C3P

Total Acreage:	12.9423	Total Reserve Acreage:	1.2179
Number of Lots:	82	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77048	574K	City

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

1. Item has been withdrawn by the applicant.

#### **Commission Action:**

Withdrawn



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

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 41  
**Action Date:** 07/19/2018  
**Plat Name:** Martindale Dreams  
**Developer:** Martindale Dreams LLC  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2018-1222 C3P

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

Addressing: Two different plat tracker drawing has two different street name for the same street  
Meteroid Sky Lane, and Starry Sky Lane. Please pick the correct one and keep the correct one in plat too.

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 42  
**Action Date:** 07/19/2018  
**Plat Name:** McGinty Acres Sec 1 partial replat no 1  
**Developer:** AVAN CONSTRUCTION, INC  
**Applicant:** Advance Surveying, Inc.  
**App No / Type:** 2018-1358 C3F

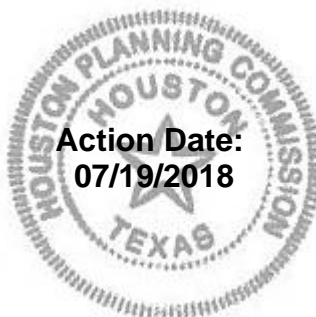
Total Acreage:	0.2724	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77056	491U	City

#### **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 note regarding triangle symbol- vehicular access via shared driveway

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**07/19/2018**

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 42  
**Action Date:** 07/19/2018  
**Plat Name:** McGinty Acres Sec 1 partial replat no 1  
**Developer:** AVAN CONSTRUCTION, INC  
**Applicant:** Advance Surveying, Inc.  
**App No / Type:** 2018-1358 C3F

---

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

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

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

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

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



**PLANNING &  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 43  
**Action Date:** 07/19/2018  
**Plat Name:** Miramesa Drive Street Dedication Sec 1 and Reserves  
**Developer:** CILB 2018 GP, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2018-1270 C3P

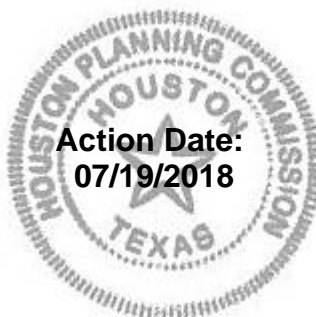
Total Acreage:	7.6300	Total Reserve Acreage:	0.1200
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 165
County	Zip	Key Map ©	City / ETJ
Harris	77433	406B	ETJ

#### **Conditions and requirements for approval:**

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**07/19/2018**

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 43  
**Action Date:** 07/19/2018  
**Plat Name:** Miramesa Drive Street Dedication Sec 1 and Reserves  
**Developer:** CILB 2018 GP, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2018-1270 C3P

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

PWE Traffic: 07/03/18:

No comments.

PWE Utility Analysis: Approve.

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

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

UVE should be checked for making right turn on red by EB traffic on Miramesa Drive onto Fry Road.

NB LTL will be required on Fry Road at Miramesa Drive.

Traffic signal modifications will be required at the intersection of Miramesa Drive and Fry Road.

Minimum 200' tangent is required at the approach at a signalized intersection.

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



**PLANNING &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 44  
**Action Date:** 07/19/2018  
**Plat Name:** Miramesa West GP  
**Developer:** CILB 2018 GP, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2018-1210 GP

Total Acreage:	147.9000	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:	N/A
County	Zip	Key Map ©	City / 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)

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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



**Agenda Item:** 44  
**Action Date:** 07/19/2018  
**Plat Name:** Miramesa West GP  
**Developer:** CILB 2018 GP, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2018-1210 GP

---

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris County Flood Control District: Release letter required from HCFCD prior to recordation.

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats

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

Include Mason Road in GP boundary

Address street stubs per markup.

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

Traffic Impact Analysis will be required before the review of site development plan.

ROWs, cutbacks, UVEs will be checked when Section Plats are submitted.

Coordinate with HCFCD about dedication of miramesa Drive and Mason road across drainage channels by separate instrument.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris County Flood Control District: Release letter required from HCFCD prior to recordation.

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats

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

Include Mason Road in GP boundary

Address street stubs per markup.

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

Traffic Impact Analysis will be required before the review of site development plan.

ROWs, cutbacks, UVEs will be checked when Section Plats are submitted.

Coordinate with HCFCD about dedication of miramesa Drive and Mason road across drainage channels by separate instrument.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris County Flood Control District: Release letter required from HCFCD prior to recordation.

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats

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

Refer to design of mason road alignment sent to J/C on 6-29-2018. Plat is requested to be deferred for further study and review of Mason Road alignment

Address street stubs per markup.

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

Traffic Impact Analysis will be required before the review of site development plan.

ROWs, cutbacks, UVEs will be checked when Section Plats are submitted.

Coordinate with HCFCD about dedication of Miramesa Drive and Mason road across drainage channels by separate instrument

Variances may be needed to address block length along northern and southern boundaries.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris County Flood Control District: Release letter required from HCFCD prior to recordation.

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats

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

ROWs cutbacks, UVEs will be checked when section plats are submitted

TIA will be required before the review of site development plan



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 44  
**Action Date:** 07/19/2018  
**Plat Name:** Miramesa West GP  
**Developer:** CILB 2018 GP, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2018-1210 GP

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Coordinate with HCFCD to determine if any additional drainage easements are required  
Coordinate with HCFCD about the dedication of Miramesa Drive across HCFCD easement  
Variances may be needed to address block length along northern and southern boundaries  
Prior to submitting plats on the western half of the GP, confirm the Westgreen alignment with HC Traffic.  
Provide alignment drawings showing the westgreen drive alignment within plat and extending to recorded plats and / or 1/4 mile +/- north and south into adjacent GPs.

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



**PLANNING &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 45  
**Action Date:** 07/19/2018  
**Plat Name:** Miramesa West Sec 1  
**Developer:** CILB 2018 GP, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2018-1266 C3P

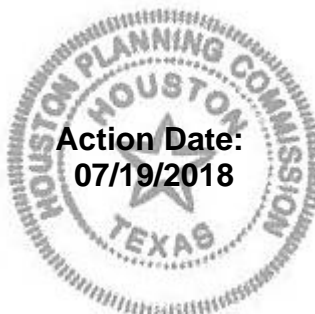
Total Acreage:	33.3100	Total Reserve Acreage:	2.0800
Number of Lots:	145	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 489
County	Zip	Key Map ©	City / ETJ
Harris	77433	366X	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)
- 137. Reverse curves for collector and local streets shall have a minimum centerline radius of 300 feet and be separated by a tangent distance of not less than 50 feet. (132)
- 143. Minimum intersection spacing along a local street shall be 75 feet. (128)
- 143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (128)
- 1) Provide revised street name as indicated on the markup.

#### **Commission Action:**

Approve the plat subject to the conditions listed



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





**PLANNING &  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 45  
**Action Date:** 07/19/2018  
**Plat Name:** Miramesa West Sec 1  
**Developer:** CILB 2018 GP, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2018-1266 C3P

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

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

PWE Utility Analysis: Approved

Addressing: Greens Land Drive is a soundalike with Green Landing Drive. Please choose another name.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

Discuss with city if Greens Land Drive is a duplication of Greens Landing Drive

Extend Dearborn Knoll Drive per block length requirements

Miramesa drive will need to be recorded prior to or simultaneously with this plat

UVE should be checked at Petal Brook Drive and Fry Road, at Atherton Prairie Drive and Miramesa Drive, and at Lavon Landing Drive and Miramesa Drive.

NB LTL will be required on Fry Road at Petal Brook Drive.

Petal Brook Drive/Flat View Drive should be realigned for better sight distance and intersection control.

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



**PLANNING &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 46  
**Action Date:** 07/19/2018  
**Plat Name:** Miramesa West Sec 2  
**Developer:** CILB 2018 GP, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2018-1267 C3P

Total Acreage:	13.4000	Total Reserve Acreage:	0.1900
Number of Lots:	67	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 165
County	Zip	Key Map ©	City / ETJ
Harris	77433	366W	ETJ

#### **Conditions and requirements for approval:**

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

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

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

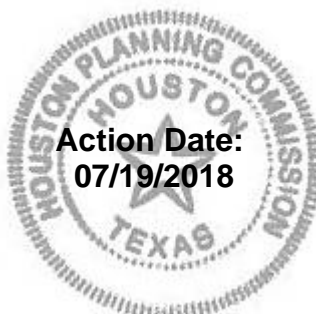
063. All appropriate engineering and surveying data shall be shown. (42 & 44)

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

- 1) Record Miramesa Drive street dedication prior to or simultaneously with this plat.
- 2) Record Miramesa West Sec 1 prior to or simultaneously with this plat.

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**07/19/2018**

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Action CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 46  
**Action Date:** 07/19/2018  
**Plat Name:** Miramesa West Sec 2  
**Developer:** CILB 2018 GP, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2018-1267 C3P

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

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

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

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



**PLANNING &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 47  
**Action Date:** 07/19/2018  
**Plat Name:** Miramesa West Sec 3  
**Developer:** CILB 2018 GP, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2018-1268 C3P

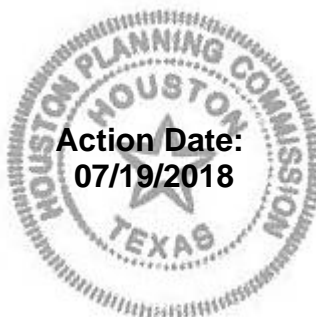
Total Acreage:	7.3000	Total Reserve Acreage:	0.3600
Number of Lots:	33	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 165
County	Zip	Key Map ©	City / ETJ
Harris	77433	406B	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)
- 1) Record Miramesa Street dedication sec 1 prior to or simultaneously with this plat

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**07/19/2018**

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 47  
**Action Date:** 07/19/2018  
**Plat Name:** Miramesa West Sec 3  
**Developer:** CILB 2018 GP, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2018-1268 C3P

---

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

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

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

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



**PLANNING &  
DEVELOPMENT  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 48  
**Action Date:** 07/19/2018  
**Plat Name:** Miramesa West Sec 4  
**Developer:** CILB 2018 GP, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2018-1269 C3P

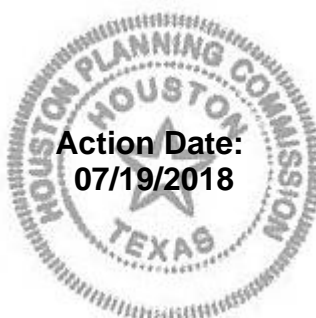
Total Acreage:	9.4400	Total Reserve Acreage:	0.6800
Number of Lots:	52	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 165
County	Zip	Key Map ©	City / ETJ
Harris	77433	406B	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)
- 143. Minimum intersection spacing along a local street shall be 75 feet. (128)
- 1)Record miramesa drive street dedication prior to or simultaneously with this plat

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 48  
**Action Date:** 07/19/2018  
**Plat Name:** Miramesa West Sec 4  
**Developer:** CILB 2018 GP, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2018-1269 C3P

---

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

PWE Utility Analysis: 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.

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)

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

UVE should be checked at Lavon Landing Drive and Miramesa Drive.

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



**Agenda Item:** 49  
**Action Date:** 07/19/2018  
**Plat Name:** Morningside Place Sec 2 partial replat no 1  
**Developer:** Harris County Water Control and Improvement District No. 89  
**Applicant:** Windrose  
**App No / Type:** 2018-1404 C3F

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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:**

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

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

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

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

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

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

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

**Commission Action:**

Approve the plat subject to the conditions listed

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 49  
**Action Date:** 07/19/2018  
**Plat Name:** Morningside Place Sec 2 partial replat no 1  
**Developer:** Harris County Water Control and Improvement District No. 89  
**Applicant:** Windrose  
**App No / Type:** 2018-1404 C3F

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

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

PWE Traffic: 07/18/18:

No comments.

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)

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

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



**PLANNING &  
DEVELOPMENT  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 50  
**Action Date:** 07/19/2018  
**Plat Name:** Morton Creek Ranch Sec 21  
**Developer:** Woodmere Development Co., LTD.  
**Applicant:** R.G. Miller Engineers  
**App No / Type:** 2018-1417 C3P

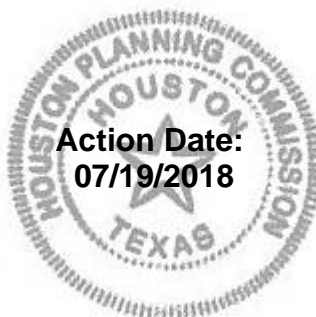
Total Acreage:	18.9020	Total Reserve Acreage:	9.6659
Number of Lots:	42	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 432
County	Zip	Key Map ©	City / ETJ
Harris	77493	445N	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)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**07/19/2018**

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 50  
**Action Date:** 07/19/2018  
**Plat Name:** Morton Creek Ranch Sec 21  
**Developer:** Woodmere Development Co., LTD.  
**Applicant:** R.G. Miller Engineers  
**App No / Type:** 2018-1417 C3P

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

City Engineer: DETENTION IS PROVIDED

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

UVE should be checked at Saw Palmetto Trail and Winchester Ranch Trail.

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 51  
**Action Date:** 07/19/2018  
**Plat Name:** Old River Terrace Sec 2 partial replat no 2 and extension  
**Developer:** Ashland Hospitality Inc  
**Applicant:** MOMENTUM ENGINEERING  
**App No / Type:** 2018-1383 C3F

---

Total Acreage:	7.2996	Total Reserve Acreage:	7.2996
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	77530	498D	ETJ

---

**Conditions and requirements for approval:**

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

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

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

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

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

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

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

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

**Commission Action:**

Approve the plat subject to the conditions listed



**PLANNING &  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 51  
**Action Date:** 07/19/2018  
**Plat Name:** Old River Terrace Sec 2 partial replat no 2 and extension  
**Developer:** Ashland Hospitality Inc  
**Applicant:** MOMENTUM ENGINEERING  
**App No / Type:** 2018-1383 C3F

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

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

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

PWE Utility Analysis: Approve

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

Harris County Flood Control District: Flood Control review - Correct Key Map information, it is 498D.

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)

Old River Terrace Sec 2 partial replat no 1 will need to be recorded prior to or simultaneously with this plat  
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.



**PLANNING &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 52  
**Action Date:** 07/19/2018  
**Plat Name:** Reserve at Cypress Plaza Parkway  
**Developer:** Mischer Investments, LP.  
**Applicant:** BGE, Inc.  
**App No / Type:** 2018-1362 C2

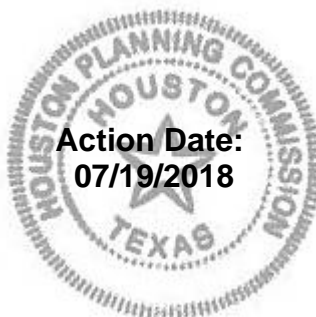
Total Acreage:	13.3200	Total Reserve Acreage:	13.3200
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 433
County	Zip	Key Map ©	City / ETJ
Harris	77433	366U	ETJ

#### **Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 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)

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**07/19/2018**

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 52  
**Action Date:** 07/19/2018  
**Plat Name:** Reserve at Cypress Plaza Parkway  
**Developer:** Mischer Investments, LP.  
**Applicant:** BGE, Inc.  
**App No / Type:** 2018-1362 C2

---

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

PWE Utility Analysis: Approved

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

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

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

Limited scope TIA will be required addressing driveway locations, median opening and left turn lane requirements.

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



**PLANNING &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 53  
**Action Date:** 07/19/2018  
**Plat Name:** Rose Meadow Farms Sec 2  
**Developer:** RAUSCH COLEMAN HOUSTON, LLC  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No / Type:** 2018-1411 C3P

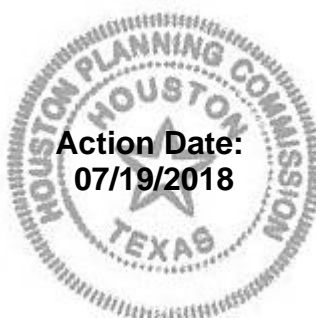
Total Acreage:	22.0530	Total Reserve Acreage:	9.8860
Number of Lots:	67	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286V	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. Rose Meadow Farms Sec 1 must be recorded prior to or simultaneously with this plat.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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





## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 53  
**Action Date:** 07/19/2018  
**Plat Name:** Rose Meadow Farms Sec 2  
**Developer:** RAUSCH COLEMAN HOUSTON, LLC  
**Applicant:** LJA Engineering, Inc. - (West Houston Office)  
**App No / Type:** 2018-1411 C3P

---

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

PWE Utility Analysis: Approve

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

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

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

UVE should be checked at Twining Rose Lane and Holderrieth Road.

EB left turn lane will be required on Holderrieth Road at Twining Rose Lane when Holderrieth Road is improved.

Addressing: Trumpet Lily Trail is an extension of a proposed road Trumpet Lily Trace, street type or suffix should be same for both. Please check and pick one.

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



**PLANNING &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 54  
**Action Date:** 07/19/2018  
**Plat Name:** Shadyvilla Addition no 2 partial replat no 6  
**Developer:** Loftech Homes LLC  
**Applicant:** Bowden Land Services  
**App No / Type:** 2018-1292 C3F

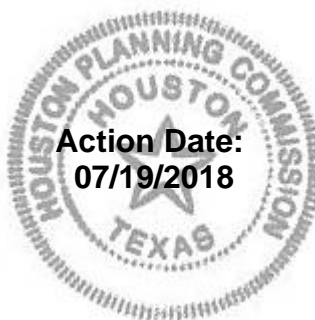
Total Acreage:	0.5257	Total Reserve Acreage:	0.0050
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451X	City

#### **Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- 1. The names of the owners who will sign for plat must match on notary paragraph.

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 54  
**Action Date:** 07/19/2018  
**Plat Name:** Shadyvilla Addition no 2 partial replat no 6  
**Developer:** Loftech Homes LLC  
**Applicant:** Bowden Land Services  
**App No / Type:** 2018-1292 C3F

---

PWE Traffic: 07/18/18:

Sufficient on-site parking is provided.

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

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

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



**PLANNING &  
DEVELOPMENT  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 55  
**Action Date:** 07/19/2018  
**Plat Name:** Shadyvilla Addition no 2 partial replat no 7  
**Developer:** Rob Ryan Construction  
**Applicant:** Melissa's platting service  
**App No / Type:** 2018-1382 C3F

Total Acreage:	0.2920	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451X	City

#### **Conditions and requirements for approval:**

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

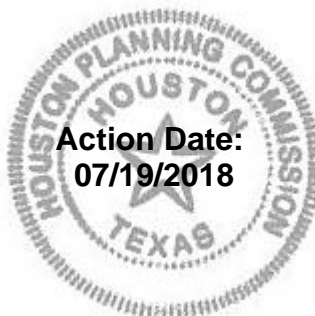
186. Appendix B:Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Action CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 55  
**Action Date:** 07/19/2018  
**Plat Name:** Shadyvilla Addition no 2 partial replat no 7  
**Developer:** Rob Ryan Construction  
**Applicant:** Melissa's platting service  
**App No / Type:** 2018-1382 C3F

---

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

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

This will required a high Impact application.

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

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

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



**PLANNING &  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 56  
**Action Date:** 07/19/2018  
**Plat Name:** Sook Green Plaza  
**Developer:** Maisah Construction Inc.,  
**Applicant:** BM DESIGN LLC  
**App No / Type:** 2018-1294 C2

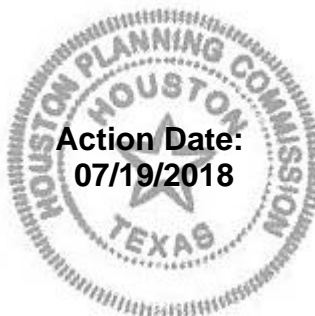
Total Acreage:	1.5320	Total Reserve Acreage:	1.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	411X	City

#### **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.

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 56  
**Action Date:** 07/19/2018  
**Plat Name:** Sook Green Plaza  
**Developer:** Maisah Construction Inc.,  
**Applicant:** BM DESIGN LLC  
**App No / Type:** 2018-1294 C2

---

PWE Traffic: 07/03/18:

No comments.

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

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

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED

PWE Traffic: 07/03/18:

No comments.

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

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

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED

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



**PLANNING &  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 57  
**Action Date:** 07/19/2018  
**Plat Name:** Spring Valley Creek GP  
**Developer:** RPDC, INC.  
**Applicant:** MOMENTUM ENGINEERING  
**App No / Type:** 2018-1387 GP

Total Acreage:	6.4571	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	450Z	City

#### **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)

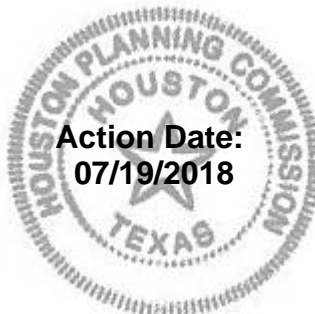
046. General Plan approval is for street patterns as shown on the plat only. (24)

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.

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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





## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 57  
**Action Date:** 07/19/2018  
**Plat Name:** Spring Valley Creek GP  
**Developer:** RPDC, INC.  
**Applicant:** MOMENTUM ENGINEERING  
**App No / Type:** 2018-1387 GP

---

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

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

This will required a high Impact application.

Harris County Flood Control District: Flood Control review - Show Easement and channel W140-06-00 top of bank on the plat (see uploaded PDF).

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

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



**PLANNING &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 58  
**Action Date:** 07/19/2018  
**Plat Name:** Spring Valley Creek Sec 1  
**Developer:** RPDC, INC.  
**Applicant:** MOMENTUM ENGINEERING  
**App No / Type:** 2018-1388 C3P

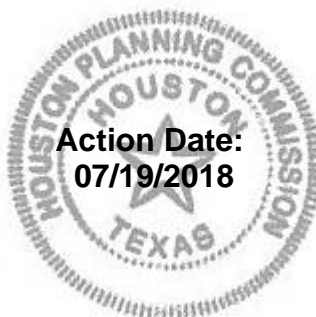
Total Acreage:	3.6288	Total Reserve Acreage:	0.7870
Number of Lots:	30	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	450V	City

#### **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)
- 102.1. 90-degree private street intersections shall provide a 20-foot radius at the intersection. (231)
- 1) Provide record info for F.H

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**07/19/2018**

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 58  
**Action Date:** 07/19/2018  
**Plat Name:** Spring Valley Creek Sec 1  
**Developer:** RPDC, INC.  
**Applicant:** MOMENTUM ENGINEERING  
**App No / Type:** 2018-1388 C3P

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

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

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

This will required a high Impact application.

Parks and Recreation: Correct Parks and Open Space Table

To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (28 units) of dwelling units.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 59  
**Action Date:** 07/19/2018  
**Plat Name:** Spring Valley Creek Sec 2  
**Developer:** RPDC, INC.  
**Applicant:** MOMENTUM ENGINEERING  
**App No / Type:** 2018-1389 C3P

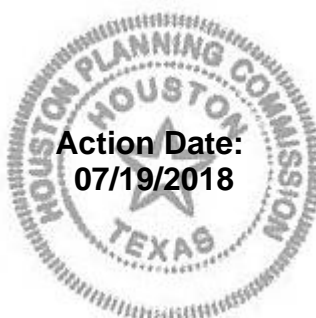
Total Acreage:	2.8280	Total Reserve Acreage:	0.1970
Number of Lots:	27	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	450Z	City

#### **Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 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)
- 102.1. 90-degree private street intersections shall provide a 20-foot radius at the intersection. (231)
- 1). Record Spring Valley Sec 1 prior to or simultaneously with this plat.

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 59  
**Action Date:** 07/19/2018  
**Plat Name:** Spring Valley Creek Sec 2  
**Developer:** RPDC, INC.  
**Applicant:** MOMENTUM ENGINEERING  
**App No / Type:** 2018-1389 C3P

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

PWE Traffic: 07/18/18:

Sufficient on-site parking is provided.

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

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

This will required a high Impact application.

Harris County Flood Control District: Flood Control review - Show Easement and channel W140-06-00 top of bank on the plat (see uploaded PDF).

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

Addressing: Vittoria Ln sound-alike duplicate streets name Vittorio, or Victoria.

Catania Ln sound-alike duplicate streets name Catina or Catalina.

Please check and pick another name.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 60  
**Action Date:** 07/19/2018  
**Plat Name:** Sprint Tidwell Sec 1  
**Developer:** Poarch/Swinbank LLC  
**Applicant:** Texas Engineering And Mapping Company  
**App No / Type:** 2018-1432 C2

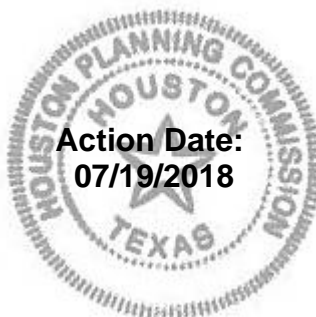
Total Acreage:	4.1632	Total Reserve Acreage:	4.1632
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77078	456A	City

#### **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.
185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Recd.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- 1) Add multi family note.

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**07/19/2018**

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 60  
**Action Date:** 07/19/2018  
**Plat Name:** Sprint Tidwell Sec 1  
**Developer:** Poarch/Swinbank LLC  
**Applicant:** Texas Engineering And Mapping Company  
**App No / Type:** 2018-1432 C2

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

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

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

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:

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

2) This property(s) is located in Park Sector number 4.

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



**PLANNING &  
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DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 61  
**Action Date:** 07/19/2018  
**Plat Name:** Stetson  
**Developer:** Rimes 5d Studio  
**Applicant:** Gruller Surveying  
**App No / Type:** 2018-1252 C2

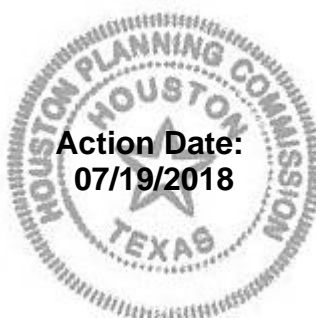
Total Acreage:	11.9159	Total Reserve Acreage:	11.9159
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	New Caney MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	256T	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)

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**07/19/2018**

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

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 61  
**Action Date:** 07/19/2018  
**Plat Name:** Stetson  
**Developer:** Rimes 5d Studio  
**Applicant:** Gruller Surveying  
**App No / Type:** 2018-1252 C2

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 62  
**Action Date:** 07/19/2018  
**Plat Name:** Summerlyn Terrace  
**Developer:** Pulte Homes of Texas L.P.  
**Applicant:** LJA Engineering, Inc. - (West Houston Office)  
**App No / Type:** 2018-1325 C3F

Total Acreage:	2.1800	Total Reserve Acreage:	0.4600
Number of Lots:	27	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450U	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.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 62  
**Action Date:** 07/19/2018  
**Plat Name:** Summerlyn Terrace  
**Developer:** Pulte Homes of Texas L.P.  
**Applicant:** LJA Engineering, Inc. - (West Houston Office)  
**App No / Type:** 2018-1325 C3F

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

City Engineer: DETENTION IS REQUIRED AND NEED W.M.E.  
Harris County Flood Control District: Flood Control review - No comments.  
Solid Waste: It is understood that the proposed development will not receive COH garbage collections service.  
PWE Traffic: Approve

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 63  
**Action Date:** 07/19/2018  
**Plat Name:** Terminal Expansion Sec 2  
**Developer:** SESCO Cement  
**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP  
**App No / Type:** 2018-1369 C2

Total Acreage:	14.3700	Total Reserve Acreage:	14.3700
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77011	495S	City

#### Conditions and requirements for approval:

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

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

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

- 1) Include remainder tract in G.P boundary
- 1) Provide letter from City floodplain group

#### Commission Action:

Defer Chapter 42 planning standards



**Action Date:**  
**07/19/2018**

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

#### For Your Information:

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 63  
**Action Date:** 07/19/2018  
**Plat Name:** Terminal Expansion Sec 2  
**Developer:** SESCO Cement  
**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP  
**App No / Type:** 2018-1369 C2

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

City Engineer: DETENTION IS REQUIRED  
AND NEED DRAINAGE PLAN

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 64  
**Action Date:** 07/19/2018  
**Plat Name:** Tulane Plaza  
**Developer:** New Era Development  
**Applicant:** New Era Development  
**App No / Type:** 2018-1271 C2

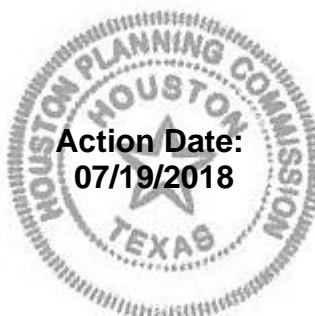
Total Acreage:	0.1147	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452M	City

#### **Conditions and requirements for approval:**

- 001. City Liens must be cleared prior to recordation. Please contact Freddie Garcia 18th floor @611 Walker. 832-393-9114
- 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.
- 158. Provide for the dedication of ROW widening for Tulane Street as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**07/19/2018**

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 64  
**Action Date:** 07/19/2018  
**Plat Name:** Tulane Plaza  
**Developer:** New Era Development  
**Applicant:** New Era Development  
**App No / Type:** 2018-1271 C2

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

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

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

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

This will required a high Impact application.

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

Parks and Recreation: Correct Parks and Open Space Table

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 65  
**Action Date:** 07/19/2018  
**Plat Name:** Villages Of Cypress Lakes Sec 35  
**Developer:** Woodmere Development Co., LTD.  
**Applicant:** R.G. Miller Engineers  
**App No / Type:** 2018-1430 C3F

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Total Acreage:	11.5600	Total Reserve Acreage:	0.3840
Number of Lots:	53	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Cypress Hill MUD 1
County	Zip	Key Map ©	City / ETJ
Harris	77429	326U	ETJ

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#### **Conditions and requirements for approval:**

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.

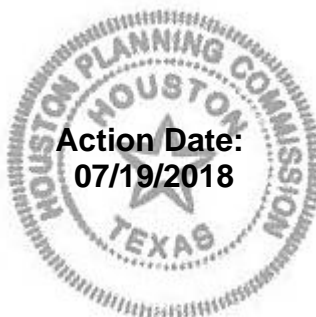
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

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)

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**07/19/2018**

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

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





## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 65  
**Action Date:** 07/19/2018  
**Plat Name:** Villages Of Cypress Lakes Sec 35  
**Developer:** Woodmere Development Co., LTD.  
**Applicant:** R.G. Miller Engineers  
**App No / Type:** 2018-1430 C3F

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

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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 66  
**Action Date:** 07/19/2018  
**Plat Name:** Vistas of Klein Lake Sec 3  
**Developer:** Friendswood Development Compan  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No / Type:** 2018-1407 C3F

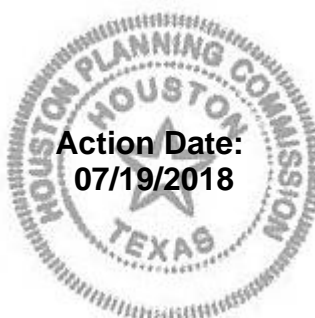
Total Acreage:	31.6230	Total Reserve Acreage:	10.5480
Number of Lots:	49	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77379	290Y	ETJ

#### **Conditions and requirements for approval:**

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 66  
**Action Date:** 07/19/2018  
**Plat Name:** Vistas of Klein Lake Sec 3  
**Developer:** Friendswood Development Compan  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No / Type:** 2018-1407 C3F

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

PWE Utility Analysis: 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)

Limited scope TIA before plan submittal – review Truchas at Spring Cypress layout, control and operations with HC Traffic before submitting 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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 67  
**Action Date:** 07/19/2018  
**Plat Name:** Waterstone Public Storage Clay Road  
**Developer:** Stantec  
**Applicant:** Bury  
**App No / Type:** 2018-1336 C2

Total Acreage:	2.5500	Total Reserve Acreage:	2.5500
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	445H	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)

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**07/19/2018**

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 67  
**Action Date:** 07/19/2018  
**Plat Name:** Waterstone Public Storage Clay Road  
**Developer:** Stantec  
**Applicant:** Bury  
**App No / Type:** 2018-1336 C2

---

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

PWE Utility Analysis: Approved

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

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 68  
**Action Date:** 07/19/2018  
**Plat Name:** Westheimer Gardens partial replat no 2 replat no 1  
**Developer:** Atma at Fairdale, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2018-1429 C3F

Total Acreage:	0.7558	Total Reserve Acreage:	0.0284
Number of Lots:	20	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	491X	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.

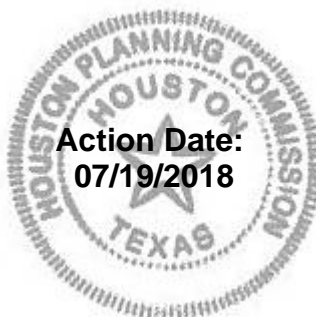
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

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)

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**07/19/2018**

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 68  
**Action Date:** 07/19/2018  
**Plat Name:** Westheimer Gardens partial replat no 2 replat no 1  
**Developer:** Atma at Fairdale, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2018-1429 C3F

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

PWE Traffic: 07/18/18:

Parking Reserves C and D are not ideal. Parking spaces at the end of the 18' shared driveway do not allow room to complete a 3-point turn.

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

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

This will required a high Impact application.

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

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

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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 69  
**Action Date:** 07/19/2018  
**Plat Name:** Asco Addition  
**Developer:** Kimley-Horn, Inc  
**Applicant:** Terra Surveying Company, Inc.  
**App No / Type:** 2018-1317 C2R

Total Acreage:	16.4280	Total Reserve Acreage:	16.4280
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	77032	373T	ETJ

#### **Conditions and requirements for approval:**

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

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

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

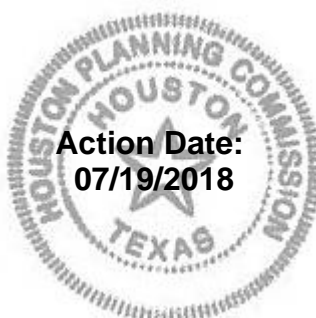
060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

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

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
07/19/2018

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

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





## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 69  
**Action Date:** 07/19/2018  
**Plat Name:** Asco Addition  
**Developer:** Kimley-Horn, Inc  
**Applicant:** Terra Surveying Company, Inc.  
**App No / Type:** 2018-1317 C2R

---

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

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

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

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

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

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

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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 70  
**Action Date:** 07/19/2018  
**Plat Name:** Ashland 610 Plaza  
**Developer:** SEORAK LLC  
**Applicant:** Century Engineering, Inc  
**App No / Type:** 2018-1416 C2R

Total Acreage:	0.5319	Total Reserve Acreage:	0.5319
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452R	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.

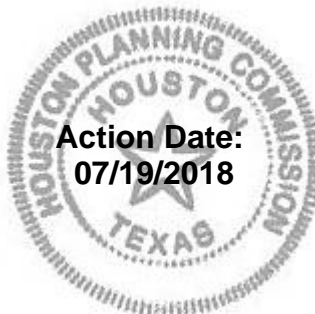
047. Make minor corrections and additions as indicated on the marked file copy.

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)

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

#### **Commission Action:**

Defer Additional information reqd



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

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 70  
**Action Date:** 07/19/2018  
**Plat Name:** Ashland 610 Plaza  
**Developer:** SEORAK LLC  
**Applicant:** Century Engineering, Inc  
**App No / Type:** 2018-1416 C2R

---

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

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

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 71  
**Action Date:** 07/19/2018  
**Plat Name:** Azutami Heights  
**Developer:** Plan Express  
**Applicant:** PlanExpress  
**App No / Type:** 2018-1396 C2R

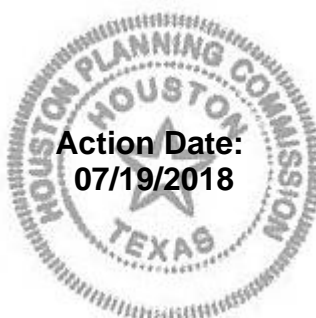
Total Acreage:	0.6601	Total Reserve Acreage:	0.6601
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77038	411M	ETJ

#### **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)
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
146. Dimension ROW's
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 71  
**Action Date:** 07/19/2018  
**Plat Name:** Azutami Heights  
**Developer:** Plan Express  
**Applicant:** PlanExpress  
**App No / Type:** 2018-1396 C2R

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

PWE Utility Analysis: 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)

Verify if an OSSF with expansion area can be constructed within this reserve

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For

more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage

Facilities (<https://hcpid.org/permits/docs/CH285.pdf> ) and 30 TAC 285.4(c)

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 72  
**Action Date:** 07/19/2018  
**Plat Name:** Bianco Park North  
**Developer:** 3F, L.L.C.  
**Applicant:** Atkinson Engineers  
**App No / Type:** 2018-1291 C2R

Total Acreage:	2.5168	Total Reserve Acreage:	2.3502
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77039	373Z	ETJ

#### **Conditions and requirements for approval:**

004.2. Harris County Engineer Certification: I, John R. Blount, County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by Harris County Commissioner's Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

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. Add Long replat paragraph
2. Add correct street record information to Maximilian St

#### **Commission Action:**

Approve the plat subject to the conditions listed



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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 72  
**Action Date:** 07/19/2018  
**Plat Name:** Bianco Park North  
**Developer:** 3F, L.L.C.  
**Applicant:** Atkinson Engineers  
**App No / Type:** 2018-1291 C2R

---

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

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

PWE Utility Analysis: Approved  
City Engineer: DETENTION IS REQUIRED AND NEED DRAINAGE PLAN

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 73  
**Action Date:** 07/19/2018  
**Plat Name:** Bonham Addition  
**Developer:** Zoe Properties  
**Applicant:** PROSURV  
**App No / Type:** 2018-1426 C2R

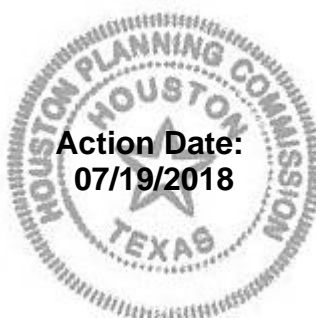
Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494H	City

#### **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)

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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





## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 73  
**Action Date:** 07/19/2018  
**Plat Name:** Bonham Addition  
**Developer:** Zoe Properties  
**Applicant:** PROSURV  
**App No / Type:** 2018-1426 C2R

---

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

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

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

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

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

This will required a high Impact application.

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 74  
**Action Date:** 07/19/2018  
**Plat Name:** CFT Beltway 8 and Cullen  
**Developer:** CFT NV Developments, LLC  
**Applicant:** MOMENTUM ENGINEERING  
**App No / Type:** 2018-1276 C2R

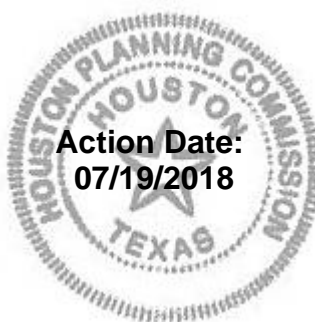
Total Acreage:	1.8806	Total Reserve Acreage:	1.8806
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County WCID 89
County	Zip	Key Map ©	City / ETJ
Harris	77047	573Z	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.
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
  - 1. Item will be deferred to allow applicant time to provide the correct record information for Cullen Blvd.
  - 2. Add long replat paragraph

#### **Commission Action:**

Defer Additional information reqd



**Action Date:**  
**07/19/2018**

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 74  
**Action Date:** 07/19/2018  
**Plat Name:** CFT Beltway 8 and Cullen  
**Developer:** CFT NV Developments, LLC  
**Applicant:** MOMENTUM ENGINEERING  
**App No / Type:** 2018-1276 C2R

---

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)

Driveways on Cullen Blvd will be right-in/right-out. Shared access with property to the north should be explored for left turn movements to/from the property.

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

It is not clear how additional ROW along Cullen is being or had been dedicated. County requests deferral.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 75  
**Action Date:** 07/19/2018  
**Plat Name:** Colonial Gold  
**Developer:** PRIME TEXAS SURVEYS LLC  
**Applicant:** SEM SERVICES  
**App No / Type:** 2018-1418 C2R

Total Acreage:	0.2295	Total Reserve Acreage:	0.0046
Number of Lots:	6	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	533U	City

#### **Conditions and requirements for approval:**

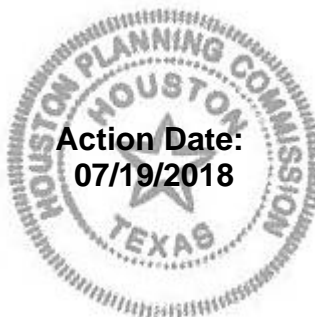
047. Make minor corrections and additions as indicated on the marked file copy.

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

1. Deed restrictions are being reviewed to verify if there is need for public hearing.
2. Research as to status of the property is being reviewed with HUD.
3. Parking should be platted as a reserve and related square footage needs to be adjusted.
4. Shared driveway allows no less than a 5' building line on Right of Way frontage.

#### **Commission Action:**

Defer further deed rests review reqd



**Action Date:**  
**07/19/2018**

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

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 75  
**Action Date:** 07/19/2018  
**Plat Name:** Colonial Gold  
**Developer:** PRIME TEXAS SURVEYS LLC  
**Applicant:** SEM SERVICES  
**App No / Type:** 2018-1418 C2R

---

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

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

This will required a high Impact application.

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

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



**Agenda Item:** 76  
**Action Date:** 07/19/2018  
**Plat Name:** Crosstimbers Prime  
**Developer:** South Texas Surveying Associates, Inc.  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No / Type:** 2018-1375 C2R

---

Total Acreage:	0.8236	Total Reserve Acreage:	0.8236
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	77022	453L	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.
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 134.02. Add to general notes on face of plat: This property(s) is located in Park Sector number 2.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
1. Show both the Ordinance building line and the Deed restricted building line and add the Deed Restricted BL note.
  2. Add Drainage Dedication language.

**Commission Action:**

Approve the plat subject to the conditions listed

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 76  
**Action Date:** 07/19/2018  
**Plat Name:** Crosstimbers Prime  
**Developer:** South Texas Surveying Associates, Inc.  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No / Type:** 2018-1375 C2R

---



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

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

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

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map.  
Parks and Recreation: 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:** 77  
**Action Date:** 07/19/2018  
**Plat Name:** Dorothy Street Views  
**Developer:** Loftech Homes LLC  
**Applicant:** Bowden Land Services  
**App No / Type:** 2018-1398 C2R

Total Acreage:	0.4132	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	492D	City

***Conditions and requirements for approval:***

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

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

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

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

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

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

134.12. Add to general notes on face of plat: This property(s) is located in Park Sector number 12.

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

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

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

Add the following note to the face of the plat: "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."

***Commission Action:***

Approve the plat subject to the conditions listed





PLANNING &  
DEVELOPMENT  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 77  
**Action Date:** 07/19/2018  
**Plat Name:** Dorothy Street Views  
**Developer:** Loftech Homes LLC  
**Applicant:** Bowden Land Services  
**App No / Type:** 2018-1398 C2R

---



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

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

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

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

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

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 IS REQUIRED

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



**Agenda Item:** 78  
**Action Date:** 07/19/2018  
**Plat Name:** East River Sec 1  
**Developer:** Vernon Henry and Associates  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No / Type:** 2018-1450 C3R

---

Total Acreage:	26.3000	Total Reserve Acreage:	22.7000
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	77020	494J	City

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**Conditions and requirements for approval:**

007.5. Provide written approval from PWE, Joint Referral Committee regarding the abandonment of a street, alley, or easement inside the City of Houston prior to recordation. If it is determined that public utilities are involved a copy of the ordinance to abandon must be provided prior to recordation. Contact JRC at <http://www.publicworks.cityofhouston.gov/documents/JRC/index.htm> for the application process or call 713-837-0050.

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

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

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

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

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

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)

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

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

Please add the following note to the face of the plat: The Planning Commission granted a variance to allow ROW width of 50' for all ROW as shown on this plat subject to specific conditions on 06/21/2018. The variance approval was contingent on the site plan and cross sections showing pedestrian realm along each public streets 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 ROW widths per the ordinance.

**Commission Action:**



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 78  
**Action Date:** 07/19/2018  
**Plat Name:** East River Sec 1  
**Developer:** Vernon Henry and Associates  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No / Type:** 2018-1450 C3R

---

Approve the plat subject to the conditions listed



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

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

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

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

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

This will required a high Impact application.

Addressing: Bayou Point Dr. is a duplicate street name as Bayou Pointe Dr. Need a new name for this street.

City Engineer: DETENTION IS REQUIRED AND NEED DRAINAGE PLAN

Harris County Flood Control District: Flood Control review - Show channel top of banks (Buffalo Bayou).

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 79  
**Action Date:** 07/19/2018  
**Plat Name:** Eli Street Grove  
**Developer:** Gabay Custom Builders, Inc.  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2018-1322 C2R

Total Acreage:	0.1234	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492H	City

#### **Conditions and requirements for approval:**

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

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

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

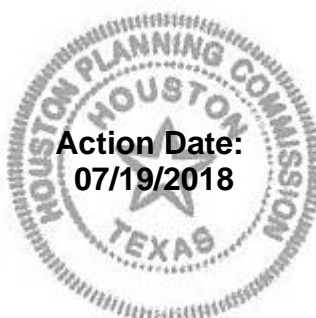
063. All appropriate engineering and surveying data shall be shown. (42 & 44)

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

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
07/19/2018

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 79  
**Action Date:** 07/19/2018  
**Plat Name:** Eli Street Grove  
**Developer:** Gabay Custom Builders, Inc.  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2018-1322 C2R

---

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

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

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

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



**Agenda Item:** 80  
**Action Date:** 07/19/2018  
**Plat Name:** Estates of Highland Heights  
**Developer:** BCRH Acres LLC  
**Applicant:** Pioneer Engineering, LLC  
**App No / Type:** 2018-1447 C2R

---

Total Acreage:	0.9700	Total Reserve Acreage:	0.0138
Number of Lots:	15	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452A	City

---

**Conditions and requirements for approval:**

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

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

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

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

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

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

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

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

Sec 42-145 (e): Each garage door on each lot within a subdivision plat that takes access from a shared driveway shall be parallel to the length of the shared driveway.

**Commission Action:**

Defer Chapter 42 planning standards



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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 80  
**Action Date:** 07/19/2018  
**Plat Name:** Estates of Highland Heights  
**Developer:** BCRH Acres LLC  
**Applicant:** Pioneer Engineering, LLC  
**App No / Type:** 2018-1447 C2R

---



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

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

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

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

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

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED

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



**Agenda Item:** 81  
**Action Date:** 07/19/2018  
**Plat Name:** Forbes Crossing Lift Station  
**Developer:** Pulte Homes of Texas, L.P.  
**Applicant:** Pape-Dawson Engineers  
**App No / Type:** 2018-1374 C2R

---

Total Acreage:	0.7600	Total Reserve Acreage:	0.7600
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77075	575N	City

---

**Conditions and requirements for approval:**

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
051. Tie plat boundary to the nearest intersection of public street rights-of-way.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
069. Provide the complete Plat Legend that includes the type of plat; subdivision name; acreage; legal description of the property; county name; survey and abstract number; number of blocks, lots and reserves; owner and engineer; drawing scale and north arrow. (Plat\_Legend.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- Access to Fourth "B" Street shall be denied per the Variance conditions of application 2009-0846. Add plat note that indicates "access denied" to right-of-way from this Restricted Reserve A.

**Commission Action:**

Approve the plat subject to the conditions listed





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 81  
**Action Date:** 07/19/2018  
**Plat Name:** Forbes Crossing Lift Station  
**Developer:** Pulte Homes of Texas, L.P.  
**Applicant:** Pape-Dawson Engineers  
**App No / Type:** 2018-1374 C2R

---



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

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

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

PWE Traffic: 07/18/18:

No comments.

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

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

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED

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

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 82  
**Action Date:** 07/19/2018  
**Plat Name:** Gatlin Plaza  
**Developer:** GATLINS  
**Applicant:** Century Engineering, Inc  
**App No / Type:** 2018-1385 C2R

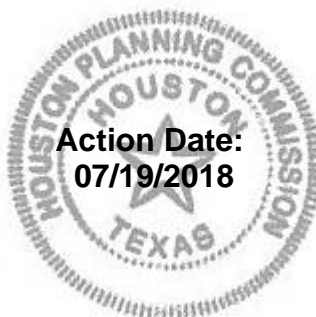
Total Acreage:	0.6175	Total Reserve Acreage:	0.5867
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452C	City

#### **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)

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**07/19/2018**

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 82  
**Action Date:** 07/19/2018  
**Plat Name:** Gatlin Plaza  
**Developer:** GATLINS  
**Applicant:** Century Engineering, Inc  
**App No / Type:** 2018-1385 C2R

---

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

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

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

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



**Agenda Item:** 83  
**Action Date:** 07/19/2018  
**Plat Name:** Gibson Street Views  
**Developer:** AVA Custom Homes  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2018-1442 C2R

---

Total Acreage:	0.1148	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	492L	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. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground. (162)

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

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

**Commission Action:**

Approve the plat subject to the conditions listed



**PLANNING &  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 83  
**Action Date:** 07/19/2018  
**Plat Name:** Gibson Street Views  
**Developer:** AVA Custom Homes  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2018-1442 C2R

---



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

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

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

PWE Traffic: 07/18/18:

No comments.

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

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

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 84  
**Action Date:** 07/19/2018  
**Plat Name:** Grove Landing  
**Developer:** Bogs Tract, LLC  
**Applicant:** R.G. Miller Engineers  
**App No / Type:** 2018-1251 C3R

---

Total Acreage:	37.2950	Total Reserve Acreage:	10.7170
Number of Lots:	130	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	249T	ETJ

---

**Conditions and requirements for approval:**

012.2.1 Dead-end utility easements are not permitted.

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)

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.

148. Change street name(s) as indicated on the marked file copy. (133-134)

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

**Commission Action:**

Approve the plat subject to the conditions listed



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 84  
**Action Date:** 07/19/2018  
**Plat Name:** Grove Landing  
**Developer:** Bogs Tract, LLC  
**Applicant:** R.G. Miller Engineers  
**App No / Type:** 2018-1251 C3R

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

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

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

PWE Utility Analysis: Approved

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

Addressing: The street name Essner is sound alike Usener, and Gessner could be confusing in emergency. Also Bucklin is sound alike with Becklin. Please change these two street name.

Grove Landing makes a 90 degree turn and will need to be split at the first curve from Bogs Road.

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)

Realign Sawatch Lane at 90 degree angle

UVE should be checked at White Elm Trail and Hufsmith Lutheran Cemetery Road, and at Grove Landing Drive and Bogs Road.

TIA will be required to determine requirements of surrounding roadway improvements.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 85  
**Action Date:** 07/19/2018  
**Plat Name:** Groves Sec 28  
**Developer:** LH Groves LLC, a Delaware limited liability company  
**Applicant:** BGE, Inc.  
**App No / Type:** 2018-1371 C3R

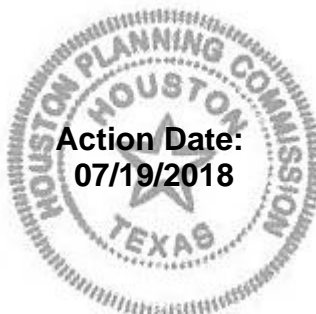
Total Acreage:	24.8600	Total Reserve Acreage:	2.5156
Number of Lots:	96	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 505
County	Zip	Key Map ©	City / ETJ
Harris	77346	377J	ETJ

#### **Conditions and requirements for approval:**

- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Groves Sec 26 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)

#### **Commission Action:**

Approve the plat subject to the conditions listed



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





## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 85  
**Action Date:** 07/19/2018  
**Plat Name:** Groves Sec 28  
**Developer:** LH Groves LLC, a Delaware limited liability company  
**Applicant:** BGE, Inc.  
**App No / Type:** 2018-1371 C3R

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

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

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

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

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



**PLANNING &  
DEVELOPMENT  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 86  
**Action Date:** 07/19/2018  
**Plat Name:** Harris County Emergency Services District no 24 Aldine Fire and Rescue Station no 11  
**Developer:** Harris County Emergency Services District No 24  
**Applicant:** Hovis Surveying Company Inc.  
**App No / Type:** 2018-1439 C2R

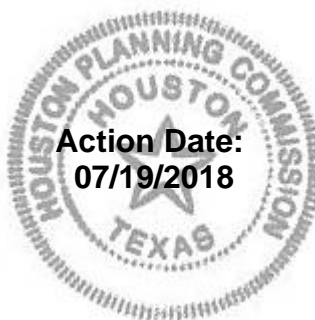
Total Acreage:	2.5397	Total Reserve Acreage:	2.5325
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77032	373U	ETJ

#### **Conditions and requirements for approval:**

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 86  
**Action Date:** 07/19/2018  
**Plat Name:** Harris County Emergency Services District no 24 Aldine Fire and Rescue Station no 11  
**Developer:** Harris County Emergency Services District No 24  
**Applicant:** Hovis Surveying Company Inc.  
**App No / Type:** 2018-1439 C2R

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City Engineer: DETENTION IS REQUIRED AND NEED DRAINAGE PLAN

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

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

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

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

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

"Access Denied" should be added at stub of Alley at east Plat boundary.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 87  
**Action Date:** 07/19/2018  
**Plat Name:** Harvest Corner Drive Street Dedication Sec 1 partial replat no 1  
**Developer:** Johnson Development  
**Applicant:** Jones | Carter  
**App No / Type:** 2018-1356 SP

Total Acreage:	1.2900	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
Fort Bend	77406	566B	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)

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 87  
**Action Date:** 07/19/2018  
**Plat Name:** Harvest Corner Drive Street Dedication Sec 1 partial replat no 1  
**Developer:** Johnson Development  
**Applicant:** Jones | Carter  
**App No / Type:** 2018-1356 SP

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Fort Bend Engineer: 1) Submit application for variance stating hardship to allow sidewalks on one side of street only  
2) This does not constitute a formal review by FBC as not all review comments are provided in this portal

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 88  
**Action Date:** 07/19/2018  
**Plat Name:** Highland Heights Park  
**Developer:** BCRH Highland Heights Park, LLC  
**Applicant:** Pioneer Engineering, LLC  
**App No / Type:** 2018-1339 C2R

Total Acreage:	1.5446	Total Reserve Acreage:	0.0976
Number of Lots:	22	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452A	City

#### **Conditions and requirements for approval:**

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

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

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

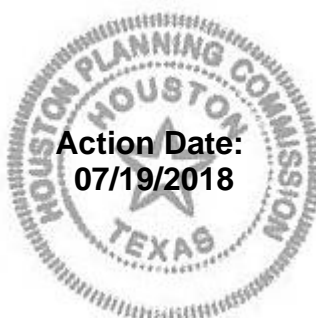
063. All appropriate engineering and surveying data shall be shown. (42 & 44)

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

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 88  
**Action Date:** 07/19/2018  
**Plat Name:** Highland Heights Park  
**Developer:** BCRH Highland Heights Park, LLC  
**Applicant:** Pioneer Engineering, LLC  
**App No / Type:** 2018-1339 C2R

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

PWE Traffic: 07/03/18:

Sufficient on-site parking is provided. However, why did the provided guest parking need to be reduced from 8 to 6 spaces. If there is room to install additional spaces, why not provide them?

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

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

This will require a high Impact application.

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: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (21 units) of dwelling units.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 89  
**Action Date:** 07/19/2018  
**Plat Name:** Ibiza Bingle Road Apartments  
**Developer:** Dakota Properties Managment  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No / Type:** 2018-1263 C2R

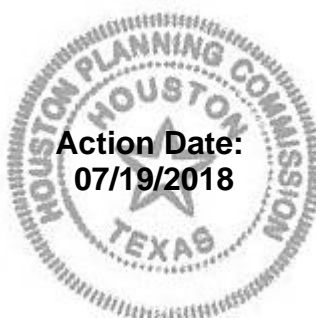
Total Acreage:	4.0649	Total Reserve Acreage:	4.0649
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	450R	City

#### **Conditions and requirements for approval:**

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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





## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 89  
**Action Date:** 07/19/2018  
**Plat Name:** Ibiza Bingle Road Apartments  
**Developer:** Dakota Properties Managment  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No / Type:** 2018-1263 C2R

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

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

City Engineer: DETENTION IS REQUIRED

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

Parks and Recreation: This property(s) is located in Park Sector number 10

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 90  
**Action Date:** 07/19/2018  
**Plat Name:** Johnson St Two Development  
**Developer:** Johnson St Two Development LLC  
**Applicant:** Bates Development Consultants  
**App No / Type:** 2018-1302 C2R

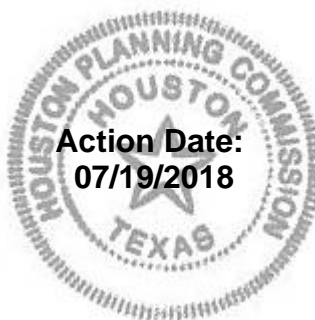
Total Acreage:	0.1245	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493F	City

#### **Conditions and requirements for approval:**

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 90  
**Action Date:** 07/19/2018  
**Plat Name:** Johnson St Two Development  
**Developer:** Johnson St Two Development LLC  
**Applicant:** Bates Development Consultants  
**App No / Type:** 2018-1302 C2R

---

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 91  
**Action Date:** 07/19/2018  
**Plat Name:** Longenbaugh Road Apartments  
**Developer:** Davis Development  
**Applicant:** R.G. Miller Engineers  
**App No / Type:** 2018-1319 C2R

Total Acreage:	14.5336	Total Reserve Acreage:	14.5336
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 165
County	Zip	Key Map ©	City / ETJ
Harris	77433	406G	ETJ

#### **Conditions and requirements for approval:**

- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 91  
**Action Date:** 07/19/2018  
**Plat Name:** Longenbaugh Road Apartments  
**Developer:** Davis Development  
**Applicant:** R.G. Miller Engineers  
**App No / Type:** 2018-1319 C2R

---

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)

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 92  
**Action Date:** 07/19/2018  
**Plat Name:** Margarita Estates  
**Developer:** Zoe Properties  
**Applicant:** PROSURV  
**App No / Type:** 2018-1425 C2R

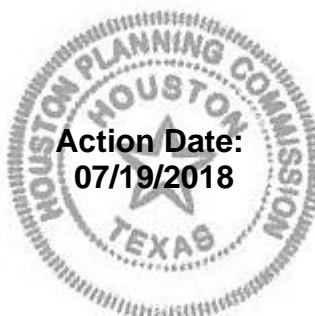
Total Acreage:	0.0956	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494G	City

#### **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.
- 134.6. The then-current fee in lieu of dedication shall be applied to this number (2units) of dwelling units.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**07/19/2018**

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 92  
**Action Date:** 07/19/2018  
**Plat Name:** Margarita Estates  
**Developer:** Zoe Properties  
**Applicant:** PROSURV  
**App No / Type:** 2018-1425 C2R

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

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

#### **Parks and Recreation:**

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

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

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

This will required a high Impact application.

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 93  
**Action Date:** 07/19/2018  
**Plat Name:** Maywood Place replat no 1  
**Developer:** REAL Designs  
**Applicant:** REAL Designs  
**App No / Type:** 2018-1246 C2R

Total Acreage:	0.9095	Total Reserve Acreage:	0.9095
Number of Lots:	1	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	77093	454F	City

#### **Conditions and requirements for approval:**

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

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

203. Provide complete Recordation Package when submitting plat for 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)Dash all lines outside plat boundary

2)provide abandonment document for the portion of Woodmont Street within this replat.

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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





## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 93  
**Action Date:** 07/19/2018  
**Plat Name:** Maywood Place replat no 1  
**Developer:** REAL Designs  
**Applicant:** REAL Designs  
**App No / Type:** 2018-1246 C2R

---

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

City Engineer: DETENTION IS REQUIRED

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 94  
**Action Date:** 07/19/2018  
**Plat Name:** Mirevan Commercial  
**Developer:** Mirevan Ventures, L.P.  
**Applicant:** Texas Engineering And Mapping Company  
**App No / Type:** 2018-1422 C2R

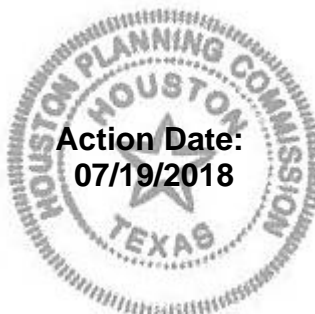
Total Acreage:	51.2600	Total Reserve Acreage:	51.2600
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77028	455U	City

#### **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.
- 185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Recd.doc)
- 185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (short replat paragraph).
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- 1. provide letter of non-acceptance from PWE regarding abandoned ROW's at recordation
- 2. Provide long replat paragraph

#### **Commission Action:**

Approve the plat subject to the conditions listed



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



**PLANNING &  
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DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 94  
**Action Date:** 07/19/2018  
**Plat Name:** Mirevan Commercial  
**Developer:** Mirevan Ventures, L.P.  
**Applicant:** Texas Engineering And Mapping Company  
**App No / Type:** 2018-1422 C2R

---

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

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

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

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



**Agenda Item:** 95  
**Action Date:** 07/19/2018  
**Plat Name:** Northeast Christian Academy replat no 1 and extension  
**Developer:** Woodridge Baptist Church of Kingwood  
**Applicant:** Windrose  
**App No / Type:** 2018-1377 C2R

---

Total Acreage:	32.4811	Total Reserve Acreage:	32.4811
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:	Woodridge MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	296U	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)

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

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.

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

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

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

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

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

***Commission Action:***

Approve the plat subject to the conditions listed



**PLANNING &  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 95  
**Action Date:** 07/19/2018  
**Plat Name:** Northeast Christian Academy replat no 1 and extension  
**Developer:** Woodridge Baptist Church of Kingwood  
**Applicant:** Windrose  
**App No / Type:** 2018-1377 C2R

---



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

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

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

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

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



**PLANNING &  
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DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 96  
**Action Date:** 07/19/2018  
**Plat Name:** Oak Grove West  
**Developer:** Braun Enterprises  
**Applicant:** Tetra Surveys  
**App No / Type:** 2018-1419 C2R

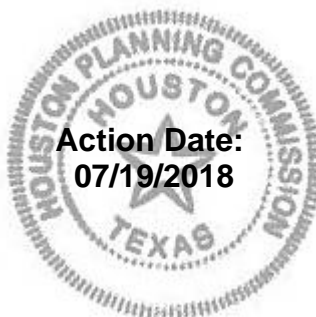
Total Acreage:	3.4825	Total Reserve Acreage:	3.4825
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452P	City

#### **Conditions and requirements for approval:**

- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 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)

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**07/19/2018**

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 96  
**Action Date:** 07/19/2018  
**Plat Name:** Oak Grove West  
**Developer:** Braun Enterprises  
**Applicant:** Tetra Surveys  
**App No / Type:** 2018-1419 C2R

---

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

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

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

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED

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

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



**PLANNING &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 97  
**Action Date:** 07/19/2018  
**Plat Name:** Park at Laverne  
**Developer:** City Choice Homes L.L.C.  
**Applicant:** ICMC GROUP INC  
**App No / Type:** 2018-1290 C3R

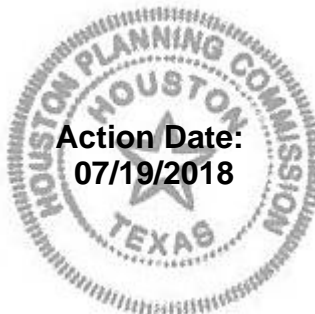
Total Acreage:	0.9320	Total Reserve Acreage:	0.0369
Number of Lots:	19	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450U	City

#### **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)
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)
174. Add Permanent Access Easement note to the plat and/or add PAE paragraph to the Appendix A: Owner's Acknowledgement. (189)

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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





## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 97  
**Action Date:** 07/19/2018  
**Plat Name:** Park at Laverne  
**Developer:** City Choice Homes L.L.C.  
**Applicant:** ICMC GROUP INC  
**App No / Type:** 2018-1290 C3R

---

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

Harris County Flood Control District: Flood Control review - No comments.  
City Engineer: IF THE F.H. ARE PRIVATE, IT NEED 15'X25' W.M.E. FOR PRIVATE FIRE LINE USE. IF THE F.H. AND FIRE LINE ARE PUBLIC, IT NEED 10'X10' F.H.E. AND 20' W.L.E., ALSO DETENTION IS REQUIRED AND NEED W.M.E.

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

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



**PLANNING &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 98  
**Action Date:** 07/19/2018  
**Plat Name:** Peckham Street Landing  
**Developer:** Bar-Dev, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2018-1414 C2R

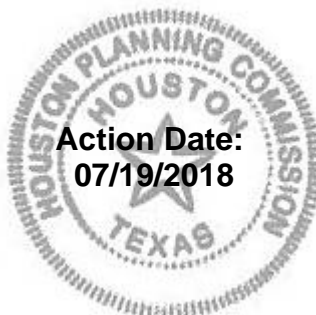
Total Acreage:	0.1326	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77019	492U	City

#### **Conditions and requirements for approval:**

047. Make minor corrections and additions as indicated on the marked file copy.
- 207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions.

#### **Commission Action:**

Defer further deed rests review reqd



**Action Date:**  
**07/19/2018**

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 98  
**Action Date:** 07/19/2018  
**Plat Name:** Peckham Street Landing  
**Developer:** Bar-Dev, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2018-1414 C2R

---

PWE Traffic: 07/18/18:

No comments.

PWE Utility Analysis: Approve.

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.



**PLANNING &  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 99  
**Action Date:** 07/19/2018  
**Plat Name:** Rice Village Apartments South  
**Developer:** William Marsh Rice University  
**Applicant:** C.L. Davis & Company  
**App No / Type:** 2018-1444 C2R

---

Total Acreage:	0.5372	Total Reserve Acreage:	0.5372
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77030	532C	City

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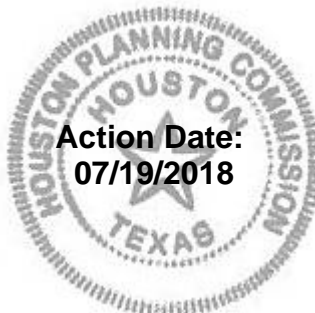
#### **Conditions and requirements for approval:**

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

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

#### **Commission Action:**

Defer further deed rests review reqd



**Action Date:**  
**07/19/2018**

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Action CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 99  
**Action Date:** 07/19/2018  
**Plat Name:** Rice Village Apartments South  
**Developer:** William Marsh Rice University  
**Applicant:** C.L. Davis & Company  
**App No / Type:** 2018-1444 C2R

---

PWE Traffic: 07/18/18:

No comments.

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

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

City Engineer: DETENTION IS REQUIRED

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

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



**PLANNING &  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 100  
**Action Date:** 07/19/2018  
**Plat Name:** St Agnes Medical Center  
**Developer:** PRIME TEXAS SURVEYS LLC  
**Applicant:** SEM SERVICES  
**App No / Type:** 2018-1278 C2R

---

Total Acreage:	0.4591	Total Reserve Acreage:	0.4591
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77030	532M	City

---

#### **Conditions and requirements for approval:**

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

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

Northern reserve does not meet size and frontage requirements. Revise reserve lines or request a variance to plat a reserve with less than 60' of frontage and less than 5000 square feet of space.

#### **Commission Action:**

Defer Applicant request



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

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 100  
**Action Date:** 07/19/2018  
**Plat Name:** St Agnes Medical Center  
**Developer:** PRIME TEXAS SURVEYS LLC  
**Applicant:** SEM SERVICES  
**App No / Type:** 2018-1278 C2R

---

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

Harris County Flood Control District: Flood Control review - No comments.  
Parks and Recreation: This property(s) is located in Park Sector number 13.

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



**PLANNING &  
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DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 101  
**Action Date:** 07/19/2018  
**Plat Name:** Staybridge Hobby  
**Developer:** Action Surveying  
**Applicant:** Action Surveying  
**App No / Type:** 2018-1172 C2R

Total Acreage:	2.5020	Total Reserve Acreage:	2.5020
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77061	575D	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)

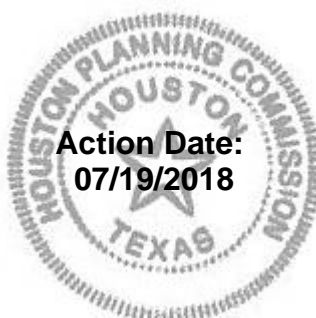
185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

206. Staff recommendation is disapproval for the following reasons.

Failed to provide approved by Floodplain Management Group and Engineering Service Section of the Floodplain Management Office and a correct title report.

#### **Commission Action:**

Disapprove



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

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





## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 101  
**Action Date:** 07/19/2018  
**Plat Name:** Staybridge Hobby  
**Developer:** Action Surveying  
**Applicant:** Action Surveying  
**App No / Type:** 2018-1172 C2R

---

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

PWE Traffic: 06/13/2018:

No comments.

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

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

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED AND NEED APPROVED DRAINAGE PLAN

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

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 102  
**Action Date:** 07/19/2018  
**Plat Name:** Traces Sec 1 partial replat no 3  
**Developer:** Mint Homes  
**Applicant:** Tetra Surveys  
**App No / Type:** 2018-1421 C2R

Total Acreage:	2.1330	Total Reserve Acreage:	0.0298
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:	Harris County MUD 180
County	Zip	Key Map ©	City / ETJ
Harris	77066	371J	ETJ

#### **Conditions and requirements for approval:**

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

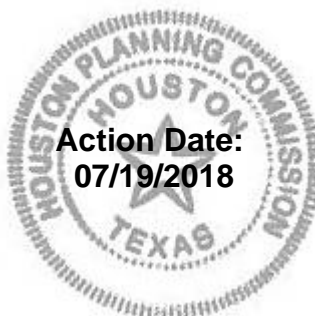
059.1. Acreage in title and on plat must match at recordation.

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

- 1) Make sure the C.O.S table includes all lots under 5000 sq ft.
- 2) Revise the acreage and number of lots in the density table.
- 3) All lines should be referenced in the line table.
- 4) Cutback shall be a minimum of 21.21'.

#### **Commission Action:**

Defer Chapter 42 planning standards



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

#### **For Your Information:**

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Action CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 102  
**Action Date:** 07/19/2018  
**Plat Name:** Traces Sec 1 partial replat no 3  
**Developer:** Mint Homes  
**Applicant:** Tetra Surveys  
**App No / Type:** 2018-1421 C2R

---

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map.  
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 103  
**Action Date:** 07/19/2018  
**Plat Name:** Uptown Transit Center  
**Developer:** Uptown Development Authority and Metropolitan Transit Authority of Harris County, Texas  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No / Type:** 2018-1366 C2R

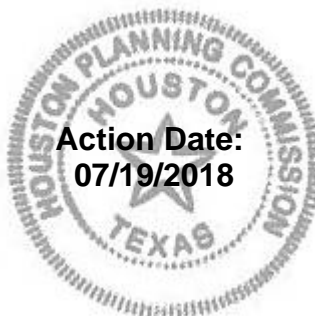
Total Acreage:	3.4393	Total Reserve Acreage:	3.4393
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77081	491Y	City

#### **Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 051. Tie plat boundary to the nearest intersection of public street rights-of-way.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
  - 1) Dedicate 5' to Anderson Street.

#### **Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

#### **For Your Information:**

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Action CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 103  
**Action Date:** 07/19/2018  
**Plat Name:** Uptown Transit Center  
**Developer:** Uptown Development Authority and Metropolitan Transit Authority of Harris County, Texas  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No / Type:** 2018-1366 C2R

---

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 104  
**Action Date:** 07/19/2018  
**Plat Name:** Views at Fisher Street Crossing  
**Developer:** CMC INTERPRISES  
**Applicant:** PLS  
**App No / Type:** 2018-1303 C2R

Total Acreage:	0.5000	Total Reserve Acreage:	0.0092
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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452L	City

#### Conditions and requirements for approval:

010.1 Add the following note to the face of the plat (SWD): The residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the city at the time of the filing of the plat. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

047. Make minor corrections and additions as indicated on the marked file copy.

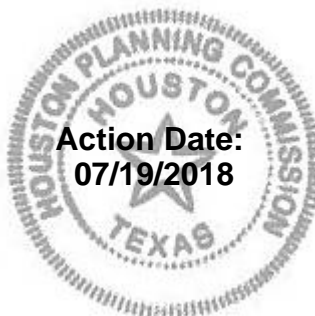
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

1) Add E.A.E to the legend.

#### Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

#### For Your Information:



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 104  
**Action Date:** 07/19/2018  
**Plat Name:** Views at Fisher Street Crossing  
**Developer:** CMC INTERPRISES  
**Applicant:** PLS  
**App No / Type:** 2018-1303 C2R

---

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Traffic: 07/18/18:

Sufficient on-site parking is provided.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: DETENTION 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 SWP does not accurately depict the necessary placement of containers for garbage collection. For the twelve proposed lots, 120 feet of frontage along a public street (not including the 18 feet of shared driveway) is required. According to Section 39-63 of the COH municipal code of ordinances, 10 feet of qualifying frontage is required for each proposed lot.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 105  
**Action Date:** 07/19/2018  
**Plat Name:** Views at Radio Road  
**Developer:** Rezcom  
**Applicant:** PLS  
**App No / Type:** 2018-1452 C2R

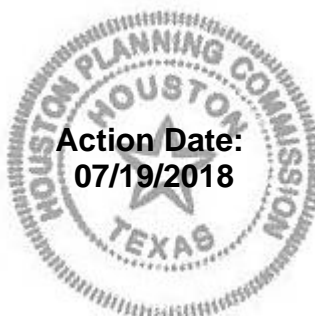
Total Acreage:	0.2154	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77075	575M	City

#### **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)
- 1) Show and label 3' E.A.E
  - 2) Dash lines outside plat boundary
  - 3) Show 4' offset on shared driveway
  - 4) "Widen the pavement for (Radio Road) along the entire block to 20' and provide certificate of completion at recordation. Refer to the guide online for minimum public street roadway width for shared driveway projects."
  - 5) title report should reflect the lot and block being replatted.

#### **Commission Action:**

Defer Chapter 42 planning standards



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**





## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 105  
**Action Date:** 07/19/2018  
**Plat Name:** Views at Radio Road  
**Developer:** Rezcom  
**Applicant:** PLS  
**App No / Type:** 2018-1452 C2R

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#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

Solid Waste: According to Section 39-63 of the Municipal Code of Ordinances, developments must contain an area for garbage container placement that "Does not block or prohibit access to driveways, fire hydrants, or sidewalks". The SWP depicts containers blocking access to the 18' shared driveway.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%  
AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 106  
**Action Date:** 07/19/2018  
**Plat Name:** West Clay Landing  
**Developer:** Mazzarino Construction  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2018-1406 C2R

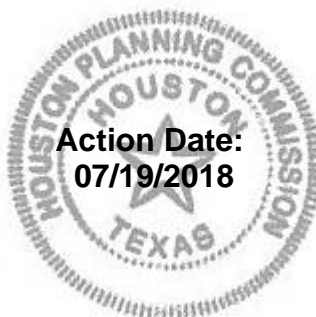
Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77019	492R	City

#### **Conditions and requirements for approval:**

047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**07/19/2018**

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

#### **For Your Information:**



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 106  
**Action Date:** 07/19/2018  
**Plat Name:** West Clay Landing  
**Developer:** Mazzarino Construction  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2018-1406 C2R

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The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: 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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Action CPC 101 Form**

**Platting Approval Conditions**

**Agenda Item:** 107  
**Action Date:** 07/19/2018  
**Plat Name:** Allendale Townsite Sec A partial replat no 4  
**Developer:** Flint Hills Resources Houston Chemical, LLC  
**Applicant:** Windrose  
**App No / Type:** 2018-1097 C3N

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Total Acreage:	4.3428	Total Reserve Acreage:	4.3428
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77017	535H	City

---

**Conditions and requirements for approval:**

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: Detention is required and mark out the B.L. for the plat.

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# Houston Planning Commission      ITEM: 107

Planning and Development Department

Meeting Date: 07/19/2018

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Subdivision Name: Allendale Townsite Sec A partial replat no 4 (DEF 1)

Applicant: Windrose



---

**C – Public Hearings**

**Site Location**

---

# Houston Planning Commission

## ITEM: 107

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Allendale Townsite Sec A partial replat no 4 (DEF 1)

Applicant: Windrose



C – Public Hearings

Subdivision



# Houston Planning Commission

ITEM: 107

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Allendale Townsite Sec A partial replat no 4 (DEF 1)

Applicant: Windrose



C – Public Hearings

Aerial



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 108  
**Action Date:** 07/19/2018  
**Plat Name:** Allendale Townsite Sec A partial replat no 5  
**Developer:** Flint Hills Resources Houston Chemical, LLC  
**Applicant:** Windrose  
**App No / Type:** 2018-1099 C3N

Total Acreage:	6.2676	Total Reserve Acreage:	6.2676
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77017	535M	City

#### **Conditions and requirements for approval:**

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**07/19/2018**

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

#### **For Your Information:**

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: Detention is required and mark out the B.L. for the plat.



# Houston Planning Commission

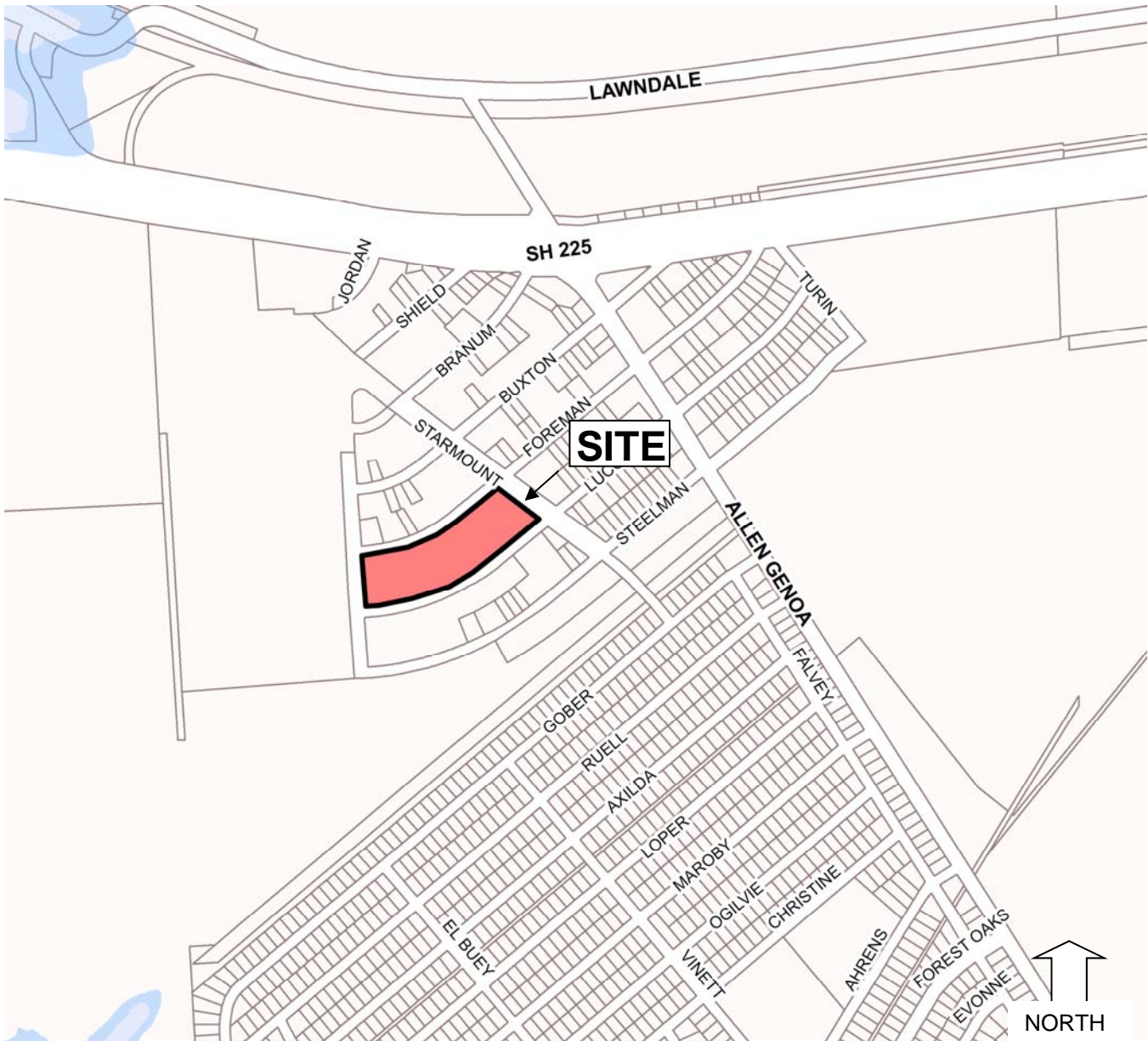
**ITEM: 108**

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Allendale Townsite Sec A partial replat no 5 (DEF 1)

Applicant: Windrose

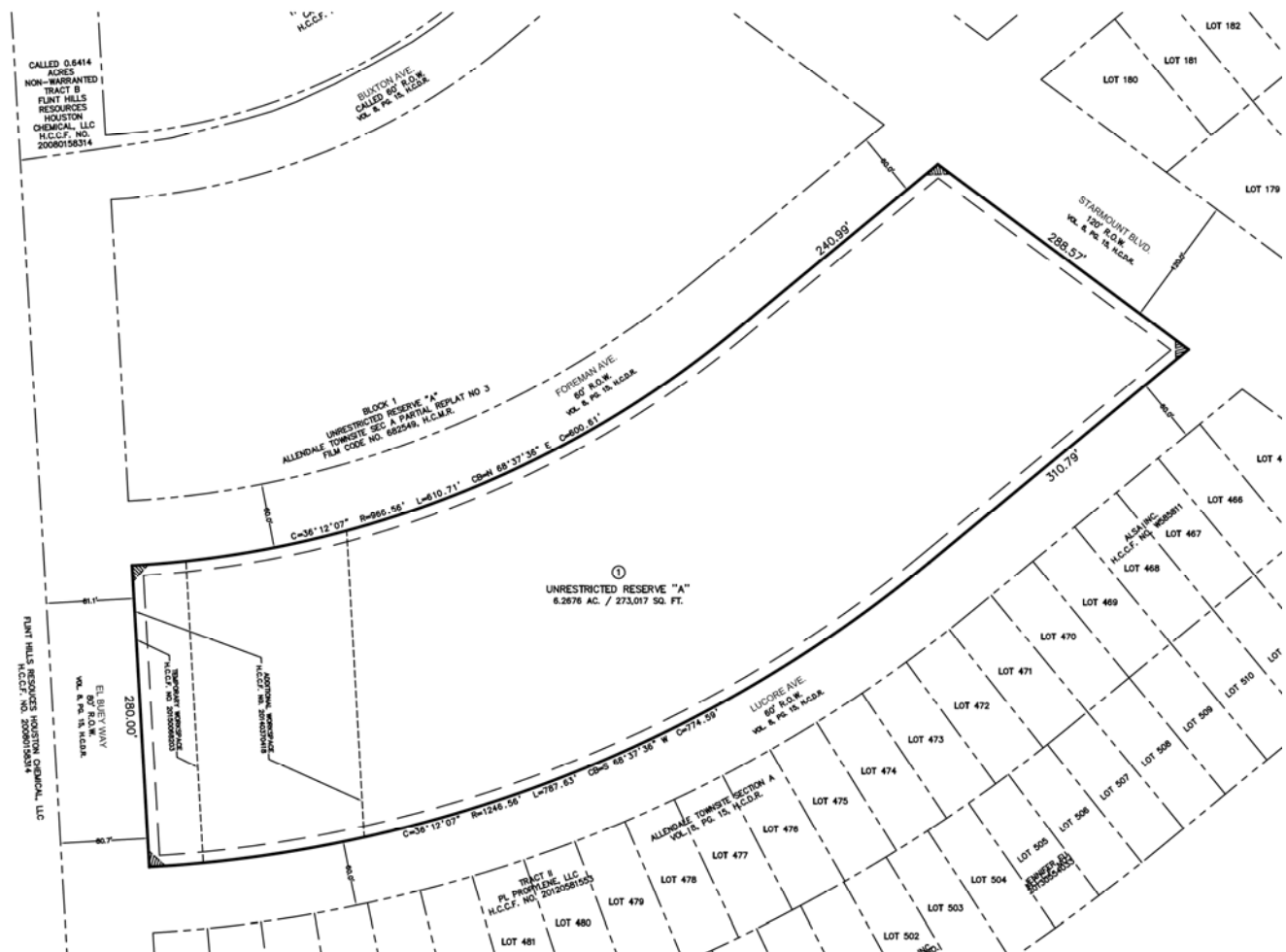


**C – Public Hearings**

**Site Location**

**Meeting Date: 07/19/2018**

**Applicant: Windrose**





# Houston Planning Commission **ITEM: 108**

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Allendale Townsite Sec A partial replat no 5 (DEF 1)

Applicant: Windrose



**C – Public Hearings**

**Aerial**



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 109  
**Action Date:** 07/19/2018  
**Plat Name:** Allendale Townsite Sec A partial replat no 6  
**Developer:** Flint Hills Resources Houston Chemical, LLC  
**Applicant:** Windrose  
**App No / Type:** 2018-1104 C3N

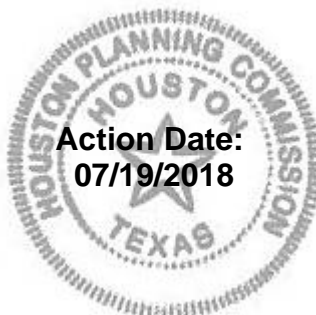
Total Acreage:	5.1180	Total Reserve Acreage:	5.1180
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77017	535M	City

#### **Conditions and requirements for approval:**

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**07/19/2018**

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

#### **For Your Information:**

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 109  
**Action Date:** 07/19/2018  
**Plat Name:** Allendale Townsite Sec A partial replat no 6  
**Developer:** Flint Hills Resources Houston Chemical, LLC  
**Applicant:** Windrose  
**App No / Type:** 2018-1104 C3N

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PWE Traffic: 07/03/18:

No comments.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

City Engineer: DETENTION IS REQUIRED

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



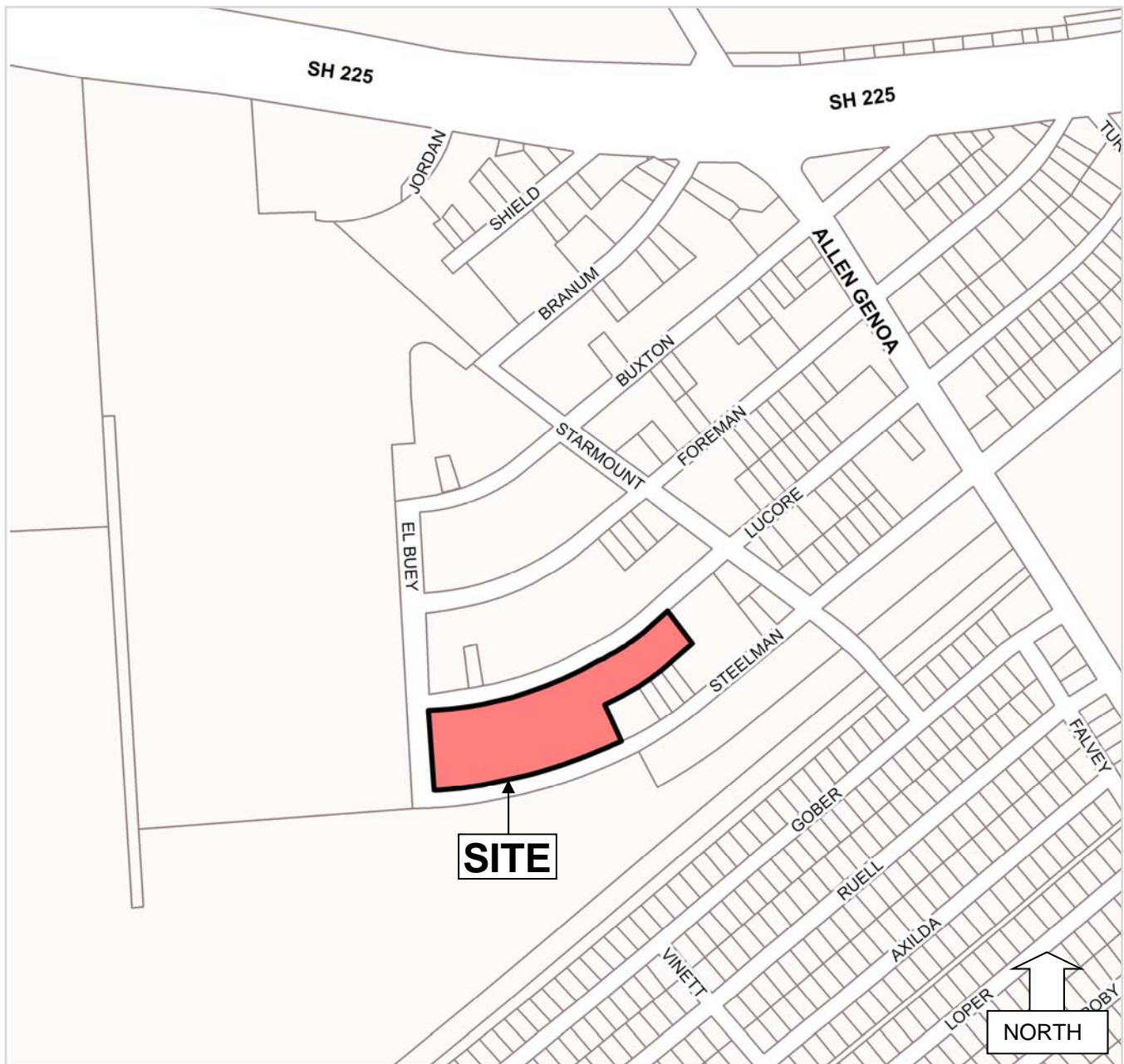
# Houston Planning Commission **ITEM: 109**

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Allendale Townsite Sec A partial replat no 6 (DEF 1)

Applicant: Windrose



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

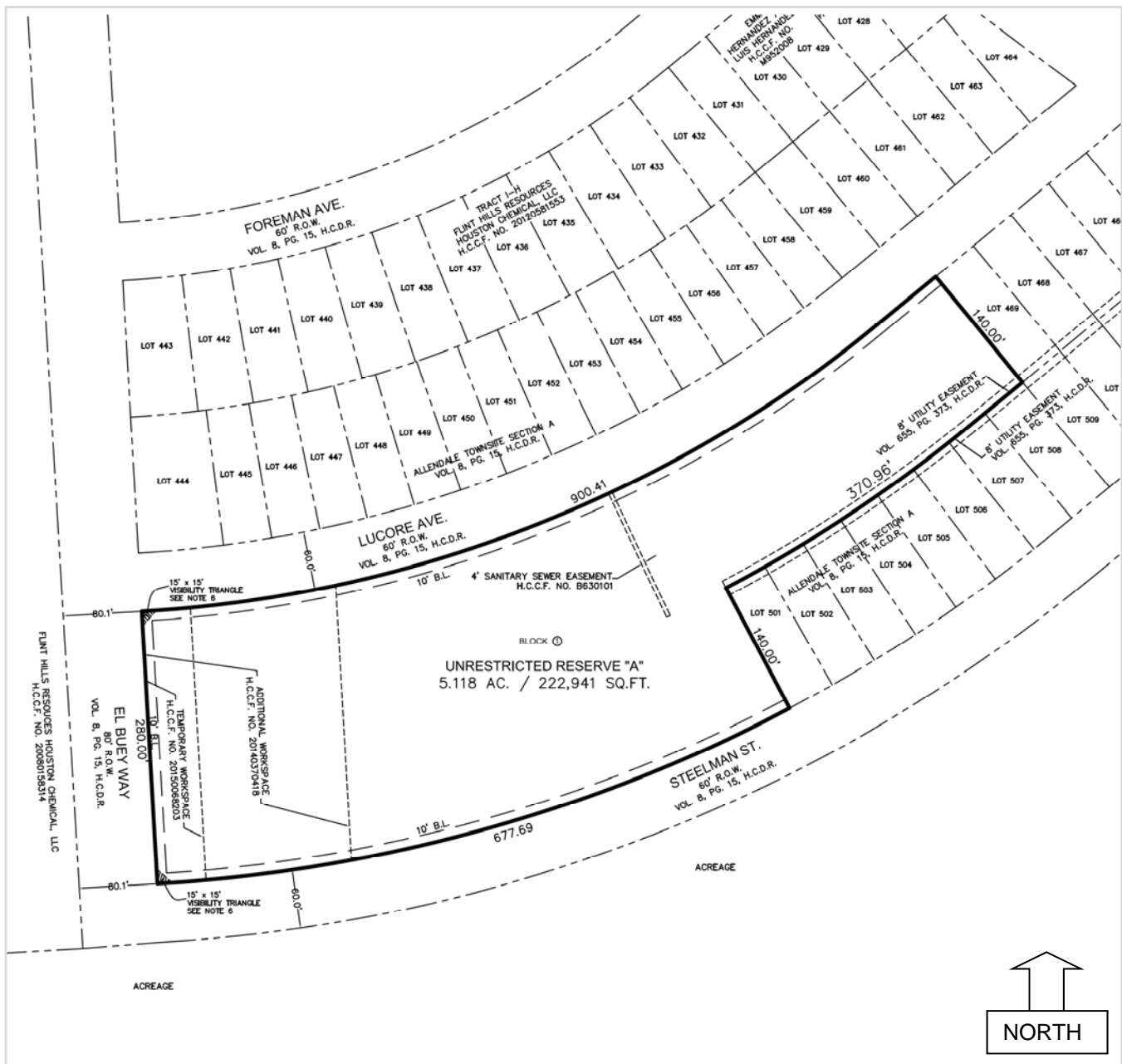
## ITEM: 109

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Allendale Townsite Sec A partial replat no 6 (DEF 1)

Applicant: Windrose



C – Public Hearings

Subdivision



# Houston Planning Commission **ITEM: 109**

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Allendale Townsite Sec A partial replat no 6 (DEF 1)

Applicant: Windrose



**C – Public Hearings**

**Aerial**





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 110  
**Action Date:** 07/19/2018  
**Plat Name:** Cedar Creek Ranch partial replat no 1  
**Developer:** Bretco  
**Applicant:** John G. Thomas and Associates, Inc. dba Thomas Land Surveying  
**App No / Type:** 2018-1044 C3N

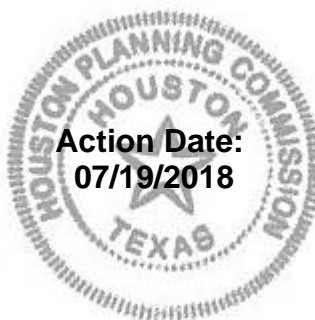
Total Acreage:	32.1378	Total Reserve Acreage:	32.1378
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Waller	77484	322B	ETJ

210. Applicant has requested that this item be withdrawn at this time.

1. This application was not paid in full.
2. Reserve C will need to have 60' of frontage and access along a public right-of-way, otherwise another variance needs to be requested.
3. Proof of notification has to be sent to staff 16 days prior to the scheduled Planning Commission meeting.

**Commission Action:**

Withdrawn



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: Approved  
 City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

# Houston Planning Commission

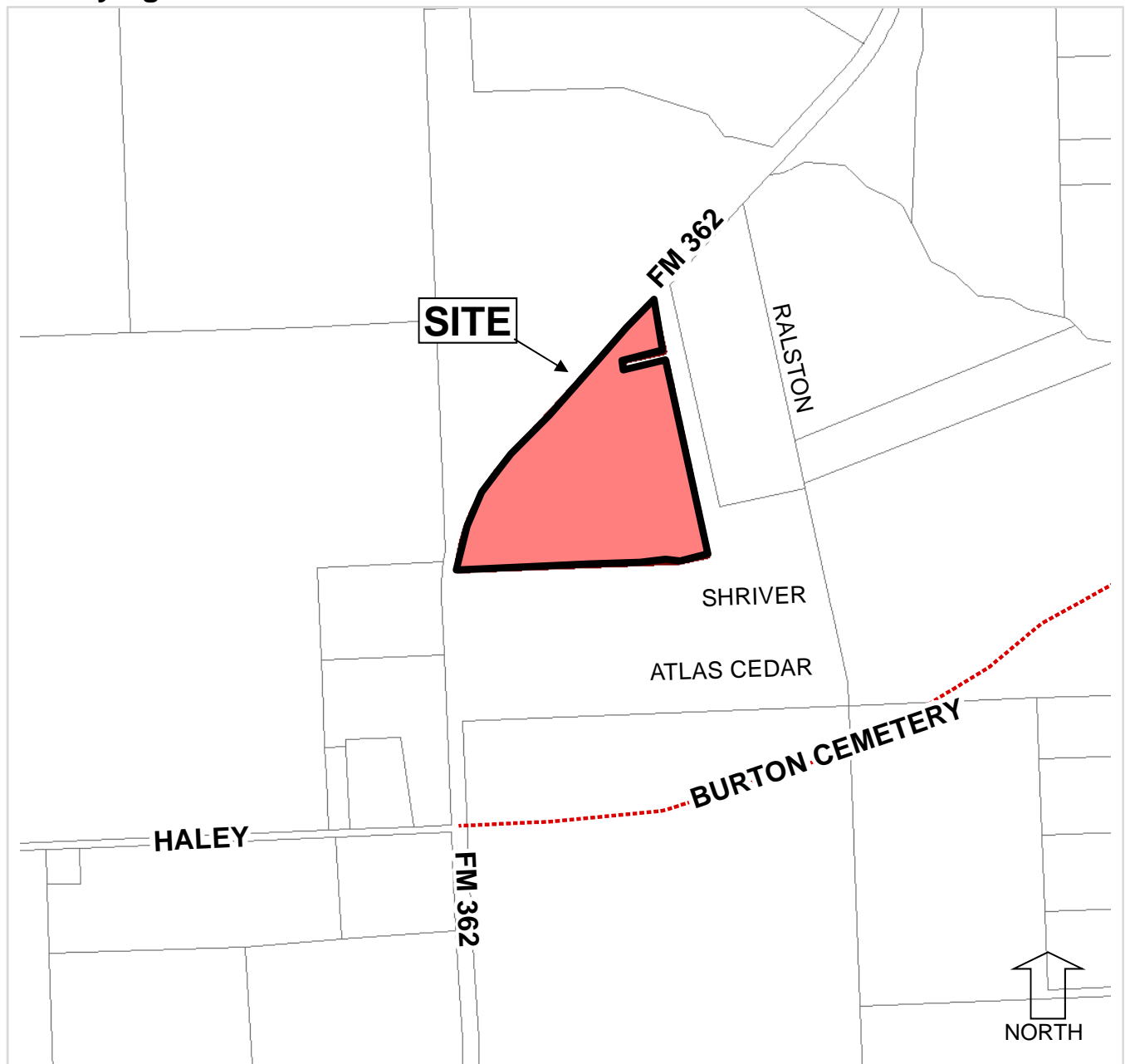
**ITEM: 110**

Planning and Development Department

Meeting Date: 07/19/2018

**Subdivision Name: Cedar Creek Ranch partial replat no 1**

**Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying**



**C – Public Hearings with Variance      Site Location**

# Houston Planning Commission

## ITEM: 110

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Cedar Creek Ranch partial replat no 1

Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying



C – Public Hearings with Variance

Subdivision

# Houston Planning Commission

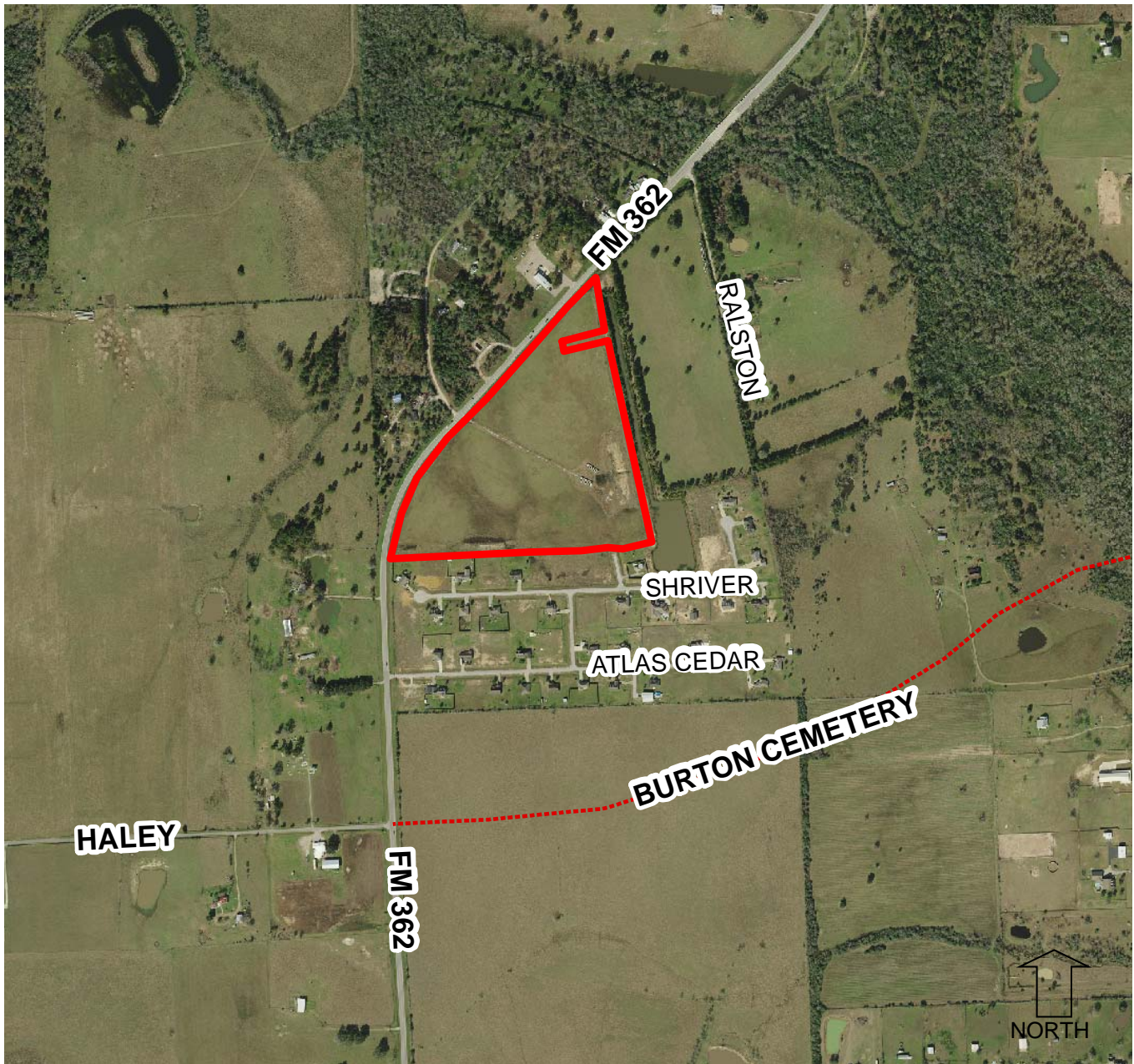
**ITEM: 110**

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Cedar Creek Ranch partial replat no 1

Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying



**C – Public Hearings with Variance**

**Aerial**





**Application Number:** 2018-1044

**Plat Name:** Cedar Creek Ranch partial replat no 1

**Applicant:** John G. Thomas and Associates, Inc. dba Thomas Land Surveying

**Date Submitted:** 05/14/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow excessive intersection spacing of 2600' along FM highway 362.

**Chapter 42 Section:** 127

**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**

The southern boundary of the subject tract is bounded by single family residential lots that are currently developed. Currently there is a 60-foot wide north-south street called Killings Worth Lane that terminates into our south line. Killings Worth Lane is not a major thoroughfare. Lastly, the developer wants to create three commercial reserves within the replat. If P&D requires the dedication of a north-south street the project cannot be developed

**(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; Granting of the variance is not the result of a hardship created or imposed by the applicant. The site is currently undeveloped. The restrictive covenants restricting the property to single family residential have been removed. The circumstances supporting the granting of the variance are the developers desire to develop and improve the community and provide future jobs. Lastly, the substantial increase in appraisal value after the property is developed will provide increased revenue for the taxing entities.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this chapter will be preserved and maintained; The intent of this section will be maintained. The south line of the tract is only 2,200 feet long. The south adjoiner has adequate traffic circulation. Additional roads will be dedicated surrounding the subject tract with future development providing adequate traffic options.

**(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 granting of the variance will not be injurious to the public health, safety or welfare. The current streets around the site will not be closed. The existing paved roads will not change. The current street patterns are not injurious to the public. The developer has no plans to change existing paved streets.

**(5) Economic hardship is not the sole justification of the variance.**

There is no economic hardship. If a street is required that will bisect the property it cannot be developed into three separate commercial reserves.



**Application Number:** 2018-1044

**Plat Name:** Cedar Creek Ranch partial replat no 1

**Applicant:** John G. Thomas and Associates, Inc. dba Thomas Land Surveying

**Date Submitted:** 05/14/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

Not to extend or terminate Killings Worth Lane into 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**

The southern boundary of the subject tract is bounded by single family residential lots that are currently developed. Currently there is a 60-foot wide north south street called Killings Worth Lane that terminates into our south line. Killings Worth Lane is not a major thoroughfare. The developer wants to create three commercial reserves within the replat. If P&D requires the dedication of a cul-de-sac the project cannot be developed. Lastly, the existing stub street is only one lot in depth. Any competent motorist will recognize that the street is a dead-end and would certainly not turn down the 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 supporting the granting of the variance are not the result of a hardship created or imposed by the applicant; Granting of the variance is not the result of a hardship created or imposed by the applicant. The site is currently undeveloped. The circumstances supporting the granting of the variance are the developers desire to develop and improve the community and provide future jobs. Lastly, the substantial increase in appraisal value after the property is developed will provide increased revenue for the taxing entities.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this chapter will be preserved and maintained; The existing stub street is only one lot in depth. Any competent motorist will recognize that the street is a dead-end and would certainly not turn down the street. The intent will be preserved because there is no risk to the public. The motorist will be able to turn around without a cul-de-sac.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public health, safety or welfare. The current streets around the site will not be closed. The existing paved roads will not change. The current street patterns are not injurious to the public. The developer has no plans to change existing paved streets.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. There is no economic hardship. If a cul-de-sac is required the property cannot be developed into three separate commercial reserves.



**Application Number:** 2018-1044

**Plat Name:** Cedar Creek Ranch partial replat no 1

**Applicant:** John G. Thomas and Associates, Inc. dba Thomas Land Surveying

**Date Submitted:** 05/14/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow single residential lots to be replatted into commercial reserves.

**Chapter 42 Section:** 193

**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.

### **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**

There is no hardship. If the property cannot be amended to commercial use through a replat then the developer will not develop the property. The community agreed to remove the single family residential restriction from the restrictive covenants for the subject tract after they became existing residence.

**(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; Granting of the variance is not the result of a hardship created or imposed by the applicant. The site is currently undeveloped. The restrictive covenants restricting the property to single family residential has been removed. The circumstances supporting the granting of the variance are the developers desire to develop and improve the community and provide future jobs. Lastly, the substantial increase in appraisal value after the property is developed will provide increased revenue for the taxing entities.

**(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 restrictive covenants have been amended to remove the single family residential restriction. The community agreed to remove the single family residential restriction from the restrictive covenants for the subject tract after they became existing residence. A public hearing has been requested as well. This will give the adjacent owners a chance to attend and voice their opinions

**(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 granting of the variance will not be injurious to the public health, safety or welfare. The developer is not changing any of the surrounding existing conditions. The developer is only asking for a change in use.

**(5) Economic hardship is not the sole justification of the variance.**

There is no economic hardship. The future plans for the site is for commercial use.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 111  
**Action Date:** 07/19/2018  
**Plat Name:** Herndon Place partial replat no 1  
**Developer:** Rameesah Enterprises, Inc.  
**Applicant:** REKHA ENGINEERING, INC.  
**App No / Type:** 2018-1170 C3N

Total Acreage:	0.4451	Total Reserve Acreage:	0.4451
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	77076	453B	City

#### **Conditions and requirements for approval:**

017. A 15-foot front building line is allowed in the urban area along a major thoroughfare (< 80 feet) when certain standards have been met. Add BL 154 illustration and notes to the face of the plat. (154)

018. A 5-foot front building line is permitted in the urban area along a major thoroughfare (< 80 feet). Add BL 155 notes to the plat. (155)

019. No front building line is permitted in the urban area along a major thoroughfare (< 80 feet). Add BL 155 Z notes to the plat. (155)

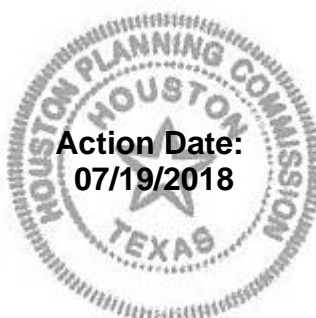
047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.

#### **Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

#### **For Your Information:**





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 111  
**Action Date:** 07/19/2018  
**Plat Name:** Herndon Place partial replat no 1  
**Developer:** Rameesah Enterprises, Inc.  
**Applicant:** REKHA ENGINEERING, INC.  
**App No / Type:** 2018-1170 C3N

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The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - No comments.

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 4990 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@Ridemetro.org](mailto:FacilitiesMaintenance@Ridemetro.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

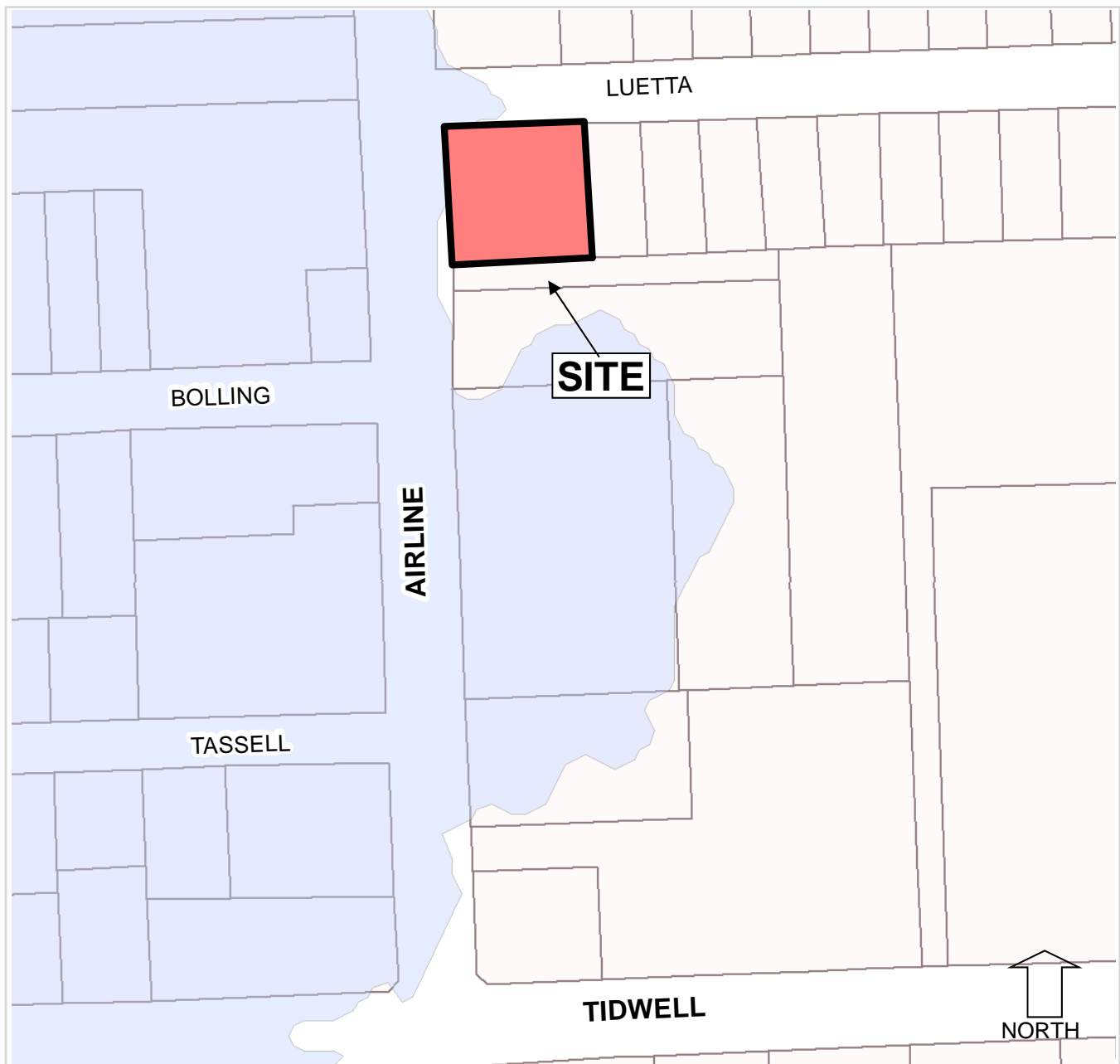
**ITEM: 111**

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Herndon Place partial replat no 1

Applicant: REKHA ENGINEERING, INC.



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

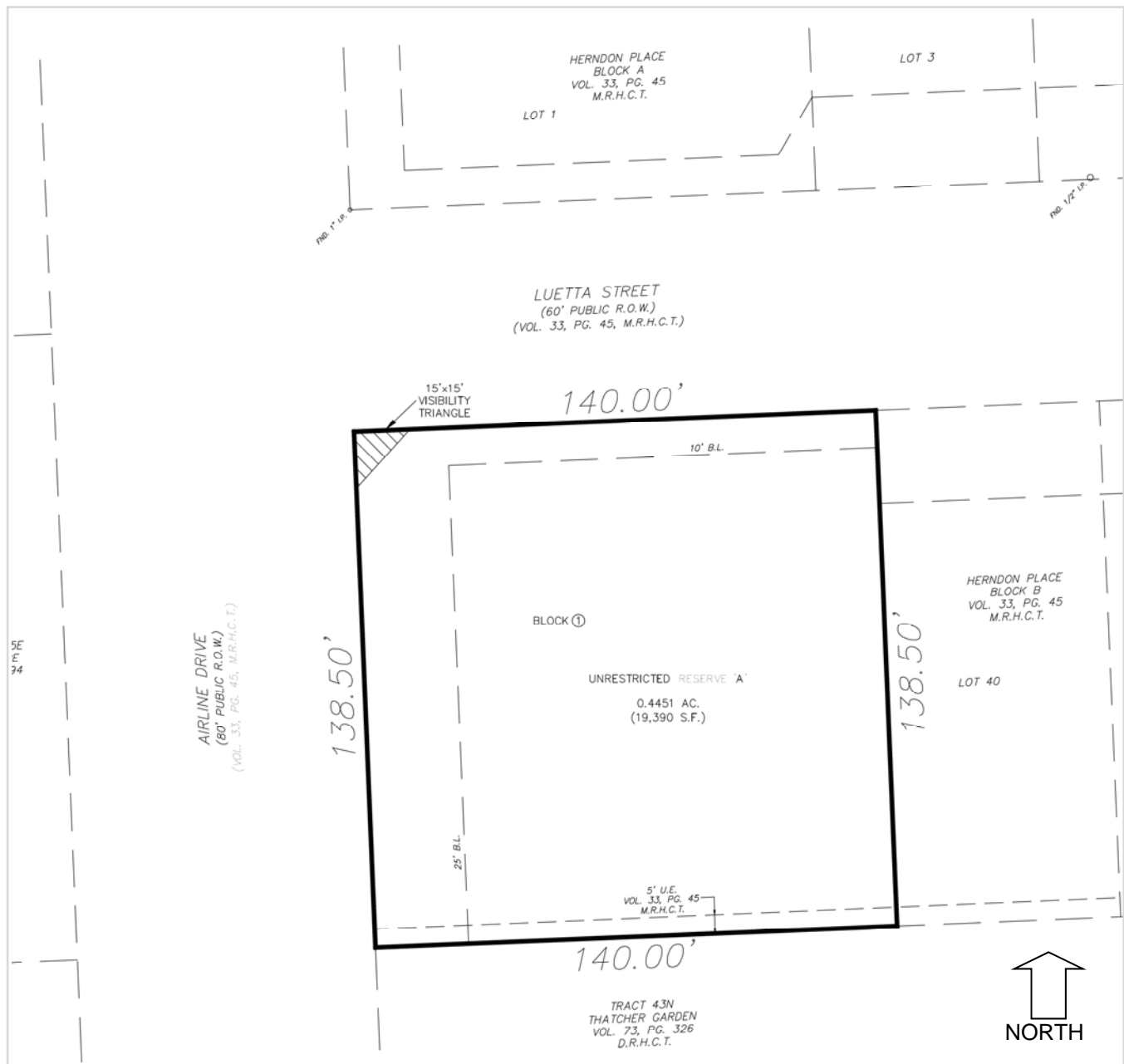
ITEM: 111

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Herndon Place partial replat no 1

Applicant: REKHA ENGINEERING, INC.



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 111

Planning and Development Department

Meeting Date: 07/19/2018

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Subdivision Name: Herndon Place partial replat no 1

Applicant: REKHA ENGINEERING, INC.



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**C – Public Hearings**

**Aerial**

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 112  
**Action Date:** 07/19/2018  
**Plat Name:** Jacqueline Court replat no 1  
**Developer:** Mathews Investments Southwest Inc  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2018-1239 C3N

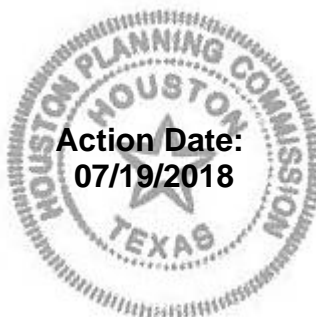
Total Acreage:	0.9364	Total Reserve Acreage:	0.0887
Number of Lots:	16	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452B	City

#### **Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 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)
- 205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**07/19/2018**

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

#### **For Your Information:**



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 112  
**Action Date:** 07/19/2018  
**Plat Name:** Jacqueline Court replat no 1  
**Developer:** Mathews Investments Southwest Inc  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2018-1239 C3N

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The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Traffic: 07/18/18:

Sufficient on-site parking is provided.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

City Engineer: DETENTION IS REQUIRED. IF THE F.H. ARE PRIVATE, IT NEED TO REMOVE THE F.H.E..  
IF THE F.H. AND FIRE LINE ARE PUBLIC, IT NEED 20' W.L.E. TO CONNECT TO F.H.E..

Harris County Flood Control District: Flood Control review - No comments.

Solid Waste: It is understood that the proposed development will not receive COH garbage collection service.

Questions concerning the informational comments should be directed to the agency's author. Planning 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

## ITEM: 112

Planning and Development Department

Meeting Date: 07/019/2018

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Subdivision Name: Jacqueline Court replat no 1

Applicant: Owens Management Systems, LLC



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**C – Public Hearings**

**Site Location**

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# Houston Planning Commission

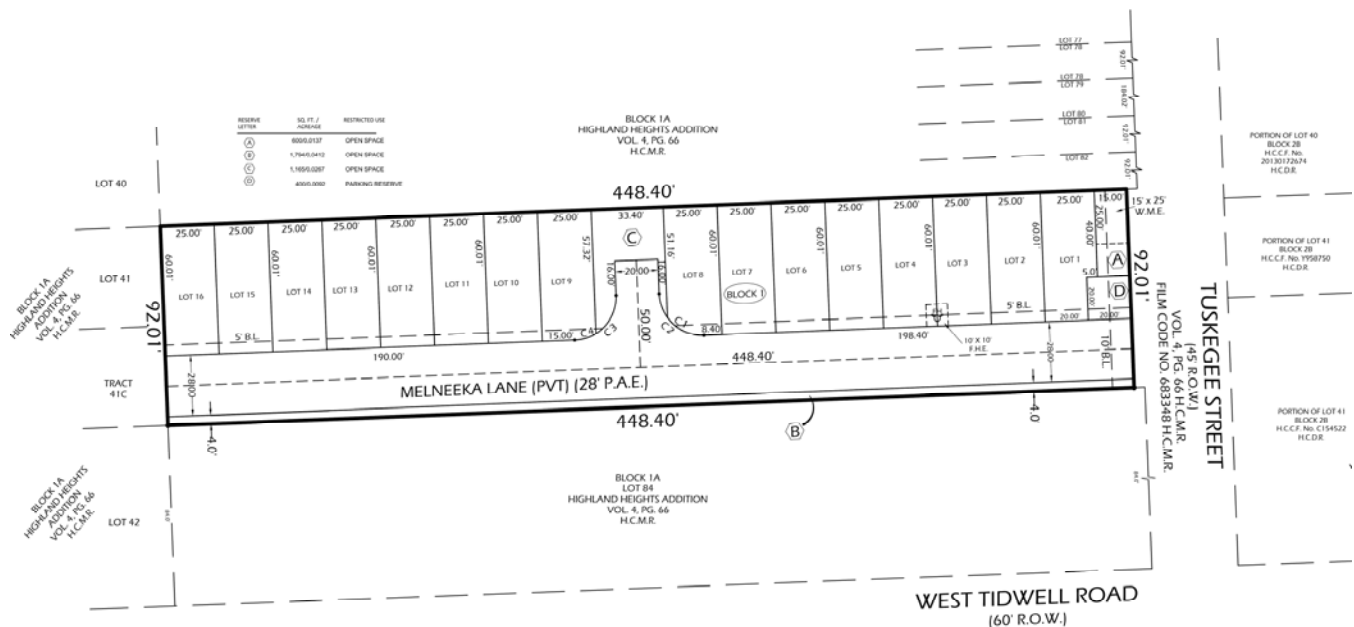
## ITEM: 112

Planning and Development Department

Meeting Date: 07/019/2018

Subdivision Name: Jacqueline Court replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Subdivision



# Houston Planning Commission

**ITEM: 112**

Planning and Development Department

Meeting Date: 07/019/2018

Subdivision Name: Jacqueline Court replat no 1

Applicant: Owens Management Systems, LLC



**C – Public Hearings**

**Aerial**



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 113  
**Action Date:** 07/19/2018  
**Plat Name:** Long Point Acres partial replat no 3  
**Developer:** Apia Property, LLC  
**Applicant:** Richard Grothues Designs  
**App No / Type:** 2018-1108 C3N

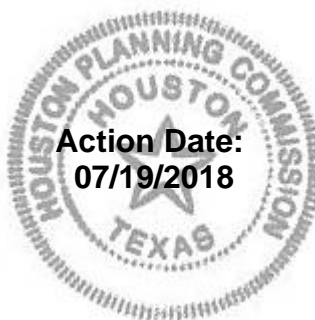
Total Acreage:	1.7677	Total Reserve Acreage:	1.7677
Number of Lots:	0	Number of Multifamily Units:	75
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450T	City

#### **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.
- 208. Staff requests a two week deferral per Council Member Stardig's request.

#### **Commission Action:**

Defer per Council Member's request



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

#### **For Your Information:**

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 113  
**Action Date:** 07/19/2018  
**Plat Name:** Long Point Acres partial replat no 3  
**Developer:** Apia Property, LLC  
**Applicant:** Richard Grothues Designs  
**App No / Type:** 2018-1108 C3N

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City Engineer: Detention is Required. PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application. Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org).

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

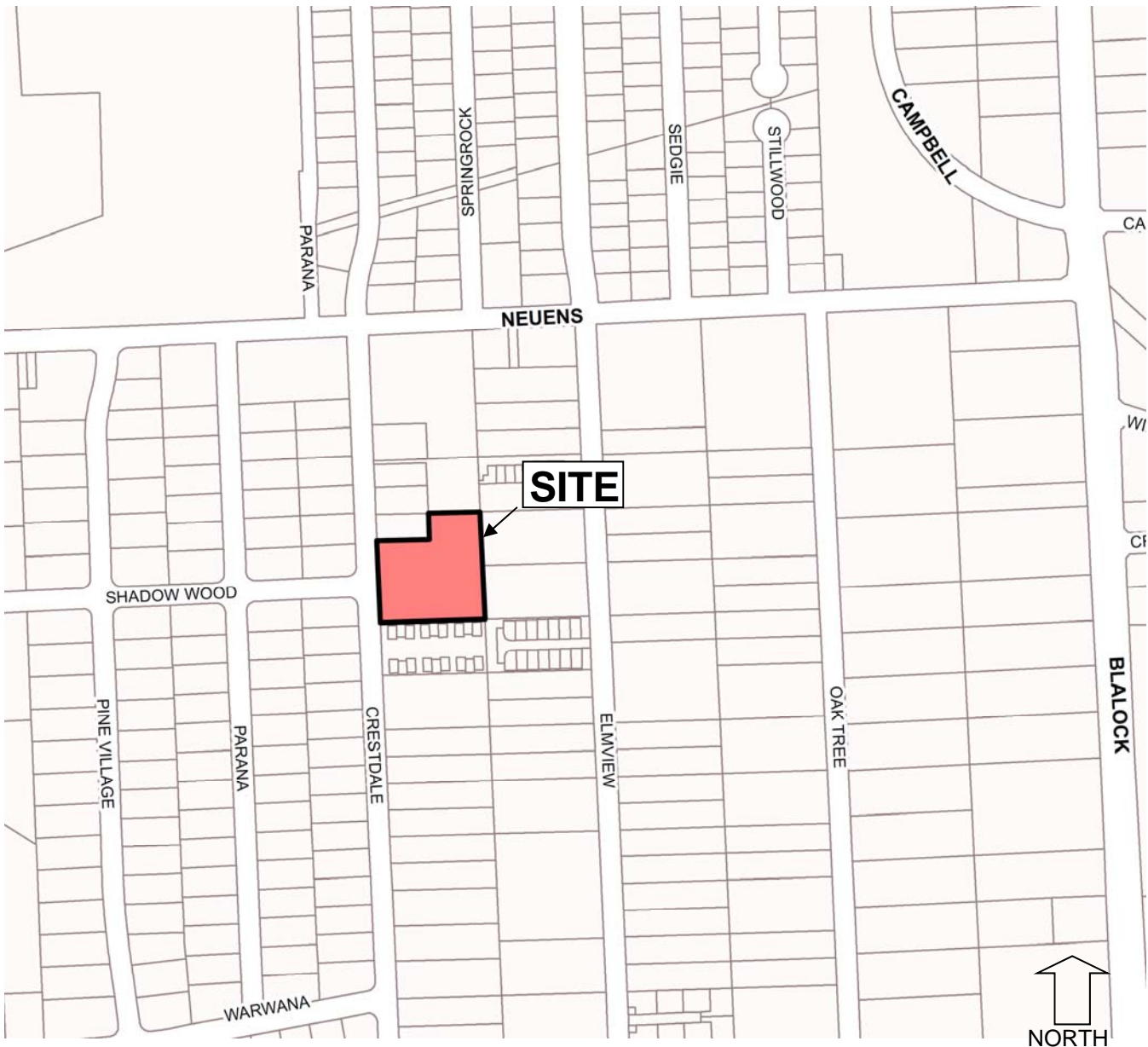
**ITEM: 113**

Planning and Development Department

Meeting Date: 07/19/2018

**Subdivision Name: Long Point Acres partial replat no 3**

**Applicant: Richard Grothues Designs**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

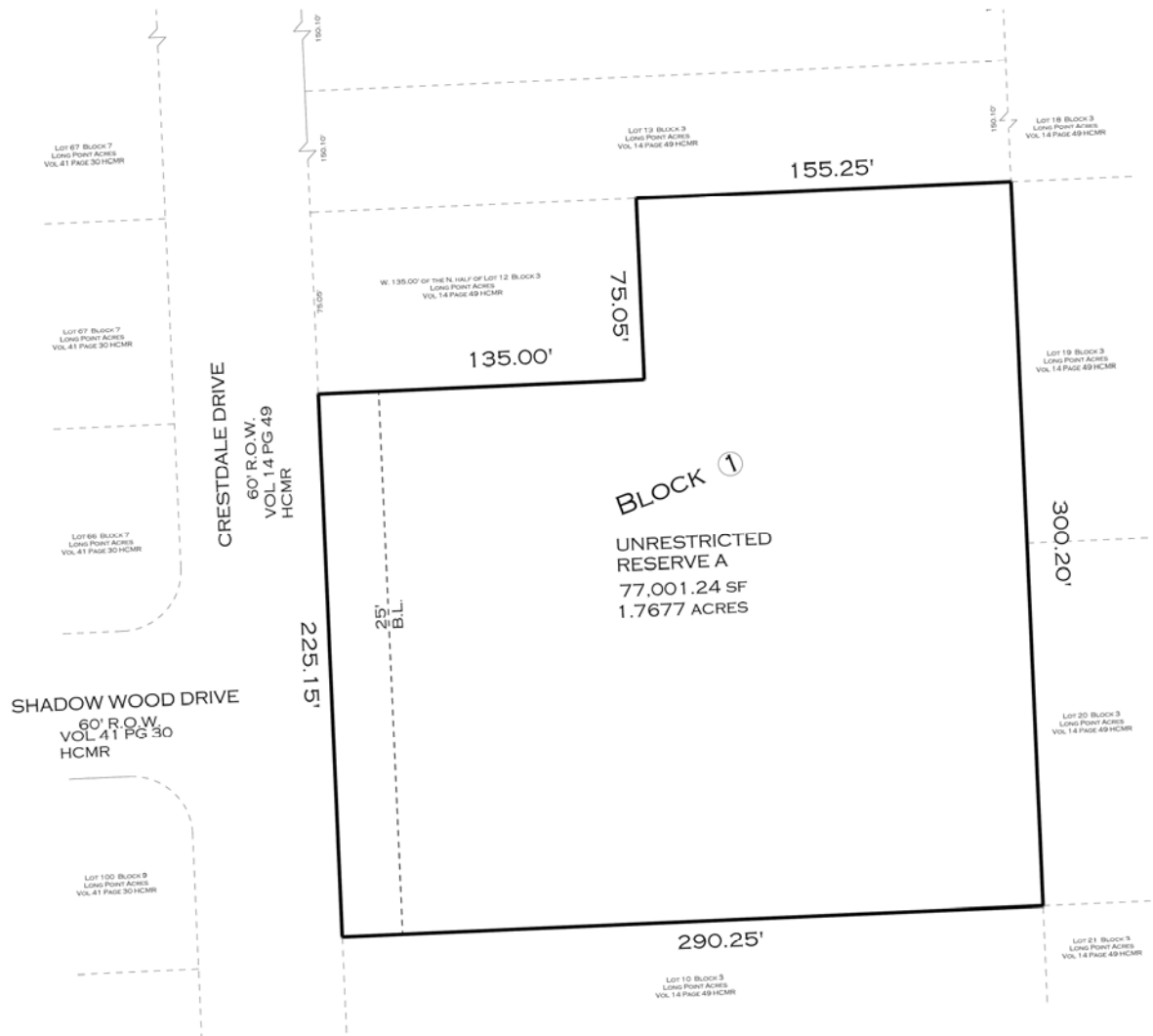
## ITEM: 113

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Long Point Acres partial replat no 3

Applicant: Richard Grothues Designs



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 113

Planning and Development Department

Meeting Date: 07/19/2018

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**Subdivision Name: Long Point Acres partial replat no 3**

**Applicant: Richard Grothues Designs**



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**C – Public Hearings**

**Aerial**

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 114  
**Action Date:** 07/19/2018  
**Plat Name:** Ranch Country Sec 4 partial replat no 1  
**Developer:** Landy Properties  
**Applicant:** Texas Legal Media  
**App No / Type:** 2018-0982 C3N

Total Acreage:	14.8447	Total Reserve Acreage:	14.8447
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:	Northwest Freeway MUD
County	Zip	Key Map ©	City / ETJ
Harris	77447	325E	ETJ

#### **Conditions and requirements for approval:**

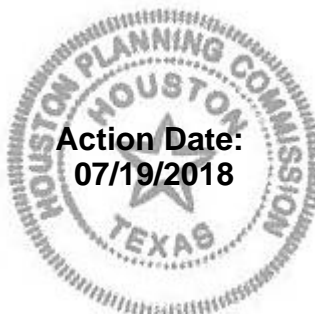
047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

Provide written approval from Harris County Engineer's office and utility companies for the abandonment of streets and easements prior to final plat submittal. If it is determined that public utilities are involved, provide a letter of coordination to abandon easements and streets prior to final plat submittal. Provide written approval from the MUD for the removal of the 20 foot storm sewer easement prior to final plat submittal.

#### **Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

#### **For Your Information:**

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 114  
**Action Date:** 07/19/2018  
**Plat Name:** Ranch Country Sec 4 partial replat no 1  
**Developer:** Landy Properties  
**Applicant:** Texas Legal Media  
**App No / Type:** 2018-0982 C3N

---

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 - HCFCD will need to meet with the owners regarding the plat. The owners should request a meeting with the District before plat can be approved.

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)

There are no objections to variance request, but its use should be restricted to residential development.

Commercial access, if required, should be off Becker Road.

Coordinate with HCFCD to determine if any additional drainage easements are required

Access should be denied at cul-de-sac if property will be developed commercial as generated traffic is not allowed through residential subdivision. Then access should be taken off Becker Road.

County concurrence is needed to abandoned streets prior to final plat approval

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



# Houston Planning Commission

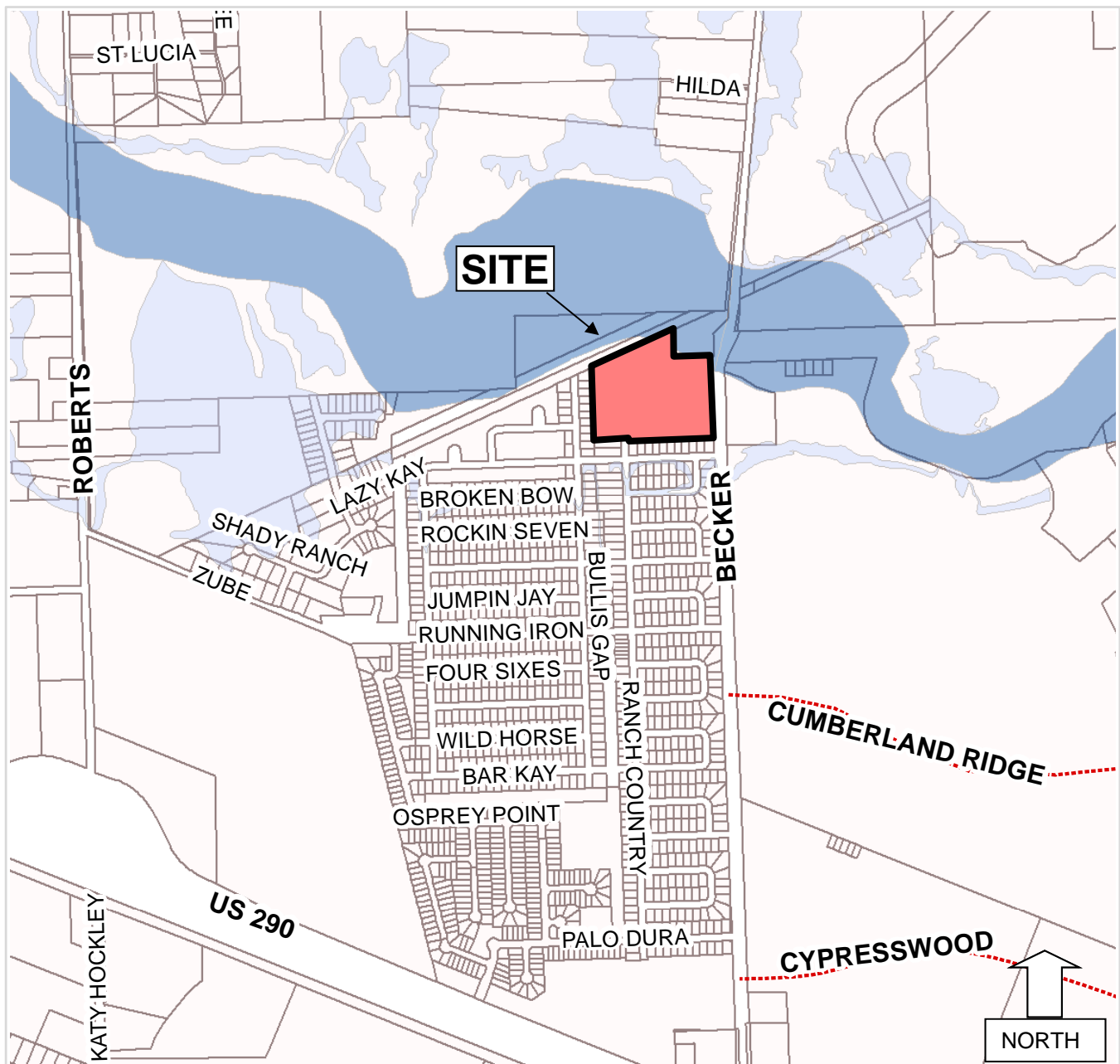
ITEM: 114

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Ranch Country Sec 4 partial replat no 1 (DEF 1)

Applicant: Texas Legal Media



C – Public Hearings

Site Location

# Houston Planning Commission

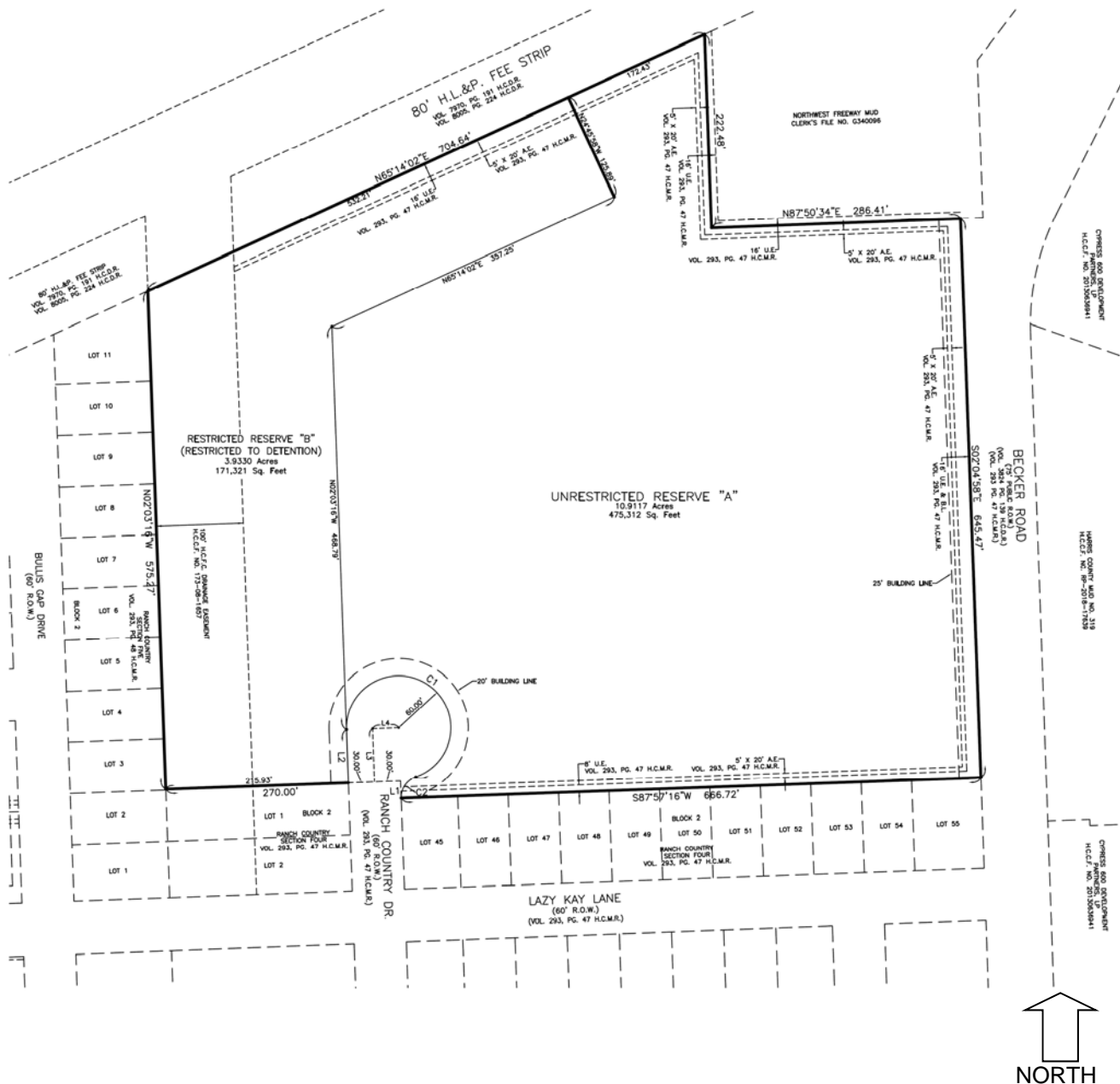
## ITEM: 114

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Ranch Country Sec 4 partial replat no 1 (DEF 1)

Applicant: Texas Legal Media



C – Public Hearings

Subdivision

# Houston Planning Commission

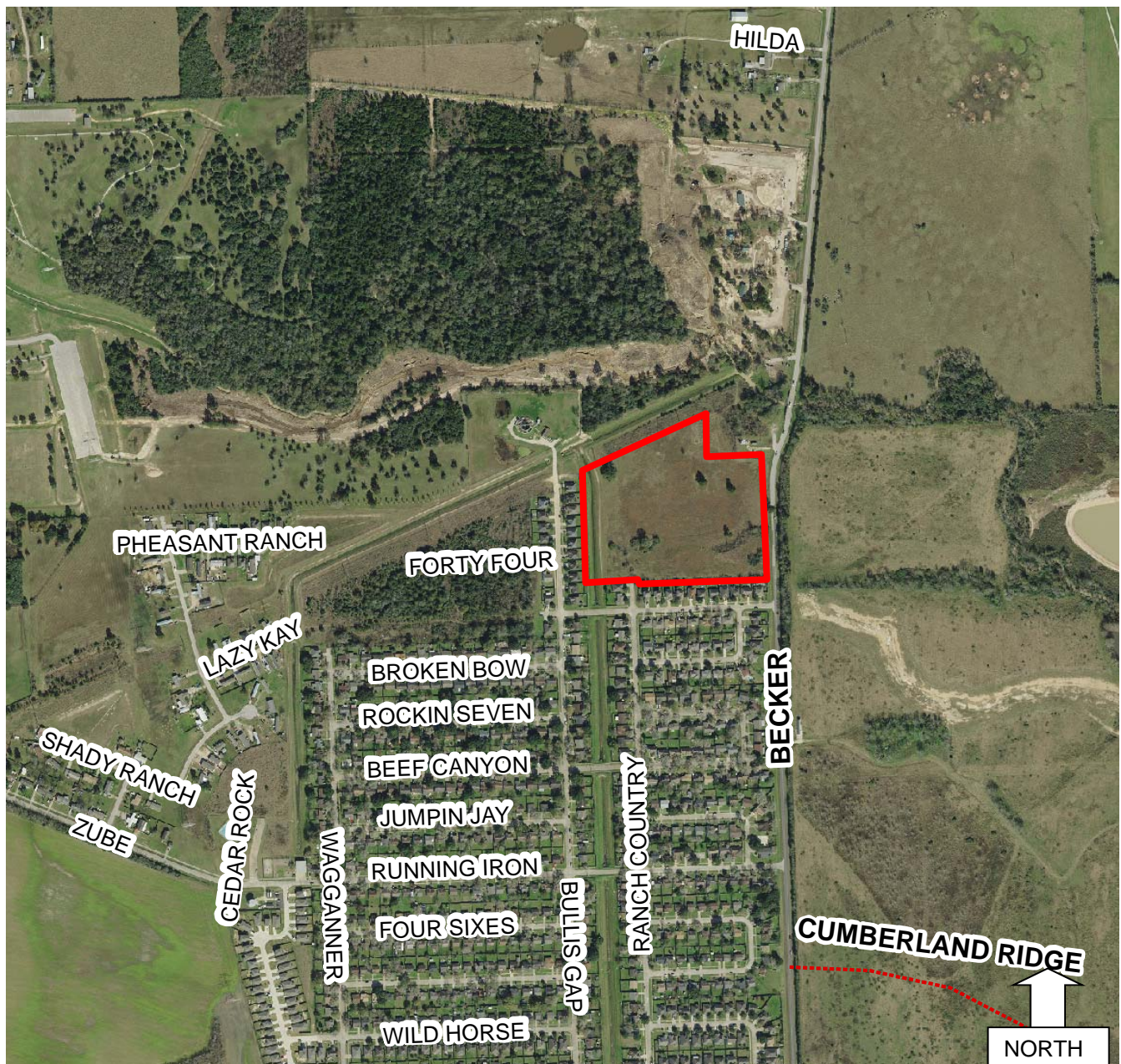
ITEM: 114

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Ranch Country Sec 4 partial replat no 1 (DEF 1)

Applicant: Texas Legal Media



C – Public Hearings

Aerial





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 115  
**Action Date:** 07/19/2018  
**Plat Name:** Ranch Country Sec 5 partial replat no 1  
**Developer:** Landy Properties  
**Applicant:** Texas Legal Media  
**App No / Type:** 2018-0983 C3N

Total Acreage:	12.2794	Total Reserve Acreage:	12.2794
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:	Northwest Freeway MUD
County	Zip	Key Map ©	City / ETJ
Harris	77447	324H	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.

Provide written approval from Harris County Engineer's office and utility companies for the abandonment of streets and easements prior to final plat submittal. If it is determined that public utilities are involved, provide a letter of coordination to abandon easements and streets prior to final plat submittal. Provide a letter of release from centerpoint for the utility easements. Provide a letter of no objection from the MUD prior to final plat submittal for the abandonment of the 20 foot storm sewer easement.

Three plats will be required at final plat submittal. The names of the additional plats will be Ranch Country Sec 5 partial replat no 2 and Ranch Country Sec 5 partial replat no 3.

#### **Commission Action:**

Grant the requested variance(s) and Approve the plat subject to the conditions listed

The Planning Commission granted a variance to not terminate Forty Four Lane in a turn around/cul-de-sac.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

#### **For Your Information:**



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 115  
**Action Date:** 07/19/2018  
**Plat Name:** Ranch Country Sec 5 partial replat no 1  
**Developer:** Landy Properties  
**Applicant:** Texas Legal Media  
**App No / Type:** 2018-0983 C3N

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The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: 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 - Show, call out and label channel L117-01-00 with Clerk File No. F409277 (see uploaded PDF).

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Traffic Impact Analysis will be required before the review of construction plan. Traffic generated by commercial development is not allowed through residential neighborhood. Both Bullis Gap Drive and Wagganer Drive are designed as standard residential streets (28' B-B) providing frontage of single family homes.

County concurrence is needed to abandoned streets prior to final plat approval

Lazy Kay will need to be constructed per county regulations for access

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

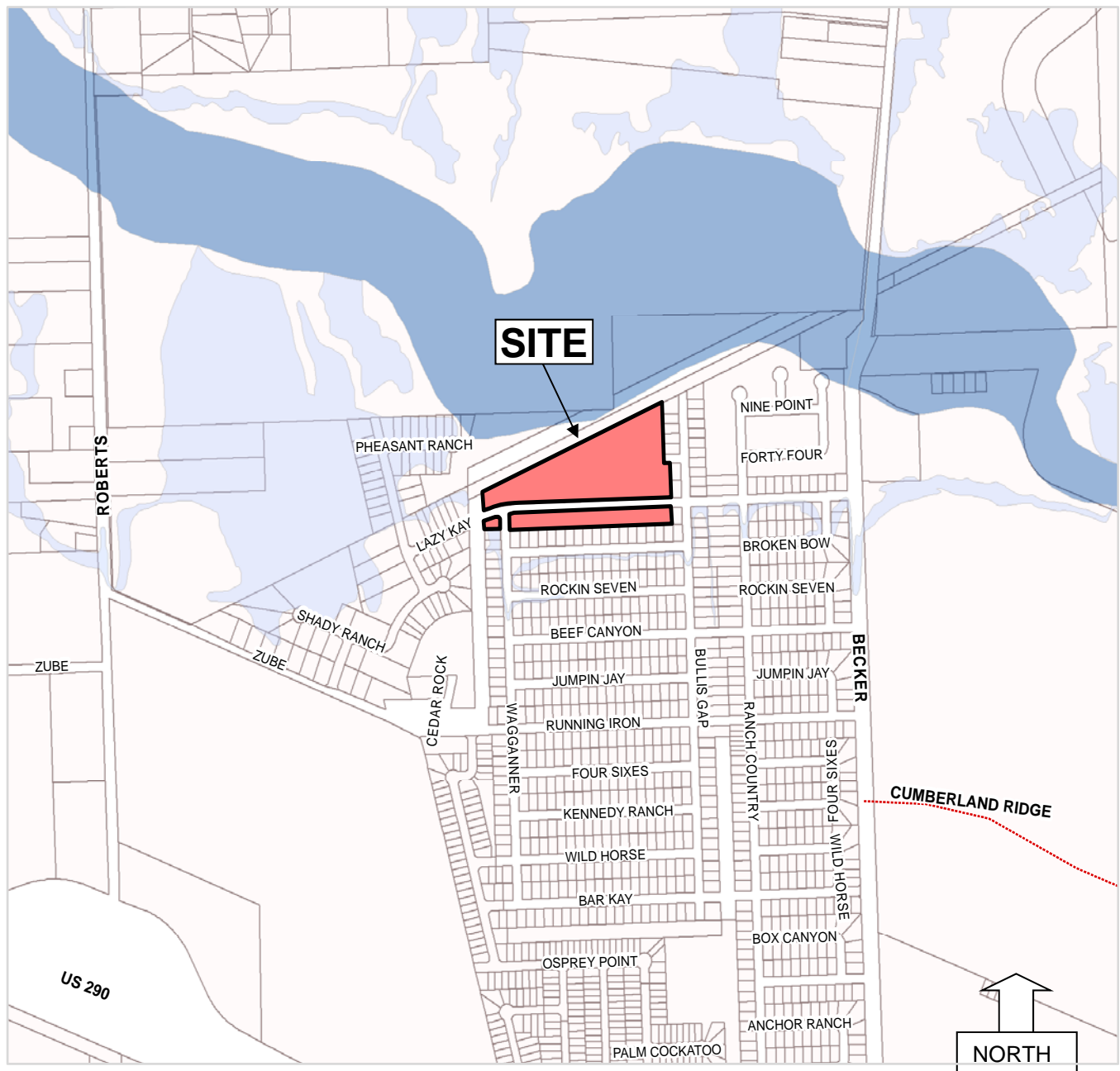
**ITEM: 115**

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Ranch Country Sec 5 partial replat no 1(DEF1)

Applicant: Texas Legal Media



**C – Public Hearings with Variance**

**Site Location**

# Houston Planning Commission

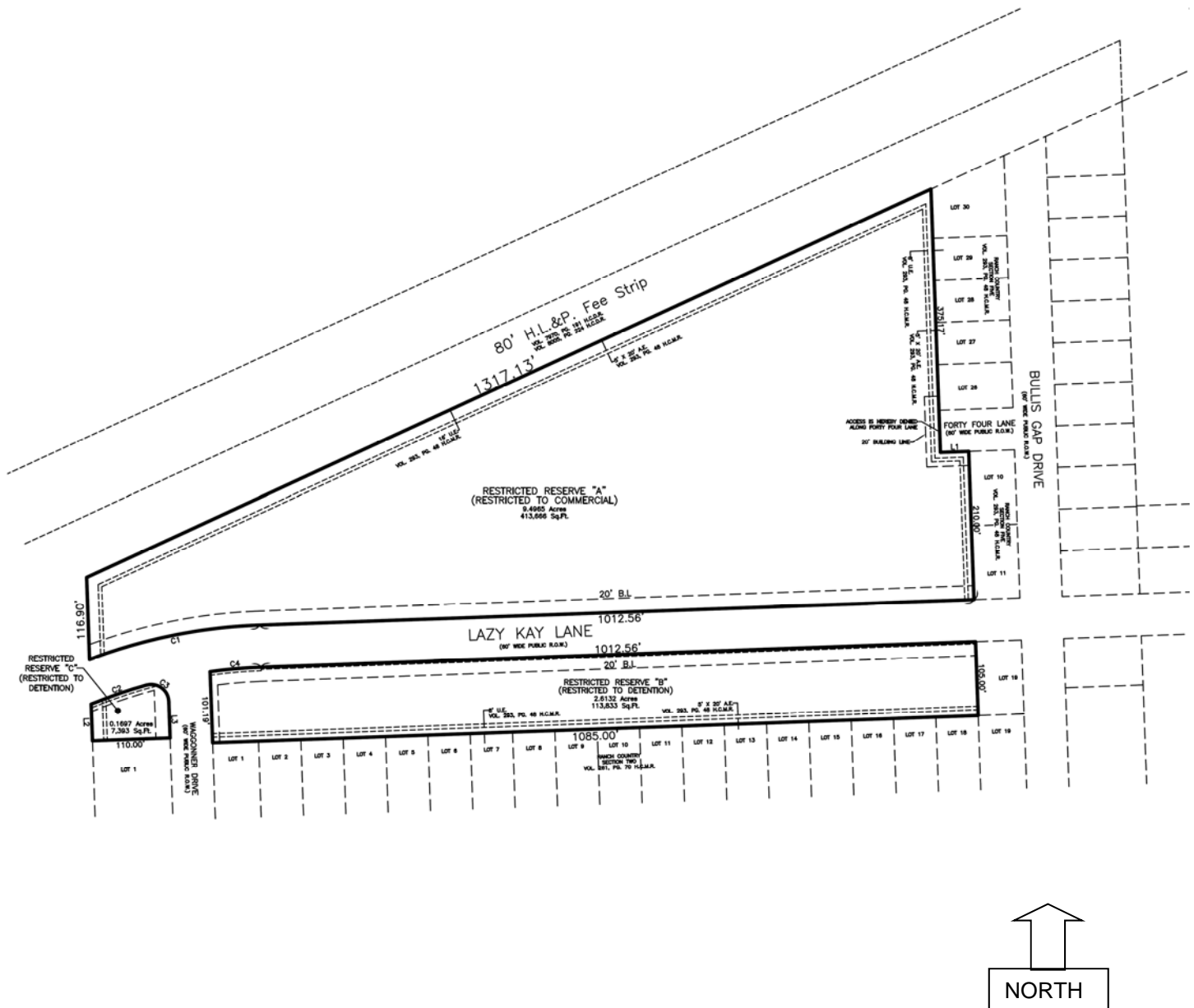
## ITEM: 115

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Ranch Country Sec 5 partial replat no 1 (DEF1)

Applicant: Texas Legal Media



C – Public Hearings with Variance

Subdivision



# Houston Planning Commission

**ITEM: 115**

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Ranch Country Sec 5 partial replat no 1 (DEF1)

Applicant: Texas Legal Media



**C – Public Hearings with Variance**

**Aerial**





**Application Number:** 2018-0983

**Plat Name:** Ranch Country Sec 5 partial replat no 1

**Applicant:** Texas Legal Media

**Date Submitted:** 05/12/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To not require the extension of Forty Four Lane nor terminate the street in a turn around/cul-de-sac.

**Chapter 42 Section:** 134

**Chapter 42 Reference:**

(a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted 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**

Ranch Country Sec. 5 was originally platted as 83 Lots in 6 Blocks (Single Family Residential) in 1979 which has now been 39 years. In this time not a single ROW or lot has been developed. With hundreds of existing residential lots in the other Ranch Country sections, and an approved plat for 1800 homes that have just begun construction directly across Becker Rd., this area is almost completely made up of single family homes. Because of all the residential new and existing construction and only having a single operational gas station at this exit off Hwy 290, there is little need for the current residential land use per the existing plat. This fact has been recognized by the surrounding land owners as well as the Ranch Country HOA. Because of this the owner, Joe Landy (President of Landy Properties) has worked hand in hand with the HOA to amend the previously effective deed restrictions to now allow for Commercial Development. This amendment was proposed by Mr. Landy and the HOA and agreed to by an overwhelming majority of the area land owners. The existing 2000+ residential land owners currently have to travel south on Hwy 290 a significant distance just to reach the closest Church, Day Care, Car Wash, Restaurant, Retail Store or other commercial establishment. With the massive amount of residential lots going in directly across the street, it is simply not practical for the area to have no nearby commercial land. The HOA and land owner agree that this tract is best suited as a commercial development. The variance being sought is allow the stub street, Forty Four Lane, that terminates at the boundary line of our proposed development, to not extend through our proposed commercial reserve or terminate in a cul-de-sac. Chapter 42-134 has an exception where if a property meets 5 out of 5 conditions it is not required to extend or provide turn around. We originally believed that our situation met all 5 conditions but after meeting with the Planning Staff it turns out that we meet 4 of the 5 conditions. The only condition not met is that; (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. The only approved general plan that the stub street is shown on is the plat that we are proposing as a Commercial Reserve. Because of this we believe that granting the variance request not to extend Forty Four Lane is reasonable and meets the "spirit of the law" of Chapter 42 and provides for the most reasonable use of the land.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances to support granting the variance are clearly explained in the previous and later sections of this request and are not a hardship created or imposed by the applicant. As demonstrated in sections 1 & 4 of this request, chapter 42 provides an exception to extending this stub street that is nearly met in its entirety and certainly preserves the intent of the ordinance. The only unmet condition is purely technical nature and perfectly demonstrates the necessity of the variance request process.

**(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 virtually no local traffic along Forty Four Lane, only service to a handful of houses on the street, which does not necessitate the stub street being extended. 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 manner that the local land owner, as well as the HOA is in support of.

**(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 preserve the boundary between the current residential and proposed commercial development. As part of the conditions of the amended deed restrictions, a wall is to be placed as a separator between the two land uses. Providing a cul-de-sac at the end of the stub street would necessitate having to build this wall around the cul-de-sac that would be servicing a street that is less than 120' in total length. If built, the cul-de-sac that is required to provide emergency vehicle turn around space, would be more square feet than the entire street it is providing turn around on. There is no need for emergency vehicles to turn onto the stub street as the street is only 1 lot in depth (exception #3 of Ch. 42-134). Thus either of the two lots abutting the stub street can be completely accessed by Bullis Gap Drive. 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 surrounding conditions, land use, development and street patterns are the justification of this variance. Economic hardship is not a factor in this request at all.



**Application No:** 2018-0983

**Agenda Item:** 115

**PC Action Date:** 07/19/2018

**Plat Name:** Ranch Country Sec 5 partial replat no 1

**Applicant:** Texas Legal Media

**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 require the extension of Forty Four Lane nor terminate the street in a turn around/cul-de-sac.;

**Basis of Recommendation:**

The site is located west of Bullis Gap Drive north of Lazy Kay Lane and US 290 Highway in Harris County, Texas. The reason for replat is to create 3 three reserves and abandon a 16 foot utility easement and 20 foot storm sewer easement. The applicant is requesting a variance to not require the extension of Forty Four Lane nor terminate the street in a turn around/cul-de-sac. A variance is not required to extend the street because there is a fee strip owned by Centerpoint north of the subject site. However, a cul-de-sac at the terminus of the street would be required and staff is in support of the request not to terminate Forty Four Lane into a cul-de-sac. Forty Four lane was created as a residential street with Ranch Country Sec 5 subdivision in 1980. Only two lots take access of this street. No other lots has been developed to take access from this street. A cul-de-sac of this street would cause commercial and residential traffic conflicts on Bullis Gap Drive and add unnecessary commercial traffic to a residential street. Vehicular access will be denied to this street. Review by Legal indicates that this plat will not violate restrictions filed separately. Harris County Engineer's office poses no objection to the variance request. Staff's recommendation is to Grant the requested variance and approve the plat subject to the CPC 101 form conditions.

**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 rules of the Chapter 42 would require to cul-de-sac Forty Four Lane; however a cul-de-sac of this street would cause commercial and residential traffic conflicts on Bullis Gap Drive and add unnecessary commercial traffic to a residential 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;**

The unusual physical characteristic of the street is that only two lots take access off the street and to cul-de-sac Forty Four lane would cause commercial and residential traffic conflicts on Forty Four Lane and Bullis Gap Drive and add unnecessary commercial traffic to residential streets.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

Forty Four lane was created as a residential street with Ranch Country Sec 5 subdivision in 1980. Only two lots take access of this street. No other lots has been developed to take access from this street. A cul-de-sac of this street would cause commercial and residential traffic conflicts on Bullis Gap Drive and add unnecessary commercial traffic to a residential street. 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;**

Supporting the variance to not cul-de-sac the street will be in keeping with the intent and general purposes of this chapter. Not providing the cul-de-sac at the terminus of this street and denying access to the street will prevent commercial and residential traffic conflicts on Forty Four Lane and Bullis Gap Drive and unnecessary commercial traffic on a residential street.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public health, safety or welfare of the citizens in this community. Not providing the cul-de-sac at the terminus of Forty Four Lane and denying vehicular access to the street will prevent commercial and residential traffic conflicts on Forty Four Lane and Bullis Gap Drive and unnecessary commercial traffic on residential streets. It would be a benefit to the public health, safety and welfare of residents in this community.

**(5) Economic hardship is not the sole justification of the variance.**

A cul-de-sac of this street would cause commercial and residential traffic conflicts on Forty Four Lane and Bullis Gap Drive and add unnecessary commercial traffic to residential streets. Review by Legal indicates that the plat will not violate separately filed deed restrictions and the proposed use of the property is permitted by the deed restrictions.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 116  
**Action Date:** 07/19/2018  
**Plat Name:** Ruburfield no 66 partial replat no 1  
**Developer:** PRIME TEXAS SURVEYS LLC  
**Applicant:** SEM SERVICES  
**App No / Type:** 2018-1088 C3N

Total Acreage:	0.1730	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:**

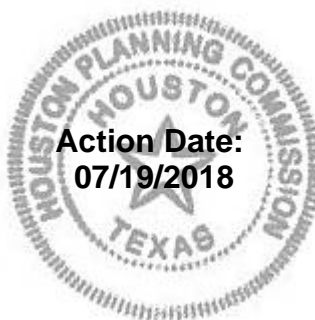
047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (short replat paragraph).

#### **Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

#### **For Your Information:**

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 116  
**Action Date:** 07/19/2018  
**Plat Name:** Ruburfield no 66 partial replat no 1  
**Developer:** PRIME TEXAS SURVEYS LLC  
**Applicant:** SEM SERVICES  
**App No / Type:** 2018-1088 C3N

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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

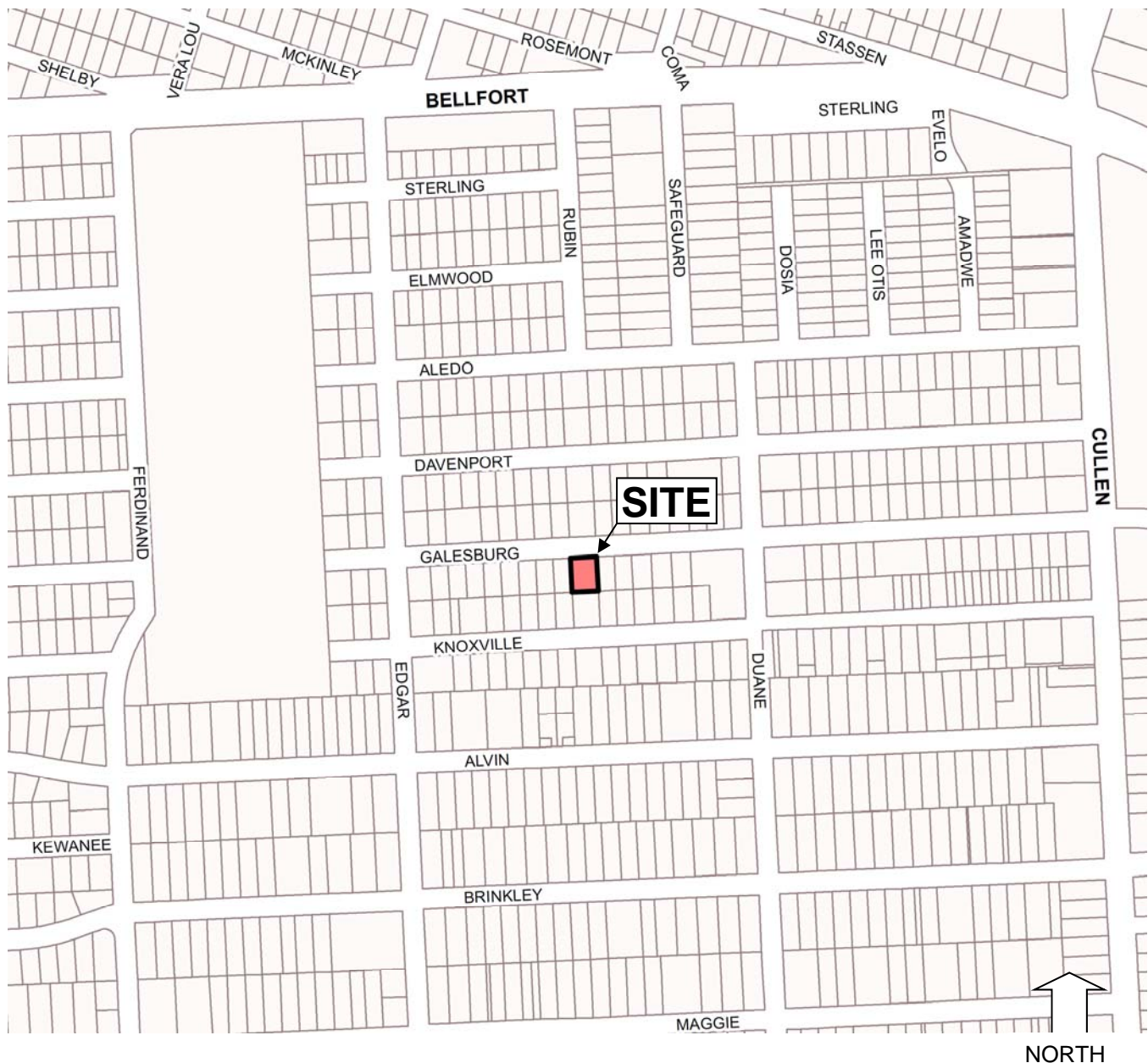
**ITEM: 116**

Planning and Development Department

Meeting Date: 07/19/2018

**Subdivision Name: Ruburfield no 66 partial replat no 1**

**Applicant: SEM Services**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

## ITEM: 116

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Ruburfield no 66 partial replat no 1

Applicant: SEM Services



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 116

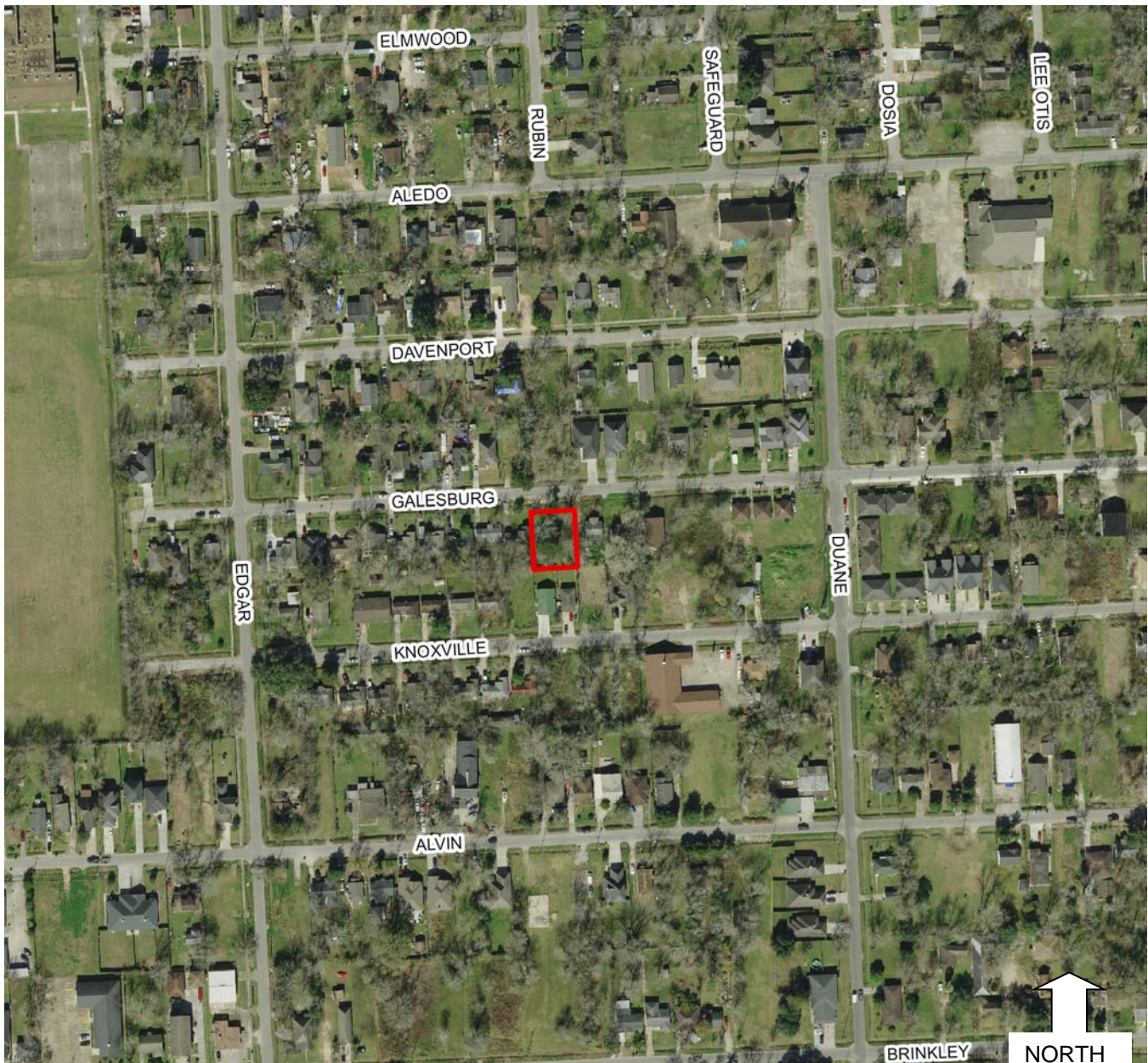
Planning and Development Department

Meeting Date: 07/19/2018

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Subdivision Name: Ruburfield no 66 partial replat no 1

Applicant: SEM Services



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C – Public Hearings

Aerial

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 117  
**Action Date:** 07/19/2018  
**Plat Name:** Frenchman Square  
**Developer:** 3017 Liberty Rd, LLC  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2018-1241 C2R

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Total Acreage:	0.3808	Total Reserve Acreage:	0.0050
Number of Lots:	9	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	77026	494A	City

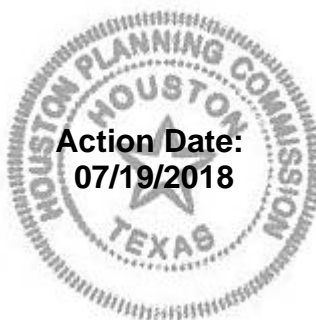
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#### **Conditions and requirements for approval:**

047. Make minor corrections and additions as indicated on the marked file copy.
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
209. Applicant has requested that this item be deferred for two weeks.

#### **Commission Action:**

Defer Applicant request



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

#### **For Your Information:**

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 117  
**Action Date:** 07/19/2018  
**Plat Name:** Frenchman Square  
**Developer:** 3017 Liberty Rd, LLC  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2018-1241 C2R

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PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: DETENTION IS REQUIRED AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



# Houston Planning Commission

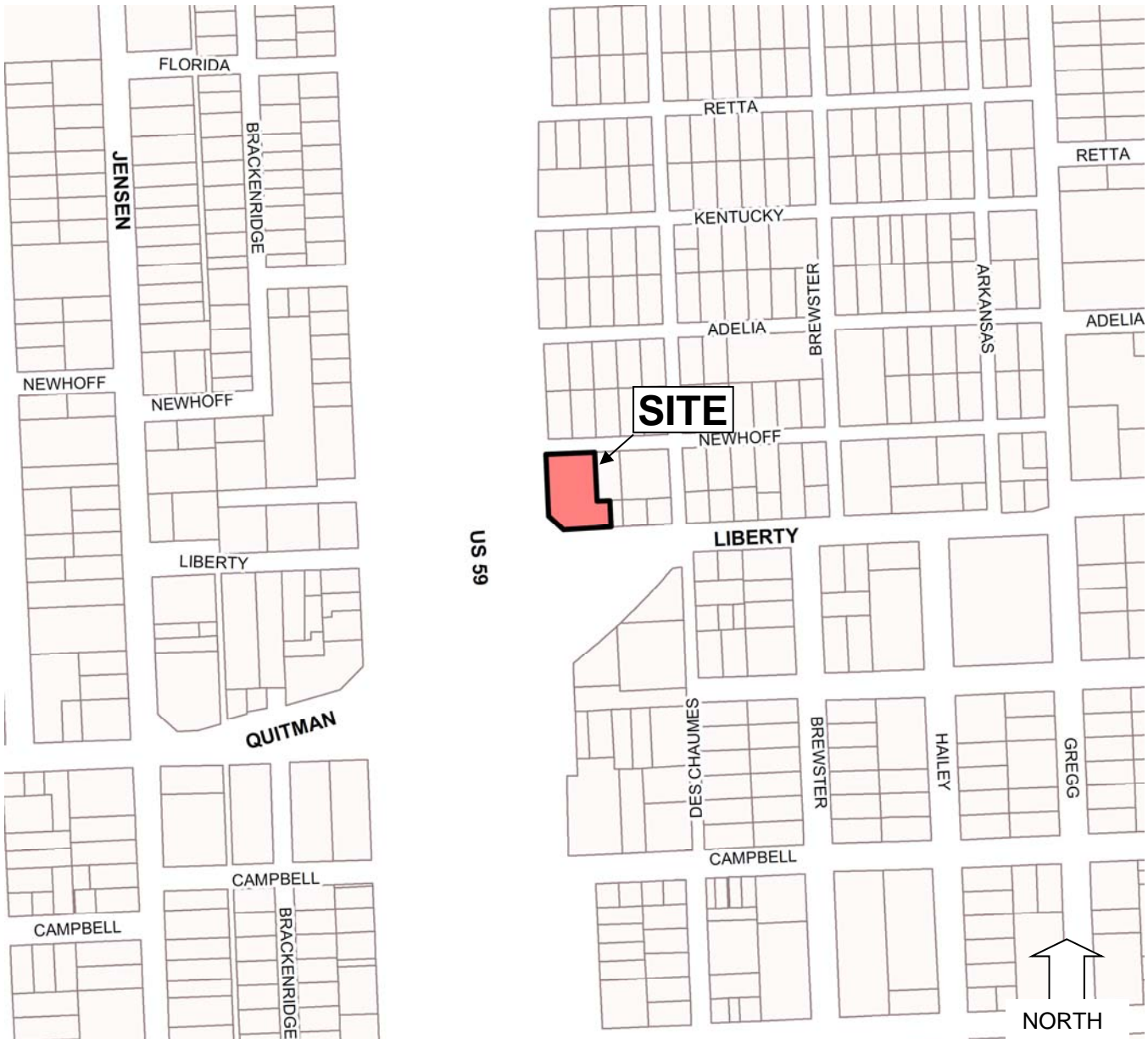
**ITEM: 117**

Planning and Development Department

Meeting Date: 07/19/2018

**Subdivision Name: Frenchman Square**

**Applicant: Owens Management Systems, LLC**



**D – Variances**

**Site Location**



# Houston Planning Commission

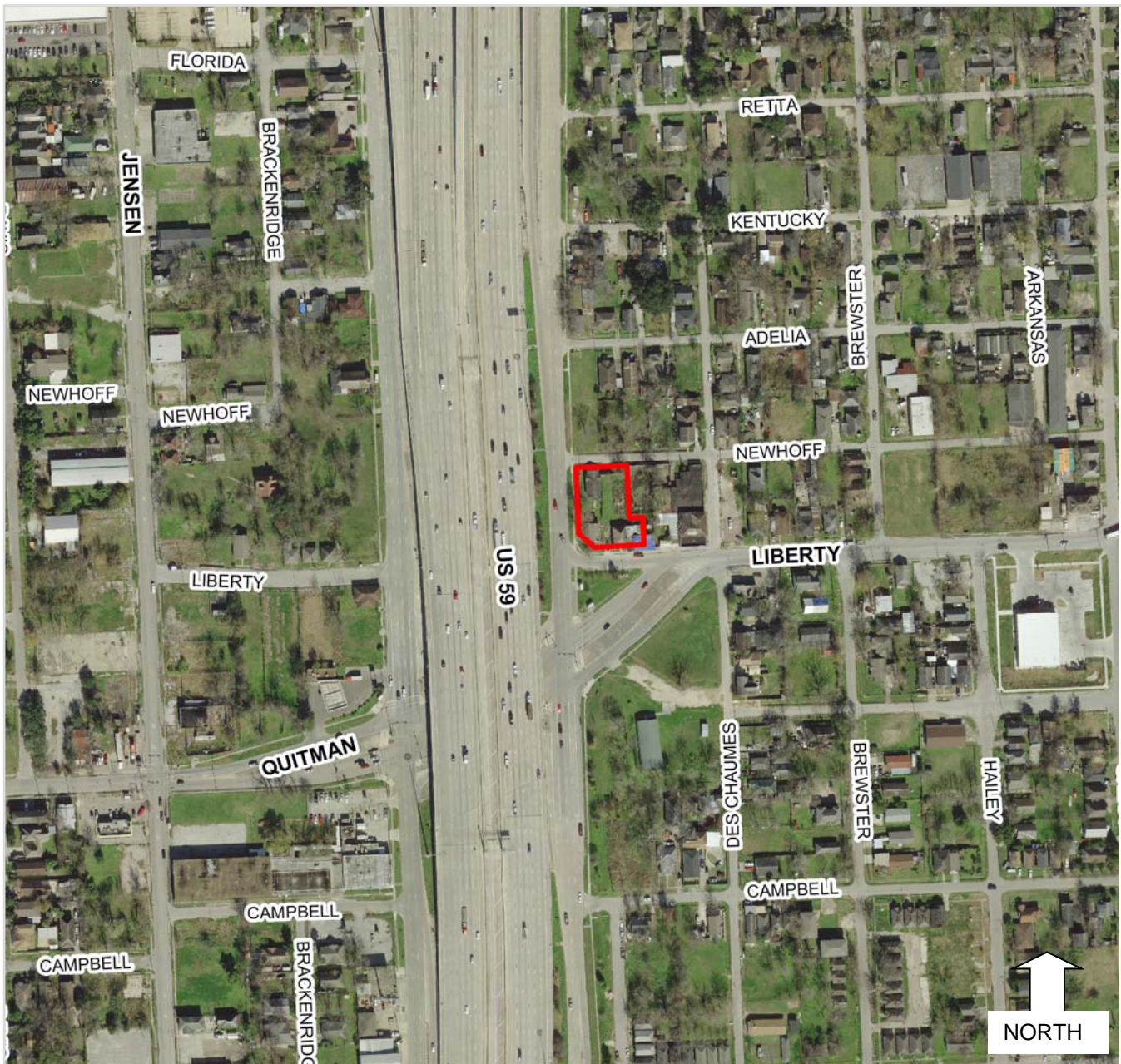
ITEM: 117

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Frenchman Square

Applicant: Owens Management Systems, LLC



D – Variances

Aerial



Houston, TX 77026

FOR PUBLICATION





**Application Number:** 2018-1241

**Plat Name:** Frenchman Square

**Applicant:** Owens Management Systems, LLC

**Date Submitted:** 06/11/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

A variance is being sought for a 5-foot building line along a major thoroughfare instead of 25 feet.

**Chapter 42 Section: 52**

**Chapter 42 Reference:**

Building line requirement along major thoroughfares. a) A 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**

The imposition of the terms, rules, conditions, policies and standards of this chapter would be an undue hardship by depriving the applicant of reasonable use of land.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The distance from the back of curb to the property line is 22.5' with a 4' sidewalk. A 25' building line would create 47'5 feet from the back of curb.

**(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

**(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 is no vehicular access to US 59 feeder. The sidewalks will be widened to 6 feet.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. A 5' building line creates at least 27 feet from the back of curb, maintaining the 25' requirement.





**Application No:** 2018-1241

**Agenda Item:** 117

**PC Action Date:** 07/19/2018

**Plat Name:** Frenchman Square

**Applicant:** Owens Management Systems, LLC

**Staff Recommendation:** [Defer Applicant request](#)

**Chapter 42 Sections:** [52](#)

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

[A variance is being sought for a 5-foot building line along a major thoroughfare instead of 25 feet. ;](#)

**Basis of Recommendation:**

The site is located north of Liberty Road, south of Newhoff Street along the east side of US 59 within Houston's Corporate limits. The applicant is requesting a reduced building line of 5' along US 59 instead of the required 25' for a new single-family development. At this time, the applicant has requested that this item be deferred for two weeks to allow time to provide revised information by noon next Wednesday.

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**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

[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;**

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

[NA](#)

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

[NA](#)

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

[NA](#)

**(5) Economic hardship is not the sole justification of the variance.**

[NA](#)



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 118  
**Action Date:** 07/19/2018  
**Plat Name:** Hardy Spring Crossing replat no 1  
**Developer:** Kimley-Horn, Inc  
**Applicant:** Terra Surveying Company, Inc.  
**App No / Type:** 2018-1441 C2R

Total Acreage:	6.6367	Total Reserve Acreage:	6.6367
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Northgate Crossing MUD 1
County	Zip	Key Map ©	City / ETJ
Harris	77373	292B	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.

Add notes: 1.) "Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing." 2.) Any additional structures or additions must adhere to the building line and site visibility triangle as shown on this plat. In addition, if existing structure(s) is ever demolished, then any replacement structure(s) shall adhere to the building line and site visibility triangle shown on this plat.

#### Commission Action:

Defer Applicant request



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

#### For Your Information:



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 118  
**Action Date:** 07/19/2018  
**Plat Name:** Hardy Spring Crossing replat no 1  
**Developer:** Kimley-Horn, Inc  
**Applicant:** Terra Surveying Company, Inc.  
**App No / Type:** 2018-1441 C2R

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The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

**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. Provide INO letter from HCFCD

UVE should be checked for making right turn on red by SB traffic on Springwoods Village Pkwy onto Hardy Toll Road Service Road.

Limited scope TIA will be required addressing driveway locations and left turn lane requirements.

Corner ROW radius should be 35' at major/major intersection.

There are no objections to variance request.

City Engineer: CHECK WITH THE COUNTY TO SEE IF 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

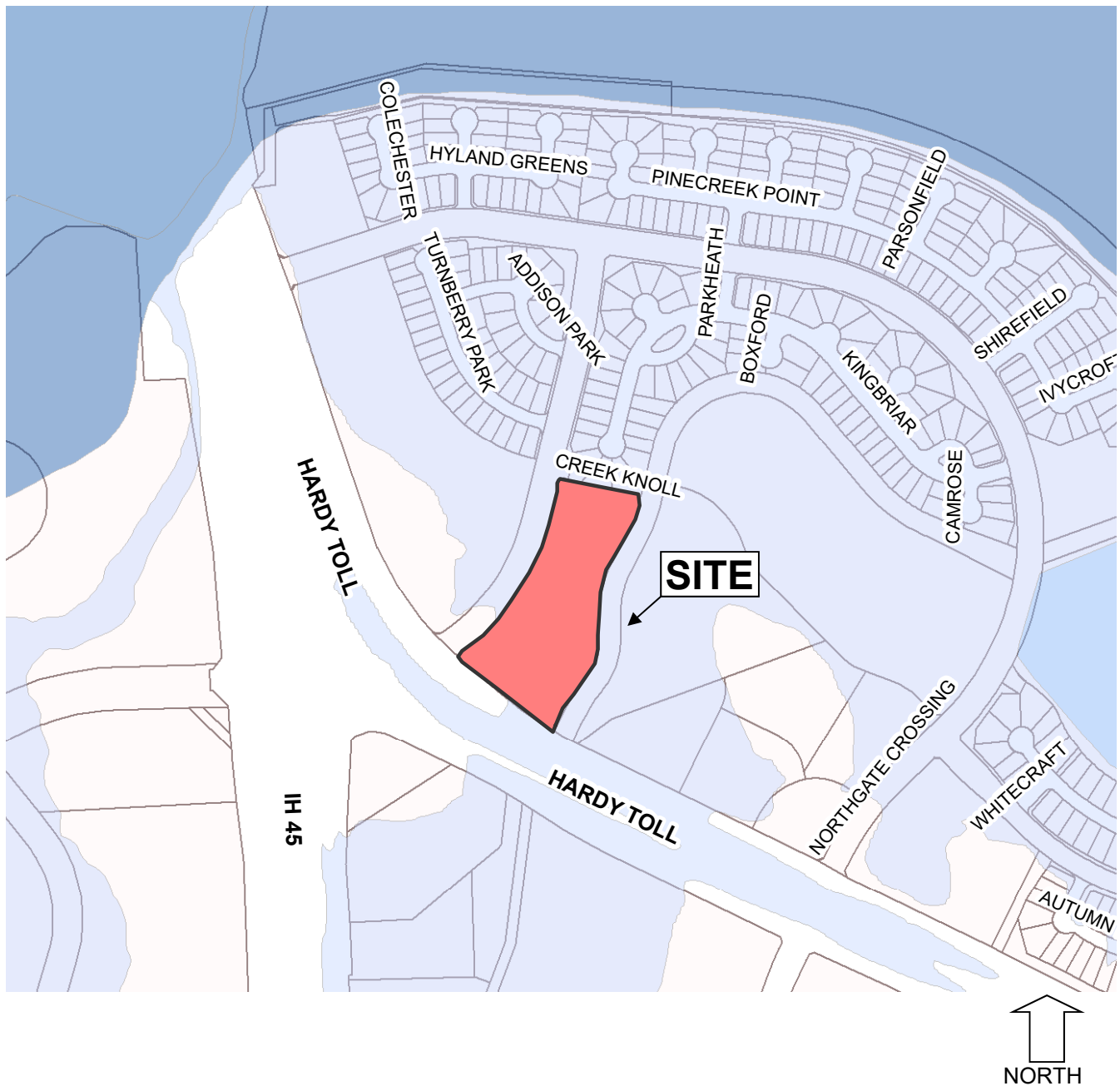
**ITEM: 118**

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Hardy Spring Crossing replat no 1

Applicant: Terra Surveying Company, Inc.



**D – Variances**

**Site Location**

# Houston Planning Commission

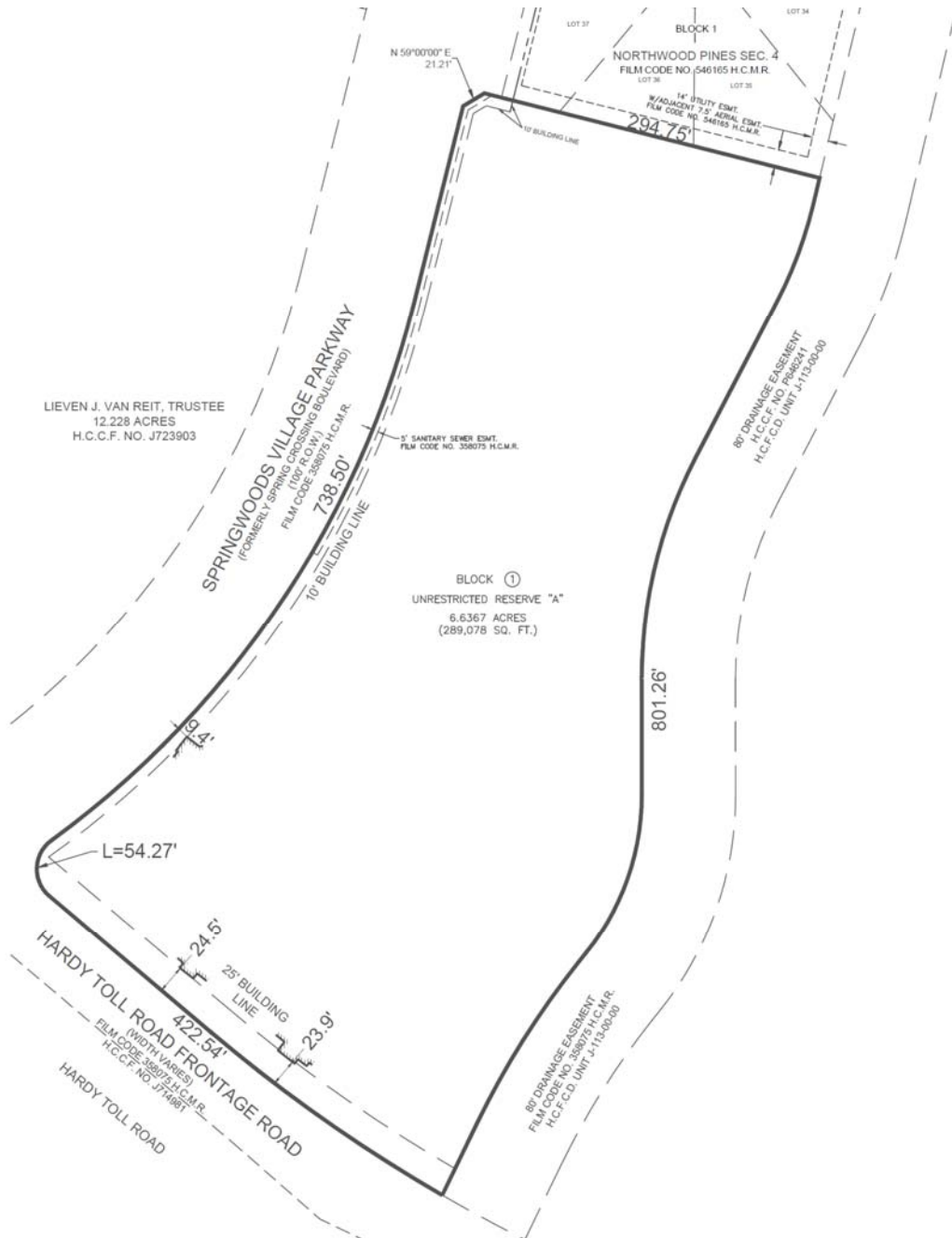
## ITEM: 118

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Hardy Spring Crossing replat no 1

Applicant: Terra Surveying Company, Inc.



D – Variances

Subdivision



# Houston Planning Commission

**ITEM: 118**

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Hardy Spring Crossing replat no 1

Applicant: Terra Surveying Company, Inc.



**D – Variances**

**Aerial**



**Application Number:** 2018-1441

**Plat Name:** Hardy Spring Crossing replat no 1

**Applicant:** Terra Surveying Company, Inc.

**Date Submitted:** 07/09/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

Seeking dual building line variance to allow existing building encroachment of building lines along Springwoods Village Parkway and Hardy Toll Road (frontage road) at three (3) locations. Existing building encroaches 10' BL along Springwoods Village Parkway by a distance of 0.6'; encroaches 25' BL along Hardy Toll Road frontage road by a distance of 0.5' (at one location) and by a distance of 1.1' (at a second location).

**Chapter 42 Section:** 150

**Chapter 42 Reference:**

Sec. 42-150. - Building line requirement. Major Thoroughfares In general 25 feet Local streets 10 feet

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(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;**

It is the objective of the owner to be in compliance, once the replat is recorded with the office of the Harris County Clerk, for the life of the existing 4-story building and also complying with the 10-foot building line and 25-foot building line along Springwoods Village Parkway and Hardy Toll Frontage Road for any future development.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

It was determined after construction that these three (3) infractions happened and the replat is required to be in compliance. Any future development will adhere to the required 10-foot building line and 25-foot building line per the submitted replat

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Any and all future construction on the subject tract will comply with the existing requirements of Chapter 42, specifically the 10-foot building line along Springwoods Village Parkway and 25-foot building line along Hardy Toll Frontage Road.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The circulation and maneuverability of vehicular and emergency traffic will not be hindered. Nor would pedestrian traffic be limited or impeded.

**(5) Economic hardship is not the sole justification of the variance.**

The justification for this Variance is to be in compliance with the Building line requirements during the life of the existing 4-story building and be in compliance with the Building line requirements after the recording of the replat of the subject tract and any future construction. The owner/developer desires to be in compliance with the building lines for the existing building, first and foremost.





**Application No:** 2018-1441

**Agenda Item:** 118

**PC Action Date:** 07/19/2018

**Plat Name:** Hardy Spring Crossing replat no 1

**Applicant:** Terra Surveying Company, Inc.

**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)**

Seeking dual building line variance to allow existing building encroachment of building lines along Springwoods Village Parkway and Hardy Toll Road (frontage road) at three (3) locations. Existing building encroaches 10' BL along Springwoods Village Parkway by a distance of 0.6'; encroaches 25' BL along Hardy Toll Road frontage road by a distance of 0.5' (at one location) and by a distance of 1.1' (at a second location).;

**Basis of Recommendation:**

The site is located east of the intersection of Hardy Toll Road and I45 and south of Spring Creek in Houston's ETJ Harris County. The applicant is requesting a dual building line for an existing structure that was built over the ordinance required 10' building line along Springwoods Village Parkway and the 25' building line along Hardy Toll Road. At the time, 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:** 119  
**Action Date:** 07/19/2018  
**Plat Name:** Kansas Trails  
**Developer:** Abbcott Property Group , LLC  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2018-1225 C2R

Total Acreage:	0.1911	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492C	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)

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)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

139. Provide for widening of 5' for minor collector Kansas Street. (122)

Correct Parks and Open Space Table/notes to show that there are no existing dwelling units and that there will be 4 incremental dwelling units.

Provide 10/17 building line along Radcliffe Street prior to recordation. Incorporating staff's suggestion of a shared driveway will require a new application to be submitted.

***Commission Action:***

Deny the requested variance(s) and Approve the plat subject to the conditions listed  
 Planning Commission denied the reduced BL variance of 5' along Radcliffe street and required the applicant to provide 10/17 BL along Radcliffe.

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 119  
**Action Date:** 07/19/2018  
**Plat Name:** Kansas Trails  
**Developer:** Abbcott Property Group , LLC  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2018-1225 C2R

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#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Parks and Recreation: Need to Correct Parks and Open Space Table  
PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

Parks and Recreation: Need to Correct Parks and Open Space Table

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

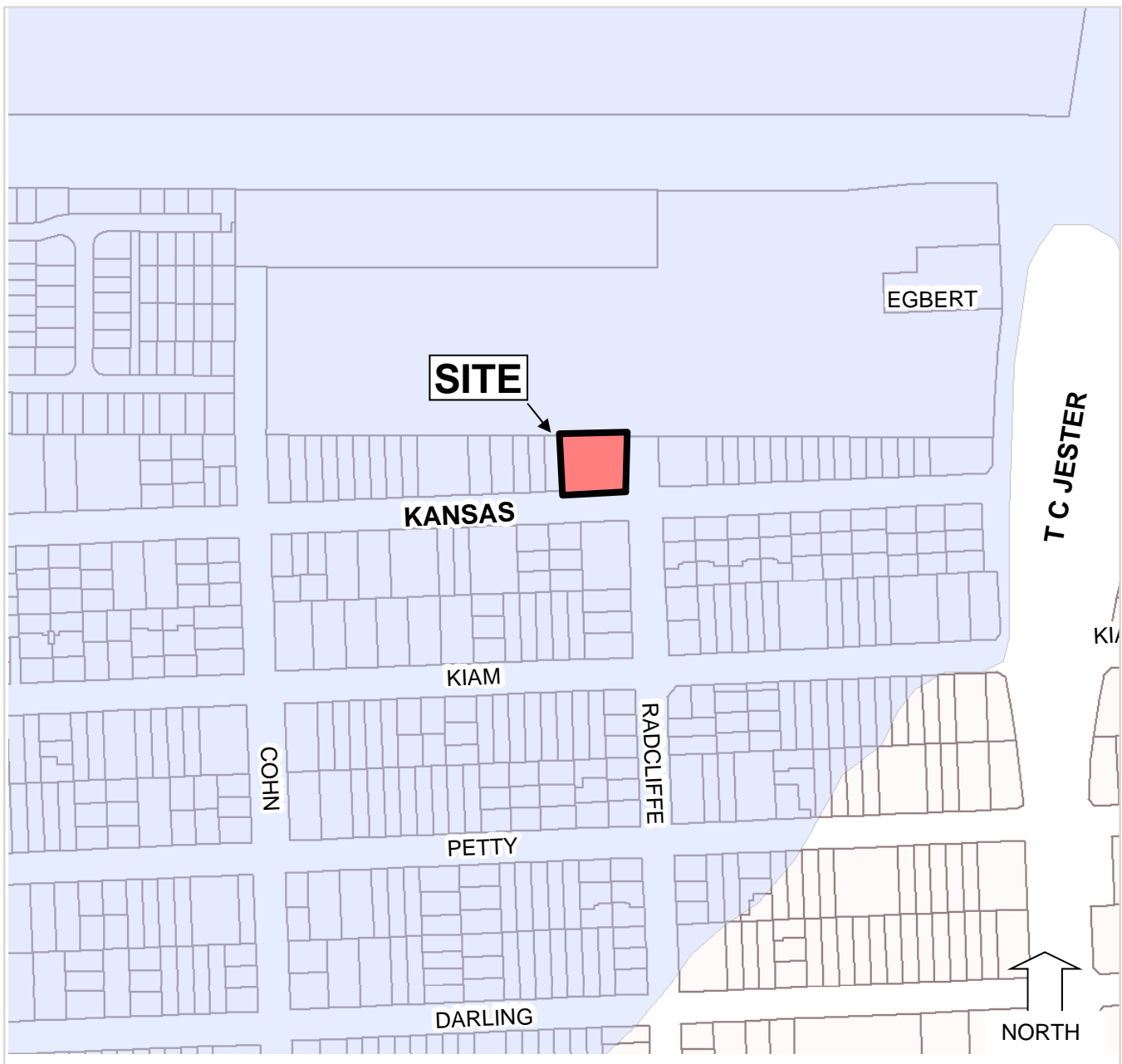
**ITEM:119**

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Kansas Trails (DEF 2)

Applicant: Owens Management Systems, LLC



**D – Variances**

**Site Location**

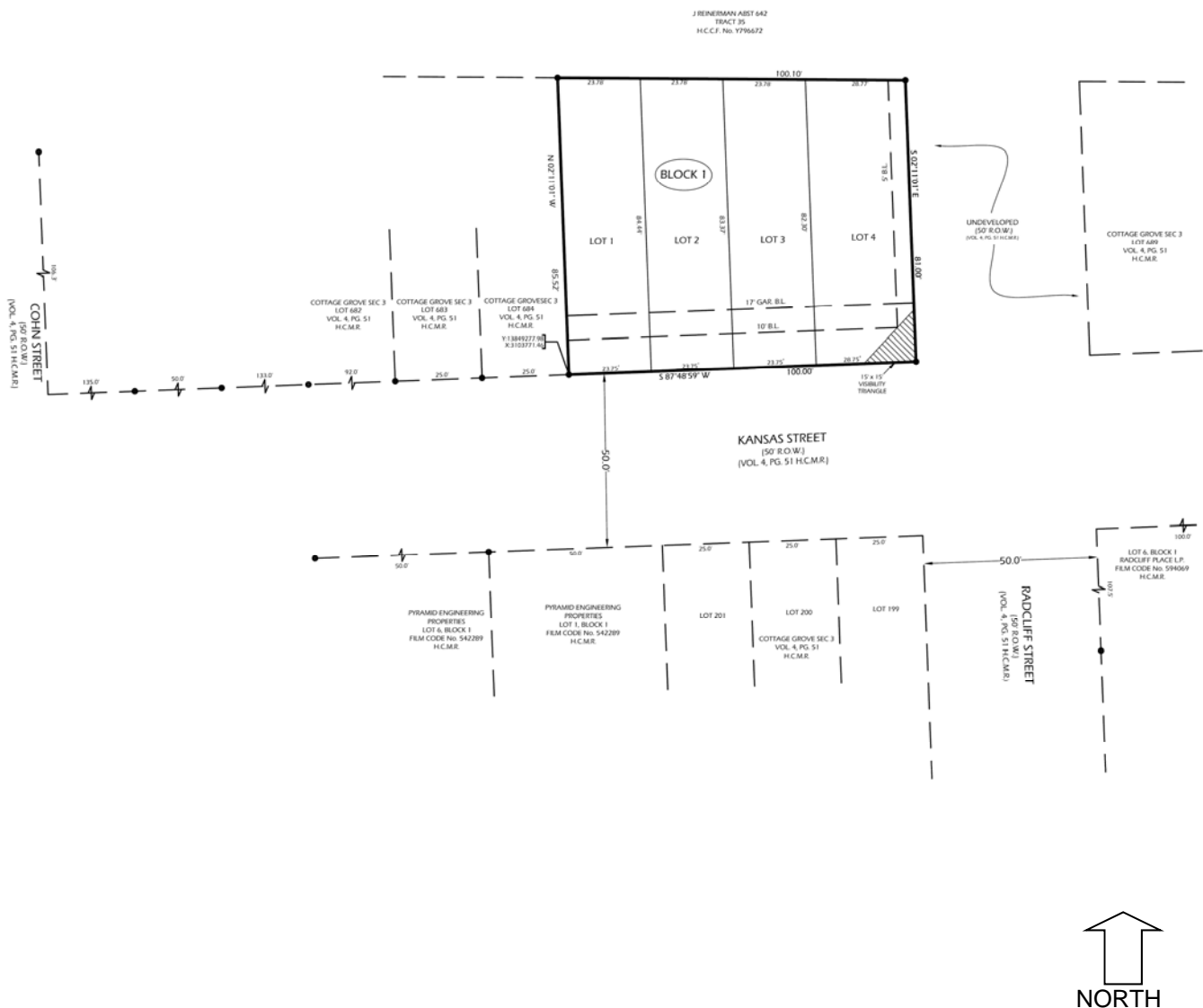
**ITEM:119**

## Planning and Development Department

**Meeting Date: 07/19/2018**

**Subdivision Name: Kansas Trails (DEF 2)**

**Applicant: Owens Management Systems, LLC**



## D – Variances

## Subdivision



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# Houston Planning Commission

ITEM:119

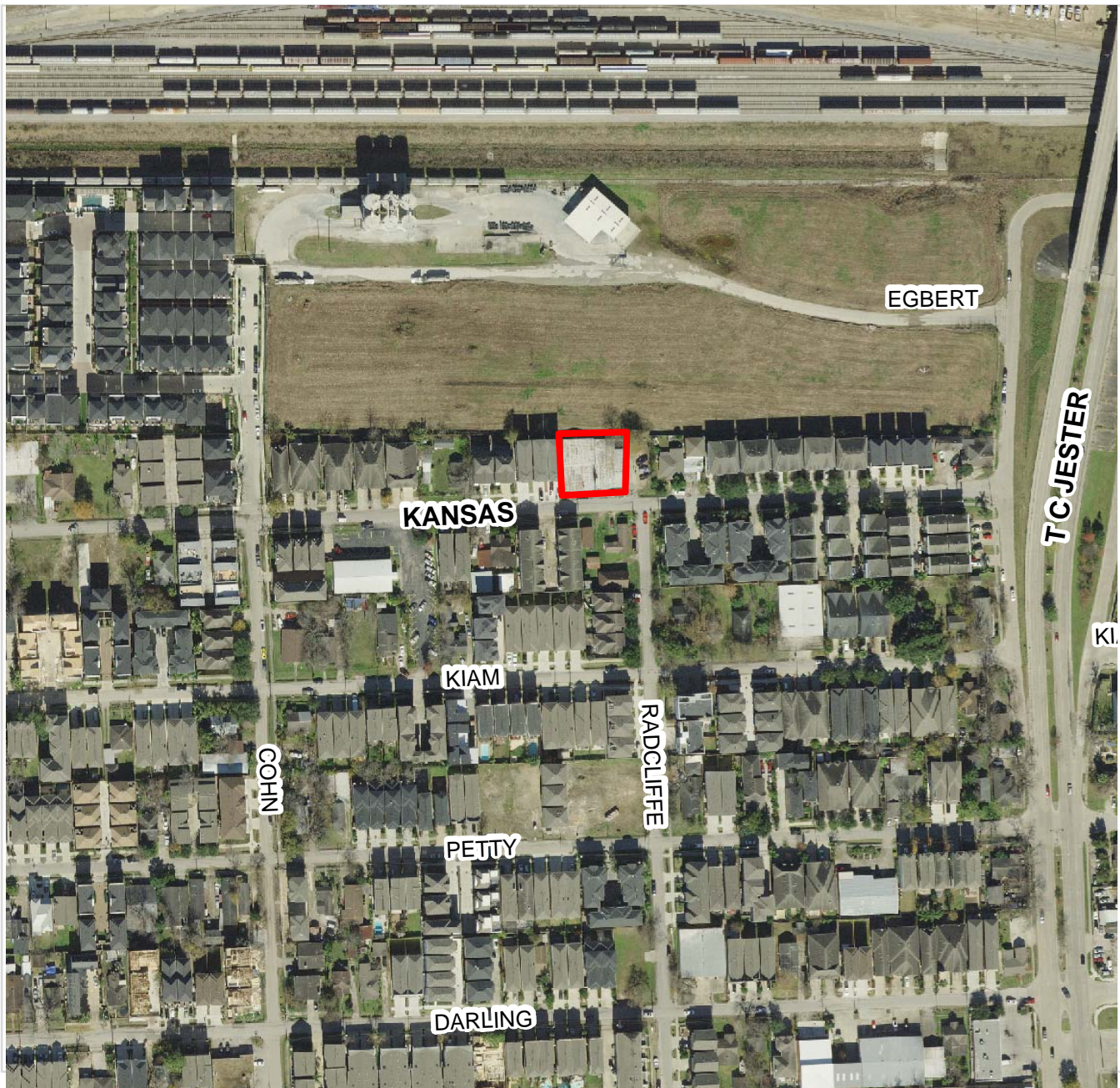
Planning and Development Department

Meeting Date: 07/19/2018

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Subdivision Name: Kansas Trails (DEF 2)

Applicant: Owens Management Systems, LLC



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D – Variances

Aerial

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**Application Number:** 2018-1225

**Plat Name:** Kansas Trails

**Applicant:** Owens Management Systems, LLC

**Date Submitted:** 06/11/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

A variance is sought for a 5' building line along Radcliffe Street as opposed to the required 20'.

**Chapter 42 Section:** 150

**Chapter 42 Reference:**

Chapter 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." (b) The building line requirements established by this chapter are minimum standards. Where deed restrictions provide for a greater building line or setback, the deed restrictions shall control over the provisions of this chapter. (c) A special minimum building line requirement established pursuant to subdivision B of this division shall control over all other provisions of this chapter relating to building line requirements.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue by depriving the applicant of reasonable use of land. Cottage Grove Sec 3, platted in 1939, created Ratcliff Street. It terminates 81' north of the intersection of Kansas Street. The lots along the north side of Kansas gradually decrease from 84'5" to 81' from Cohen to Kansas. The lots are 25' wide. The subject plat maintains 4 lots. The replat changes the width of the lots to allow for practical development. The owner proposed to demolish the commercial development and construct 4 single family homes. The corner lot is smaller than the other lots.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The lots along the north side of Kansas are gradually smaller from Cohn Street going east toward Radcliff Street. With current Chapter 42 requirements, a 10-foot building line along Radcliff would create 1,215 sf with 60% buildable area.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposed of this chapter will be preserved and maintained. The development will comply with the 10/17 building line on Kansas and 15' x 15' visibility triangle. The paved section of Radcliff, south of Kansas is 18 feet. If Radcliff is developed and continues the same paving pattern, there would be 17' from the edge of paving to the property line. A 5-foot building line would create 22-feet from the back of curb to the property line.

**(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 Radcliff Street. Site includes new 5-foot sidewalks along Kansas and Radcliff. 15' x 15' visibility triangle allows for required visibility when northern property is developed.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. A 5' building line along Radcliff will allow for a practical development consistent with characteristics of the neighborhood.



**Application No:** 2018-1225

**Agenda Item:** 119

**PC Action Date:** 07/19/2018

**Plat Name:** Kansas Trails

**Applicant:** Owens Management Systems, LLC

**Staff Recommendation:** Deny the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 150**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

A variance is sought for a 5' building line along Radcliffe Street as opposed to the required 20'.;

**Basis of Recommendation:**

This item was deferred at the previous two Planning Commission meetings.

The site is located along Kansas Street west of TC Jester within the city's corporate limits.

The applicant proposes four narrow front loading 10/17 single-family lots. The applicant is requesting a variance to allow reduced BL of 5' along local street Radcliffe.

Staff is not in support of this request.

The site is located within the Cottage Grove subdivision at the northwest corner of Kansas and an unimproved portion of Radcliffe. The applicant is requesting a reduced building line along Radcliffe to allow enough developable area within the tract to construct four front loading single-family residences. This development will result in four new curb cuts along Kansas with no pedestrian realm improvements along the proposed reduced building line fronting Radcliffe.

The curb cuts will result in a loss of greenspace between the sidewalk and the roadway, eliminate on street parking in front of the site, and will result in a higher amount of pedestrian-vehicular conflicts. In addition, there are no pedestrian amenities provided along Radcliffe to mitigate the effect of the structures being developed closer to the right-of-way. Radcliffe Street is currently unimproved, but will likely be extended when the acreage tract to the north develops. The City of Houston is currently perusing strategies to improve the pedestrian experience, particularly within higher density communities such as this one. Granting the requested variance is not consistent with sound public policy, as the proposed development contradicts the city's efforts to improve the pedestrian experience.

In addition, the applicant has multiple options to develop their property that would not require a variance. The applicant has an approved plat with a shared driveway configuration in 2015 with 5 lots; which would allow for a 5' building line along both streets. The same result of 4 lots as proposed can be achieved without the variance.

In addition, the applicant may also develop 4 lots with smaller dwellings as proposed or 3 dwellings with front loading garages; while still abiding by the 10 and 17' building lines along both streets. The variance is being requested to allow for enough buildable area to construct 4 front loading lots from Kansas street and it represents a hardship that is solely financial.

Staff recommends denying 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 curb cuts will result in a loss of greenspace between the sidewalk and the roadway, eliminate on street parking in front of the site, and will result in a higher amount of pedestrian-vehicular conflicts. In addition, there are no pedestrian amenities provided along Radcliffe to mitigate the effect of the structures being developed closer to the right-of-way. Radcliffe Street is currently unimproved, but will likely be extended when the acreage tract to the north develops. The City of Houston is currently perusing strategies to improve the pedestrian experience, particularly within higher density

communities such as this one. Granting the requested variance is not consistent with sound public policy, as the proposed development contradicts the city's efforts to improve the pedestrian experience.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The applicant has multiple options to develop their property that would not require a variance. The applicant was approved to replat this property in a shared driveway configuration in 2015; which would allow for a 5' building line along both streets. In addition, the applicant may develop 4 units smaller dwellings; or 3 dwellings as proposed; with front loading garages; while still abiding by the 10 and 17' building lines along both streets. The variance is being requested to allow for enough buildable area to construct 4 units with 20' garage openings. The stated justification for allowing for a larger buildable area represents a hardship that is of the applicant's creation and is solely financial.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent of the building line requirement is to provide a safe distance between improvements and the right-of-way. This application is not consistent with the intent and general purposed of Chapter 42 as they are not providing pedestrian improvements to mitigate locating the proposed structures closer to the right-of-way.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The curb cuts will result in a loss of greenspace between the sidewalk and the roadway, eliminate on street parking in front of the site, and will result in a higher amount of pedestrian-vehicular conflicts. In addition, there are no pedestrian amenities provided along Radcliffe to mitigate the effect of the structures being developed closer to the right-of-way. This results in a more dangerous pedestrian realm adjacent to the subject site.

**(5) Economic hardship is not the sole justification of the variance.**

The applicant has multiple options to develop their property that would not require a variance. The applicant was approved to replat this property in a shared driveway configuration in 2015; which would allow for a 5' building line along both streets. In addition, the applicant may develop 4 units smaller dwellings; or 3 dwellings as proposed; with front loading garages; while still abiding by the 10 and 17' building lines along both streets. The variance is being requested to allow for enough buildable area to construct 4 units with 20' garage openings. The stated justification for allowing for a larger buildable area represents a hardship that is solely economic.



**Agenda Item:** 120  
**Action Date:** 07/19/2018  
**Plat Name:** Katy Aquatic Center  
**Developer:** Katy Aquatic Team for Youth  
**Applicant:** E.I.C. Surveying Company  
**App No / Type:** 2018-1376 C2

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Total Acreage:	5.0000	Total Reserve Acreage:	4.9541
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	77449	405Y	ETJ

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**Conditions and requirements for approval:**

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
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)

**Commission Action:**

Grant the requested variance(s) and Approve the plat subject to the conditions listed  
Planning Commission granted a variance to not provide a north-south street and an east-west street through the subject site.

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Action CPC 101 Form**

**Platting Approval Conditions**

**Agenda Item:** 120  
**Action Date:** 07/19/2018  
**Plat Name:** Katy Aquatic Center  
**Developer:** Katy Aquatic Team for Youth  
**Applicant:** E.I.C. Surveying Company  
**App No / Type:** 2018-1376 C2

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***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: 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](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) .

Limited scope TIA will be required addressing driveway locations, median opening and left turn lane requirements.

County has no objections to variance as east-west street is currently shown on Cunningham Davis GP to the south.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



# Houston Planning Commission

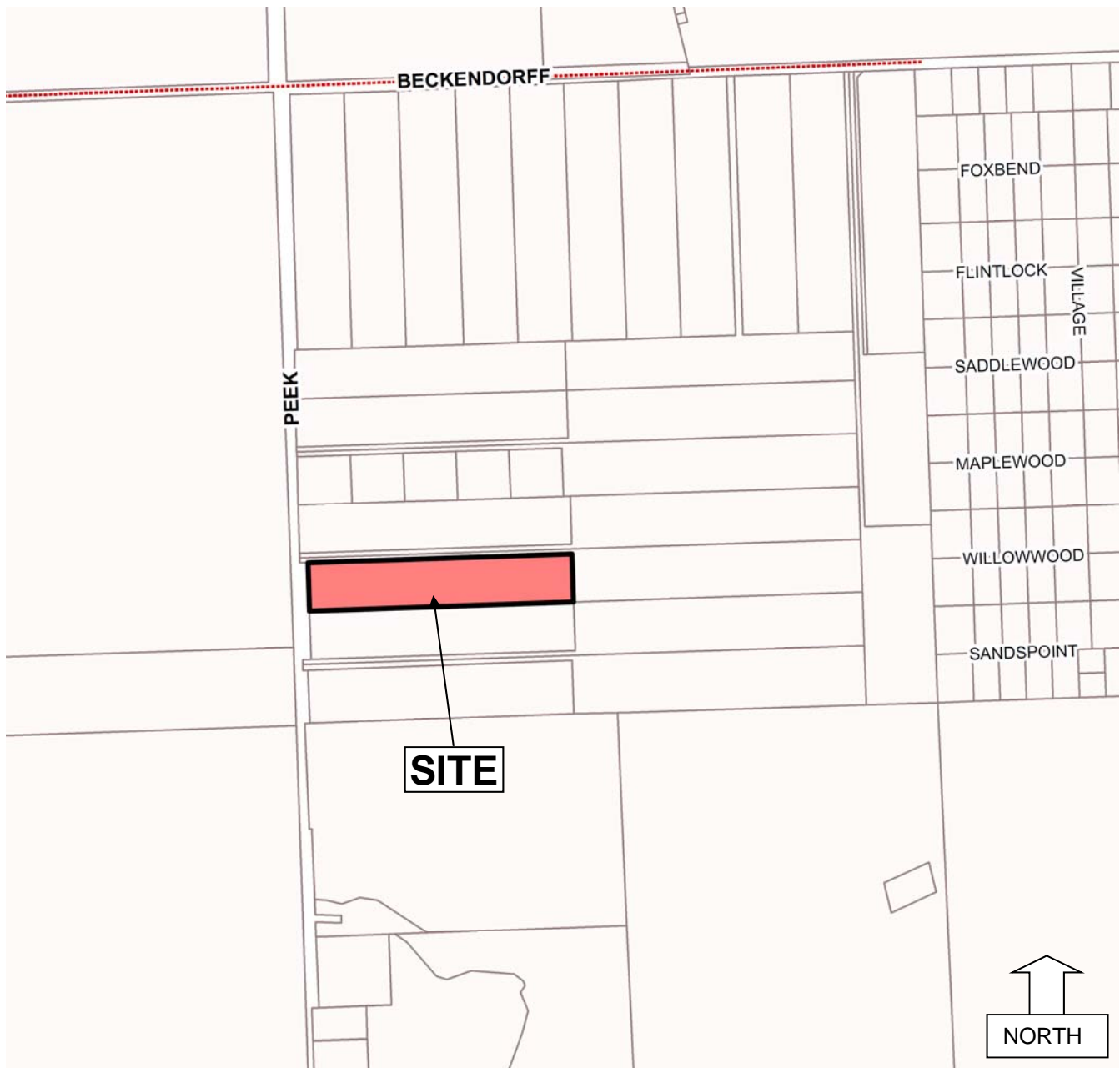
**ITEM:120**

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Katy Aquatic Center

Applicant: E.I.C. Surveying Company



**D – Variances**

**Site Location**

# Houston Planning Commission

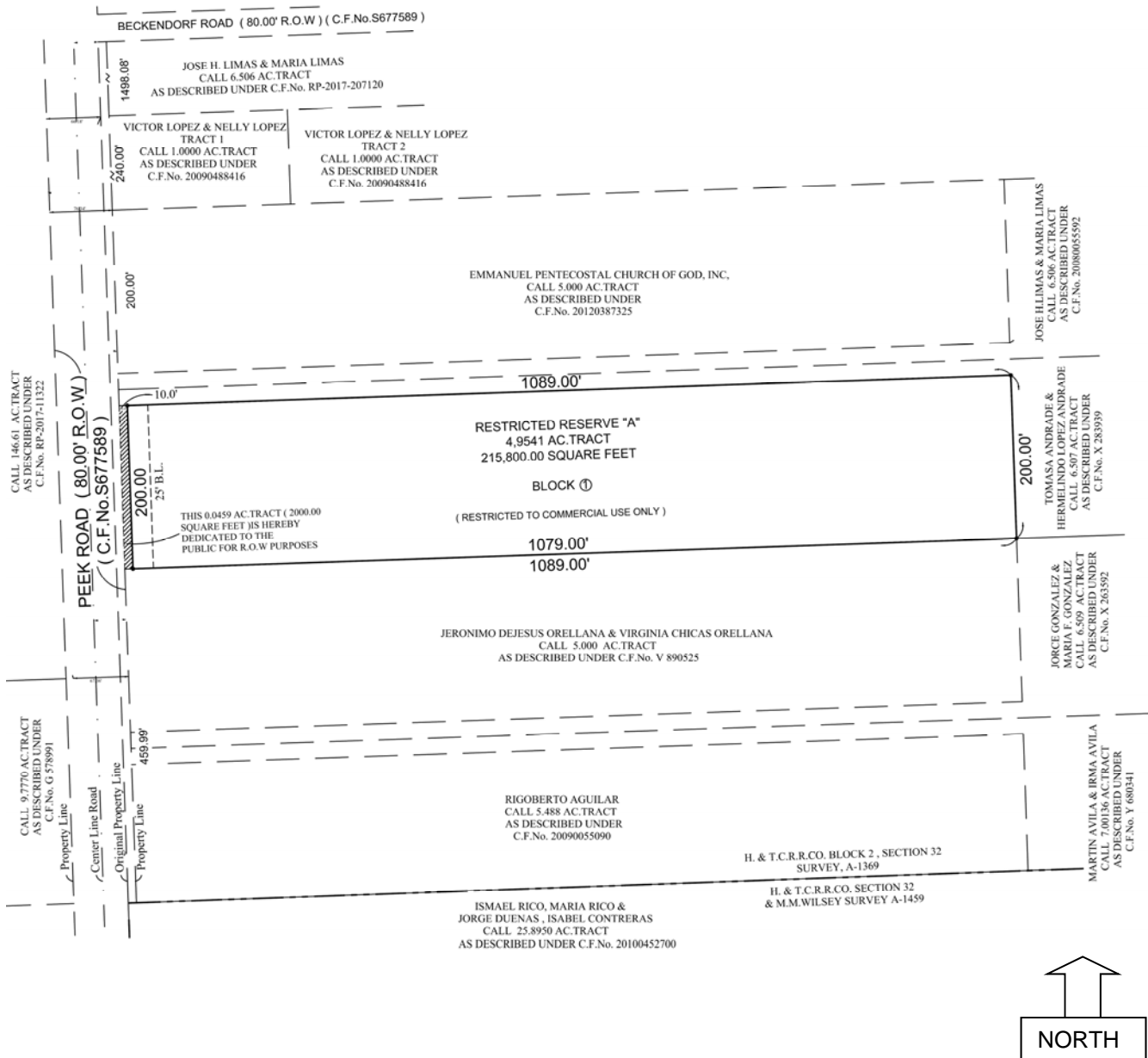
## ITEM:120

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Katy Aquatic Center

Applicant: E.I.C. Surveying Company



D – Variances

Subdivision

# Houston Planning Commission

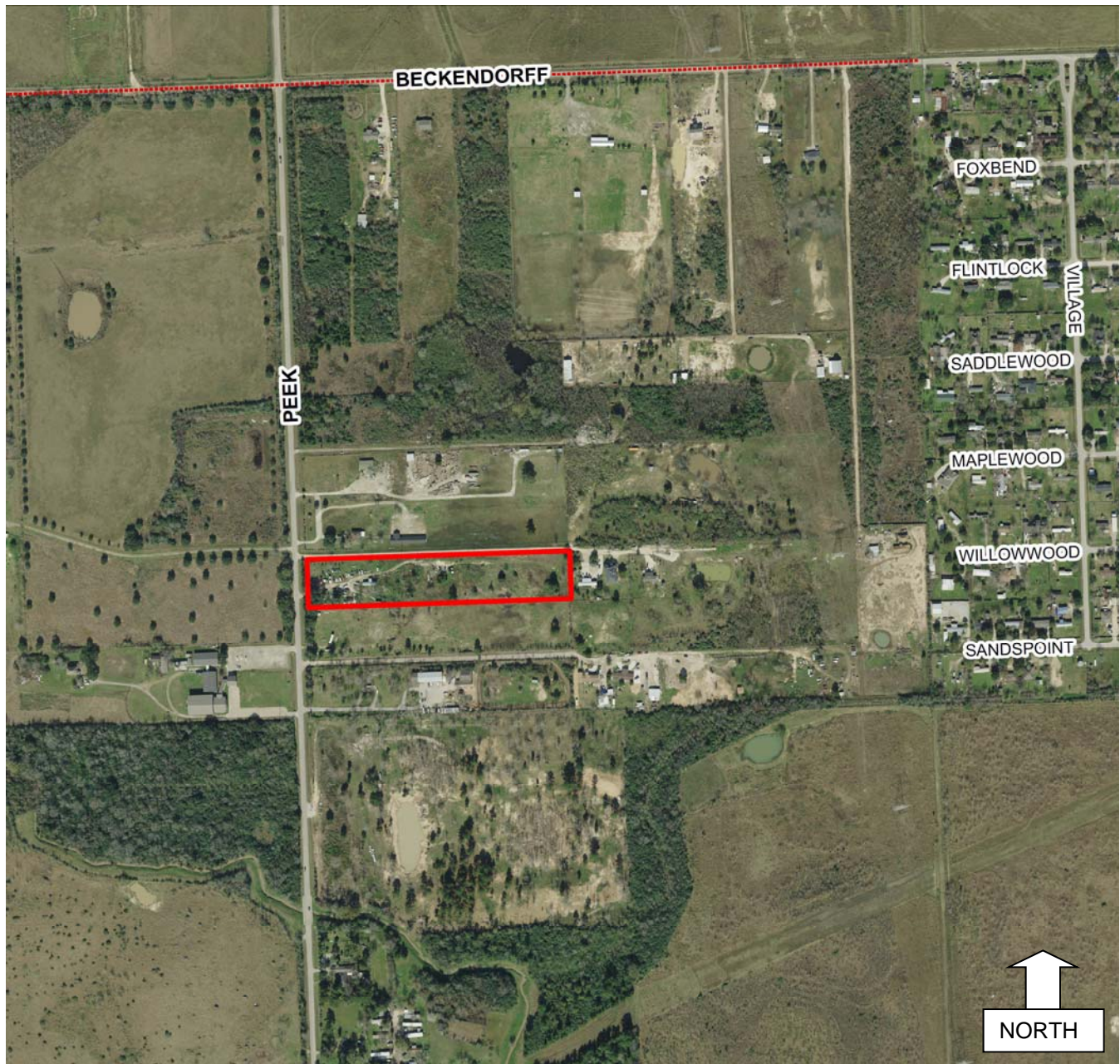
**ITEM:120**

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Katy Aquatic Center

Applicant: E.I.C. Surveying Company



**D – Variances**

**Aerial**



**Application Number:** 2018-1376

**Plat Name:** Katy Aquatic Center

**Applicant:** E.I.C. Surveying Company

**Date Submitted:** 07/06/2018

**(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 exceed intersection spacing along Peek Road and not provide an East-West Public Street through subject tract and to exceed local intersection spacing by not providing a North-South Street through subject tract

**Chapter 42 Section:** 127/128

**Chapter 42 Reference:**

Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2600 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 proposed subdivision is serviced on the west by Peek Road.( see attached HCAD map). A distance of 1978.08' from the center line of Beckendorf Road (a major Thoroughfare) to the north property line of the proposed subdivision. A distance of 3084.39' from the center line of Stockdick Road (a major Thoroughfare) to the south property line of the proposed subdivision. This area has commercial and residential development along Peek Road. To the east of the proposed subdivision is Katy Country Estates ( an unrecorded subdivision) a residential subdivision with streets ending in a Cul-De-Sac. And do not provide any opportunity for an east- west public street connection (see attached Google and HCAD Maps). Providing a Street going East and West or a street going North and South would create an impractical development as there is not anywhere for the east- west street or the North South street to connect as the property to the east where it will connect to the north- south street is developed also the properties along Beckendorf Road and the properties to the north and to the south adjacent to the proposed subdivision of Katy Aquatic Center are all developed (see attached Google Map) and will end up going to nowhere, or will end up in a Cul-De-Sac. Such Cul-de-sac would provide an area in which illegal dumping might occur; such an area would also be a place in which cars may be parked by those engaging in illegal activities, including alcohol abuse. Also it will not improve overall circulation but would create unsafe condition, an impractical development and contrary to sound policy.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

For the reason as explained in 1(b) the circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The owners of the proposed subdivision will fully support the intent and general purposes of this chapter and will be preserved and maintained.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**



The owners believe that this report and for the reason given above has proven that granting of the variance will not be injurious to the public health, safety or welfare, on the contrary having an East – West street or North- South street and end up to nowhere will have negative issues of pollution, lessened safety and noise.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. It is not the primary or even secondary justification, as explained in this report.



**Application No:** 2018-1376

**Agenda Item:** 120

**PC Action Date:** 07/19/2018

**Plat Name:** Katy Aquatic Center

**Applicant:** E.I.C. Surveying Company

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 127/128**

**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 exceed intersection spacing along Peek Road and not provide an East-West Public Street through subject tract and to exceed local intersection spacing by not providing a North-South Street through subject tract ;

**Basis of Recommendation:**

Subject site is located along Peek Road south of Beckendorff and west of Grand Parkway in Harris County. The applicant is requesting a variance to not provide a north-south street and an east-west street through the subject site and exceed intersection spacing requirements.

Staff is in support of the variances.

The applicant is proposing an unrestricted reserve and it is located within a major thoroughfare grid of 5200' Beckendorff to the north, Peek Road to the west, Stockdick School Road to the south and Grand Parkway to the east. Based on the type of low density development in this area, one north-south and one east west streets can provide adequate traffic circulation within the grid.

In 2014, Heaven estates plat already provided for a north-south street that can be extended further south to meet the intersection spacing requirements.

Further south, In 2017 Cunningham Davis GP along Stockdick School Road was approved with a markup to provide north-south and east-west streets to address intersection spacing requirements. Therefore, the traffic circulation needs will be met when these streets are provided and the intent of the ordinance will be met.

Supporting the variance is not a hardship created by the development. It is based on the existing major thoroughfare grid and the type of low density development in the area.

Therefore, staff's 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;**

The granting of the variance will not be contrary to sound public policy as the major thoroughfare grid will be maintained by future streets further east and south.

**(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 due to the existing street grid, low density development, a north-south street already provided to the east and a future east-west street that will be provided to the south.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The general purpose of this chapter will be preserved and maintained by the north-south street that is already provided further east and a future east-west street will be provided by the Cunningham Davis GP to the south.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Granting of the variance will not be injurious to the public health and safety. Based on the existing major thoroughfare grid and the type of low density development in the area, one north-south and one east-west streets are adequate to serve the traffic circulation needs.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification. It is due to the existing major thoroughfare street grid and the possibility of getting a north-south street to the east and getting an east-west street further south.





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 121  
**Action Date:** 07/19/2018  
**Plat Name:** Landmark on Gosling  
**Developer:** Landmark Companies  
**Applicant:** Windrose  
**App No / Type:** 2018-1230 C2

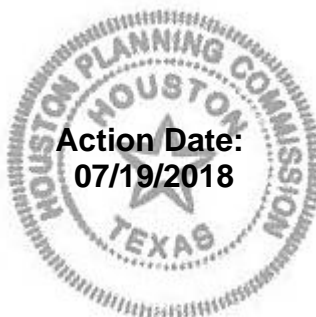
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Total Acreage:	28.9470	Total Reserve Acreage:	28.9470
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77389	250Z	ETJ

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#### **Commission Action:**

Withdrawn



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

#### **For Your Information:**

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 121  
**Action Date:** 07/19/2018  
**Plat Name:** Landmark on Gosling  
**Developer:** Landmark Companies  
**Applicant:** Windrose  
**App No / Type:** 2018-1230 C2

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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](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) .

Coordinate with Harris County CIP Gosling Road Construction Manager.

TIA will be required addressing driveway locations and left turn lane requirements.

Dedicate 20 feet of ROW per ordinance and adjust building line along Gosling Road

Need access easement from adjacent property owner for point of access along West Rayford Road prior to plan approval

County denies variance. city staff report from Berry Commercial Reserve recommended east-west street at this location as condition of granting 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

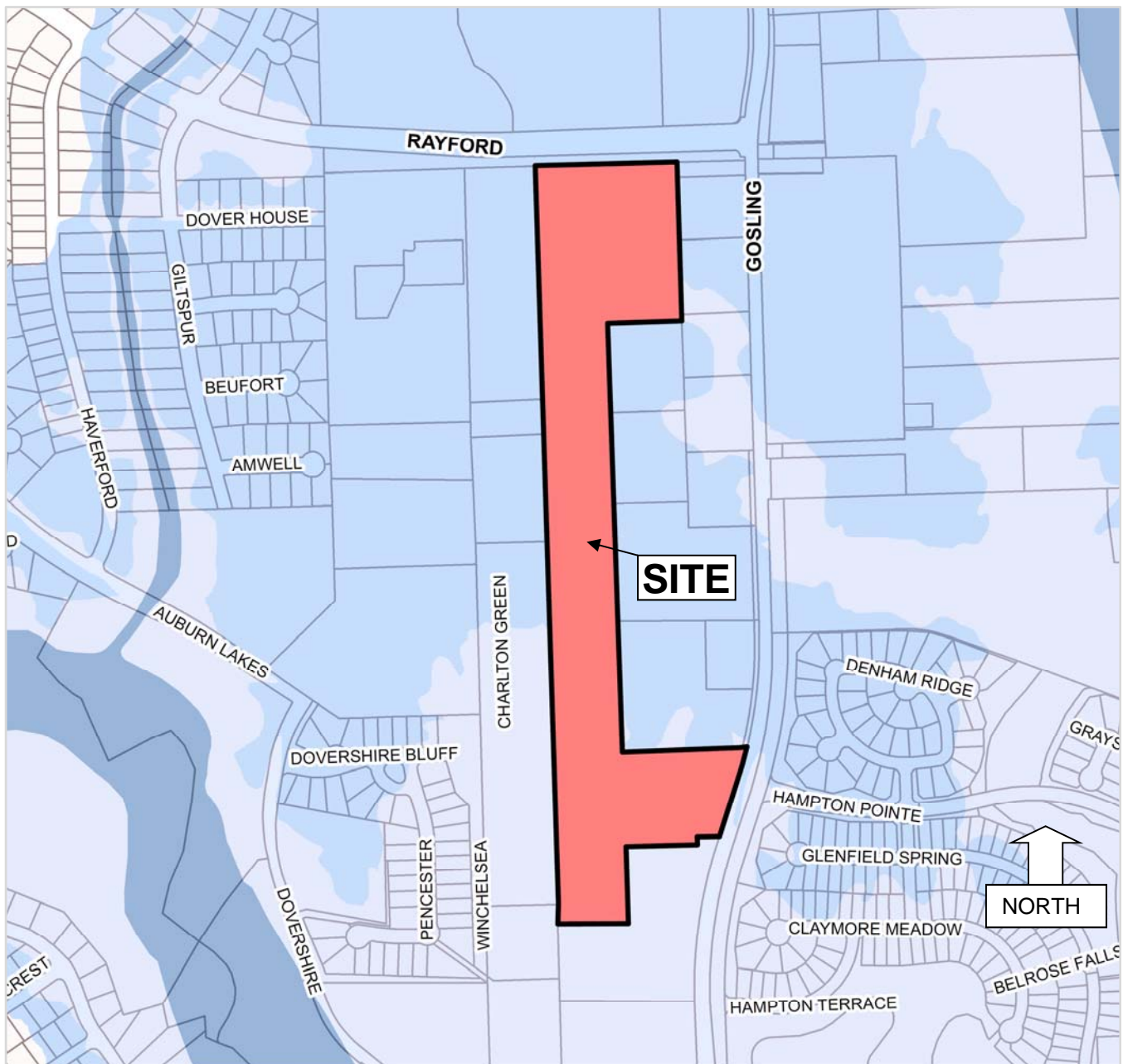
ITEM:121

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Landmark On Gosling (DEF 2)

Applicant: Windrose



D – Variances

Site Location

# Houston Planning Commission

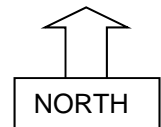
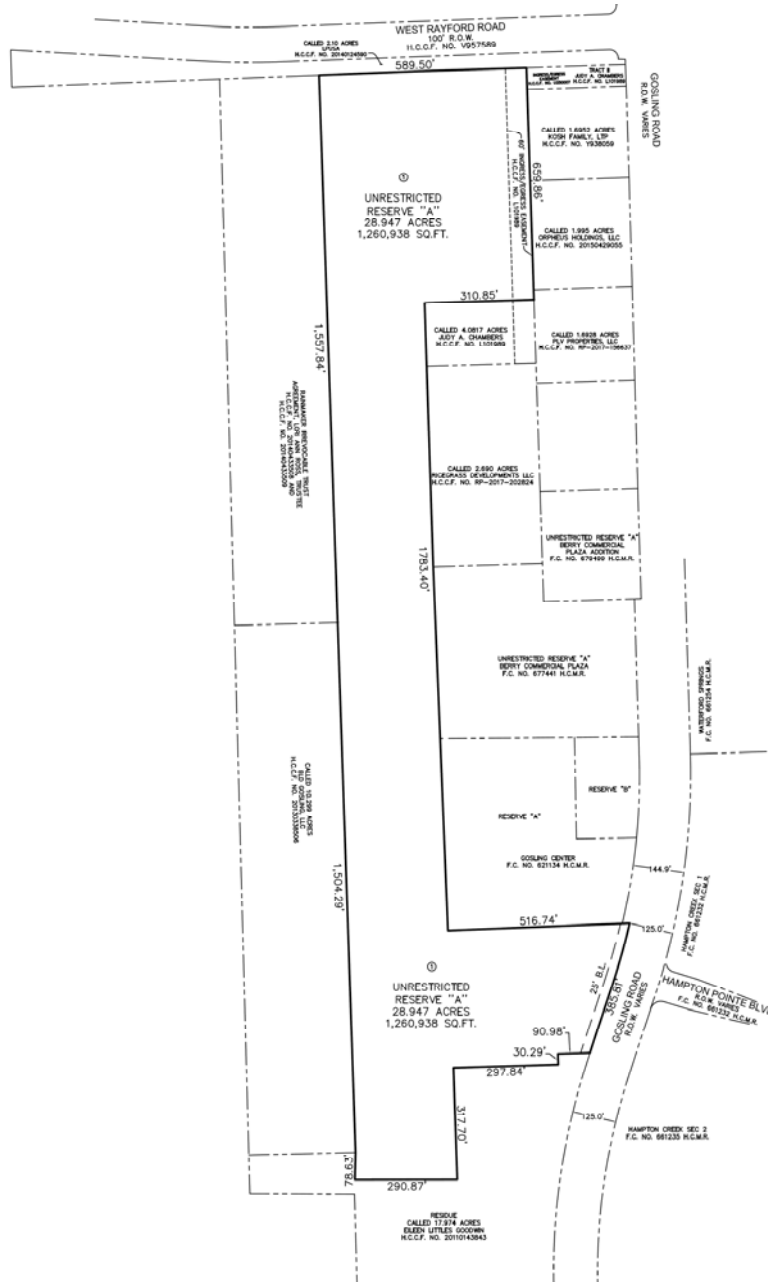
**ITEM:121**

## Planning and Development Department

**Meeting Date: 07/19/2018**

**Subdivision Name: Landmark On Gosling (DEF 2)**

**Applicant: Windrose**



## D – Variances

## Subdivision



# Houston Planning Commission

ITEM:121

Planning and Development Department

Meeting Date: 07/19/2018

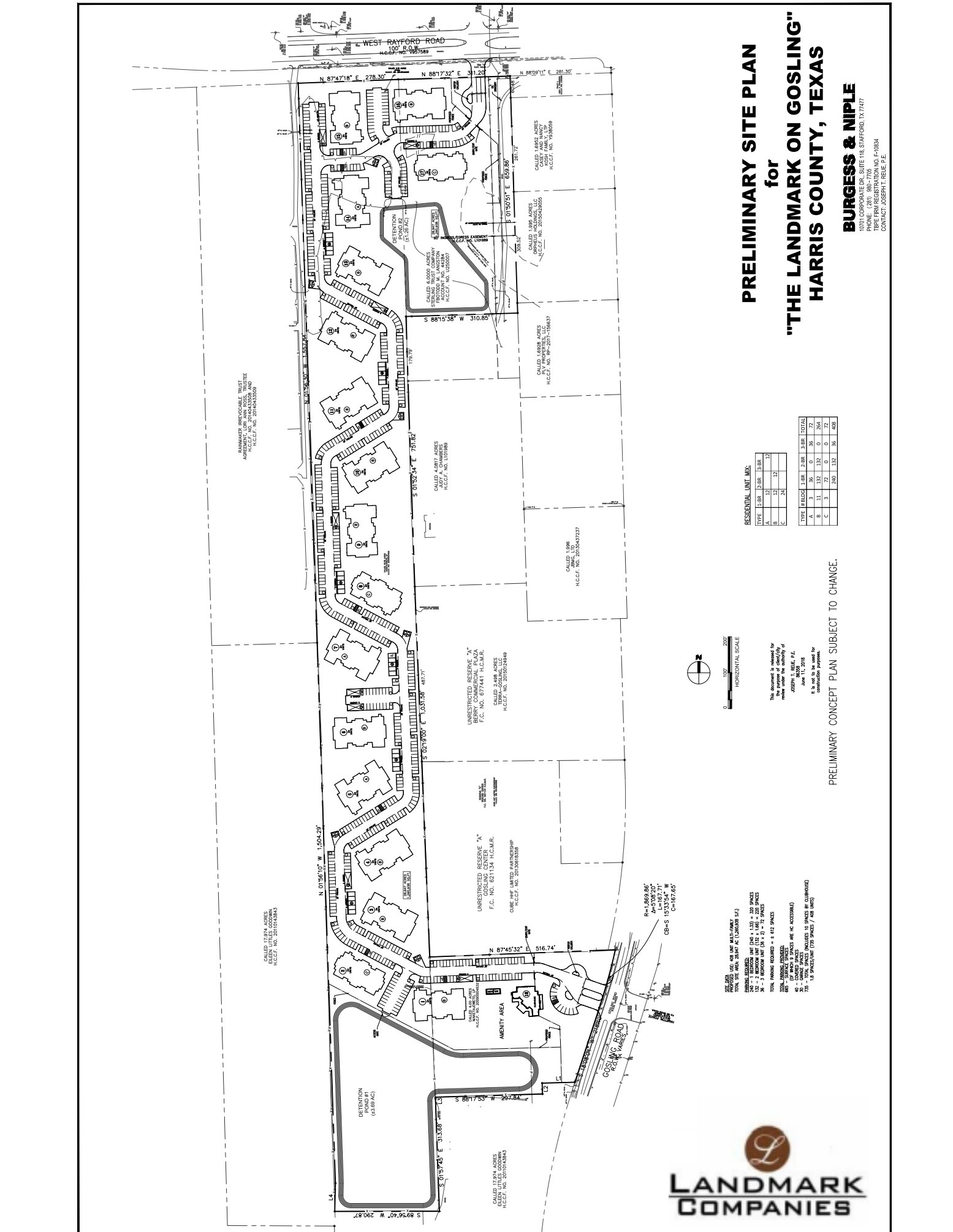
Subdivision Name: Landmark On Gosling (DEF 2)

Applicant: Windrose



D – Variances

Aerial



**PRELIMINARY SITE PLAN**  
for  
**"THE LANDMARK ON GOSLING"**  
**HARRIS COUNTY, TEXAS**

**BURGESS & NIPLE**  
1001 CORPORATE DR., SUITE 118, STAFFORD, TX 77477  
PH: 281.400.0000  
TXBE FIRM REGISTRATION NO. F-10834  
CONTACT: JOSEPH T. RELIE, P.E.

RESIDENTIAL UNIT MIX

TYPE	1-BR	2-BR	3-BR	TOTAL
A	12	12	12	
B	12	12	12	
C	24			

TYPE	# BLDGS	1-BR	2-BR	3-BR	TOTAL
A	3	12	12	12	36
B	3	12	12	12	36
C	3	24	132	0	156



0 100' 200'  
HORIZONTAL SCALE

This document is submitted for the purpose of obtaining a preliminary plat for the subdivision of land in Harris County, Texas, and is not to be used for any other purpose without the written consent of the engineer.

PRELIMINARY CONCEPT PLAN SUBJECT TO CHANGE.

SEE ALSO: 400' x 100' MAP WITH JAWY  
TOTAL SITE AREA: 28.447 AC (1.26088 S.F.)  
ESTIMATED RESIDENTIAL UNITS: 156 (140 x 130 = 182 SPACES  
132 - 2 BEDROOM UNIT (128 x 148) = 220 SPACES  
36 - 3 BEDROOM UNIT (14 x 2) = 72 SPACES  
TOTAL PARKING REQUIRED = 412 SPACES  
400' x 100' MAP WITH JAWY  
TOTAL SITE AREA: 28.447 AC (1.26088 S.F.)  
ESTIMATED RESIDENTIAL UNITS: 156 (140 x 130 = 182 SPACES  
132 - 2 BEDROOM UNIT (128 x 148) = 220 SPACES  
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TOTAL PARKING REQUIRED = 412 SPACES  
400' x 100' MAP WITH JAWY  
TOTAL SITE AREA: 28.447 AC (1.26088 S.F.)  
ESTIMATED RESIDENTIAL UNITS: 156 (140 x 130 = 182 SPACES  
132 - 2 BEDROOM UNIT (128 x 148) = 220 SPACES  
36 - 3 BEDROOM UNIT (14 x 2) = 72 SPACES  
TOTAL PARKING REQUIRED = 412 SPACES







**Application Number:** 2018-1230

**Plat Name:** Landmark on Gosling

**Applicant:** Windrose

**Date Submitted:** 06/11/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To exceed the 2600' intersection spacing requirement along Gosling by not providing an east/west local street through the subject site south of W Rayford Road.

**Chapter 42 Section:** 42-127

**Chapter 42 Reference:**

Sec. 42-127, Intersections of major thoroughfares, Paragraph (a), states "A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet."

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

NA

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The subject property is 28.9 acres located on the west side of Gosling Road across from the intersection of Hampton Pointe Boulevard. The site is bordered by W Rayford Road to the north, vacant land to the south, a mixture of vacant land and single-family residential lots to the west, and a mixture of existing and proposed commercial development to the east. The applicant is requesting a variance to not require the extension of an east/west street through the site. Because the site has access to W Rayford and continues for a distance of 3,140 feet to the south (paralleling Gosling), another east/west street is required by the City's intersection spacing requirements. There is simply no logical location or route for the street that would properly align with the existing street network or promote vehicular mobility. The street that would likely be extended through the site would be Hampton Pointe Boulevard, which currently terminates at Gosling Road almost exactly 2,600 feet south of W Rayford Road immediately across from the subject property. The first difficulty is with the intersecting angle of the proposed public street. In order to provide a properly configured street given the angle of Gosling Road, the street extension would have to make a severe turn to the South and a second severe turn back to the West to connect to the proposed stub street in Dovershire Section 2. Requiring the applicant to extend a public street through the site provides no benefit to the public, and is an unnecessary hardship on the applicant. The developer has met with Harris County Engineering and they have posed no objection to the development. In addition, the proposed extension as requested does not provide significant increase in mobility in the area. Hampton Creek Subdivision on the Eastside of Gosling Road is a dead-end neighborhood and does not provide any road connectivity east of Spring Creek. Once those residents reach the intersection with Gosling Road, there is no logical reason that they would continue West through Dovershire as the proposed road connection will only dead-end in another T-Intersection with Dovershire Road as it cannot extend further West due to Spring Creek, existing developed properties and existing floodplain. As such, the only beneficiary of the street extension is the partially subdivided and partially developed Dovershire Subdivision. The ultimate development of that property creates only 95 homes of which will have any significant use or enjoyment of the proposed roadway. However, due to the configuration of the proposed Dovershire Section stub connection to the subject property as planned in Dovershire Section 2, the alignment needed to make a tangible connection to the median opening at Hampton Point Boulevard is overly circuitous and requires four 90 degree turns to provide egress from Gosling Road to Dovershire Road, making the route overly cumbersome, even for the future Dovershire residents. Existing Dovershire Road Connection can easily support the proposed 95 homes without the additional connection to Gosling and residents would be more likely to use Dovershire due to the cumbersome route proposed. Additionally, the subject property is a proposed multi-family development with an estimated 408 units. Dovershire Subdivision is a small in-fill residential neighborhood and is generally an incompatible land use with multi-



family. Residents within the Dovershire community could experience incidental external multi-family traffic through their quiet neighborhood streets.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The existing commercial and residential developments in the area justify the proposed variance and were in existence before or platted prior to the applicant's development plans were brought to the attention of the County or City. Given the fact that no logical path for increased mobility is created by this street extension and that the more viable connection of Auburn Lakes Drive to Hampton Point Drive was blocked by the development of Dover shire subdivision the hardship cannot be considered self-imposed.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Requiring the applicant to extend Hampton Pointe Boulevard through their site is contrary to the intent of Chapter 42. Providing this unnecessary street extension would not provide an additional benefit to mobility in the area and creates only a short t-type intersection to Dovershire Road that cannot be extended further West. Sufficient access is already provided through the existing street network in the area. General traffic patterns in this area would logically chose to take the more direct and unimpeded path of Dovershire Road South to Gosling or Auburn Lakes Drive North to Rayford than to utilize the more cumbersome travel path proposed by this street extension.

**(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's health, safety, or welfare as the street network in the area already provides for adequate mobility. Looking at whether an additional connection is necessary through the applicant's site, a review of the surrounding street network reveals that existing and proposed development has reasonable east/west access between Gosling Road and Northcrest Drive via Dovershire Road and Auburn Lakes Drive. Further, the code-required east/west street would provide absolutely no enhancement to mobility as it only provided benefit to a proposed maximum of 95 homes.

**(5) Economic hardship is not the sole justification of the variance.**

The justification for granting the variance are the unique characteristics of the local topography and the surrounding developments that make extending a street through the applicant's site impossible, impractical and contrary to sound public policy. Because a new street at this location would provide no benefit to regional mobility and would instead represent useless right-of-way that the County would have to maintain in perpetuity, the requirement to extend an east/west street through the site is an unreasonable hardship on the applicant and general public.



**Application No:** 2018-1230

**Agenda Item:** 121

**PC Action Date:** 07/19/2018

**Plat Name:** Landmark on Gosling

**Applicant:** Windrose

**Staff Recommendation:** Deny the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 42-127**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

To exceed the 2600' intersection spacing requirement along Gosling by not providing an east/west local street through the subject site south of W Rayford Road. ;

**Basis of Recommendation:**

This item was deferred at the previous two Planning Commission meetings.

Subject site is located along Gosling south of Rayford and is within in Harris County.

The applicant proposes an unrestricted reserve for an approximately 30 acre multi-family development. The applicant is requesting a variance to exceed intersection spacing requirements along major thoroughfare by not dedicating an east-west street through the tract.

Staff is not in support of this request.

The subject site is situated within a block of approximately 4000' between Rayford and Dovershire. The long intersection interval, the proposed development intensity, and the proximity to two floodways emphasize the need for optimal traffic circulation within and around the subject site. The property is affected by a stub street within the Dovershire Place community, an approved general plan to the west. Extending this street through the subject site would allow the applicant to satisfy the intersection spacing requirement and provide better connectivity and traffic circulation within this developing community. Also traffic going south on Gosling to reach Dovershire Place community can use this street connection to go west instead of going all the way through Dovershire as planned in the GP.

The intent of the intersection spacing requirement is to ensure that streets be provided to accommodate traffic circulation. The requested variance does not meet the intent and general purpose of Chapter 42 as it would compromise traffic circulation.

In addition, the proposed development consists of a 408 unit multi-family development along a private street. The site plan provided shows that the southern portion of this private street could be modified to a public street without significantly altering the proposed development. Converting this portion of the private street to a public street would allow for the stub street to be extended from the west, through the subject site, to centerline-tie with the intersection of Gosling and Hampton Point boulevard. This would allow the applicant to meet the intersection spacing requirement as this location is within 2600' of Rayford.

Furthermore, an adjacent tract was granted an intersection spacing variance request in 2015. The Planning Commission's stated justification for granting this variance was that a future connection would be provided by extending the stub street from the Dovershire Place through the subject tract, to connect with Gosling and centerline tie with Hampton Pointe Boulevard. Denying the requested variance is consistent with sound public policy as it would be consistent with the Planning Commission's previous actions.

The Harris County Engineer's office has expressed support for staff's recommendation.

Staff recommends denying the variance and approving the plat per the cpc 101 form conditions.

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**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

NA

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The proposed development consists of a 408 unit multi-family development along a private street. The site plan provided shows that the southern portion of this private street could be modified to a public street without significantly altering the proposed development. Converting this portion of the PAE to a public street would allow for the stub street to be extended from the west, through the subject site, to centerline-tie with the intersection of Gosling and Hampton Point boulevard. This would allow the applicant to meet the intersection spacing requirement as this location is within 2600' of Rayford. Furthermore, an adjacent tract was granted an intersection spacing variance request in 2015. The Planning Commission's stated justification for granting this variance was that a better connection would be provided by extending the stub street from the Dovershire Place through the subject tract, to connect with Gosling and Hampton Pointe Boulevard. Denying the requested variance is consistent with sound public policy as it would be consistent with the Planning Commission's previous actions.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The stated justification is that cost of incorporating an east-west street would impose an unnecessary hardship on the applicant. Saff finds that this hardship is solely financial.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The subject site is situated within a block of approximately 4000' between Rayford and Dovershire. The long intersection interval, the proposed development intensity, and the close proximity to two floodways underscore the need for optimal traffic circulation within and around the subject site. The property is affected by a stub street within the Dovershire Place community, an approved general plan to the west. Extending this street through the subject site would allow the applicant to satisfy the intersection spacing requirement and provide better connectivity and traffic circulation within this developing community. The intent of the intersection spacing requirement is to ensure that streets be provided to accommodate traffic circulation. The requested variance does not meet the intent and general purpose of Chapter 42 as it would compromise traffic circulation.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The subject site is on a block with intersection interval of 4000' and is situated between two floodways. Adding a 400+ unit multi-family development to this block without providing the necessary public street connections will place a significantly greater traffic burden on existing thoroughfares. The resulting traffic congestion would be injurious to public health, safety, and welfare; particularly during a flood event.

**(5) Economic hardship is not the sole justification of the variance.**

The stated justification is that cost of incorporating an east-west street would impose an unnecessary hardship on the applicant. Saff finds that this represents a purely economic hardship.



**Agenda Item:** 122  
**Action Date:** 07/19/2018  
**Plat Name:** Lovett Post Building  
**Developer:** Dittman on Washington and Crosby 2100  
**Applicant:** Windrose  
**App No / Type:** 2018-1208 C2

Total Acreage:	3.3283	Total Reserve Acreage:	3.3283
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77003	493V	City

***Conditions and requirements for approval:***

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 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)
- 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 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)
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

***Commission Action:***

Defer Additional information reqd



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 122  
**Action Date:** 07/19/2018  
**Plat Name:** Lovett Post Building  
**Developer:** Dittman on Washington and Crosby 2100  
**Applicant:** Windrose  
**App No / Type:** 2018-1208 C2

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Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - Vicinity Map does not show plat location, please correct.

Parks and Recreation: This property(s) is located in Park Sector number 11.

Questions concerning the informational comments should be directed to the agency's author. Planning 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

## ITEM:122

Planning and Development Department

Meeting Date: 07/19/2018

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**Subdivision Name: Lovett Post Building**

**Applicant: Windrose**



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**D – Variances**

**Site Location**

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# Houston Planning Commission

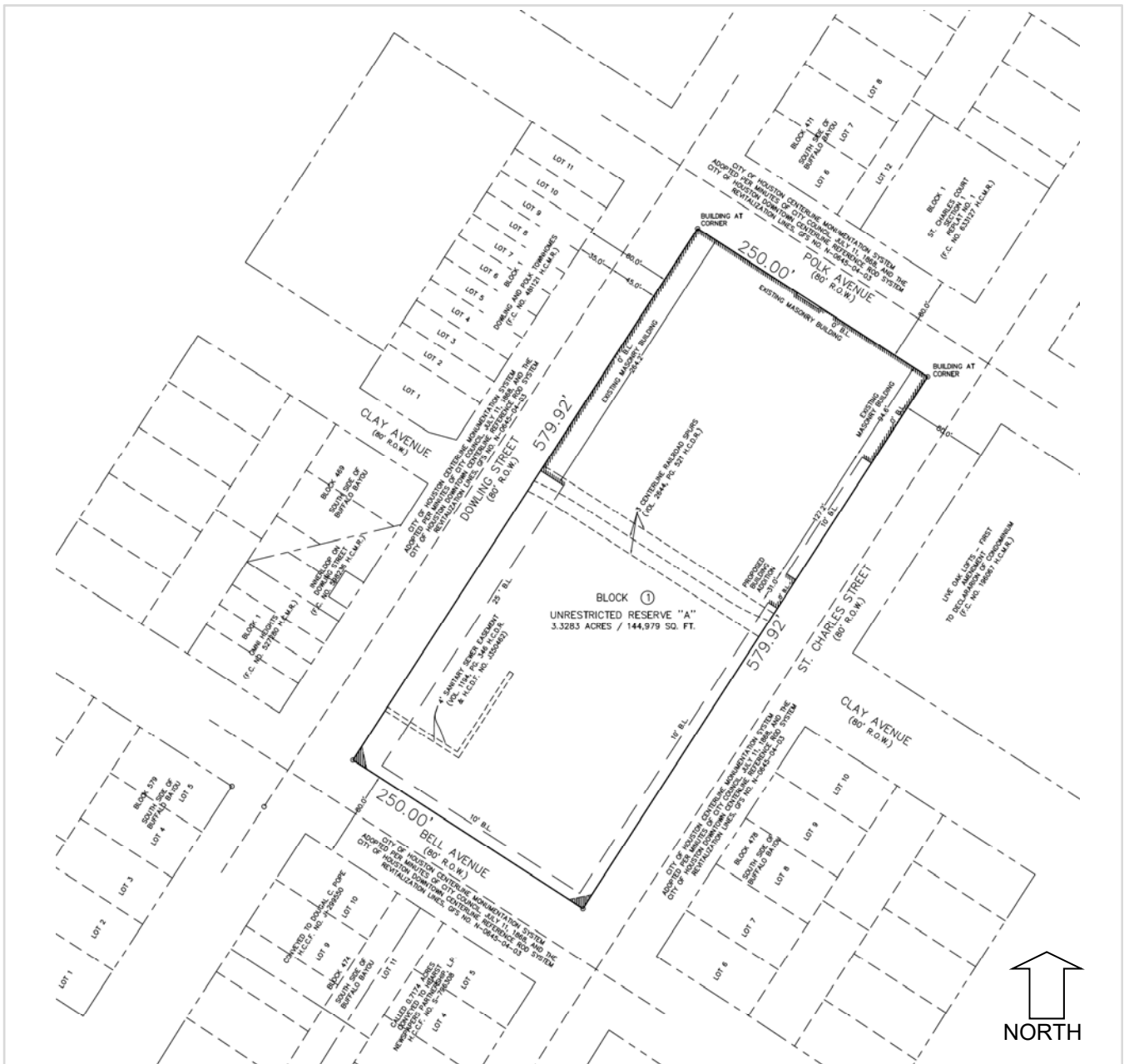
ITEM:122

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Lovett Post Building

Applicant: Windrose



D – Variances

Subdivision



# Houston Planning Commission

ITEM:122

Planning and Development Department

Meeting Date: 07/19/2018

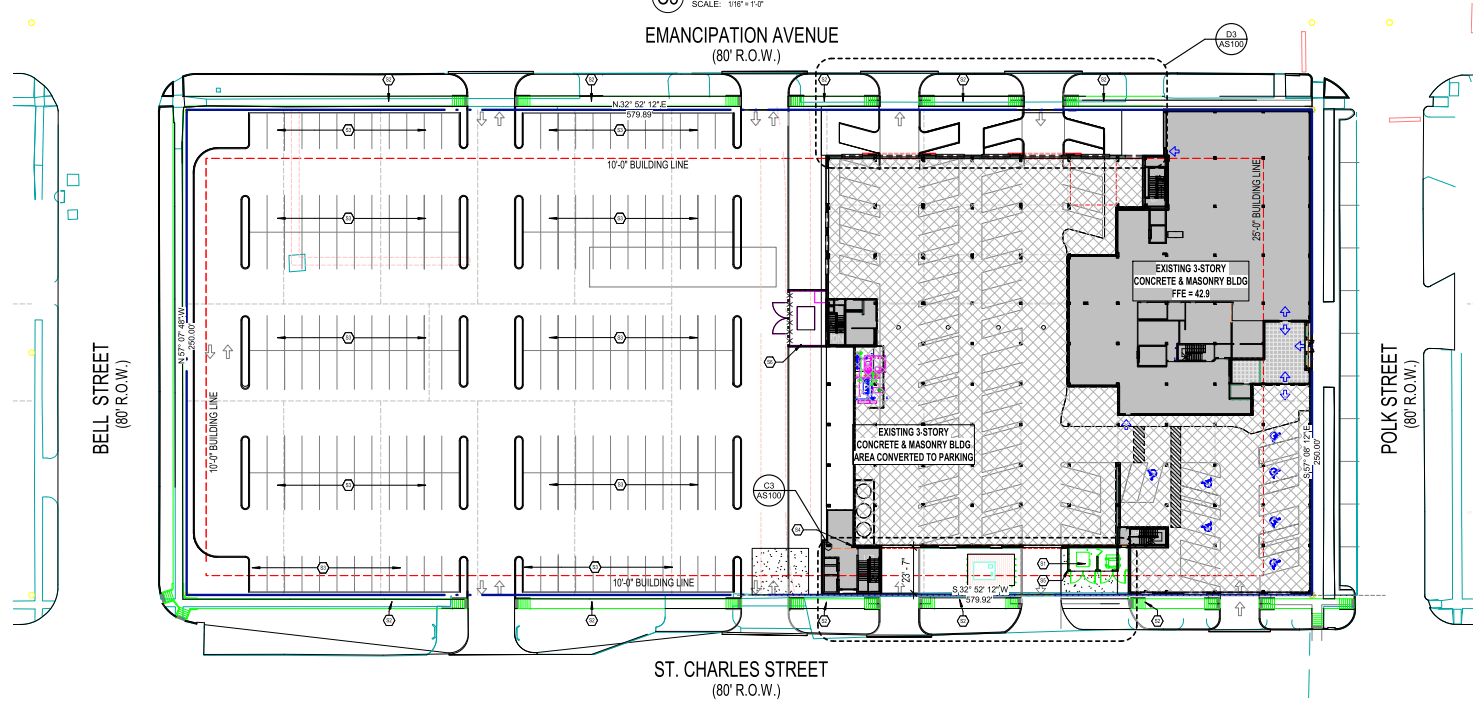
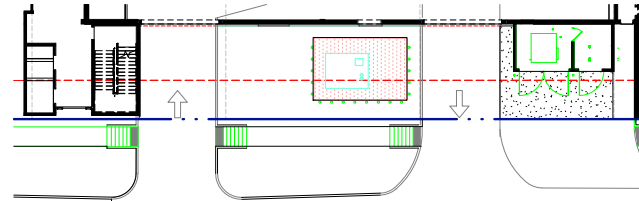
Subdivision Name: Lovett Post Building

Applicant: Windrose



D – Variances

Aerial

**(A1) OVERALL SITE PLAN**  
SCALE: 1/32" = 1'-0"**(D3) EMANCIPATION ENTRANCE DRIVES**  
SCALE: 1/16" = 1'-0"**(C3) ST. CHARLES ENTRANCE DRIVES**  
SCALE: 1/16" = 1'-0"**powers  
brown  
archi  
ecture**2100 Travis St., Suite 501  
Houston, Texas 77002  
713.224.0456  
713.224.0457 fax  
www.powersbrown.com**PROJECT TITLE****Houston Post Renovation /  
Development**  
2410 Polk Avenue  
Houston TX 77003A PROJECT FOR  
**Lovett Commercial****GENERAL NOTES**

- A SEE CIVIL PLANS FOR GRADING & DRAINAGE INFORMATION.  
B SEE CIVIL PLANS FOR DEMOLITION INFORMATION.  
C SEE SHEET G003 FOR PARKING CALCULATIONS.

**KEYNOTE LEGEND - ARCH PLAN**

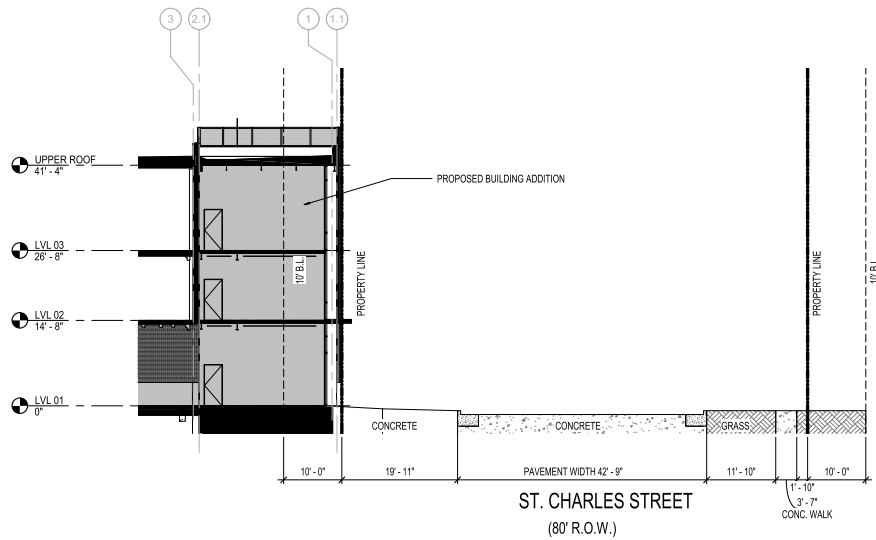
NOTE	DESCRIPTION
S1	NEW DUMPSTER - RE: CIVIL
S2	NEW CONCRETE SIDEWALK - RE: CIVIL
S3	NEW PARKING STRIPING ON ASPHALT PAVING - RE: CIVIL
S4	FOOTPRINT OF EXISTING BUILDING
S5	NEW CMU ENCLOSURE WITH METAL GATE FOR DUMPSTER
S6	NEW CMU WALL FOR COOLING TOWER ENCLOSURE - PROVIDE CHAINLINK FENCE AND GATES AT FRONT FOR VENTILATION

DATE	REVISION
03/30/2018	Issue For Permit

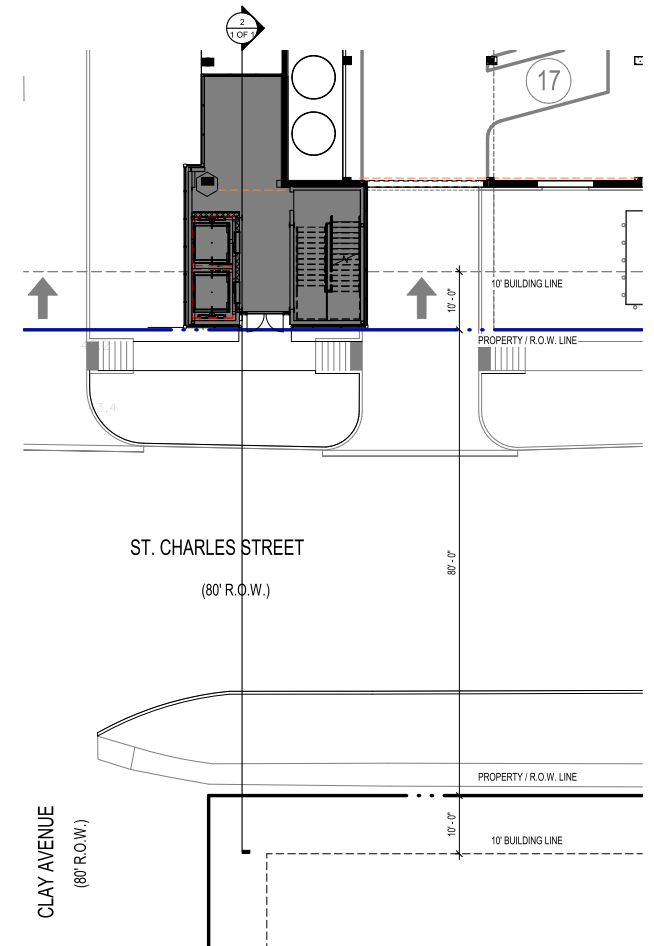
**PROJECT NO:** 181052**DRAWN BY:** CRT**CHECKED BY:** ST**SHEET TITLE****OVERALL SITE PLAN**

SEAL	SHEET NUMBER
OFFICE: 8 BROWN PRELIMINARY NOT FOR CONSTRUCTION OR PERMIT SUBJECT TO CHANGE WITHOUT NOTICE CURRENT AS OF: 5/2/2018 4:54:46 PM	<b>AS100</b>

## Houston Post Building



2 PROFILE THROUGH ST. CHARLES ST. - LOOKING NORTH  
SCALE: 3/32" = 1'-0"



1 SITE-EXHIBIT-PLAN  
SCALE: 3/32" = 1'-0"

RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND AS SUCH SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.

**Houston Post Renovation / Development**  
A PROJECT FOR  
**Lovett Commercial**

HOUSTON

06/27/18

TEXAS

Author 181052

powers  
brown  
archi  
ecture





**Application Number:** 2018-1208

**Plat Name:** Lovett Post Building

**Applicant:** Windrose

**Date Submitted:** 06/11/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow a 0' dual building line for a proposed new addition along St. Charles Street

**Chapter 42 Section:** 42-150

**Chapter 42 Reference:**

Section 42-150 "Building Line Requirement", paragraph (d) states, "The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control; Local Street, All others – 10 feet."

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

The subject property is located at the northwest intersection of Emancipation Avenue and Polk Avenue. The site contains an existing masonry building that has been on the property since before 1944 and has been designated as a historic building. The applicant plans to remodel the existing space to create modern, mixed use building for office space, studio lofts, and retail facilities. The existing building on-site is grandfathered at the current 0-foot setback along Polk Street and along portions of St. Charles Street and Emancipation Avenue. The applicant desires to remodel the existing structure with no major exterior changes or renovations and add a proposed addition along St. Charles Street to accommodate a new stairwell and elevator core to access the 2nd and 3rd floors for the building from the South side. Due to the internal structure of the existing building, the only way to accommodate the necessary additions requires a reduced building line variance. Redeveloping this property as planned will create a unique facility that will dramatically improve the development character of the area. The applicant is applying for a variance to create a uniform 0-foot building setback along St. Charles Avenue over a 31' section where the new addition will be located. This allowance would match the prevailing development on the site and provides uniform interaction with the pedestrian-friendly retail store fronts and street scape and is consistent with the City's goal of preserving and creatively reusing an existing historic building.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the variance are the unique development considerations of the property, including the existing building that was built on the property line before 1944. The reduced building line variance will allow the applicant to preserve the existing structure and create a unified building footprint that will be viable in the market and compatible with the surrounding neighborhood.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The applicant's goal for this project is to provide a development that is compatible with and complimentary to the community. The reduced building line variance will allow the applicant to preserve and expand the existing building that has been in place for over 74 years while creating a unified, substantially more viable facility that complies with City Codes.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public health, safety or welfare as adequate vehicular and pedestrian circulation exists and will be maintained after the proposed expansion. The reduction of the building setback will not impede the City's ability to access or maintain any of the surrounding rights-of-way. Further, if the proposed addition is ever removed then any new development would be required to meet the 10-foot platted building line along St. Charles Street.

**(5) Economic hardship is not the sole justification of the variance.**

The justifications for the requested variance are the existing, grandfathered structure and the prevailing development character of the area. The applicant desires to retain the existing building and further develop the site to add and addition to create viable lease square footage in-line with the City's development regulations and Ordinance requirements. The surrounding development character supports the variance as numerous structures throughout the neighborhood have reduced building setbacks and other pedestrian-friendly elements. The dual building line is a reasonable accommodation that preserves the property value and creates a more attractive and sustainable development for the community.



**Application No:** 2018-1208

**Agenda Item:** 122

**PC Action Date:** 07/19/2018

**Plat Name:** Lovett Post Building

**Applicant:** Windrose

**Staff Recommendation:** [Defer Additional information reqd](#)

**Chapter 42 Sections:** **42-150**

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

[To allow a 0' dual building line for a proposed new addition along St. Charles Street;](#)

**Basis of Recommendation:**

The site is located east of Downtown along Emancipation Avenue, south of Polk street and north of Leeland Street. The applicant is proposing an unrestricted reserve where he is planning to remodel an existing warehouse into a mixed-use development with office space, studio lofts and retail facilities. The applicant is requesting a variance for a dual building line for a proposed structure along Saint Charles Street. Staff recommendation is to defer the application for two weeks for revised information.

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**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

[n/a](#)

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

[n/a](#)

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

[n/a](#)

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

[n/a](#)

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

[n/a](#)

**(5) Economic hardship is not the sole justification of the variance.**

[n/a](#)



**Agenda Item:** 123  
**Action Date:** 07/19/2018  
**Plat Name:** Papas and SAW Angel Oaks  
**Developer:** Dominion Development  
**Applicant:** John G. Thomas and Associates, Inc. dba Thomas Land Surveying  
**App No / Type:** 2018-1171 C2

Total Acreage:	4.5539	Total Reserve Acreage:	4.5539
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:	Southern Montgomery County MUD

County	Zip	Key Map ©	City / ETJ
Montgomery	77380	252W	ETJ

***Conditions and requirements for approval:***

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 187. Appendix C: Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

***Commission Action:***

Grant the requested variance(s) and Approve the plat subject to the conditions listed  
 Planning Commission granted the requested variance to get access via an access easement rather than having the required 60 feet of frontage on a public street for reserve A

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**





PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 123  
**Action Date:** 07/19/2018  
**Plat Name:** Papas and SAW Angel Oaks  
**Developer:** Dominion Development  
**Applicant:** John G. Thomas and Associates, Inc. dba Thomas Land Surveying  
**App No / Type:** 2018-1171 C2

---



#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: Approved  
City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED  
AND MISSING B.L.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 07/19/2018

Subdivision Name: Papas and SAW Angel Oaks

Applicant: John G. Thomas and Associates, Inc. dba Thomas Land  
Surveying



D – Variances

Site Location

# Houston Planning Commission

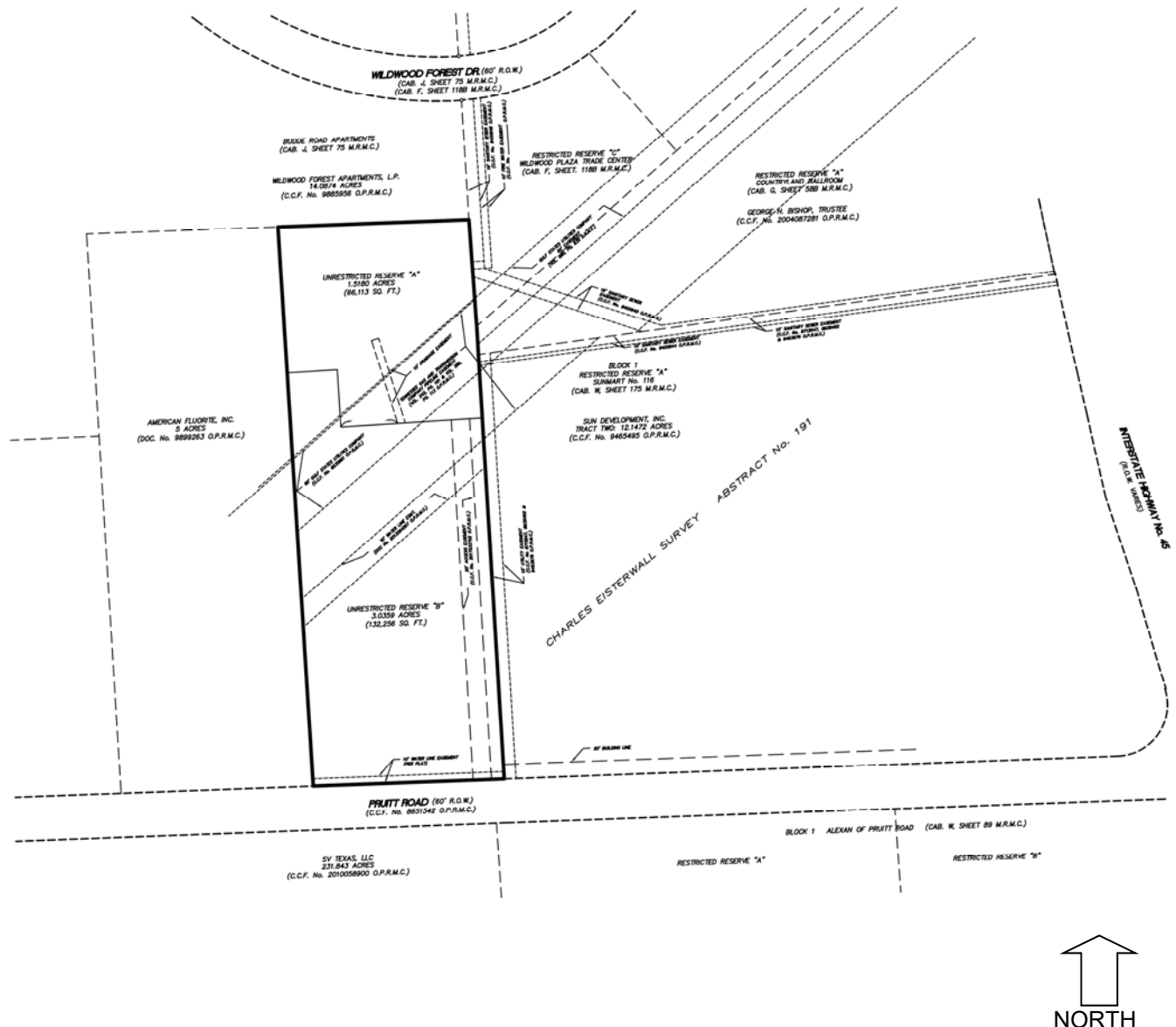
ITEM:123

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Papas and SAW Angel Oaks

Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying



D – Variances

Subdivision

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# Houston Planning Commission

# ITEM:123

Planning and Development Department

Meeting Date: 07/19/2018

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**Subdivision Name: Papas and SAW Angel Oaks**

**Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying**



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**D – Variances**

**Aerial**

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**Application Number:** 2018-1171

**Plat Name:** Papas and SAW Angel Oaks

**Applicant:** John G. Thomas and Associates, Inc. dba Thomas Land Surveying

**Date Submitted:** 06/08/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

We are requesting a Variance to Chapter 42- DIV 4 Sec. 42-190 which requires that proposed plats must have 60' of frontage on an existing ROW. SAW (Special Angels of the Woodlands) has a Social/Fraternal Hall currently located on the property that has used the current easement that intersects the public 60' ROW (Pruitt Rd) for the past 10 years. Since it is impossible for them to have any frontage on the public ROW, the existing easement has provided access for their building, located in Reserve A.

**Chapter 42 Section: 190**

**Chapter 42 Reference:**

(c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: 60 feet of frontage on a public street with a Right of Way of 60 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**

applicant desires to maintain the use of their Social/Fraternal Hall comparable to existing structures along Pruitt Road which will also maintain the integrity of the community. A variance will accomplish this proposal.

**(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 applicant was not informed that their Montgomery County property was subject to the City of Houston's ordinance when they built the facility located within Reserve A and that there would be issues with the use of their easement (that has provided access to Pruitt Road for the past 10 years) and potentially prohibit their reasonable use 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 as the property was originally a portion of the existing property (Reserve B) adjacent to the ROW and continued use of the easement would provide their access to Pruitt Road.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The intent and general purposes of this chapter will be preserved and maintained as the property was originally a portion of the existing property (Reserve B) adjacent to the ROW and continued use of the easement would provide their access to Pruitt Road.

**(5) Economic hardship is not the sole justification of the variance.**

The applicant is attempting to maintain the integrity of the neighborhood, as it has been over the previous years.



**Application No:** 2018-1171

**Agenda Item:** 123

**PC Action Date:** 07/19/2018

**Plat Name:** Papas and SAW Angel Oaks

**Applicant:** John G. Thomas and Associates, Inc. dba Thomas Land Surveying

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 190**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

We are requesting a Variance to Chapter 42- DIV 4 Sec. 42-190 which requires that proposed plats must have 60' of frontage on an existing ROW. SAW (Special Angels of the Woodlands) has a Social/Fraternal Hall currently located on the property that has used the current easement that intersects the public 60' ROW (Pruitt Rd) for the past 10 years. Since it is impossible for them to have any frontage on the public ROW, the existing easement has provided access for their building, located in Reserve A. ;

**Basis of Recommendation:**

The site is located In Houston's ETJ, in Montgomery county south of Sawdust Road, west of Highway 45. The applicant is proposing two unrestricted reserves and requesting a variance to get access via an access easement rather than having the required 60 feet of frontage on a public street for reserve A. Staff is in support of the request. The property shown as reserve A was bought from Spring Social Club in 2017. The 25 feet access easement was also created that same year to give access to the property. The existing building is use as a religious activity center that helps people. The MUD District requested both owners to plat the property because it was subdivided without a plat. This could have been platted as one reserve to meet the frontage requirement and then be subdivided by metes and bounds. However, Montgomery County doesn't allow to subdivide reserves by metes and bounds. By allowing access through the recorded 25 feet access easement the intent of the ordinance will be maintained. Therefore, staff recommends Granting the requested variance 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**

Because Montgomery County doesn't allow for property to be subdivided by metes and bounds an access easement is required to give access to the property on reserve A. Otherwise the rules of this chapter will deprive the applicant of the reasonable use of the land.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

At the time this property was sold and the access easement was recorded the owner was not aware that a plat was required and that Montgomery County doesn't allowed for a property to be platted as one reserve and then subdivided by metes and bounds to meet the frontage requirement by chapter 42

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

By having the property platted and having access via a recorded 25 feet access easement 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;**

By having a designated access easement for reserve, A, both properties will have a define access to the public street allowing an organize ingress and egress for vehicles visiting the businesses in both reserves.

**(5) Economic hardship is not the sole justification of the variance.**

The property owners decided to plat its property and requested the variance to be in compliance with the city, county and MUD requirements.





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# **Houston Planning Commission**

## **Action CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 124  
**Action Date:** 07/19/2018  
**Plat Name:** Sanchez Addition On Becker Road  
**Developer:** Appian Way Pavers  
**Applicant:** PROSURV  
**App No / Type:** 2018-1231 C2R

Total Acreage:	3.8014	Total Reserve Acreage:	3.0814
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77447	325A	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.

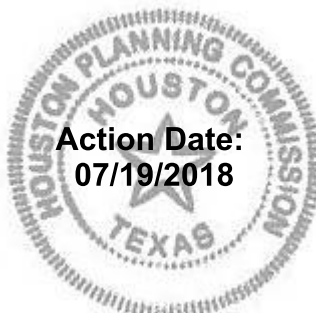
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

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)

#### **Commission Action:**

Grant the requested variance(s) and Approve the plat subject to the conditions listed  
 Planning Commission Granted two variances: Variance one: to get access via an access easement instead of a 50 foot public right of way. Variance two: to exceed intersection spacing along the southern boundary by not providing a north south street.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

#### **For Your Information:**



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 124  
**Action Date:** 07/19/2018  
**Plat Name:** Sanchez Addition On Becker Road  
**Developer:** Appian Way Pavers  
**Applicant:** PROSURV  
**App No / Type:** 2018-1231 C2R

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The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: Approved

City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - No comments.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org). For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org).

Verify if this is a replat of Harris County School Lands Four Leagues

Width of access easement should be 24' minimum for a distance of 20' minimum distance from new ROW line and then transition to 20'. Provide 10'x10' cutback on each side. This is to ensure minimum of 24' driveway w/10' radii and no encroachment. Dedicate additional easement prior to plat recordation

County has no objections for North-south road variance as road ROW may be obtained from future plats to the west

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

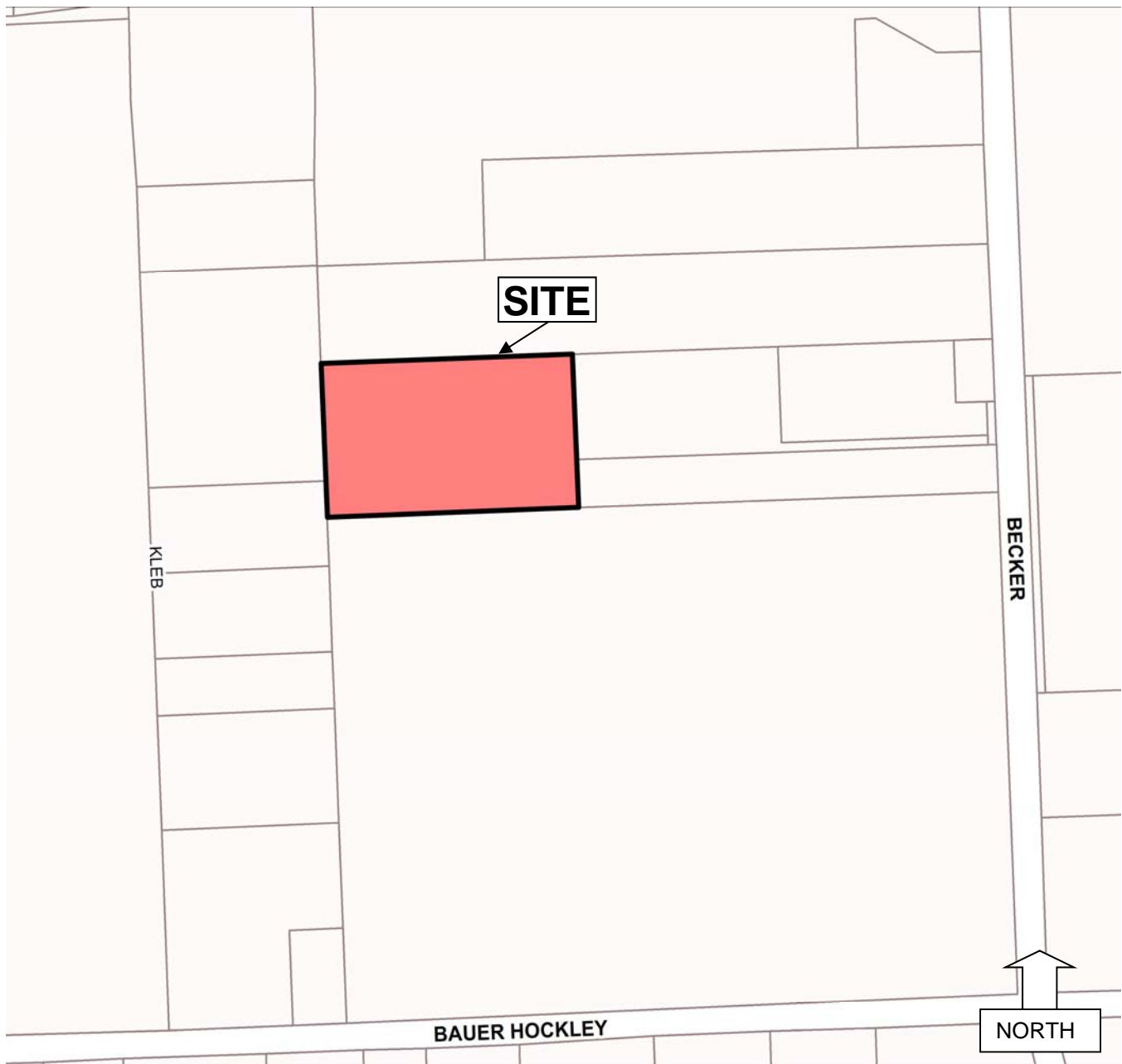
**ITEM:124**

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Sanchez Addition On Becker Road

Applicant: PROSURV



**D – Variances**

**Site Location**

# Houston Planning Commission

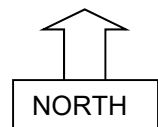
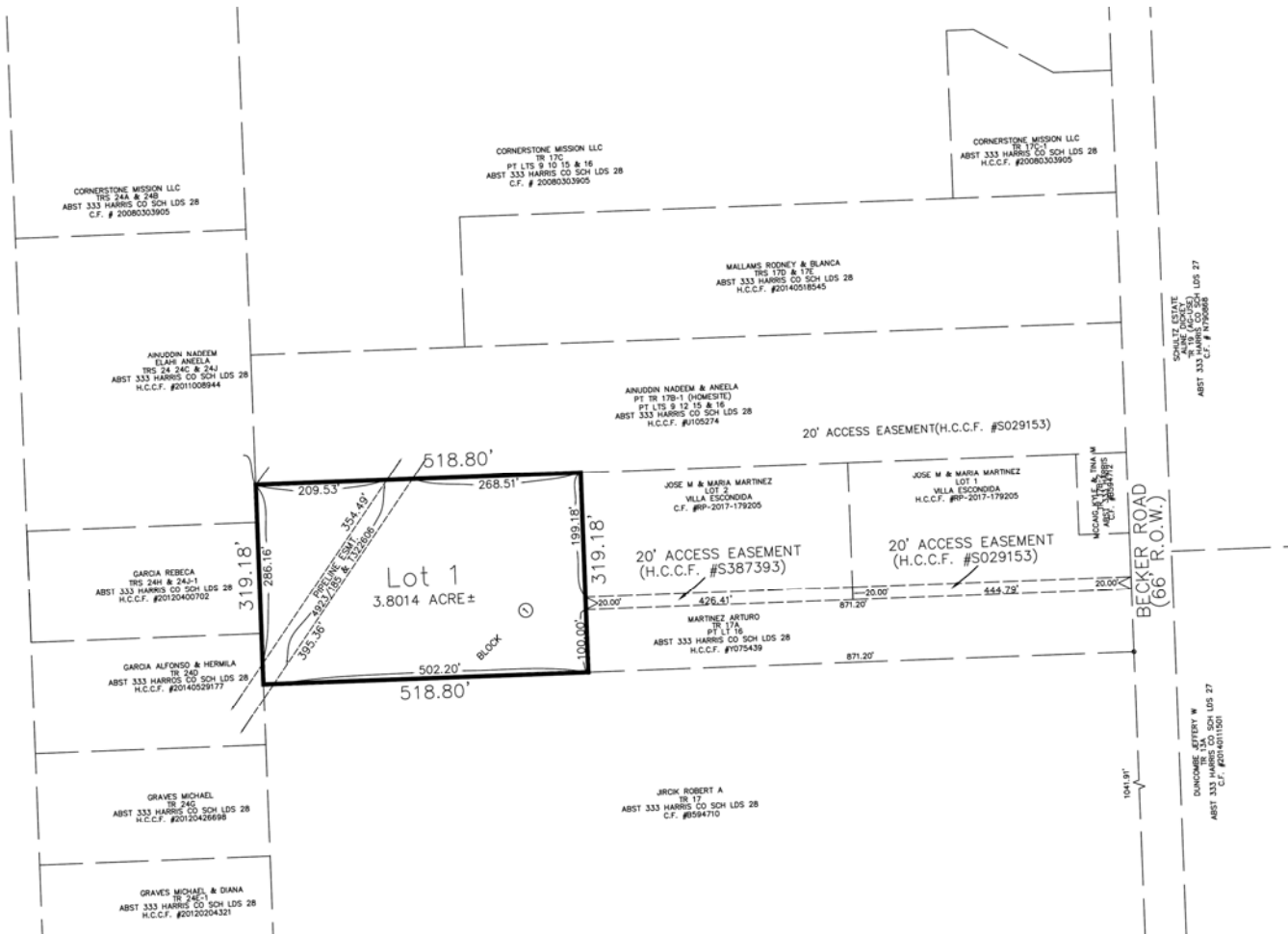
## ITEM:124

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Sanchez Addition On Becker Road

Applicant: PROSURV



D – Variances

Subdivision

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# Houston Planning Commission

## ITEM:124

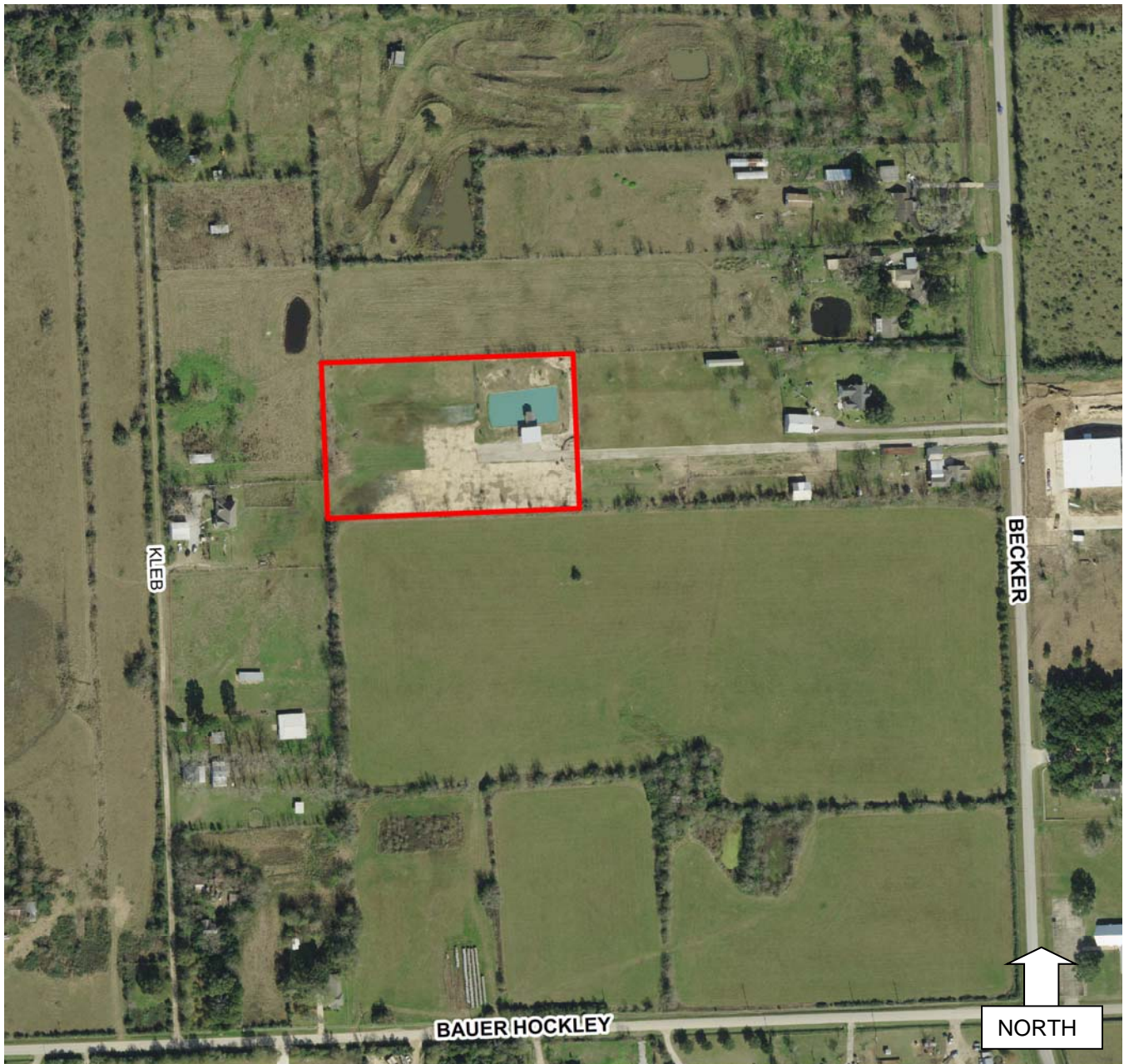
Planning and Development Department

Meeting Date: 07/19/2018

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Subdivision Name: Sanchez Addition On Becker Road

Applicant: PROSURV



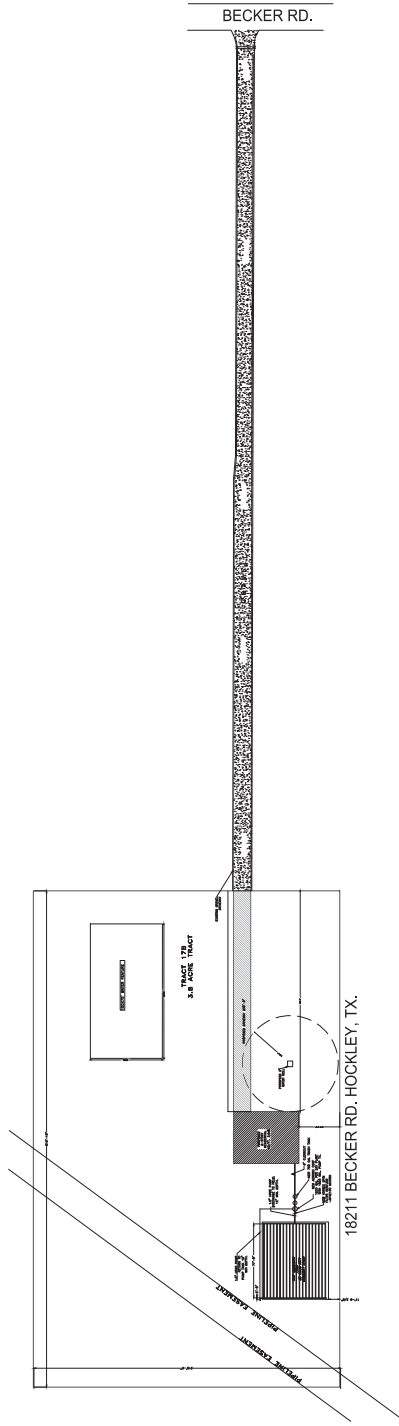
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**D – Variances**

**Aerial**

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PROJECT NAME: PROPOSED SITE PLAN PROJECT TYPE: 2-STORY RESIDENTIAL SIZE: 18211 BECKER ROAD, HOCKLEY, TEXAS, 77447 LOCATION: 18211 BECKER ROAD, HOCKLEY, TEXAS, 77447 PHONE: (281) 434-6743 FAX: (281) 434-6743 E-MAIL: info@sgm4group.com WEBSITE: www.sgm4group.com	SHEET: C-2 DATE: 10-05-17
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**Application Number:** 2018-1231

**Plat Name:** Sanchez Addition On Becker Road

**Applicant:** PROSURV

**Date Submitted:** 06/11/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

Specific variance is being sought and extent to allow access & frontage to be taken from a 20' access easement instead of a 50 foot public street

**Chapter 42 Section: 188**

**Chapter 42 Reference:**

Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section.

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

The subject property is comprised of a unplatted piece of land owned that has no road frontage on Becker Road. It was divided years ago from a larger piece of land with a 20 foot access easement being the only way to get ingress and egress to the property. The property has been in the current configuration for over 20 years. In order to build on the property, the property owner must now plat the property to obtain a permit. With only having a 20 foot access easement by deed, the property owner will not be able to build upon this property without obtaining a variance to the road frontage requirement.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

**(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. The land being platted has no road frontage on Becker Road. The only means of access is through a 20 foot access easement that was included in the deed when the property was originally divided. Variance request is based on the condition of the property as it was sold to the current owner.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Yes. The applicant seeks to keep the property in current configuration as it was purchased. The Property owner desires to build on the property at some point in the future and will need to have it platted in order to obtain a permit.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

No, the variance will not be injurious to the public health, safety or welfare. The goal of obtaining the variance is to keep property in current configuration as it was purchased

**(5) Economic hardship is not the sole justification of the variance.**

No, economic hardship is not the sole justification of the variance. The Property owner desires to build on the property at some point in the future and will need to have it platted in order to obtain a permit. The only means of access to the property does not meet the requirement for road frontage and without the variance being obtained, the land will not be usable.





**Application Number:** 2018-1231

**Plat Name:** Sanchez Addition On Becker Road

**Applicant:** PROSURV

**Date Submitted:** 06/11/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

A variance is being sought to exceed local intersection spacing by not providing an north/south street through the subject tract

**Chapter 42 Section:** 128

**Chapter 42 Reference:**

Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

The subject property is a 3.8014 acre tract of land located in the City of Houston ETJ area. This is a rural area consisting primarily of acreage tracts of land. The property is located approximately 1,400 feet North of Bauer Hockley Road. If a street were required to go North through the subject property it would need to be extended through a Large Acreage Tract to the South of Subject Property. If a collector street were required to go through this property it would disrupt the occupation in this rural area of Northwest Harris County.

**(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;**

No, the application for a variance is not due to a hardship created by the applicant. By granting the variance, this will allow the property owner to use the full amount of land they originally purchased. This would not disrupt the current typical land use and surrounding adjoining lands by adding a collector street though existing structures of tracts of land adjoining the property.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Yes, the area of Harris County is not a high traffic and density area where a collector street would benefit traffic flow.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

No, the variance will not be injurious to the public. The property owner is platting the subject property into one reserve and not multiple lots. The development proposed should not increase traffic or density in the area which would necessitate a collector street

**(5) Economic hardship is not the sole justification of the variance.**

No, economic hardship is not the sole justification of the variance. By allowing the variance to be granted of not adding a collector street this will allow the subject property and adjoining already improved tracts to not be impacted.



**Application No:** 2018-1231

**Agenda Item:** 124

**PC Action Date:** 07/19/2018

**Plat Name:** Sanchez Addition On Becker Road

**Applicant:** PROSURV

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections:** 188; 128

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

Specific variance is being sought and extent to allow access & frontage to be taken from a 20' access easement instead of a 50 foot public street ;

A variance is being sought to exceed local intersection spacing by not providing a north/south street through the subject tract ;

**Basis of Recommendation:**

The site is located In Houston's ETJ, in Harris county north of Bauer Hockley, west of Becker. The applicant is proposing one lot and requesting two variances. Variance one: to get access via an access easement instead of a 50 foot public right of way. Variance two: to exceed intersection spacing along the southern boundary by not providing a north south street. Staff is in support of both requests. Variance one: to get access via an access easement instead of a 50 foot public right of way. The property to the east highlighted in red was recorded with a 20 foot roadway easement. By granting this variance, the proposed lot will act as a flag lot in combination with the adjacent lot from the other subdivision. This will maintain and preserve the intent of the ordinance. Variance two: to exceed local intersection spacing along the southern boundary by not providing a north/south street through the subject tract. Strict application of the ordinance requires a street every 1400 feet. The area where the plat is being proposed is a low-density area. The existing grid of the area is 5300 by 5300 feet. When the properties close to the 2600 feet along the major thoroughfares redevelop, they will be required to provide a north south and east west street to create a 2600 foot grid. Requiring a local street along the west boundary of the plat will not contribute significantly to the redevelopment of this area. Therefore, staff recommends Granting the requested variance 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**

The plat east of this development was platted with a 20 feet roadway easement. This will allow the propose lot to function as a flag lot in combination with the adjacent lot. Strict application of the rules will deprive the applicant of the reasonable use of the land. Also by requesting to provide a street along the western boundary on a low-density area that will not connect to another street will create an unpractical development.

**(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 applicant is proposing one lot which matches the use of the property to the east to be able to share the 20 feet roadway easement. Providing a street on the western boundary will not improve significantly the redevelopment on this area.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Flag lots are allowed to have access to a public street with a minimum frontage of 20 feet by sharing a minimum of 10 feet each lot. Because the lot adjacent to Becker Road already has access to a public Street. The proposed lot in combination with the one adjacent to the east will function as flag lots. This will give good vehicular access to the properties on these subdivisions and will maintain the intent and general purpose of the ordinance. Requesting a street on the western boundary of the plat will not give access to the proposed lot to an existing public street.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The existing 20 feet roadway easement will only be used by two lots. The residents of this low-density development will not have any problem getting in and out of its properties nor will impose a high volume of traffic on Becker Road. Providing a street along the western boundary will not provide any connection for emergency vehicles.

**(5) Economic hardship is not the sole justification of the variance.**

Previously the applicant was trying to propose one unrestricted reserve but decided to decrease the intensity of the use of its property to one single family lot. A local street along the western boundary is not necessary for vehicular circulation on this low density area.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 125  
**Action Date:** 07/19/2018  
**Plat Name:** Smart Living at Cypress Creek  
**Developer:** BIG RED DOG  
**Applicant:** Civil-Surv Land Surveying, L.C.  
**App No / Type:** 2018-1255 C2

Total Acreage:	16.6916	Total Reserve Acreage:	16.5650
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77070	369M	City

#### **Conditions and requirements for approval:**

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

134.01. Add to general notes on face of plat: This property(s) is located in Park Sector number 1.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Add note: The Planning Commission granted a variance to not terminate Spring Miller Drive with a cul-de-sac subject to specific conditions on 07/18/2018. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.

#### **Commission Action:**

Defer for further study and review



**Action Date:**  
**07/19/2018**

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

#### **For Your Information:**



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 125  
**Action Date:** 07/19/2018  
**Plat Name:** Smart Living at Cypress Creek  
**Developer:** BIG RED DOG  
**Applicant:** Civil-Surv Land Surveying, L.C.  
**App No / Type:** 2018-1255 C2

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The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

City Engineer: DETENTION IS REQUIRED

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

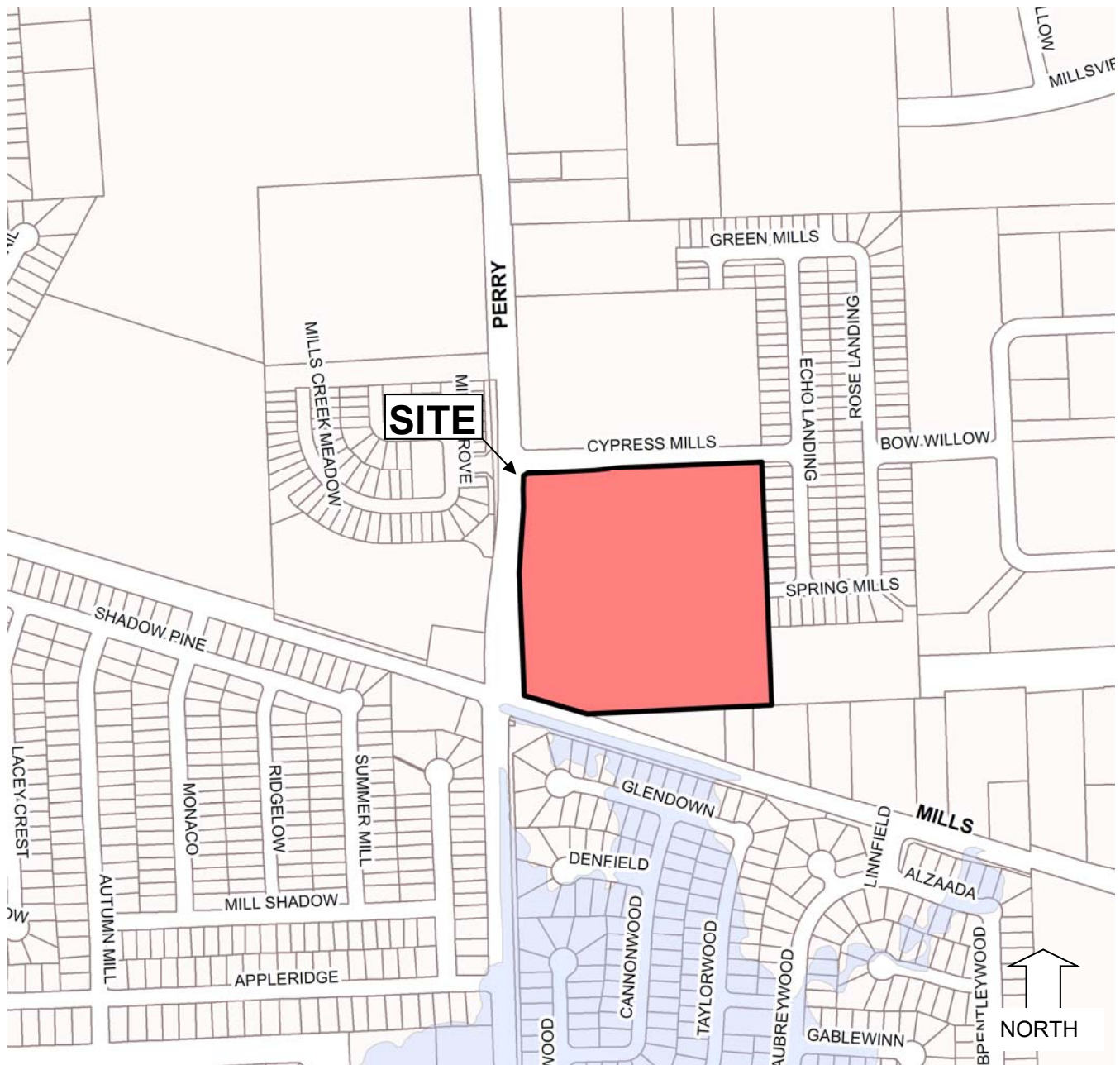
**ITEM: 125**

Planning and Development Department

Meeting Date: 07/19/2018

**Subdivision Name: Smart Living at Cypress Creek**

**Applicant: Civil-Surv Land Surveying, L.C.**



**D – Variances**

**Site Location**



# Houston Planning Commission

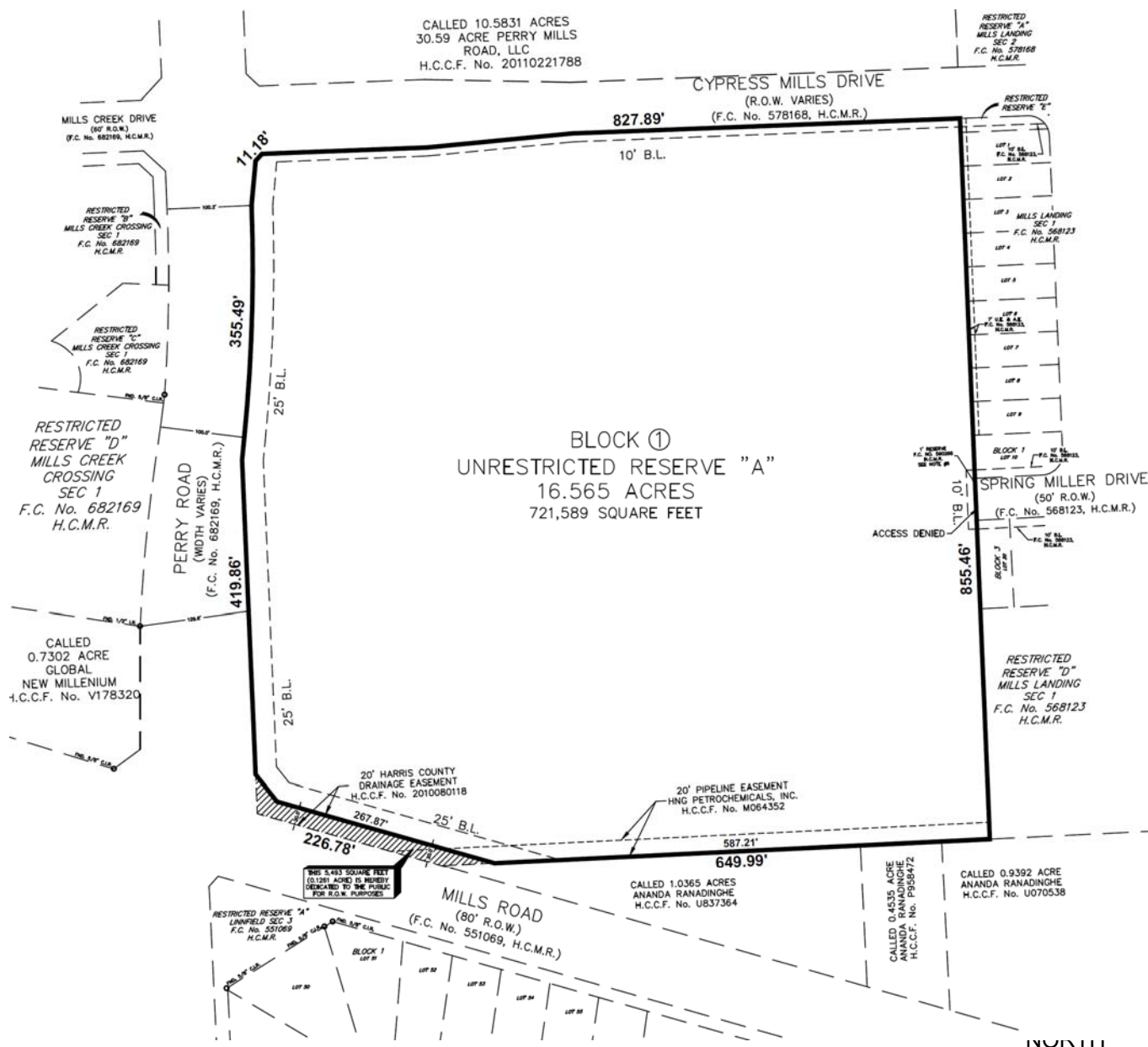
# ITEM: 125

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Smart Living at Cypress Creek

Applicant: Civil-Surv Land Surveying, L.C.



D – Variances

Subdivision



# Houston Planning Commission

ITEM: 125

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Smart Living at Cypress Creek

Applicant: Civil-Surv Land Surveying, L.C.



D – Variances

Aerial



# SMART LIVING @ CYPRESS CREEK

*A Multi-Family Community*  
 Mucasey & Associates, Architects  
 July 4, 2018



## PROJECT SUMMARY:

### Apartments:

Type	Description	Qty.	Area
A1	One Bedroom, 1 Bath	78	625 s.f.
A2	One Bedroom, 1 Bath	78	779 s.f.
Total One Bedroom Units		156 Units	
B1	Two Bedroom, 2 Bath	66	943 s.f.
B2	Two Bedroom, 2 Bath	54	1,052 s.f.
B3	Two Bedroom, 2 1/2 Bath (TH)	12	1,660 s.f.
Total Two Bedroom Units		132 Units	
C1	Three Bedroom, 2 Bath	12	1,198 s.f.
C2	Three Bedroom, 3 1/2 Bath (TH)	6	1,840 s.f.
Total Three Bedroom Units		18 Units	
Apartments Total		306 Units	276,600 s.f.



**Application Number:** 2018-1255

**Plat Name:** Smart Living at Cypress Creek

**Applicant:** Civil-Surv Land Surveying, L.C.

**Date Submitted:** 06/22/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To not terminate Spring Miller Drive with a cul-de-sac at the proposed plat boundary

**Chapter 42 Section:** 134

**Chapter 42 Reference:**

42-134– Street Extension (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter

### **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;**

Spring Miller Drive is a 50-ft local street that was dedicated by the Mills Landing – Section 1 Subdivision plat (HCFC 568123) in 2004. At that time, the developer of the single family subdivision thought they would continue developing single family homes to the west as well as extend Spring Miller Drive. However, the development did not move forward and the site was not platted. The stub street meets 4 of the 5 provisions listed in Ch.42-134 to not provide a cul-de-sac. The only one it does not meet is number 3, "The existing stub street is only one lot in depth". The stub street is only 1 lot deep on the north side of the street but it is 3 lots deep on the south side of the street. Providing a cul-de-sac at the end of the Spring Miller stub street is not sound public policy. The cul-de-sac would not be used by the vast majority of the residents of the single-family neighborhood and would create additional paving for the City of Houston to maintain. The stub portion of Spring Miller is very short and any driver can easily see it's a dead end currently and not turn down the street. It is for these reasons, that providing a cul-de-sac at this stub street would not be sound public policy.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. This variance request is based on factors external to subject property.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this chapter will be preserved and maintained. The purpose of providing a cul-de-sac is to allow vehicles to safely turn around when travelling down a dead end street and increase traffic circulation. In this case, there is little traffic traveling westbound on Spring Miller. Most drivers would likely live in the three lots directly in front of the stub street. Providing a cul-de-sac would generate more street parking which would congest any traffic more than the stub street currently does.

**(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 the public's health, safety, or welfare. Not providing the cul-de-sac does not impede traffic or comprise the public's health, safety, or welfare. .

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship has no bearing on this site. Were a cul-de-sac to be provided, the responsibility of maintaining the paving would fall unto the City. There is also no financial benefit to the applicant.



**Application No:** 2018-1255

**Agenda Item:** 125

**PC Action Date:** 07/19/2018

**Plat Name:** Smart Living at Cypress Creek

**Applicant:** Civil-Surv Land Surveying, L.C.

**Staff Recommendation:** [Defer for further study and review](#)

**Chapter 42 Sections:** 134

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

[To not terminate Spring Miller Drive with a cul-de-sac at the proposed plat boundary;](#)

**Basis of Recommendation:**

The site is located at the northeast intersection Of Perry Road and Mills Road in Houston's Corporate Limits. The applicant is requesting a variance to not terminate stub street Spring Mills Drive with a cul-de-sac. Council Member Stardig's Office has requested that this item be deferred for two weeks to have time to communicate with the developer of the subject site.

---

## Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[NA](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[NA](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[NA](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[NA](#)

(5) Economic hardship is not the sole justification of the variance.

[NA](#)



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 126  
**Action Date:** 07/19/2018  
**Plat Name:** Stanmore River Oaks  
**Developer:** Legacy Trust Company, N.A. Successor Trustees of the Shitley B. Morgan, Legare H. Bethea, and Anna B  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No / Type:** 2018-1448 C2R

Total Acreage:	1.7970	Total Reserve Acreage:	1.7537
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

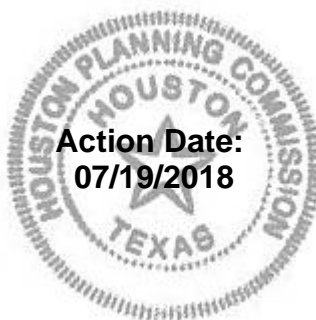
County	Zip	Key Map ©	City / ETJ
Harris	77098	492U	City

#### **Conditions and requirements for approval:**

047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
209. Applicant has requested that this item be deferred for two weeks.

#### **Commission Action:**

Defer Applicant request



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

#### **For Your Information:**

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.





## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 126  
**Action Date:** 07/19/2018  
**Plat Name:** Stanmore River Oaks  
**Developer:** Legacy Trust Company, N.A. Successor Trustees of the Shitley B. Morgan, Legare H. Bethea, and Anna B  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No / Type:** 2018-1448 C2R

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED

AND MAKE OUT W.M.E

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 5155 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@Ridemetro.org](mailto:FacilitiesMaintenance@Ridemetro.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:126**

Planning and Development Department

Meeting Date: 07/19/2018

**Subdivision Name: Stanmore River Oaks**

**Applicant: Vernon G. Henry & Associates, Inc.**



**D – Variances**

**Site Location**

# Houston Planning Commission

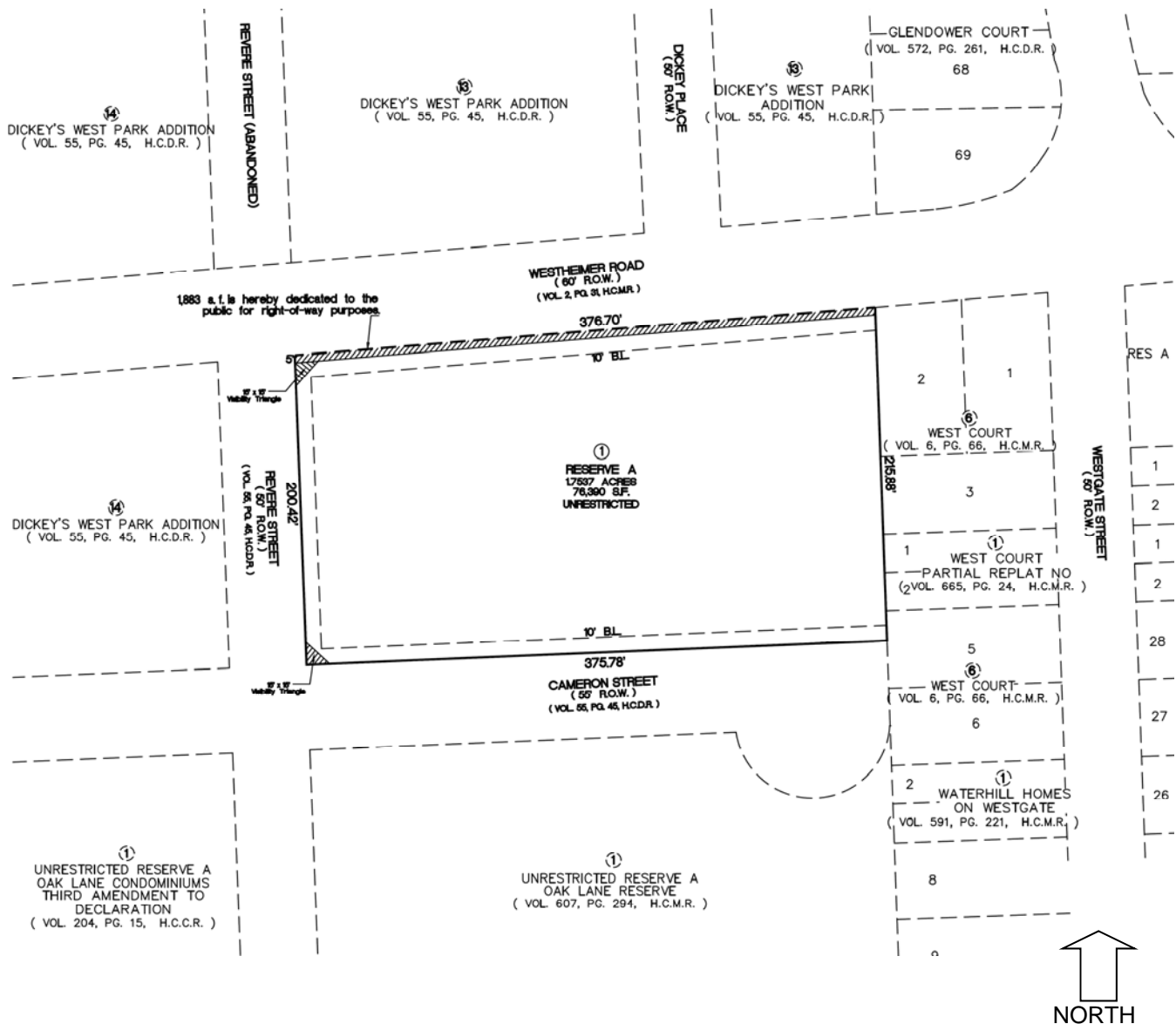
## ITEM:126

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Stanmore River Oaks

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

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# Houston Planning Commission

## ITEM:126

Planning and Development Department

Meeting Date: 07/19/2018

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**Subdivision Name: Stanmore River Oaks**

**Applicant: Vernon G. Henry & Associates, Inc.**



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**D – Variances**

**Aerial**

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[illegible]

**REGISTRATION:**

**W PARTNERSHIP**  
Wallace · Wilson · Architects

4550 Post Oak Place Dr. · Suite 300 · Houston, Texas · 77027  
P. 713.993.0430 F. 713.993.0475  
[www.wpartnership.com](http://www.wpartnership.com)

*Avalon*



Site Address:  
2311 Westheimer Road  
Houston, TX 77098

PROJECT NO: 17-34

**PROJECT NO.:** 17-34

**SHEET CONTENTS:**

**SHEET CONTENTS:**  
Cathodic

## Setback

Variance - Site

variance = 316

## Plan

Scale: 1/16" = 1'-0"

SHEET NO.

AV/1 0

AV1.0

armore\_17-14\_Central\_BuildingFootprintStudy\_23May2018\_Er  
Shift Only\_Candice See Tape@wga63270004357034704



No.	Date:	Revision Description:
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**REGISTRATION:**



Wallace · Wilson · Architect

Owner:



2311 Westheimer Road  
Houston, TX 77098

**SHEET CONTENTS:**

Scale:  $1/8" = 1'-0"$

## AV1.1



SCALE:  $1/8" = 1'-0"$

NOT TO SCALE



[illegible]

**REGISTRATION:**



4550 Post Oak Place Dr. · Suite 100 · Houston, Texas · 77027  
P: 713.993.0439 F: 713.993.0475  
[www.wpartnership.com](http://www.wpartnership.com)

Own

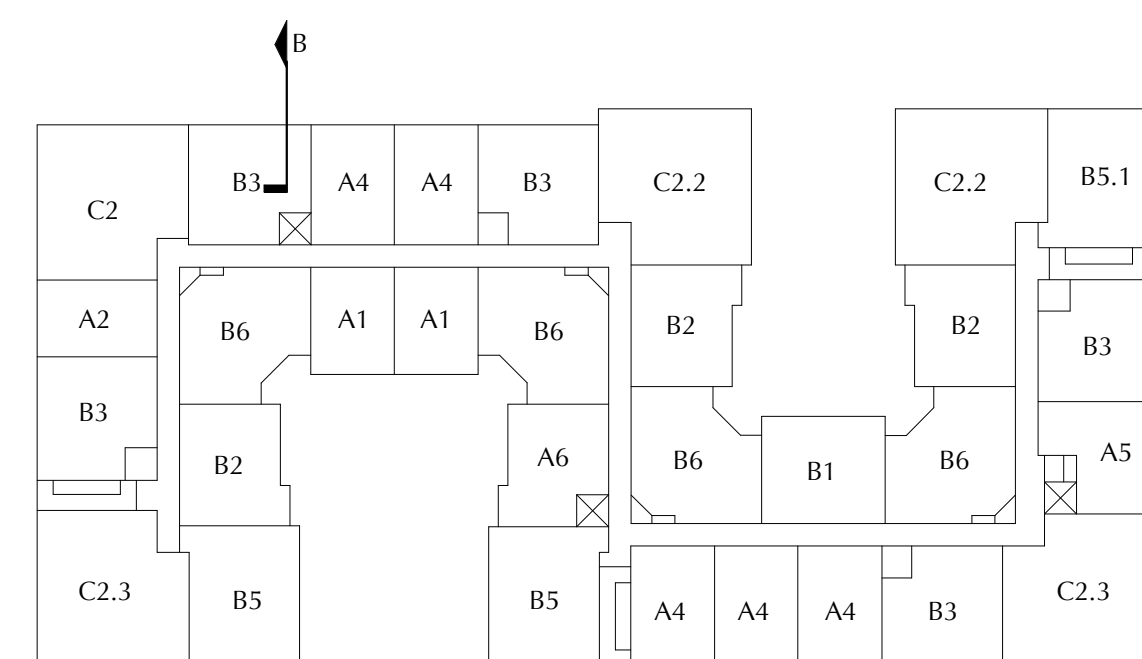
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2311 Westheimer Road  
Houston, TX 77098

**SHEET CONTENTS:**

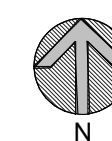
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SHEET NO.

## AV1.2



NOT TO SCALE



No.	Date:	Revision Description:
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**REGISTRATION:**



4550 Post Oak Place Dr. · Suite 100 · Houston, Texas · 77027  
P: 713.993.0439 F: 713.993.0475  
[www.wpartnership.com](http://www.wpartnership.com)

Owner



ECT NO: 17-34

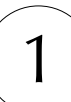
## Sothack

## Setback Variance-Street Section 'C'

Scale:  $1/8" = 1'-0"$

SHEET NO.

# AV1.3



## Building/Streetscape Section 'C'

SCALE:  $1/8" = 1'-0"$

### Key Plan - Level 4

NOT TO SCALE





[illegible]

REGISTRATION:



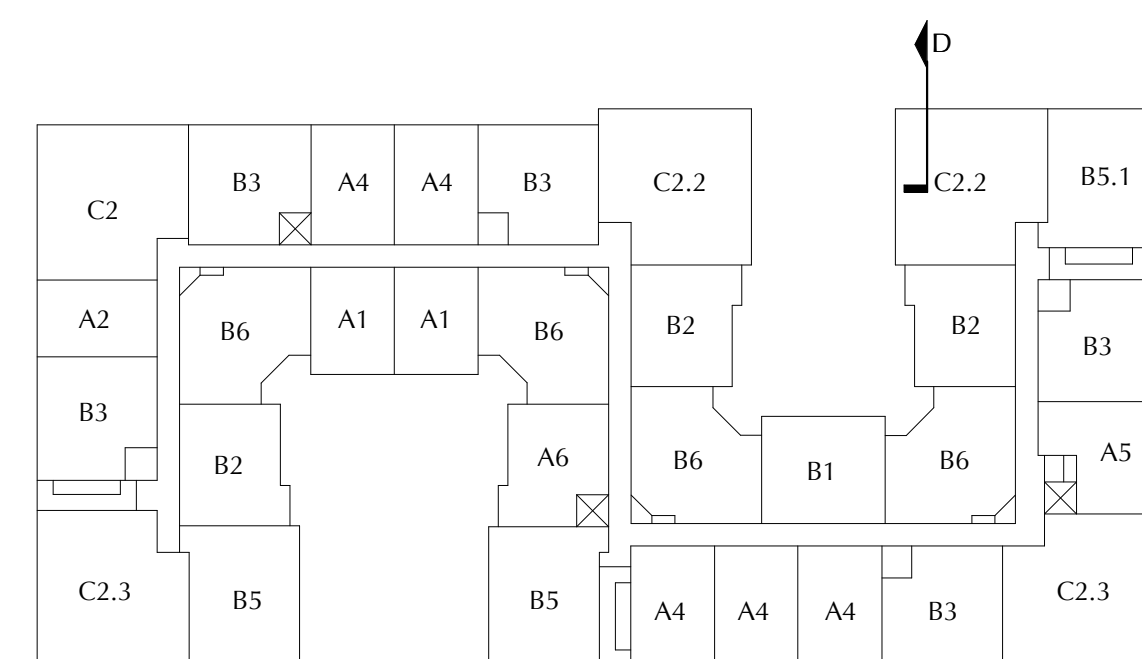
Owner:



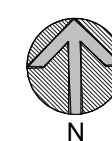
**STANMORE  
PARTNERS**

SHEET NO. \_\_\_\_\_

AV1.4



NOT TO SCALE



[illegible]

**REGISTRATION:**



**W PARTNERSHIP**  
Wallace · Wilson · Architects

1550 Post Oak Place Dr. · Suite 100 · Houston, Texas · 77027  
P: 713.993.0439 F: 713.993.0475  
[www.wpartnership.com](http://www.wpartnership.com)

*Avalon*

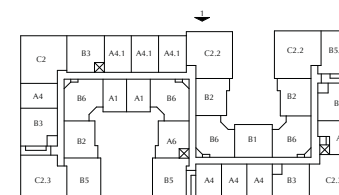


Site Address:  
2311 Westheimer Road  
Houston, TX 77025

PROJECT NO: 17-34

**SHEET CONTENTS:**  
Setback  
Variance -  
Elevation

**SHEET NO.** AV2.0



Key Plan - Level 4  
NOT TO SCALE



PROJECT NAME:  
**AVALON**

PROJECT LOCATION  
2311 WESTHEIMER ROAD  
HOUSTON, TEXAS 77098

OWNER / DEVELOPER  
STANMORE PARTNERS  
675 BERING DRIVE, STE. 860  
HOUSTON, TEXAS 77057

PROJECT NO.: 18-252  
SHEET LEGEND

**ISSUES AND REVISIONS**  
THIS SHEET MAY NOT HAVE BEEN PART OF ALL PREVIOUS EDITIONS OR PRINTINGS. THE DATE SHOWN BELOW IS FOR THE CURRENT EDITION OF DRAWINGS AS INDICATED ON THE INDEX SHEET.

FOR REVIEW: 6/25/18

LANDSCAPE ARCHITECT:  
WILLIAM D. ROBINSON - TX #204

**FOR REVIEW ONLY**  
Not for regulatory approval,  
permitting, or construction.

These plans are subject to copyright protection as a "architectural work" under Section 102 of the Copyright Act, title 17 of the United States Code, as amended December 1, 1992.

SHEET CONTENT

MASTER PLAN

AgCART®



SCALE:

\_\_\_\_\_

110

L1.00.01



NOTES:

1. ALL UTILITIES SHOWN ABOVE GROUND AND BELOW GROUND, ARE EXISTING CONDITIONS AS SHOWN ON THE EXISTING CONDITIONS SURVEY PROVIDED TO THE LANDSCAPE ARCHITECT BY THE PROJECT CIVIL ENGINEER.

**WARNING:**

2. BURIED UTILITIES, SUCH AS GAS, WATER, ELECTRIC, AND SEWER MAY EXIST ON THIS PROPERTY. TO AVOID INJURY OR DAMAGE TO UTILITIES THE GENERAL CONTRACTOR AND/OR SUB-CONTRACTOR SHOULD CALL THE LOCAL UTILITY LOCATION COMPANY TO MARK ALL UNDERGROUND UTILITIES.

CALL BEFORE YOU DIGIT



**Application Number:** 2018-1448

**Plat Name:** Stanmore River Oaks

**Applicant:** Vernon G. Henry & Associates, Inc.

**Date Submitted:** 07/09/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow a 10' building line on Westheimer

**Chapter 42 Section:** 150

**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**

NA

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

This is the site of a grocery store developed in the mid 1960's. It is to be redeveloped for a multifamily residential building that will have a much more urban feel than the existing suburban style strip center. To achieve this urban feel, the developer would like to bring the building and its associated activity up closer to Westheimer. A few years back, Upper Kirby District and TIRZ #19 undertook providing several pedestrian enhancements when they did utility construction within the ROW. These enhancements included adding benches, trash cans, trees, pedestrian scale lighting, and a slightly wider sidewalk on Westheimer that amounts to about 7' in width. The TIRZ also planted trees approximately 2' from the back of the curb. The current light poles on the ROW line, but within the subject property currently create tight areas for passing pedestrians. The TIRZ did what they could with the ROW they had. The developer is proposing to widen the sidewalk by 2'6" to make a 9'6" sidewalk and provide the 6' clear zone that will make this stretch of frontage much more comfortable for the pedestrian. In addition to enhancing the pedestrian environment with a wider sidewalk, the developer will be shielding the parking garage with architectural louvers and display windows to create a more interesting walk for pedestrians. The rest of the frontage will be the lobby for the apartment building with extensive glazing. Above and beyond these practical elements to the pedestrian, there will also be extensive landscaping to make the pedestrian experience more enjoyable. Another enhancement to the site with regard to the pedestrian, will be the elimination of driveway cuts along Westheimer. This will allow the pedestrian to take fewer "risks" when walking this section of frontage. The building has been designed so the garage takes access from the west side of the building on Revere Street. In the place of the current driveway cuts, the developer will plant street trees that match the trees planted by the Upper Kirby District. CenterPoint is requiring that this building be setback 15' from the power lines and transformer in the rear of the project along Cameron Street. This project could easily take advantage of the 15' building line performance standards outlined in 42-153, but with the 15' setback in the rear and the requirement for 5' of widening on Westheimer, it makes the project infeasible without the 5' of extra space. Because the site property lines are not at 90 degrees at the street intersection, inefficient use of the land is inevitable, which further justifies our need for a setback variance on Westheimer. On the west side of the site, the building will come all the way up to the 10' building line and will have about 22.8' from back of curb to the building. On the east side of the site, the building will be set back farther to accommodate a more rectangular building shape and will be about 31.3' from the back of the curb.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The unusual shape of the property makes it a challenge to efficiently utilize land. The CenterPoint line in the rear of the property is not located within an easement. Therefore, a setback of 15' against the line was not expected.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

One of the purposes of Chapter 42 is to support unique neighborhood character, which can be done by requesting variances from the standard requirements. The intent of the chapter is to preserve health, safety, and welfare. This project achieves this by promoting walkability.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Public health, safety, and welfare will be improved by creating and encouraging a safer and more walkable lifestyle through pedestrian enhancements and design.

**(5) Economic hardship is not the sole justification of the variance.**

Justifications for this variance include creating a walkable area for residents and the tenants of the apartments, unusual shape of the property, CenterPoint setback requirements, and the requirement for widening on Westheimer.





**Application No:** 2018-1448

**Agenda Item:** 126

**PC Action Date:** 07/19/2018

**Plat Name:** Stanmore River Oaks

**Applicant:** Vernon G. Henry & Associates, Inc.

**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)

[To allow a 10' building line on Westheimer;](#)

**Basis of Recommendation:**

The site is located east of Kirby Drive, at the south-east intersection of Revere Street and Westheimer Road. The applicant is requesting a 10' building line in lieu of the required 25' building line along the Major Thoroughfare, Westheimer Road. At this time, 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

[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;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[NA](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[NA](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[NA](#)

(5) Economic hardship is not the sole justification of the variance.

[NA](#)



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 127  
**Action Date:** 07/19/2018  
**Plat Name:** West Montgomery Food Mart  
**Developer:** Shamiz Real Estate, Inc.  
**Applicant:** REKHA ENGINEERING, INC.  
**App No / Type:** 2018-1078 C2R

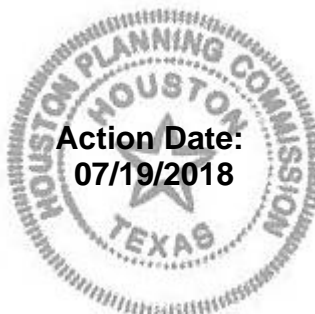
Total Acreage:	0.6859	Total Reserve Acreage:	0.6435
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412X	City

#### Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
1. Provide bike racks on the site as both W. Little York and Wheatley are proposed to be designated on-street bikeways.
  2. Provide minimum 2' landscape buffer between all abutting streets, Wheatley, W. Little York and West Montgomery and the proposed 6' unobstructed sidewalks.
  3. Add note to face of plat: The Planning Commission granted a variance to allow a dual building line along West Montgomery and West Little York for a gas station canopy encroachment subject to specific conditions on July 19, 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.
  4. Provide right-of-way encroachment agreement prior to recordation.

#### Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed  
The planning commission granted a dual building line variance to allow an gas canopy encroachment of 3'7"-3'9" along W. Montgomery and zero foot along West Little York.



**Action Date:**  
**07/19/2018**

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 127  
**Action Date:** 07/19/2018  
**Plat Name:** West Montgomery Food Mart  
**Developer:** Shamiz Real Estate, Inc.  
**Applicant:** REKHA ENGINEERING, INC.  
**App No / Type:** 2018-1078 C2R

---

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - No comments.

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 8348 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@Ridemetro.org](mailto:FacilitiesMaintenance@Ridemetro.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:127**

Planning and Development Department

Meeting Date: 07/19/2018

**Subdivision Name: West Montgomery Food Mart (DEF1)**

**Applicant: REKHA ENGINEERING, INC.**



**D – Variances**

**Site Location**

# Houston Planning Commission

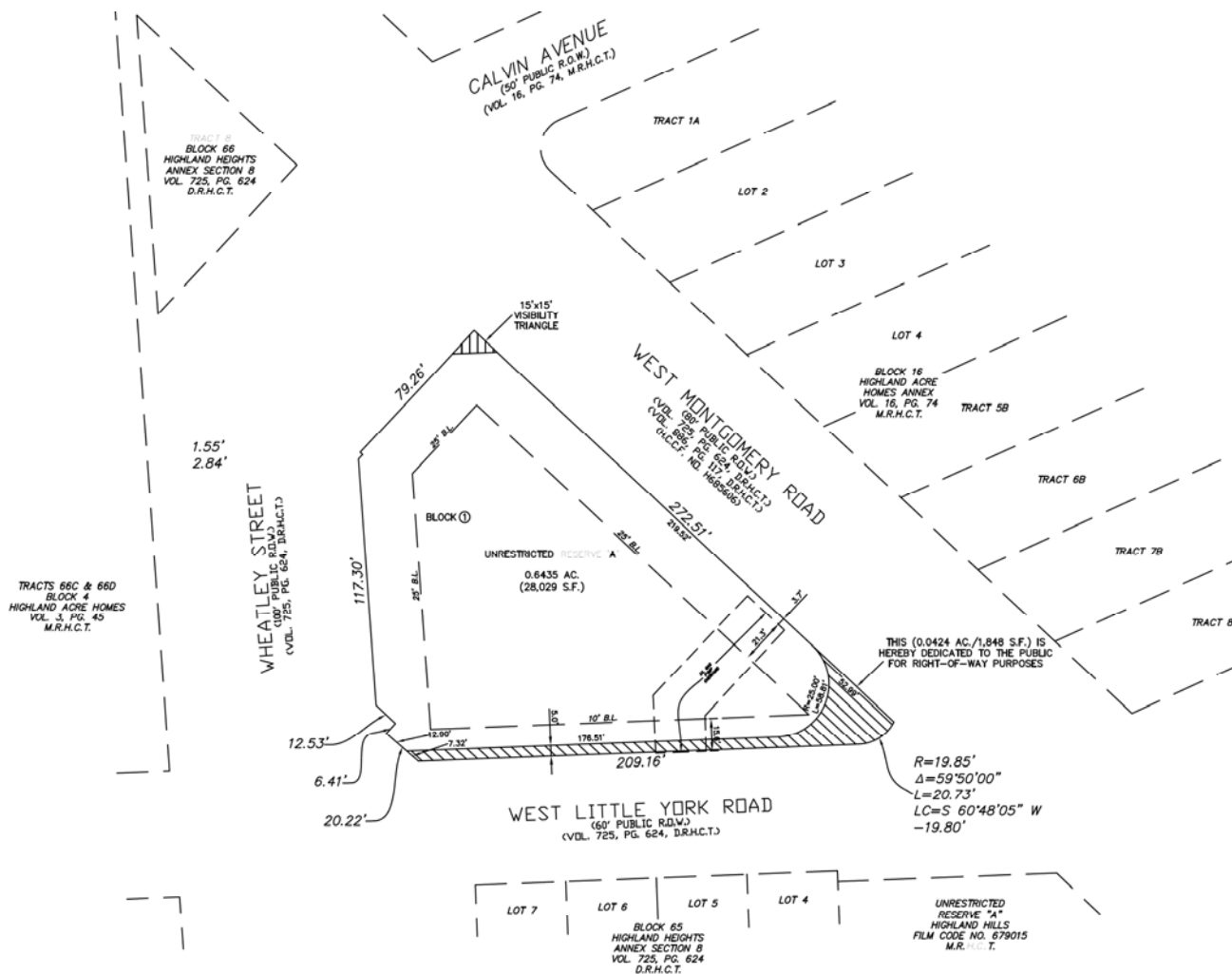
## ITEM:127

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: West Montgomery Food Mart (DEF1)

Applicant: REKHA ENGINEERING, INC.



D – Variances

Subdivision

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# Houston Planning Commission

## ITEM:127

Planning and Development Department

Meeting Date: 07/19/2018

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Subdivision Name: West Montgomery Food Mart (DEF1)

Applicant: REKHA ENGINEERING, INC.



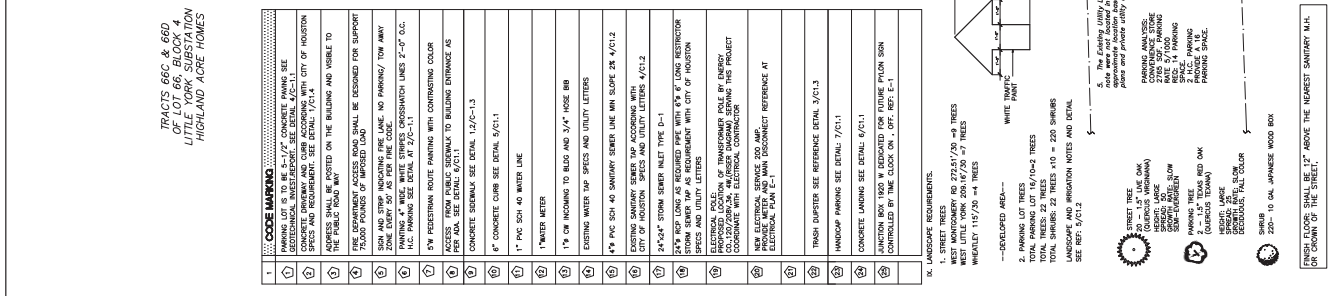
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### D – Variances

### Aerial

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TRACTS 66C & 66D  
OF LOT 66, BLOCK 4  
LITTLE YORK SUBSTATION  
HIGHLAND ACRE HOMES

[illegible]

D. LANDSCAPE REQUIREMENTS.

1. STREET TREES  
WEST MONTGOMERY RD 272.51'/30 = 9 TREES  
WEST LITTLE YORK 209.16'/30 = 7 TREES

WHEATLEY 115'/30 = 4 TREES

---DEVELOPED AREA---

6. **RESEARCH FOR YOUNG**

2. PARKING LOT TREES  
TOTAL PARKING LOT 16/10m<sup>2</sup> TREES

**TOTAL TREES: 22 TREES**

TOTAL SHRUBS: 22 TREES x 10 = 220 SHRUBS

LANDSCAPE AND IRRIGATION NOTES AND DETAIL

SEE REF: 5/C1.2

i



STREET TREE

20 = 1.5 LVL OMA  
(QUERCUS VIRGINIANA)

HEIGHT: LARGE  
SPREAD: 50

GROWTH RATE: SLOW  
SEMI-EVERGREEN

**ADDITIONAL INFORMATION**

**2 - 1.5" TEXAS RED OAK**

(QUERCUS TEXANA)

HEIGHT: LARGE  
SPREAD: 25

GROWTH RATE: SLOW  
TECHNIQUES: FILL COLOR

11/10/2010 10:00 AM


**SHRUB**

220-10 CAL JAPANESE WOOD BOX

FINISH FLOOR SHALL BE 12" ABOVE THE N

OR CROWN OF THE STREET.

1000000

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**Application Number:** 2018-1078

**Plat Name:** West Montgomery Food Mart

**Applicant:** REKHA ENGINEERING, INC.

**Date Submitted:** 05/25/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

In response to the 5 criteria referenced in Section 42-81 of the Ordinance, we request a variance for dual building line along W. Little York Road and W. Montgomery Road. This is an existing commercial development at 7701 W. Montgomery Road that was never replatted. The existing building (built in 1950 per HCAD & attached to application) is going to be renovated and expanded with a new parking lot being added as well. There is an existing gas pump canopy over the fuel bays that encroaches into the 25' building line along W. Montgomery Road and the 10' building line along W. Little York Road.

**Chapter 42 Section: 47**

**Chapter 42 Reference:**

81

### **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 requirements of this chapter would make this project infeasible due to the existence of unusual physical characteristics and triangular configuration of the site that affect the property in question and would create an impractical development or one contrary to sound public policy, due to the fact that this development is utilizing an existing structure which was built many years ago with a building permit.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

For the reasons stated above, it is obvious that the circumstances stated above which support the granting of the variance are not the result of a hardship created or imposed by the Owners of the Property, because the current development is just a renovation of the existing facility. The project site also has a unique layout that imposes inherent hardships.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

With the granting of the variance, the intent and purposes of the rule will be preserved and maintained since the new building lines will prevent any future new construction from encroaching onto the new building lines.

**(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 the existing building has been operating at the current location for almost seventy years. The owner will also be repairing and widening the sidewalks around the site and the store will be offering healthy food options for the community as well. The owner will adding some new trees but is hampered by the limited green space available as the site is mostly pavement.

**(5) Economic hardship is not the sole justification of the variance.**

While economic hardship is obviously not the sole justification for the variance, it is certainly an issue in this instance. The Owners would have to incur the costs of redesigning the architectural and engineering plans along with increased construction costs in order to make the existing canopy comply with the new building lines, which would be substantial.





**Application No:** 2018-1078

**Agenda Item:** 127

**PC Action Date:** 07/19/2018

**Plat Name:** West Montgomery Food Mart

**Applicant:** REKHA ENGINEERING, INC.

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 47**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

In response to the 5 criteria referenced in Section 42-81 of the Ordinance, we request a variance for dual building line along W. Little York Road and W. Montgomery Road. This is an existing commercial development at 7701 W. Montgomery Road that was never replatted. The existing building (built in 1950 per HCAD & attached to application) is going to be renovated and expanded with a new parking lot being added as well. There is an existing gas pump canopy over the fuel bays that encroaches into the 25' building line along W. Montgomery Road and the 10' building line along W. Little York Road.;

**Basis of Recommendation:**

The site is located within Houston's corporate limits and the Acres Home Complete Community, within the intersections of W. Montgomery, W. Little York and Wheatley.

The applicant is requesting a variance for a dual building line along both W. Montgomery and W. Little for a gas station canopy encroachment.

Staff is in support of the request.

The applicant is proposing an expansion to their site that has been in existence in the community for nearly 50 years. The store addition will cross property lines, thus requiring the applicant to replat the property and meet all Chapter 42 rules.

During the deferral period the applicant worked with staff to achieve a design for a more desired pedestrian realm to maintain a buffer between these high-volume streets as opposed to original renderings.

Along West Little York the canopy encroachment is about 7 inches and the distance from the property line to the back of curb is about 13'. The canopy encroachment along West Montgomery varies between 3' 7"-3' 9" and the distance from the property line to the back of curb is almost 10'.

The applicant will maintain a minimum 2' landscape buffer along the site between the streets and sidewalk. 6' unobstructed sidewalks are being proposed and the existing concrete will be improved as well as the paving within the driveways. The applicant has agreed to close an existing curb cut near the intersection of West Little York and W. Montgomery to maintain the safety and welfare of pedestrians utilizing the Metro bus stop at this corner. A curb cut was proposed along Wheatley and the applicant has agreed to not have an entrance there but to enhance the sites northern corner with trees and shrubs.

The intent and general purposes of this chapter will be maintained with the proposed development and enhancements. Should any structures be demolished, any new development would have to meet the requirements of the ordinance.

Therefore, staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Strict application of the ordinance would make this project infeasible due to the existence of the site for over 50 years and the triangular shape of the site would limit the size of developments.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the granting of the variance are not the result of a hardship created by the applicant but the limits of the site size and an the designation of the thoroughfares abutting the site.

**(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 as the site has been in existence for over 50 years and the replat allows for much needed site enhancements.

**(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 safety or welfare as the applicant will close some curb cuts and not propose any new ones and improve all existing sidewalks and driveways.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification for the granting of the variance but the existence of the structure and triangular shape of the site.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 128  
**Action Date:** 07/19/2018  
**Plat Name:** Grand Oaks Sec 8  
**Developer:** Woodmere Development Company  
**Applicant:** LJA Engineering, Inc. - (West Houston Office)  
**App No / Type:** 2018-1256 C3P

Total Acreage:	14.3740	Total Reserve Acreage:	0.5070
Number of Lots:	66	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Rolling Creek Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77084	447E	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. A second point of access must be recorded prior to or simultaneously with this plat.

#### **Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

#### **For Your Information:**

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 128  
**Action Date:** 07/19/2018  
**Plat Name:** Grand Oaks Sec 8  
**Developer:** Woodmere Development Company  
**Applicant:** LJA Engineering, Inc. - (West Houston Office)  
**App No / Type:** 2018-1256 C3P

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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)  
Provide standard 50' ROW may be with a bubble. Proposed ROW for Shallow Hill Court and at intersection with Tall Woods Place is not acceptable.  
Easements outside of plat boundary will need to be dedicated by separate instrument prior to plat recordation  
County denies variance. Second point of access would be by roadway easement dedicated to the public.  
Second point of access will need to be constructed for greater than 41 lots in this section to be permitted

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

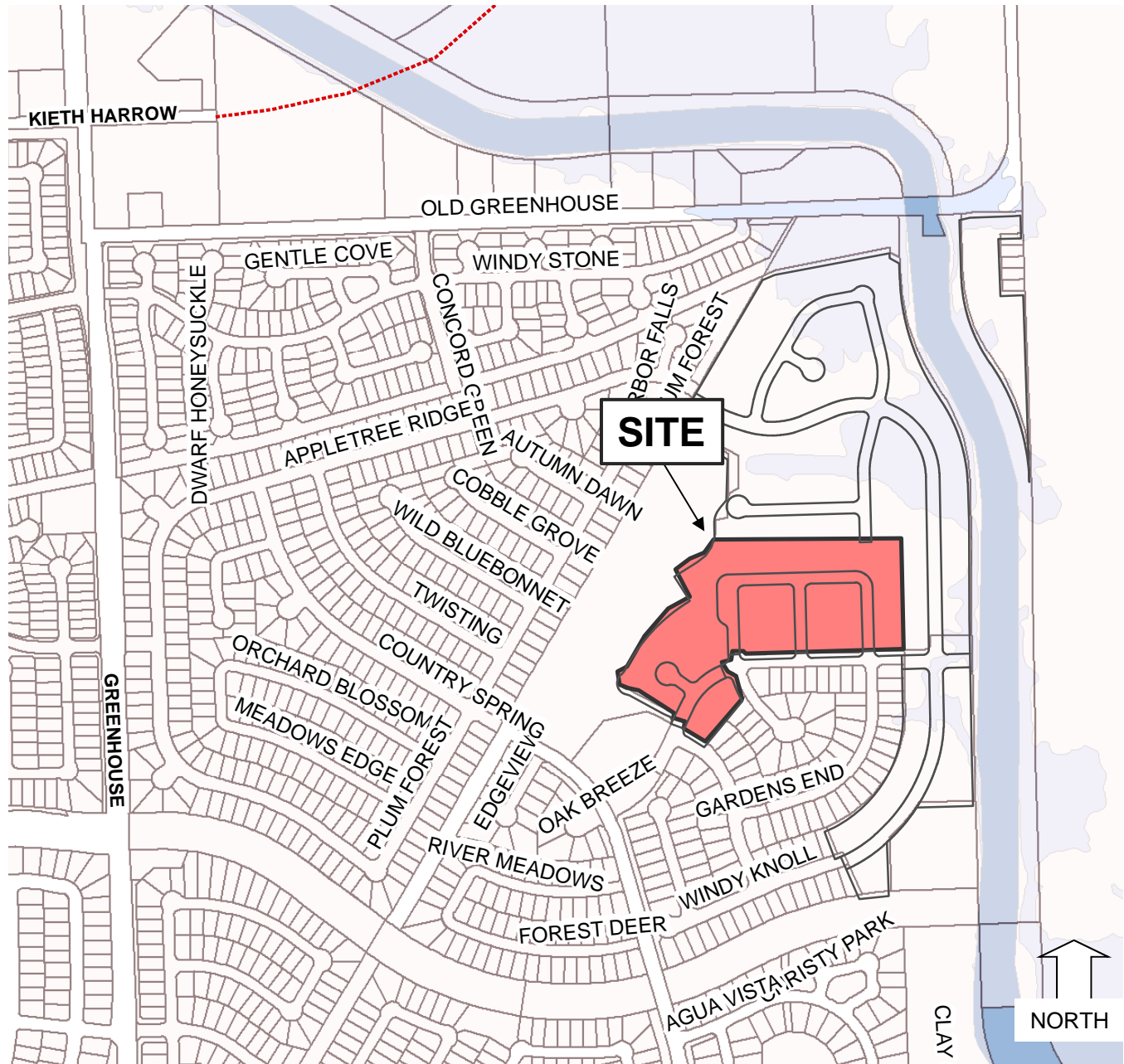
ITEM:128

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Grand Oaks Sec 8 (DEF1)

Applicant: LJA Engineering, Inc



E – Special Exceptions

Site Location

# Houston Planning Commission

## ITEM:128

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Grand Oaks Sec 8 (DEF1)

Applicant: LJA Engineering, Inc



E – Special Exceptions

Subdivision



# Houston Planning Commission

**ITEM:128**

Planning and Development Department

Meeting Date: 07/19/2018

**Subdivision Name: Grand Oaks Sec 8 (DEF1)**

**Applicant: LJA Engineering, Inc**



**E – Special Exceptions**

**Aerial**





## SPECIAL EXCEPTION Request Information Form

**Application Number:** 2018-1256

**Plat Name:** Grand Oaks Sec 8

**Applicant:** LJA Engineering, Inc.- (West Houston Office)

**Date Submitted:** 06/22/2018

**(Sec. 42-48 and Sec. 42-82)**

**Specific requirement for which the special exception is being sought:**

To temporarily allow 175 Lots on a single point of access until future sections are recorded.

**Chapter 42 Section:** 189

**Chapter 42 Reference:**

Sec 42-189 – Points of Access: Any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision.

### Statement of Facts

**(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;**

The proposed plat, Grand Oaks Sec 8 is 14.374 acres of land and consist of 66 Single Family Residential Lots, 1 Reserve and 5 Blocks. This section is located northerly of and adjacent to Grand Oaks Sec 5, a subdivision recorded in Film Code No. 683250, Map Records of Harris County, Texas, and Grand Oaks Sec 2, a subdivision recorded in Film Code No. 669037, Map Records of Harris County, Texas; west of and adjoining an existing amenities pond, recorded in File No. 20120119791, Official Public Records of Real Property of Harris County, Texas; south of, and east of, future sections of Grand Oaks Subdivision. The proposed plat of Grand Oaks Sec 8 has access through Oak Breeze Drive, a 60-foot right-of-way, running through Grand Oaks Sec's 2, 5, and Rolling Creek Section One partial Replat No. One and Extension, a subdivision recorded in Film Code No. 476049, Map Records of Harris County, Texas. The combined sections of Grand Oaks Sec's 2, 5 and 8 contains 175 lots which exceeds the minimum requirement of 150 Lots, on one point of access. The future sections to the north of Grand Oaks Sec 8 is scheduled to be recorded within the next 12 to 18 months, which will provide a second point of access.

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

The proposed plat of Grand Oaks Sec 8 will achieve the result intended by the standards in Article III of Chapter 42.

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

The modifications is 14.3% difference from the standard and is furthermore a temporary condition, which will be alleviated by future development to the north, and is therefore not disproportionate to the requirements of this chapter.

**(4) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this Chapter will be preserved and maintained. Grand Oaks will continue to have adequate traffic circulation for both residents and emergency vehicles.

**(5) The granting of the special exception will not be injurious to the public health, safety or welfare.**

Granting the special exceptions will not be injurious to the public health, safety or welfare. Emergency vehicles and daily traffic will continue to have adequate circulation to the proposed subdivision. The boulevard entry road of Oak Breeze Drive will help traffic flow and circulation.



Application No: 2018-1256  
Agenda Item: 128  
PC Action Date: 07/19/2018  
Plat Name: Grand Oaks Sec 8  
Applicant: LJA Engineering, Inc.- (West Houston Office)

Staff Recommendation: Approve the plat subject to the conditions listed

**Chapter 42 Sections:**

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

**Basis of Recommendation:**

The site is located east of Greenhouse Road, north of Clay Road, within Houston's ETJ Harris County. The applicant is requesting a special exception to allow 175 lots to have one point of access in lieu of the maximum 150 lots allowed by the ordinance. At this time, the applicant has withdrawn the special exception and has agreed to the markup to record a second point of access prior to the recordation of this plat. Staff recommends approving the plat with the condition a second point of access gets recorded prior to recordation.

**Staff Evaluation**

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

N/A

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

N/A

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

N/A

(4) The intent and general purposes of this chapter will be preserved and maintained;

N/A

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

N/A



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 129  
**Action Date:** 07/19/2018  
**Plat Name:** Pinemont Oaks  
**Developer:** Farb Homes  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2018-1435 C3P

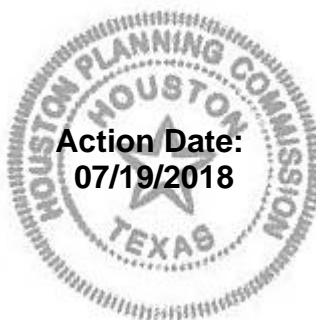
Total Acreage:	2.5060	Total Reserve Acreage:	0.2959
Number of Lots:	46	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452G	City

#### **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.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)

#### **Commission Action:**

Defer for further study and review



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

#### **For Your Information:**

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 129  
**Action Date:** 07/19/2018  
**Plat Name:** Pinemont Oaks  
**Developer:** Farb Homes  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2018-1435 C3P

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PWE Traffic: 07/18/18:

Sufficient on-site parking is provided.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

This will required a high Impact application.

Harris County Flood Control District: Flood Control review - No comments.

Solid Waste: It is understood that the proposed development will not receive COH garbage collection services.

City Engineer: W.M.E. IS REQUIRED

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

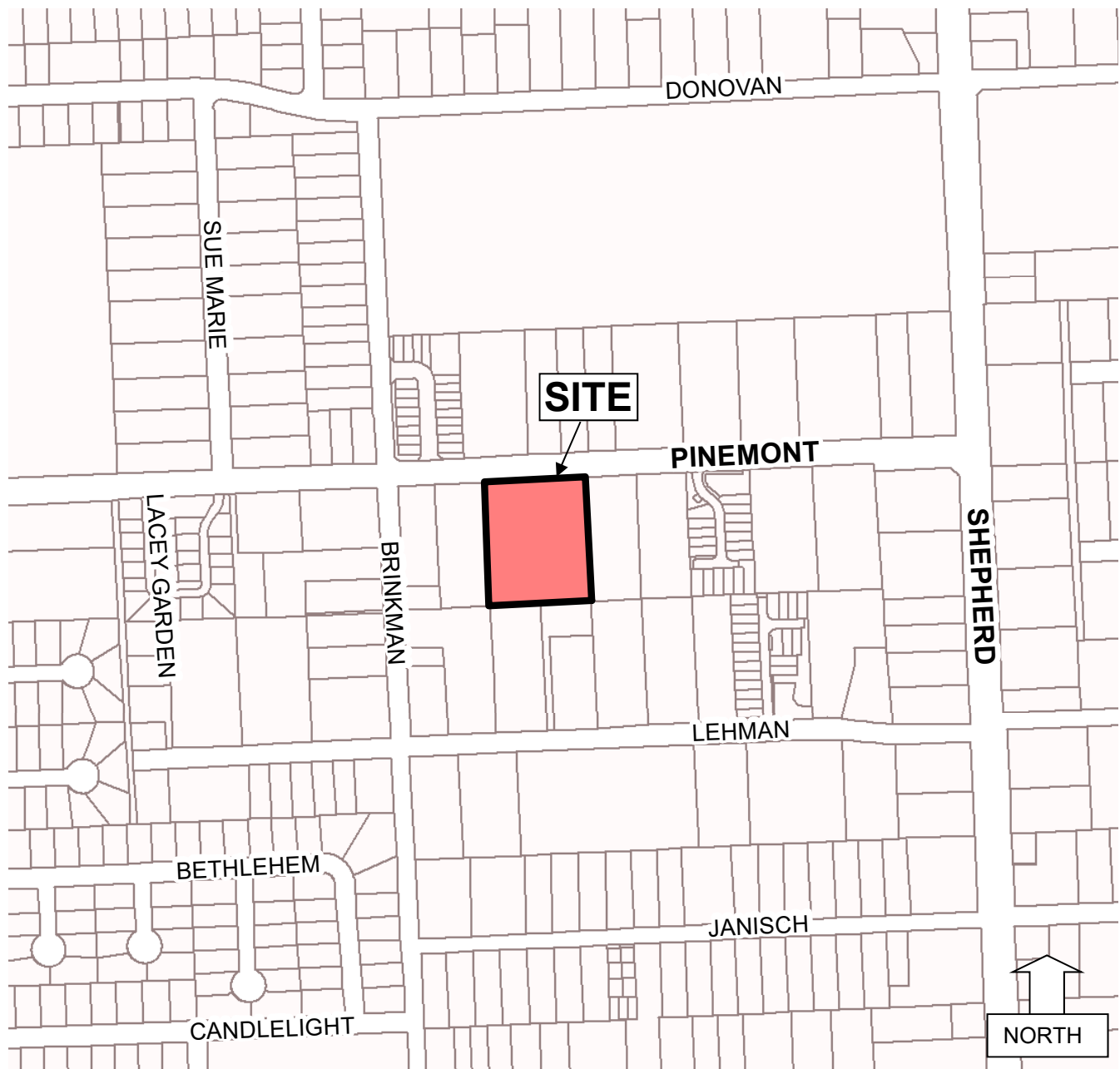
**ITEM: 129**

Planning and Development Department

Meeting Date: 07/19/2018

**Subdivision Name: Pinemont Oaks**

**Applicant: Jones|Carter - Woodlands Office**



**E – Special Exceptions**

**Site Location**

## Subdivision



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# Houston Planning Commission

## ITEM: 129

Planning and Development Department

Meeting Date: 07/19/2018

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Subdivision Name: Pinemont Oaks

Applicant: Jones|Carter - Woodlands Office



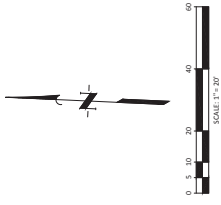
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**E – Special Exceptions**

**Aerial**

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PINEMONT TOWNHOMES  
FARB HOMES



## SPECIAL EXCEPTION Request Information Form

**Application Number:** 2018-1435

**Plat Name:** Pinemont Oaks

**Applicant:** Jones|Carter - Woodlands Office

**Date Submitted:** 07/09/2018

**(Sec. 42-48 and Sec. 42-82)**

**Specific requirement for which the special exception is being sought:**

To allow an intersection of less than 65 feet along a Type II PAE

**Chapter 42 Section:** 129(a)

**Chapter 42 Reference:**

Intersections along type 2 permanent access easements shall be spaced a minimum of 65 feet apart and shall not intersect at less than an 80 degree angle.

### Statement of Facts

**(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;**

Pinemont Oaks is a 46 lot urban single-family residential development by Farb Homes located between Ella Boulevard and Shepherd Drive on Pinemont Street, a City of Houston designated major thoroughfare. A preliminary plat was previously submitted and approved in May of this year for the proposed development. Upon submitting for traffic and construction plans, the Traffic Division of the Public Works Department indicated that they would require the entry drive into the development to be shifted to the west to align with the existing median opening on Pinemont Street to prevent creating a right turn-in/ right turn-out development where traffic from the east would be forced to make a U-turn to enter the site. Additionally, residents exiting the site wishing to travel west would also have to make a U-turn to continue to their destination. By shifting the driveway to align with the median opening, an intersection of less than the standard 65' is created with the two north-south streets of the development. Given the narrow configuration of the site and the requirement to align with the median opening, very limited flexibility is afforded for the design of the subdivision which is the reason for this special exception request. Richard Smith with Public Works is aware of the situation and has indicated his support of the special exception.

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

The proposed street pattern provides for safe and efficient traffic circulation in the immediate area and proposed subdivision, which is a result contemplated by the standards established in the ordinance.

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

The intersection spacing of 47' as opposed to the standard of 65' represents a 27.6% deviation from the standard and is presumed to not be disproportionate given the unique physical characteristics of the site

**(4) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purpose of the chapter is to provide for safe and efficient traffic circulation for the area. By aligning with existing median opening, a better and more efficient circulation pattern will be established which will minimize potential conflicts at the entry of the site. The granting of the special exception will not have a negative impact to traffic circulation. Additionally, Public Works has indicated that the proposed configuration is the safest option.

**(5) The granting of the special exception will not be injurious to the public health, safety or welfare.**

Public Work's preferred location of the driveway aligning with the existing median opening will not be injurious to the public health, safety or welfare as it will allow for a safer entry configuration at the site by eliminating the need to U-turn on a major thoroughfare to enter the site. It will also prevent residents exiting the site from having to make a U-Turn to travel west on Pinemont. Additionally, Public Works has indicated that the proposed configuration is the safest option.



Application No: 2018-1435  
Agenda Item: 129  
PC Action Date: 07/19/2018  
Plat Name: Pinemont Oaks  
Applicant: Jones|Carter - Woodlands Office

Staff Recommendation: Grant the requested special exception(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 129(a)**

**Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)**

To allow an intersection of less than 65 feet along a Type II PAE;

**Basis of Recommendation:**

The site is located west of N Shepherd Drive, along the south side of Pinemont Drive. The applicant is requesting a special exception to allow minimum intersection spacing between Type II PAE to be less than the minimum 65'. Staff is in support of this request.

Pinemont Oaks is a re-submittal of a previously approved plat from earlier this year. The previous submittal met all chapter 42 requirements but Public Works had concerns regarding the location of the access point along Pinemont Drive.

The original location only provided for a right in/right out option for ingress and egress. In addition, the location would cause public safety concerns for vehicles using the median opening. The new layout provides both left and right options due to the access point being within existing median opening.

By shifting the intersection to the west, this places the internal intersections within 65' of each other, at approximately 47'. This is a 27-percentage deviation from the ordinance.

Public Works has voiced no objections to the proposed layout; therefore, staff recommends granting the special exception to allow intersection spacing of approximately 47' for the type II PAE's.

**Staff Evaluation**

**(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;**

The proposed access point for the subdivision is aligning with the existing median opening along Pinemont Drive. The original submittal had the entry point east of the median opening and Public Works & Engineering had concerns due to traffic safety.

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

The 47' distance between the two intersections of the Type II PAE's will not hinder traffic movement or circulation. The streets are paved to 28' wide and still allow for emergency vehicles and personal.

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

This is a 27% deviation from the ordinance and will still provide adequate traffic mobility/circulation.

**(4) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purpose of the ordinance will be maintained as this development will have paved 28' right of ways that allow for vehicle, including emergency, to access and move throughout the subdivision.

**(5) The granting of the special exception 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 as the reason for the request is to align the entry point to the existing median opening, which will provide a safer access point for property owners.



**Agenda Item:** 130  
**Action Date:** 07/19/2018  
**Plat Name:** Gaytan Estates  
**Developer:** GAYTAN EZEQUIEL  
**Applicant:** SEM SERVICES  
**App No / Type:** 2018-1262 C2R

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Total Acreage:	1.4579	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	454E	City

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**Conditions and requirements for approval:**

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.
- 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)

Add the following note to the face of the plat:

1. The Houston Planning Commission granted a variance to not extend nor terminate with a cul-de-sac Hector & Pennington Streets

**Commission Action:**

Grant the requested variance(s) and Approve the plat subject to the conditions listed  
The Houston Planning Commission granted a variance to not extend nor terminate with a cul-de-sac Hector & Pennington Streets and to allow excessive 1400' intersection spacing inbetween Aldine Westfield and Firnat.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 130  
**Action Date:** 07/19/2018  
**Plat Name:** Gaytan Estates  
**Developer:** GAYTAN EZEQUIEL  
**Applicant:** SEM SERVICES  
**App No / Type:** 2018-1262 C2R

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Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

Parks and Recreation: Correct Parks and Open Space table  
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

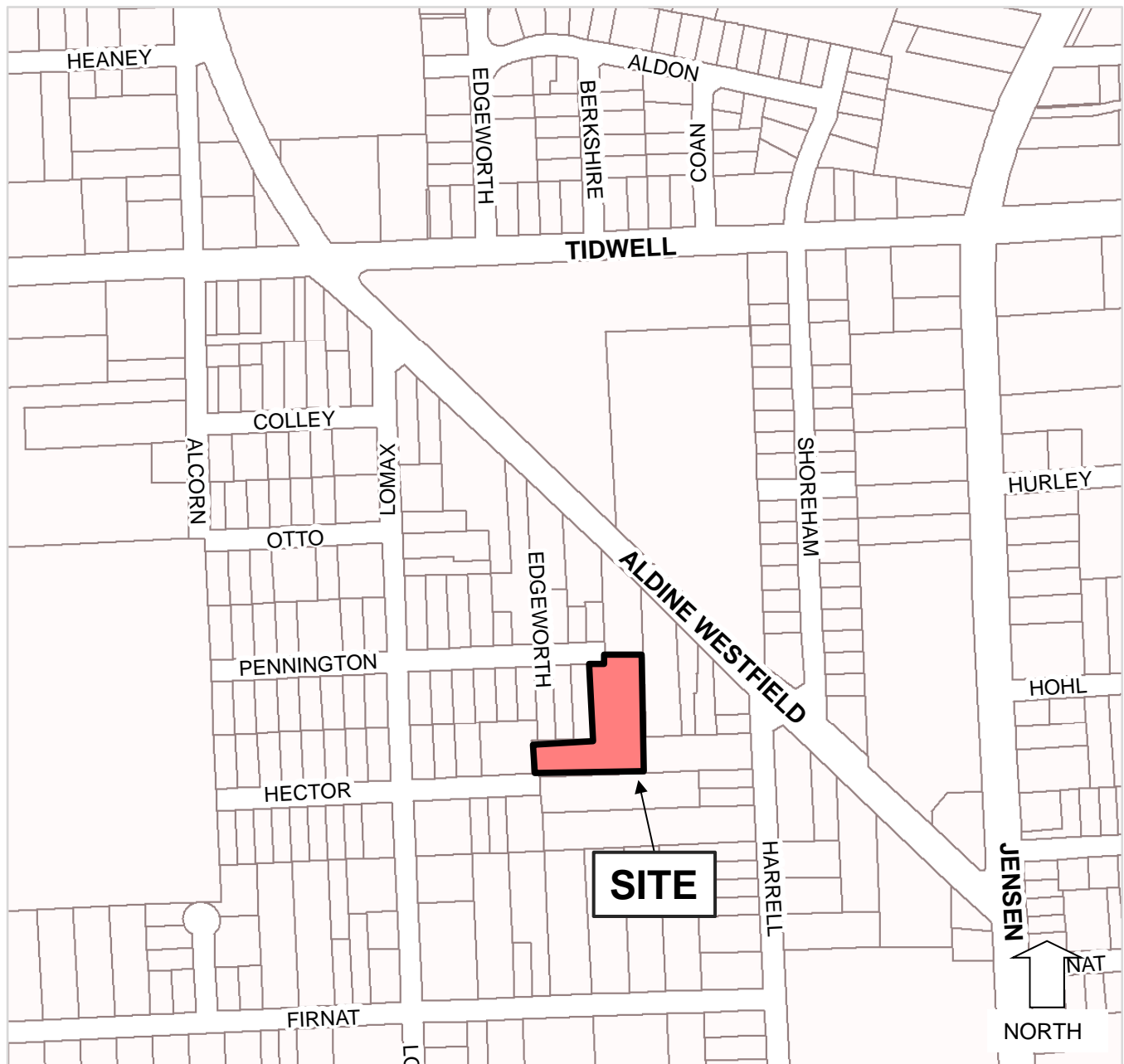
**ITEM: 130**

Planning and Development Department

Meeting Date: 07/19/2018

**Subdivision Name: Gaytan Estates**

**Applicant: SEM Services**



**F- Reconsideration of Requirements**

**Site Location**

# Houston Planning Commission

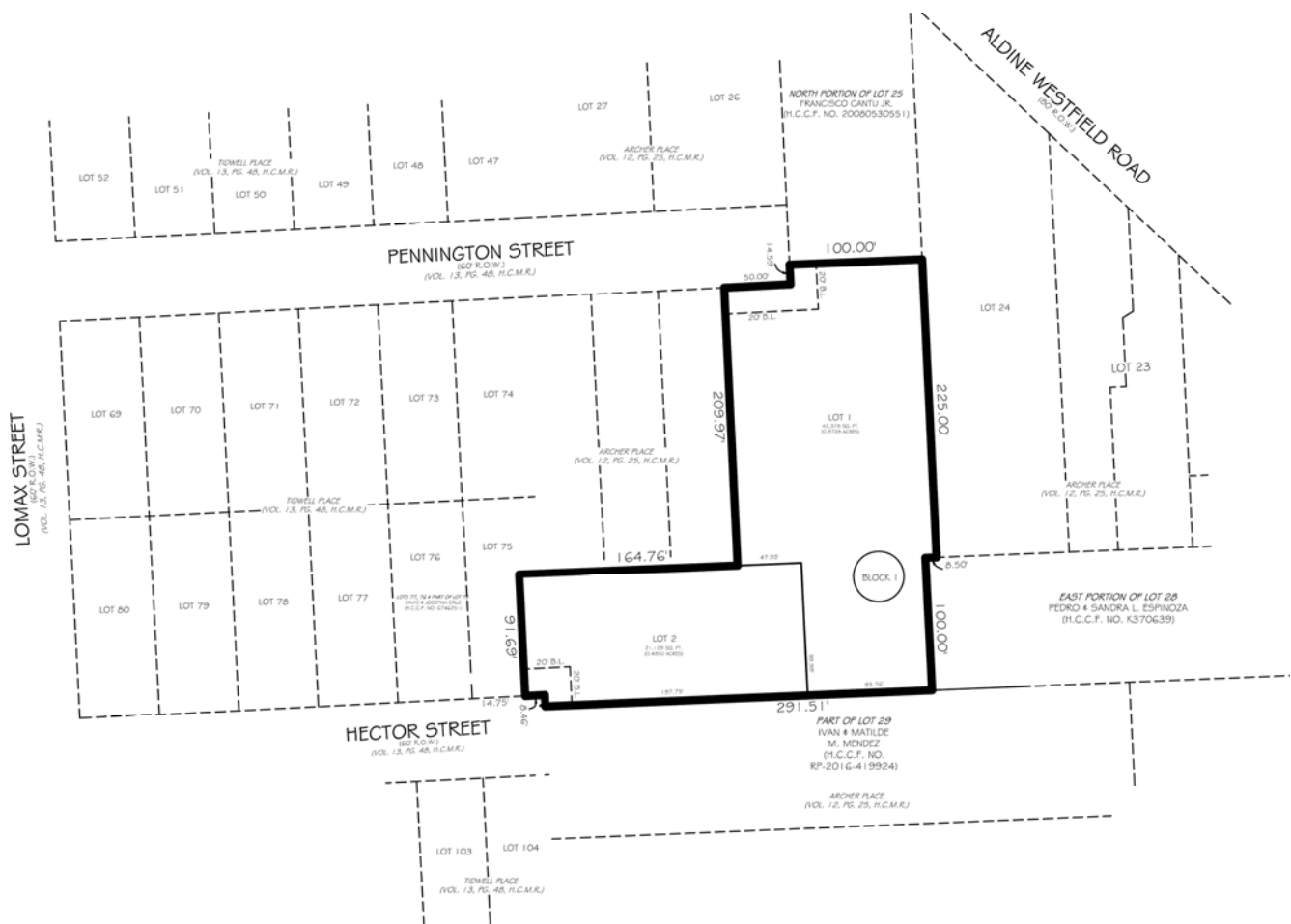
## ITEM: 130

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Gaytan Estates

Applicant: SEM Services



F- Reconsideration of Requirements

Subdivision

# Houston Planning Commission

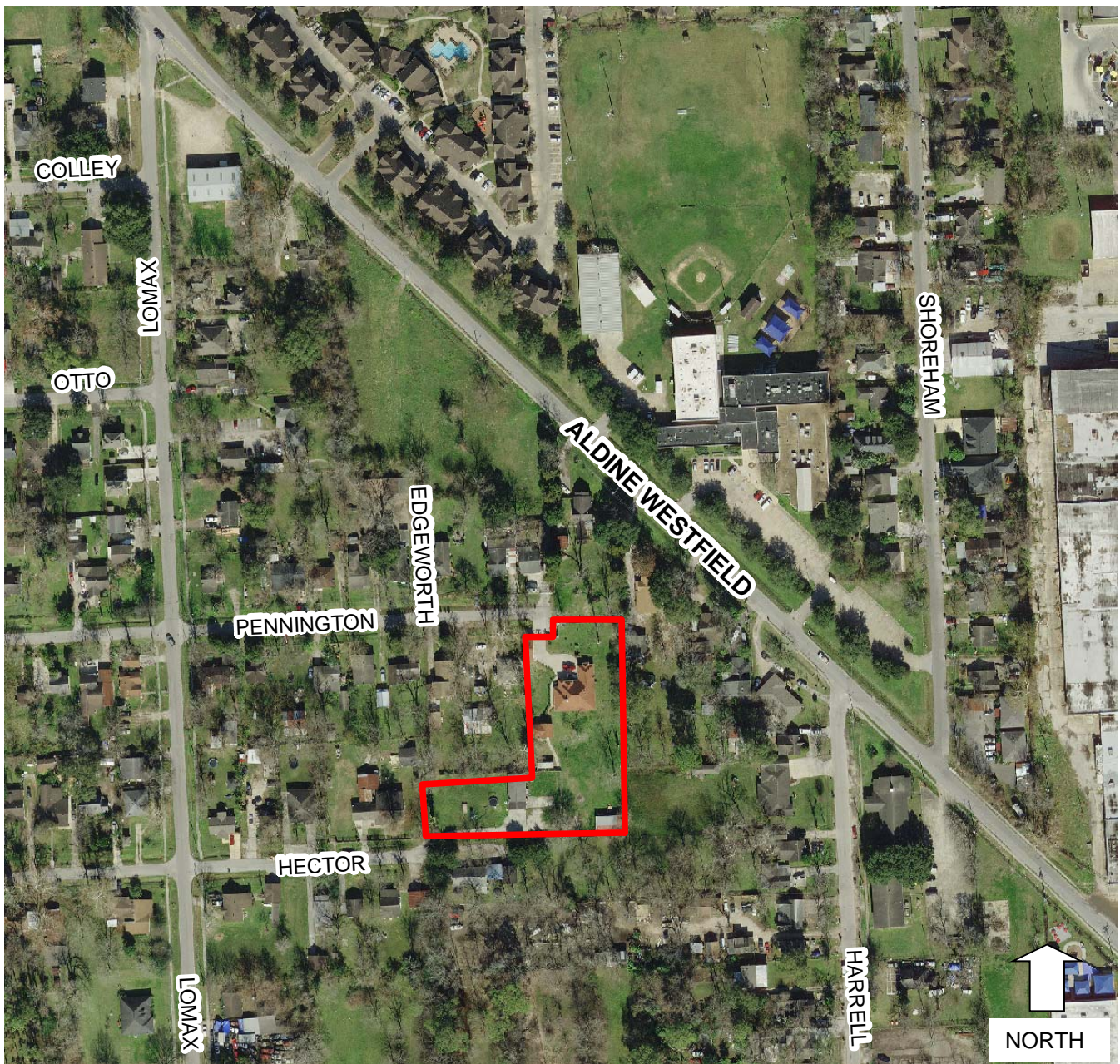
**ITEM: 130**

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Gaytan Estates

Applicant: SEM Services



**F- Reconsideration of Requirements**

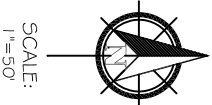
**Aerial**



3/4" IRON PIPE  
FOUND (CM)  
LOMAX STREET  
(60' R.O.W.)  
380.00'

551.46'

NORTH PORTION OF LOT 25  
FRANCISCO CANTU JR.  
(H.C.C.F. NO. 20080530551)



SCALE:  
1"=50'

PENNINGTON STREET  
(60' R.O.W.)

A EXISTING CONDITIONS SURVEY OF  
62,156 SQ. FT. (1.4269 AC.) OF LAND OUT OF

LOTS 26, 25 & 28 OF

ARCHER ACRES - SECTION 1

RECORDED IN VOLUME 12, PAGE 25, H.C.M.R.

AND 1,351 SQ. FT. OF LAND BEING

THE SOUTHWEST 1/4.75' x 91.66' OF LOT 75 OF

TIDWELL PLACE

RECORDED IN VOLUME 13, PAGE 48, H.C.M.R.

TOTAL = 1,4579 ACRES

(63,507 SQ. FT.)

ADDRESS : 2514 PENNINGTON STREET  
HOUSTON, TEXAS 77093

CLIENT : EZEQUIEL GAYTAN

TITLE CO : N/A

GF NO : N/A

LENDER : N/A

NOTES:

1) ALL BEARINGS AND COORDINATES SHOWN ARE REFERENCED TO THE  
TEXAS STATE PLANE COORDINATE SYSTEM (NAD83) SOUTH CENTRAL ZONE.  
COORDINATES SHOWN HEREON CAN BE CONVERTED TO SURFACE BY  
APPLYING THE COMBINED SCALE FACTOR OF 0.99990541.

2) THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT. OTHER  
EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT.

TERRY W. ENGLISH  
(H.C.C.F. NO. 20100299237)

EZEQUIEL GAYTAN JR. &  
MARIA AD GAYTAN  
(VOL. 3453, PG. 495, H.C.D.R.)

EAST PORTION OF LOT 28  
FEDRO & SANDRA L. ESTINOZA  
(H.C.C.F. NO. N370639)

TOTAL = 1.4580 ACRES  
(63,511 SQ. FT.)

LEGEND  
(CM) - CONTROLLING MONUMENT  
R.O.W. - RIGHT OF WAY  
C.C.F. - COUNTY CLERK FILE  
G.W. - GUT ANCHOR  
COVD - COVERED  
M - MANHOLE

JOB NO: 180090  
DATE: FEBRUARY 07, 2018



Firm No: 10133000  
2417 NORTH FREEWAY  
HOUSTON, TX 77009  
713-864-2400  
www.primesurveys.com

HECTOR STREET  
(60' R.O.W.)

IVAN & MARILYN M. MENDEZ  
(H.C.C.F. NO. RP-2016-419924)



JOHN D. FISHER  
R.P.L.S. NO. 6153



## RECONSIDERATION OF REQUIREMENT Request Information Form

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**Application No:** 2018-1262  
**Plat Name:** Gaytan Estates  
**Applicant:** SEM SERVICES  
**Date Submitted:** 06/22/2018

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**(Sec. 42-47 and Sec. 42-81)**

**Specific requirement or condition being sought:**

Specific reconsideration of requirement is being sought is to not extend Hector and Pennington Streets, nor terminate with a cul-de-sac and to exceed intersection spacing by not providing an east-west extension of either Hector or Pennington Streets.

**Chapter 42 Section: 128 (a) (1) and 134 (a)**

**Chapter 42 Reference:**

128 (a) (1) Each local street shall intersect with a street that meets the requirements of the subsection (b) at least every 1,400 feet. Sec. 42-134 (a). Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

**STATEMENT OF FACTS:**

N/A



**Application Number:** 2018-1262

**Plat Name:** Gaytan Estates

**Applicant:** SEM SERVICES

**Date Submitted:** 06/22/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

Specific variance is being sought is to not extend Hector and Pennington Streets, nor terminate with a cul-de-sac and to exceed intersection spacing by not proving an east-west extension of either Hector or Pennington Streets.

**Chapter 42 Section: 128 (a) (1) and 134 (a).**

**Chapter 42 Reference:**

128 (a) (1) Each local street shall intersect with a street that meets the requirements of the subsection (b) at least every 1,400 feet. Sec. 42-134 (a). Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted.

### **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 property has insufficient frontage both on Hector and Pennington Streets. The developer is proposing two single-family residential lots that will be owned by family members improving in the revitalizing the City inner neighborhoods. The current properties did not create these lot configuration, as the lots were subdivided by meets and bounds by a previous owner. Per the plat to the west, Tidwell Place, which was platted after Archer Acres Sec 1, no one-foot reserves for either stub streets were recorded. Therefore, property owners along these two streets have taken access since the 1940's for connectivity as lots have been subsided over the years. The creation of a cul-de-sac would be unfeasible due to the conditions of the stub streets, as there are multiple property owners and it would impractical to construct. In terms of addressing intersection spacing to the east/west, the current street connectivity is sufficient as the grid around the site is meeting Chapter 42 standards, except for Lomax Street (between Firnat and Aldine Westfield), measuring +/-1,760' and it is not big off-set from the 1,400' requirement. If the connection is required, it would create impractical development as future east connection will not be required to connect to Aldine Westfield and multiple property owners smaller lots will be impacted.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The applicant's original subdivision did not create the stub streets and east-west and north-south connectivity is being served very well by current street connections and are meeting Chapter 42 requirements.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent of the chapter to protect residential neighborhoods will be maintained, as no disruption of the current residential areas, that pre-date the ordinance, will be distressed by requiring an unnecessary street connection nor a cul-de-sac which is unfeasible to construct.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Granting the variance will promote public safety by restricting traffic to only enter the residential area through either Pennington or Hector and not requiring any connection or unfeasible cul-de-sac constructions. Facility to the collector



street connections rather than disturbing the residential neighborhood is a better option to maintain the current city character.

**(5) Economic hardship is not the sole justification of the variance.**

Justification for the variance is the existing physical circumstances of the property.



**Application No:** 2018-1262

**Agenda Item:** 130

**PC Action Date:** 07/19/2018

**Plat Name:** Gaytan Estates

**Applicant:** SEM SERVICES

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections:** 128 (a) (1) and 134 (a).

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

Specific variance is being sought is to not extend Hector and Pennington Streets, nor terminate with a cul-de-sac and to exceed intersection spacing by not proving an east-west extension of either Hector or Pennington Streets.;

**Basis of Recommendation:**

The site is located south of Tidwell and west of Aldine Westfield. The applicant is seeking variances to not extend nor terminate with a cul-de-sac Pennington and Hector Streets and to exceed 1400' intersection spacing by not providing an E/W ROW through the subject site- Staff supports the request.

The site is 1.45 acre homestead located within a low-density semi-urban context. The tract's unique "L" configuration results in two ROW's partially stubbing into the NW and SW corners of the site. Only small portions of Pennington and HEctor Street's stub into the properties corner's. Thereby making their extension and/or termination impractical as the full width of the ROW's would not be extended into the site.

The existing major thoroughfare grid provides adequate circulation within the surround vicinity- there are also an ample network of local streets which feed into the surrounding major thoroughfare grid, thereby maintaining adequate traffic circulation.

Therefore staff's recommendation is to grant the requested variances and approve the plat subject to the CPC 101 form conditions.

---

## Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

N/A

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The property's unique physical characteristics are the justification for supporting the variances. Extending and/or terminating the ROW's would not be practical as they would not be contained within the entire site.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The tract's unique physical characteristics are an existing condition not created by the applicant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent of Ch. 42 will be preserved as the grid of local and major thoroughfares adequately circulates traffic within the surrounding vicinity.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The public's health, safety and welfare will be preserved as the owner is only wishing to subdivide the existing lot into two. No new new development will occur on the site.

**(5) Economic hardship is not the sole justification of the variance.**

The justification for the variance is that the ROW's cannot be extended/terminated entirely within the plat's boundary due to the tracts unique physical characteristics.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 131  
**Action Date:** 07/19/2018  
**Plat Name:** Grand National  
**Developer:** NW Core Business Park LLC  
**Applicant:** Windrose  
**App No / Type:** 2018-1440 C3P

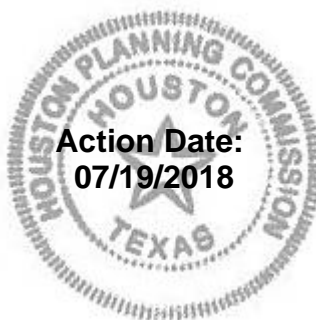
Total Acreage:	106.6920	Total Reserve Acreage:	101.1400
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	West Harris County MUD 21
County	Zip	Key Map ©	City / ETJ
Harris	77064	370X	ETJ

#### **Conditions and requirements for approval:**

- 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)
164. The nearest intersection along a major thoroughfare from the intersection of two major thoroughfares is 400 ft. (127)
209. Applicant has requested that this item be deferred for two weeks.

#### **Commission Action:**

Defer Applicant request



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

#### **For Your Information:**

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 131  
**Action Date:** 07/19/2018  
**Plat Name:** Grand National  
**Developer:** NW Core Business Park LLC  
**Applicant:** Windrose  
**App No / Type:** 2018-1440 C3P

---

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - Need to show and label existing channel E141-00-00, Fees and Easements on the sides of the plat see uploaded PDF.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Requirement of Grand National Drive as a public street is being reevaluated

UVE should be checked at Bechers Brook Drive and Sam Houston Pkwy Service Road, and at Bechers Brook Drive and Fallbrook Drive.

UVE should be checked for making right turn on red by SB traffic on Gessner Road onto Fallbrook Drive for future signalization.

Traffic Impact Analysis will be required before the review of site development plan. It should address, but not limited to, driveway locations, left turn lanes and signalization at Gessner Road and Fallbrook Drive.

20'x20' ROW cutback will be required at corners of Bechers Brook Drive and Fallbrook Drive, and corners of Bechers Brook Drive and Sam Houston Pkwy Service Road.

TXDOT docs for connection to BW8

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

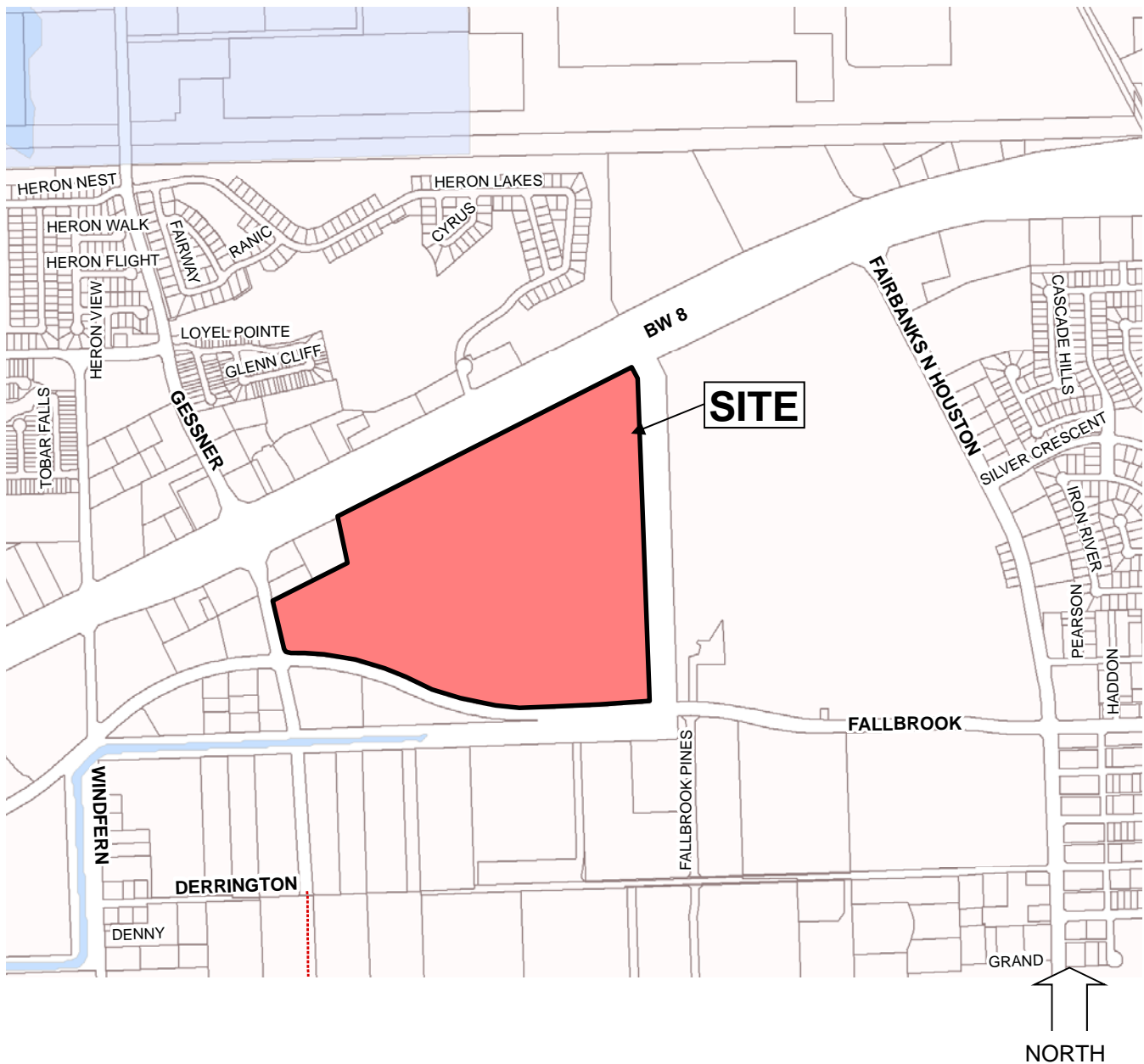
ITEM:131

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Grand National

Applicant: Windrose



F- Reconsideration of Requirements

Site Location



# Houston Planning Commission

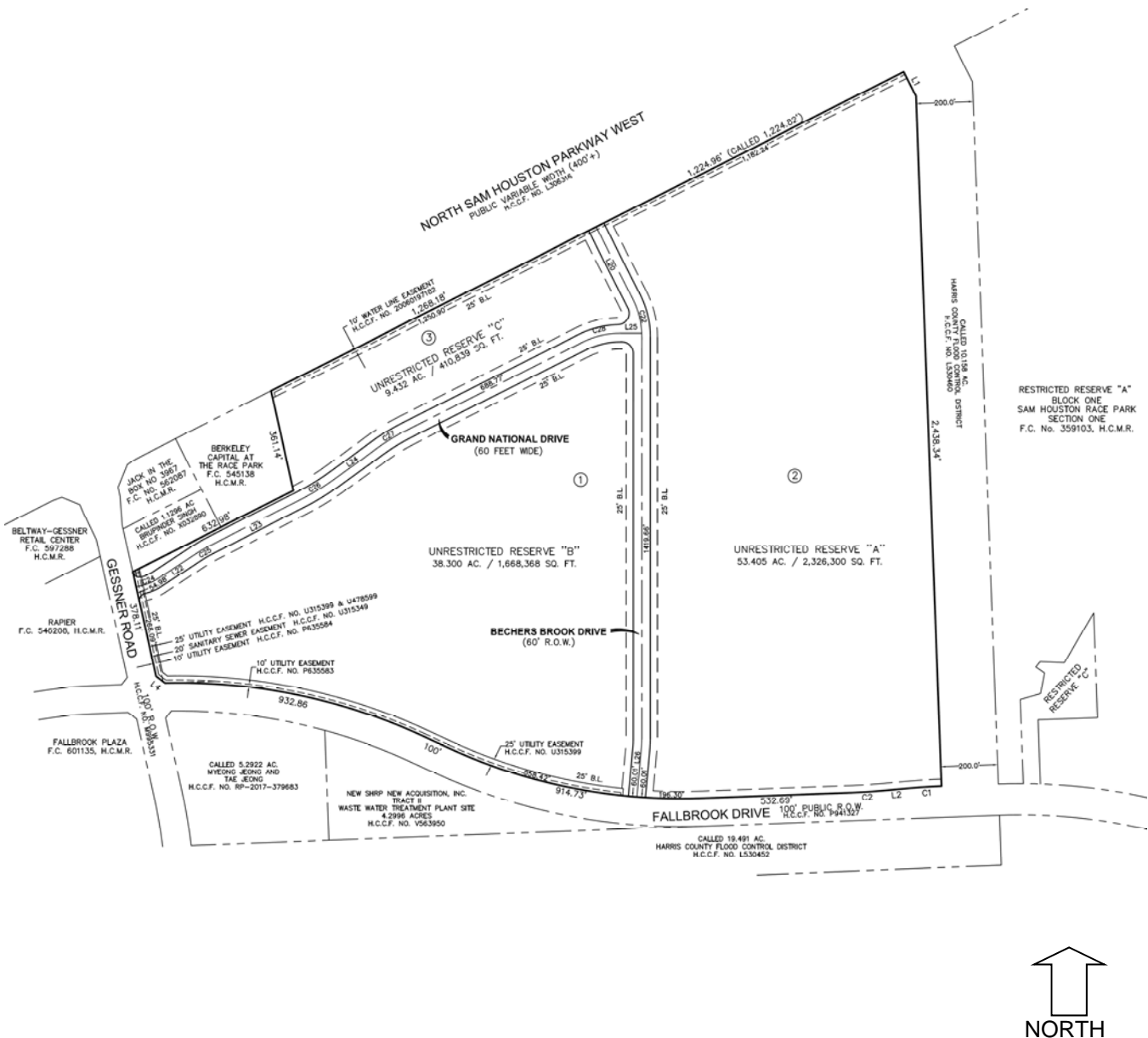
# ITEM:131

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Grand National

Applicant: Windrose



F- Reconsideration of Requirements

Subdivision

# Houston Planning Commission

ITEM:131

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: Grand National

Applicant: Windrose



F- Reconsideration of Requirements

Aerial



## RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2018-1440  
Plat Name: Grand National  
Applicant: Windrose  
Date Submitted: 07/09/2018

(Sec. 42-47 and Sec. 42-81)

**Specific requirement or condition being sought:**

To allow intersection spacing less than 400' along the Major Thoroughfare Gessner Road and to exceed intersection spacing along the eastern boundary by not providing an east/west street across the subject site

**Chapter 42 Section: 42-127**

**Chapter 42 Reference:**

Intersections of major thoroughfares, Paragraph (c), states "An intersection with a major thoroughfare shall not be within 400 feet of the intersection of two major thoroughfares."

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

**STATEMENT OF FACTS:**

The subject property 106 acres located on the south side of the Beltway 8 frontage road, the east side of North Gessner Road and the north side of Fallbrook Drive. The site's eastern boundary is adjacent to a Harris County Flood Control District right-of-way. The applicant plans to develop a mixed-used complex that will contain retail, hospitality and restaurant uses along Gessner and Beltway 8 with industrial uses along Fallbrook. In order to provide adequate traffic circulation through the development, the applicant will provide two new rights-of-way – Grand National Drive (east/west) and Bechers Brook Drive (north/south). Because of the unusual configuration of the property, the proposed intersection of Grand National Drive with Gessner cannot meet the City's minimum intersection spacing requirements. Due to the angle of the Beltway 8 feeder road and Fallbrook Drive, the result is a dramatically tapered parcel that increases in width from west to east - 378 feet of frontage along Gessner while the eastern property line is 2,438 feet. The applicant is applying for a variance to allow Grand National Drive to intersect with Gessner Road only 360 feet south of the Beltway 8 frontage road as opposed to the code-required 400 feet. The proposed location of the Grand National Drive intersection is supported by an existing median cut, which the applicant is proposing to modify to add a left turn lane on Gessner to allow for a dedicated turning movement into the site. Without the variance and the new street intersection, the majority of the applicant's site will be deprived of sufficient east/west movement and access to Gessner Road.



**Application Number:** 2018-1440

**Plat Name:** Grand National

**Applicant:** Windrose

**Date Submitted:** 07/09/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow intersection spacing less than 400' along the Major Thoroughfare Gessner Road

**Chapter 42 Section:** 42-127

**Chapter 42 Reference:**

Intersections of major thoroughfares, Paragraph (c), states "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**

**(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 106 acres located on the south side of the Beltway 8 frontage road, the east side of North Gessner Road and the north side of Fallbrook Drive. The site's eastern boundary is adjacent to a Harris County Flood Control District right-of-way. The applicant plans to develop a mixed-used complex that will contain retail, hospitality and restaurant uses along Gessner and Beltway 8 with industrial uses along Fallbrook. In order to provide adequate traffic circulation through the development, the applicant will provide two new rights-of-way – Grand National Drive (east/west) and Bechers Brook Drive (north/south). Because of the unusual configuration of the property, the proposed intersection of Grand National Drive with Gessner cannot meet the City's minimum intersection spacing requirements. Due to the angle of the Beltway 8 feeder road and Fallbrook Drive, the result is a dramatically tapered parcel that increases in width from west to east - 378 feet of frontage along Gessner while the eastern property line is 2,438 feet. The applicant is applying for a variance to allow Grand National Drive to intersect with Gessner Road only 360 feet south of the Beltway 8 frontage road and 268 feet North of Fallbrook Drive as opposed to the code-required 400 feet. The proposed location of the Grand National Drive intersection is supported by an existing median cut, which the applicant is proposing to modify to add a left turn lane on Gessner to allow for a dedicated turning movement into the site. Without the variance and the new street intersection, the majority of the applicant's site will be deprived of sufficient east/west movement and access to Gessner Road.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The unusual configuration of Fallbrook Drive and the Beltway 8 feeder road creates the hardship for the site. Without a public street connection to Gessner, the 106-acre mixed-use development would not have sufficient access to the surrounding street network and the traffic generation created by the land use would negatively impact circulation in the area.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

One of the purposes of Chapter 42 is to promote safe and effective traffic mobility that benefits the public and individual land owners. Granting the requested variance to account for the extreme tapering of the subject property accomplishes that goal. Without the variance, traffic movement and access to the surrounding street network will be impeded for the majority of the development area. Vehicles needing to go west on the Beltway will have to head east to make a U-turn and customers seeking to access uses located in the center or south portions of the site will have to make a loop on Gessner and Fallbrook.



**(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's health, safety, or welfare as the proposed rights-of-way represent an improvement to the surrounding street network. Traffic leaving the commercial and industrial uses within the subject site will have the ability to head in any direction and traffic heading to the site will be able to make a controlled left-turn in to the site using the existing median cut.

**(5) Economic hardship is not the sole justification of the variance.**

The justification for the variance is the unusual physical configuration of the site. The extreme tapering of the property on the western side and the need to move traffic without unnecessary U-turns supports a connection on Gessner.



**Application Number:** 2018-1440

**Plat Name:** Grand National

**Applicant:** Windrose

**Date Submitted:** 07/09/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To exceed intersection spacing along the eastern boundary by not providing an east/west street across the subject site

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Intersections of local streets, Paragraph (a), Subparagraph (1), states "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**

**(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 106 acres located on the south side of the Beltway 8 frontage road, the east side of North Gessner Road and the north side of Fallbrook Drive. The site's eastern boundary is adjacent to a Harris County Flood Control District right-of-way. The applicant plans to develop a mixed-used complex that will contain retail, hospitality and restaurant uses along Gessner and Beltway 8 with industrial uses along Fallbrook. The applicant originally showed a street extending to the eastern property line to meet minimum intersection spacing requirements along Bechers Brook Drive. However, after visiting with City and County staff about the extension it was determined that nobody desires another public street beyond Bechers Brook Drive. There is a 200-foot wide Harris County Flood Control District ditch that abuts the entire eastern boundary. Further, beyond the channel lies the Sam Houston Race Park. Because of these two extreme circumstances, terminating Grand National Drive at Bechers Brook Drive is in the public's and the applicant's best interests.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The adjacent drainage channel and race track have existed since the mid-1990s. Requiring that a street be extended to the eastern property line is unnecessary and provides no benefit to the public or applicant. These physical characteristics create a hardship that cannot be overcome and that is not self-imposed.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Requiring the applicant to extend Grand National Drive across the site is contrary to the intent of Chapter 42. Providing this unnecessary street extension would dramatically reduce the developable land and provide an unnecessary street connection that will never be viable due to the HCFCF channel and race track land uses.

**(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's health, safety, or welfare as the street network in the area is sufficient to provide safe and effective traffic movement, so long as the variance is granted to allow a connection to Gessner Road. Requiring the street to be extended provides no tangible benefit to the public and only serves to create more right-of-way that Harris County will have to maintain without the possibility of ever extending beyond the subject site.



**(5) Economic hardship is not the sole justification of the variance.**

The justifications for granting the variance are the unique physical characteristics that affect the site. The existing drainage channel and race track make extension beyond the subject site impossible, meaning that the code requirement adds no value to mobility in the area and creates a public street with a perpetual dead end that must be maintained. The County and City have reviewed the street extension issue and have tentatively agreed that terminating Grand National Drive at Bechers Brook Drive is in the public's best interest subject to review of the plat.



**Application No:** 2018-1440

**Agenda Item:** 131

**PC Action Date:** 07/19/2018

**Plat Name:** Grand National

**Applicant:** Windrose

**Staff Recommendation:** [Defer Applicant request](#)

**Chapter 42 Sections:** [42-127](#); [128](#)

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

[To allow intersection spacing less than 400' along the Major Thoroughfare Gessner Road;](#)

[To exceed intersection spacing along the eastern boundary by not providing an east/west street across the subject site;](#)

**Basis of Recommendation:**

The site is located at the intersections of Gessner and Beltway 8. The applicant is seeking variances to all exceed N/S intersection spacing and minimum intersection spacing in between two major thoroughfares.

[Staff's recommendation is to defer the plat at the request of the applicant.](#)

---

## Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

[n/a](#)

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

[n/a](#)

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

[n/a](#)

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

[n/a](#)

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

[n/a](#)

**(5) Economic hardship is not the sole justification of the variance.**

[n/a](#)



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 132  
**Action Date:** 07/19/2018  
**Plat Name:** HCL Land Management  
**Developer:** HCL and Management, LLC  
**Applicant:** The Pinnell Group, LLC  
**App No / Type:** 2018-1365 C2

Total Acreage:	0.9117	Total Reserve Acreage:	0.9117
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 230
County	Zip	Key Map ©	City / ETJ
Harris	77070	369G	ETJ

#### Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

#### Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed  
 The Planning Commission granted a reconsideration from requirement with a variance to allow no additional dedication of right-of-way for the widening of Perry Rd.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

#### For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 132  
**Action Date:** 07/19/2018  
**Plat Name:** HCL Land Management  
**Developer:** HCL and Management, LLC  
**Applicant:** The Pinnell Group, LLC  
**App No / Type:** 2018-1365 C2

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PWE Utility Analysis: Approved

City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - No comments.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

UVE should be checked at Fairlane Meadows Drive and Perry Road.

Show and call out 25' ROW radius at corner of Fairlane Meadows Drive and Perry Road.

County has no objections to variance. Perry road is a completed CIP project. No additional ROW is anticipated to be obtained on west side of Perry 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

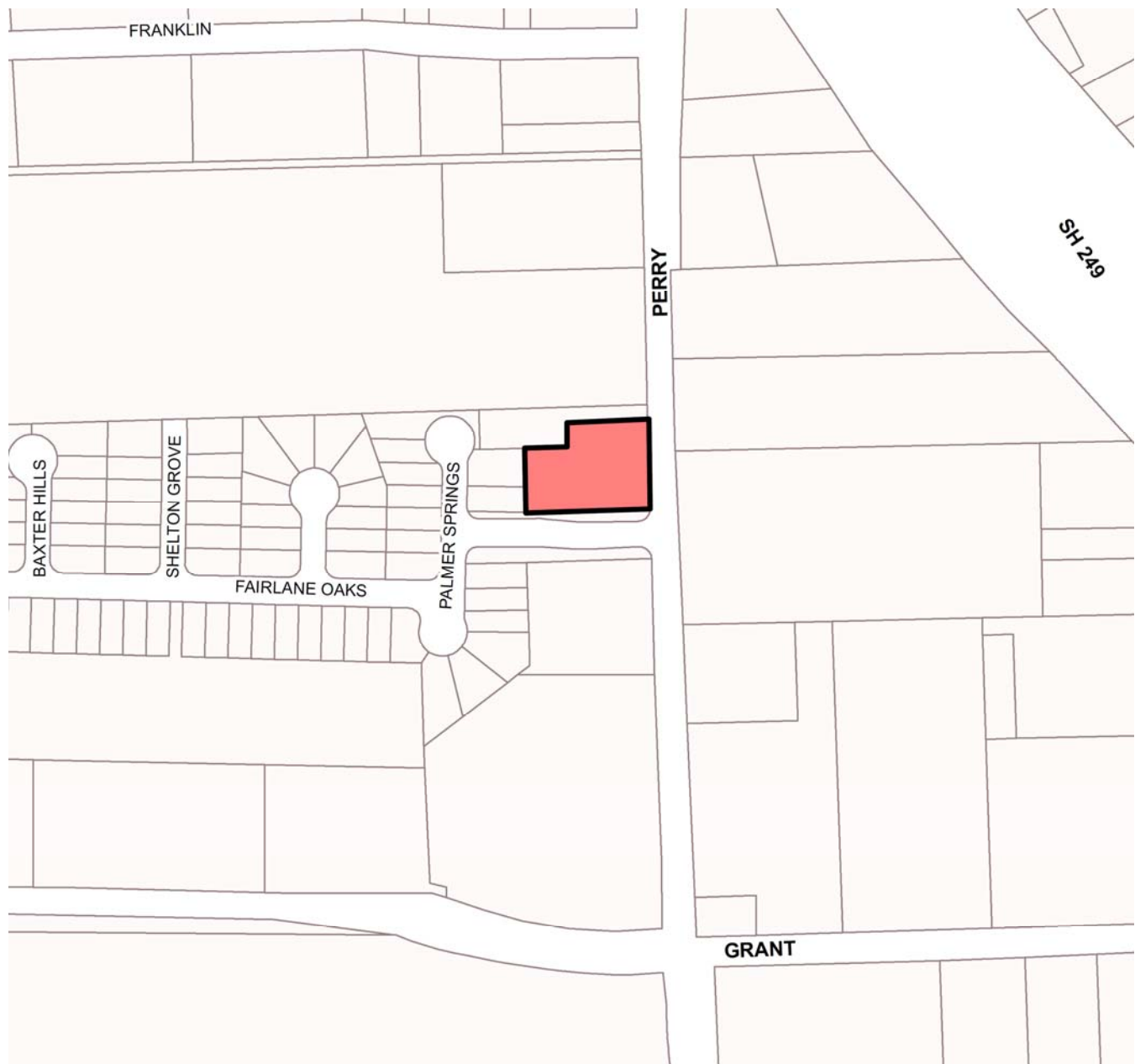
**ITEM:132**

Planning and Development Department

Meeting Date: 07/19/2018

**Subdivision Name: HCL Land Management**

**Applicant: The Pinnell Group, LLC**



**F- Reconsideration of Requirements**

**Site Location**

# Houston Planning Commission

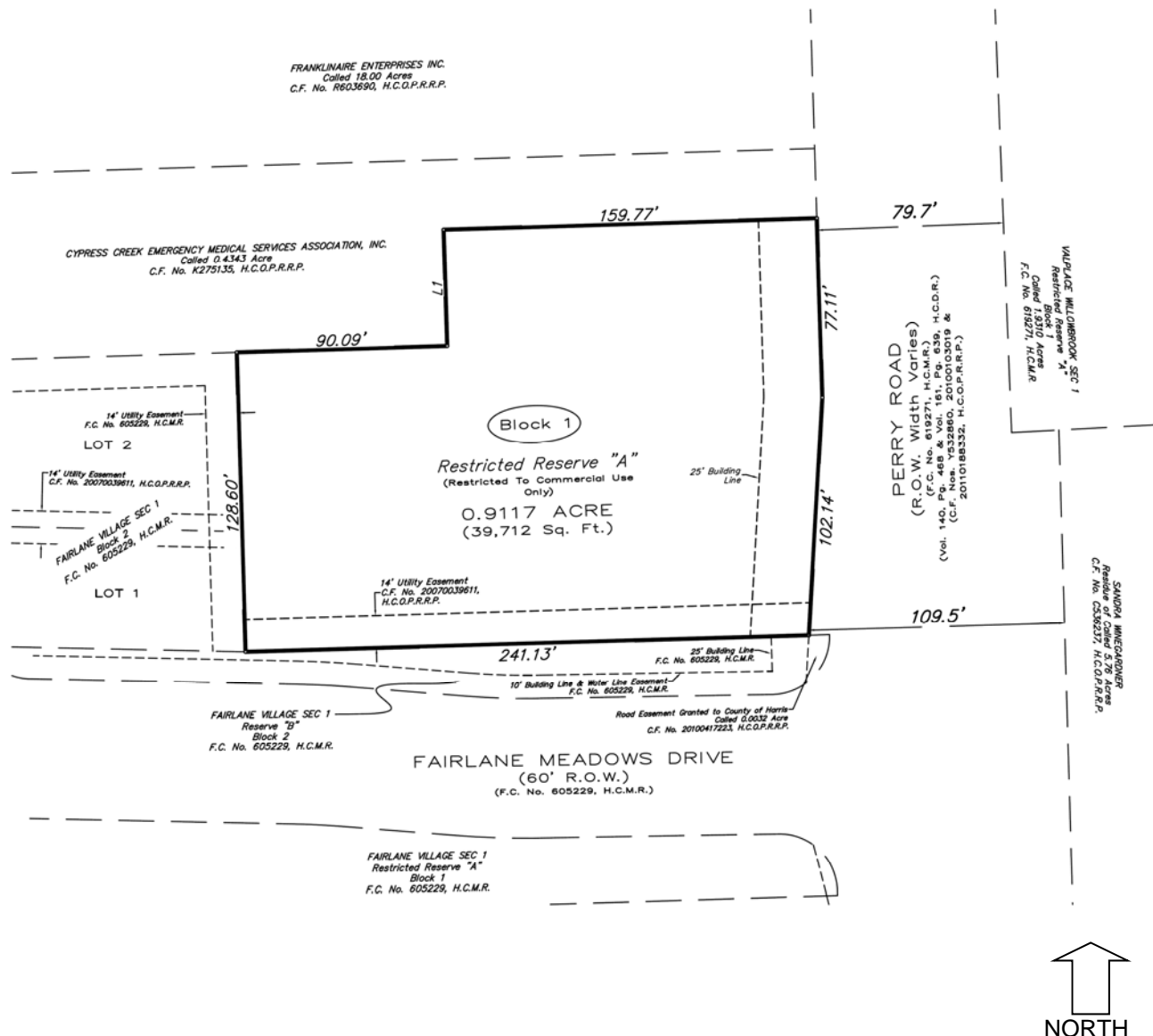
## ITEM:132

Planning and Development Department

Meeting Date: 07/19/2018

Subdivision Name: HCL Land Management

Applicant: The Pinnell Group, LLC



F- Reconsideration of Requirements

Subdivision



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# Houston Planning Commission

## ITEM:132

Planning and Development Department

Meeting Date: 07/19/2018

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Subdivision Name: HCL Land Management

Applicant: The Pinnell Group, LLC



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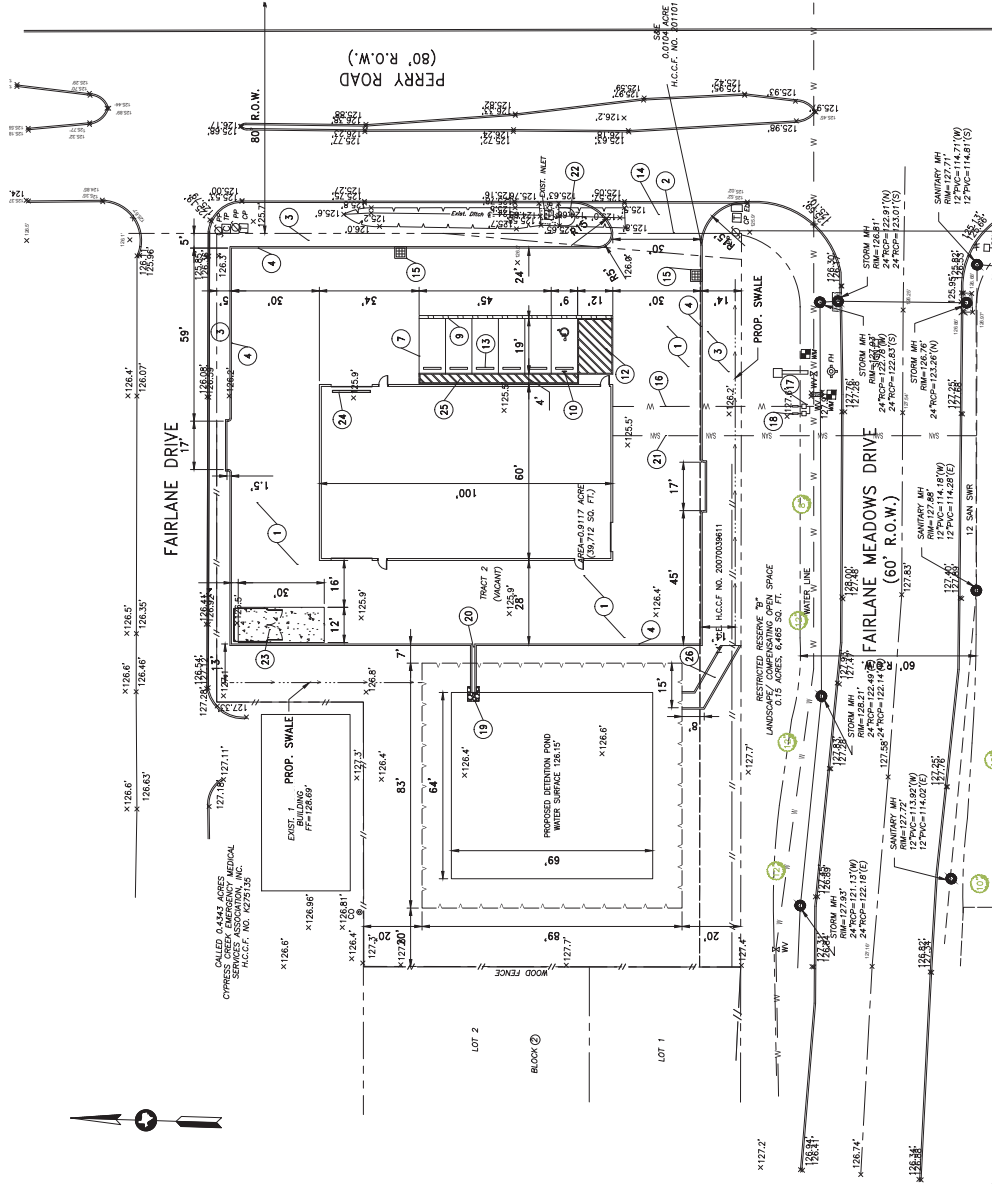
F- Reconsideration of Requirements

Aerial

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SITE PLAN KEY NOTES

1. PROPOSED REINFORCED CONCRETE PAVEMENT. SEE GENERAL NOTE 10.1 ON SHEET C1.0.
2. PROPOSED THICKENED CONCRETE EDGE SEE DETAIL 10 ON SHEET C4.0.
3. PROPOSED LANDSCAPE AREA, SEE LANDSCAPE PLANS.
4. PROPOSED CONCRETE CURB, SEE DETAIL 1 SHEET C4.0.
5. PROPOSED CONCRETE CURB AT SIDEWALK, SEE DETAIL 2 SHEET C4.0.
6. PROPOSED ADA TRAVEL WAY. MAX CROSS SLOPE 2%, SLOPE ALONG THE TRAVEL WAY 5%.
7. PROPOSED 4" WIDE PARKING STRIPING.
8. PROPOSED 4" THICK CONCRETE SIDEWALK, WITH LIGHT BROOM FINISH, WITH AS NOTED ON PLANS. SEE DETAIL 3 SHEET C4.0.
9. FIRE LANES. PAINT PAVEMENT WITH 6" WIDE RED STRIPE AND STENCILED EVERY FIFTY FEET IN WHITE LETTERS AT LEAST 4" (HEIGHT) WITH THE WORDS: "FIRE LANE NO PARKING".
10. PROPOSED ACCESSIBLE SIGN, SEE DETAIL 14 SHEET C4.0.
11. PROPOSED ACCESSIBLE RAMP, SEE DETAIL 12 SHEET C4.0.
12. PROPOSED ACCESSIBLE PARKING STRIPING, SEE DETAIL 11 SHEET C4.0.
13. PROPOSED WHEEL STOP, SEE DETAIL 15 SHEET C4.0.
14. PROPOSED CONCRETE DRIVEWAY PER HARRIS COUNTY STANDARDS AND DETAILS. SEE SHEET C4.1.
15. PROPOSED INLET, SEE SHEET C4.1.
16. PROPOSED 2" WATER LINE.
17. PROPOSED 2" WATER METER PER MUD STANDARDS AND DETAILS.
18. PROPOSED 1/2" IRRIGATION METER AND BACKFLOW PREVENTER. SEE IRRIGATION PLANS.
19. PROPOSED 12" ROCK WRAP OVER GEOTEXTILE. FACING WITH 1/2" RIBBED CURB. 4' MIN. WIDE. 2' ABOVE TOE OF SLOPE, EXTEND 3' INTO POND.
20. PROPOSED CONCRETE DRAIN. SEE DETAIL 16 SHEET C4.0.
21. PROPOSED 6" SANITARY SEWER. NOTE: BORE UNDERNEATH STREET.
22. REGRADE EXISTING ROADSIDE DITCH.
23. PROPOSED TRASH ENCLOSURE WITH 8" THICKENED CONCRETE SLAB, SEE DETAIL????
24. PROPOSED TRENCH DRAIN, SEE ARCHITECTURAL DRAWINGS.
25. PROPOSED STRIPED SIDEWALK, SEE DETAIL 11 SHEET C4.0 FOR STRIPING PATTERN.
26. PROPOSED EMERGENCY OVERFLOW, SEE DETAIL 17 SHEET C4.0.



PROP. WOODEN FENCE

BENCHMARK

ELEVATIONS SHOWN ARE BASED ON TSARP  
MON RM NO. 110120, ELEVATION = 128.42'  
NAVD 1986, 2001 ADJ.

FIRM MAP

ACCORDING TO MAP NO. 4891(C)AS-04 OF THE FEDERAL  
ENGINEERING CONSULTANTS' ASSOCIATION'S FLOOD INSURANCE  
RATE MAPS FOR HARRIS COUNTY AND INCORPORATED  
AREAS, DATED OCTOBER 16, 2013, THE SUBJECT TRACT  
IS SITUATED WITHIN: ZONE "X" UNSHADED.

SITE  
PLAN

DRAWING TITLE

JUNE 12, 2018

DRAWN BY

CHKD BY

DATE

SCALE

DRAWING NO.

C2.0

NOTICE:

A NOTIFICATION ISSUED BY HC INFRASTRUCTURE  
DEPARTMENT-PERMITS OFFICE - IS REQUIRED FOR PROPOSED  
WORK WITHIN HARRIS COUNTY RIGHT-OF-WAY. THE PROJECT  
PROPOSED IMPROVEMENTS WITHIN THE RIGHT-OF-WAY  
NOTIFICATION NOTIFICATION MUST BE OBTAINED SEPARATELY  
FROM SITE DEVELOPMENT PERMIT PACKAGE. FOR ADDITIONAL  
INFORMATION PLEASE VISIT:  
[http://hcid.org/permits/pt\\_notification\\_of\\_construction.html](http://hcid.org/permits/pt_notification_of_construction.html) or  
contact Public Review Inspections Department @ (713)274-3851



## RECONSIDERATION OF REQUIREMENT Request Information Form

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**Application No:** 2018-1365  
**Plat Name:** HCL Land Management  
**Applicant:** The Pinnell Group, LLC  
**Date Submitted:** 07/06/2018

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**(Sec. 42-47 and Sec. 42-81)**

**Specific requirement or condition being sought:**

We are seeking to prohibit the dedication of additional right-of-way along the west side of Perry Road, along the northerly 77.11 feet of the east boundary line of the proposed subdivision.

**Chapter 42 Section: 121 (b)**

**Chapter 42 Reference:**

(b) When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

**STATEMENT OF FACTS:**

See Variance Request





**Application Number:** 2018-1365  
**Plat Name:** HCL Land Management  
**Applicant:** The Pinnell Group, LLC  
**Date Submitted:** 07/06/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

We are seeking a variance to prohibit the dedication of additional right-of-way along the west side of Perry Road, along the northerly 77.11 feet of the east boundary line of the proposed subdivision.

**Chapter 42 Section: 121 (b)**

**Chapter 42 Reference:**

(b) When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of-way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street.

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

The existing east right-of-way alignment of Perry Road to the north and south of the proposed subdivision has already been established. Dedication of an additional 20 feet along the west right-of-way line would only create an offset in Perry Road that would likely never be used for the roadway.

**(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 alignment for Perry Road was established prior to the subdivision plat being submitted. The circumstances supporting the granting of the variance are logical, due to the unusual alignment a dedication of 20 feet along the west right-of-way line of Perry Road would create.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Due to existing alignment of Perry Road, the approval of this variance will only create precedence for future cases where the exact same scenario applies. This is a unique situation where Section 42-121 should not apply.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Currently, there is nothing injurious to the public health, safety and welfare along this portion of Perry Road, and by granting the requested variance, there will continue to be nothing injurious to the public health, safety and welfare.

**(5) Economic hardship is not the sole justification of the variance.**

This request is not based on economic reasons. It is a matter of a logistical solution not to create an offset in the alignment of the right-of-way of Perry Road.



**Application No:** 2018-1365

**Agenda Item:** 132

**PC Action Date:** 07/19/2018

**Plat Name:** HCL Land Management

**Applicant:** The Pinnell Group, LLC

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 121 (b)**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

We are seeking a variance to prohibit the dedication of additional right-of-way along the west side of Perry Road, along the northerly 77.11 feet of the east boundary line of the proposed subdivision.;

**Basis of Recommendation:**

The site is located within Houston's ETJ in Harris County, between SH 249 and Grant Rd along Perry Rd.

The applicant is requesting a reconsideration from requirements with a variance to not dedicate addition ROW for the widening of major thoroughfare Perry Rd.

Staff is in support of the request.

The segment of Perry Rd between SH 249 and Grant Rd, was part of a completed 2013 Capitol Improvement Project to widen the major thoroughfare to 100'. To widen the street, Harris County only intended to acquire property along the streets western edge.

A recorded plat across the street from the proposed site dedicated additional ROW for the widening of Perry Rd, prior to the CIP project. Based on the existence and physical characteristics of the recorded site, Harris County ended the widening of the street just south of the property, which still allowed for an 80' ROW and all travel lanes remaining.

Strict application of the ordinance would create a jog in the road that would never be built and deprive the applicant of reasonable use of the land. Harris County Engineering Department is in support of the request.

Therefore, staff's recommendation is grant the requested reconsideration from requirement with variance to not dedicate additional ROW for the widening of major thoroughfare Perry Rd and approve the plat subject to the CPC 101 form conditions.

**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

The imposition of the rules of this chapter would create an undue hardship by depriving the applicant reasonable use of the land as there will be no dedication of ROW required along the eastern side of Perry due to the completed CIP project.

**(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 by the applicant as it was the result of a completed CIP project from Harris County to not continue the widening along the western side of the 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 maintained as the same number of travel lanes will be provided.

**(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 safety and welfare as there are still the same number of travel lanes along the entire 2200'+ stretch of Perry between SH 249 and Grant.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance as the Harris County CIP project only acquired property from the street's western edge.





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Extension of Approval Approval Conditions

**Agenda Item:** 133  
**Action Date:** 07/19/2018  
**Original Action Date:** 07/27/2017  
**Plat Name:** Alder Trails Sec 12  
**Developer:** Taylor Morrison of Texas, Inc.  
**Applicant:** GBI Partners, LP  
**App No :** 2017-1183  
**App Type:** C3F

Total Acreage:	7.4980	Total Reserve Acreage:	3.7640
Number of Lots:	14	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 196
County	Zip	Key Map ©	City / ETJ
Harris	77433	367P	ETJ

**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

**Commission Action:**

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Extension of Approval Approval Conditions

**Agenda Item:** 134  
**Action Date:** 07/19/2018  
**Original Action Date:** 08/24/2017  
**Plat Name:** Alder Trails Sec 13  
**Developer:** Taylor Morrison of Texas, Inc.  
**Applicant:** GBI Partners, LP  
**App No :** 2017-1188  
**App Type:** C3F

Total Acreage:	8.8790	Total Reserve Acreage:	0.8620
Number of Lots:	31	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 196
County	Zip	Key Map ©	City / ETJ
Harris	77433	367P	ETJ

**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

**Commission Action:**

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Action CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 135  
**Action Date:** 07/19/2018  
**Original Action Date:** 07/27/2017  
**Plat Name:** Edward Ventures at Grant Road Sec 2  
**Developer:** Edward Ventures, LLC  
**Applicant:** Hovis Surveying Company Inc.  
**App No :** 2017-1277  
**App Type:** C2

Total Acreage:	1.0024	Total Reserve Acreage:	1.0024
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	328Z	ETJ

**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

**Commission Action:**

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Extension of Approval Approval Conditions

**Agenda Item:** 136  
**Action Date:** 07/19/2018  
**Original Action Date:** 07/27/2017  
**Plat Name:** HCMUD 406 Detention Pond no 3  
**Developer:** Harris County MUD No 406  
**Applicant:** BGE, Inc.  
**App No :** 2017-1202  
**App Type:** C2

Total Acreage:	33.9800	Total Reserve Acreage:	33.9800
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 406
County	Zip	Key Map ©	City / ETJ
Harris	77038	372X	ETJ

**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

**Commission Action:**

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Extension of Approval Approval Conditions

**Agenda Item:** 137  
**Action Date:** 07/19/2018  
**Original Action Date:** 07/27/2017  
**Plat Name:** Khetsun Cypress Meadows  
**Developer:** Khetsun Foundation  
**Applicant:** MP Construction and Development  
**App No :** 2017-1151  
**App Type:** C2R

Total Acreage:	0.5909	Total Reserve Acreage:	0.5909
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	Clay Road MUD
County	Zip	Key Map ©	City / ETJ
Harris	77449	446G	ETJ

**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

**Commission Action:**

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Extension of Approval Approval Conditions

**Agenda Item:** 138  
**Action Date:** 07/19/2018  
**Original Action Date:** 07/27/2017  
**Plat Name:** Nueces Park Place Sec 1 replat no 1  
**Developer:** Stantec  
**Applicant:** Bury  
**App No :** 2017-1139  
**App Type:** C3F

Total Acreage:	33.0660	Total Reserve Acreage:	33.0660
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:	Pine Village PUD
County	Zip	Key Map ©	City / ETJ
Harris	77396	375W	ETJ

**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

**Commission Action:**

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Extension of Approval Approval Conditions

**Agenda Item:** 139  
**Action Date:** 07/19/2018  
**Original Action Date:** 07/27/2017  
**Plat Name:** PES Holding Business Park  
**Developer:** ROBINSON SURVEYING INC  
**Applicant:** Robinson Surveying Inc.  
**App No :** 2017-1052  
**App Type:** C2

Total Acreage:	1.2293	Total Reserve Acreage:	1.2293
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	77379	330C	ETJ

**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

**Commission Action:**

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Action CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 140  
**Action Date:** 07/19/2018  
**Original Action Date:** 08/10/2017  
**Plat Name:** Spring Oaks replat no 1 partial replat no 4  
**Developer:** McHugh Homes  
**Applicant:** McHugh Homes  
**App No :** 2017-1327  
**App Type:** C3F

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Total Acreage:	0.2290	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	450Z	City

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

**Commission Action:**

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Extension of Approval Approval Conditions

**Agenda Item:** 141  
**Action Date:** 07/19/2018  
**Original Action Date:** 07/27/2017  
**Plat Name:** Sunset Ridge Sec 8  
**Developer:** SSR-185 Investments, LTD., a Texas Limited Liability Partnership  
**Applicant:** Benchmark Engineering Corporation  
**App No :** 2017-1155  
**App Type:** C3F

Total Acreage:	24.4030	Total Reserve Acreage:	0.5760
Number of Lots:	121	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 49
County	Zip	Key Map ©	City / ETJ
Harris	77346	376V	ETJ

**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

**Commission Action:**

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Extension of Approval Approval Conditions

**Agenda Item:** 142  
**Action Date:** 07/19/2018  
**Original Action Date:** 07/27/2017  
**Plat Name:** Villages of Cypress Lakes Sec 34  
**Developer:** Woodmere Development Co., LTD.  
**Applicant:** R.G. Miller Engineers  
**App No :** 2017-1261  
**App Type:** C3F

Total Acreage:	13.3690	Total Reserve Acreage:	1.2615
Number of Lots:	56	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 391
County	Zip	Key Map ©	City / ETJ
Harris	77429	326U	ETJ

**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

**Commission Action:**

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Extension of Approval Approval Conditions

**Agenda Item:** 143  
**Action Date:** 07/19/2018  
**Original Action Date:** 07/27/2017  
**Plat Name:** Zuma Sec 1  
**Developer:** Sambos  
**Applicant:** Bretco LLC  
**App No :** 2017-1152  
**App Type:** C2

Total Acreage:	1.3750	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77336	298G	ETJ

**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

**Commission Action:**

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Subdivision Name Change Approval Conditions

**Agenda Item:** 144  
**Action Date:** 07/19/2018  
**Plat Name:** Petersen FM 1314  
**Original Action Date:** 02/15/2018  
**Original Plat Name:** Peterson FM 1314  
**Developer:** VR Land Holdings LLC  
**Applicant:** J.A. Costanza & Associates Engineering, Inc.  
**App No :** 2018-0219  
**App Type:** C2R

Total Acreage:	5.6556	Total Reserve Acreage:	5.6556
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
Montgomery	77365	295H	ETJ

**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.

**Commission Action:**

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 07/19/18

**ITEM: 145**

**Applicant:** JB & JB PROPERTIES, LLC

**Contact Person:** CHARLES BARNETT

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	18-1372	77365	5571/5671	295L	ETJ
<b>NORTH OF:</b> MILLS BRANCH DR <b>EAST OF:</b> SORTERS RD					

**ADDRESS:** 24495 Sorters Rd.

**ACREAGE:** 3.780 acres

**LEGAL DESCRIPTION:**

THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PART OF A CALLED 7.5 ACRE TRACT LOCATED IN THE ROBERT T. HOWELL, ABSTRACT NO. 254, MONTGOMERY COUNTY, TEXAS, SAID TRACT OR PARCEL BEING ALSO A PART OF A CALLED 4.19 ACRE TRACT OF LAND CONVEYED BY DEED, AS RECORDED IN VOLUME 694, PAGE 587, OF THE PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** BUSINESS

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

**PLANNING COMMISSION ACTION:** Approve

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 07/19/18

**ITEM: 146**

**Applicant:** WILLIAM MONTEALEGRE

**Contact Person:** WILLIAM MONTEALEGRE

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	18-1373	77365	5571	295L	ETJ

**NORTH OF:** MILLS BRANCH DR. **WEST OF:** SORTERS ROAD.

**ADDRESS:** 18688 Summer Hills Blvd.

**ACREAGE:**

**LEGAL DESCRIPTION:**

A TRACT OF LAND CONTAINING 0.999 ACRE, BEING A PORTION OF RESERVE "B", SUMMER HILLS, SECTION 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SHEET 118A OF THE MONTGOMERY COUNTY MAP RECORDS, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** BUSINESS

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

**PLANNING COMMISSION ACTION:** Approve

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 07/19/18

**ITEM: 147**

**Applicant:** YVONNE HANEY

**Contact Person:** YVONNE HANEY

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	18-1374	77357	5874	257M	ETJ
NORTH OF: FM 1485. EAST OF: DEER RUN LANE					

**ADDRESS:** 19984 South Red Oak.

**ACREAGE:**

**LEGAL DESCRIPTION:**

BEING LOT 32 AND 33, BLOCK 1, OF PEACH CREEK FOREST SEC 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 647, PAGE 316 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Residence

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

**PLANNING COMMISSION ACTION:** Approve

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 07/19/18

**ITEM: 148**

**Applicant:** GUADALUPE TREJO

**Contact Person:** GUADALUPE TREJO

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	18-1375	77365	5572	295E	ETJ
NORTH OF: FM 1314. WEST OF: SORTERS ROAD					

**ADDRESS:** 23948 Honey Suckle Drive.

**ACREAGE:**

**LEGAL DESCRIPTION:**

BEING LOT 334, LAKES FOREST ESTATES, ESTATES SECTION ONE (1), OF SUMMER HILLS, SECTION ONE (1), ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SHEET 118A OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Residence

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

**PLANNING COMMISSION ACTION:** Approve

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 07/19/18

**ITEM: 149**

**Applicant:** JEFF PETERSEN

**Contact Person:** GREG PHIPPS

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
<b>SOUTH OF: FM 1314. WEST OF: US 59</b>	<b>18-1376</b>	77365	5672	295H	ETJ

**ADDRESS:** 23678 FM 1314.

**ACREAGE:** 5.6557

**LEGAL DESCRIPTION:**

A TRACT OF LAND CONTAINING 5.6557 ACRES BEING LOTS 6 AND 7 OF C.H. ROUSE ANNEX SUBDIVISION IN MONTGOMERY COUNTY ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 93 OF THE MAP RECORDS OF MONTGOMERY COUNTY OUT OF THE F.M. NOBLE SURVEY, ABSTRACT 669 IN MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Business (Utilities)

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :** This COC has been requested for utilities.

**PLANNING COMMISSION ACTION:** Approve

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 07/19/18

**ITEM: 150**

**Applicant:** CLAY DEVELOPMENT

**Contact Person:** WES SHEFFER

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	18-1377	77041	4961	449D	ETJ
<b>SOUTH OF: TANNER. EAST OF: BW 8</b>					

**ADDRESS:** 5514 Clara Road

**ACREAGE:** 1.4399

**LEGAL DESCRIPTION:**

BEING A TRACT OF LAND CONTAINING 1.4399 ACRES OF LAND IN THE E. FRIEDENHAUS SURVEY, ABSTRACT 1185, HARRIS COUNTY, TEXAS, BEING OUT OF AND PART OF A CALLED 2.6143 ACRE TRACT OF RECORD IN THE NAME OF CLAY # 6-5516 CLARA, LLC IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NUMBER 20090296369 AND OUT OF AND PART OF A 24.1 ACRE TRACT RECORD IN THE NAME OF C-2 CLARA ROAD, LLC IN H.C.C.F. NUMBER 20070562095; SAID 1.4399 ACRE TRACT BEING OUT AND PART OF LOTS 3 AND 10, BLOCK 6 OF INDEPENDENCE GARDENS, A SUBDIVISION DULY OF RECORD IN VOLUME 4, PAGE 41 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Business

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

**PLANNING COMMISSION ACTION:** Approve

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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# CERTIFICATE OF COMPLIANCE

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## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Heavenly Homes	Greg Karels	713-819-3026	greg@heavenly-homes.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
14131 Heatherfield Drive	18034159	77079	4857	489J	G

HCAD ACCOUNT NUMBER(S):	0961710000030
PROPERTY LEGAL DESCRIPTION:	Lot 30 Block 3 River Forest
PROPERTY OWNER OF RECORD:	Myers Leonard C & Martha T
ACREAGE (SQUARE FEET):	11,112 square feet
WIDTH OF RIGHTS-OF-WAY:	60 feet
EXISTING PAVING SECTION(S):	28 feet
OFF-STREET PARKING REQUIREMENT:	2 cars
OFF-STREET PARKING PROVIDED:	2 cars
LANDSCAPING REQUIREMENTS:	2 trees
LANDSCAPING PROVIDED:	2 trees

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 3,040 square feet; single-family

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 4,269 square feet; single-family

PURPOSE OF VARIANCE REQUEST: To allow a 10' garage building line in lieu of the 20' building line along a local street, Heatherfield Drive.

CHAPTER 42 REFERENCE(S): 42-156(c): Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of [section 42-157](#) of this Code.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):** 42-157 requires the garage to be set back 17' from our site. In its original state, the garage was at 11.3' in its original application, at the narrowest point (reference original survey). Our new site or proposed home will be 10.3 ft. at the narrowest point (reference form survey). This subdivision which does not have public sidewalks has more room than typical new construction sites for parking and this is reason for requesting variance based on existing homes, the previous home and the different format the subdivision is set up as.

*The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov).*

- (1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**

Due to the buildable area on this lot, the newly designed home would need to be completely redesigned if the garage was to be placed at a 17' setback. We would also not be able to accommodate the desired layout and needed living spaces of our client.

- (1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The original home, and many others in this section, have garages built on the 10' building setback, per the survey and subdivision plat. Because there are no sidewalks, per the HOA, the 17' setback is not needed to prevent cars that are parked in the driveway from blocking the sidewalk. Changing the home to meet this ordinance would not be consistent with the other properties built in this neighborhood.

- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

This home was designed within the parameters of the original homes, surrounding homes, the subdivision plat, and lot survey. We are not proposing anything that would alter the existing look and appeal of this community.

- (3) The intent and general purposes of this chapter will be preserved and maintained;**

Yes, due to this section not having public sidewalks, the distance to any pedestrian or vehicle traffic will be more than 17'. The proposed driveway, at the closest point, is 10.3' from the property line. Which is almost exactly what the original garage layout was.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**

No, due to not having public sidewalks, this variance will not block the view of traffic/pedestrians or alter any previous existing conditions.

- (5) **Economic hardship is not the sole justification of the variance.**

No, the main reason for the variance is to build a new home similar to what was previously there and to enhance the beauty and value of the neighborhood.

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# DEVELOPMENT PLAT VARIANCE



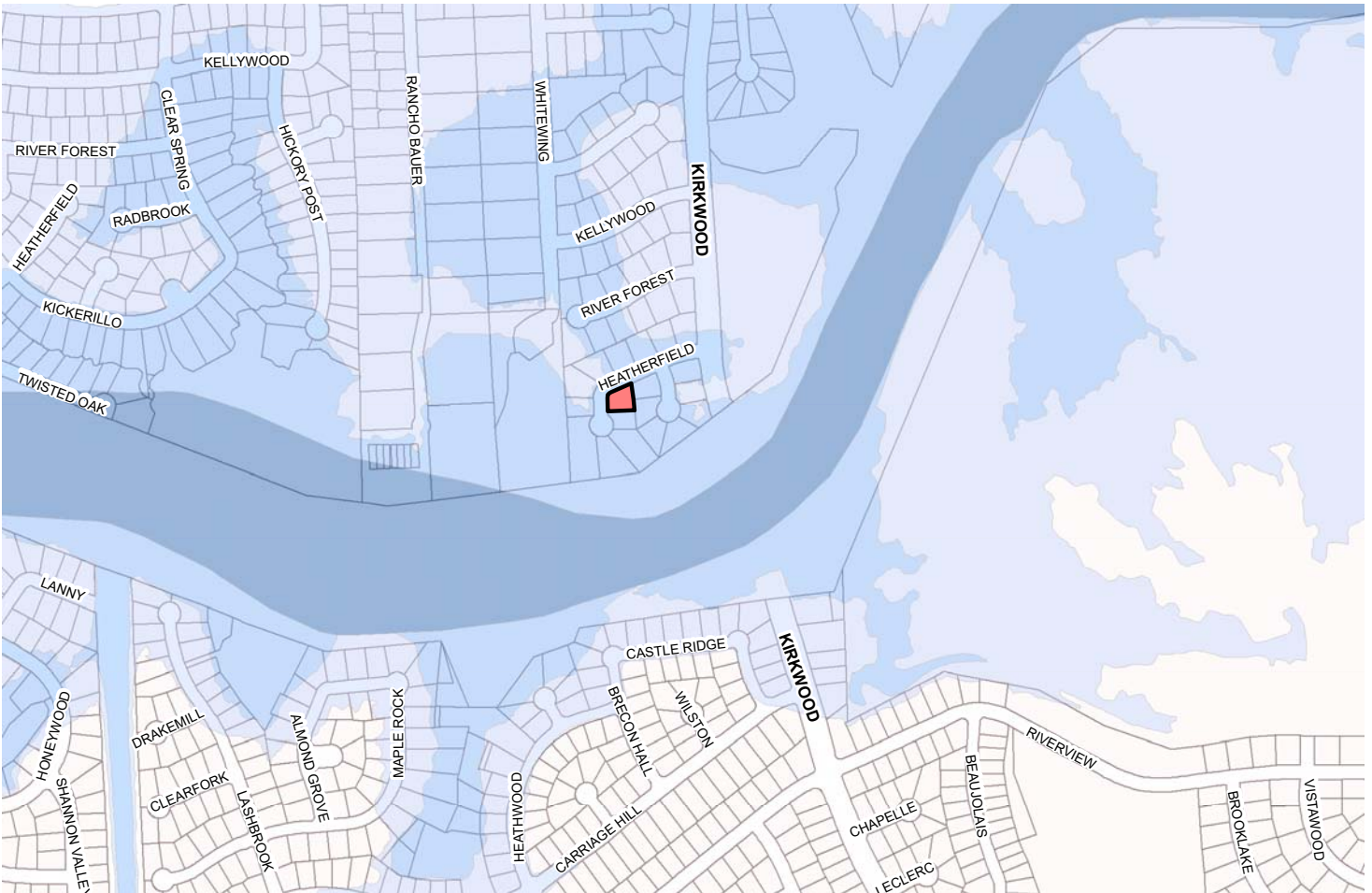
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 151**

Meeting Date: 7/19/2018

## Houston Planning Commission

### Location Map



# DEVELOPMENT PLAT VARIANCE





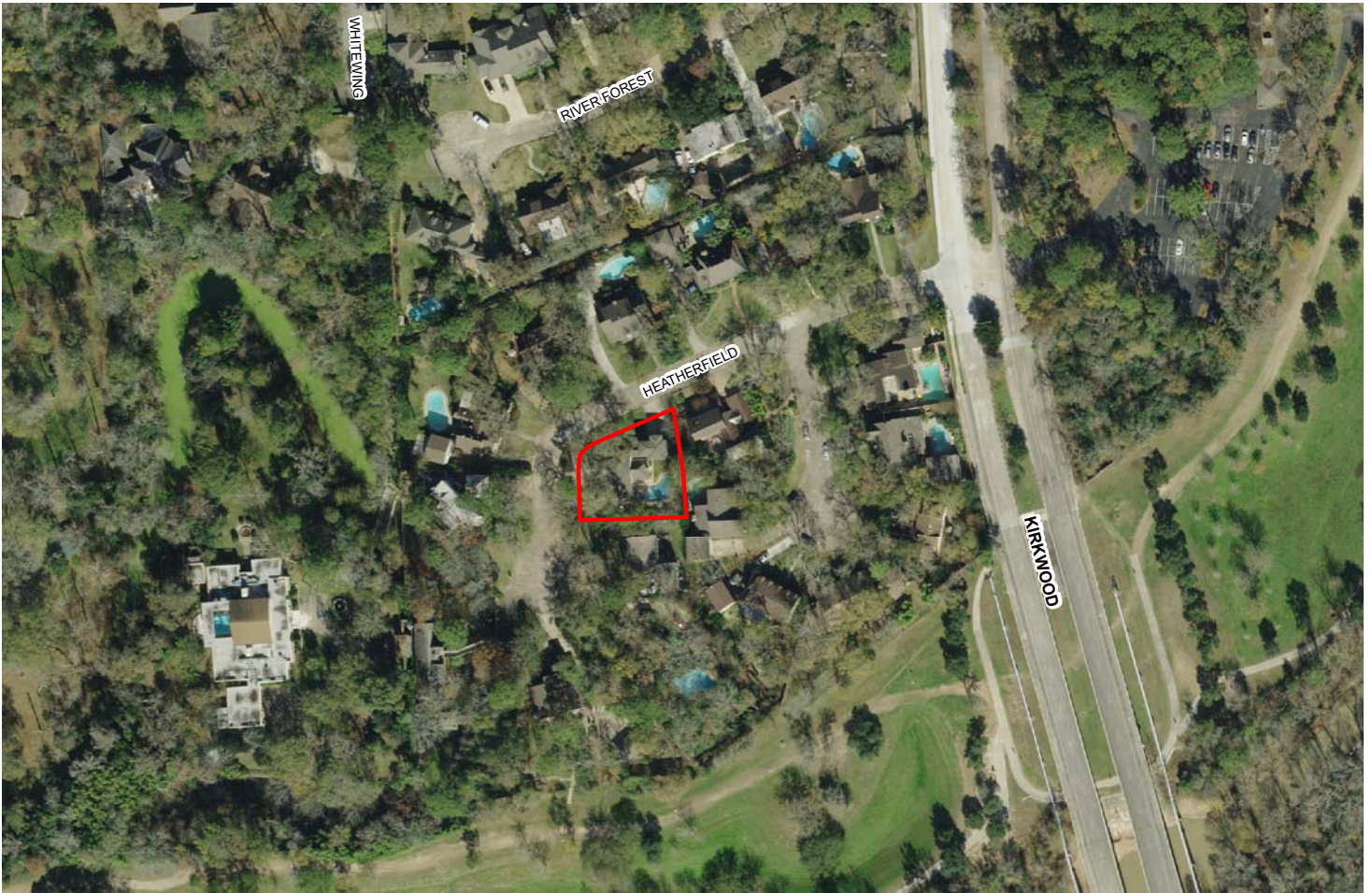
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 151**

Meeting Date: 7/19/2018

## Houston Planning Commission

Aerial Map

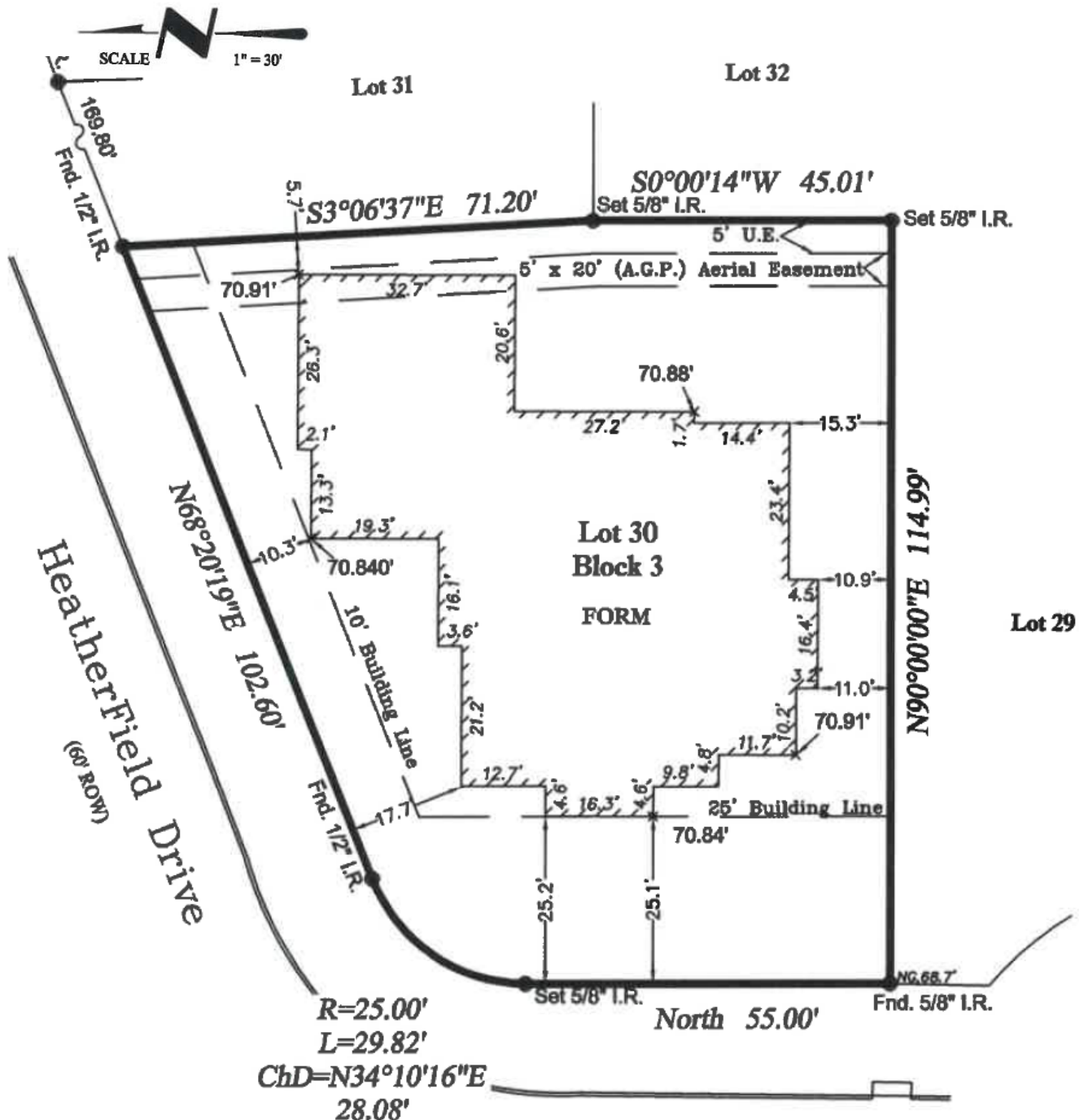


# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

Survey



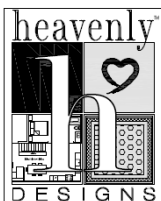
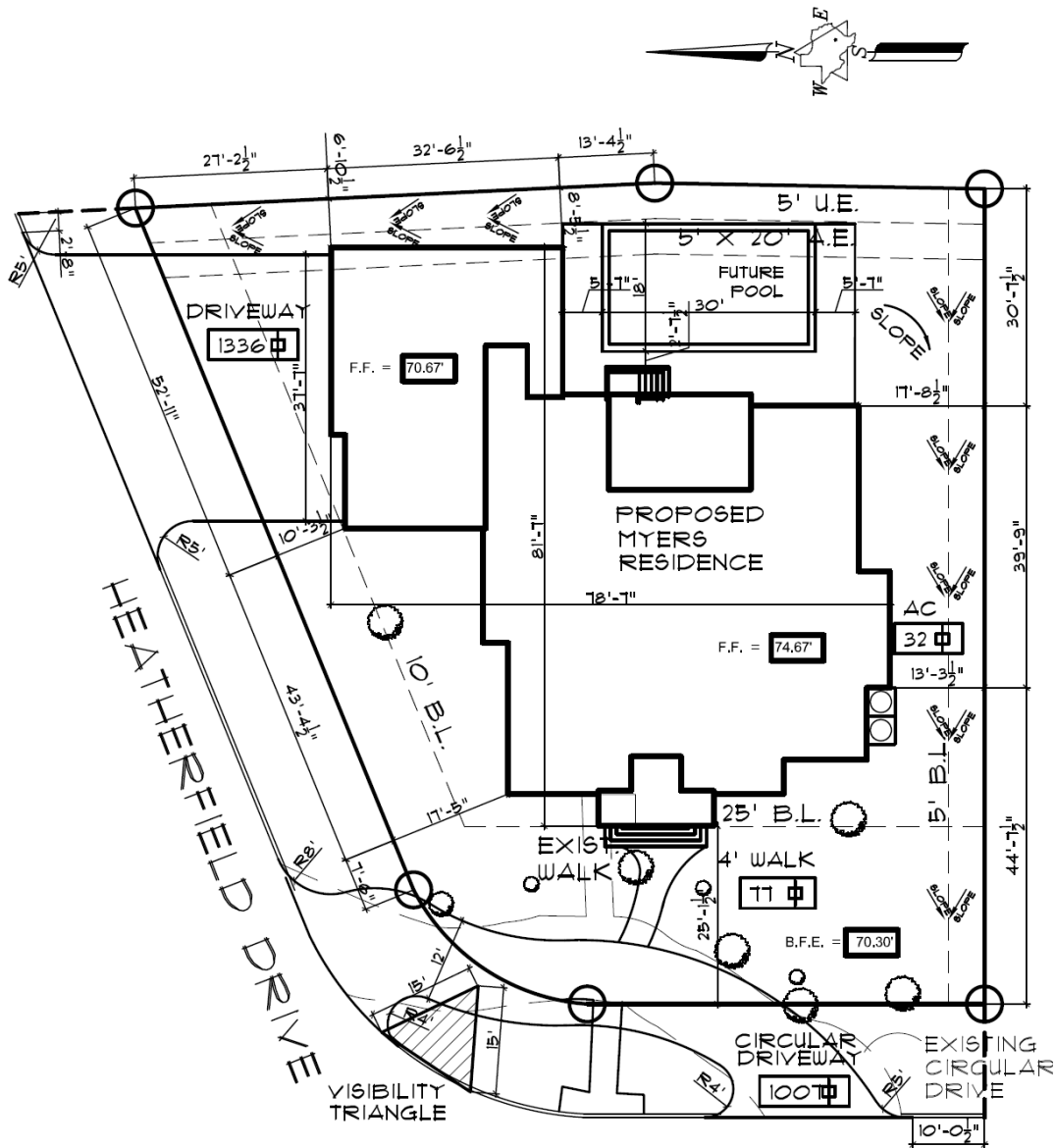
## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### Site Plan



A SANITARY SEWER MANHOLE  
RIM COULD NOT BE FOUND.  
THE FINISHED FLOOR  
ELEVATION WILL BE MORE  
THAN 4" ABOVE THE CROWN  
OF THE STREET.

HEAVENLY DESIGNS  
12345 KINGSIDE LN.  
HOUSTON, TX 77024

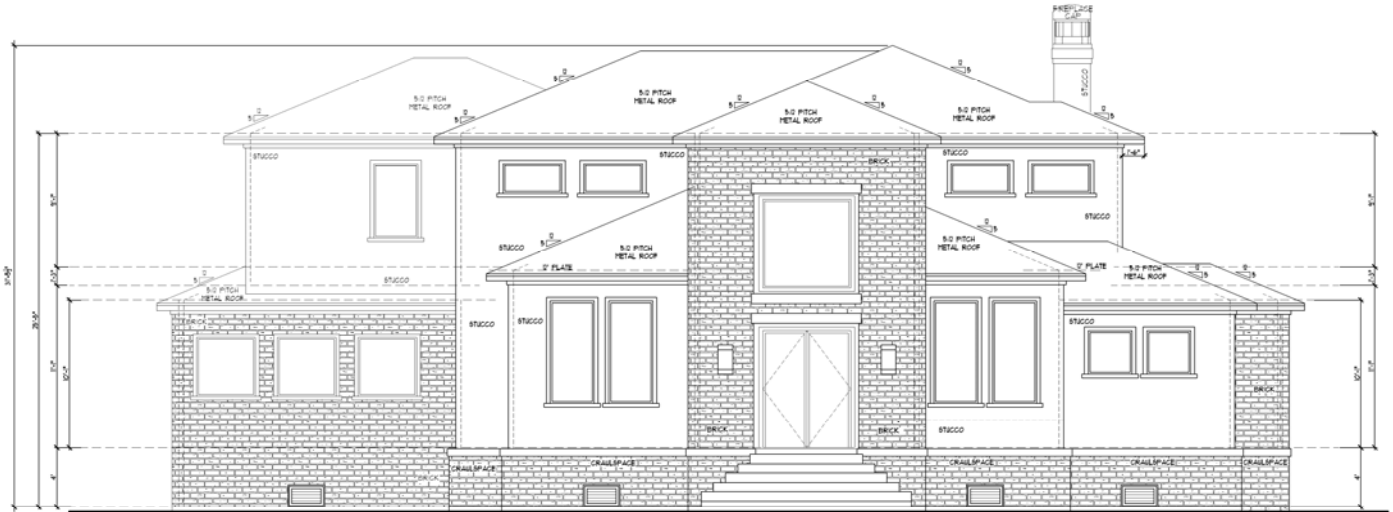
281-582-6595 OFFICE  
832-604-5159 FAX  
heavenly-designs.com

# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Elevations



**FRONT ELEVATION**  
SCALE: 1/4"=1'-0"



**LEFT ELEVATION**  
SCALE: 1/4"=1'-0"

# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### STAFF REPORT

**Staff Recommendation:** Approve

**Basis of Staff Recommendation:**

The site is located south of Memorial Drive and west of Kirkwood Road. The applicant is requesting a variance to allow a 10' garage building line in lieu of the ordinance-required 20' building line along a local street, Heatherfield Drive. Staff is in support of the request.

The applicant is proposing to construct a new, 2-story, single-family home with an attached, 3-car garage. The subject site was created by the River Forest Subdivision in 1963 and is laid out as a corner lot. The recorded plat includes a 25' front building line, a 10' side building line, as well as a 5' utility easement along the rear property line, all of which restrict the buildable area of the lot.

The lot is currently vacant after the previous home and garage were demolished after Hurricane Harvey. The garage structure is proposed to be 10'-3 1/2" from the side property line which is approximately the same location as the previous garage. Due to the angled property line, only a portion of the garage structure encroaches the 17' building line. Vehicular access to the lot will remain in the same location. Heatherfield Drive does not have sidewalks and dead ends into a cul-de-sac that provides access to a small, quiet, neighborhood enclave and does not circulate traffic to other nearby thoroughfares. The distance from the back-of-curb to the garage will range from 28' to 42', dimensions that are in keeping with the intent of the ordinance. Staff has received three letters of support for this variance application. Review by the Legal Department indicates the proposed development will not violate the separately filed deed restrictions of River Forest.

Therefore, staff's recommendation is to grant the requested variance to allow a 10' garage building line along Heatherfield Drive.

**Planning Commission Action:** Approve

**Basis of Planning Commission Action:** *(see above staff evaluation)*

**Additional Findings by Planning Commission:**



## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

<b>APPLICANT COMPANY</b> Concentric Three, Inc.	<b>CONTACT PERSON</b> Wayne Nguyen Tammy Tran	<b>PHONE NUMBER</b> 832-814-6068 832-643-1300	<b>EMAIL ADDRESS</b> <a href="mailto:nguyen_wayne@yahoo.com">nguyen_wayne@yahoo.com</a> <a href="mailto:tammytran2005@yahoo.com">tammytran2005@yahoo.com</a>		
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<b>PROPERTY ADDRESS</b>	<b>FILE NUMBER</b>	<b>ZIP CODE</b>	<b>LAMBERT</b>	<b>KEY MAP</b>	<b>DISTRICT</b>
1515 Dunlavy (My Spa Joy)	16002562	77006	5357C	492 R	C

<b>HCAD ACCOUNT NUMBER(S):</b>	05227700000008
<b>PROPERTY LEGAL DESCRIPTION:</b>	LT 8 BLK 3 Oakmont
<b>PROPERTY OWNER OF RECORD:</b>	Concentric Three, Inc.
<b>ACREAGE (SQUARE FEET):</b>	5000 SF
<b>WIDTH OF RIGHTS-OF-WAY:</b>	60' Right-of-Way
<b>EXISTING PAVING SECTION(S):</b>	50' Paving Section
<b>OFF-STREET PARKING REQUIREMENT:</b>	8 Off-Street Parking Spaces
<b>OFF-STREET PARKING PROVIDED:</b>	6 Off-Street Parking Spaces
<b>LANDSCAPING REQUIREMENTS:</b>	N/A

<b>EXISTING STRUCTURE(S) [SQ. FT.]:</b>	2,200 sq. ft.
<b>PROPOSED STRUCTURE(S) [SQ. FT.]:</b>	2,200 sq. ft.

<b>PURPOSE OF VARIANCE REQUEST:</b>	The purpose of the variance request is to provide 6 parking spaces in lieu of the required 8 spaces required by Chapter 26-492
<b>CHAPTER 26 REFERENCE(S):</b>	Sec. 26-492. - Parking spaces for certain types of use classifications.
b. Single Family Residential	2.0 Parking spaces for each dwelling unit not larger than 900 square feet of GFA shall provide 1.0 parking space
f. Sports club or Health Spa	5.0 parking spaces for every 1,000 square feet of GFA

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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### APPLICANT STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):** Based on the square footage of the property, 8 parking spaces are required according to the current ordinance. Two parking spaces are required for the upper unit and six parking spaces are required for the street level commercial unit. The current street level tenant is doing business as a day spa. The lay-out of the property currently allows for 6 on-site parking spaces. Two off-site parking within 500 feet will meet the requirement. However, it is not feasible for us to acquire two off-street parking within 500 feet. Additionally, the city has already approved the current tenant two bicycles reduction given it is located in the Montrose area to meet the 2 additional parking requirements. Tenant has obtained its permission to do business and invested a substantial amount of money to get its business off the ground.

The City is now revoking its previous approval of two bicycles reduction and requiring us to obtain the two parking spaces with off-street parking within 500 feet. This was determined to be not feasible to us. We are asking for a variance so that tenant can resume daily operation. The business is a day spa and four parking spaces are sufficient for their intended use. They can also use the upper unit parking space while the tenants are at work.

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#### 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](mailto: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;**

The property is intended for mixed use of residential and commercial. The upper unit is for residential and the street level unit is for commercial. The City has already agreed and approved that the two bicycles reduction will be sufficient to meet the rules and conditions. As a result, the tenant was doing business. The revoking of the two bicycles reduction and requesting tenant to acquire two off street parking within 500 feet is not feasible. It will deprive the owner of the property of reasonable use of land and 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;**

Granting the variance, the general purposes of this article are being observed and maintained. As stated, it has been approved and tenant has been operating for a period of time without any hardship. Granting the variance will support the nature of the business and makes sense given the where the land and property is located.

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## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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**(3) The intent of this article is preserved;**

The intent of the article is preserved as the purpose is preserved with granting the variance to the applicant. No parking will over spill into the neighborhood.

**(4) The parking provided will be sufficient to serve the use for which it is intended;**

The requirement is 8 parking spaces, and the property has 6 parking spaces. Two of the parking spaces are reserved for residential unit who will be away during business hours due to work, the business is day spa with two massage tables. At full capacity, it only needs four parking spaces at any one time. The 6 on-site parking spaces along with two-bicycle reduction are sufficient to serve the use for which it is intended. Grant the variance will support it.

**(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and**

The granting of such a variance will not be injurious to the public health, safety or welfare. The existing parking spaces are sufficient for existing business. In fact, not granting the variance will not only deprive the owner of the property of reasonable use of the land and building, it will hurt the existing business as it already invested a substantial amount of fund into the business based on previous approval.

**(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.**

N/A

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# 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.

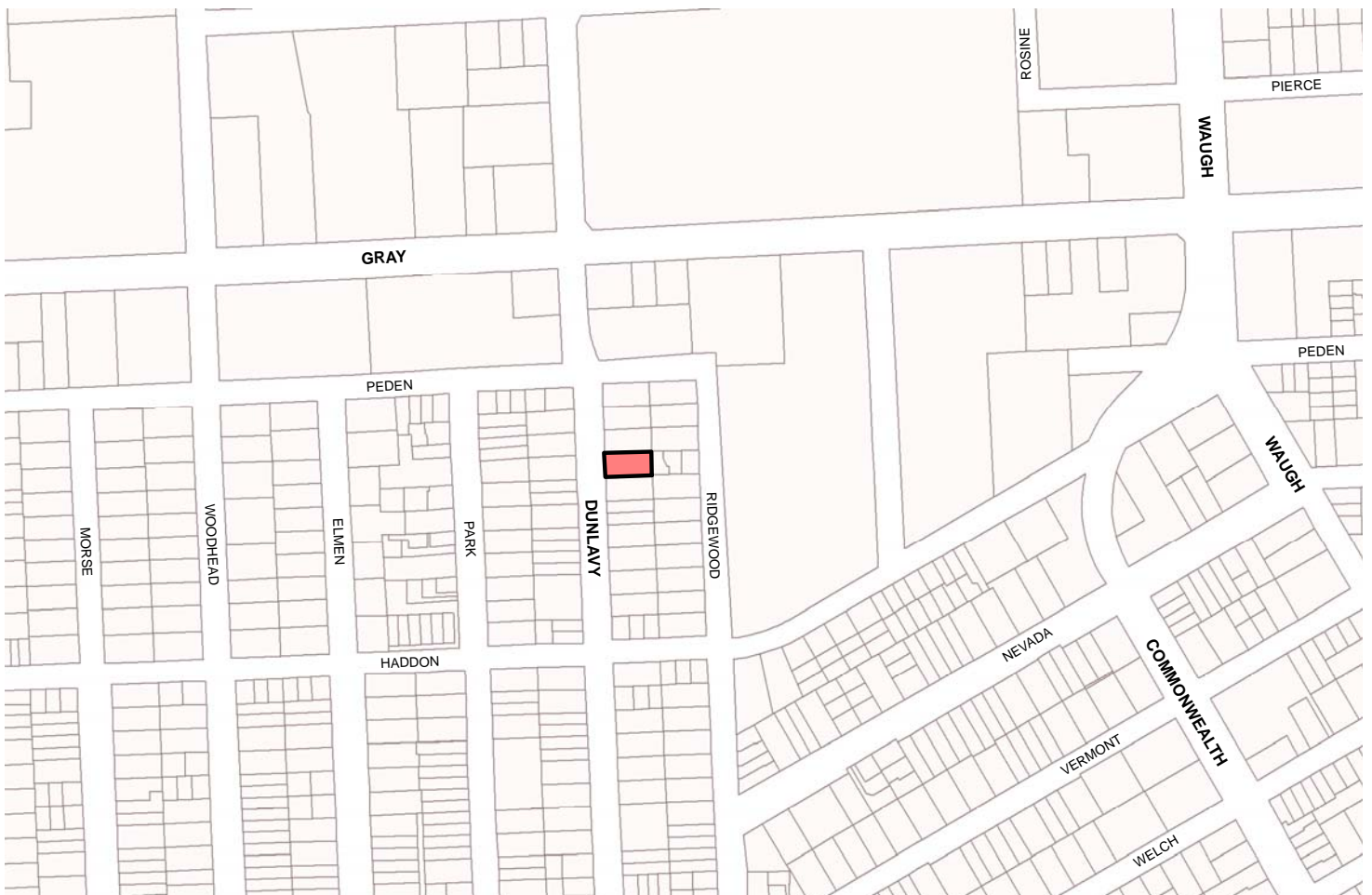
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### LOCATION MAP



## OFF-STREET PARKING VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

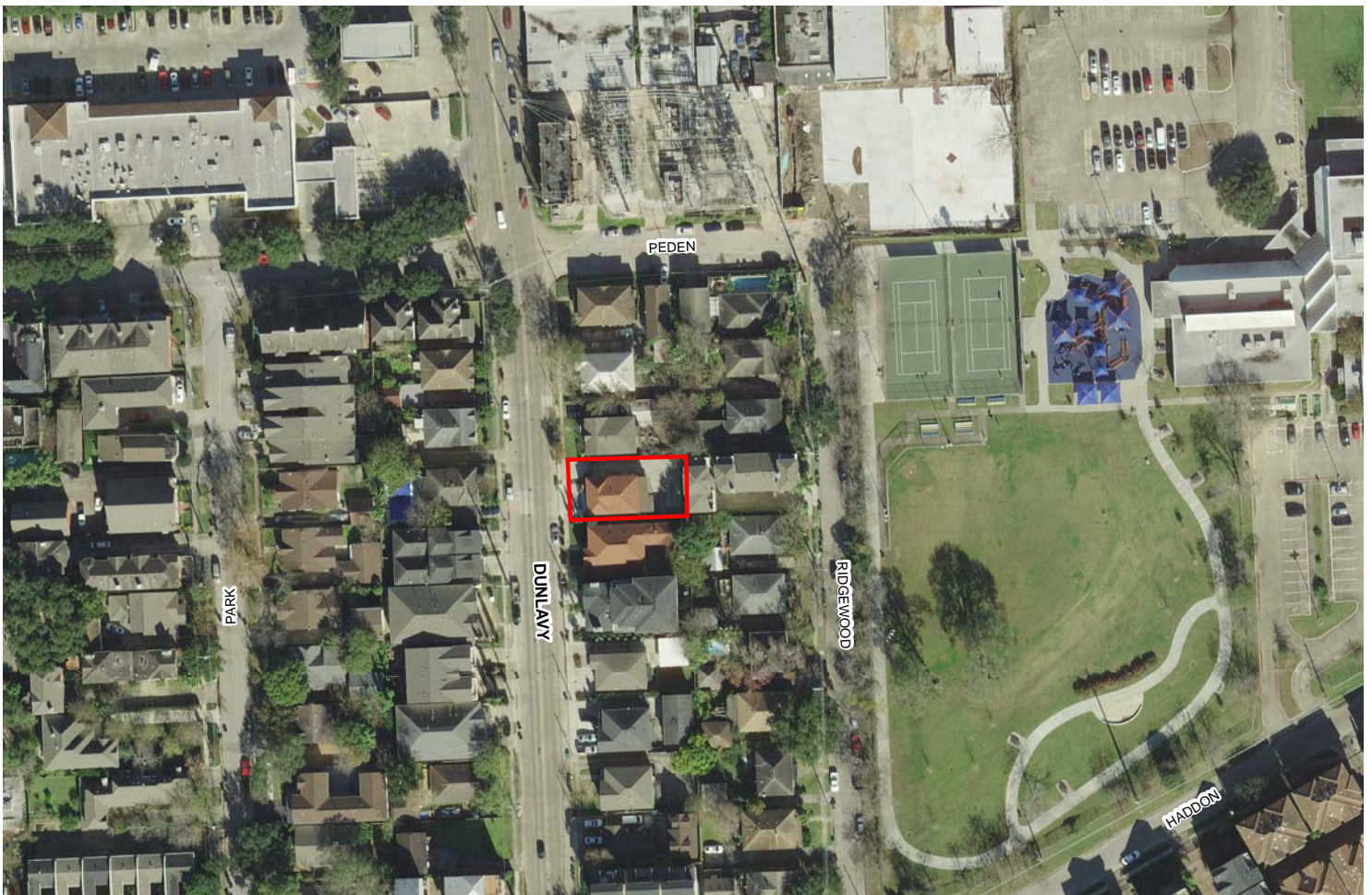
**ITEM: III**

Meeting Date: 07/19/18

## Houston Planning Commission

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### AERIAL MAP



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# OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### SURVEY

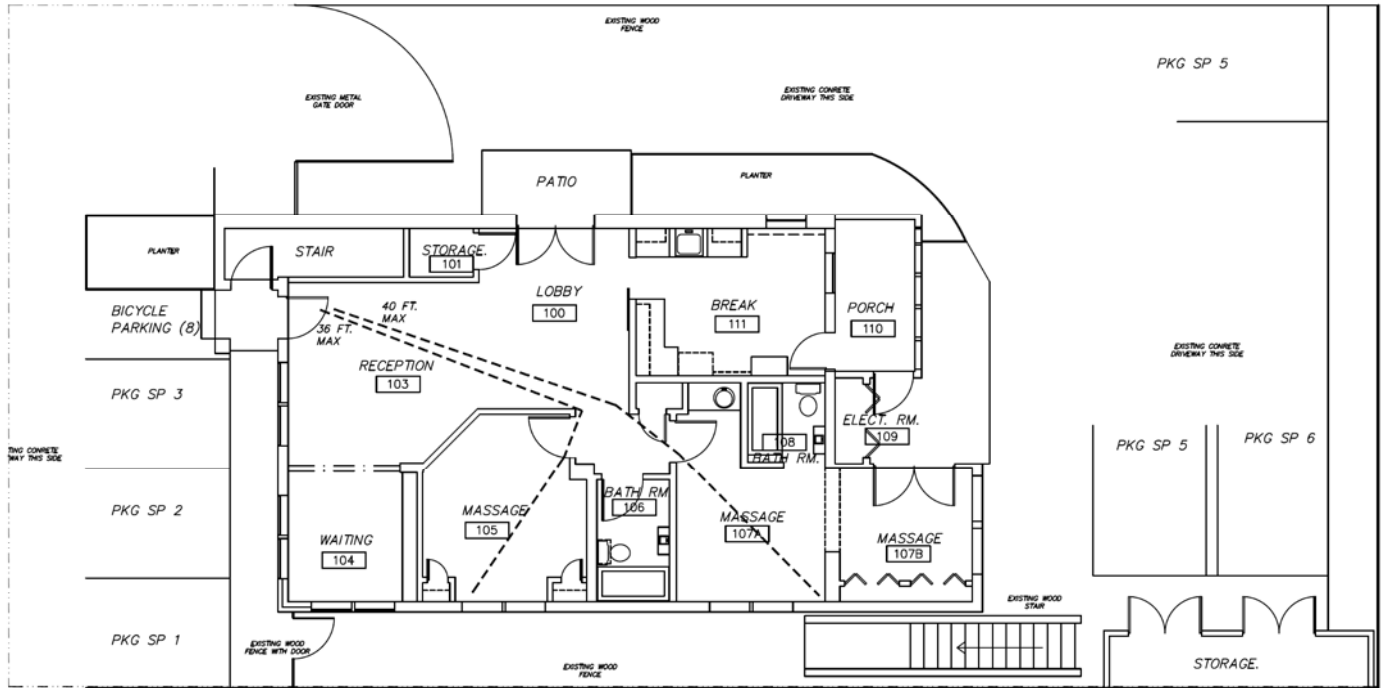
Ordered By:			
PROPERTY ADDRESS: 1513-1515 DUNLAVY STREET HOUSTON, Texas 77006		SURVEY NUMBER: TX1206.0607	
FIELD WORK DATE: 6/12/2012		REVISION DATE(S): Rev. 0 6/13/2012	
<p>TX 1206.0607 BOUNDARY SURVEY HARRIS COUNTY</p>			
		<p>NOTES:</p> <p>1.3 SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED BY INFINITY TITLE COMPANY UNDER G.F. NO. 201-20621.</p>	
<p>I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 12TH DAY OF JUNE 2012.</p> <p><i>James P. Walkowiak</i></p>		<p>NOTES:</p> <p>FENCE OWNERSHIP NOT DETERMINED</p> <p>GRAPHIC SCALE (In Feet) 1 inch = 30' ft.</p>	
<p>Use of this Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing herein shall be construed to Give ANY Rights or Benefits to Anyone Other than those Certified.</p>			
<p>FLOOD INFORMATION:</p> <p>By performing a search with the local governing municipality or www.fema.gov, the property appears to be located in zone X. This Property was found in THE CITY OF HOUSTON, community number 480296, dated 06/18/07.</p>		<p>POINTS OF INTEREST</p> <p>NONE VISIBLE</p>	
<p>CLIENT NUMBER: 20120621</p> <p>DATE: 6/13/2012</p> <p>BUYER: MARY L. TSE</p> <p>SELLER: CHARLES WALTER LEE LEWIS</p>		<p><b>CARLOS L. SEQUEIRA</b> REALTOR® TEL: 713-464-5656 CARLOSKB@SBCGLOBAL.NET</p>	
<p>CERTIFIED TO: MARY L. TSE; INFINITY TITLE COMPANY; FIDELITY NATIONAL TITLE INSURANCE COMPANY; INTEGRITY BANK, SSB</p>		<p><b>EXACTA</b> Texas Surveyors, Inc. 5300 North Braeswood, #4-301, Houston, TX 77096</p> <p>www.exacta365.com P (281) 663-7766 • F (281) 663-7767</p>	
<p>This is page 1 of 2 and is not valid without all pages.</p>			

# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### EXISTING SITE PLAN

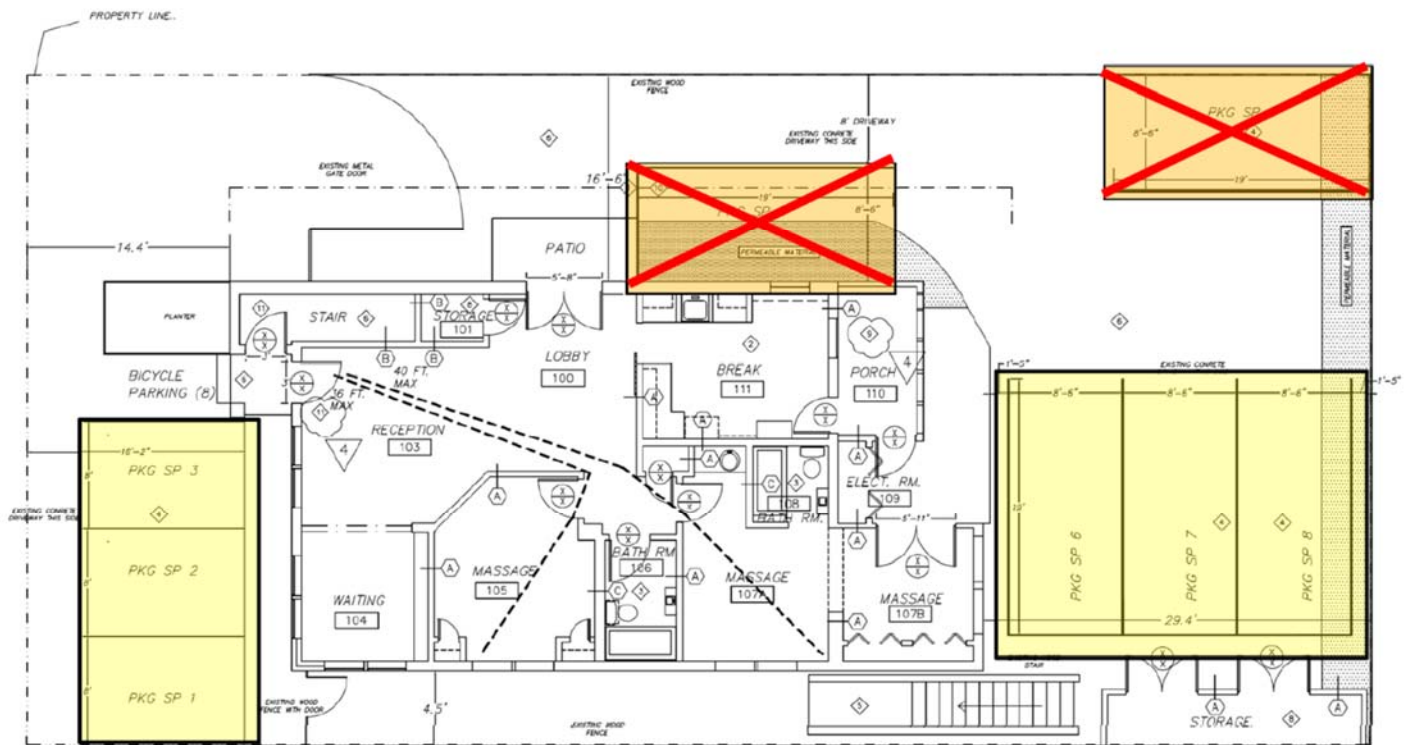


## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### PROPOSED SITE



## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

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### STAFF REPORT

**Staff Recommendation:** Approve

**Basis of Staff Recommendation:** The site is located south of West Gray Street, north of Fairview Street, along the east side of Dunlavy Street, a designated major collector. The applicant is requesting a variance to allow 6 off-street parking spaces for the site in lieu of the ordinance-required 8 off-street parking spaces. Staff is in support of the request.

The site consists of an existing building built in 1940. The original use was for a two-story duplex. In early 2016 plans were submitted to the City of Houston to obtain an occupancy permit for a conversion of the first-floor space to a message spa. In July of 2016, plans were approved and the business received a Certificate of Occupancy, Nov 17, 2016. Soon after, Planning Staff received concerns from a neighboring property owner regarding the validity of the approval. The main concern was that the square footage reflected on the submitted plans was less than the square footage for the actual building. If true, more parking spaces would have been required for the spa. The second concern was that if the required number of parking spaces had to increase due to this information the tenant would not be able to fit all the required spaces on site and would have to seek off-site parking spaces. Planning staff revisited the approved site plan and determined that the plans were approved in error.

Although square footage was questioned, after several comparisons and calculations it was determined by staff that the original square footage of 1,212 approved for the spa was accurate. Staff's error was allowing the bicycle reduction for this site. The bicycle reduction is not allowed for single family residential nor for a site that has less than 10 off-street parking spaces. The square footage proposed on the approved set of plans 1,212 sq. ft. was based off measuring the GFA from the inside perimeter wall which is allowed by Chapter 42. This square foot measurement resulted in a requirement of 6 parking spaces required for the Spa; and two additional parking spaces for the apartment unit on the second floor.

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## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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P&D staff met with Public Works plan reviewers and reviewed with them the applicant's proposed plan for 8 parking spaces on-site and determined that two would not be functional. Public Works is in support of the three spaces in front and three spaces in the rear of the lot.

Staff is in support of the request and recommends that the Planning Commission grant the requested variance to allow 6 off-street parking spaces on-site in lieu of the ordinance-required 8 off-street parking spaces. The parking layout must be revised to match the attached proposed plan.

**Planning Commission Action: Approved**

**Basis of Planning Commission Action:** *(see above staff evaluation)*

**Additional Findings by Planning Commission:**



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# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Paksima Group	Zeeba Paksima	713-392-8275	zeeba@paksimagroup.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
6902 Gonzales Street	17057855	77020	5558	494H	H

**HCAD ACCOUNT NUMBER(S):** 0533280000001

**PROPERTY LEGAL DESCRIPTION:** Tract 1A Block 26, Liberty Heights Section 3

**PROPERTY OWNER OF RECORD:** Pedro Bernabe

**ACREAGE (SQUARE FEET):** 4,695 square feet

**WIDTH OF RIGHTS-OF-WAY:** Gonzales Street (55 feet); Lathrop Street (65 feet)

**EXISTING PAVING SECTION(S):** Gonzales Street (16 feet); Lathrop Street (23 feet)

**OFF-STREET PARKING REQUIREMENT:** 7 spaces

**OFF-STREET PARKING PROVIDED:** 4 spaces and 2 bicycle spaces

**LANDSCAPING REQUIREMENTS:** 5 street trees, 1 parking lot tree, 60 shrubs

**EXISTING STRUCTURE(S) [SQ. FT.]:** 652 square feet

**PROPOSED STRUCTURE(S) [SQ. FT.]:** 933 square feet

**PURPOSE OF VARIANCE REQUEST:** To allow a reduction of the required number of off-street parking spaces provided from 7 spaces to 4 spaces, and 2 bicycle spaces.

**CHAPTER 26 REFERENCE(S):** 26-492, Class 7(c) – Small Restaurant of 3,000 square feet or less. 8.0 parking spaces for every 1,000 square feet of gross floor area and outdoor decks, patio and seating areas in excess of 15% of GFA.

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### APPLICANT STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):** We are seeking a variance on the parking requirement of section 26-492(c) regarding the number of parking spaces for a small restaurant from 7 spaces to 3 regular spaces, 1 handicapped space and 2 bike spaces. Yeibis Mexican Grill is a local, neighborhood restaurant. It will be only 933 sq. ft.; a place for families to come together in the community. Most of the clients will be carpooling or walking to the eatery. We filed a Class II plat with a variance request for a reduced reserve size. We had to give up 5' on Gonzales and another 5' on Lathrop for a total of 708.22 sq. ft. for right-of-way purposes. We were granted the variance by the Planning Commission. We are asking for a final variance so that we may finish the project and have a new, cozy neighborhood restaurant.

#### 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](mailto: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 we are not able to get the parking variance, we cannot continue on with this project. We have reduced the building footprint to accommodate as many spaces as possible but due to the dedication of ROW and the existing configuration of the property since August 29, 1942, we simply cannot provide the required 7 spaces.
- (2) **That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;** The property has been in this configuration since 1942. Most of the properties along the Lathrop corridor have been converted to commercial. This site cannot support any other commercial establishment with the size of the property especially since we had to give up 708.22 sq. ft. of dedication for the expansion of Lathrop and Gonzales streets.
- (3) **The intent of this article is preserved;** The eatery will be conducive to a walk-up restaurant with the clientele walking and therefore interacting with their neighbors. This promotes a closer knit neighborhood with everyone looking out for one another. The area grill will encourage the community coming together for celebrations. This will be a local hangout for the residents of the area. It will enable the customers to contribute to a local business, therefore encouraging the tax dollars to stay in the community. The intent of the City is to encourage community growth and the granting of this variance will allow exactly that.

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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- (4) **The parking provided will be sufficient to serve the use for which it is intended;** The majority of the diners will be from the neighborhood. The employees of the local businesses during the day and the surrounding residents in the evening. Almost all of the customers will be walk-up with very few driving their vehicles due to the proximity of the grill. This type of restaurant will promote the interaction of the local residents and make it a safer place for evening walks.
- (5) **The granting of such a variance will not be injurious to the public health, safety or welfare;** Not only will the granting not be injurious to the public safety but will provide a safe place for the community to gather. The new development has been designed to provide beautification with trees and shrubs along Lathrop and Gonzales streets. The granting of this variance will also allow growth of the neighborhood with more businesses and restaurants moving into the community to serve the residents. The new restaurant will be a welcome addition to the area.

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# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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### STANDARDS FOR VARIANCES

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- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
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- (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.

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## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### Location Map



# OFF-STREET PARKING VARIANCE



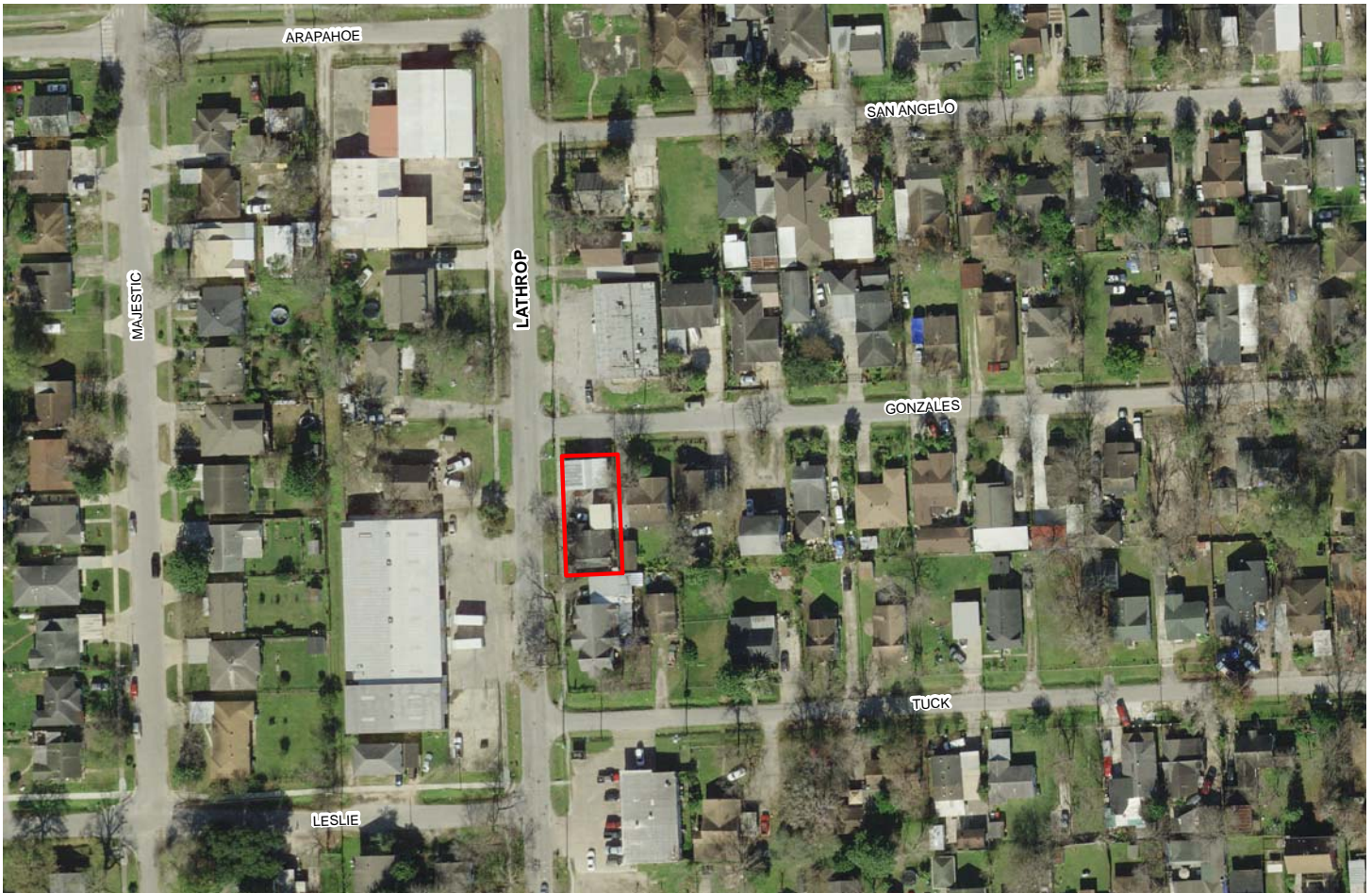
PLANNING &  
DEVELOPMENT  
DEPARTMENT

## ITEM: IV

Meeting Date: 07/19/2018

# Houston Planning Commission

Aerial Map

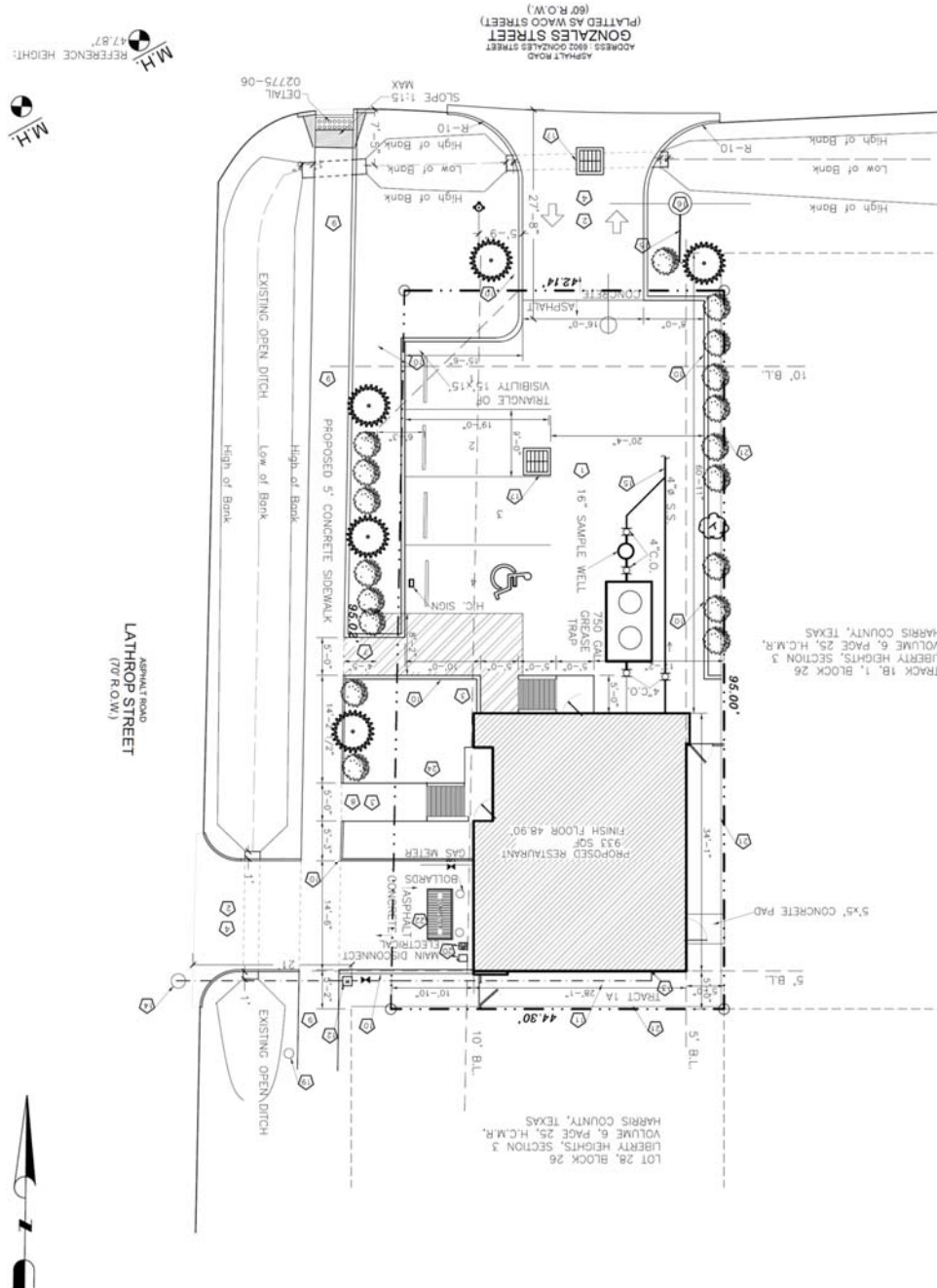


# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### Site Plan



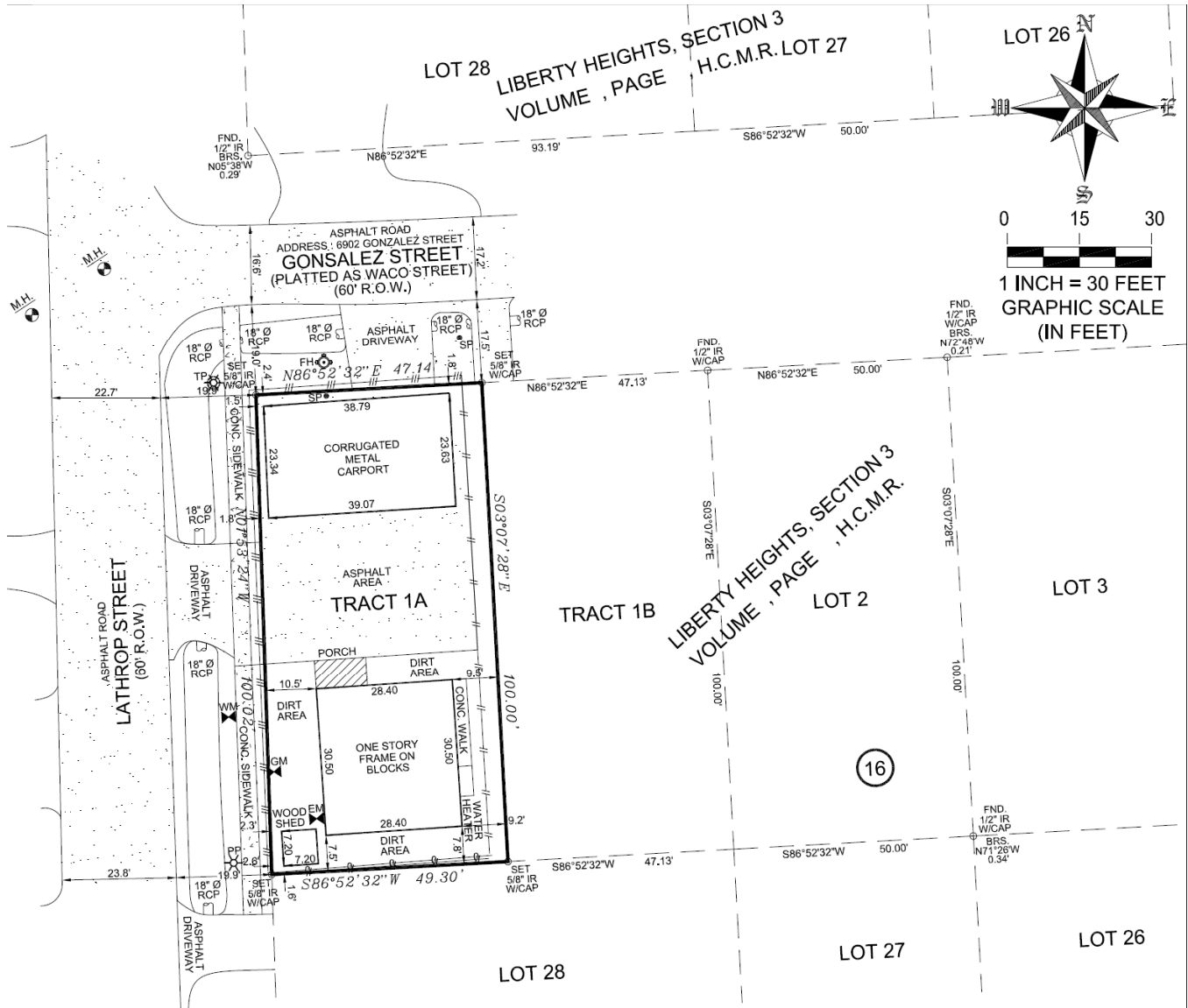
# OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### Survey



## OFF-STREET PARKING VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

## ITEM: IV

Meeting Date: 07/19/2018

# Houston Planning Commission

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## STAFF REPORT

**Staff Recommendation:** Withdrawn per applicant

**Basis of Staff Recommendation:**

**PLANNING COMMISSION ACTION:** Withdrawn

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**



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# OFF-STREET PARKING VARIANCE