

HOUSTON PLANNING COMMISSION

AGENDA

AUGUST 2, 2018



COUNCIL CHAMBER
CITY HALL ANNEX
2:30 P.M.

PLANNING COMMISSION MEMBERS



Martha L. Stein, *Chair*
M. Sonny Garza, *Vice Chair*
Susan Alleman
Bill Baldwin
Fernando L. Brave
Antoine Bryant
Lisa Clark
Mark A. Kilkenny
Lydia Mares
Christina Morales
Paul R. Nelson
Linda Porras-Pirtle
Ian Rosenberg
Megan R. Sigler
Zafar Tahir
Meera D. Victor

The Honorable Judge Robert Hebert
Fort Bend County
The Honorable Ed Emmett
Harris County
Commissioner James Noack
Montgomery County

ALTERNATE MEMBERS

Richard W. Stolleis, P.E.
Maggie Dalton
Fort Bend County
Loyd Smith, P.E.
Harris County
Mark J. Mooney, P.E.
Montgomery County

EX- OFFICIO MEMBERS

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

SECRETARY

Patrick Walsh, P.E.

Meeting Policies and Regulations

Order of Agenda

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

Public Participation

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

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

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

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

Limitations on the Authority of the Planning Commission

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

Contacting the Planning Commission

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

Contacting the Planning Department

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

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

The Departments website is:
www.houstonplanning.com

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

Plat Tracker Home Page:
www.HoustonPlatTracker.org



PLANNING & DEVELOPMENT DEPARTMENT

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

SPEAKER GUIDELINES

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

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

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

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

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

...

Commission or Group:

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER _____

AGENDA ITEM NAME _____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

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

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

Houston Planning Commission

AGENDA

August 2, 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 19, 2018 Planning Commission Meeting Minutes

- I. Presentation and Consideration of the Semiannual Report on Water and Wastewater Impact Fees** (Ann Marie Sheridan)
- II. Presentation and Consideration of the Semiannual Report on Drainage Impact Fees** (Ann Marie Sheridan)
- III. 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, Lyndy Morris)
 - d. Subdivision Plats with Variance Requests (Geoff Butler, Chad Miller, Carson Lucarelli, Arica Bailey)
 - e. Subdivision Plats with Special Exception Requests (Chad Miller)
 - f. Reconsiderations of Requirement (Geoff Butler, Carson Lucarelli)
 - 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 (Jose Mendoza)
- IV. Establish a public hearing date of August 30, 2018**
 - a. Afton Oaks Sec 1 partial replat no 1
 - b. Park Place partial replat no 3
 - c. Shadyvilla Addition No 1 Annex partial replat no 3
 - d. West Lane Annex partial replat no 5
- V. Public Hearing and Consideration of a Hotel/Motel for Southwind Hotel located at 5617 North Freeway** (Arica Bailey)
- VI. Public Hearing and Consideration of a Special Minimum Lot Size Block for the 2000 block of Southgate Boulevard, north and south sides, between Travis Street and Stockton Drive - MLS 725** (Annette Mitchell)
- VII. Excuse the absence of Commissioner Kilkenny**
- VIII. Public Comment**
- IX. Adjournment**

Minutes of the Houston Planning Commission

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

July 19, 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 2:31 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Left at 3:09 p.m. during item #123

Susan Alleman

Bill Baldwin

Absent

Fernando L. Brave

Arrived at 2:32 p.m. during the Director's Report

Antoine Bryant

Absent

Lisa Clark

Absent

Mark A. Kilkenny

Absent

Lydia Mares

Christina Morales

Absent

Paul R. Nelson

Linda Porras-Pirtle

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Mark Mooney for

Absent

The Honorable James Noack

Maggie Dalton for

The Honorable Robert E. Hebert

Loyd Smith for

The Honorable Ed Emmett

EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

Yuhayna H. McCoy

Executive Secretary

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

DIRECTOR'S REPORT

The Director's Report was given by Michael Kramer, Assistant Director, Planning and Development Department.

APPROVAL OF THE JULY 5, 2018 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the July 5, 2018 Planning Commission meeting minutes.

Motion: **Garza** Second: **Mares** Vote: **Carries** Abstaining: **Alleman and Porras-Pirtle**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 106)

Item removed for separate consideration **17, 78 and 103**.

Staff recommendation: Approve staff's recommendations for items **1 –106**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 –106**, subject to the CPC 101 form conditions.

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

Commissioner(s) Alleman, Mares and Sigler recused themselves.

Staff recommendation: Approve staff's recommendations for item **17, 78 and 103** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item **17, 78 and 103** subject to the CPC 101 form conditions

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

Commissioner(s) Alleman, Mares and Sigler returned.

C PUBLIC HEARINGS

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

107	Allendale Townsite Sec A partial replat no 4	C3N	Approve
108	Allendale Townsite Sec A partial replat no 5	C3N	Approve
109	Allendale Townsite Sec A partial replat no 6	C3N	Approve

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

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

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

110	Cedar Creek Ranch partial replat no 1	C3N	Withdrawn
111	Herndon Place partial replat no 1	C3N	Approve

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

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

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

**112 Jacqueline Court C3N Approve
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: **Sigler** Vote: **Unanimous** Abstaining: **None**

Speaker: Linder G. Gatteison – opposed.

The Commission returned to items 108 & 109 to open and close the public hearings, there were no speakers. Both items were voted on previously with item 107.

**113 Long Point Acres C3N Defer
partial replat no 3**

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

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

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

Speaker: Francis M. Vincent- opposed.

**114 Ranch Country Sec 4 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: **Mares** Vote: **Unanimous** Abstaining: **None**

**115 Ranch Country Sec 5 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: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**116 Ruburfield no 66 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: **Porras-Pirtle** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

117 Frenchman Square 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: **Mares** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

118 Hardy Spring Crossing replat no 1 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: **Mares** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

119 Kansas Trails C2R Approve
Staff recommendation: Deny the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Mares** Second: **Victor** Vote: **Unanimous** Abstaining: **None**
Speaker: Joseph Tomczak, applicant – supportive.

120 Katy Aquatic Center 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: **Alleman** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

121 Landmark on Gosling C2 Withdrawn

122 Lovett Post Building C2 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: **Garza** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

123 Papas and SAW Angel Oaks 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: **Porras-Pirtle** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

124 Sanchez Addition on Becker Road 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: **Mares** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

125 Smart Living at Cypress Creek C2 Defer
Staff recommendation: Defer the application for two weeks per Council Member's request.
Commission action: Deferred the application for two weeks per Council Member's request.
Motion: **Sigler** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

126 Stanmore River Oaks 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: **Porras-Pirtle** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

127 West Montgomery Food Mart C2R Approve
Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.
Motion: **Victor** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

128 Grand Oaks Sec 8 C3P 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: **Nelson** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

129 Pinemont Oaks C3P Defer

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

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

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

Speakers: Amy Jochem, Stefan Boettcher, Kelly McNamara and Dena Davidson – opposed; Mikalla Hodges, applicant - supportive.

F RECONSIDERATION OF REQUIREMENTS

130 Gaytan Estates 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: **Mares** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

131 Grand National 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: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

132 HCL Land Management 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: **Mares** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

G EXTENSIONS OF APPROVAL

133 Alder Trails Sec 12 EOA Approve

134 Alder Trails Sec 13 EOA Approve

135 Edward Ventures at EOA Approve

Grand Road Sec 2

136 HCMUD 406 Detention EOA Approve

Pond no 3

137 Khetsun Cypress Meadows EOA Approve

138 Nueces Park Place EOA Approve

Sec 1 replat no 1

139 PES Holding Business Park EOA Approve

140 Spring Oaks replat no 1 EOA Approve

partial replat no 4

141 Sunset Ridge Sec 8 EOA Approve

142	Villages of Cypress Lakes Sec 34	EOA	Approve
143	Zuma Sec 1	EOA	Approve

H NAME CHANGES

144	Petersen FM 1314 (prev. Peterson FM 1314)	NC	Approve
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I CERTIFICATES OF COMPLIANCE

145	24495 Sorters Road	COC	Approve
146	18688 Summer Hills Blvd	COC	Approve
147	19984 South Red Oak	COC	Approve
148	23948 Honey Suckle Drive	COC	Approve
149	23678 FM 1314	COC	Approve
150	5514 Clara Road	COC	Approve

Staff recommendation: Approve staff's recommendation for items 133-150.

Commission action: Approved staff's recommendation for items 133-150.

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

J ADMINISTRATIVE NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

151	14131 Heatherfield Drive	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: **Alleman** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 16, 2018 FOR:

- 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

Staff recommendation: Establish a public hearing date of August 16, 2018 for items II a-m.

Commission action: Established a public hearing date of August 16, 2018 for items II a-m.

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

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 1515 DUNLAVY STREET, MY SPA JOY

Staff recommendation: Grant the off-street parking variance(s), and approve the development plat subject to the conditions listed.

Commission action: Granted the off-street parking variance(s), and approved the development plat subject to the conditions listed.

Motion: **Rosenberg** Second: **Brave** Vote: **Carries** Abstaining: **None**
Speakers: Wayne Nguyen, applicant and Morenike Monteils, owner – supportive; James Horwitz, Charles Lewis and Sandra Simmons – opposed; Richard Smith, Managing Engineer, Houston Public Works.

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

V. EXCUSE THE ABSENCE OF COMMISSIONER PORRAS-PIRTLE

Commissioner Porras-Pirtle was present therefore, no Commission action was required.

VI. PUBLIC COMMENT

Richard Smith introduced new Houston Public Works City Engineer, Joe Myers.

VII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:13 p.m.

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

Martha L. Stein, Chair

Michael Kramer, Secretary

July 2018
Semiannual Report of the
Capital Improvements Advisory
Committee
On Water and Wastewater Impact Fees

Planning Commission
Acting as the
Capital Improvements Advisory Committee

Martha L. Stein, Chair

City of Houston
Houston Public Works
Houston Water

JULY 2018 SEMIANNUAL REPORT OF THE
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
ON IMPACT FEES

I. PURPOSE OF THIS REVIEW

Cities imposing impact fees on new development must comply with Chapter 395 of the Texas Local Government Code. In accordance with Chapter 395, City Council adopted Ordinances 90-675 and 90-676 to establish procedures to administer the City's water and wastewater impact fees programs, respectively. Approval of Motion 90-0614 by the City Council appointed the Planning Commission as the Capital Improvements Advisory Committee. Under State law, the Committee is charged with the following responsibilities:

- Assisting and advising the City in adopting land-use assumptions;
- Reviewing the IFCIP and filing written comments;
- Monitoring and evaluating the implementation of the IFCIP;
- Filing semiannual reports on the progress of the plan;
- Reporting actual or perceived inequities in plan implementation or the application of impact fees; and
- Recommending updates or revisions to the plan or any impact fees

This documentation fulfills the State requirement of the semiannual report on the progress of the plan. Preparation and conveyance of this report complies with City Council Motion 90-0614 to file a report by January and July of each year. This report documents changes that occurred between the period of **November 1, 2017 and April 30, 2018**, of the 2010-2020 Impact Fees Program.

II. FINDINGS AND RECOMMENDATIONS

The Planning Commission, acting in its capacity as the Capital Improvements Advisory Committee, finds the following for this period:

- A total of 268 single-family residence (SFR) building permit application exemptions (from paying impact fees) were granted to single-family residences below the median housing price for the City of Houston between **November 1, 2017 and April 30, 2018**. The unit cost range for considering residences below the median housing price was from **\$225,876.00-\$227,997.00**. The range is published by the Real Estate Center at Texas A & M University. A total of **26,112** exemptions have been applied for since the ordinance was adopted in 1997.
- A total of **\$11,527,827.92** generated from revenues and interest for water and wastewater impact fees accrued in the impact fees accounts between **November 1, 2017 and April 30, 2018**, the **second half of the seventh year** of the 2010-2020 Impact Fees Program. The program has an all-time total income of **\$405,049,837.61**.

Based on these findings, the CIAC recommends the following actions:

- The total amount of the revenues and interest generated from water and wastewater impact fees during the reporting period in the sum of **\$11,527,827.92** should be authorized for appropriation to debt retirement.

III. BACKGROUND

The City of Houston established an impact fees program in June 1990, and adopted updates beginning in July of 2010 in compliance with State legislative requirements. The Planning Commission, acting in the capacity of the Capital Improvements Advisory Committee, oversees the program. The program institutes a method to collect fees for new development applications for water and/or sanitary sewer service. The fees offset a portion of costs associated with capital improvements for providing water and wastewater facilities to meet the new demand.

According to State legislation, estimates of new demand and needed facilities must be based on approved land-use assumptions. Maximum chargeable impact fees, the maximum fees the City can charge, are calculated from the estimated cost of the facilities and the capacity of the system. City Council determines the impact fees collection rates, which cannot exceed the maximum chargeable fees. These are the actual rates paid by the developer upon request for service. The City applies collected fees to the cost of the capacity needed by new development for designated water and wastewater capital improvements. These capital improvements are identified in the IFCIP. (Note that the IFCIP is not the City's five year Capital Improvement Plan.)

IV. EVALUATION OF IMPACT FEE PROGRAM COMPONENTS

A. Land Use Assumptions

Review of the Land Use Assumptions (LUA) consists of monitoring the following components: population and employment, and water and wastewater service units. Population and employment projections were distributed among census tracts, followed by calculation of water demand and wastewater generation for the projected growth within each census tract.

1. Population and Employment

Population and employment projections provide the foundation to develop forecasts of future land use. The 2010-2020 Impact Fee Program is based on population and employment projections using Traffic Analysis Zone (TAZ) data from the Houston-Galveston Area Council.

2. Service Units

The second method of analysis involves a comparison of service units projected in IFCIP to service units generated by actual development. Service units provide a method for converting demand from different land uses to a common unit of measure. Adopted units of measure are based on the average daily demands for a single-family residence, which are 250 gallons for water and 250 gallons for sewer in the current 2010-2020 Impact Fee Program. Service unit analysis compares prorated ten-year growth projections in service units with service units generated by actual development. The number of projected service units was calculated for each ten-year planning period.

The maximum impact fee for each service unit calculated in the IFCIP is based on the prorated cost of projects divided by the capacity of the system. For both water and wastewater, the maximum rate is not time sensitive since it was calculated as the average cost per gallon for the entire system. Without a change to project costs or capacities in that IFCIP, maximum fees per service unit will not change.

Growth projections anticipate citywide demands will increase to **217,461** service units for water and **108,384** service units for wastewater between 2010 and 2020. Using an interpolation of proportionate service unit consumption, **170,344** service units for water and **84,899** service units for wastewater were projected to be consumed through this period of the updated program (November 1, 2016 and April 30, 2017). Service unit data was compiled from actual permit applications and totaled for the entire service area. Actual service units generated during this 6-month period totaled **7,358** water service units and **5,697** wastewater service units for a cumulative total of **108,348** water service units and **94,927** wastewater service units (See Table 1).

Table 1 shows that historically the percentage of actual growth has been slower than projected through each reporting period. The current consumption of service units for this reporting period is **64%** for water and **112%** for wastewater. This shows slower growth for water and consistent growth for wastewater compared to the linear projection, resulting that sufficient capacity remains in the systems for new development through 2020, the end of the ten-year reporting period. Since the rate of growth for wastewater is slightly higher than the linear projection at this point in the 2010-2020 Impact Fee Program, the wastewater system demand is being evaluated with the Houston Water.

TABLE 1
November 1, 2016 to April 30, 2017
Percent of Actual to Prorated Projected Service Units (s.u.)

Semiannual Report	Duration (months)	Water			Wastewater		
		Prorated s.u.	Actual s.u.	%	Prorated s.u.	Actual s.u.	%
January 2011	4	7,255	1,471	20	3,613	1,516	42
July 2011	10	18,122	7,011	39	9,032	5,467	61
January 2012	16	28,995	17,025	59	14,451	10,037	69
July 2012	22	39,868	21,089	53	19,870	14,213	72
January 2013	28	50,741	26,621	52	25,289	20,205	80
July 2013	34	61,614	33,728	55	30,709	25,968	85
January 2014	40	72,487	43,016	59	36,128	34,686	96
July 2014	46	83,360	51,865	62	41,547	43,016	104
January 2015	52	94,233	62,480	66	46,966	53,129	113
July 2015	58	105,106	71,091	68	52,385	61,192	117
January 2016	64	115,979	78,472	68	57,804	67,563	117
July 2016	70	126,852	83,440	66	63,223	72,480	115
January 2017	76	137,725	89,247	65	68,642	78,167	114
July 2017	82	148,598	94,157	63	74,061	82,950	112
January 2018	88	159,471	100,990	63	79,480	89,230	112
July 2018	94	170,344	108,348	64	84,899	94,927	112

3. Impact Fees Capital Improvement Plan (IFCIP)

An update of the Impact Fees Capital Improvement Plan (IFCIP) has been performed in the 2010-2020 Impact Fee Program. The combined Water and Wastewater impact fee of **\$1,825.61** per service unit has been effective since **July 1, 2015** under the program. Examination of data regarding service unit consumption from **November 1, 2017 through April 30, 2018**, indicates significant capacity remains in the water and wastewater systems to support future demand.

4. Maximum Chargeable Impact Fees

The maximum fees are derived by using the formula given in Chapter 395 of the Texas Local Government Code. The City of Houston has evaluated the changes in the 2010-2020 Impact Fee Program and determined that the maximum allowable fees have increased, and that the fees the City has adopted are sufficiently below the maximum as proscribed by Chapter 395.

5. Findings:

- The 2010-2020 Impact Fee Program has been implemented and is acceptable for continued administration through the next reporting period.

- Review of service unit data indicates excess capacity in both the water and wastewater systems sufficient to accommodate new development through the next scheduled report in **January of 2019**.
- Water and wastewater facilities identified in the IFCIP are adequate to meet anticipated demand through **October 31, 2018**, the end of the next reporting period.

V. SUMMARY OF IMPACT FEE ACCOUNTS

A. Impact Fees Rates

Impact Fee rates are set by City Council in accordance with Chapter 395 of the Texas Local Government Code. A summary of the maximum allowable Impact Fees collectable and the rates adopted for the 2010-2020 Impact Fee Program is provided in Table 2. The Water/Wastewater impact fee for the reporting period has been effective since **July 1, 2015** with the implementation of the 2010-2020 Impact Fee Program. The current Water/Wastewater impact fee of **\$1,825.61** per service unit for water and wastewater is **25.14%** of the maximum fees allowed by current law.

TABLE 2
Maximum and Adopted Impact Fees

2010-2020 Program	<u>Wastewater</u>	<u>Water</u>	<u>Total</u>
Maximum Impact Fee/Residential Equivalent	\$3,427.07	\$3,835.44	\$7,262.51
Adopted Fee	\$1,199.11	\$626.50	\$1,825.61

B. Current Status of Fees

The City maintains separate accounts for recording revenues received from water and wastewater impact fees. The funds may be expended for design and construction services, and/or retiring debt service. As of **April 30, 2018**, the City has accrued **\$405,049,837.61** since implementing the impact fees ordinances in 1990. A total of **\$393,522,009.69** has been transferred to the revenue bond debt service fund. The amount of **\$11,527,827.92** is available for transfer to the debt service fund from impact fees accounts. Table 3 provides a summary of impact fee revenues and account balances.

TABLE 3
Status of Impact Fees Accounts

	<u>Wastewater</u>	<u>Water</u>	<u>Totals</u>
<i>1990-2000 Program</i>			
<i>Total Income</i>	\$44,115,871.05	\$19,557,816.07	\$63,673,687.12
<i>Transfers to Debt Service:</i>	\$44,115,871.05	\$19,557,816.07	\$63,673,687.12
<i>2000-2010 Program</i>			
<i>Total Income</i>	\$121,439,622.12	\$43,094,284.12	\$164,533,906.24
<i>Transfers to Debt Service</i>	\$121,439,622.12	\$43,094,284.12	\$164,533,906.24
<i>2010-2020 Program</i>			
<i>Collections Income</i> <i>(7-1-2010 – 04/30/2018)</i>	\$113,827,950.25	\$62,007,949.74	\$175,835,899.99
<i>Interest Income</i> <i>(7-1-2010 – 04/30/2018)</i>	\$654,404.04	\$351,940.22	\$1,006,344.26
<i>Total Income:</i>	\$114,482,354.29	\$62,359,889.96	\$176,842,244.25
<i>Transfers to Debt Service:</i>	\$107,598,846.25	\$57,715,570.08	\$165,314,416.33
<i>Not Transferred to Debt Service:</i>	\$6,883,508.04	\$ 4,644,319.88	\$11,527,827.92
<i>All-Time Total Income</i> <i>(6/1/1990-04/30/2018)</i>	\$280,037,847.46	\$125,011,990.15	\$405,049,837.61
<i>TOTAL AVAILABLE FOR TRANSFER</i>	\$6,883,508.04	\$4,644,319.88	\$11,527,827.92*

*Total Available for Transfer reflects dollars to be transferred less payments made with insufficient funds.

C. Finding

- A total of **\$11,527,827.92** in the impact fee requires authorization for transfer to the revenue bond debt service fund.

VI. REVIEW OF PROGRAM IMPLEMENTATION

A. Analysis of Inequities

- Implementation: The Committee finds no inequitable implementation of the plan during this reporting period.
- Application of Fees: Impact fees for water and wastewater are based on a uniform usage standard calculated in single-family residential equivalents, i.e. 250 gallons per day (gpd) for water and 250 gpd for wastewater. City Council adopted the current single-family residential equivalent unit, and a standard conversion table (Impact Fee Service Unit Equivalent Table) which applies to the types of land uses, with the implementation of the 2010-2020 Impact Fee Program on July 1, 2010.

B. Reporting Period Activity

Provided by Ordinance 97-442, applicants qualify for a single-family residence (SFR) impact fee exemption as approved by Houston Public Works if the purchase price of the house does not exceed the latest available average of median prices for the past twelve months for single-family housing in the city as published by the Real Estate Center at Texas A&M University. The Maximum Exempt Unit Cost for the reporting period ranged from **\$225,876.00-\$227,997.00**.

C. Findings

- The Impact Fees Program continues to be implemented in an equitable manner.
- For this reporting period, 268 exemptions from impact fees have been applied for, and 26,112 impact fee exemptions for SFR building permits have been applied for since Ordinance 97-442 was enacted in April 1997.

July 2018
Semiannual Report of the
Capital Improvements Advisory
Committee
On Drainage Impact Fees

Planning Commission
Acting as the
Capital Improvements Advisory Committee

Martha L. Stein, Chair

City of Houston
Houston Public Works
Houston Water

JULY 2018 SEMIANNUAL REPORT OF THE
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
ON DRAINAGE IMPACT FEES

A. Background

In accordance with Chapter 395 Texas Local Government Code, City Council adopted Ordinances to establish procedures to administer the City's impact fee programs. Approval of Motion 90-0614 by City Council appointed the Planning Commission as the Capital Improvements Advisory Committee.

On November 2, 2010, Houston voters approved an amendment to the City Charter known as Proposition 1 on the ballot, commonly referred to as "ReBuild Houston", to "provide for the enhancement, improvement and ongoing renewal of Houston's drainage and streets by creating a Dedicated Pay-As-You-Go Fund for Drainage and Streets".

On February 7, 2012, City Council passed Ordinance No. 2012-0097, which authorized a professional services agreement enabling an engineering consulting firm to perform the *City of Houston Drainage Impact Fee Study* (Study).

Ordinance No. 2013-281 adopted Drainage Impact Fees based on recommendations made in the Study in accordance with Chapter 395 of the Texas Local Government Code. The Ordinance also amended Chapter 47 of the Code of Ordinances of Houston, Texas by adding Article XV entitled *Drainage Impact Fees*, as well as providing any additional findings and provisions that may be related to implementation and collection of Drainage Impact Fees.

B. Drainage Impact Fees By Service Area

The purpose of the Study was to determine the maximum impact fee per unit of new development allowed by state law. Based on the recommendations provided in the Study, City Council adopted the following drainage impact fees per service unit, as shown in Table 4 below.

TABLE 4 Impact Fees per Service Unit

<u>Service Area¹</u>	<u>Impact Fee per Service Unit²</u>
Addicks Reservoir	\$0.00
Barker Reservoir	\$0.00
Brays Bayou	\$8.63
Buffalo / White Oak	\$16.38
Clear Creek	\$0.39
Greens Bayou	\$13.41
Hunting Bayou	\$10.24
San Jacinto	\$0.00
Ship Channel	\$0.00
Sims / Vince	\$17.72

¹*Service Area: geographic section within the boundary of the City of Houston in which all watersheds drain to a common outfall point.*

²*Service Unit: a measure of use of the Capital Improvement facilities within the Service Area, specifically defined as an additional 1,000 square feet of impervious cover.*

C. Drainage Impact Fees Purchased

The total fees purchased by Service Area are shown in Table 5 below.

TABLE 5
Total Drainage Impact Fees Purchased Per Service Area
November 1, 2017 through April 30, 2018

<u>Service Area¹</u>	<u>Drainage Impact Fees</u>
Addicks Reservoir	\$0.00
Barker Reservoir	\$0.00
Brays Bayou	\$21,738.66
Buffalo Bayou	\$43,170.95
Clear Creek	\$576.33
Greens Bayou	\$15,248.46
Hunting Bayou	\$5,192.08
San Jacinto	\$0.00
Ship Channel	\$0.00
Sims Bayou	\$54,180.88
Vince Bayou	\$0.00
White Oak Bayou	\$58,547.89
TOTAL	\$198,655.25

D. Findings

- A total of **\$198,655.25** in Drainage Impact Fees was purchased between **November 1, 2017 and April 30, 2018**.
- A total of **\$1,860,207.67** was purchased since program inception.

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

1	Agua Estates	C3P	DEF1	Approve the plat subject to the conditions listed
2	Allen Street Park Sec 3	C2		Approve the plat subject to the conditions listed
3	Allendale Townsite Sec A partial replat no 4	C3F		Approve the plat subject to the conditions listed
4	Allendale Townsite Sec A partial replat no 5	C3F		Approve the plat subject to the conditions listed
5	Allendale Townsite Sec A partial replat no 6	C3F		Approve the plat subject to the conditions listed
6	Alsco Pinto Park	C2		Approve the plat subject to the conditions listed
7	Amira Recreation Center	C3F		Approve the plat subject to the conditions listed
8	Azul Homes	C3P		Defer Chapter 42 planning standards
9	Balmoral GP	GP		Approve the plat subject to the conditions listed
10	Balmoral Sec 11	C3F	DEF1	Defer Additional information reqd
11	Balmoral Sec 17	C3F	DEF1	Defer Additional information reqd
12	Beaumont Place Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
13	Berkeley Knolls Circle Commercial Reserves	C3P		Approve the plat subject to the conditions listed
14	Breckenridge Forest Sec 12	C3P		Approve the plat subject to the conditions listed
15	Breckenridge West GP	GP	DEF1	Approve the plat subject to the conditions listed
16	Bridgeland Parkland Village Sec 11	C3F		Approve the plat subject to the conditions listed
17	Bridgeland Parkland Village Sec 28	C3P		Approve the plat subject to the conditions listed
18	Brooklyn Trails Sec 1	C3F	DEF1	Defer Additional information reqd
19	Copper Ridge at Indian Trails Sec 1	C3F		Approve the plat subject to the conditions listed
20	Costco Northwest Houston Addition	C2		Defer Additional information reqd
21	Crain Plaza	C2	DEF1	Approve the plat subject to the conditions listed
22	Crockett Place	C2		Approve the plat subject to the conditions listed
23	Cruz Transport	C2		Approve the plat subject to the conditions listed
24	Cypress Academy Kuykendahl	C2		Approve the plat subject to the conditions listed
25	Cypresswood Point Sec 9	C3P		Approve the plat subject to the conditions listed
26	East Parker Villas	C3F	DEF1	Approve the plat subject to the conditions listed
27	El Tesoro Sec 3	C3P		Approve the plat subject to the conditions listed
28	Freeman Ranch Sec 3	C3F		Defer Additional information reqd
29	Glen Lee Place Sec 1 partial replat no 1	C3F	DEF1	Defer Applicant request
30	Grand Morton Properties	C2		Approve the plat subject to the conditions listed
31	Greens Road Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: August 02, 2018**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
32	Groves Sec 17	C3F		Approve the plat subject to the conditions listed
33	Harvest Green Sec 19	C3F		Approve the plat subject to the conditions listed
34	Hidden Meadow Sec 11	C3F		Approve the plat subject to the conditions listed
35	Homestay Suites at Remington Valley	C2		Approve the plat subject to the conditions listed
36	Jacqueline Court replat no 1	C3F		Defer Applicant request
37	JMK Southloop	C2	DEF1	Defer Additional information reqd
38	Katy Crossing Sec 4	C3P		Approve the plat subject to the conditions listed
39	Katy Crossing Sec 5	C3P		Approve the plat subject to the conditions listed
40	Kingfield GP	GP	DEF2	Approve the plat subject to the conditions listed
41	Lakeview Homes Addition partial replat no 3	C3F		Approve the plat subject to the conditions listed
42	Lakeview Retreat Southeast Reserves	C3F		Approve the plat subject to the conditions listed
43	Lancaster Senior Village	C2		Approve the plat subject to the conditions listed
44	Live Oak Reserves	C2	DEF1	Approve the plat subject to the conditions listed
45	Long Meadow Farms Sec 46	C3P		Approve the plat subject to the conditions listed
46	Momentum Exterior Systems	C2		Approve the plat subject to the conditions listed
47	Newport Sec 10 partial replat no 1	C3F		Defer Chapter 42 planning standards
48	Palisades Park Sec 1	C3F		Approve the plat subject to the conditions listed
49	Pinto Johnson Industrial Properties	C2		Approve the plat subject to the conditions listed
50	Presidents Park B	C3F		Approve the plat subject to the conditions listed
51	Remington Creek Ranch Sec 5	C3F		Approve the plat subject to the conditions listed
52	Reyes Trinidad	C3F		Approve the plat subject to the conditions listed
53	Rose Meadow Farms GP	GP		Approve the plat subject to the conditions listed
54	Rose Meadow Farms Sec 3	C3P		Approve the plat subject to the conditions listed
55	Ruburfield no 66 partial replat no 1	C3F		Approve the plat subject to the conditions listed
56	Terminal Expansion Sec 2	C2	DEF1	Approve the plat subject to the conditions listed
57	Towne Lake Sec 39 partial replat no 1	C3F		Defer Additional information reqd
58	Views at Knox Street	C3F		Approve the plat subject to the conditions listed
59	Village of Hidden Oaks	C3F		Defer Additional information reqd
60	Wayside Village Sec 8	C3P		Approve the plat subject to the conditions listed
61	Westgreen Boulevard Street Dedication and Reserves Sec 5	C3F		Approve the plat subject to the conditions listed
62	Woodland Lakes Sec 5	C3P		Defer Chapter 42 planning standards
63	Woodland Lakes Sec 6	C3P		Defer Chapter 42 planning standards

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
B-Replats				
64	Bonnie Brae Patio Homes	C2R		Approve the plat subject to the conditions listed
65	CFT Beltway 8 and Cullen	C2R	DEF1	Approve the plat subject to the conditions listed
66	Chaaba Properties on Hall Road	C2R		Approve the plat subject to the conditions listed
67	Colonial Gold	C2R	DEF1	Withdraw
68	Colquitt Richmond Landing	C2R		Approve the plat subject to the conditions listed
69	Colquitt Street Homes	C2R		Approve the plat subject to the conditions listed
70	Copeland Develoment	C2R		Approve the plat subject to the conditions listed
71	Durham Complex replat no 1	C2R		Approve the plat subject to the conditions listed
72	Eastwood Addition partial replat no 1	C2R		Approve the plat subject to the conditions listed
73	Estates of Highland Heights	C2R	DEF1	Defer Chapter 42 planning standards
74	Guaranga Residence	C2R		Approve the plat subject to the conditions listed
75	Hull Calhoun Court	C2R		Approve the plat subject to the conditions listed
76	Jester Village	C2R		Approve the plat subject to the conditions listed
77	Jodys Place	C2R		Approve the plat subject to the conditions listed
78	Lawndale Grove	C2R		Approve the plat subject to the conditions listed
79	Lockcrest Park	C2R		Approve the plat subject to the conditions listed
80	Mount Moriah Baptist Church	C2R		Approve the plat subject to the conditions listed
81	North Loop Plaza	C2R	DEF1	Approve the plat subject to the conditions listed
82	Olympia Flats Addition	C2R		Approve the plat subject to the conditions listed
83	Peckham Street Landing	C2R	DEF1	Approve the plat subject to the conditions listed
84	Pinecrest Sec 4	C3R		Approve the plat subject to the conditions listed
85	Pinemont Rayson	C2R		Approve the plat subject to the conditions listed
86	Presidents Park D	C2R		Defer: Additional information reqd. Applicant to coordinate with HCFCF.
87	Rice Village Apartments South	C2R	DEF1	Withdraw
88	Schweikhardt Development	C2R		Approve the plat subject to the conditions listed
89	Shiloh Business Park	C2R		Approve the plat subject to the conditions listed
90	Southland Addition partial replat no 1	C2R		Approve the plat subject to the conditions listed
91	St Agnes Medical Center	C2R	DEF2	Withdraw
92	Stiles Estate	C2R		Approve the plat subject to the conditions listed
93	Tealbrook Sec 1 partial replat no 4 and extension	C2R		Withdraw

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
94	Traces Sec 1 partial replat no 3	C2R	DEF1	Approve the plat subject to the conditions listed
95	Triennial At Bastrop	C2R		Approve the plat subject to the conditions listed
96	Views at Radio Road	C2R	DEF1	Defer Additional information reqd
97	Wilson Tree Lot replat no 1 and extension	C2R		Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

98	Brookhaven Addition partial replat no 1	C3N		Defer Applicant request
99	Fullerton Place partial replat no 1	C3N		Approve the plat subject to the conditions listed
100	Long Point Acres partial replat no 3	C3N	DEF1	Approve the plat subject to the conditions listed
101	Neuen Manor partial replat no 9	C3N		Withdraw
102	Pine Terrace Sec 3 partial replat no 1	C3N		Defer Applicant request
103	Remington Creek Ranch Sec 6	C3N		Defer for further study and review
104	Shadyvilla Addition No 2 partial replat no 8	C3N		Approve the plat subject to the conditions listed
105	West Lancaster Place partial replat no 2	C3N		Disapprove
106	Willow Creek Estates Sec 1 replat partial replat no 3	C3N		Disapprove

D-Variances

107	Becker Enclave	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
108	Booth Manor	C2		Approve the plat subject to the conditions listed
109	Frenchman Square	C2R	DEF1	Defer Applicant request
110	Hardy Spring Crossing replat no 1	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
111	JEEATW Corporation	C2R		Defer Additional information reqd
112	Lovett Post Building	C2	DEF1	Defer Applicant request
113	Portland Parkview	C2R		Defer Applicant request
114	Smart Living at Cypress Creek	C2	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
115	Springwoods Village GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
116	Springwoods Village Crossington Way Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
117	Stanmore River Oaks	C2R	DEF1	Defer Applicant request
118	Walshak Estates	C1		Grant the requested variance(s) and Approve the plat subject to the conditions listed

E-Special Exceptions

119	Pinemont Oaks	C3P	DEF1	Grant the requested special exception(s) and Approve the plat subject to the conditions listed
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Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
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F-Reconsideration of Requirements

120	Grand National	C3P	DEF1	Withdraw
121	Tall Pines Junction GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
122	Uptown Transit Center	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed

G-Extensions of Approval

None

H-Name Changes

None

I-Certification of Compliance

123	26760 Saddle Rock Lane	COC		Approve
124	25197 Virginia Lane	COC		Approve
125	22433 Bergman Dr.	COC		Approve
126	23380 FM 1314	COC		Approve

J-Administrative

None

K-Development Plats with Variance Requests

127	4002 Silverwood Drive	DPV		Approve
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Hotel/Motel Variance

V	Southwind Hotel located at 6517 North Freeway	HMV		Approve
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 08/02/2018
Plat Name: Agua Estates
Developer: Contempo Builders
Applicant: PLS
App No/Type: 2018-1449 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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.

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)

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 08/02/2018
Plat Name: Agua Estates
Developer: Contempo Builders
Applicant: PLS
App No/Type: 2018-1449 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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.

Parks and Recreation:

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.

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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

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.



Agenda Item: 2
Action Date: 08/02/2018
Plat Name: Allen Street Park Sec 3
Developer: City Choice Homes L.L.C.
Applicant: ICMC GROUP INC
App No/Type: 2018-1495 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.5579	Total Reserve Acreage:	0.0091
Number of Lots:	15	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492G	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.

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)

228. Relocate shared driveway entrance so a minimum 4 foot radius curb can extend perpendicularly from the property line to the street paving. Refer to PWE design standards.

Widen the pavement for Reinerman St. along the entire block to 20' and provide certificate of completion at recordation. Refer to the guide online for process and standards.

FYI: must comply with 42-157 (c)(2) "Vehicular access to each lot is provided by a shared driveway and: a) the shared driveway meets the requirements of division 2 of article III of this chapter relating to shared driveways: b) each dwelling unit on a lot that is adjacent to a public street has front door that faces the public street and provides pedestrian access to the public street and all electrical service installations for the development are installed according the Centerpoint Energy's service standards for the underground installations including the dedication of any easements required by Centerpoint Energy for the underground installation."

For Your Information:



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 08/02/2018
Plat Name: Allen Street Park Sec 3
Developer: City Choice Homes L.L.C.
Applicant: ICMC GROUP INC
App No/Type: 2018-1495 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

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

City Engineer: DETENTION IS REQUIRED

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

Solid Waste: The SWP depicts the placement of cans on an existing ditch along Schuler St. Section 39-63 of the COH code of ordiances requires that can placement "Is on a flat surface free of physical features such as utility poles, trees, and other obstructions." Additionally, the SWP depicts can placement extending more than 5ft into the paved surface of Reinerman St. According to Section 39-63 of the COH Code of Ordinances, can placement may not extend more than 5ft into the roadway.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 08/02/2018
Plat Name: Allendale Townsite Sec A partial replat no 4
Developer: Flint Hills Resources Houston Chemical, LLC
Applicant: Windrose
App No/Type: 2018-1469 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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.

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)

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

127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. (162)

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 08/02/2018
Plat Name: Allendale Townsite Sec A partial replat no 4
Developer: Flint Hills Resources Houston Chemical, LLC
Applicant: Windrose
App No/Type: 2018-1469 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org
This project will also require Joint Referral Committee action due to the existing water mains and sanitary sewer lines on site.
City Engineer: DETENTION IS REQUIRED

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 08/02/2018
Plat Name: Allendale Townsite Sec A partial replat no 5
Developer: Flint Hills Resources Houston Chemical, LLC
Applicant: Windrose
App No/Type: 2018-1470 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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)

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

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

For Your Information:

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

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

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - No comments.
Aviation: There are no Houston Airport System building restrictions for this project.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 08/02/2018
Plat Name: Allendale Townsite Sec A partial replat no 6
Developer: Flint Hills Resources Houston Chemical, LLC
Applicant: Windrose
App No/Type: 2018-1472 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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)

For Your Information:

The below comments were made by other agencies during this review period. These comments are 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: 07/24/18:

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

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 08/02/2018
Plat Name: Alsco Pinto Park
Developer: Jones|Carter
Applicant: Jones | Carter
App No/Type: 2018-1541 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	15.0143	Total Reserve Acreage:	15.0143
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 321
County	Zip	Key Map ©	City / ETJ
Harris	77038	372Y	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 08/02/2018
Plat Name: Alsco Pinto Park
Developer: Jones|Carter
Applicant: Jones | Carter
App No/Type: 2018-1541 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Harris County Flood Control District: Flood Control review - Correct Key Map information on the Vicinity Map, it is 372 Y.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Limited scope TIA will be required to determine driveway locations, shared access with adjacent property and left turn lane requirements.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 08/02/2018
Plat Name: Amira Recreation Center
Developer: Johnson Development Center
Applicant: Costello, Inc.
App No/Type: 2018-1532 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.1530	Total Reserve Acreage:	4.1530
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286U	ETJ

Conditions and Requirements for Approval

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. Amira Drive Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat.

Deshazer Reserve Vacating Plat must be recorded prior to this plat.

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

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

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

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

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

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 08/02/2018
Plat Name: Amira Recreation Center
Developer: Johnson Development Center
Applicant: Costello, Inc.
App No/Type: 2018-1532 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 07/24/18:
No comments.
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)
Amira Drive street dedication will need to be recorded prior to or simultaneously with this plat
Access denied for area north of Amira Drive until road is recorded/constructed
Off-street Parking analysis for Rec Center and ALL-WAY Stop warrant Analysis at the intersection of Amira Dr and Amira Crossing will be required before site plan 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.



Agenda Item: 8
Action Date: 08/02/2018
Plat Name: Azul Homes
Developer: ZULFIQAR KARADIA
Applicant: ICMC GROUP INC
App No/Type: 2018-1500 C3P

Staff Recommendation:
 Defer Chapter 42 planning standards

Total Acreage:	9.2588	Total Reserve Acreage:	2.5900
Number of Lots:	47	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77078	455B	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.

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)

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)

112. Fire protection hose lay shall be measured beginning from edge of 28 foot paved private street.

125. Add Deny Access Note: Lot(s) 4-10, Block xx are hereby denied driveway access to Jenny Park Place and Elisha Park Drive, a Type II PAE.

Add Deny Access Note: Reserve A is hereby denied driveway access to Azul Park Lane, a Type II PAE.

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

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

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

Provide Record Info for all adjacent ROW.
 Provide Parking Exhibit.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 08/02/2018
Plat Name: Azul Homes
Developer: ZULFIQAR KARADIA
Applicant: ICMC GROUP INC
App No/Type: 2018-1500 C3P

Staff Recommendation:
Defer Chapter 42 planning standards

For Your Information:

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

Harris County Flood Control District: - Please provide an additional 50' of ROW, to satisfy the HCFCD Watershed Master Plan. ROW is to be continuous from the edge of the existing HCFCD ROW on P218-07-00. Show and call out HCFCD ROW per HCFCD Policy, Criteria, & Procedure Manual Appendix C, see attachments

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.

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

Addressing: Add street breaks. Run names through street name check.

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 08/02/2018
Plat Name: Balmoral GP
Developer: Balmoral LT, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2018-1508 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	903.8000	Total Reserve Acreage:	0.0000
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:	Storm Sewer	Utility District:	Harris County MUD 400
County	Zip	Key Map ©	City / ETJ
Harris	77346	376R	ETJ

Conditions and Requirements for Approval

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

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

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

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

143. Minimum intersection spacing along a local street shall be 75 feet. (128)

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

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 08/02/2018
Plat Name: Balmoral GP
Developer: Balmoral LT, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2018-1508 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Harris County Flood Control District: No HCFCD comment
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)

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 08/02/2018
Plat Name: Balmoral Sec 11
Developer: Balmoral LT, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2018-1392 C3F

Staff Recommendation:
Defer Additional
information reqd

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.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10

Action Date: 08/02/2018

Plat Name: Balmoral Sec 11

Developer: Balmoral LT, LLC

Applicant: Jones|Carter - Woodlands Office

App No/Type: 2018-1392 C3F

Staff Recommendation:

Defer Additional
information reqd

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.

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 08/02/2018
Plat Name: Balmoral Sec 17
Developer: Balmoral LT, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2018-1393 C3F

Staff Recommendation:
Defer Additional
information reqd

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.

For Your Information:

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



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11

Action Date: 08/02/2018

Plat Name: Balmoral Sec 17

Developer: Balmoral LT, LLC

Applicant: Jones|Carter - Woodlands Office

App No/Type: 2018-1393 C3F

Staff Recommendation:

Defer Additional
information reqd

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.

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 08/02/2018
Plat Name: Beaumont Place Street Dedication Sec 1
Developer: Sowell Equities - Forestwood, L.P. A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2018-1459 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.7980	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 421
County	Zip	Key Map ©	City / ETJ
Harris	77049	457N	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)

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

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

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12

Action Date: 08/02/2018

Plat Name: Beaumont Place Street Dedication Sec 1

Developer: Sowell Equities - Forestwood, L.P. A Texas Limited Partnership

Applicant: EHRA

App No/Type: 2018-1459 SP

Staff Recommendation:

Approve the plat subject to the conditions listed

PWE Utility Analysis: Approved

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

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

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

TXDOT / County joint TIA recommended – TxDOT is likely to require a full boulevard connection at US 90, with new traffic control devices. County will require a schematic pavement transition layout extending from the TxDOT connection to the connection to existing pavement at the north end.

Additional ROW width may be required at TxDOT ROW – provided the ROW required for alignment of all existing lanes at interchange with proposed and future lanes on Beaumont Place.

Document TxDOT approvals before requesting County final approvals

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 08/02/2018
Plat Name: Berkeley Knolls Circle Commercial Reserves
Developer: LM Land Holdings, LP
Applicant: Costello, Inc.
App No/Type: 2018-1539 C3P

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	14.7600	Total Reserve Acreage:	14.7600
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 194
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	525V	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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

Fort Bend Engineer: 1) Provide 10' landscape easement along Grand Parkway ROW
 2) Add note "Direct driveway access to State Highway 99 frontage road is denied"
 3) Submit FP to FBC for formal review
 4) Submit civil construction plans
 5) This does not constitute a formal review by FBC as not all review comments are provided in this portal
 City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 08/02/2018
Plat Name: Breckenridge Forest Sec 12
Developer: Burnaby Properties
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2018-1463 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	20.7350	Total Reserve Acreage:	12.3920
Number of Lots:	45	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 82
County	Zip	Key Map ©	City / ETJ
Harris	77373	293Y	ETJ

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (156)
047. Make minor corrections and additions as indicated on the marked file copy.
157. Show street name suffixes for each street. (133-134)
- 185.2. Appendix A: Provide an attesting individual in the dedicatory language.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)
1. Label recording information for Mutchler Oaks Lane.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 08/02/2018
Plat Name: Breckenridge Forest Sec 12
Developer: Burnaby Properties
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2018-1463 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approved
Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 08/02/2018
Plat Name: Breckenridge West GP
Developer: DR Horton
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2018-1415 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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.

1. Address 1400 ft Internal intersection spacing.
2. Address minimum intersection spacing for Otto Rd Access and coordinate with county.
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.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 08/02/2018
Plat Name: Breckenridge West GP
Developer: DR Horton
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2018-1415 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 08/02/2018
Plat Name: Bridegland Parkland Village Sec 11
Developer: Bridgeland Development, LP
Applicant: Costello, Inc.
App No/Type: 2018-1528 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.4800	Total Reserve Acreage:	2.4067
Number of Lots:	44	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	77433	365V	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
052. Bridgeland Mason Road Street Dedication and Reserve Sec 5 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.
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)
1. Show 20 BL for lots siding agaisnt ROWs.
 2. Add Adequate waste water note

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 08/02/2018
Plat Name: Bridegland Parkland Village Sec 11
Developer: Bridgeland Development, LP
Applicant: Costello, Inc.
App No/Type: 2018-1528 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 08/02/2018
Plat Name: Bridgeland Parkland Village Sec 28
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE, Inc.
App No/Type: 2018-1527 C3P

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	13.1500	Total Reserve Acreage:	4.1860
Number of Lots:	31	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 489
County	Zip	Key Map ©	City / ETJ
Harris	77433	366S	ETJ

Conditions and Requirements for Approval

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

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

052. Bridgeland Parkland Village Sec 22 and Bridgeland Summit Point Crossing Street Dedication Sec 2 must be recorded prior to or simultaneously with this plat.

1. Include Lot Dedication language.
2. If north-south multipurpose easement involves a pipeline then a letter of release must be obtained before recordation.
3. Digby Roberts is a proper name so Digby Roberts Court must be changed.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: "Crossing" shall be used only to designate major thoroughfares, major collector streets, collector streets or other streets designed to handle traffic volumes in excess of normal neighborhood traffic generation or that are divided streets with at least two lanes of traffic in each direction separated by a median.

Does this apply to Copper Breaks Crossing?

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)

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

Sec 20 and Roaming Bison Trail will need to be recorded prior to or simultaneously with this plat



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 08/02/2018
Plat Name: Brooklyn Trails Sec 1
Developer: Academy Development
Applicant: Arborleaf Engineering & Surveying, Inc.
App No/Type: 2018-1368 C3F

Staff Recommendation:
Defer Additional
information reqd

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.

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

1. Compensating Open Space table and calculations table not included.

For Your Information:

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 08/02/2018
Plat Name: Copper Ridge at Indian Trails Sec 1
Developer: CC Spring Cypress Residential 56.41 LP
Applicant: Costello, Inc.
App No/Type: 2018-1517 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	43.4700	Total Reserve Acreage:	12.4277
Number of Lots:	126	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	328P	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)

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

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19

Action Date: 08/02/2018

Plat Name: Copper Ridge at Indian Trails Sec 1

Developer: CC Spring Cypress Residential 56.41 LP

Applicant: Costello, Inc.

App No/Type: 2018-1517 C3F

Staff Recommendation:

Approve the plat subject to the conditions listed

Addressing: Colbalt Bend on plat, Cobalt Bend in plat tracker.

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 INO letter for pipeline crossings before plat recordation

TIA for left turn lane requirements

UVE should be checked at Copper Ridge Trail and Spring Cypress Road

Median opening and EB left turn lane will be required on Spring Cypress Road at Copper Ridge Trail.

TMUTCD 2B-07 all-way stop letter will be required for traffic control at Cobalt Bend / Copper Ridge Trail intersection.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 08/02/2018
Plat Name: Costco Northwest Houston Addition
Developer: Costco Wholesale
Applicant: Winkelmann & Associates, Inc.
App No/Type: 2018-1468 C2

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	18.6620	Total Reserve Acreage:	18.6620
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 391
County	Zip	Key Map ©	City / ETJ
Harris	77429	366D	ETJ

Conditions and Requirements for Approval

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 059. Provide the total acreage within the subdivision and the number of lots, blocks and reserves being platted. (41)
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
- 1. A current CPL, dated within the last 30 days, must be submitted with application.
- 2. Include building lines set by Chapter 42 as well as your deed restricted building lines. Add the Deed restricted BL note.
- 3. Cypress Mill Place Blvd is incorrectly identified as Cypress Chase Blvd.
- 4. Drainage Easement and drainage structure dedication language must be added.
- 5. CenterPoint Note must be added.
- 6. Incomplete BL note was used. Added Full Building Line Note.
- 7. Include Block number on face of plat.
- 8. Include correct commissioner information in certification language.
- 9. All lines outside plat must be dashed.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 08/02/2018
Plat Name: Costco Northwest Houston Addition
Developer: Costco Wholesale
Applicant: Winkelmann & Associates, Inc.
App No/Type: 2018-1468 C2

Staff Recommendation:
Defer Additional
information reqd

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 08/02/2018
Plat Name: Crain Plaza
Developer: KING'S LAND SURVEYING SOLUTIONS LLC
Applicant: KING'S LAND SURVEYING SOLUTIONS, LLC
App No/Type: 2018-1363 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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. Include "XX Sq. ft. is hereby dedicted.." Language for ROW dedication.
2. Include Wastewater Note
3. Zoom in and center Vicinity map, showing full street layout of surrounding area.

For Your Information:

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

PWE Utility Analysis: 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 08/02/2018
Plat Name: Crockett Place
Developer: Plan Express
Applicant: PlanExpress
App No/Type: 2018-1397 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3400	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493F	City

Conditions and Requirements for Approval

002. Provide record information for streets.

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)

119. Add Dual BL plat note: Any additional structures or additions must adhere to the building line as shown on this plat. In addition, if the existing structure(s) is ever demolished, then any replacement structure(s) shall adhere to the building line shown on this plat.

127.1. Add Visibility triangle to the plat and this 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.

134.6. The then-current fee in lieu of dedication shall be applied to this number (___0__units) of dwelling units.

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

Acreage on the plat must match the title and correct the density table.

Remove replat paragraph.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 08/02/2018
Plat Name: Cruz Transport
Developer: Narsi Management LP
Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying
App No/Type: 2018-1519 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	2.8665	Total Reserve Acreage:	2.8665
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77044	456F	ETJ

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - A vicinity map is missing, please add it to 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)

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 08/02/2018
Plat Name: Cypress Academy Kuykendahl
Developer: ARCAB-Kuykendahl, LLC
Applicant: GBI Partners, LP
App No/Type: 2018-1537 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	12.9680	Total Reserve Acreage:	12.8760
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	77375	290F	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.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 08/02/2018
Plat Name: Cypress Academy Kuykendahl
Developer: ARCAB-Kuykendahl, LLC
Applicant: GBI Partners, LP
App No/Type: 2018-1537 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: DETENTION IS REQUIRED AND MISSING B.L. ON DOWDELL RD.

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. It should address, but not limited to, driveway locations, left turn lanes and traffic signal modifications.

60' access easement should be revised to 80' to match ROW of Willow Forest Drive across the road or should be C/L tie to minimize offset

Driveway at Willow Forest / Kuykendahl signalized intersection will require matching cross-section top existing street, striping modifications, traffic signal modifications at developer expense.

Coordinate driveways on Dowdell Road to align with (or provide substantial offset to) proposed designated minor collector now under review at Planning Commission Klein Oak Lane.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 08/02/2018
Plat Name: Cypresswood Point Sec 9
Developer: Woodmere Development., LTD.
Applicant: IDS Engineering Group
App No/Type: 2018-1506 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	13.4840	Total Reserve Acreage:	0.5141
Number of Lots:	63	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Hunter's Glen MUD
County	Zip	Key Map ©	City / ETJ
Harris	77338	334L	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)

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

For Your Information:

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
UVE should be checked at Pastel Sky Way and Cypresswood Point Ave.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 08/02/2018
Plat Name: East Parker Villas
Developer: Hugo and Luis
Applicant: SEM SERVICES
App No/Type: 2018-1381 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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)

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)

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 08/02/2018
Plat Name: East Parker Villas
Developer: Hugo and Luis
Applicant: SEM SERVICES
App No/Type: 2018-1381 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

This will require 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 08/02/2018
Plat Name: El Tesoro Sec 3
Developer: Peluda, LLC
Applicant: Pape-Dawson Engineers
App No/Type: 2018-1509 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	14.4270	Total Reserve Acreage:	0.6360
Number of Lots:	103	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 460
County	Zip	Key Map ©	City / ETJ
Harris	77048	574L	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)

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

For Your Information:

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 08/02/2018
Plat Name: Freeman Ranch Sec 3
Developer: LGI Homes - Texas, LLC
Applicant: Pape-Dawson Engineers
App No/Type: 2018-1514 C3F

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	64.4600	Total Reserve Acreage:	13.0990
Number of Lots:	228	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Waller County MUD 9
County	Zip	Key Map ©	City / ETJ
Waller	77493	403T	ETJ

Conditions and Requirements for Approval

013. Provide written approval of plat with Recordation Package from the following pipeline company(s). (xx)

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

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

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

For Your Information:

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

Addressing: Cassidy Trails Drive uses 2 street types: both Trail and Drive. It cannot only use one. Please choose a new street name.

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 08/02/2018
Plat Name: Glen Lee Place Sec 1 partial replat no 1
Developer: Survey Solutions
Applicant: Bowden Land Services
App No/Type: 2018-1395 C3F

Staff Recommendation:
Defer Applicant request

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 of 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.

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 08/02/2018
Plat Name: Grand Morton Properties
Developer: Grand Morton Properties
Applicant: Hovis Surveying Company Inc.
App No/Type: 2018-1535 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.4260	Total Reserve Acreage:	2.4260
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	77449	445R	ETJ

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 08/02/2018
Plat Name: Grand Morton Properties
Developer: Grand Morton Properties
Applicant: Hovis Surveying Company Inc.
App No/Type: 2018-1535 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: DETENTION IS REQUIRED

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

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

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

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

UVE should be checked at Bridge Lake Blvd and Morton Ranch Road.

Limited scope TIA will be required addressing driveway locations, median opening, left turn lane and shared access with adjoining property to the east.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 08/02/2018
Plat Name: Greens Road Street Dedication Sec 1
Developer: Balmoral LT, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2018-1510 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.1200	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 423
County	Zip	Key Map ©	City / ETJ
Harris	77346	377N	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
052. Sec 9 must be recorded prior to or simultaneously with this plat.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 08/02/2018
Plat Name: Groves Sec 17
Developer: LH Groves LLC, a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2018-1466 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	14.4900	Total Reserve Acreage:	2.2551
Number of Lots:	44	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 504
County	Zip	Key Map ©	City / ETJ
Harris	77346	377J	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)

146. Display ROW widths correctly on plat.

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

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

For Your Information:

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



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 08/02/2018
Plat Name: Groves Sec 17
Developer: LH Groves LLC, a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2018-1466 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 08/02/2018
Plat Name: Harvest Green Sec 19
Developer: Johnson Development
Applicant: Jones | Carter
App No/Type: 2018-1525 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	23.9100	Total Reserve Acreage:	3.0872
Number of Lots:	83	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	566F	ETJ

Conditions and Requirements for Approval

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) Record Harvest Green sec 18 prior to or simultaneously with this plat

For Your Information:

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

Fort Bend Engineer: 1) Submit block length variance for L1
2) Submit FP to FBC for formal review
3) Submit civil construction plans
4) This does not constitute a formal review by FBC as not all review comments are provided in this portal
City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

Addressing: Please check previous application 2017-1291 Hackberry Heights Drive had split on 90 degree turn, and named Sweet Ginger Way. That name is missing in app 2018-1525. Also Micaela Meadows Court and Southern Iris St are missing in the existiong app 2018-1525.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 08/02/2018
Plat Name: Hidden Meadow Sec 11
Developer: Century Land Holdings of Texas, LLC
Applicant: McKim & Creed, Inc.
App No/Type: 2018-1481 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	13.9820	Total Reserve Acreage:	0.9509
Number of Lots:	79	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Greenwood Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77044	417W	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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

Harris County Flood Control District: Show and call out ALL HCFCD ROW per the HCFCD Policy, Criteria, & Procedure Manual, Appendix C.

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 at recordation



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 08/02/2018
Plat Name: Homestay Suites at Remington Valley
Developer: Catalyst Technical Group, Inc.
Applicant: PROSURV
App No/Type: 2018-1547 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	4.1730	Total Reserve Acreage:	4.1730
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 96
County	Zip	Key Map ©	City / ETJ
Harris	77073	372G	City/ETJ

Conditions and Requirements for Approval

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

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

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)

1) Add road law dedication language.

For Your Information:

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

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)

UVE should be checked at Remington Valley Drive and IH 45 Service 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.



Agenda Item: 36
Action Date: 08/02/2018
Plat Name: Jacqueline Court replat no 1
Developer: Mathews Investments Southwest Inc
Applicant: Owens Management Systems, LLC
App No/Type: 2018-1531 C3F

Staff Recommendation:
Defer Applicant request

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:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452B	City

Conditions and Requirements for Approval

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

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

For Your Information:

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

PWE Traffic: 07/24/18:

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

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 08/02/2018
Plat Name: JMK Southloop
Developer: KARAM WG 610 LLC
Applicant: Cornerstone Survey Group LLC
App No/Type: 2018-1446 C2

Staff Recommendation:
Defer Additional
information reqd

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.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 08/02/2018
Plat Name: JMK Southloop
Developer: KARAM WG 610 LLC
Applicant: Cornerstone Survey Group LLC
App No/Type: 2018-1446 C2

Staff Recommendation:
Defer Additional
information reqd

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 08/02/2018
Plat Name: Katy Crossing Sec 4
Developer: Pulte Homes of Texas, L.P.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2018-1471 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	37.5560	Total Reserve Acreage:	9.3630
Number of Lots:	72	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	404Y	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 08/02/2018
Plat Name: Katy Crossing Sec 4
Developer: Pulte Homes of Texas, L.P.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2018-1471 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Addressing: "Crossing" shall be used only to designate major thoroughfares, major collector streets, collector streets or other streets designed to handle traffic volumes in excess of normal neighborhood traffic generation or that are divided streets with at least two lanes of traffic in each direction separated by a median.

Does this apply to Painted Sky Crossing?

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)

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

UVE should be checked at Burnett Ranch Lane and Painted Sky Crossing, and at Painted Sky Crossing and Beckendorff Road.

WB left turn lane will be required on Beckendorff Road at Painted Sky Crossing, and at Big Bluestem Lane.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 08/02/2018
Plat Name: Katy Crossing Sec 5
Developer: Pulte Homes of Texas, L.P.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2018-1473 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	15.4020	Total Reserve Acreage:	0.5480
Number of Lots:	66	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	404Y	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)

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 08/02/2018
Plat Name: Katy Crossing Sec 5
Developer: Pulte Homes of Texas, L.P.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2018-1473 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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 will need to be recorded prior to or simultaneously with this plat
Easements will need to be dedicated by separate instrument prior to plat recordation
UVE should be checked at Big Bluestem Lane and Beckendorff Road, at Llano Knoll Lane and Big Bluestem Lane, at Poppy Mallow Lane and Big Bluestem Lane, at Prairie Chapel Road and Katy Main Crossing, and at Katy Main Crossing and Katy-Hockley Road.
UVE should be checked for making right turn on red by WB traffic on Beckendorff Road onto Katy-Hockley Road for future signalization.
WB left turn lane will be required on Beckendorff Road at Big Bluestem Lane.
WB left turn lane may be required on Beckendorff Road at Katy Hockley Road if the distance from Big Bluestem Lane is not adequate for proper transition for left turn lane at Big Bluestem Lane.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 08/02/2018
Plat Name: Kingfield GP
Developer: Pulte Group
Applicant: IDS Engineering Group
App No/Type: 2018-1249 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

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

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

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

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)

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 08/02/2018
Plat Name: Kingfield GP
Developer: Pulte Group
Applicant: IDS Engineering Group
App No/Type: 2018-1249 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 08/02/2018
Plat Name: Lakeview Homes Addition partial replat no 3
Developer: Survey 1, Inc
Applicant: Survey 1, Inc.
App No/Type: 2018-1364 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3854	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77530	498H	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)
- 1) Add wastewater note

For Your Information:

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

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

Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 08/02/2018
Plat Name: Lakeview Retreat Southeast Reserves
Developer: D. R. Horton-Texas, Ltd.,
Applicant: Jones | Carter
App No/Type: 2018-1526 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.2950	Total Reserve Acreage:	5.2950
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 190
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526M	ETJ

Conditions and Requirements for Approval

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

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)

1)Record Lakeview retreat Sec 4 prior to or simultaneously with this plat

For Your Information:

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

Fort Bend Engineer: 1) Provide recording information for Lakeview Retreat Section 3 for legal access purposes

2) Submit FP to FBC for formal review

3) Submit civil construction plans

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 08/02/2018
Plat Name: Lancaster Senior Village
Developer: Robert and Frances Koelsch
Applicant: Windrose
App No/Type: 2018-1462 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.3500	Total Reserve Acreage:	11.3500
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77087	535S	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) Add visibility note.

For Your Information:

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

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

City Engineer: DETENTION IS REQUIRED

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 08/02/2018
Plat Name: Live Oak Reserves
Developer: Texas Avenue at Live Oak Corp
Applicant: Bates Development Consultants
App No/Type: 2018-1401 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

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. Provide all appropriate Transit Corridor notes and corresponding diagram

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.

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

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

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

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

FYI : Commercial structures may not cross platted reserve lines.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 08/02/2018
Plat Name: Live Oak Reserves
Developer: Texas Avenue at Live Oak Corp
Applicant: Bates Development Consultants
App No/Type: 2018-1401 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 08/02/2018
Plat Name: Long Meadow Farms Sec 46
Developer: DR Horton
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2018-1524 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	10.6000	Total Reserve Acreage:	3.2900
Number of Lots:	35	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 194
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	525V	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 08/02/2018
Plat Name: Momentum Exterior Systems
Developer: Momentum Glass
Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying
App No/Type: 2018-1501 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	6.8468	Total Reserve Acreage:	6.7593
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77373	292R	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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

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

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 08/02/2018
Plat Name: Newport Sec 10 partial replat no 1
Developer: Rochester Enterprises, LLC
Applicant: Windrose
App No/Type: 2018-1445 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	11.8050	Total Reserve Acreage:	3.5570
Number of Lots:	46	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:	Newport MUD
County	Zip	Key Map ©	City / ETJ
Harris	77532	379W	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.

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

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

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

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 08/02/2018
Plat Name: Newport Sec 10 partial replat no 1
Developer: Rochester Enterprises, LLC
Applicant: Windrose
App No/Type: 2018-1445 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

PWE Utility Analysis: Approved
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)
Coordinate with HCFCD to determine if any additional drainage easements are required
Label block numbers
UVE Exhibits Yeatman Path and Golf Club Drive, at Handspike Way and Golf Club Drive, and at Lisbon Lane and Handspike Way, have not been approved yet.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 08/02/2018
Plat Name: Palisades Park Sec 1
Developer: Grace Bible Church, EFCA
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2018-1516 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.7224	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	492B	City

Conditions and Requirements for Approval

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)

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

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

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

add centerpoint note

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 08/02/2018
Plat Name: Pinto Johnson Industrial Properties
Developer: Johnson Development Associates, Inc.
Applicant: BGE, Inc.
App No/Type: 2018-1460 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	14.2200	Total Reserve Acreage:	14.2200
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 321
County	Zip	Key Map ©	City / ETJ
Harris	77038	372Y	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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

PWE Utility Analysis: Approved
 City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED
 AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION.
 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 for making right turn on red by traffic in SW direction on Fallbrook Drive onto Greens
 Crossing Blvd.
 Limited scope TIA will be required to determine driveway locations and if storage of existing left turn lane on
 Fallbrook Drive is adequate or not.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 08/02/2018
Plat Name: Presidents Park B
Developer: Prologis, a Maryland real estate investment trust
Applicant: Windrose
App No/Type: 2018-1475 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	84.9860	Total Reserve Acreage:	81.3990
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	20	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77032	374N	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.
- 073.1. Replat Legal Descriptions shall follow guidelines and/or examples.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are 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 - need to finish the Vicinity Map, complete road and Key Map information.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 08/02/2018
Plat Name: Remington Creek Ranch Sec 5
Developer: Woodmere Development Company, Limited
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2018-1464 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	12.5600	Total Reserve Acreage:	6.2106
Number of Lots:	42	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 Utility District 16
County	Zip	Key Map ©	City / ETJ
Harris	77073	373E	ETJ

Conditions and Requirements for Approval

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

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

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

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

A03. Be advised that the land within this subdivision plat is located within Controlled Compatible Land Use Area Tier 3. This property may be subject to regulations restricting the use of the land. General information may be obtained by visiting www.Fly2Houston.com. For more details call 281-233-1366 or email Airport.Landuse.Regulations@houstontx.gov

For Your Information:

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

PWE Utility Analysis: Approved

Harris County Flood Control District: No HCFCD comment

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 08/02/2018
Plat Name: Reyes Trinidad
Developer: The Jean McKinley Company, Inc.
Applicant: Jean McKinley Company
App No/Type: 2018-1458 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.8428	Total Reserve Acreage:	0.8428
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	77532	379K	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)

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

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

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

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

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

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

For Your Information:

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 08/02/2018
Plat Name: Reyes Trinidad
Developer: The Jean McKinley Company, Inc.
Applicant: Jean McKinley Company
App No/Type: 2018-1458 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

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

Verify ROW by field verification. county road log and WPA map call out 60 feet.

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

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

Label Morgan Woods Road

UVE should be checked at unnamed street and Reidland Road.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 08/02/2018
Plat Name: Rose Meadow Farms GP
Developer: Rosehille Reserve, LTD
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2018-1477 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	99.0060	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	77377	286V	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 08/02/2018
Plat Name: Rose Meadow Farms GP
Developer: Rosehille Reserve, LTD
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2018-1477 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map.
Harris Engineer: This 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)
ROW dedication for Holderreith Road is missing. UVEs, ROW, cutbacks, left turn lanes and other traffic issues will be checked when section plats are submitted.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 08/02/2018
Plat Name: Rose Meadow Farms Sec 3
Developer: Rosehill Reserve, LTD
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2018-1480 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	14.0410	Total Reserve Acreage:	1.3530
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:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286R	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.
053. Change street name(s) as indicated on the file copy to avoid duplication. (Royal Rose Road)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
148. Change street name(s) as indicated on the marked file copy. (133-134) (Cypress Hill Road)
188. Appendix D:Notary Public Acknowledgement for All Signatures is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

For Your Information:

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 08/02/2018
Plat Name: Rose Meadow Farms Sec 3
Developer: Rosehill Reserve, LTD
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2018-1480 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Addressing: Royal Rose is a duplicate street name. Please choose another name. Cypress Hill is a duplicate street name. This name has come up multiple times. The developer decided to change it to Cypress Heights Drive. It will need to be changed to this.

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 alignment of Rosehill Reserve Drive from Rosehill Reserve sec 7 plat

Ensure that the distance between eastern point of Rosehill Reserve sec 7 and eastern ROW of Cypress Heights Drive (formerly Cypress Hill Road) is 80 feet

Rose Meadow Sec 1 and Rosehill Reserve sec 7 will need to be recorded prior to or simultaneously with this plat

ROW for Royal Rose Road will need to be at least 60 feet for Sec 1 and this section.

UVE should be checked at Secret Garden Lane and Cypress Hil Road.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 08/02/2018
Plat Name: Ruburfield no 66 partial replat no 1
Developer: PRIME TEXAS SURVEYS LLC
Applicant: SEM SERVICES
App No/Type: 2018-1498 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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.

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.

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

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

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

For Your Information:

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

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%

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 08/02/2018
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

Staff Recommendation:
Approve the plat subject to
the conditions listed

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)

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

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

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

For Your Information:

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

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

City Engineer: DETENTION IS REQUIRED

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 08/02/2018
Plat Name: Towne Lake Sec 39 partial replat no 1
Developer: CW SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No/Type: 2018-1518 C3F

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	41.0100	Total Reserve Acreage:	7.6000
Number of Lots:	64	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 501
County	Zip	Key Map ©	City / ETJ
Harris	77433	367W	ETJ

Conditions and Requirements for Approval

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

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

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

Provide unique street name where Coletto Creek Bend Drive turns 90 degrees. Provide pipeline release letter at recordation.

For Your Information:

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

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

Addressing: Please check the street Coletto Creek Bend Drive, it has a 90 degree turn, need to split that and provide a new name.

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

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

UVE should be checked at Coletto Creek Bend Drive (pvt) and Greenhouse Road.

SB left turn lane will be required on Greenhouse Road at Coletto Creek Bend Drive (pvt).

Label street name break and change street name Coletto Creek Bend Drive at curve (see markup).

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 08/02/2018
Plat Name: Views at Knox Street
Developer: Rezcom
Applicant: PLS
App No/Type: 2018-1502 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.9577	Total Reserve Acreage:	0.0092
Number of Lots:	14	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	412Y	City

Conditions and Requirements for Approval

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

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

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)

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

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

228. Relocate shared driveway entrance so a minimum 4 foot radius curb can extend perpendicularly from the property line to the street paving. Refer to PWE design standards.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 08/02/2018
Plat Name: Views at Knox Street
Developer: Rezcom
Applicant: PLS
App No/Type: 2018-1502 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 07/24/18:

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

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED

Solid Waste: The SWP depicts can placement outside of the property boundary at which waste will be generated. Section 39-65 of the COH Code of Ordinances requires that garbage cans be "placed at the curblane of a public street in front of the property upon which the garbage or trash was generated."

Additionally, the SWP depicts garbage can placement overlapping a ditch. Section 39-63 of the COH Code of Ordinances requires placement "Is on a flat surface free of physical features such as utility poles, trees, and other obstructions."

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59

Action Date: 08/02/2018

Plat Name: Village of Hidden Oaks

Developer: Surrogacy Escrow Account Management LLC

Applicant: Owens Management Systems, LLC

App No/Type: 2018-1543 C3F

Staff Recommendation:

Defer Additional
information reqd

Total Acreage:	5.1523	Total Reserve Acreage:	0.5084
Number of Lots:	33	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	455L	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.

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

112. Fire protection hose lay shall be measured beginning from edge of 28 foot paved private street.

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

157. Provide streets names for each street and one street can only have one street name. All street names must be entered in Plat Tracker.

Building line on property other than residential across from a platted single family must be mirrored upto 25'.

Correct parking table and provide parking plan exhibit.

Legal Descriptions shall match the title.

For Your Information:

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59

Action Date: 08/02/2018

Plat Name: Village of Hidden Oaks

Developer: Surrogacy Escrow Account Management LLC

Applicant: Owens Management Systems, LLC

App No/Type: 2018-1543 C3F

Staff Recommendation:

Defer Additional
information reqd

PWE Traffic: 07/31/18:

The parking table lists 4 on-site parking spaces and 1 on-street parking space. This is incorrect. Parking reserves "C" and "D" are both (20'X 20') which are both big enough to accommodate 2 spaces. Parking reserve "F" is adjacent to the private street and is (10' X 60') which is big enough to accommodate 3 parallel parking spaces. Since parking reserve "F" is on the private street it is also considered "on-site."

The parking table should be d to show 7 on-site parking spaces and 0 on-street parking spaces.

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

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

City Engineer: IF THE F.H. ARE PRIVATE, NEED TO BE SHOWN, IT MAY NEED 20' W.L.E. CONNECTED TO 10'X10' F.H.E.

Addressing: Please check two different street name for one st., Friendship Oak Ln and Payge Oaks Ln. Choose one.

Village of Hidden Oaks street is not in the plat tracker drawing.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 08/02/2018
Plat Name: Wayside Village Sec 8
Developer: Cove Matrix Development, Ltd
Applicant: Pape-Dawson Engineers
App No/Type: 2018-1522 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	27.2190	Total Reserve Acreage:	0.5230
Number of Lots:	156	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 439
County	Zip	Key Map ©	City / ETJ
Harris	77016	415T	City

Conditions and Requirements for Approval

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

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

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)

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

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

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

052. Wayside Village Sec 5 must be recorded prior to or simultaneously with this plat.

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

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

An approved drainage plan will required with the final submittal of this plat.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 08/02/2018
Plat Name: Wayside Village Sec 8
Developer: Cove Matrix Development, Ltd
Applicant: Pape-Dawson Engineers
App No/Type: 2018-1522 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Parks and Recreation: • 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 (156 units) of dwelling units.

PWE Traffic: 07/24/18:

On-street parking can be accommodated along certain sections of the proposed streets.

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

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

Addressing: Green Haven is a duplicate street name. Please choose a new name.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61

Action Date: 08/02/2018

Plat Name: Westgreen Boulevard Street Dedication and Reserves Sec 5

Developer: M/I Homes of Houston, LLC & Beazer Homes Texas, L.P.

Applicant: LJA Engineering, Inc.- (West Houston Office)

App No/Type: 2018-1542 C3F

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	11.6250	Total Reserve Acreage:	8.8310
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 105
County	Zip	Key Map ©	City / ETJ
Harris	77449	406S	ETJ

Conditions and Requirements for Approval

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

052. Westgreen Boulevard Street Dedication Sec 3 must be recorded prior to or simultaneously with this plat.

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

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61

Action Date: 08/02/2018

Plat Name: Westgreen Boulevard Street Dedication and Reserves Sec 5

Developer: M/I Homes of Houston, LLC & Beazer Homes Texas, L.P.

Applicant: LJA Engineering, Inc.- (West Houston Office)

App No/Type: 2018-1542 C3F

Staff Recommendation:

Approve the plat subject to the conditions listed

City Engineer: DETENTION IS REQUIRED AND NEED APPROVED DRAINAGE PLAN

Addressing: The plat incorrectly says Clover Glen Lane

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

Street dedication sec 3 will need to be recorded prior to or simultaneously with this plat

Ensure that there are no gaps in plat boundaries between sec 3 and sec 5

NB left turn lane will be required on Westgreen Blvd at Clover Glade Lane

City Engineer: DETENTION IS REQUIRED AND NEED APPROVED DRAINAGE PLAN

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

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

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

Street dedication sec 3 will need to be recorded prior to or simultaneously with this plat

Ensure that there are no gaps in plat boundaries between sec 3 and sec 5

NB left turn lane will be required on Westgreen Blvd at Clover Glade Lane

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 08/02/2018
Plat Name: Woodland Lakes Sec 5
Developer: UDF
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2018-1533 C3P

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	21.3000	Total Reserve Acreage:	2.8700
Number of Lots:	97	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 518
County	Zip	Key Map ©	City / ETJ
Harris	77336	338M	City

Conditions and Requirements for Approval

001. A Revised General Plan depicting street patterns is required

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, ROW's, acreage, easements and pipelines. When applicable include record information for these areas. (41)

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

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

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

City Engineer: DETENTION IS PROVIDED

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

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



Agenda Item: 63
Action Date: 08/02/2018
Plat Name: Woodland Lakes Sec 6
Developer: UDF
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2018-1534 C3P

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	19.0000	Total Reserve Acreage:	4.7300
Number of Lots:	70	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 518
County	Zip	Key Map ©	City / ETJ
Harris	77336	338L	City

Conditions and Requirements for Approval

001. A revised General Plan depicting street patterns is required

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, ROWs, easements and pipelines. When applicable include record information for these areas. (41)

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

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

1. Approved drainage plan required at final

For Your Information:

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

PWE Traffic: 07/31/18:

on-street parking can be accommodated along the proposed streets.

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

City Engineer: DETENTION IS PROVIDED ON THIS SECTION, ALSO NEED DRAINAGE PLAN

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 08/02/2018
Plat Name: Bonnie Brae Patio Homes
Developer: Sandcastle Homes, Inc.
Applicant: The Interfield Group
App No/Type: 2018-1455 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1460	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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77006	492Z	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

For easement requirements over the existing 6-inch sanitary sewer along the rear of the site please contact The Office of City Engineers or for the abandonment/relocation of the sewer contact the Joint Referral Committee.

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 08/02/2018
Plat Name: CFT Beltway 8 and Cullen
Developer: CFT NV Developments, LLC
Applicant: MOMENTUM ENGINEERING
App No/Type: 2018-1276 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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. Add long replat paragraph
2. For Cullen Blvd only include the record information for the original plat that created the street and the documentation by which TxDOT acquired the land that abutted Cullen Blvd.
3. Dimension Cullen Blvd
4. mark all Building lines accordingly

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 08/02/2018
Plat Name: CFT Beltway 8 and Cullen
Developer: CFT NV Developments, LLC
Applicant: MOMENTUM ENGINEERING
App No/Type: 2018-1276 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 08/02/2018
Plat Name: Chaaba Properties on Hall Road
Developer: MAXX DESIGNERS
Applicant: Advance Surveying, Inc.
App No/Type: 2018-1457 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.0000	Total Reserve Acreage:	2.0000
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	77089	575Z	City

Conditions and Requirements for Approval

030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. (162)

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

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.

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

1. An intersection cutback or visibility triangle must be depicted at any intersection and the visibility triangle note must be added.

2. Add the Multifamily note.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 08/02/2018
Plat Name: Chaaba Properties on Hall Road
Developer: MAXX DESIGNERS
Applicant: Advance Surveying, Inc.
App No/Type: 2018-1457 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: DETENTION IS REQUIRED

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

PWE Utility Analysis: For easement requirements over the existing public sanitary sewer on-site please contact The Office of City Engineers or for the abandonment/relocation of the sewer contact the Joint Referral Committee.

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.



Agenda Item: 67
Action Date: 08/02/2018
Plat Name: Colonial Gold
Developer: PRIME TEXAS SURVEYS LLC
Applicant: SEM SERVICES
App No/Type: 2018-1418 C2R

Staff Recommendation:
Withdraw

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

1. Review of Deed restrictions has concluded that a public hearing is required for this plat.
2. Property is still restricted to affordable Housing uses.
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.

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

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

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 08/02/2018
Plat Name: Colquitt Richmond Landing
Developer: TE GIA SF, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2018-1513 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.5355	Total Reserve Acreage:	0.5240
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	492Z	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.
- 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)

For Your Information:

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

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

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map.
Parks and Recreation: This property(s) is located in Park Sector number 14.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 08/02/2018
Plat Name: Colquitt Street Homes
Developer: RIMA PROJECTS, INC
Applicant: MOMENTUM ENGINEERING
App No/Type: 2018-1487 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1434	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77098	492Z	City

Conditions and Requirements for Approval

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

For Your Information:

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

PWE Utility Analysis: 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%

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 08/02/2018
Plat Name: Copeland Development
Developer: Metro Living
Applicant: PLS
App No/Type: 2018-1505 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Conditions and Requirements for Approval

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

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. Keep Consistent font for all notes and dedication language.

For Your Information:

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

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 - Correct the Key Map information, it is 494 F.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 08/02/2018
Plat Name: Durham Complex replat no 1
Developer: Dong Vo
Applicant: Owens Management Systems, LLC
App No/Type: 2018-1405 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1090	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452Y	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)
- Remove visibility triangle note

For Your Information:

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

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

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

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



Agenda Item: 72
Action Date: 08/02/2018
Plat Name: Eastwood Addition partial replat no 1
Developer: 4704 Park
Applicant: Tetra Surveys
App No/Type: 2018-1545 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.0742	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77023	494T	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

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

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

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

Parks and Recreation: To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (1 units) of dwelling units.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 08/02/2018
Plat Name: Estates of Highland Heights
Developer: BCRH Acres LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2018-1447 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

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.

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.

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 08/02/2018
Plat Name: Guaranga Residence
Developer: Pranathi Venkatayogi
Applicant: SEM SERVICES
App No/Type: 2018-1499 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3339	Total Reserve Acreage:	0.0000
Number of Lots:	2	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	452P	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)

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

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 08/02/2018
Plat Name: Guaranga Residence
Developer: Pranathi Venkatayogi
Applicant: SEM SERVICES
App No/Type: 2018-1499 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 07/24/18:

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

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.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 08/02/2018
Plat Name: Hull Calhoun Court
Developer: Neighborhood Recovery Community Development Corporation
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2018-1482 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.9275	Total Reserve Acreage:	0.9275
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533R	City

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.

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments are 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: 07/31/18:

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

This will require a high Impact application.

City Engineer: DETENTION IS REQUIRED, ALSO B.L. IS MISSING

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 08/02/2018
Plat Name: Jester Village
Developer: BRE Retail Owner 1 LLC
Applicant: M2L Associates, Inc.
App No/Type: 2018-1538 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.8703	Total Reserve Acreage:	4.8703
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452T	City

Conditions and Requirements for Approval

031. Add Dual BL note to the plat.

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)

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

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

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED AND APPROVED DRAINAGE PLAN IS PROVIDED

Harris County Flood Control District: Flood Control review - Need to label channel E100-00-00 correctly and show the top of bank (see uploaded PDF).



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 08/02/2018
Plat Name: Jodys Place
Developer: ags unlimited
Applicant: Bates Development Consultants
App No/Type: 2018-1530 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453J	City

Conditions and Requirements for Approval

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

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 08/02/2018
Plat Name: Lawndale Grove
Developer: Westgreen Blue Willow
Applicant: Windrose
App No/Type: 2018-1484 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.3510	Total Reserve Acreage:	2.3510
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	77012	535B	City

Conditions and Requirements for Approval

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

115. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat does not include residential lots): Further, the owners hereby certify that this replat or amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

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

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

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 08/02/2018
Plat Name: Lawndale Grove
Developer: Westgreen Blue Willow
Applicant: Windrose
App No/Type: 2018-1484 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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 11.

PWE Traffic: 07/31/18:

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

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 08/02/2018
Plat Name: Lockcrest Park
Developer: Aggressive Goat LLC
Applicant: Windrose
App No/Type: 2018-1485 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	9.7217	Total Reserve Acreage:	9.5821
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77047	573P	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - Show channel information with top of bank and include Key Map information on the Vicinity Map (see uploaded PDF).

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 08/02/2018
Plat Name: Mount Moriah Baptist Church
Developer: Ally General Solutions
Applicant: Ally General Solutions, LLC
App No/Type: 2018-1552 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.5905	Total Reserve Acreage:	2.5905
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77033	573D	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)

All City of Houston liens must be paid prior to recordation, contact Freddie Garcia at 832-393-9114, 18th floor, 611 Walker Street, Houston Tx 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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 08/02/2018
Plat Name: Mount Moriah Baptist Church
Developer: Ally General Solutions
Applicant: Ally General Solutions, LLC
App No/Type: 2018-1552 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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 7.

PWE Traffic: 07/24/18:

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

This will require a high Impact application.

City Engineer: DETENTION IS REQUIRED

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 08/02/2018
Plat Name: North Loop Plaza
Developer: SEORAK LLC
Applicant: Century Engineering, Inc
App No/Type: 2018-1416 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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)

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 08/02/2018
Plat Name: North Loop Plaza
Developer: SEORAK LLC
Applicant: Century Engineering, Inc
App No/Type: 2018-1416 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Harris County Flood Control District: Flood Control review - 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
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: 82
Action Date: 08/02/2018
Plat Name: Olympia Flats Addition
Developer: Firmus JCR Olympia owner llc
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2018-1521 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	12.0991	Total Reserve Acreage:	12.0991
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	77077	489T	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 08/02/2018
Plat Name: Peckham Street Landing
Developer: Bar-Dev, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2018-1414 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

For Your Information:

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

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 08/02/2018
Plat Name: Pinecrest Sec 4
Developer: Meritage Homes of Texas LLC
Applicant: Marsh Darcy Partners, Inc.
App No/Type: 2018-1359 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.0700	Total Reserve Acreage:	1.6047
Number of Lots:	116	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450K	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)

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.

provide parking exhibit and approved drainage at final

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 08/02/2018
Plat Name: Pinecrest Sec 4
Developer: Meritage Homes of Texas LLC
Applicant: Marsh Darcy Partners, Inc.
App No/Type: 2018-1359 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Parks and Recreation: Add to face of Plat:

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

Addressing: All streets with a "Loop" street type do not meet the loop street type standards. Please choose new street types.

City Engineer: DETENTION IS REQUIRED AND NEED NEW DRAINAGE PLAN
IF THE F.H. ARE PRIVATE, IT NEED W.M.E. FOR PRIVATE FIRE LINE USE. IF THE F.H. AND FIRE LINE
ARE PUBLIC, IT NEED 20' W.L.E. TO CONNECT TO F.H.E.. ALSO NEED W.M.E..

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 08/02/2018
Plat Name: Pinemont Rayson
Developer: Rayson Company
Applicant: Windrose
App No/Type: 2018-1476 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.2070	Total Reserve Acreage:	2.2070
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	452F	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.
- 073.1. Replat Legal Descriptions shall follow guidelines and/or examples.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED

AND MISSING B.L.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 08/02/2018
Plat Name: Presidents Park D
Developer: Prologis, a Maryland real estate investment trust
Applicant: Windrose
App No/Type: 2018-1479 C2R

Staff Recommendation:
 Defer: Additional
 information reqd. Applicant
 to coordinate with HCFCD.

Total Acreage:	4.9473	Total Reserve Acreage:	4.9473
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	20	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77032	374S	City

Conditions and Requirements for Approval

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

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

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

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

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

065. Provide specific reason(s) for amendment on the face of the plat. Additionally, add appropriate Owners Certification of Restrictions note to the face of the plat.

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

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

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

A02. Be advised that the land within this subdivision plat is located within Controlled Compatible Land Use Area Tier 2. This property may be subject to regulations restricting the use of the land. General information may be obtained by visiting www.Fly2Houston.com. For more details call 281-233-1366 or email Airport.Landuse.Regulations@houston.tx.gov

Add airport tier plat notes:

"NOTICE: Individual lots or parcels within this subdivision may be located in an airport land use tier and may be subject to use restrictions or increased noise or hazard levels associated with air traffic operations.

NOTICE: Individual lots or parcels within this subdivision may be located in an airport hazard area and may be subject to height or use restrictions."

For Your Information:



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 08/02/2018
Plat Name: Presidents Park D
Developer: Prologis, a Maryland real estate investment trust
Applicant: Windrose
App No/Type: 2018-1479 C2R

Staff Recommendation:
Defer: Additional
information reqd. Applicant
to coordinate with HCFCD.

The below comments were made by other agencies during this review period. These comments are 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 - There is a HCFCD Fee in the middle of the plat clarify this situation (see uploaded PDF).

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 08/02/2018
Plat Name: Rice Village Apartments South
Developer: William Marsh Rice University
Applicant: C.L. Davis & Company
App No/Type: 2018-1444 C2R

Staff Recommendation:
Withdraw

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

Conditions and Requirements for Approval

This application will require a Public Hearing to be established in order to move forward with a replat.

For Your Information:

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

PWE 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

City Engineer: DETENTION IS REQUIRED

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

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



Agenda Item: 88
Action Date: 08/02/2018
Plat Name: Schweikhardt Development
Developer: Metro Living
Applicant: PLS
App No/Type: 2018-1504 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

PWE Traffic: 07/24/18:

No comments.

PWE Utility Analysis: Approve

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 08/02/2018
Plat Name: Shiloh Business Park
Developer: ROBINSON SURVEYING INC
Applicant: Robinson Surveying Inc.
App No/Type: 2018-1203 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.2590	Total Reserve Acreage:	4.2590
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	77066	370G	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, streets and pipelines. When applicable include record information for these areas. (41)
059. Provide the total acreage within the subdivision and the number of lots, blocks and reserves being platted. (41)
065. Provide specific reason(s) for replat on the face of the plat.
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
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.
- 146.1. Provide for dedication of cutback(s) as indicated on the marked file copy.
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)

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 08/02/2018
Plat Name: Shiloh Business Park
Developer: ROBINSON SURVEYING INC
Applicant: Robinson Surveying Inc.
App No/Type: 2018-1203 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

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

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

ROW hypotenuse at corner of Theall Road anThis plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

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

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

ROW hypotenuse at corner of Theall Road and Shiloh Church Road should be 28.28' for 20'x20' cutback.
d Shiloh Church Road should be 28.28' for 20'x20' cutback.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 08/02/2018
Plat Name: Southland Addition partial replat no 1
Developer: Athar Cnr Services
Applicant: RP & Associates
App No/Type: 2018-1390 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1182	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533L	City

Conditions and Requirements for Approval

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

065. Provide specific reason(s) for amendment on the face of the plat. Additionally, add appropriate Owners Certification of Restrictions note to the face of the plat.

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

187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedictory 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)

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 08/02/2018
Plat Name: Southland Addition partial replat no 1
Developer: Athar Cnr Services
Applicant: RP & Associates
App No/Type: 2018-1390 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Submit applications online at houstonpermittingcenter.org

For easement requirements over the existing 8-inch sanitary sewer along the rear of the site please contact The Office of City Engineers or for the abandonment/relocation of the sewer contact the Joint Referral Committee.

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 08/02/2018
Plat Name: St Agnes Medical Center
Developer: PRIME TEXAS SURVEYS LLC
Applicant: SEM SERVICES
App No/Type: 2018-1278 C2R

Staff Recommendation:
Withdraw

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

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.

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED

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

Parks and Recreation: This property(s) is located in Park Sector number 13.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 92

Action Date: 08/02/2018

Plat Name: Stiles Estate

Developer: BAYOU CITY INVESTMENT GROUP LP

Applicant: SEM SERVICES

App No/Type: 2018-1536 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77011	494P	City

Conditions and Requirements for Approval

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

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

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

134.6. The then-current fee in lieu of dedication shall be applied to this number (1 unit) of dwelling units.

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)

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 92

Action Date: 08/02/2018

Plat Name: Stiles Estate

Developer: BAYOU CITY INVESTMENT GROUP LP

Applicant: SEM SERVICES

App No/Type: 2018-1536 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

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

Parks and Recreation: Correct Parks and Open Space table

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 08/02/2018
Plat Name: Tealbrook Sec 1 partial replat no 4 and extension
Developer: Terra Surveying Co., Inc.
Applicant: Terra Surveying Company, Inc.
App No/Type: 2018-1491 C2R

Staff Recommendation:
Withdraw

Total Acreage:	1.9750	Total Reserve Acreage:	1.9750
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 165
County	Zip	Key Map ©	City / ETJ
Harris	77433	406Q	ETJ

Conditions and Requirements for Approval

For Your Information:

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

PWE Utility Analysis: Approve

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

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

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

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

Coordinate with HCFCD to determine if there are any additional drainage easements to be dedicated by plat.

Provide INO letter at plat recordation.

Documentation of TxDOT driveway approval should be submitted with site plans

Plat name must match application.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 08/02/2018
Plat Name: Traces Sec 1 partial replat no 3
Developer: Mint Homes
Applicant: Tetra Surveys
App No/Type: 2018-1421 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map.
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 08/02/2018
Plat Name: Triennial At Bastrop
Developer: New Skies Ventures
Applicant: The Interfield Group
App No/Type: 2018-1548 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1150	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Y	City

Conditions and Requirements for Approval

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

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

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.



Agenda Item: 96
Action Date: 08/02/2018
Plat Name: Views at Radio Road
Developer: Rezcom
Applicant: PLS
App No/Type: 2018-1452 C2R

Staff Recommendation:
 Defer Additional
 information reqd

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.

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

- 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.

For Your Information:

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 08/02/2018
Plat Name: Wilson Tree Lot replat no 1 and extension
Developer: 1302 Conti LLC
Applicant: Windrose
App No/Type: 2018-1453 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.5684	Total Reserve Acreage:	1.5684
Number of Lots:	1	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	77002	493H	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.

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

202. Include Harris County Road Law certificate to Appendix A: Owners Acknowledgement. (Record.doc)

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

1. remove the framing around the subdivision drawing

For Your Information:

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

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

City Engineer: DETENTION IS REQUIRED

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 98
Action Date: 08/02/2018
Plat Name: Brookhaven Addition partial replat no 1
Developer: QHZ INVESTMENTS
Applicant: Catalyst Technical Group, Inc.
App No/Type: 2018-1157 C3N

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.4049	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	533U	City

Conditions and Requirements for Approval

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

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

For Your Information:

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

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

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

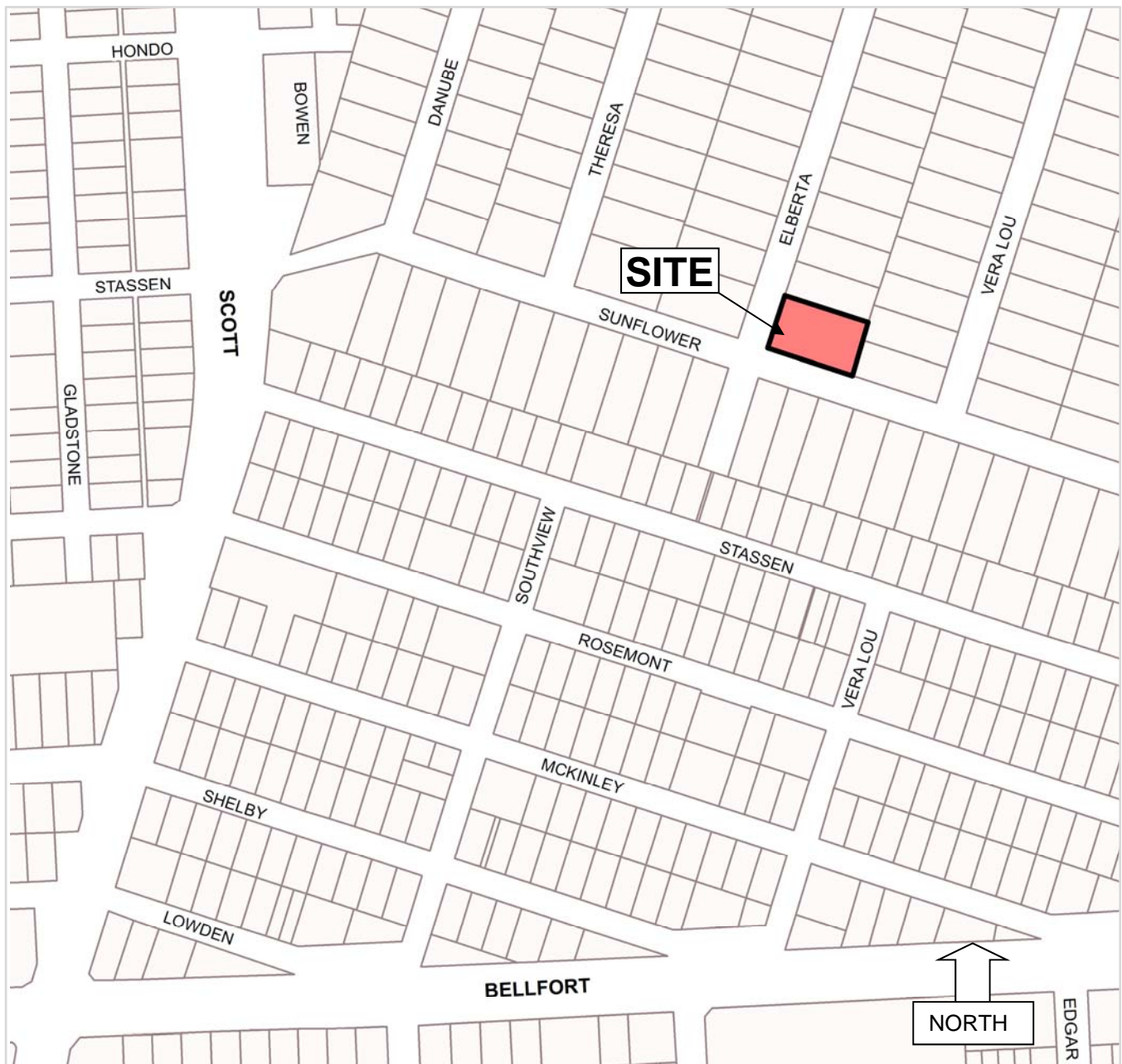
ITEM: 98

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Brookhaven Addition partial replat no 1

Applicant: Catalyst Technical Group, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

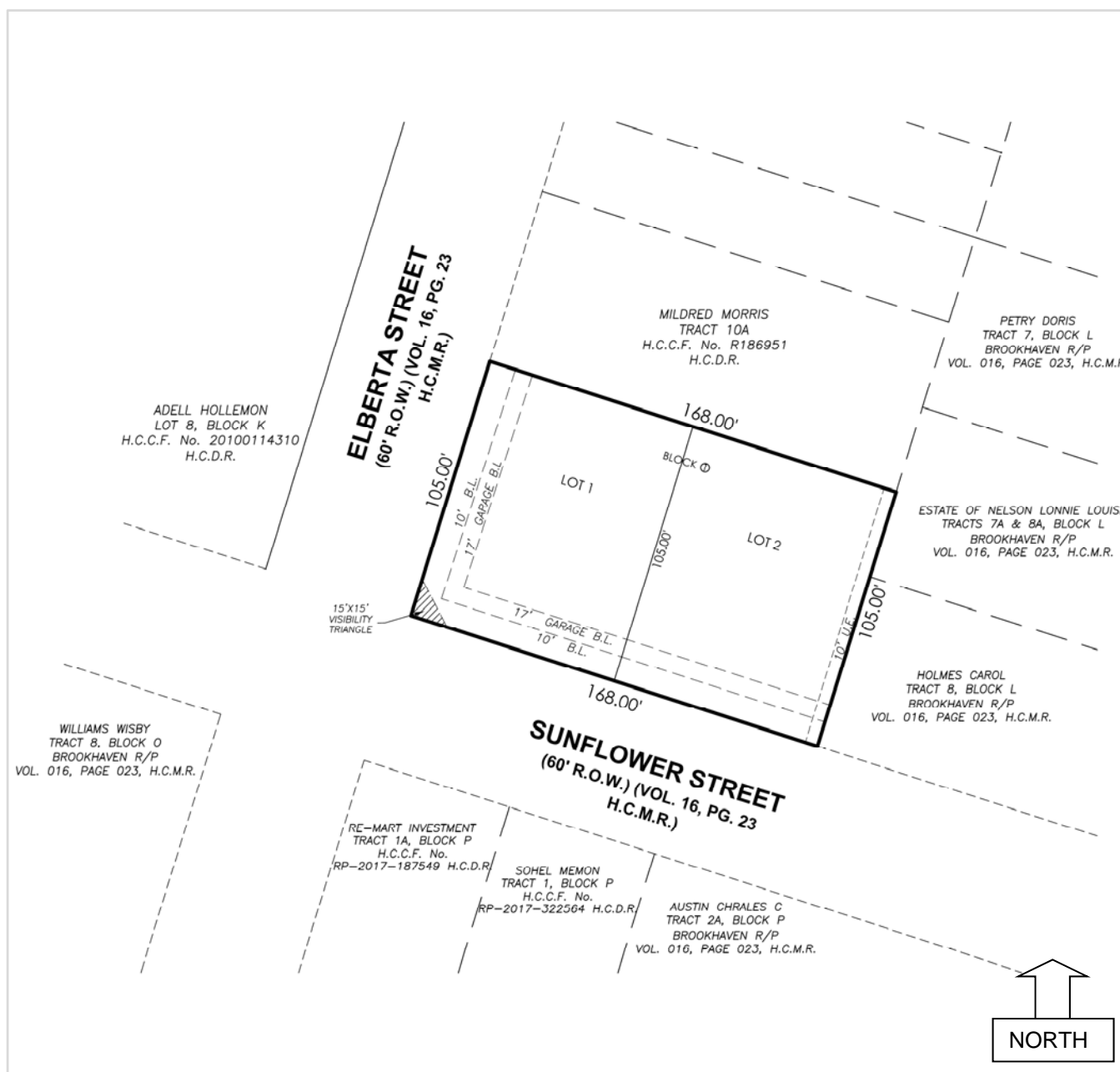
ITEM: 98

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Brookhaven Addition partial replat no 1

Applicant: Catalyst Technical Group, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

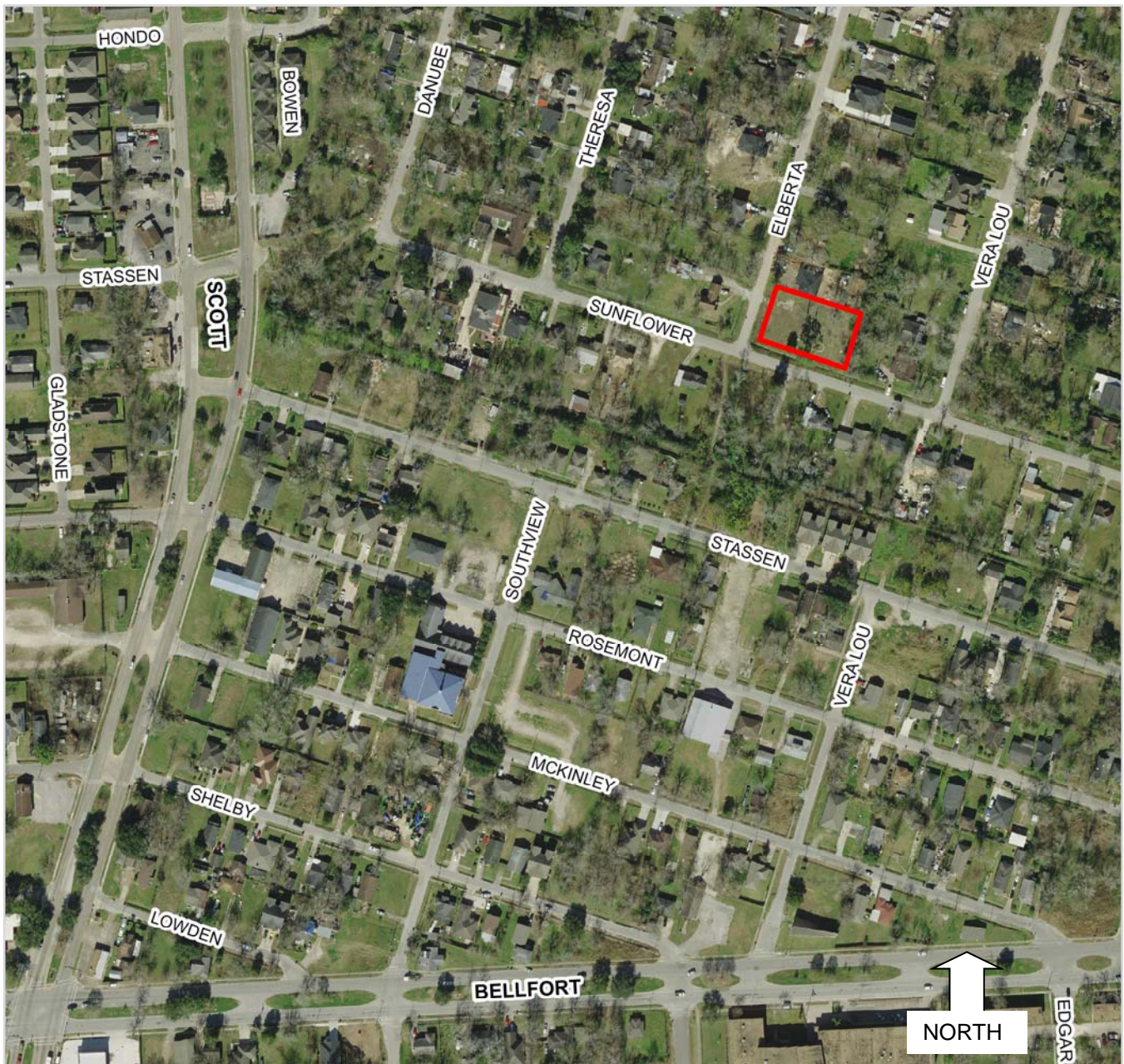
ITEM: 98

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Brookhaven Addition partial replat no 1

Applicant: Catalyst Technical Group, Inc.



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 08/02/2018
Plat Name: Fullerton Place partial replat no 1
Developer: None
Applicant: Tetra Surveys
App No/Type: 2018-1117 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2870	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77011	494U	City

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

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

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

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

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

Parks and Recreation: To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (3 units) of dwelling units.

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

Houston Planning Commission

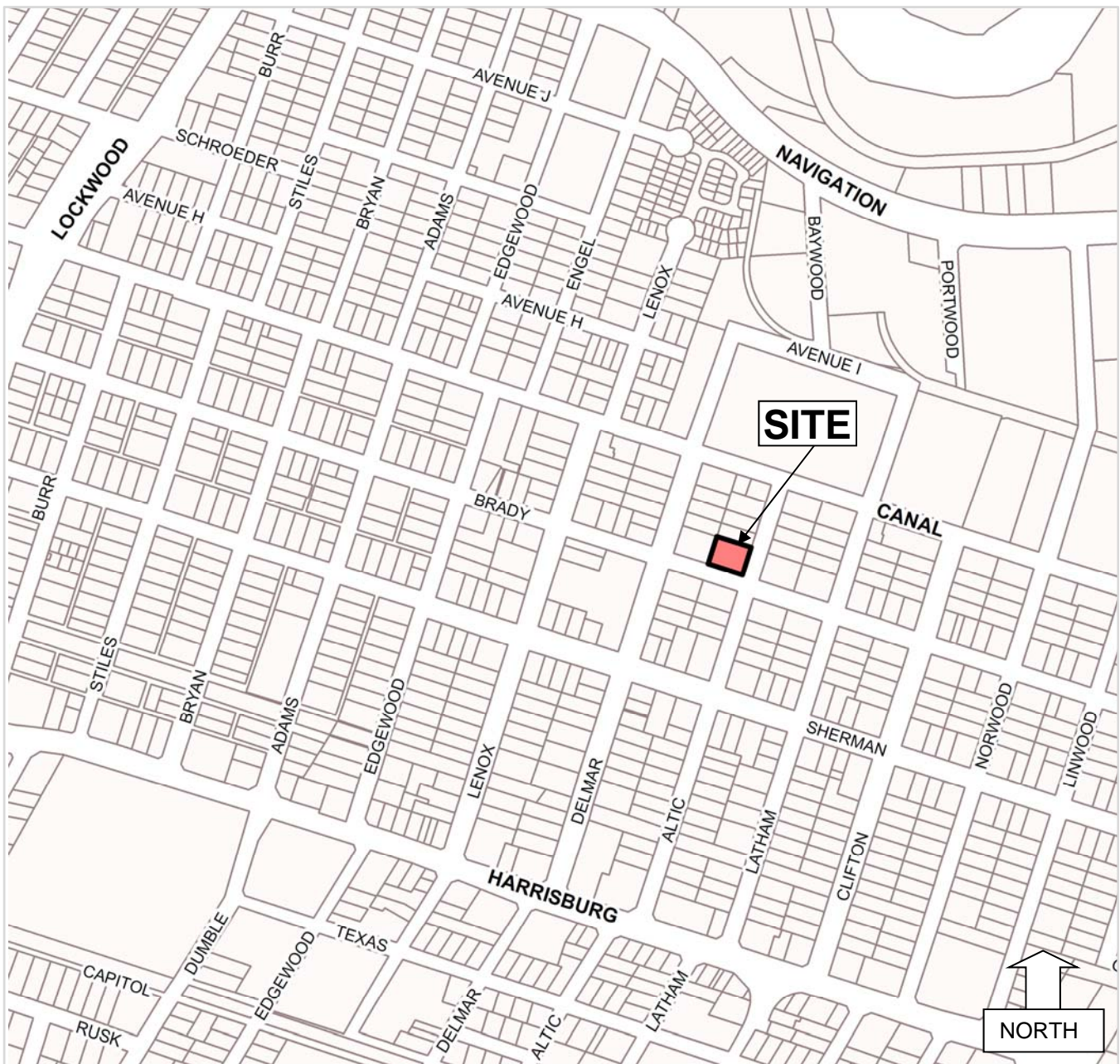
ITEM: 99

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Fullerton Place partial replat no 1

Applicant: Tetra Surveys



C – Public Hearings

Site Location

Houston Planning Commission

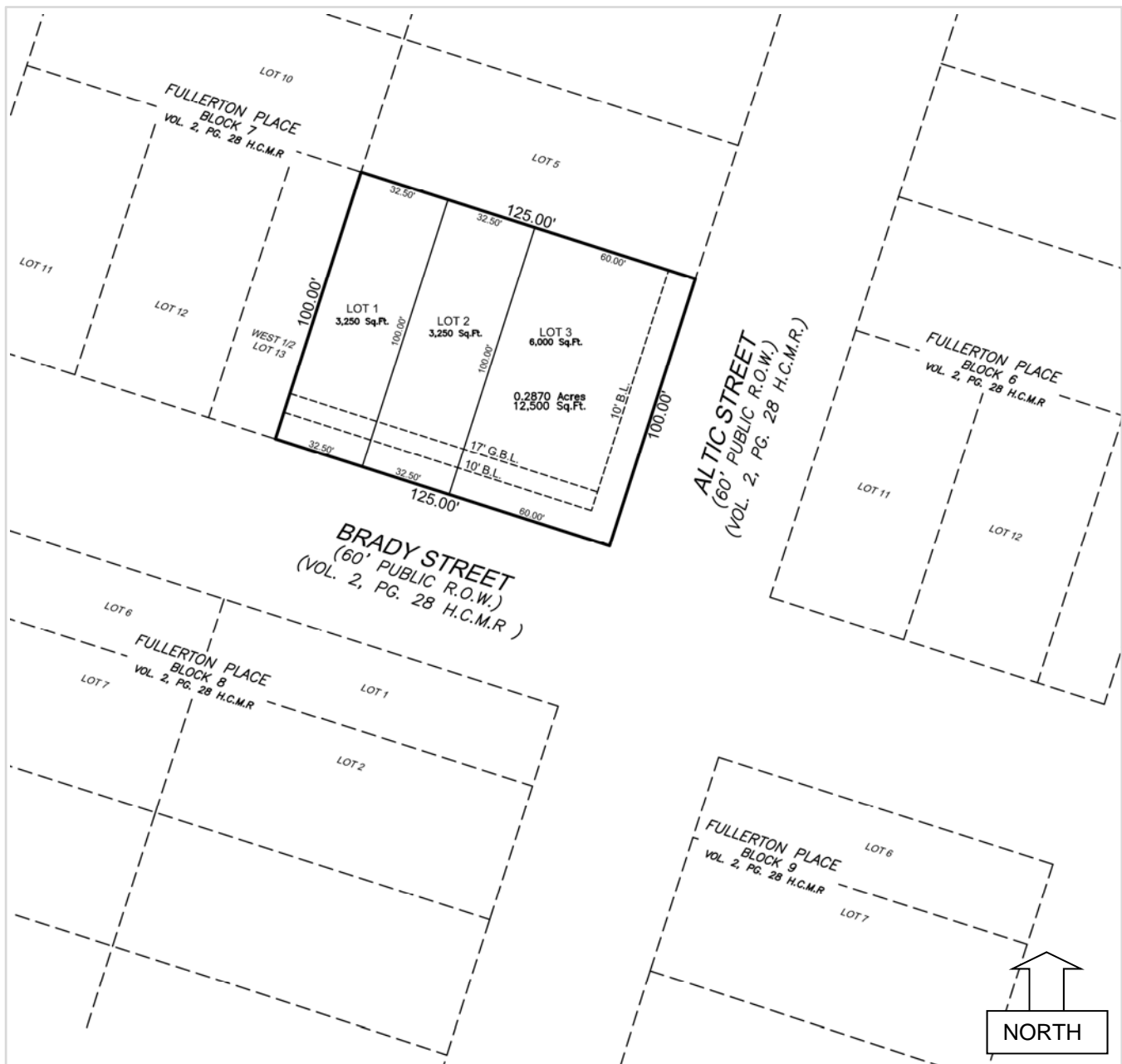
ITEM: 99

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Fullerton Place partial replat no 1

Applicant: Tetra Surveys



C – Public Hearings

Subdivision

Houston Planning Commission

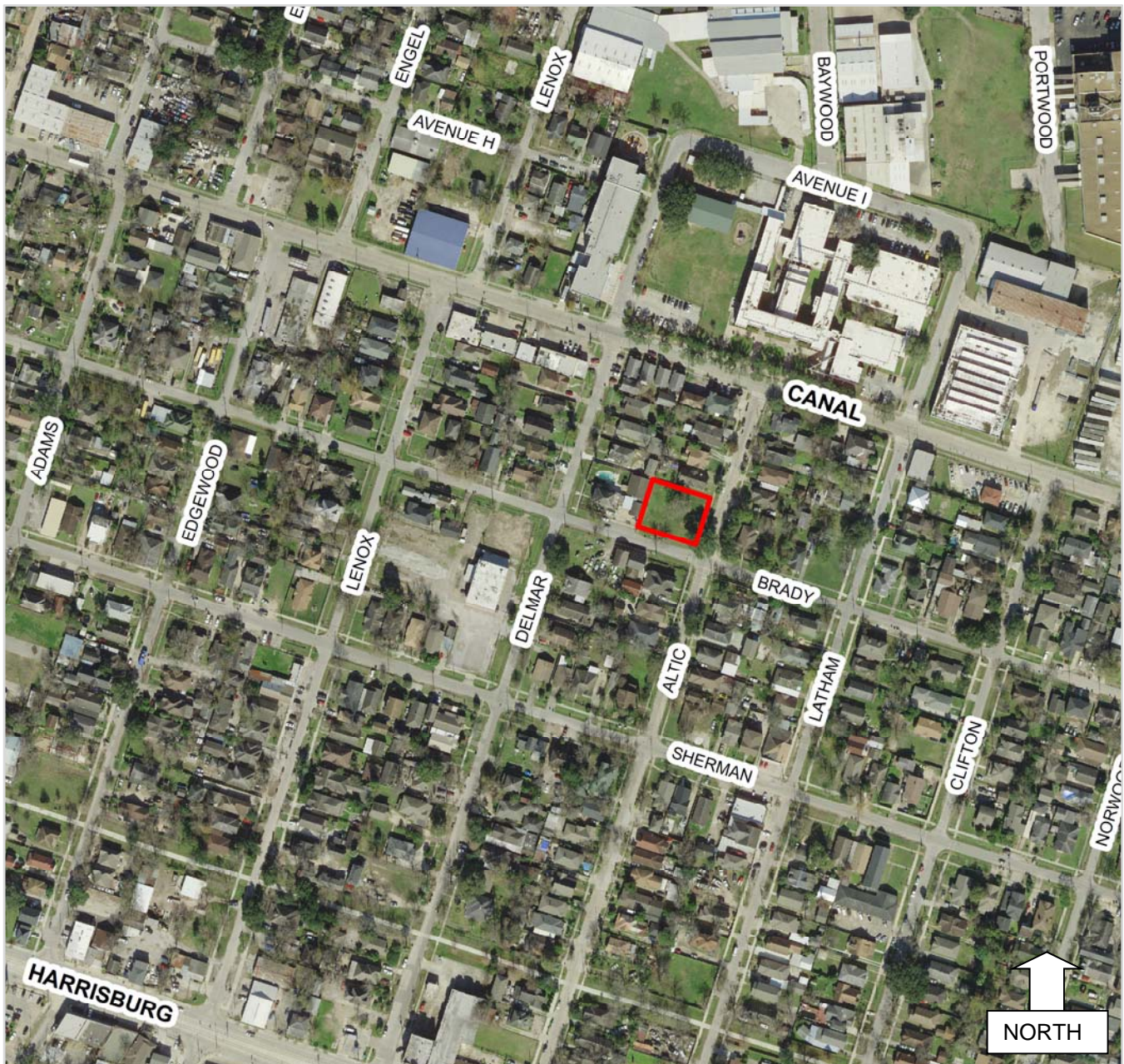
ITEM: 99

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Fullerton Place partial replat no 1

Applicant: Tetra Surveys



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 08/02/2018
Plat Name: Long Point Acres partial replat no 3
Developer: Apia Property, LLC
Applicant: Richard Grothues Designs
App No/Type: 2018-1108 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

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.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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. PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application. Submit applications online at houstonpermittingcenter.org.

Parks and Recreation: 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

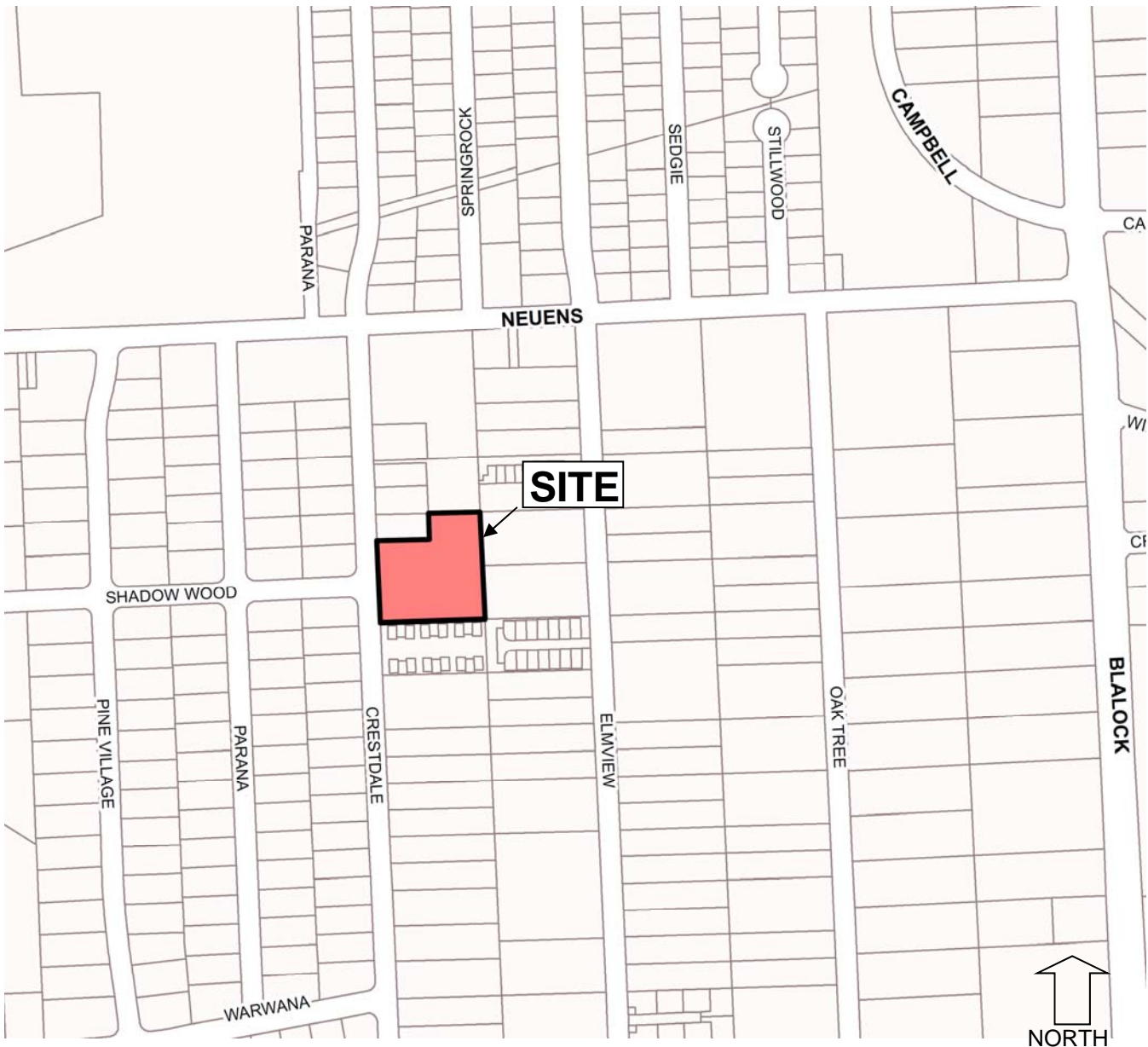
ITEM: 100

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Long Point Acres partial replat no 3 (DEF 1)

Applicant: Richard Grothues Designs



C – Public Hearings

Site Location

Houston Planning Commission

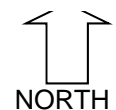
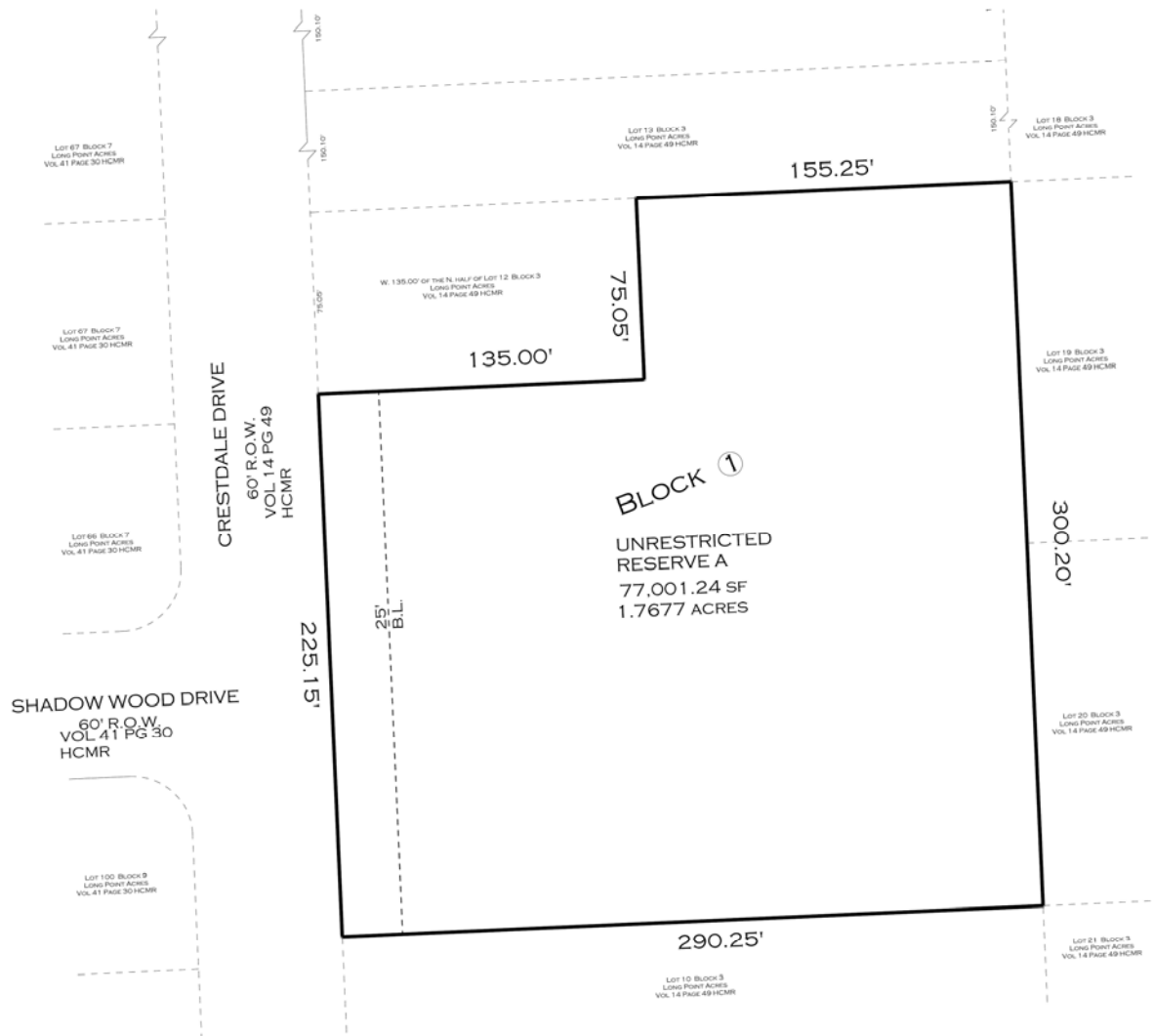
ITEM: 100

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Long Point Acres partial replat no 3 (DEF 1)

Applicant: Richard Grothues Designs



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 100

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Long Point Acres partial replat no 3 (DEF 1)

Applicant: Richard Grothues Designs



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 08/02/2018
Plat Name: Neuen Manor partial replat no 9
Developer: joseph adams
Applicant: Replat Specialists
App No/Type: 2018-1131 C3N

Staff Recommendation:
Withdraw

Total Acreage:	0.4531	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450Q	City

Conditions and Requirements for Approval

For Your Information:

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

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

City Engineer: DETENTION IS REQUIRED

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

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

Houston Planning Commission

ITEM: 101

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Neuen Manor partial replat no 9

Applicant: Replat Specialists



C – Public Hearings

Site Location

Houston Planning Commission

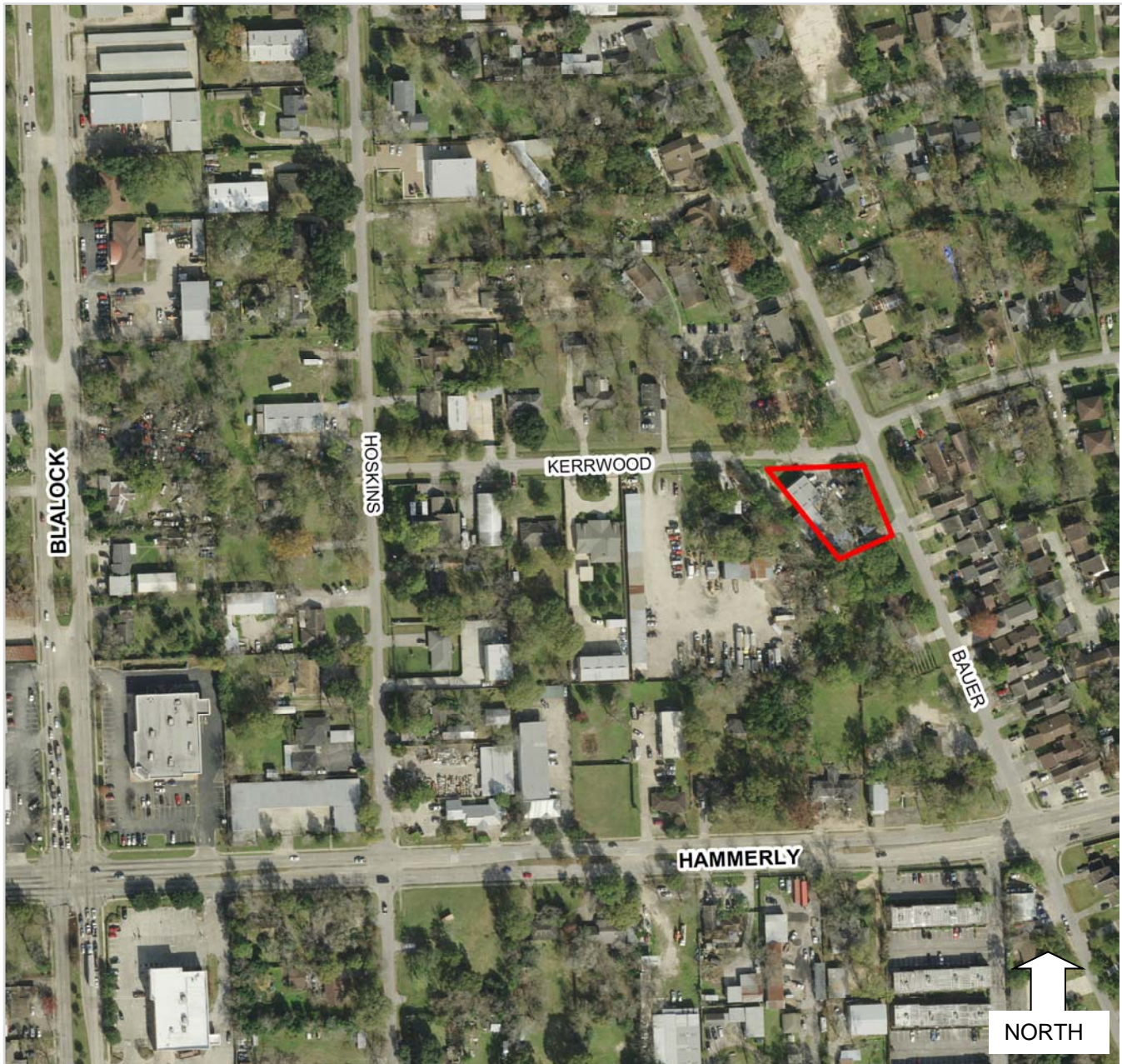
ITEM: 101

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Neuen Manor partial replat no 9

Applicant: Replat Specialists



C – Public Hearings

Aerial



Agenda Item: 102
Action Date: 08/02/2018
Plat Name: Pine Terrace Sec 3 partial replat no 1
Developer: SALEHJI'S, INC
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2018-1175 C3N

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.2420	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451X	City

Conditions and Requirements for Approval

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

Legal has determined that this plat violates deed restrictions. The applicant requested that this item be deferred to confer with Legal.

For Your Information:

The below comments were made by other agencies during this review period. These comments are 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: 07/31/18:

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

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

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

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

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

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

Houston Planning Commission

ITEM: 102

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Pine Terrace Sec 3 partial replat no 1

Applicant: CE Engineers & Development Consultants, INC



C – Public Hearings

Site Location

Houston Planning Commission

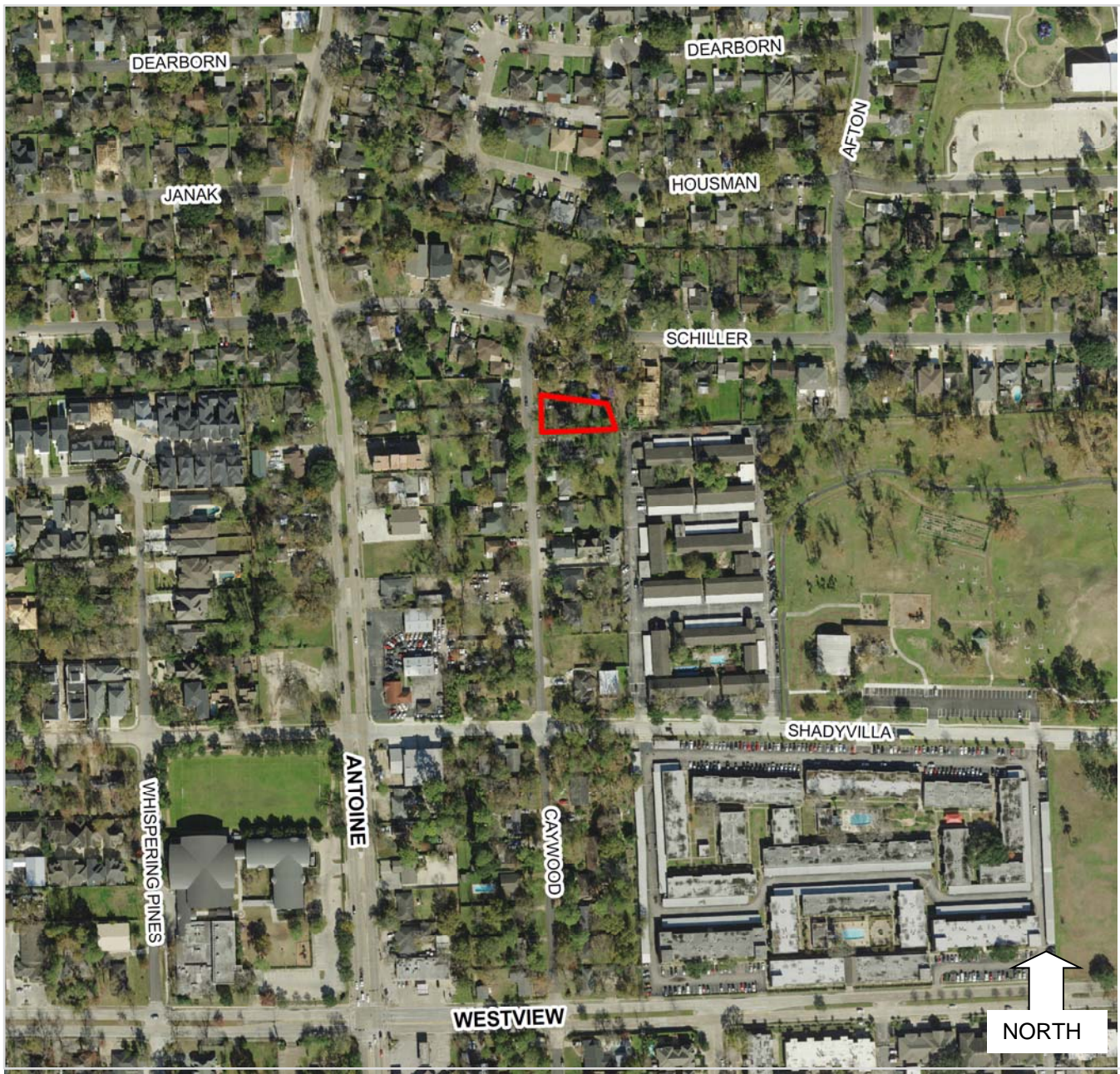
ITEM: 102

Planning and Development Department

Meeting Date: 04/12/2018

Subdivision Name: Pine Terrace Sec 3 partial replat no 1

Applicant: CE Engineers & Development Consultants, INC



C – Public Hearings

Aerial



Agenda Item: 103
Action Date: 08/02/2018
Plat Name: Remington Creek Ranch Sec 6
Developer: Woodmere Development Company, Limited
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2018-1350 C3N

Staff Recommendation:
 Defer for further study and
 review

Total Acreage:	12.9040	Total Reserve Acreage:	5.7680
Number of Lots:	43	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

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.

Provide revised variance request to ask to not terminate stub streets with a cul de sac as well as not extend.

For Your Information:

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

Addressing: Add Ranch Oak Drive to plat tracker

PWE Utility Analysis: 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)

Remington Ranch sec 5 will need to be recorded prior to or simultaneously with this plat

UVE should be checked at Steel Blue Drive and West Hardy Road,

Lot 1 , Block 1 should be removed/relocated as driveway will be too close the intersection.

West Hardy Road should be paved to Harris County Standard before access is allowed.

County has no objections to variances.

Missing section of West Hardy Road needs to be included with this plat. County requests deferral for meeting with HOA/developer.

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

Houston Planning Commission

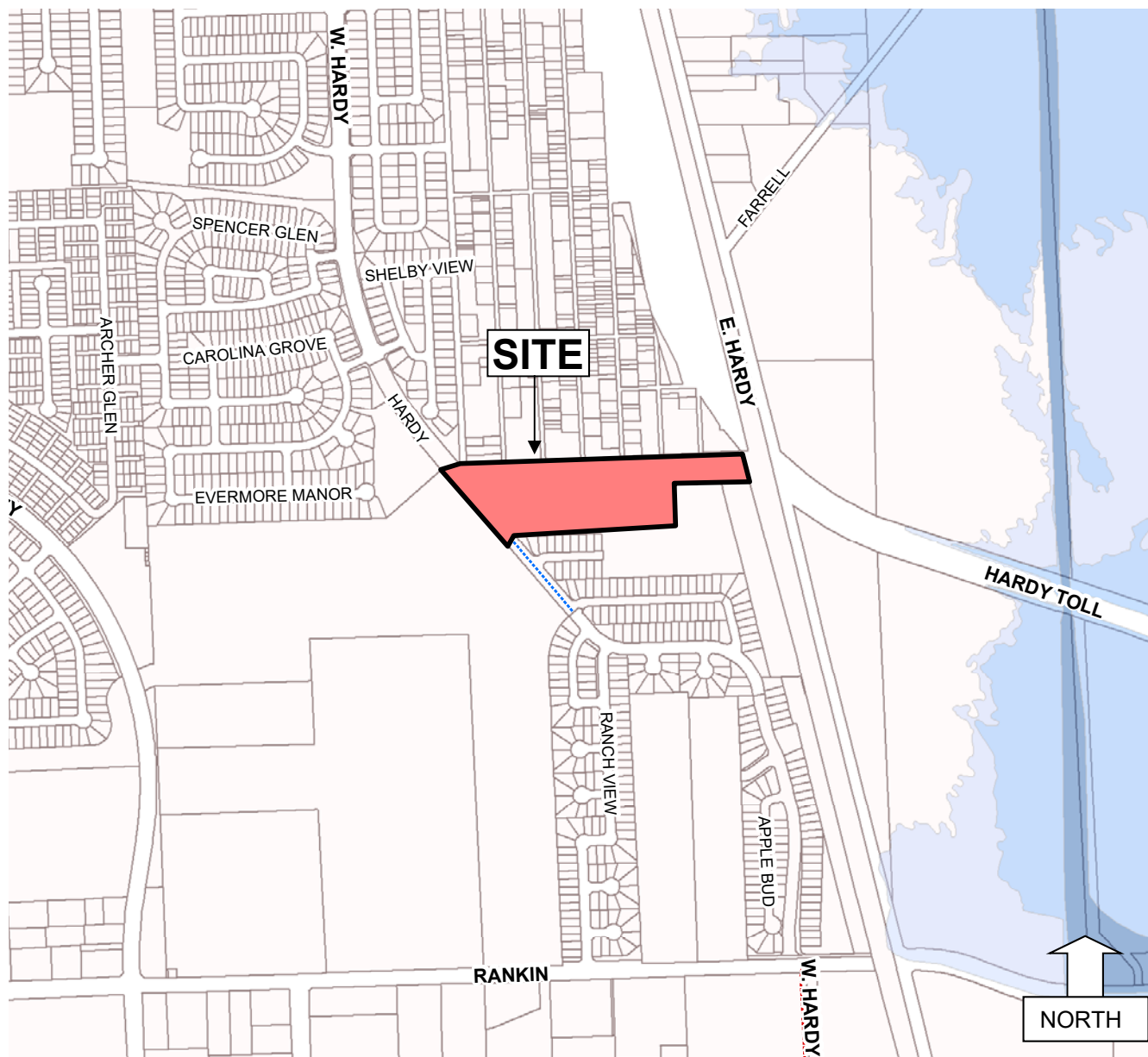
ITEM: 103

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Remington Creek Ranch Sec 6

Applicant: Van De Wiele & Vogler, Inc.



C – Public Hearings with Variance Site Location

Houston Planning Commission

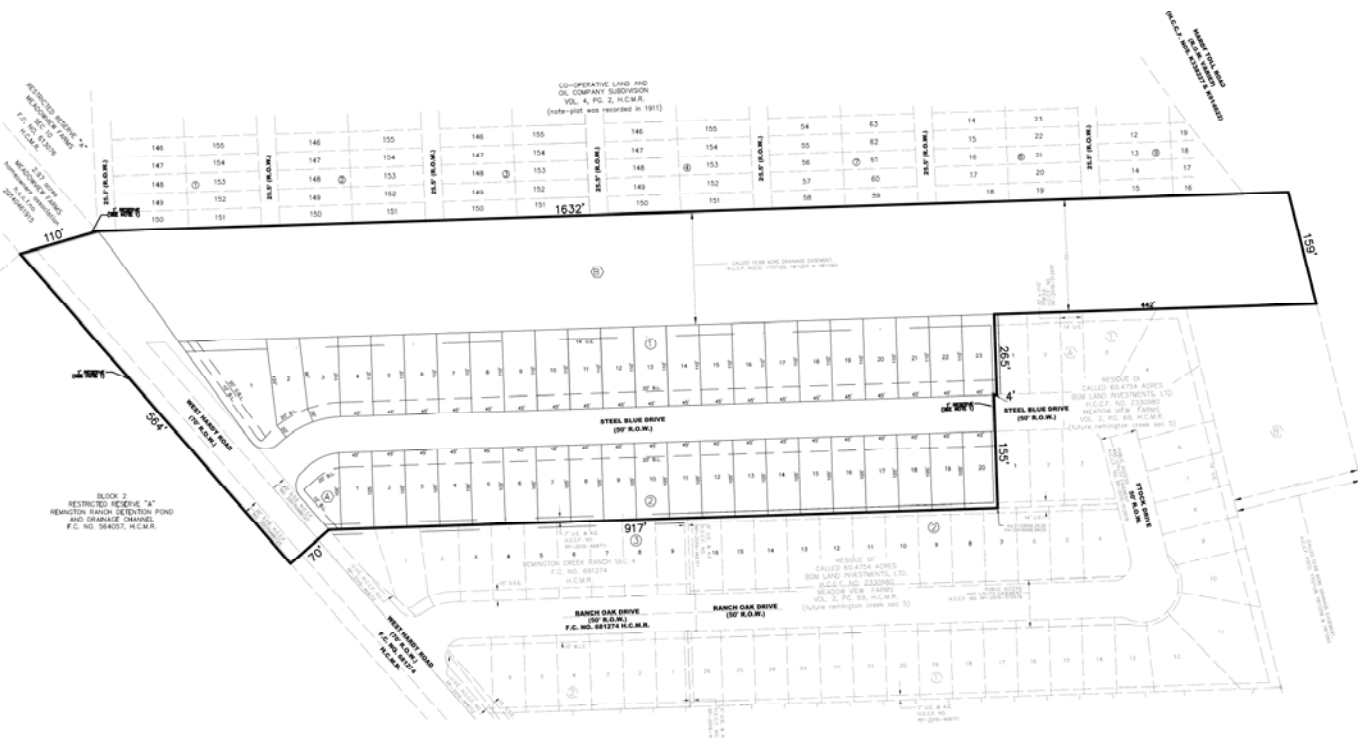
ITEM: 103

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Remington Creek Ranch Sec 6

Applicant: Van De Wiele & Vogler, Inc.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 103

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Remington Creek Ranch Sec 6

Applicant: Van De Wiele & Vogler, Inc.



C – Public Hearings with Variance

Aerial



Application No: 2018-1350

Agenda Item: 103

PC Action Date: 08/02/2018

Plat Name: Remington Creek Ranch Sec 6

Applicant: Van De Wiele & Vogler, Inc.

Staff Recommendation: Defer for further study and review

Chapter 42 Sections: 42-41(1)(b); 42-135(a)(1-5)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

The previous three sections of the subdivisions were named Remington Creek Ranch Sec 1, 2, 3, and were not classified as C3N; Remington Creek Ranch Sec 4 and 5 were classified as C3N, a variance was requested and approved to name the subdivisions Remington Creek Ranch Sec's 4 & 5. Remington Creek Ranch Sec 6 is also classified as C3N which requires us to name the plat according to 42-41(1)(b); we are requesting to keep the name of the subdivision as Remington Creek Ranch Sec 6 for name continuity in lieu of Meadow View Farms Partial Replat No 1. In addition, the name of Meadow View Farms Partial Replat No 1 is inconsistent with what is reflected in the General Plan (GP) for Remington Creek Ranch; There are six sections being proposed in the GP, as previously stated the first five sections were named Remington Creek Ranch Sec's 1, 2, 3, 4 and 5 the proposed 6th Section would be named Meadow View Farms Partial Replat No 1, we believe that allowing the 6th Section to be named Remington Creek Ranch Sec 6 would be consistent with the GP and reduce confusion when service providers are coordinating activities for the subdivision.;

The tract of land to the north of the Remington Creek Ranch Sec 6 is the Cooperative Land and Oil Company Subdivision, (Vol. 4 Pg. 2 H.C.M.R) which was platted and recorded in 1911, it has stub streets, but the subdivision was never built. A General Plan (GP) was submitted and approved for Remington Creek Ranch in July 2015, there are no existing stub streets shown in the subdivision to the north that connects them to Remington Creek Ranch Sec 6 in the GP. Therefore, we are requesting not to extend a stub street from proposed Remington Creek Ranch Sec 6 to the subdivision. ;

Basis of Recommendation:

NA

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



Agenda Item: 104
Action Date: 08/02/2018
Plat Name: Shadyvilla Addition No 2 partial replat no 8
Developer: SALEHJI'S, INC
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2018-1176 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2858	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.

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

134.6. The then-current fee in lieu of dedication shall be applied to this number (3 units) of dwelling units.

1. The street paving is less than 18'. Provide a Certificate of Completion at the recordation of this plat.

For Your Information:

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

PWE Traffic: 07/31/18:

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

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.

Parks and Recreation: To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (3 units) of dwelling units.



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 104

Action Date: 08/02/2018

Plat Name: Shadyvilla Addition No 2 partial replat no 8

Developer: SALEHJI'S, INC

Applicant: CE Engineers & Development Consultants, INC

App No/Type: 2018-1176 C3N

Staff Recommendation:

Approve the plat subject to the conditions listed

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

Houston Planning Commission **ITEM: 104**

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Shadyvilla Addition No 2 partial replat no 8

Applicant: CE Engineers & Development Consultants, INC



C – Public Hearings

Site Location

Houston Planning Commission

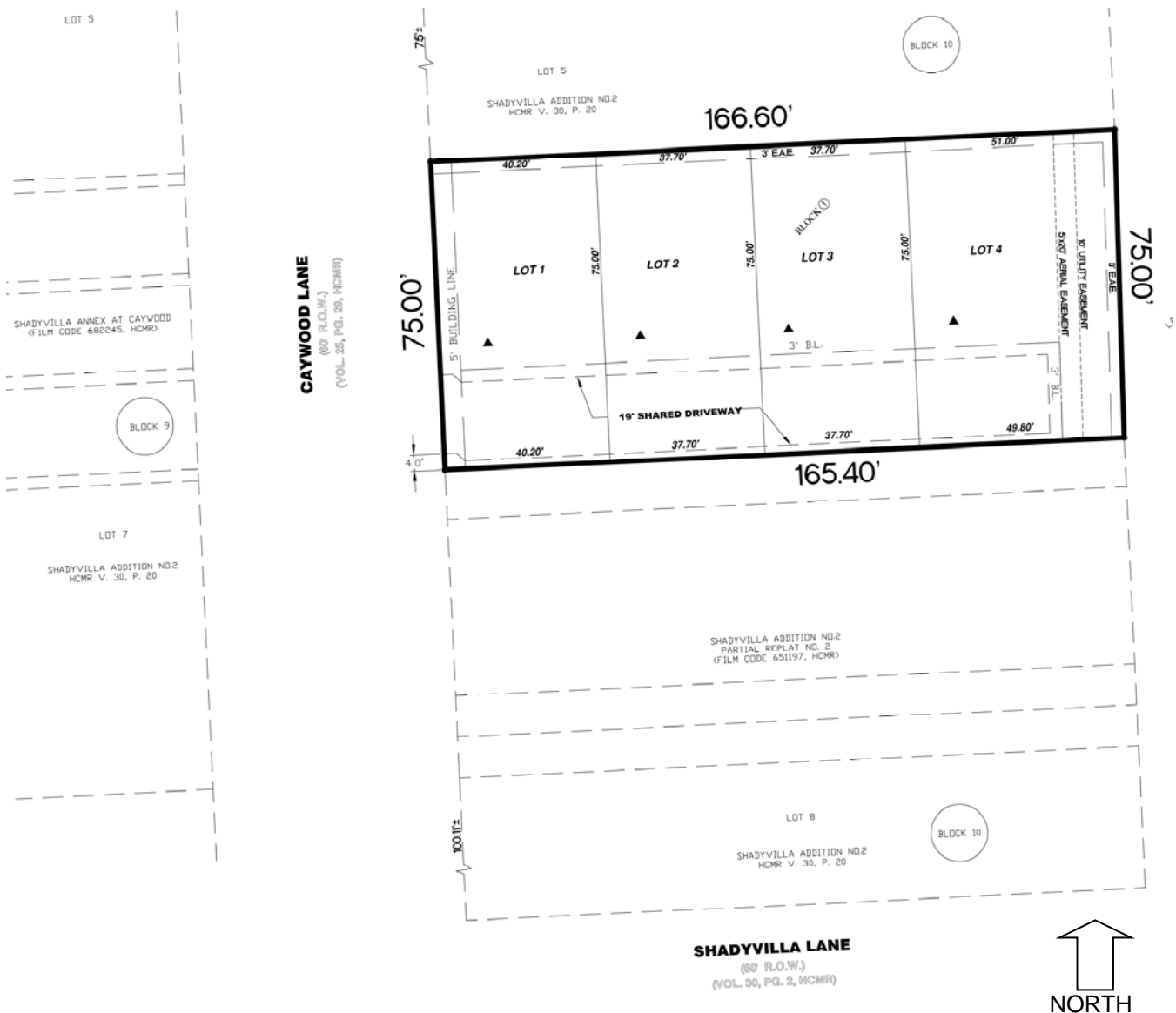
ITEM: 104

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Shadyvilla Addition No 2 partial replat no 8

Applicant: CE Engineers & Development Consultants, INC



C – Public Hearings

Subdivision

Houston Planning Commission

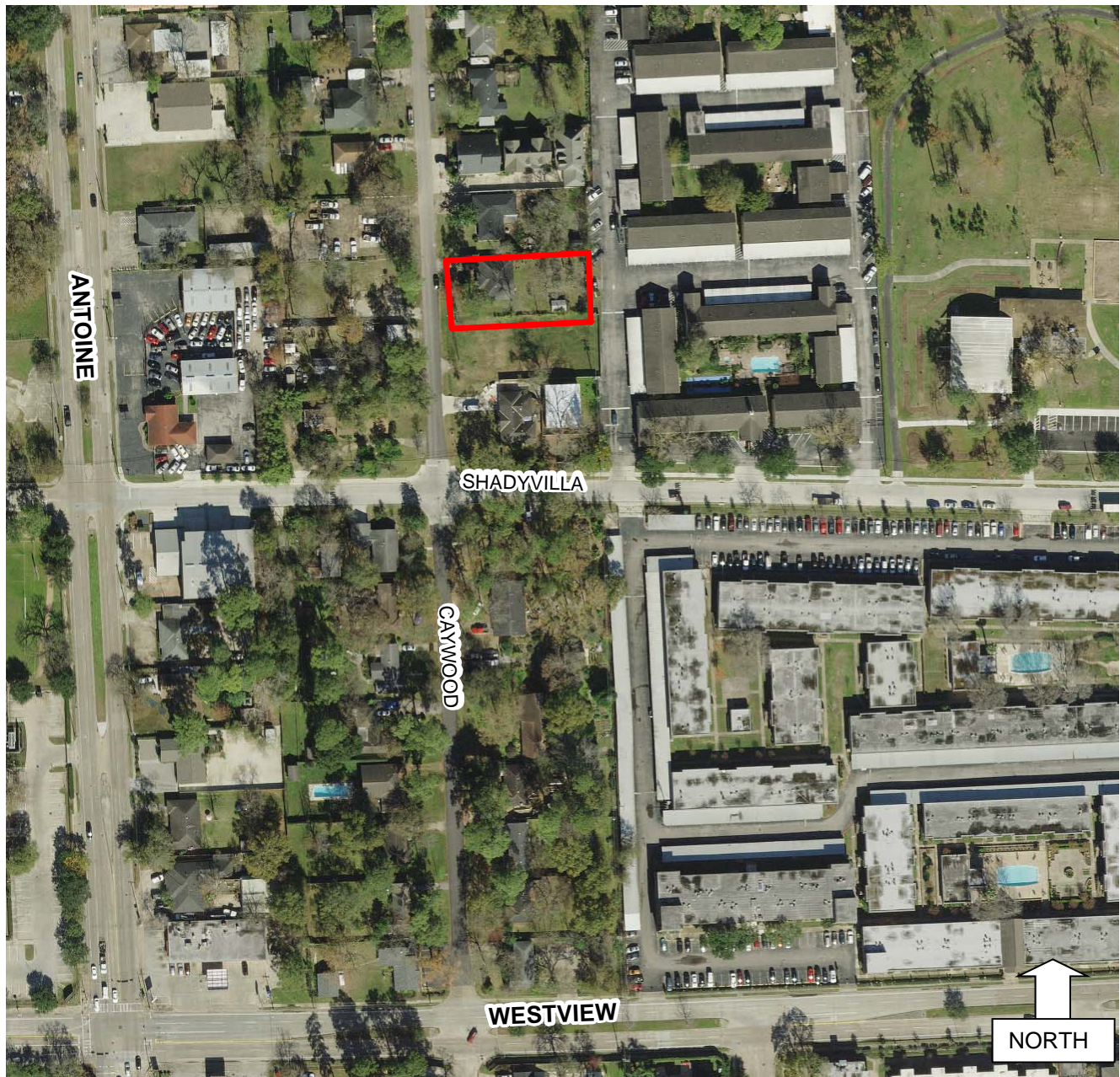
ITEM: 104

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Shadyvilla Addition No 2 partial replat no 8

Applicant: CE Engineers & Development Consultants, INC



C – Public Hearings

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item:	105	Staff Recommendation:	Disapprove
Action Date:	08/02/2018		
Plat Name:	West Lancaster Place partial replat no 2		
Developer:	Loftech Homes LLC		
Applicant:	Bowden Land Services		
App No/Type:	2018-1243 C3N		

Total Acreage:	0.1430	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77098	492Z	City

Conditions and Requirements for Approval

206. Staff recommendation is disapproval for the following reasons.

This application did not meet the notification requirements per local government code 212.015. The notice sign must be posted and ad must have been published in the newspaper with the correct information and Planning Commission date, 16 days prior to the public hearing. Additionally, the affidavit of owner, title report, and plat legal description were incorrect.

For Your Information:

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

For easement requirements over the existing 6-inch sanitary sewer on-site please contact The Office of City Engineers or for the abandonment/relocation of the sewer contact the Joint Referral Committee.

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 it is 492 Z.

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

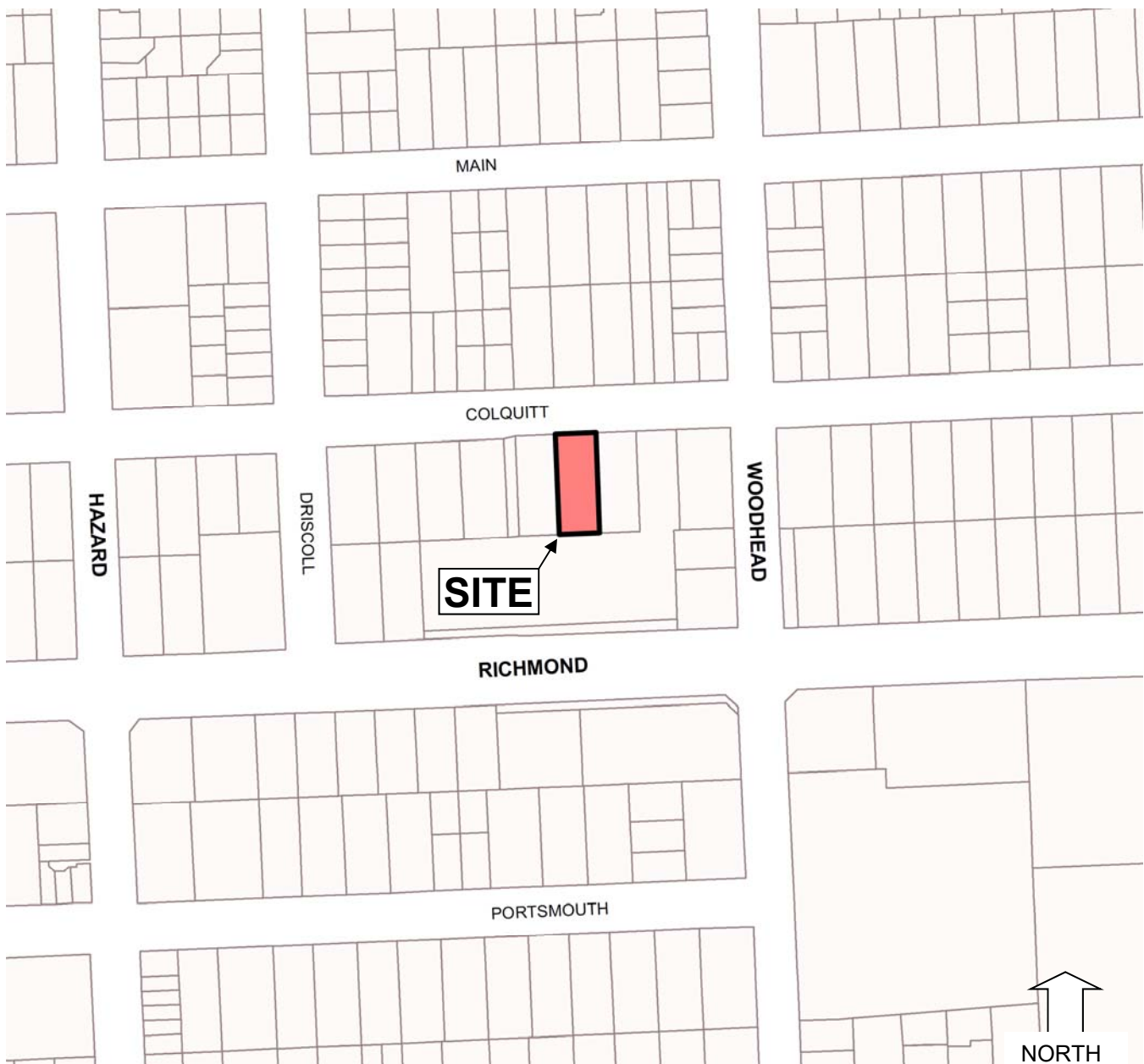
Houston Planning Commission **ITEM: 105**

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: West Lancaster Place partial replat no 2

Applicant: Bowden Land Services



C – Public Hearings

Site Location

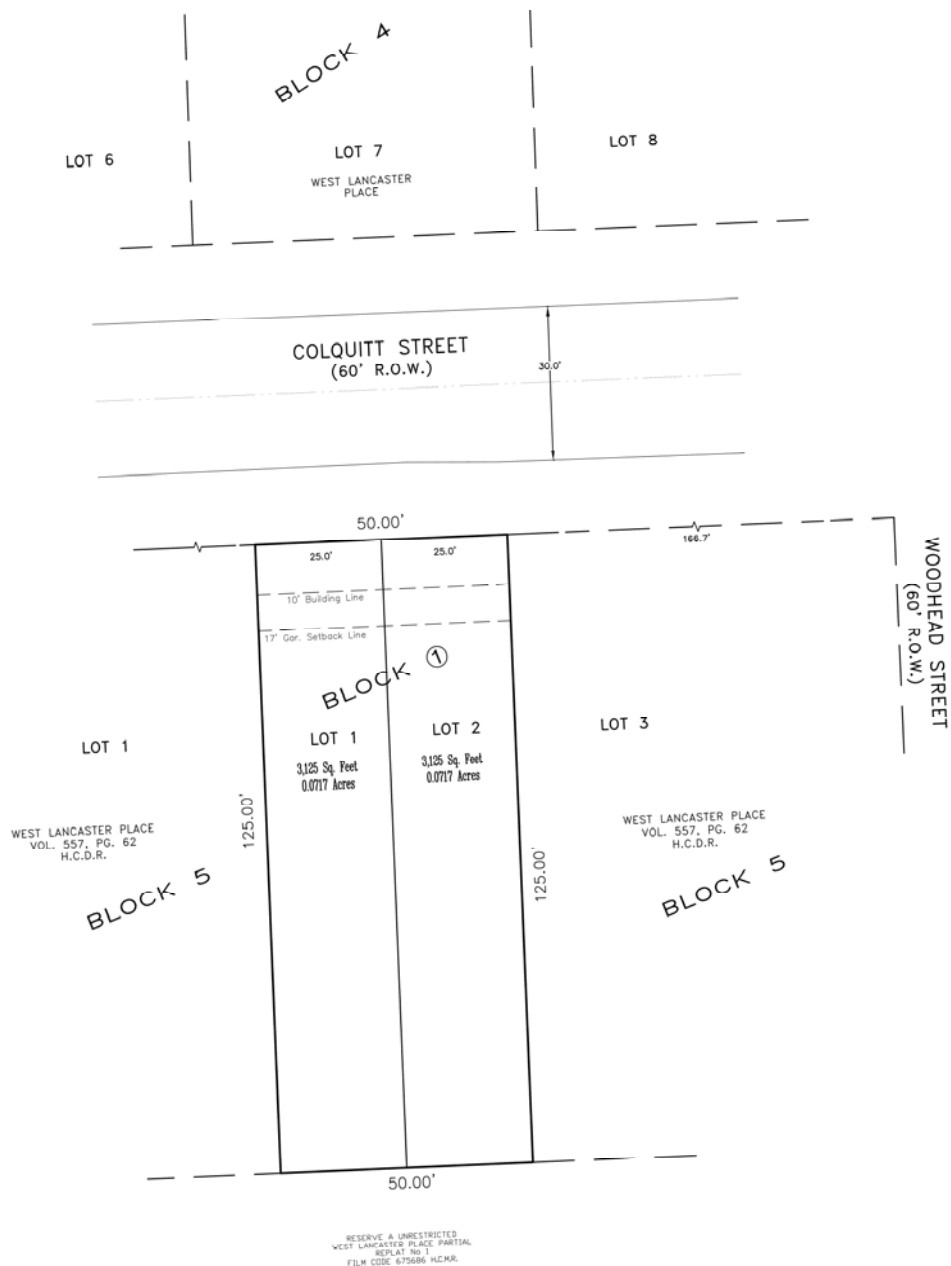
Houston Planning Commission ITEM: 105

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: West Lancaster Place partial replat no 2

Applicant: Bowden Land Services



C – Public Hearings

Subdivision

Houston Planning Commission **ITEM: 105**

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: West Lancaster Place partial replat no 2

Applicant: Bowden Land Services



C – Public Hearings

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 08/02/2018
Plat Name: Willow Creek Estates Sec 1 replat partial replat no 3
Developer: Buck's Inc
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2018-1354 C3N

Staff Recommendation:
Disapprove

Total Acreage:	4.3700	Total Reserve Acreage:	1.1260
Number of Lots:	56	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77035	531Y	City

Conditions and Requirements for Approval

206. Staff recommendation is disapproval for the following reasons.

The application did not meet the notification requirements per local government code 212.015. The notice sign must be posted and ad must have been published in the newspaper with the correct Planning Commission date, 16 days prior to the public hearing.

For Your Information:

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

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

City Engineer: DETENTION IS REQUIRED
AND NEED DRAINAGE PLAN. ALSO NEED W.M.E.
Harris County Flood Control District: Flood Control review - Need to show the channel top of bank on the plat.
Solid Waste: It is understood that the proposed development will not receive COH garbage collection services.

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

Houston Planning Commission

ITEM: 106

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Willow Creek Estates Sec 1 replat partial replat no 3

Applicant: Jones | Carter – Woodlands Office



C – Public Hearings

Site Location

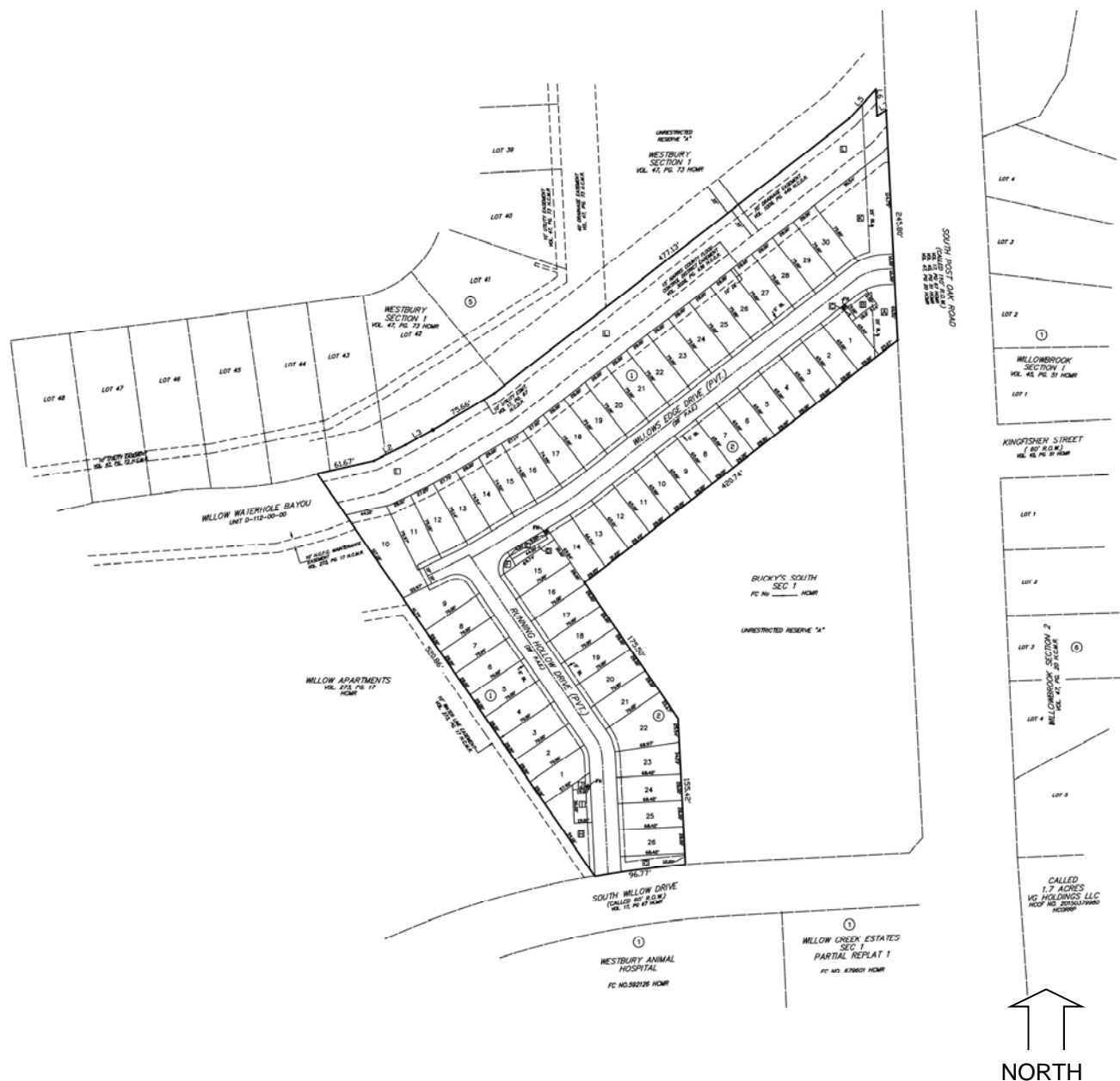
ITEM: 106

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Willow Creek Estates Sec 1 replat partial replat no 3

Applicant: Jones | Carter – Woodlands Office



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 106

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Willow Creek Estates Sec 1 replat partial replat no 3

Applicant: Jones | Carter – Woodlands Office



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 08/02/2018
Plat Name: Becker Enclave
Developer: Rezcom
Applicant: PLS
App No/Type: 2018-1529 C2R

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	10.9921	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	284Z	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 08/02/2018
Plat Name: Becker Enclave
Developer: Rezcom
Applicant: PLS
App No/Type: 2018-1529 C2R

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

PWE Traffic: 07/31/18:
No comments.
City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - Need to make an appointment with HCFCD for a meeting to discuss/coordinate the proposed project.

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. Next development to the west should dedicate N-S street

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For

more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage

Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c)

(<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your

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

civildevel@hcpid.org .

This may be a replat of Harris County school Lands four leagues

Becker Road is a major thoroughfare. 20' access easement may be alright for residential use depending on

number of units. But what about driveway radii (minimum 10')? No encroachment will be allowed without

written concurrence by adjoining property owners.

There are no objections to variance request.

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

Houston Planning Commission

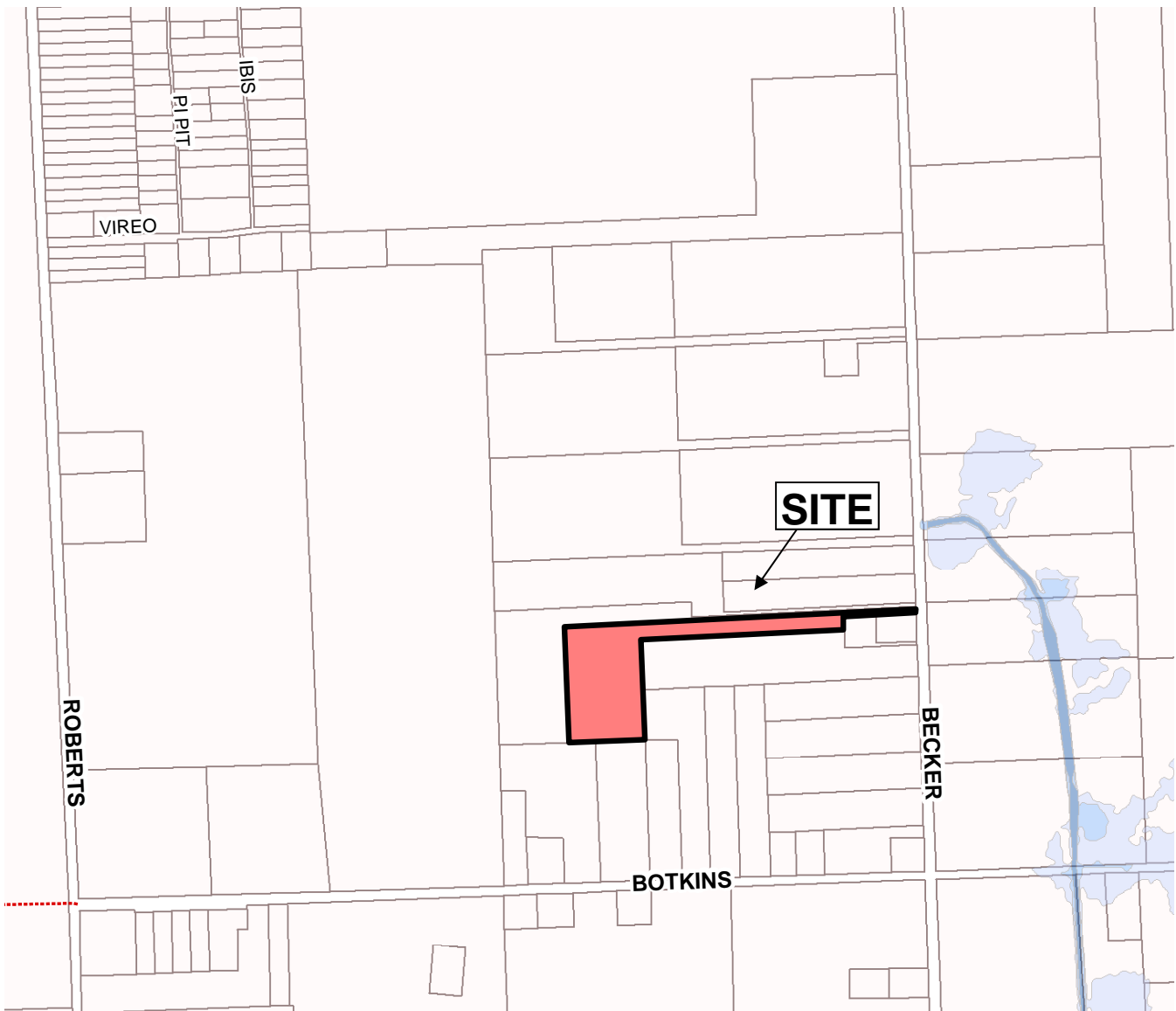
ITEM:107

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Becker Enclave

Applicant: PLS



D – Variances

Site Location

Houston Planning Commission

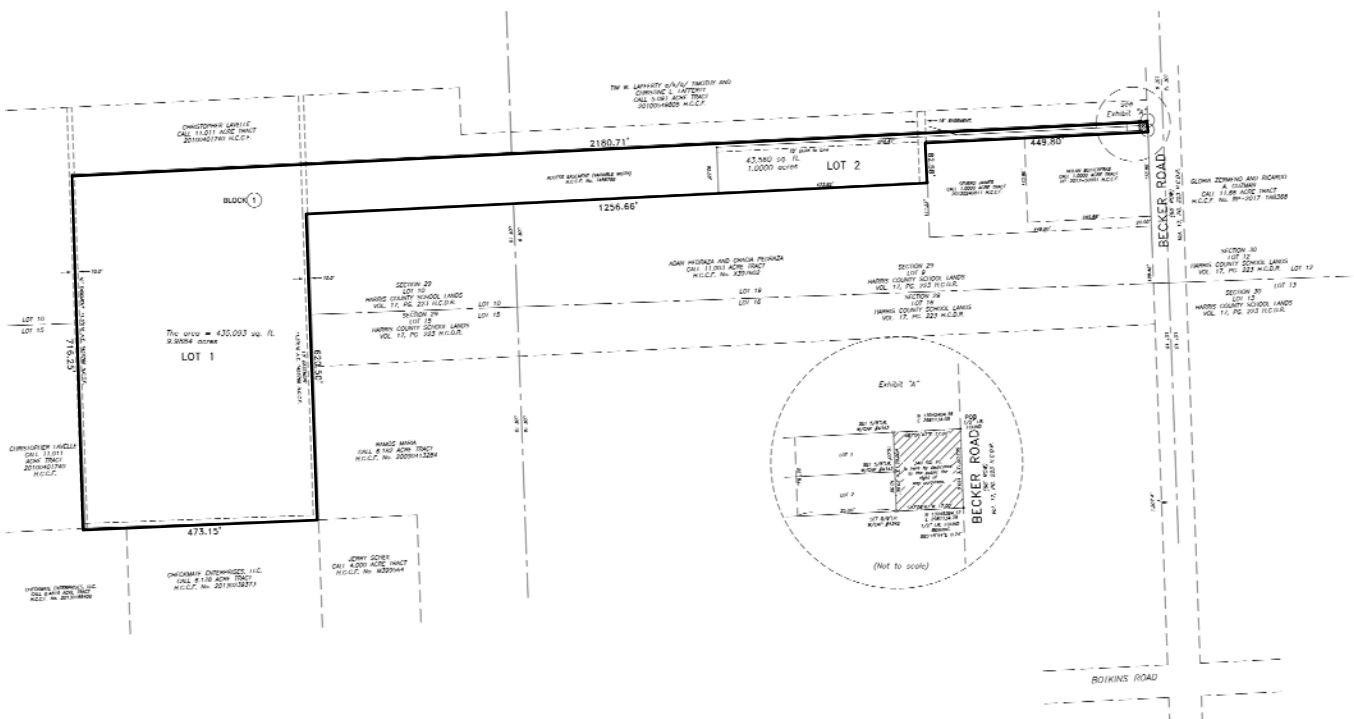
ITEM: 107

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Becker Enclave

Applicant: PLS



D – Variances

Subdivision

Houston Planning Commission

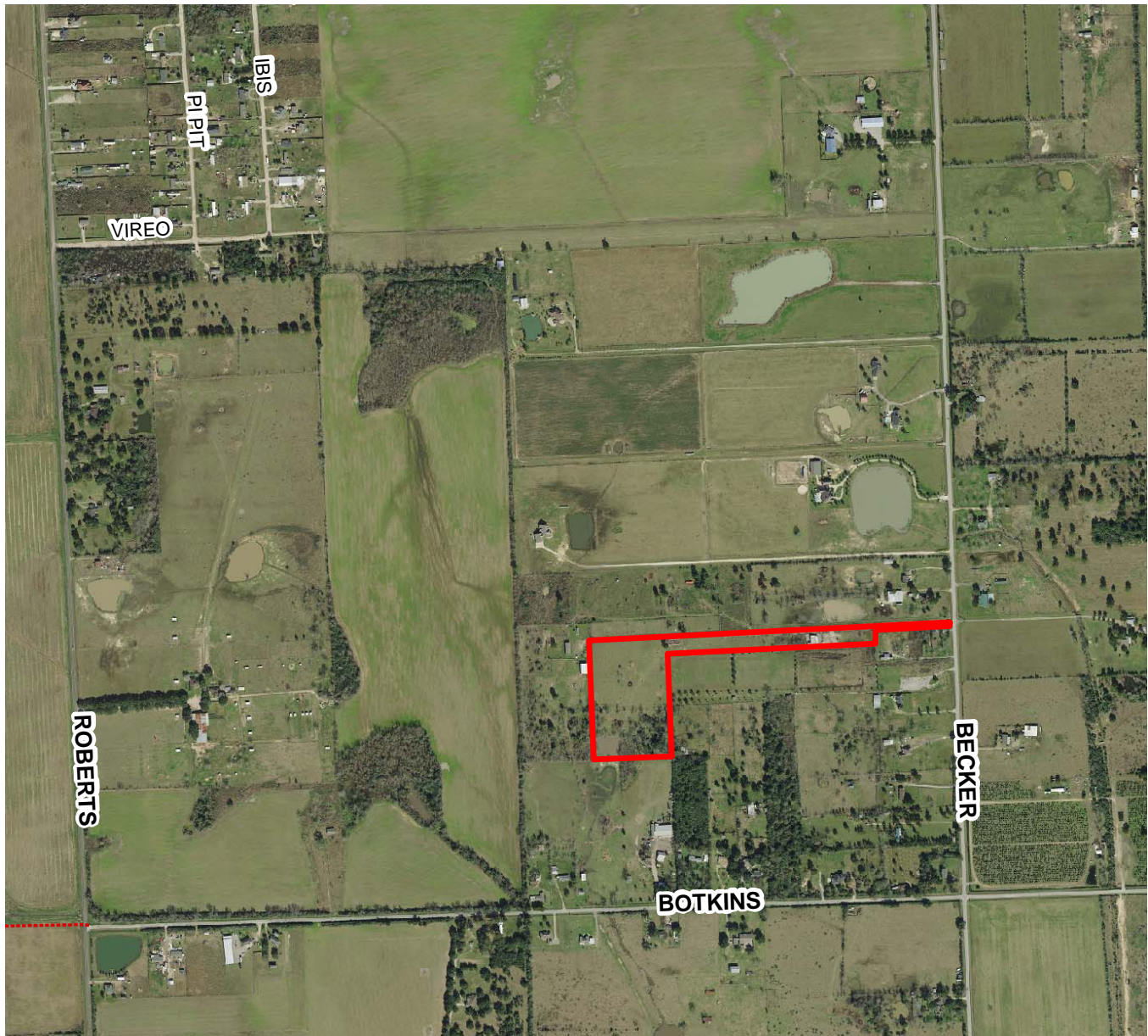
ITEM: 107

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Becker Enclave

Applicant: PLS



D – Variances

Aerial



Application Number: 2018-1529

Plat Name: Becker Enclave

Applicant: PLS

Date Submitted: 07/23/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow for future intersection of local streets at an intersection spacing distance greater than 1400 feet by not providing a north south street

Chapter 42 Section: 128

Chapter 42 Reference:

(a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The applicant proposes to subdivide one 11.0305 acre lot into two flag lots comprised of one 9.9884 acre lot, one 1.0000 acre lot, and 17" of right-of-way dedication along existing Becker Rd in the portion of the City of Houston ETJ known as Hockley, TX. The flag portion of the two lots is 20', lot 2 is 80' wide, and Becker Rd is a major thoroughfare. The subject tract lies approximately 1,400 feet to the north of existing Botkins Rd. There are hundreds of acres of rural unplatted land surrounding this proposed flag lot configuration. The applicant does not own or control any property outside the boundaries of this subdivision plat. Requiring this property owner to bisect the two proposed flag lots by the requirement to dedicate a public street would be contrary to sound public policy. 1) This requirement would result in the random placement of a 50' wide x 100' long paper right-of-way dedication in the middle of nowhere. 2) The proposed dedication would be placed in a location that is inaccessible to the public for right-of-way maintenance. 3) The location of the required dedication is situated such that it would never intersect with any existing public right-of-way, causing a hardship to the owner including problems with the required right-of-way never being accepted into public inventory, despite the property owner being required to delay the project, hire engineers, and potentially construct public right-of-way in the middle of nowhere.. 4) Because of the exurban location and large lot development pattern, local street circulation would be addressed better by 2600' intersection spacing until a later time far in the future when intensity of development in this location more closely resembles developments in which the 1,400' intersection spacing requirement is typically implemented. 5) Lot 1 in its current configuration as well as in its proposed configuration is approximately 2200' deep, as measured from Becker Rd. Bisecting Lot 1 with the required public street contributes to a perceived policy that large, exurban residential lots are not desired in the City of Houston ETJ.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Hockley is a rural, exurban area far outside of the City of Houston corporate boundary, far outside of suburban master planned communities, and even outside of the Highway 99 Grand Parkway. The 11.0305 acre subject site has existed in this configuration for many years as residential farm and ranch land use. All the abutting properties also always have been rural land uses. The proposed Lot 1 will continue in the same landuse and overall configuration as it always has, save and except for roughly the front one acre, which is being used to create proposed Lot 2, which will be single family residential. The dimension of approximately 2200 linear feet along the northern plat boundary abutting Lot 1 has existed in this configuration since at least 2001, prior to the current owners having the property. The requirement to bisect Lot 1

with a street to nowhere results from a hardship that lies in the physical characteristic of the land being a deep, large, rural lot. This hardship was not created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Area traffic circulation for the surrounding properties will not be affected and has been adequate for many years. This plat will not have any additional impact to the area traffic circulation. The subject site lies in a rural, exurban area with very large plots of land. Strict adherence to the 1400' intersection spacing requirement would not meet the intent and general purpose of this chapter, as the frequency of public streets in this location would be excessive and would bisect existing land uses.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of this variance does not alter the existing traffic conditions of the surrounding areas, nor is it injurious to the public health, safety or welfare of this area. There are sufficient streets to serve the existing community, and the net two (2) proposed single family lots create no concerns that would be injurious to public health, safety, or welfare.

(5) Economic hardship is not the sole justification of the variance.

Imposition of the standards of this chapter would result in undue hardship that would be contrary to sound public policy. Moreover, the imposition bisecting the subject site with a public street would deprive the applicant reasonable use of the land. Existing conditions led to the configuration of the property, and the general intent and purpose of this chapter would be maintained.



Application No: 2018-1529

Agenda Item: 107

PC Action Date: 08/02/2018

Plat Name: Becker Enclave

Applicant: PLS

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

The applicant requests a variance to exceed intersection spacing requirements for local streets by not creating a north-south street through the subject tract. ;

Basis of Recommendation:

The site is located within the ETJ, within Harris County, along Becker north of Botkins and east of Roberts.

The applicant proposes creating two lots on an approximately 11 acre site to develop one single-family residence. The applicant is requesting a variance to exceed intersection spacing requirements, for local streets, by not dedicating a north-south street through their property.

Staff is in support of this request.

The site is located along Becker Road within a community of large lot single-family homes and agricultural tracts. Traffic circulates around the site by an existing grid of major thoroughfares. The proposed development will consist of an existing dwelling on a 1 acre lot and a new single-family home on an approximately 10 acre lot. The intent of the intersection spacing section of Chapter 42 is to ensure that public roads be dedicated as development increases land use intensity. Granting the requested variance is consistent with the general purpose and intent of Chapter 42 as the additional single-family unit will not generate traffic that would warrant creating a new street.

In addition, the site is bound on the north and south by multiple single-family tracts with existing homes. If a street were dedicated through the subject tract, several additional tracts would need to be redeveloped in order to extend the street in small, non-contiguous increments. If this block is ever re-developed, a more practical location for a north-south connection would be through larger, undeveloped tracts to the west. This would allow a future street connection to be dedicated by fewer tracts that would bypass existing development. Granting the requested variance represents sound public policy, as a more practical opportunity to develop a street exists in tracts to the west.

The Harris County Engineer's office has expressed no objection to this request.

Staff recommends granting the variance and approving the plat per the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The site is bound on the north and south by multiple single-family tracts with existing homes. If a street were dedicated through the subject tract, several additional tracts would need to be redeveloped in order to extend the street in small, non-contiguous increments. If this block is ever re-developed, a more practical location for a north-south connection would be through larger, undeveloped tracts to the west. This would allow a future street connection to be dedicated by fewer tracts that would bypass existing development. Granting the requested variance represents sound public policy, as a more practical opportunity to develop a street exists in tracts to the west.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Granting the variance is justified by the low impact on the established street grid and the more practical location of a street at tracts to the west. Neither of these factors represent a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The site is located along Becker Road within a community of large lot single-family homes and agricultural tracts. Traffic circulates around the site by an existing grid of major thoroughfares. The proposed development will consist of an existing dwelling on a 1 acre lot and a new single-family home on an approximately 10 acre lot. The intent of the intersection spacing section of Chapter 42 is to ensure that public roads be dedicated as development increases land use intensity. Granting the requested variance is consistent with the general purpose and intent of Chapter 42 as the additional single-family unit will not generate traffic that would warrant creating a new street.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The addition of a single-family dwelling will not place a substantial additional burden on the existing street systems. Allowing this development to proceed without dedicating an additional street will not be injurious to public health safety and welfare.

(5) Economic hardship is not the sole justification of the variance.

Granting the variance is justified by the low impact on the established street grid and the more practical location of a street at tracts to the west. Neither of these factors represent an economic hardship.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 08/02/2018
Plat Name: Booth Manor
Developer: None
Applicant: Tetra Surveys
App No/Type: 2018-1523 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.6932	Total Reserve Acreage:	0.0000
Number of Lots:	1	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	77336	299J	ETJ

Conditions and Requirements for Approval

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

123. Remove 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)

Variance not required as Irvin Road is listed as a public ROW on the Harris County Road Log.

Remove solid waste note.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 08/02/2018
Plat Name: Booth Manor
Developer: None
Applicant: Tetra Surveys
App No/Type: 2018-1523 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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)

Variance is not needed because public ROW exists and being dedicated. West Irvin Road is our road log.

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

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

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

Houston Planning Commission

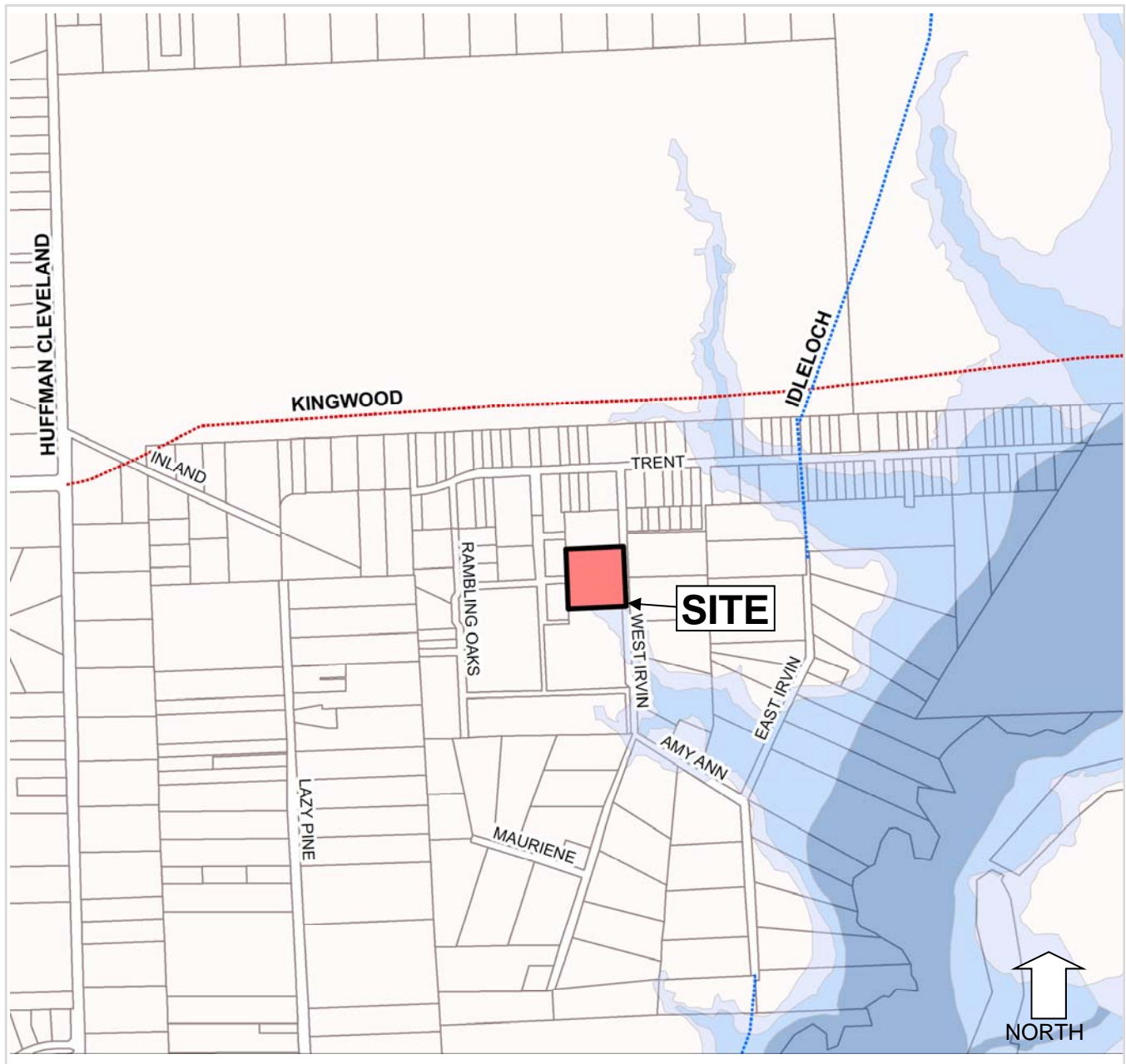
ITEM:108

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Booth Manor

Applicant: Tetra Surveys



D – Variances

Site Location

Planning and Development Department

ITEM:108

Meeting Date: 08/02/2018

Subdivision Name: Booth Manor

Applicant: Tetra Surveys



D – Variances

Subdivision

Houston Planning Commission

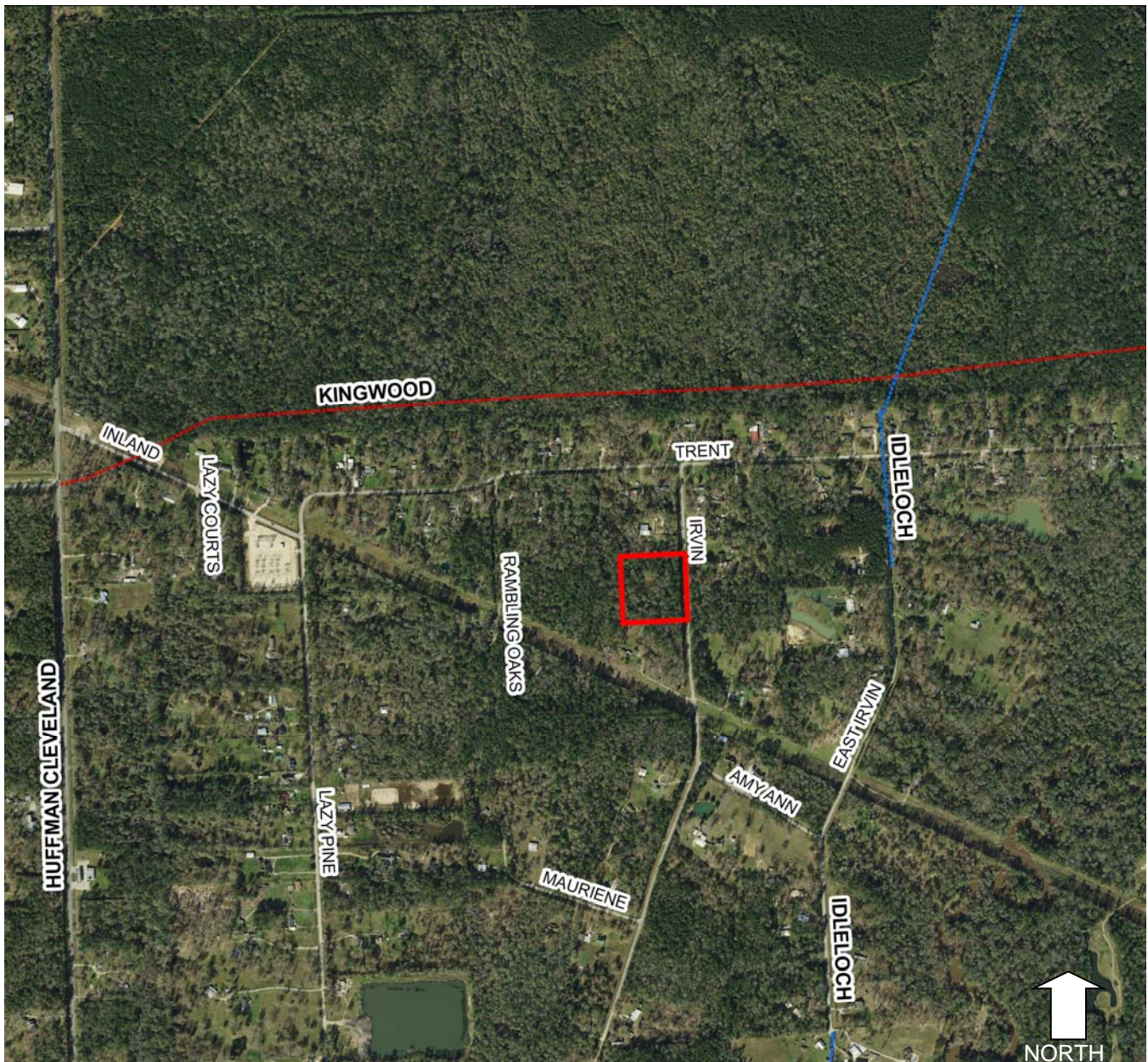
ITEM:108

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Booth Manor

Applicant: Tetra Surveys



D – Variances

Aerial



Application Number: 2018-1523

Plat Name: Booth Manor

Applicant: Tetra Surveys

Date Submitted: 07/23/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

We are seeking a variance to Sec. 42-180 (a) (3) which requires public street access for a lot.

Chapter 42 Section: 180

Chapter 42 Reference:

Sec. 42-180 (a) (3) General lot design standards. Ensure that direct vehicular access is provided from a street, shared driveway, or alley

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

Booth Manor will be located on West Irvin Road just south of Trent Road. West Irvin Road is a 60 foot wide and over 4,000 foot long paved road that is maintained by Harris County. The road is listed on the Harris County Road Log. Title research shows that the properties on both sides of the road dedicate 30 feet for public right of way construction. Although the road was constructed and paved no record was discovered that dedicated the constructed road to the public; therefore all lot owners along West Irvin are deprived the ability to develop their property due to Section 42-180 (a) (3). This variance will allow access to a lot which adjoins another platted lot, Cupp Subdivision, which received platting approval by the City of Houston and 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;

The property was in this configuration before the current land owner purchased the property and is therefore not created by nor imposed by the land owner. 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 intent and general purpose of Chapter 42 will be preserved and maintained. We feel this development will maintain the intent of the ordinance and adhere to sound public policy. This variance will allow development of a lot that adjoins another platted lot, Cupp Subdivision, which received platting approval by the City of Houston and Harris County.

(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

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance.



Application No: 2018-1523

Agenda Item: 108

PC Action Date: 08/02/2018

Plat Name: Booth Manor

Applicant: Tetra Surveys

Staff Recommendation: Approve the plat subject to the conditions listed

Chapter 42 Sections: 180

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

We are seeking a variance to Sec. 42-180 (a) (3) which requires public street access for a lot.;

Basis of Recommendation:

The site is located within the ETJ, within Harris County, along Irwin, south of Trent and east of Huffman-Cleveland. The applicant has requested a variance to create one lot taking access via an existing private access easement rather than a public street or PAE. Staff has found that this easement is in fact a public ROW, as it is maintained by the county per the Harris County Road Log. Therefore, the requested variance is not required. The plat before you has been found to meet all of the requirements of Chapter 42. Staff recommends 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;

NA

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

NA

(3) The intent and general purposes of this chapter will be preserved and maintained;

NA

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

NA

(5) Economic hardship is not the sole justification of the variance.

NA



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 08/02/2018
Plat Name: Frenchman Square
Developer: 3017 Liberty Rd, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2018-1241 C2R

Staff Recommendation:
Defer Applicant request

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

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.

For Your Information:

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

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

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

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

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

Houston Planning Commission

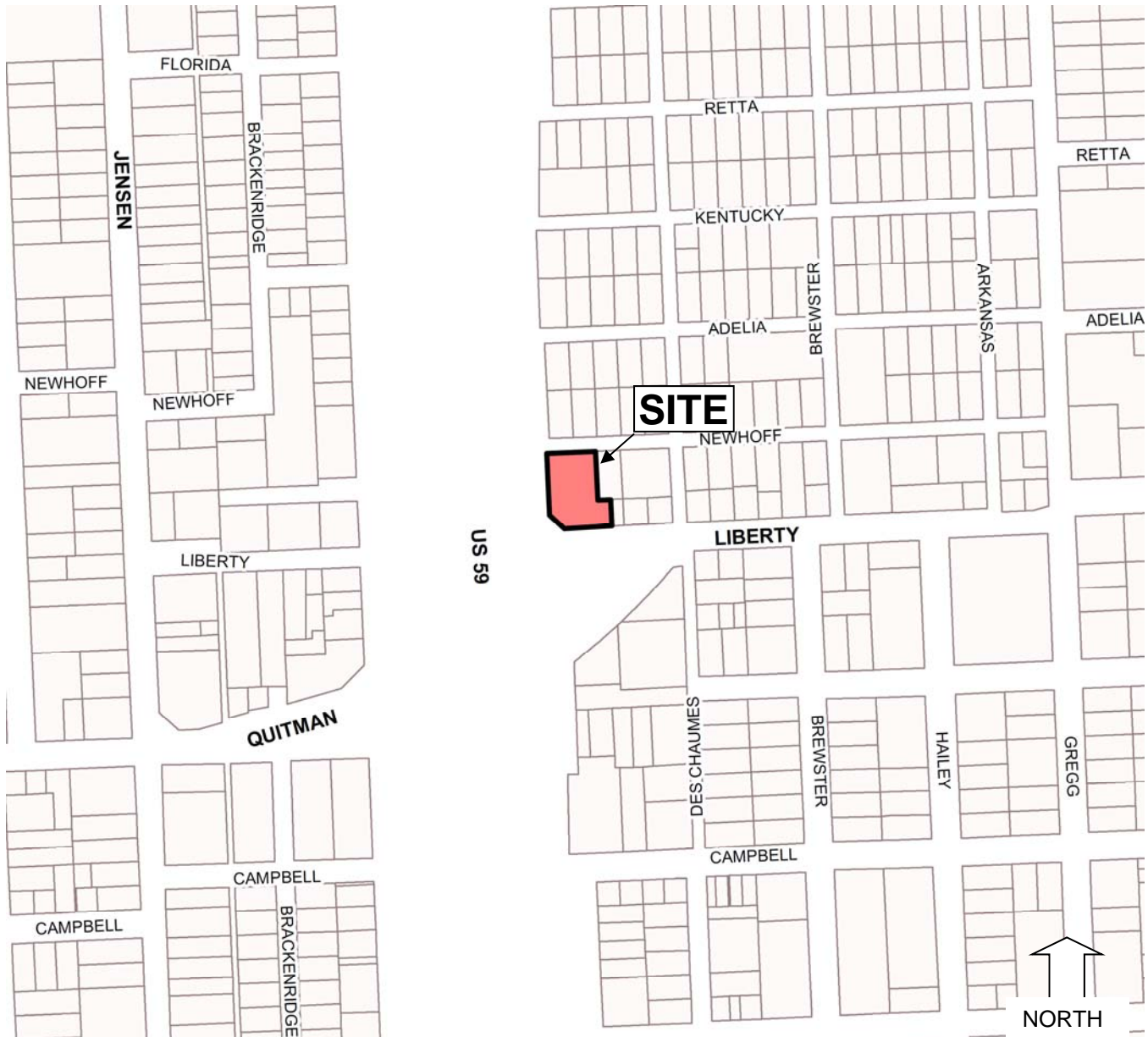
ITEM:109

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Frenchman Square (DEF1)

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Houston Planning Commission

ITEM:109

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Frenchman Square (DEF1)

Applicant: Owens Management Systems, LLC



D – Variances

Aerial

Houston, TX 77026

FOR PLUMET





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: 109

PC Action Date: 08/02/2018

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. The applicant has requested that this item be deferred for an additional 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](#)



Agenda Item: 110
Action Date: 08/02/2018
Plat Name: Hardy Spring Crossing replat no 1
Developer: Kimley-Horn, Inc
Applicant: Terra Surveying Company, Inc.
App No/Type: 2018-1441 C2R

Staff Recommendation:
 Grant the requested
 variance(s) and Approve
 the plat subject to the
 conditions listed

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.

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)

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. 3.) The Planning Commission granted a variance to allow a dual building line of 9.4' along Springwood Village Parkway and dual building lines of 24.5' and 23.9' along Hardy Toll Road subject to specific conditions on 08/02/2018. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable building lines per the ordinance.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 08/02/2018
Plat Name: Hardy Spring Crossing replat no 1
Developer: Kimley-Horn, Inc
Applicant: Terra Surveying Company, Inc.
App No/Type: 2018-1441 C2R

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

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 require. 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. County declines any on-site amenities from variance 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

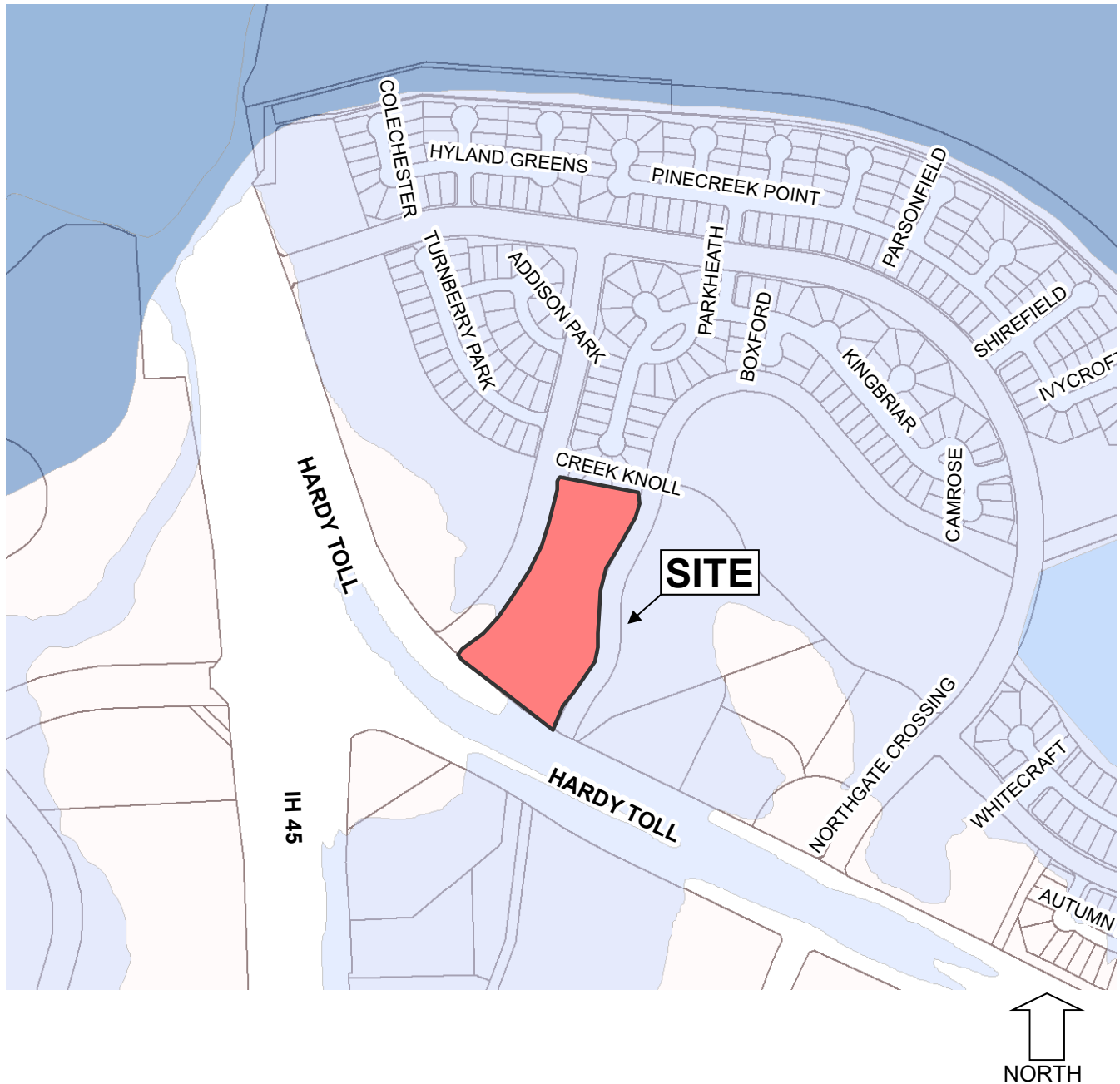
ITEM:110

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Hardy Spring Crossing replat no 1 (DEF1)

Applicant: Terra Surveying Company, Inc.



D – Variances

Site Location

Houston Planning Commission

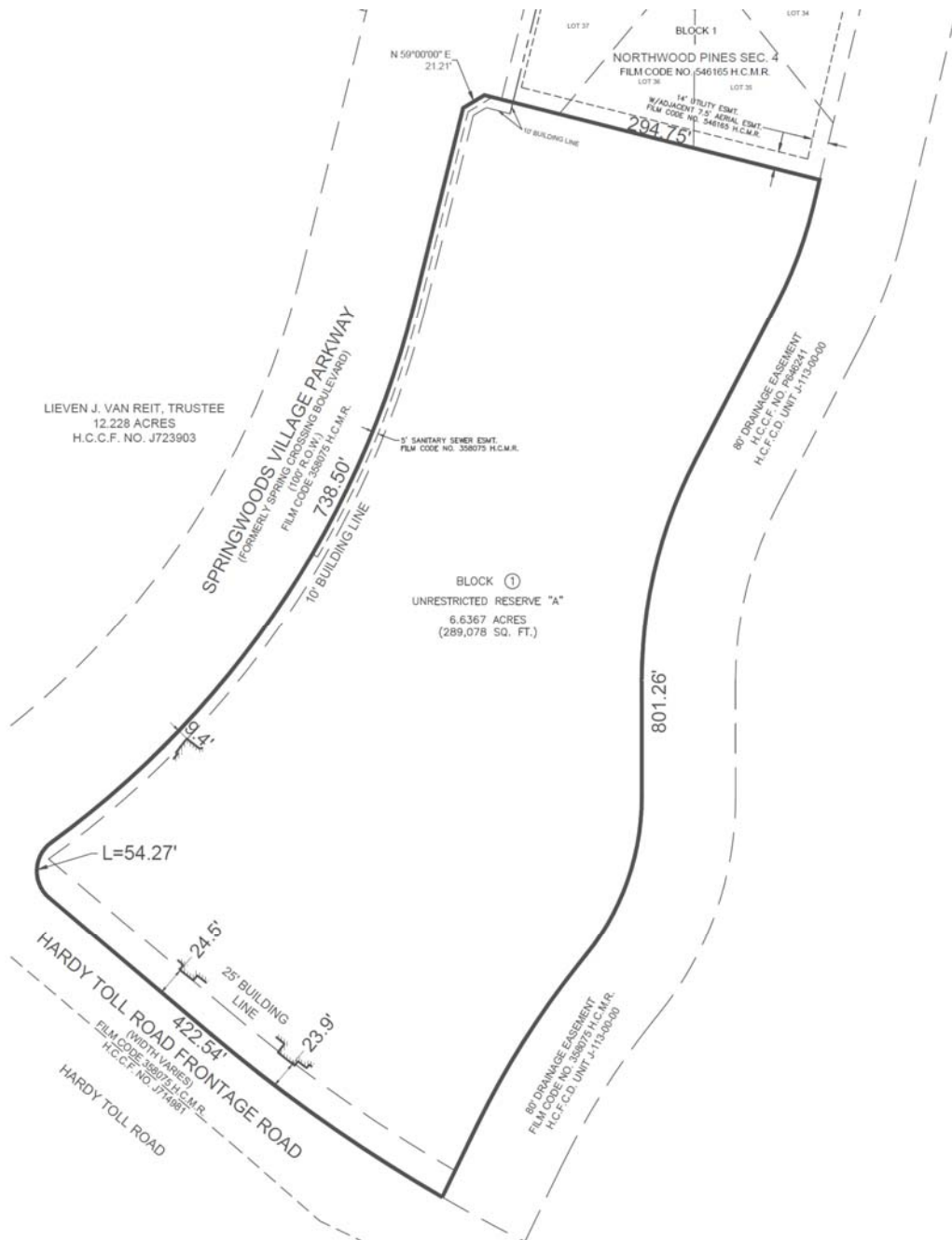
ITEM:110

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Hardy Spring Crossing replat no 1 (DEF1)

Applicant: Terra Surveying Company, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM:110

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Hardy Spring Crossing replat no 1 (DEF1)

Applicant: Terra Surveying Company, Inc.



D – Variances

Aerial

SCHEDULE "B" ITEMS

- [illegible]

BEARING BASIS

Abstract

SITE PICTURE



VICINITY MAP
NOT TO SCALE

ACQUA

LAND AREA

±0.63 ACRES

PARKING STALLS

TOTAL= 570

STATEMENT OF ENCROACHMENTS

ZELL BUILDING FALLS WITHIN DEADLINES BY AT MOST 0.9%.

FLOOD NOTE
MAPS PREPARED BY THE

LEGEND

SQ. FT.	CONCRETE CURB	CC
	ELECTRIC FOUNTAIN	EF
	WATER FOUNTAIN	WF
	TRAFFIC SIGNAL POLE	TSP
	WATER VALVE	WV
	ELECTRIC BOX	EB
	MANHOLE	MH
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		

SQUARE FEET	CONCRETE SURFACE
NO PARKING AREA	
HANDICAP PARKING SPACE	
PARKING SPACE(S)	
TRANSFORMER	

LEGEND

- Downloaded from <http://ajph.org/> on November 10, 2015

ZONING DATA

Downloaded from <http://ajphaphysocpharm.sagepub.com/> at 11:01 11 November 2014



LEGAL DESCRIPTION

TITLE COMMITMENT INFORMATION

AN EFFECTIVE DATE OF 06/20/2016.

GENERAL NOTES

Q12: What is the most important factor in determining the success of a business?

ALTA/NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH

ONLINE: www.oxfordjournals.org

REGISTER SURVEYOR: MICHAEL W. SOLITRO DATE

SURVEYED BY:                 

PAGE (407) 862-8228

100



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: 152&155

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; The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The owner/developer has strived to comply with the Requirements of Chapter 42, as outlined for required building setback lines. Unfortunately, during property staking or building staking or building construction, the noted building corners were constructed slightly over the platted building setback line. It is the objective of the owner/developer to be in compliance, hence the proposed replat and variance request is being submitted to be in compliance for the life of the existing 4-story apartment building, by 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;

This is not the result of a hardship, but because of errors in staking and/or construction. It was determined by a Licensed Surveyor by a field inspection after construction of this 4-story apartment building, that these three (3) infractions happened and the replat for a dual building line at three (3) locations is required to be in compliance with a platted building setback at these 3 locations. By and large the building is within the platted building setback lines. Any future development will adhere to the required 10-foot building line and 25-foot building line per the submitted replat. Construction on this property started in May 2015. The first two BL infractions came to our attention when we refinanced the project in March 2018. At that time, the new lender's surveyor surveyed the building, and he noted the infractions on the south and west property lines. As a result, we went back and reviewed the foundation survey, which was completed June 2017. Upon review, the foundation survey actually showed one infraction, on the south property line (no infraction on the west property line). We unfortunately never noticed it on the foundation survey originally, nor did the surveyor bring it to our attention when he sent us that survey. Finally, the third infraction came to light as we began this process to get the initial two variances addressed. Kimley-Horn's surveyors (Terra Surveying Company, Inc. Applicant) surveyed the site, and they found the two previous infractions listed, as well as a third.

(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, as by and large the 4-story apartment building does at this time.

(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. The building setback line encroachments are minor in nature and will not hinder the public health, safety or welfare.

(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: 110

PC Action Date: 08/02/2018

Plat Name: Hardy Spring Crossing replat no 1

Applicant: Terra Surveying Company, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 152&155

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. Staff is in support of the request.

In 2015, Hardy Springs Crossing was recorded as an unrestricted reserve with a 10' building line along Local Street Springwood Village Pkwy and a 25' building line along the MTF Hardy Toll Road. The dual building line is for three specific locations, one along Springwood Village Parkway and two along Hardy Toll Road. The maximum encroachment into the building line is 1.1 feet.

In May of 2015, construction began for the multi family building. In 2017, a foundation survey was done and showed one encroachment along Hardy Toll Road. However, this was not caught by the parties involved until recently and therefore construction carried on at that time.

In February of 2018, the structure was completed and in March of the same year, a new survey was completed due to refinancing of the project. The new survey showed two encroachments into the building lines, with one of them being the same one shown on the foundation survey from the previous year.

Once this was identified, the applicant proceeded to submit a replat with variance and determined that there was in fact a third encroachment.

The encroachments will not hinder any site visibility as the structure is approximately 20' from the BOC along Springwood Village Pkwy and approximately 35' from the BOC along the feeder road. In addition, there is an opaque wall placed between the structure and the right of ways that prevents the view of the first couple of floors.

Harris County has voice no objections; therefore staff recommends approving the requested dual building lines 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 building is already existing and encroaches into the building lines by a maximum of 1.1'. Cutting the building back due to the slight encroachments would create an impractical development.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Since the encroachment was not caught in 2017 with the foundation survey, construction continued until it was identified with a new survey years later.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of the chapter will be maintained. The distance from the from the back of curb to the closest portion of the structure will be 20' & 35'. The building does not hinder pedestrian visibility or vehicular visibility.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting of the variance will not be injurious to public health, safety or welfare as the distance from the curb is sufficient and is only a maximum of 1.1' encroachment.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification as it is a slight encroachment that will not hinder any site visibility.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 111
Action Date: 08/02/2018
Plat Name: JEEATW Corporation
Developer: Paradise Engineering
Applicant: Gruller Surveying
App No/Type: 2018-1311 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.1503	Total Reserve Acreage:	0.1503
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452U	City

Conditions and Requirements for Approval

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

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

1. Coordinate with Houston Public Works about the proposed alley access and improvements to the alley

For Your Information:

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

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

City Engineer: DETENTION IS REQUIRED

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

Houston Planning Commission

ITEM: 111

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: JEEATW Corporation

Applicant: Gruller Surveying



D – Variances

Site Location

Houston Planning Commission

ITEM: 111

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: JEEATW Corporation

Applicant: Gruller Surveying



D – Variances

Subdivision

Houston Planning Commission

ITEM: 111

Planning and Development Department

Meeting Date: 08/02/2018

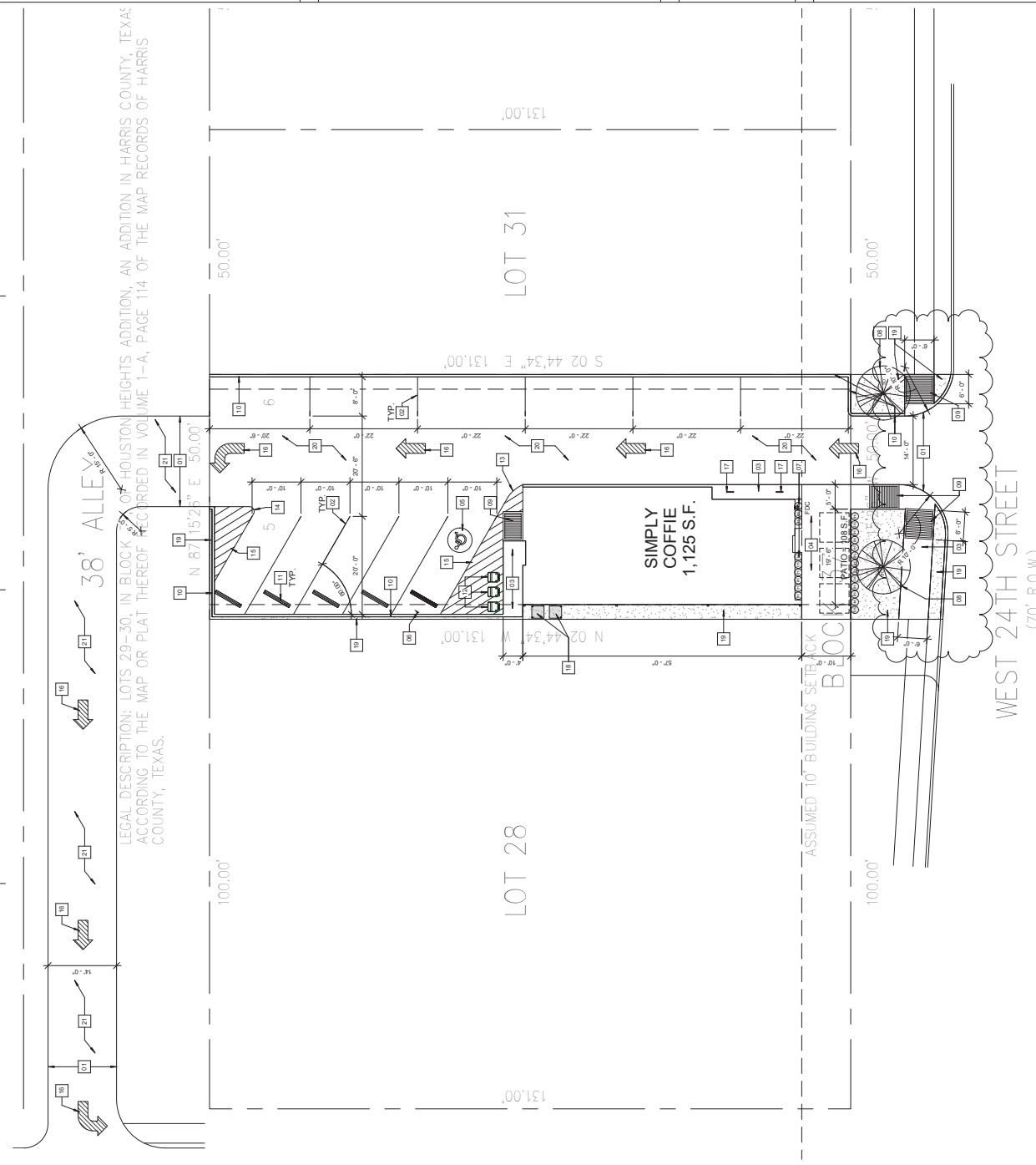
Subdivision Name: JEEATW Corporation

Applicant: Gruller Surveying



D – Variances

Aerial



1. SITE DRIVE
2. 4" PARKING STRIPE, TYPICAL
3. CONCRETE SIDEWALK, 14" PER 12" AWAY FROM CONCRETE PATIO, RE: CIVIL DRAWINGS.
4. ACCESSIBLE PARKING SPACE, RE: SITE DETAILS.
5. ACCESSIBLE PARKING SPACE, RE: SITE DETAILS.
6. LANDSCAPED RE: PLANTING SCHEDULE PROVIDE IRRIGATION, RE: PLUMBING DRAWINGS
7. PROPOSED PARKING LOT, TREE, RE: PLANTING SCHEDULE
8. ACCESSIBLE RAMP, RE: CIVIL DRAWINGS
9. 6" CONCRETE CURB, RE: CIVIL DRAWINGS
10. 7'-0" RADIUS
11. 7'-0" RADIUS
12. OWNER PROVIDED TRASH BINS
13. STRIPPED PAVED AREA
14. DIRECTIONAL ARROW, TYPICAL, RE: SITE DETAILS.
15. GALVANIZED SURFACE MOUNTED BICYCLE RACK, EPOXY BOLT
16. MECHANICAL AND STRUCTURAL DRAWINGS, RE: MECHANICAL AND STRUCTURAL DRAWINGS
17. 500 SOD GRASS INFILL, PROVIDE IRRIGATION, RE: PLUMBING DWGS
18. CONCRETE PAVING, RE: CIVIL DWGS.
19. ASPHALT PAVING, RE: CIVIL DWGS.
- 20.
- 21.

SITE PLAN KEY NOTES 1:1/2" = 1'-0"

SITE DATA

SITE AREA: 6,590 S.F. OR .1503 ACRES

BLDG. AREA:

LEVEL 1 - RESTAURANT: 1,125 S.F.

LEVEL 2 - RESIDENTIAL: 1,009 S.F.

TOTAL BLDG AREA: 2,134 S.F.

PATIO AREA:

1,125 S.F. * 15% ALLOWABLE PATIO AREA = 168 S.F.

ACTUAL PATIO AREA = 108 S.F.

TOTAL AREA FOR PARKING CALCULATION:

RESTAURANT USE: 1,125 S.F. @ 8 CARS PER 1,000 S.F.

RESIDENTIAL USE: 1 DWELLING UNIT = 2 PARKING SPACES

PARKING REQUIRED: 11 PARKING SPACES

PARKING PROVIDED: 11 PARKING SPACES

BICYCLE PARKING:

1 BICYCLE SPACE = 1 PARKING SPACE UP TO 10% OF TOTAL PARKING

TOTAL PARKING PROVIDED: 12 PARKING SPACES

PARKING TABULATION

COH LANDSCAPE ANALYSIS PARKING SITE

PARKING AREA: TREE REQUIREMENT: 1 TREE/10 SPACES

12 SPACES = 2 TREES

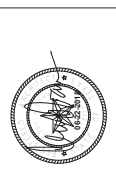
PARKING TREE ANALYSIS

PLANT QUANTITY	COMMON NAME/ BOTANICAL NAME	HEIGHT	SPREAD	GROWTH RATE
2	QUERCUS AGUTISSIMA/ LARGE SAWTOOTH OAK	LARGE	40	FAST
15	RAPIHOLPHIS INDICA/ INDIAN HAWTHORNE	LARGE	40	FAST

PLANT SCHEDULE



Issue	No.	Date	Description
	04-11-2018	04-11-2018	SCHEMATIC DESIGN AND PRICING
	04-25-2018	04-25-2018	100% DESIGN DEVELOPMENT
	06-22-2018	06-22-2018	PERMIT & PRICING



PROJECT TEAM	
Owner:	JEEA YW CORP.
Architect:	STUDIO RED ARCHITECTS
Civil:	PARADISE
MEP:	TELLOS
STRUCTURAL:	GARZA MCLEAN

KEY PLAN

Project Name	SIMPLY COFFEE
--------------	----------------------

Drawing Name
OVERALL PROPOSED SITE PLAN

SRA Project Number
1805

Scale
As indicated

Drawing Number
A0.01

1320 mcgovern houston, tx 77004
www.studioredarchitects.com 713.622.5333



Application Number: 2018-1311

Plat Name: JEEATW Corporation

Applicant: Gruller Surveying

Date Submitted: 06/25/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Create a restricted reserve with 50' of frontage along West 24th as opposed to the required 60'.

Chapter 42 Section: 42-190c

Chapter 42 Reference:

Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve:

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 original lot width set out in the subdivision of Houston Heights were all 25' wide, this strict application of the ordinance would make it impossible to create any sort of development on this Restricted Reserve with the exception of single family residential which is not characteristic of the adjoining properties. The applicant is already expanding the original frontage by double to create a suitable access point.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The intent of this ordinance is to provide adequate access and keep traffic and driveways safe, we are not creating the hardship, it was created when this subdivision was created, we are simply trying to keep the site in a layout that will satisfy development as well as the City of Houston.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of this chapter is to create adequate access to a property without causing ingress/egress issues. The Restricted Reserve was originally two lots that only had 25' of access each, we are doubling that size and have access to the 35' alleyway on the north side of the property. There is combined 100' of access to the site.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of this variance will improved the access rather than minimize it. Granting a variance to increase the legal access to 50' opposed to 25' will create a safer environment.

(5) Economic hardship is not the sole justification of the variance.

The sole justification of this variance is to increase Reserve size and keep the site in a configuration to develop. The area surrounding the site is growing and very diverse, granting this variance will keep the Reserve in a configuration that is not only safer but also will match the growing neighborhood characteristics.



Application No: 2018-1311

Agenda Item: 111

PC Action Date: 08/02/2018

Plat Name: JEEATW Corporation

Applicant: Gruller Surveying

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: [42-190c](#)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[Create a restricted reserve with 50' of frontage along West 24th as opposed to the required 60' ;](#)

Basis of Recommendation:

[N/A](#)

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[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: 112

Action Date: 08/02/2018

Plat Name: Lovett Post Building

Developer: Dittman on Washington and Crosby 2100

Applicant: Windrose

App No/Type: 2018-1208 C2

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

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

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)

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

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

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

The Variance approval is subject to the following conditions: The "optional curb cut" along Emancipation as depicted of site plan shall not be allowed and there shall be no additional curb cuts along Emancipation, Polk and St. Charles other than what are depicted on the site plan. The proposed minimum sidewalk widths shall be 8-9' so long as they extend all the way to the curb with minimum 6' clear unobstructed walkways- and approve the plat subject to the conditions listed.

It shall be noted that these conditions are being placed only along the pedestrian realms that abut the existing Post Building- all future phases to the west will require separate consideration .

For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 112

Action Date: 08/02/2018

Plat Name: Lovett Post Building

Developer: Dittman on Washington and Crosby 2100

Applicant: Windrose

App No/Type: 2018-1208 C2

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

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

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

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - 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.

Houston Planning Commission

ITEM:112

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Lovett Post Building (DEF 1)

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

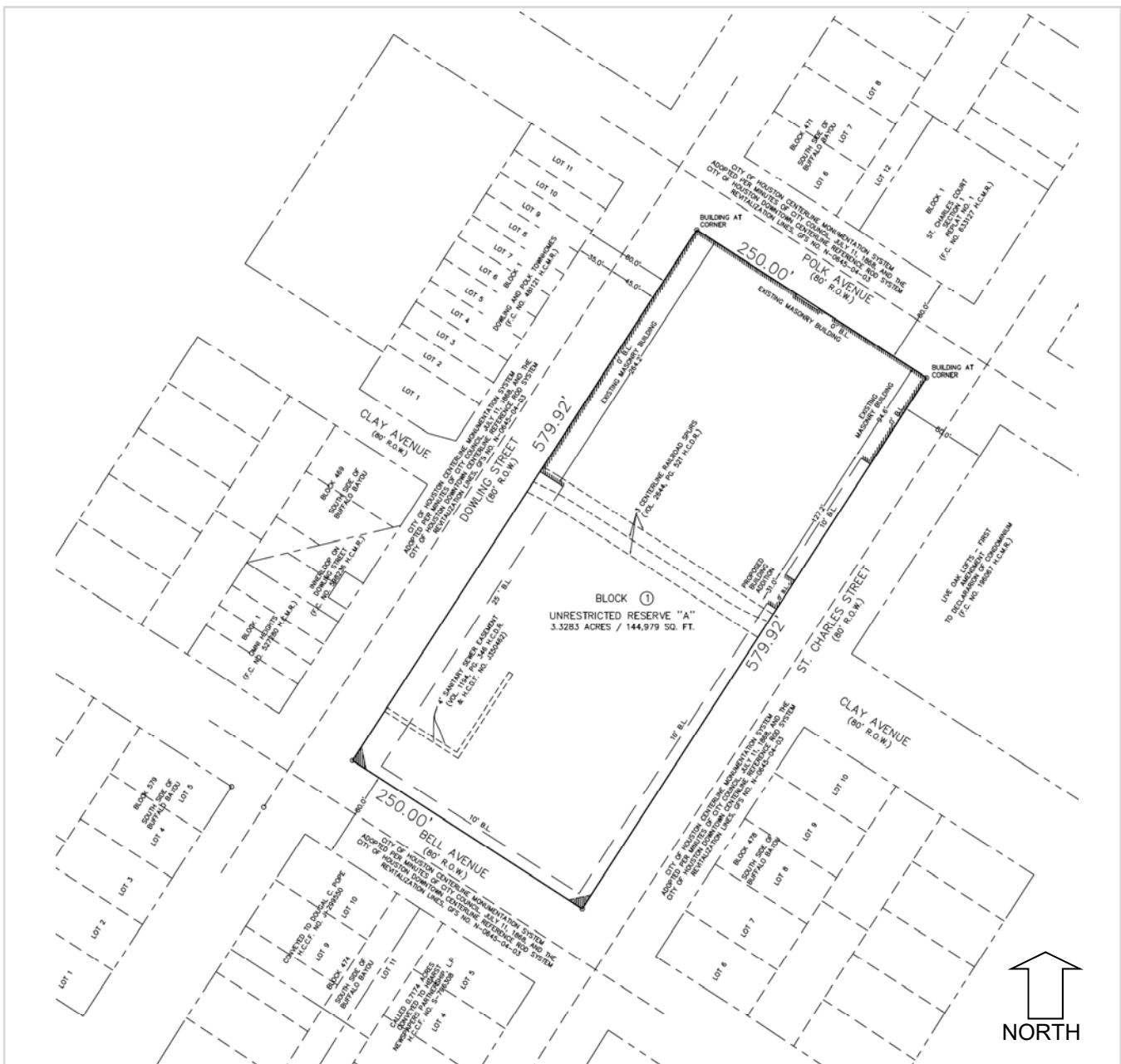
ITEM:112

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Lovett Post Building (DEF 1)

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

ITEM:112

Planning and Development Department

Meeting Date: 08/02/2018

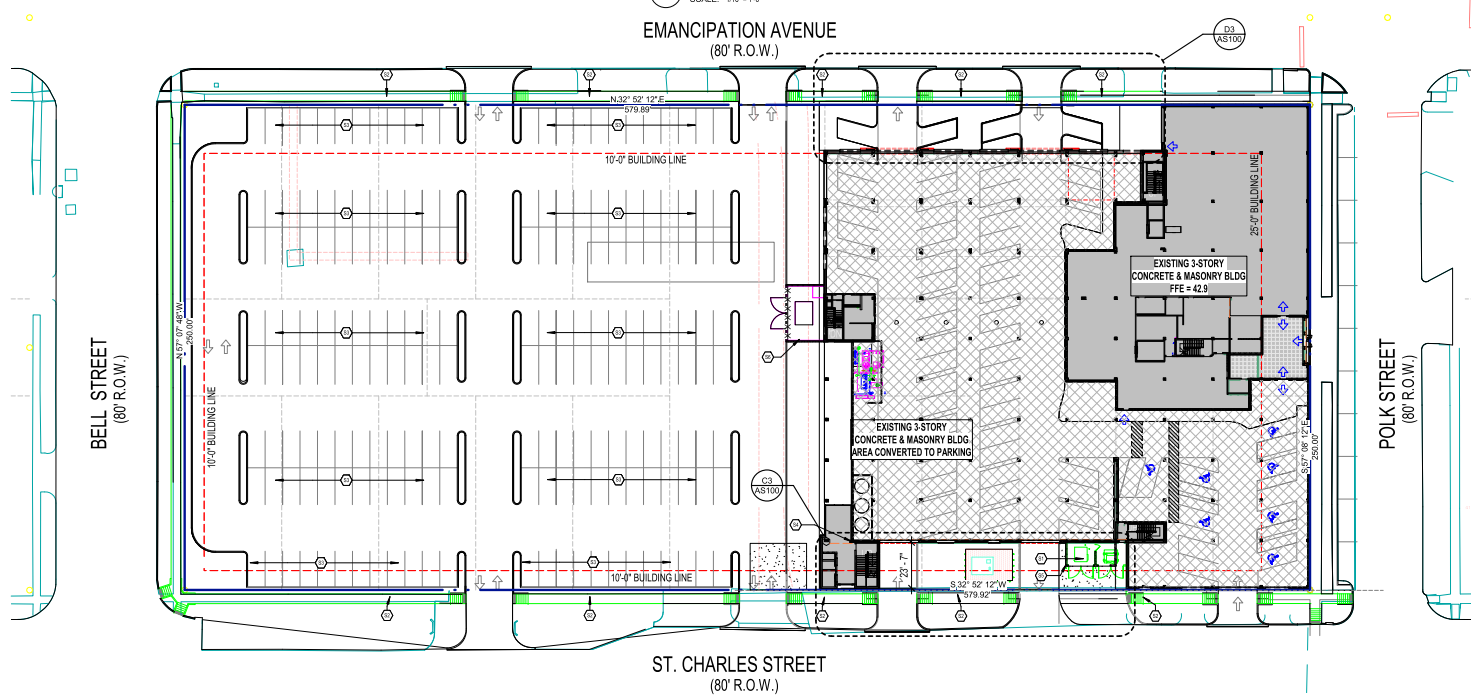
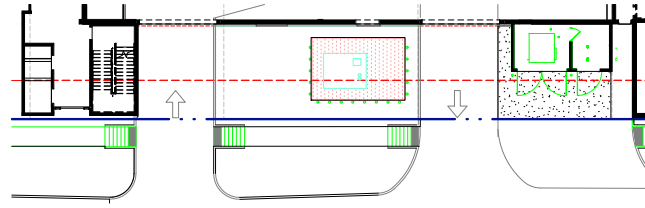
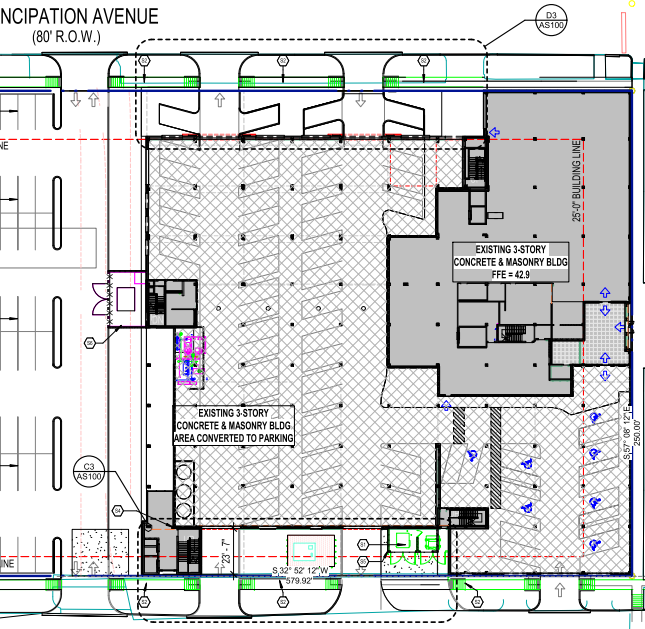
Subdivision Name: Lovett Post Building (DEF 1)

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

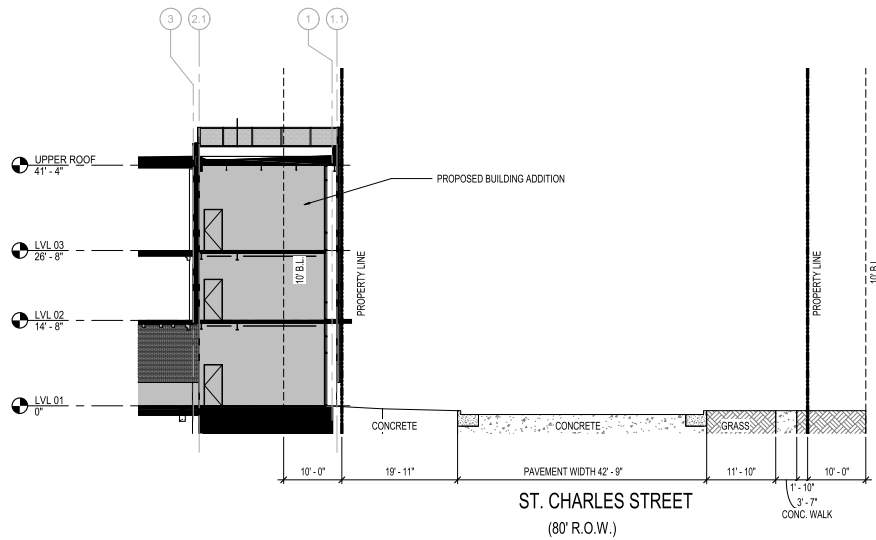
NOTE	DESCRIPTION
S1	NEW DUMPSTER - RE: CIVIL
S2	NEW CONCRETE SIDEWALK - RE: CIVIL
S3	NEW PARKING STRIPING ON ASPHALT PAVING - RE: CIVIL
S4	FOOTPRINT OF EXISTING BUILDING
S5	NEW CMU ENCLOSURE WITH METAL GATE FOR DUMPSTER
S6	NEW CMU WALL FOR COOLING TOWER ENCLOSURE - PROVIDE CHAINLINK FENCE AND GATES AT FRONT FOR VENTILATION

DATE	REVISION
03/30/2018	Issue For Permit

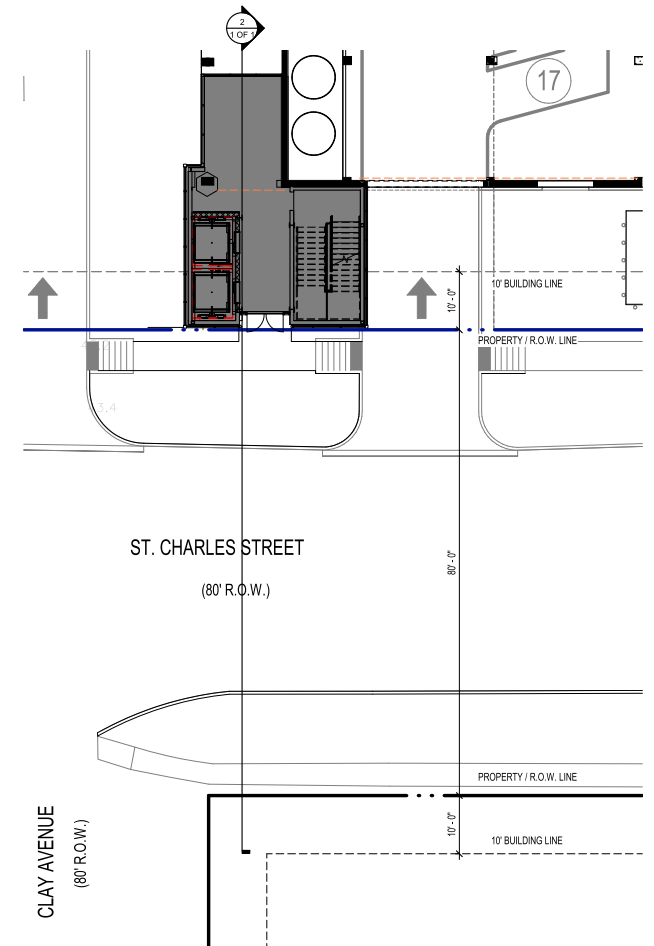
PROJECT NO: 181052**DRAWN BY:** CRT**CHECKED BY:** ST**SHEET TITLE****OVERALL SITE PLAN**

SEAL	SHEET NUMBER
OFFER & BROWN ARCHITECT 2100 TRAVIS ST., SUITE 501 HOUSTON, TEXAS 77002 713.224.0456 713.224.0457 FAX WWW.POWERSBROWN.COM	AS100

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: 112

PC Action Date: 08/02/2018

Plat Name: Lovett Post Building

Applicant: Windrose

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-150

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow 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 supports the request.

Lovett Post is a multi-phased mixed-use development, located immediately south of EaDo. Over the course of several years, the original Post Building (constructed in 1944) along with adjacent vacant/underutilized tracts, will incrementally be repurposed into retail, housing, structured car storage, and other various commercial uses.

The request today pertains only to a new, semi-translucent stairwell/elevator core that falls within the existing 10' BL along St. Charles. This new addition will sit flush with the existing grandfathered structure and help create a unified character.

Therefore, staff's recommendation is to grant the requested variance and approve the plat subject to the following conditions:

The optional curb cut along Emancipation as depict of site plan shall not be allowed and there shall be no additional curb cuts along Emancipation, Polk and St. Charles other than what are depicted on the site plan. The proposed minimum sidewalk widths shall be 8-9' so long as they extend all the way to the curb with minimum 6' clear unobstructed walkways- and approve the plat subject to the conditions listed.

It shall be noted that these conditions are being placed only along the pedestrian realms that abut the existing Post Building- all future phases to the west will require separate consideration. Furthermore, if any significant changes are made to this site plan, additional planning commission action will be required.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The applicant is proposing to re-use an existing structure that is going to get historic designation by the city. The applicant is keeping the façade as it is with minor modifications for windows. Strict application of the ordinance will create an impractical development as part of the existing structure will be demolished to make room for the proposed structure. The distance from the back of the curb to the proposed structure will be almost 20 feet and will include a buffer and minimum 8' sidewalk.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Most of the existing structure sits at a 0-foot Building line. Allowing the proposed structure to sit at the same distance as the rest of the building will keep the character of the design focusing on walkability. This will not be 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 distance from the back of the curb to the proposed structure is almost 20 feet which will allow to have a sufficient safety buffer and minimum 8' sidewalk that will provide a safe pedestrian realm for people walking on this area. In addition to this, the propose structure will help to keep the building form along St. Charles Street by having the same setback as the existing structure.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The applicant is developing this area as a pedestrian friendly development by providing wider sidewalks, keeping the existing trees and providing new ones between the street and the sidewalk to create a safety buffer to protect people while walking along this development.

(5) Economic hardship is not the sole justification of the variance.

The applicant is remodeling the existing structure that has existed since the forties and will convert it into a mixed-use development while maintaining the existing facades with minimum modifications. He is also providing amenities like wider sidewalks, trees and bicycle racks to promote different modes of transportation.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 113
Action Date: 08/02/2018
Plat Name: Portland Parkview
Developer: 227 Portland, LLC
Applicant: The Interfield Group
App No/Type: 2018-1544 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.1860	Total Reserve Acreage:	0.0000
Number of Lots:	3	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	77006	493W	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.
209. Applicant has requested that this item be deferred for two weeks.

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

A shared driveway at this location would: minimize curb cuts, preserve on-street parking and reduce the number of pedestrian-vehicular conflict points

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 113

Action Date: 08/02/2018

Plat Name: Portland Parkview

Developer: 227 Portland, LLC

Applicant: The Interfield Group

App No/Type: 2018-1544 C2R

Staff Recommendation:

Defer Applicant request

Houston Planning Commission

ITEM: 113

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Portland Parkview

Applicant: The Interfield Group



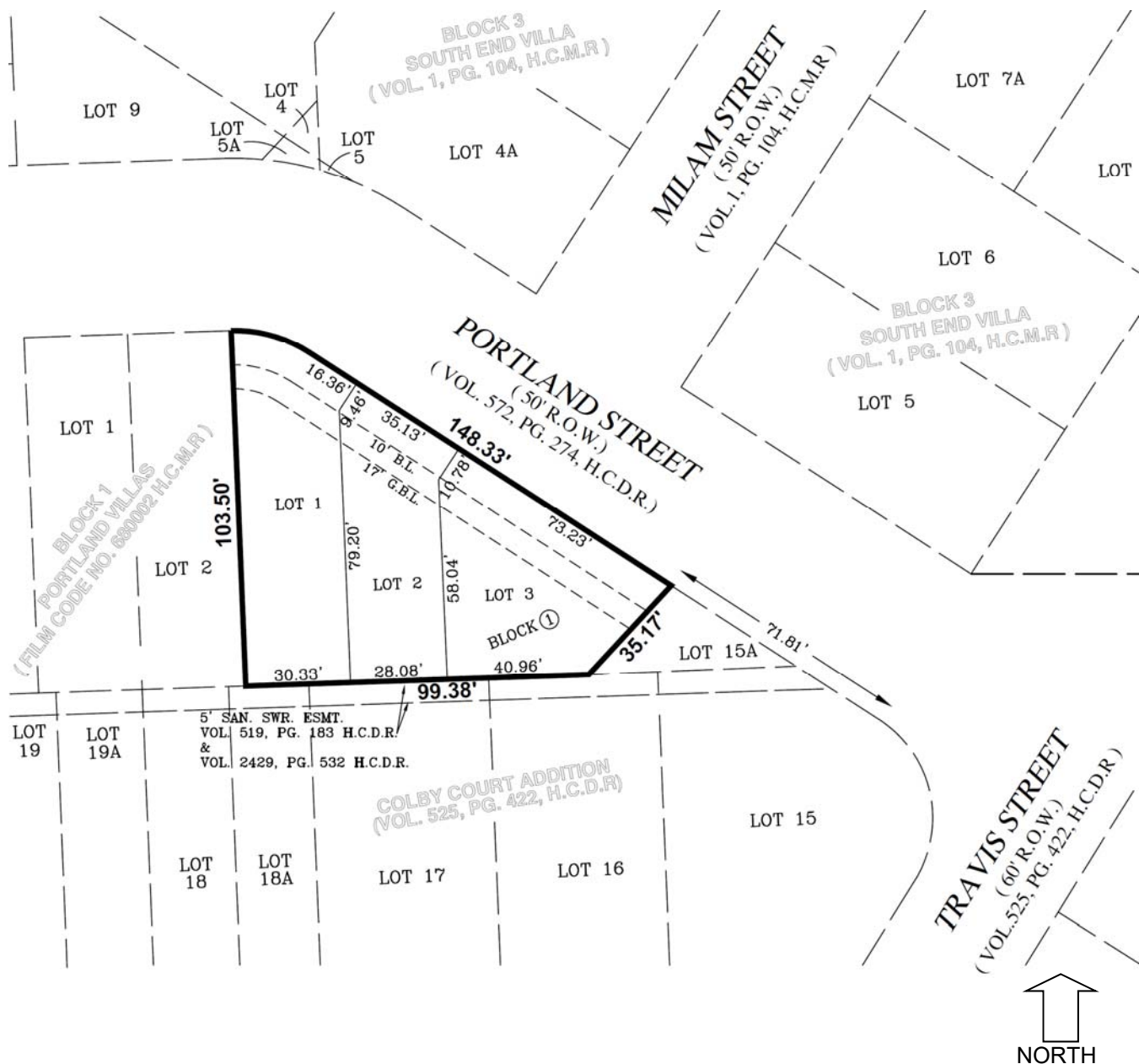
D – Variances

Site Location

ITEM: 113

Meeting Date: 08/02/2018

Applicant: The Interfield Group



Subdivision

Houston Planning Commission ITEM: 113

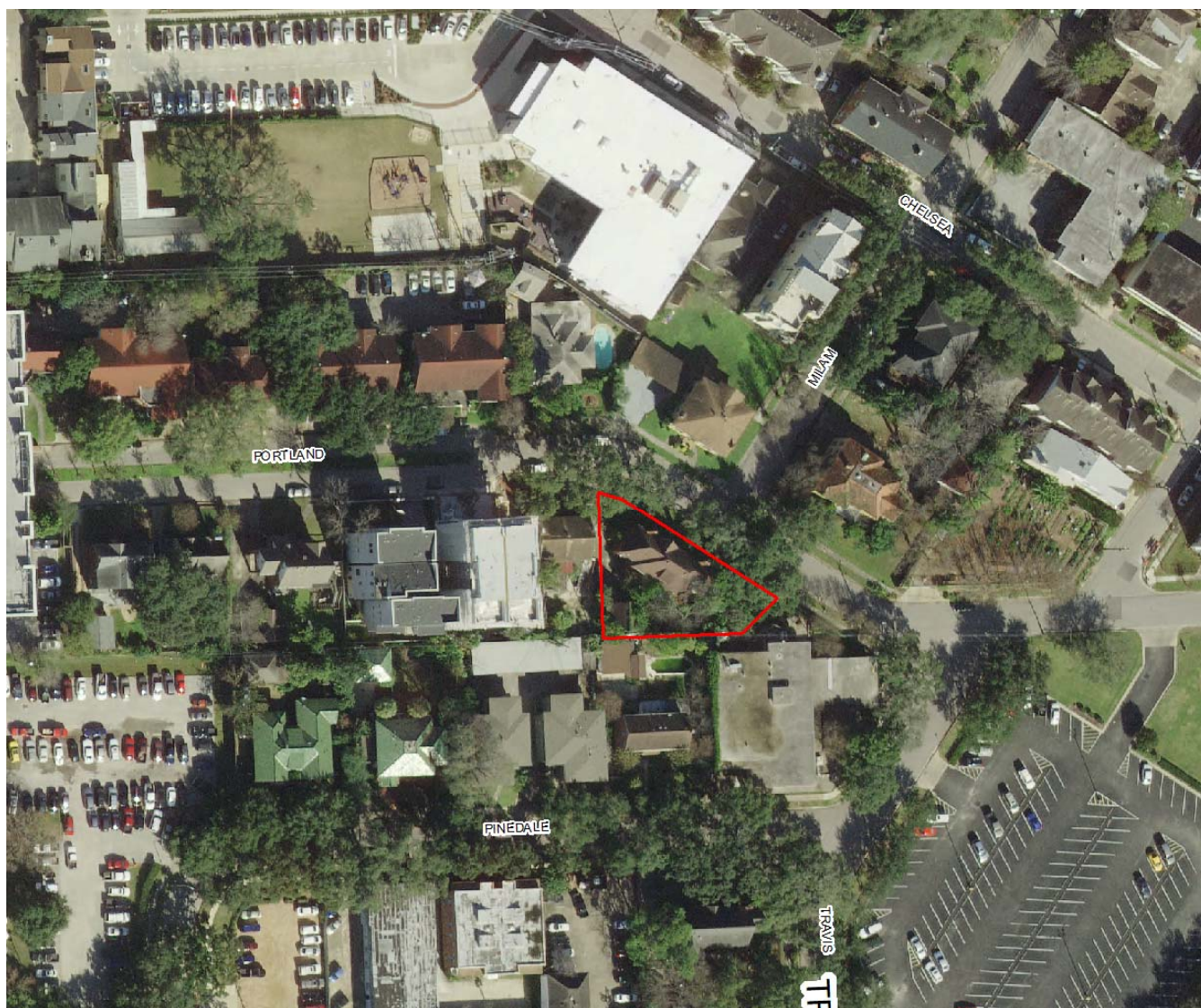
ITEM: 113

Planning and Development Department

Meeting Date: 08/02/2018

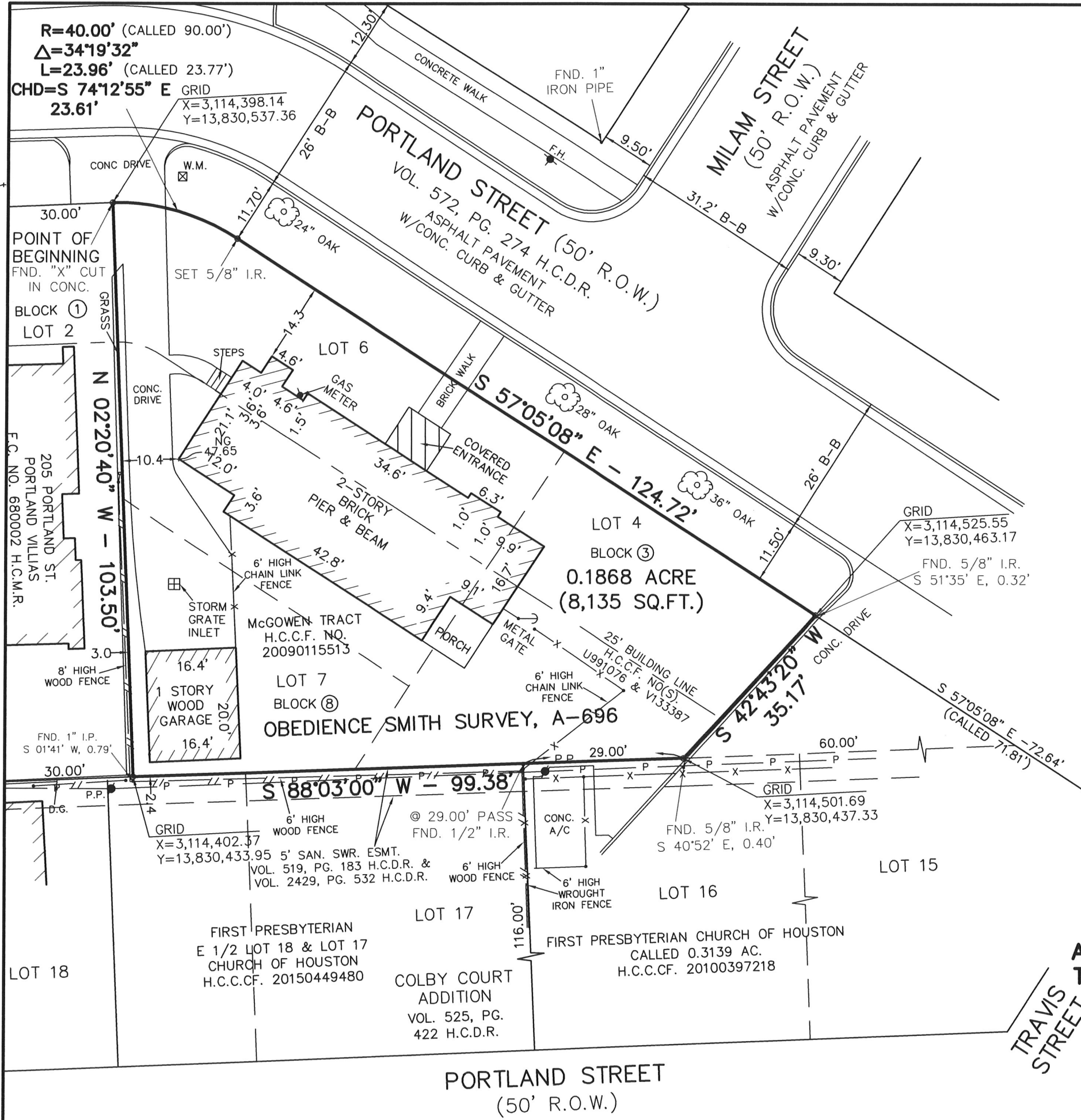
Subdivision Name: Portland Parkview

Applicant: The Interfield Group



D – Variances

Aerial



- NOTES:
- 1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE INFORMATION CONTAINED IN A TITLE COMMITMENT PREPARED BY CHARTER TITLE COMPANY, GF NO. 1034004432 WITH AN EFFECTIVE DATE OF MARCH 28, 2018, ISSUED APRIL 5, 2018.
 - 2) ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
 - 3) THIS TRACT LIES IN ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS, COMMUNITY PANEL NO. 48201C0860 L, DATED JUNE 18, 2007. THIS STATEMENT IS FURNISHED FOR INFORMATION AND IS BASED ON GRAPHIC PLOTTING ONLY.
 - 4) SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOL. 1, PG. 104 H.C.M.R. AND UNDER H.C.C.F. NO(S). U991076 & V133387.
 - 5) THE COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE No.4204 STATE PLANE GRID COORDINATES (NAD83); AND MA BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.999884954

THE UNDERSIGNED DOES HEREBY CERTIFY THAT AN ON-THE-GROUND FIELD SURVEY WAS PERFORMED ON APRIL 13, 2018 UNDER MY SUPERVISION, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THIS SURVEY, AND THAT THIS SURVEY CONFORMS TO THE CURRENT TEXAS SURVEYORS ASSOCIATION STANDARDS AND SPECIFICATIONS FOR CATEGORY 1A CONDITION II SURVEY.

DATED THIS 29TH DAY OF JUNE, 2018.
Bernard F. Johnson
BERNARD F. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4314
REVISED: JUNE 29, 2018 - TO UPDATE SURVEY MAP.



PURCHASER:
FRED SHARIFI AND/OR ASSIGNS
ADDRESS:
117 PORTLAND STREET
HOUSTON, TX. 77006

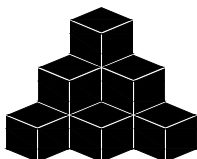
**EXISTING CONDITION SURVEY
OF
0.1868 ACRE (8,135 SQUARE FEET) OF LAND OUT OF THE
OBEDIENCE SMITH SURVEY, A-696, HARRIS COUNTY, TEXAS,
AND BEING PART OF LOT 4, BLOCK 3 AND PART OF LOTS 6
AND 7, BLOCK 8, OF SOUTH END VILLAS ADDITION, ACCORDING
TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 1, PG. 104
OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

DATE: MAY, 2018 SCALE: 1" = 20'

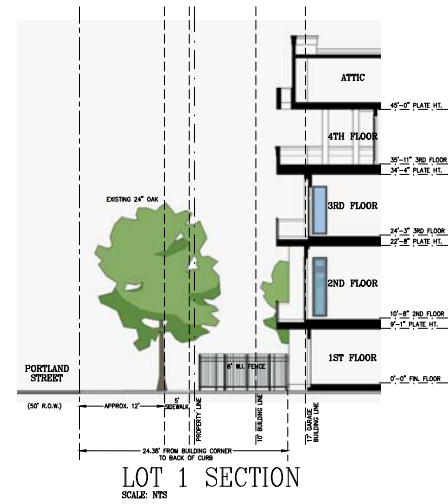
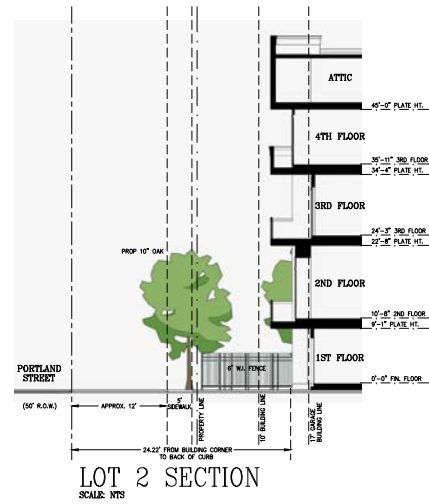
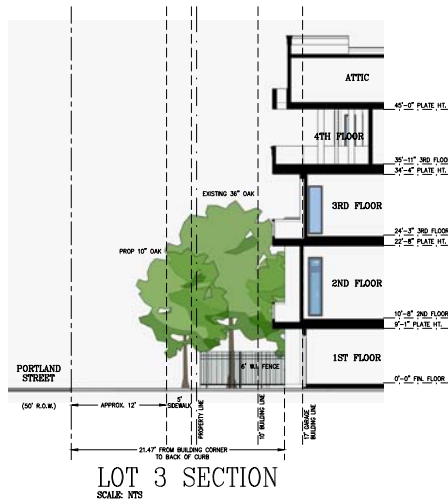
CENTURY ENGINEERING, INC.
3030 S. GESSNER SUITE 100 HOUSTON, TEXAS 77063 (713) 780-8871
TBPLS NO. F-100965-0
Fax: 713-780-7662 Email: dmassiatte@centuryengineering.com



The
INTERFIELD
 engineering | architecture
 401 STUDEWOOD, SUITE 300 TEL. (713) 780-0909
 HOUSTON, TEXAS 77007 TX. REG. NO. F-5611
 WWW.INTERFIELD.NET



TITLE		
SITE PLAN & PAVEMENT SECTION		
PROJECT		
117 PORTLAND		
DATE: 07/23/18	JOB #:18068.00	SHEET NO. 1
DRAWN BY: AR		
CHECKED BY: MLV		



PORTLAND PARKVIEW
ANDERSON CANYON, LLC



PORTLAND PARKVIEW

ANDERSON CANYON, LLC



Application Number: 2018-1544

Plat Name: Portland Parkview

Applicant: The Interfield Group

Date Submitted: 07/23/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Specific variance is being sought and extent of variance is to allow dual reduced building lines of 10' for proposed buildings and 17' for proposed garages, instead of ordinance-required 25' building line along Portland Street.

Chapter 42 Section: 170

Chapter 42 Reference:

Chapter 42 Reference: 42-170 – Special Minimum Building Line Requirement (a) The city council may designate a special minimum building line block within the city to preserve the building line character of a single-family residential neighborhood that does not have a minimum building line requirement established by deed restrictions. A minimum building line requirement established pursuant to this subdivision shall prevail over any lesser minimum building line established by this article.

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;

Portland Parkview is located southwesterly of Portland Street's intersection with Milam Street, north of Pinedale Street and west of Travis Street. In June 25, 2001, Ordinance No. 2001-197 was filed of record. This Ordinance established a 25' building line along the south side of the 100 through 200 blocks of Portland Street. This established 25' building line and the physically unusual shape and dimensions of the property make development challenging and restricts the buildability of the property. In addition to establishment of the 25' building line, power lines at the rear of the property require that homes be at least 10' from the rear property line. The overall land area is 8,135 SF (0.1868 SF). The 25' building line along the front of the property line, 10' distance from power lines along the rear property line, 3' distance from the westerly property line and small dimension at easterly property line, only allow for approximately 3,310.04 SF (0.076-acres) of buildable area and denies owner of approximately 4,825 SF (0.111-acres) and practical site layout that is consistent with the rest of this block. There are additional unusual factors along Portland Street and the property that we would like to be taken into consideration. These items include: (A) The easterly property line of subject tract is only 35.17'. A 25' building line and 10' distance required from the power lines further restrict the buildable area of the property, as a home would need to sit a minimum of 28.31' from the easterly property line, to possibly have sufficient area to construct a garage. (B) The traffic pattern in this area of Portland Street would most likely not require the current pavement section to be improved more than the existing 26'. (C) Proposed home on Lot 3 will be 21.47', Lot 2 will be 24.22' and Lot 1 will be 24.38', from travel lanes, with garages sitting a minimum of 30.57' from travel lanes. (D) Portland Street is currently classified as a local street and dead ends to the west, behind The Museum Towers Luxury apartments. This structure appears to be of a permanent nature and does not have access to Portland Street. (E) The street pattern in the immediate area almost seems to create a nook, so Portland Street is most likely only utilized by residents along this street. We would like to thank Staff and the Planning Commission, in advance, for your kind consideration of this variance request.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject property and to be consistent with nearby existing developments.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: (A) Proposed development will include a 5-foot side walk along Portland Street (B) Two (2) 10" and one (1) 8" Oak trees will be planted along Portland Street (C) Yards between building and right-of-way will be landscaped and will preserve and enhance the general character of block face. (D) 6' wrought iron fences along Portland Street (E) A safety buffer between the sidewalk and travel lanes is being provided along Link Rd. (F) Private sidewalks will connect to proposed 5' sidewalk.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare, on the contrary, will contribute to the beautification of the block face and add a safety buffer between the sidewalk and travel lanes along Portland Street.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of existing nearby prevailing conditions.



Application No: 2018-1544

Agenda Item: 113

PC Action Date: 08/02/2018

Plat Name: Portland Parkview

Applicant: The Interfield Group

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: 170

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Specific variance is being sought and extent of variance is to allow dual reduced building lines of 10' for proposed buildings and 17' for proposed garages, instead of ordinance-required 25' building line along Portland Street.;

Basis of Recommendation:

The site is located Portland Street, south of interstate 59 and east of Montrose Boulevard.

The applicant is requesting a variance against a 25' Min. Building Line Ordinance (Recorded in the Harris County Real Property Records in 2001) in order to build three front-loading single-family townhomes.

Staff is not in support of the request; however, the applicant has requested a two-week deferral in order to revise their site plan.

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: 114
Action Date: 08/02/2018
Plat Name: Smart Living at Cypress Creek
Developer: BIG RED DOG
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2018-1255 C2

Staff Recommendation:
 Grant the requested
 variance(s) and Approve
 the plat subject to the
 conditions listed

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 08/02/2018. 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.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at houstonpermittingcenter.org

City Engineer: DETENTION IS REQUIRED

Harris Engineer: Joint TIA review and county approval of the driveway and required median cut/left turn lane is needed

Houston Planning Commission

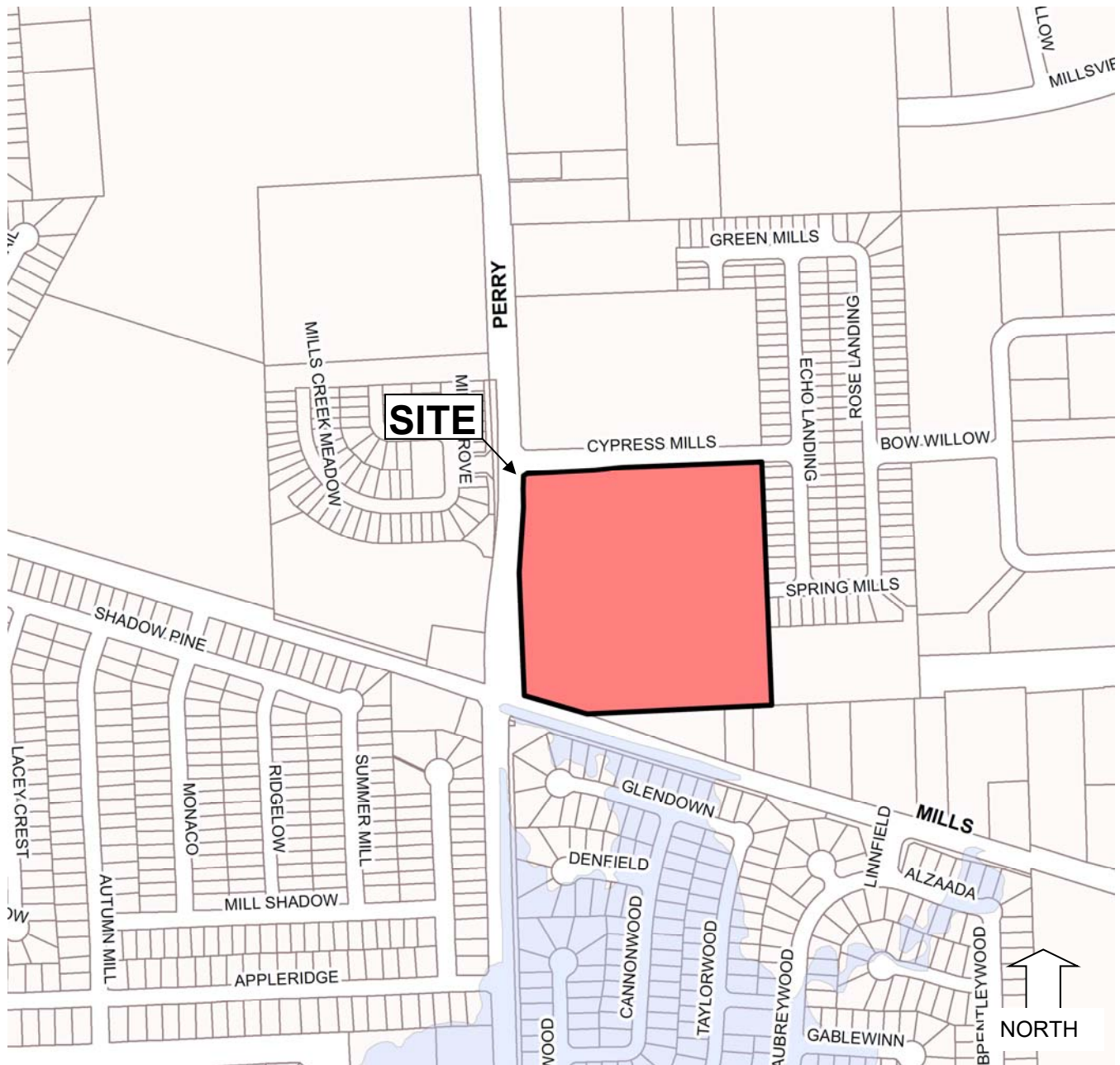
ITEM:114

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Smart Living at Cypress Creek (DEF1)

Applicant: Civil-Surv Land Surveying, L.C.



D – Variances

Site Location

Houston Planning Commission

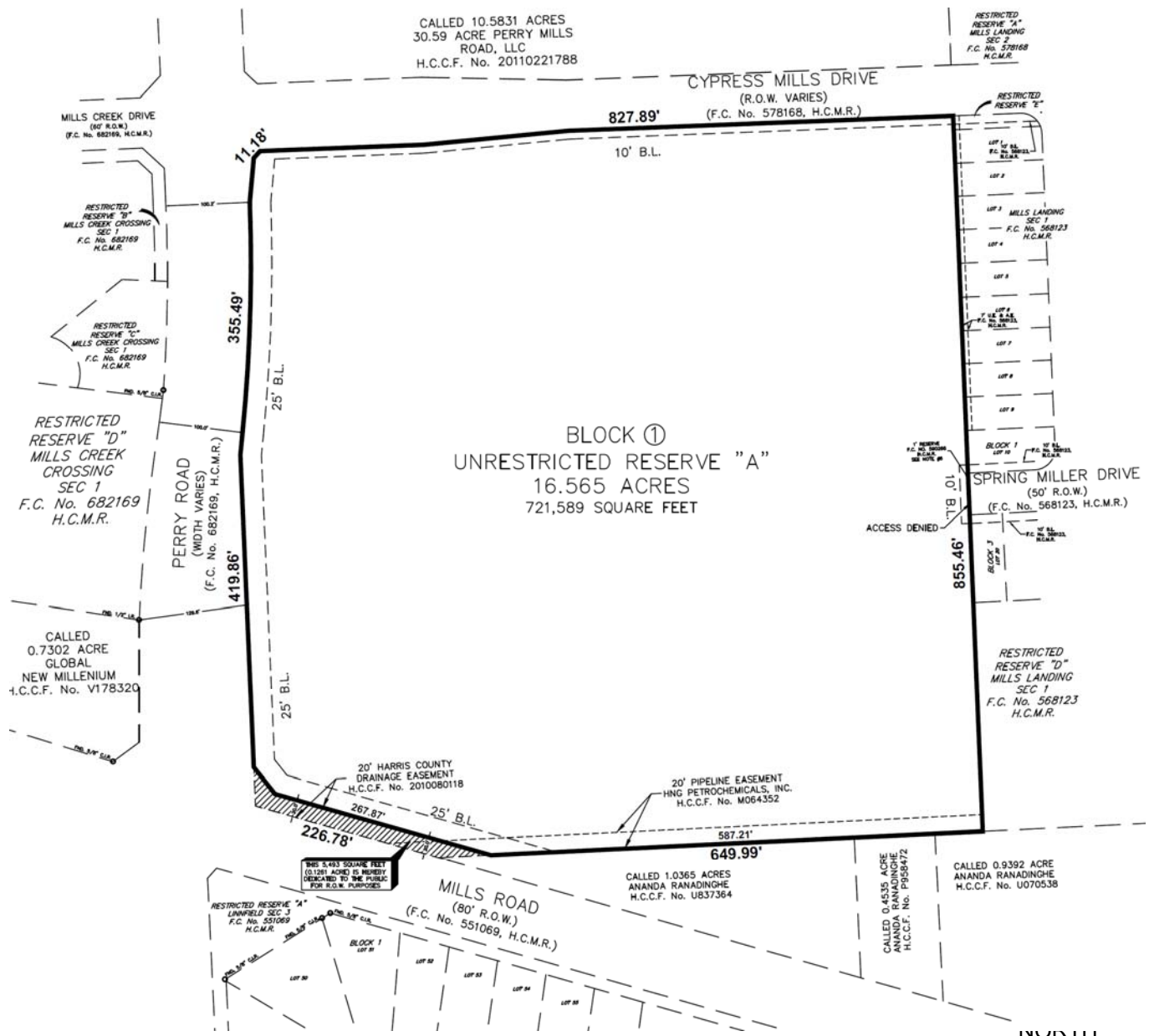
ITEM:114

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Smart Living at Cypress Creek (DEF1)

Applicant: Civil-Surv Land Surveying, L.C.



D – Variances

Subdivision

Houston Planning Commission

ITEM:114

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Smart Living at Cypress Creek (DEF1)

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: 114

PC Action Date: 08/02/2018

Plat Name: Smart Living at Cypress Creek

Applicant: Civil-Surv Land Surveying, L.C.

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 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. Staff is in support of the request.

The applicant is proposing one unrestricted reserve that will be constructed as a multifamily site. The site is located within the Mills Landing General Plan which identified internal street patterns for a 54-acre tract of land. In 2004, Spring Miller Drive was dedicated with Mills Landing Sec 1. Since then, there has been no other development other than the two residential sections along the eastern boundary.

The street is not required to be extended through the site since intersection spacing is already met along Perry Road, therefore only a cul-de-sac is required. A maximum of three lots utilize the stub street for access and a turnaround would not significantly improve traffic movement. In addition, providing a cul-de-sac would give access to the unrestricted reserve, which would encourage additional traffic within the residential subdivision.

The applicant has placed a note on the face of the plat that access will be denied to Spring Miller Drive.

Staff recommends approving the requested variance to not terminate Spring Miller Drive with a cul-de-sac 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;

Stub Street Spring Miller Drive is only approximately 130' in length and serves a maximum of 3 lots. Providing additional paving for a cul-de-sac that will not enhance traffic movement/ encourage commercial traffic in the residential neighborhood is 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 site is located out of Landing Mills GP and the stub street was dedicated in 2004. Since then, there has been no development west of the two recorded sections and providing a cul-de-sac will not enhance traffic movement.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes will be maintained by not providing a cul-de-sac. By providing a cul-de-sac, this would allow the reserve to have access to the right of way and would encourage mixture of the two 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 health, safety or welfare. Only a maximum of three lots utilize this portion of the street and providing a cul-de-sac will not significantly enhance traffic circulation. The stub is only 130' from the intersection and can be easily seen without having to drive down the street.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification as the cul-de-sac would not significantly enhance circulation



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 115
Action Date: 08/02/2018
Plat Name: Springwoods Village GP
Developer: Springwoods Realty, Inc.
Applicant: C.L. Davis & Company
App No/Type: 2018-1490 GP

Staff Recommendation:
 Grant the requested
 variance(s) and Approve
 the plat subject to the
 conditions listed

Total Acreage:	1574.0000	Total Reserve Acreage:	0.0000
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:	Harris County Improvement District 18
County	Zip	Key Map ©	City / ETJ
Harris/Montgomery	77389	292E	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.

For Your Information:

The below comments were made by other agencies during this review period. These comments are 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 - This plat requires a Plat Release letter prior to recordation.

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

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

County has no objections to variances.

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

Houston Planning Commission

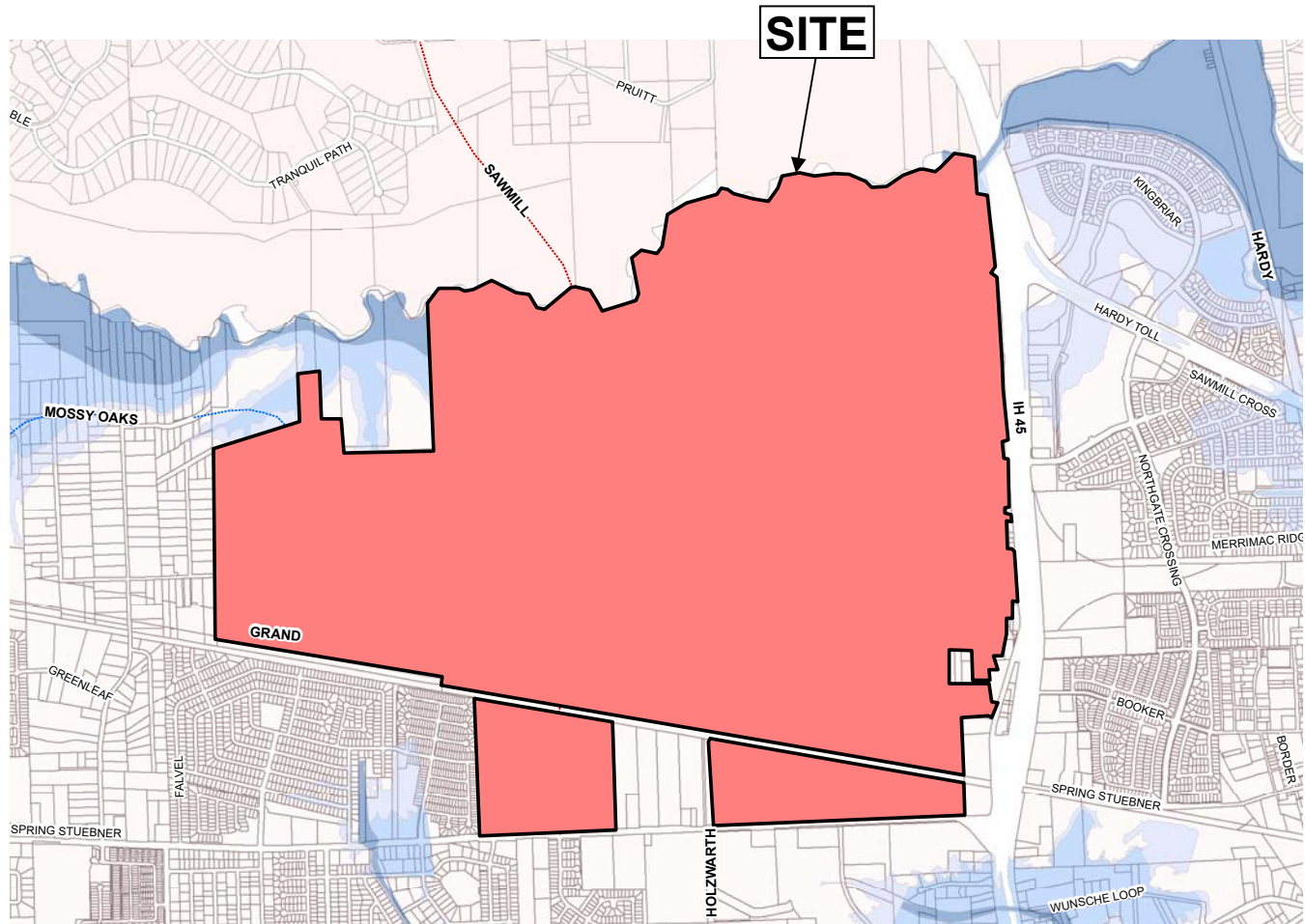
ITEM:115

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Springwoods Village GP

Applicant: C.L. Davis & Company



D – Variances

Site Location

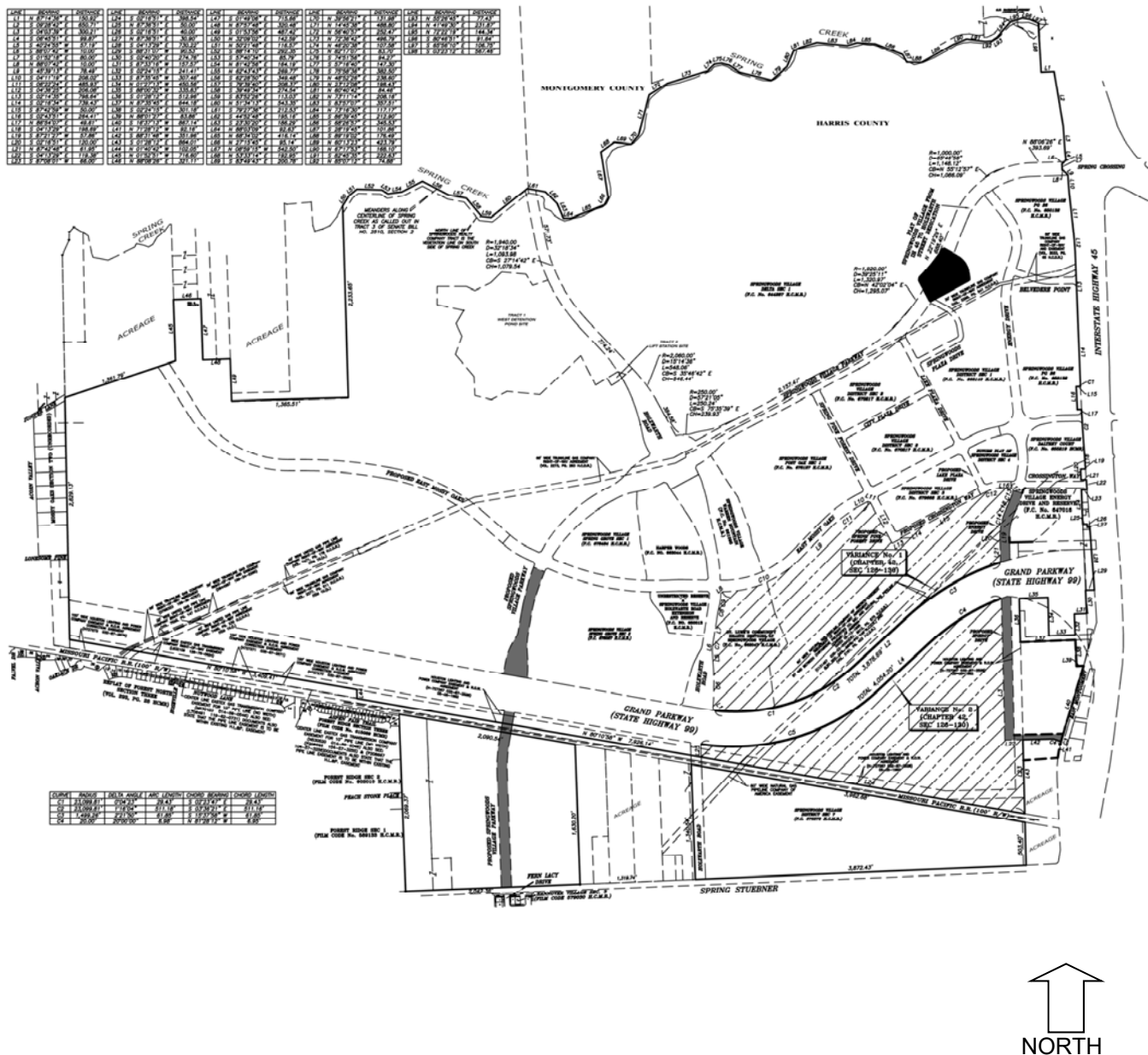
ITEM: 115

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Springwoods Village GP

Applicant: C.L. Davis & Company



D – Variances

Subdivision

Houston Planning Commission

ITEM: 115

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Springwoods Village GP

Applicant: C.L. Davis & Company



D – Variances

Aerial

VICINITY MAP
SCALE: 1" = 1 Mi.
KEY MAP: 292-J



VARIANCE 1 AND 2 LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1.15	N 61°47'03" E	1.109 57' E	35.96"		
1.16	S 85°07'58" E	102.26'			
1.17	S 38°59'28" E	30.86'			
1.18	S 25°11'46" W	54.74'			
1.19	S 25°14'02" E	58.73'			
1.20	S 86°27'18" W	1.28'			
1.21	S 1°12'24" E	224.59'			
1.22	S 89°32'34" E	210.25'			
1.23	S 1°27'28" E	864.01'			
1.24	N 80°10'38" W	3,039.94'			
1.25	N 52°01'14" W	124.59'			

VARIANCE 1 AND 2 CURVE TABLE

CURVE	RADIUS	DELTA	ANGLE	CHORD	BEARING	CHORD LENGTH
C1	2,059.32	171.416°	1,357.89	1,357.89	1,357.89	1,357.89
C2	2,059.32	171.416°	406.98	406.98	1,755.81	1,354.12
C3	2,059.32	171.416°	406.98	406.98	2,162.80	460.08
C4	2,059.32	171.416°	406.98	406.98	2,569.78	864.06
C5	2,059.32	171.416°	406.98	406.98	2,976.76	1,312.04
C6	2,059.32	171.416°	406.98	406.98	3,383.74	2,127.85
C7	2,059.32	171.416°	406.98	406.98	3,790.72	512.17
C8	2,059.32	171.416°	406.98	406.98	4,197.70	17.01
C9	2,059.32	171.416°	406.98	406.98	4,604.68	17.01
C10	2,059.32	171.416°	406.98	406.98	5,011.66	183.05
C11	2,059.32	171.416°	406.98	406.98	5,418.64	978.05
C12	2,059.32	171.416°	406.98	406.98	5,825.62	466.31
C13	2,059.32	171.416°	406.98	406.98	6,232.60	226.26
C14	2,059.32	171.416°	406.98	406.98	6,639.58	54.55
C15	2,059.32	171.416°	406.98	406.98	7,046.56	347.35



SURVEYOR:
C. L. Davis and Company
1500 WINDING WAY
FRIENDSWOOD, TEXAS 77546
Tel. (281)482-9490 Fax (281)482-1294

Springwoods Village

GRAND PARKWAY ACCESS DENIAL EXHIBIT - JULY 2018

HARRIS COUNTY IMPROVEMENT
DISTRICT No. 18
3200 SOUTHWEST FREEWAY
SUITE 2600
OWNERS:
SPRINGWOODS REALTY, INC.
C/O COVENTRY DEVELOPMENT CORPORATION
1041 THIRD AVE.
NEW YORK, NY



Application Number: 2018-1490

Plat Name: Springwoods Village GP

Applicant: C.L. Davis & Company

Date Submitted: 07/21/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

(1) To exceed intersection spacing along the north right of way of the Grand Parkway of approximately 3,879 feet between Holzwarth Road and proposed Energy Drive by not extending Spring Pine Forest Drive. (2) To exceed the intersection spacing along the south right of way of the Grand Parkway of approximately 4,054 feet between Holzwarth Road and proposed Energy Drive. Energy Drive is platted and improved between Springwoods Village Parkway to the north and Crossington Way to the south. Energy Drive is an all-weather road south of Crossington Way and it intersects with East Montgomery Road (AKA West Riley Road).

Chapter 42 Section: 126-130

Chapter 42 Reference:

Section 126-130 - To exceed intersection spacing

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

; When headed south on Interstate Highway 45 there is an on-ramp for the Grand Parkway. When going west on the Grand Parkway its service road is elevated over Interstate Highway 45. The Grand Parkway is also elevated over Interstate Highway 45 heading west towards Holzwarth Road. Also Interstate Highway 45 Service Road on-ramp is elevated to allow access to the Grand Parkway service road. The Grand Parkway does not have a service road or access road in the location where Spring Pine Forest Drive is proposed to intersect. It is not feasible for an at grade intersection of Spring Pine Forest Drive at its' proposed location. There is also an existing pipeline that discourages this connection. This would be a right turn in or right turnout only and does not improve circulation. There is an interchange for the on-ramp from Interstate Highway 45 and the Grand Parkway on-off ramp to Holzwarth Road in this location. South of the Grand Parkway is an existing detention pond, CenterPoint Energy/ Houston Lighting & Power Right of way and Missouri Pacific Rail Road. It is not practical nor feasible and would prove to be a hardship to provide a street south of the Grand Parkway between Holzwarth Road and proposed Energy Drive.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

There is no at grade access to the Grand Parkway in this location. Due to physical conditions along Interstate 45, and communication equipment, it was not feasible to plan or construct an at grade access in this location. When the on-off ramp of both freeways (Grand Parkway and Service Road) get to grade there is an interchange. There is not enough sight distance for the driver to identify that the only way to exit the Grand Parkway is to go above grade to Holzwarth Road. The Grand Parkway is elevated in this location of proposed Spring Pine Forest Drive and there are multiple on-off ramps in this location. If the driver remained at grade they would be forced to remain on the Grand Parkway. This is west bound traffic only and won't improve circulation. South of the Grand Parkway is an existing detention pond, CenterPoint Energy/ Houston Lighting & Power Right of way and Missouri Pacific Rail Road.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The future extension of Energy Drive will provide additional north-south circulation along with existing Interstate Highway 45. Major thoroughfares and major collectors provide circulation such as Springwoods Village Parkway, Holzwarth Road, East Mossy Oaks Road, and Energy Drive ensures the intent and general purpose of this chapter will be preserved and

maintained. To maintain the necessary height clearance of Interstate Highway 45 the Grand Parkway is elevated; therefore Energy Drive could not intersect. Currently there is an easement providing a connection from Energy Drive to East Montgomery Road/ (AKA West Riley Fuzzel Road). Ultimately this easement will be dedicated as public right-of-way. At this intersection vehicular traffic can travel north and south to Interstate 45.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Energy Drive is improved between Springwoods Village Parkway and Crossington Way. It is an all-weather roadway with utilities beyond that point providing access to our Waste Water Treatment Plant and East Montgomery Road/ (AKA West Riley Fuzzel Road). At this intersection vehicular traffic can travel north and south to Interstate 45.

(5) Economic hardship is not the sole justification of the variance.

There are multiple streets constructed in Springwoods Village Master Planned Community where the types of development has to remain compatible with our Community. We have demonstrated that we can construct streets and have them accepted by Harris County Infrastructure Department. It would be a hardship to construct and extend Spring Pine Forest Drive because the Grand Parkway is elevated at this location. Also there are off- ramps and interchanges in this location.



Application No: 2018-1490

Agenda Item: 115

PC Action Date: 08/02/2018

Plat Name: Springwoods Village GP

Applicant: C.L. Davis & Company

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 126-130

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

(1) To exceed intersection spacing along the north right of way of the Grand Parkway of approximately 3,879 feet between Holzwarth Road and proposed Energy Drive by not extending Spring Pine Forest Drive. (2) To exceed the intersection spacing along the south right of way of the Grand Parkway of approximately 4,054 feet between Holzwarth Road and proposed Energy Drive. Energy Drive is platted and improved between Springwoods Village Parkway to the north and Crossington Way to the south. Energy Drive is an all-weather road south of Crossington Way and it intersects with East Montgomery Road (AKA West Riley Road).;

Basis of Recommendation:

The site is located along the Grand Parkway, West of Interstate 45, and east of Holzwarth. The applicant is requesting a variance to address intersection spacing along the north and south ROW line of the Grand Parkway.

Staff supports the request.

Springwoods Village is an up and coming 2000 acre mixed-use community, which is taking shape along Grand Parkway and i-45, immediately south of the Exxon Mobil Campus. This horizontal multi-use development, which is currently being developed incrementally, will include a mix of housing and employment densities, that are interwoven through a series of pedestrian, bicycle and motor vehicle pathways- all within immediate access of well-preserved large expanses of green spaces.

The portions of the grand parkway which impact this general plan before you today are partially grade separated. Strict application of Ch. 42 would be impractical as the ROW's would never connects due to the presence of the Hwy. Adequate traffic circulation around the site is achieved by the existing network of streets- which meets the intent of Ch 42. Since the last submittal, the applicant has coordinated with TxDOT, who will not require the developer to tie into their facility. To the immediate south, lies a railroad- which complicates the extension of any potential ROW.

Therefore, staff's recommendation is to grant the requested variance, and approve the GP subject to the conditions listed.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(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 Grand Parkway is largely elevated at this location and eventually comes to grade beyond the 2600' window. requiring a the applicant to address intersection spacing along the N and S ROW lines would be impractical as the nature of the freeway would never allow the N/S streets to connect. The existing railroad to the south of the site further complicates the requirements as the ROW would likely never be extended beyond it.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The grand parkway's configuration and the railroad to the south are existing conditions that falls outside of the control of the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Ch. 42's intent will be upheld as the existing grid around the site adequately circulates traffic.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The public health safety and welfare will be preserved due to the existing network of streets already in place.

(5) Economic hardship is not the sole justification of the variance.

The justification for the variance is rooted in the freeway's relationship to the subject site. it's partial elevation, coupled with the railroad to the south, makes the requirement of a N/S ROW impractical as the two would never meet, nor be extended further south.

Houston Planning Commission

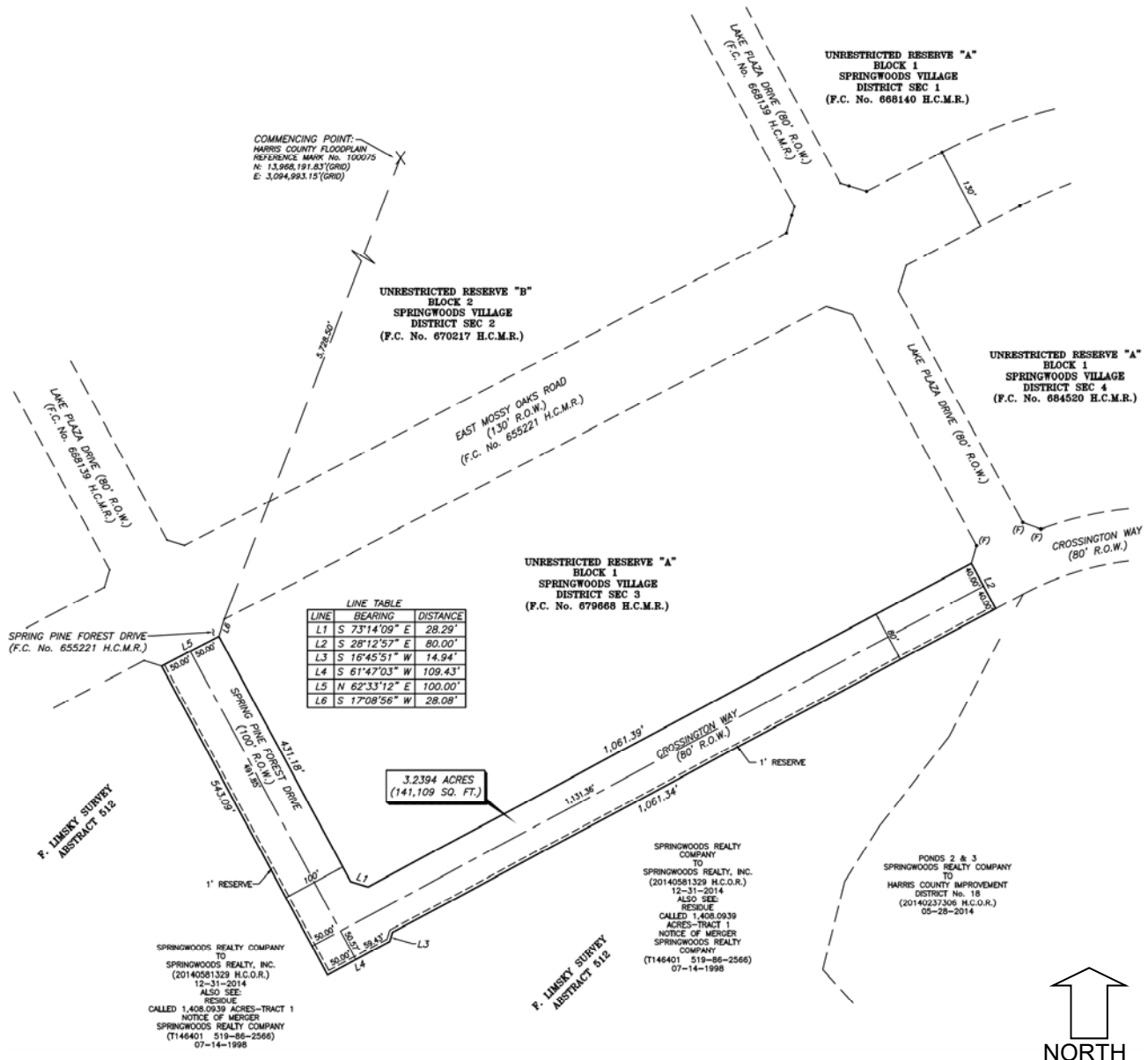
ITEM:116

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Springwoods Village Crossington Way Street Dedication Sec 1

Applicant: C.L. Davis & Company



D – Variances

Subdivision



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item:	117	Staff Recommendation:	Defer Applicant request
Action Date:	08/02/2018		
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.

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED

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@Ridemetrol.org or at (713) 615-6195.

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

Houston Planning Commission

ITEM:117

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Stanmore River Oaks (DEF1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

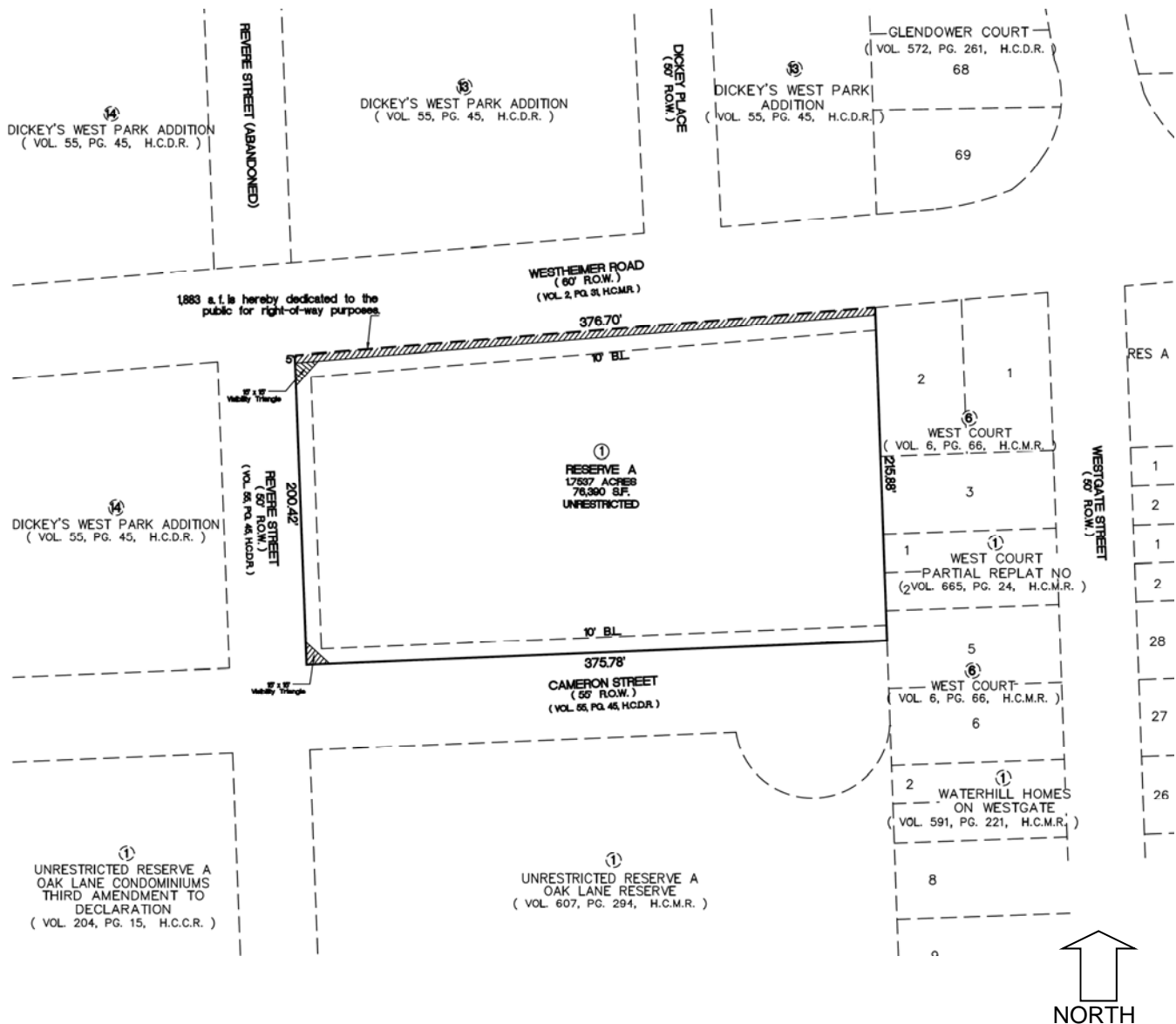
ITEM:117

Planning and Development Department

Meeting Date: 08/08/2018

Subdivision Name: Stanmore River Oaks (DEF1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM:117

Planning and Development Department

Meeting Date: 08/02/2018

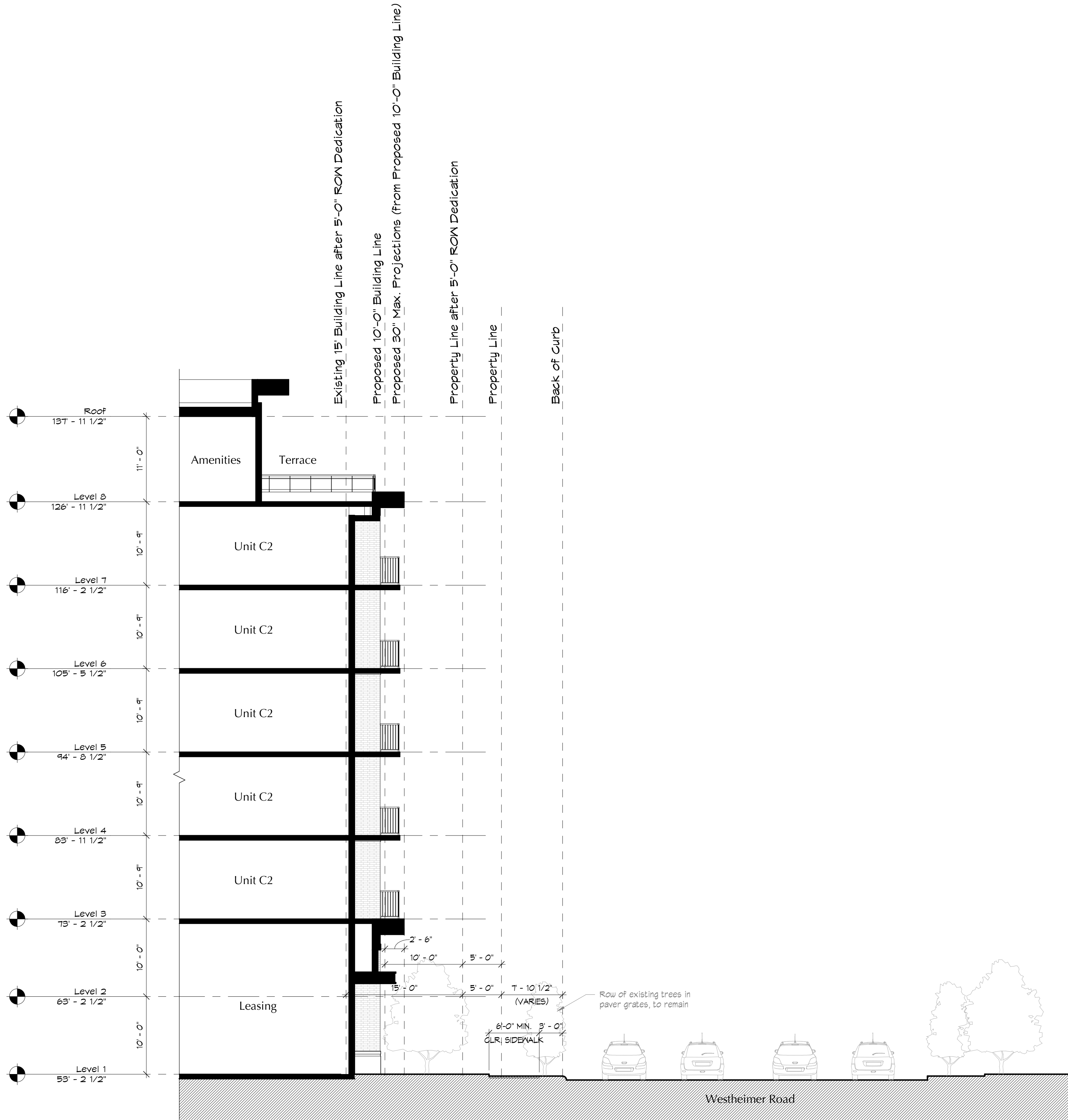
Subdivision Name: Stanmore River Oaks (DEF1)

Applicant: Vernon G. Henry & Associates, Inc.



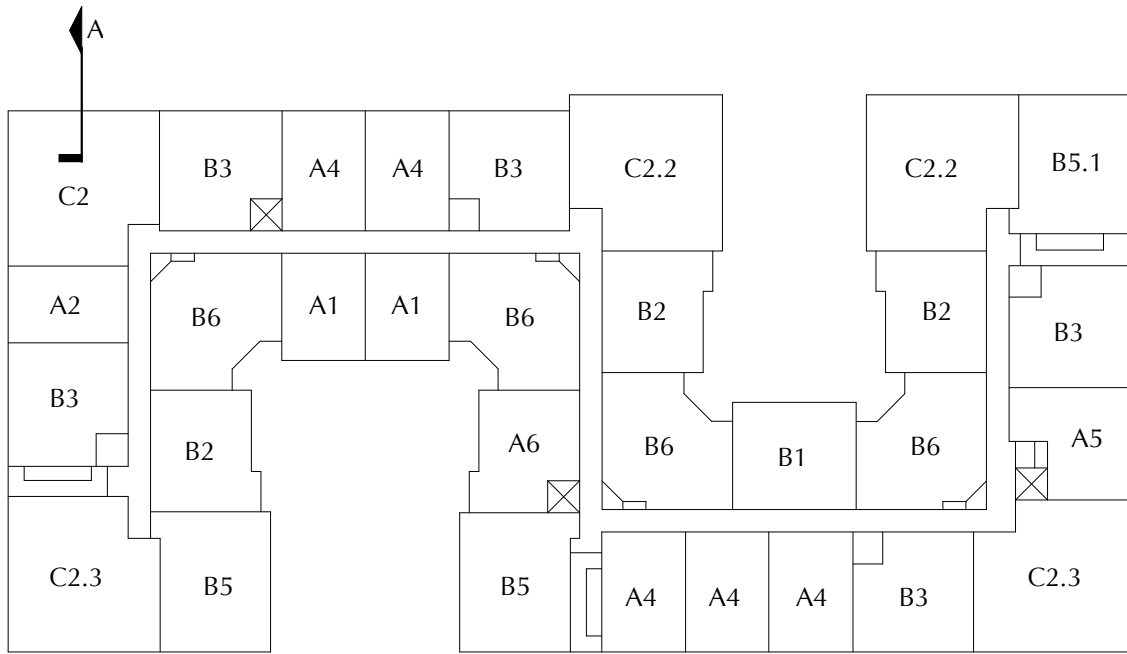
D – Variances

Aerial



1 Building/Streetscape Section 'A'

SCALE: 1/8" = 1'-0"



Key Plan - Level 4

NOT TO SCALE



No. Date: Revision Description:

ARCHITECT OF RECORD:

REGISTRATION:



W PARTNERSHIP
Wallace · Wilson · Architects
4550 Post Oak Place Dr. · Suite 100 · Houston, Texas · 77027
P: 713.993.0439 F: 713.993.0475
www.wpartnership.com

Avalon

Owner:



Site Address:
2311 Westheimer Road
Houston, TX 77098

PROJECT NO: 17-34

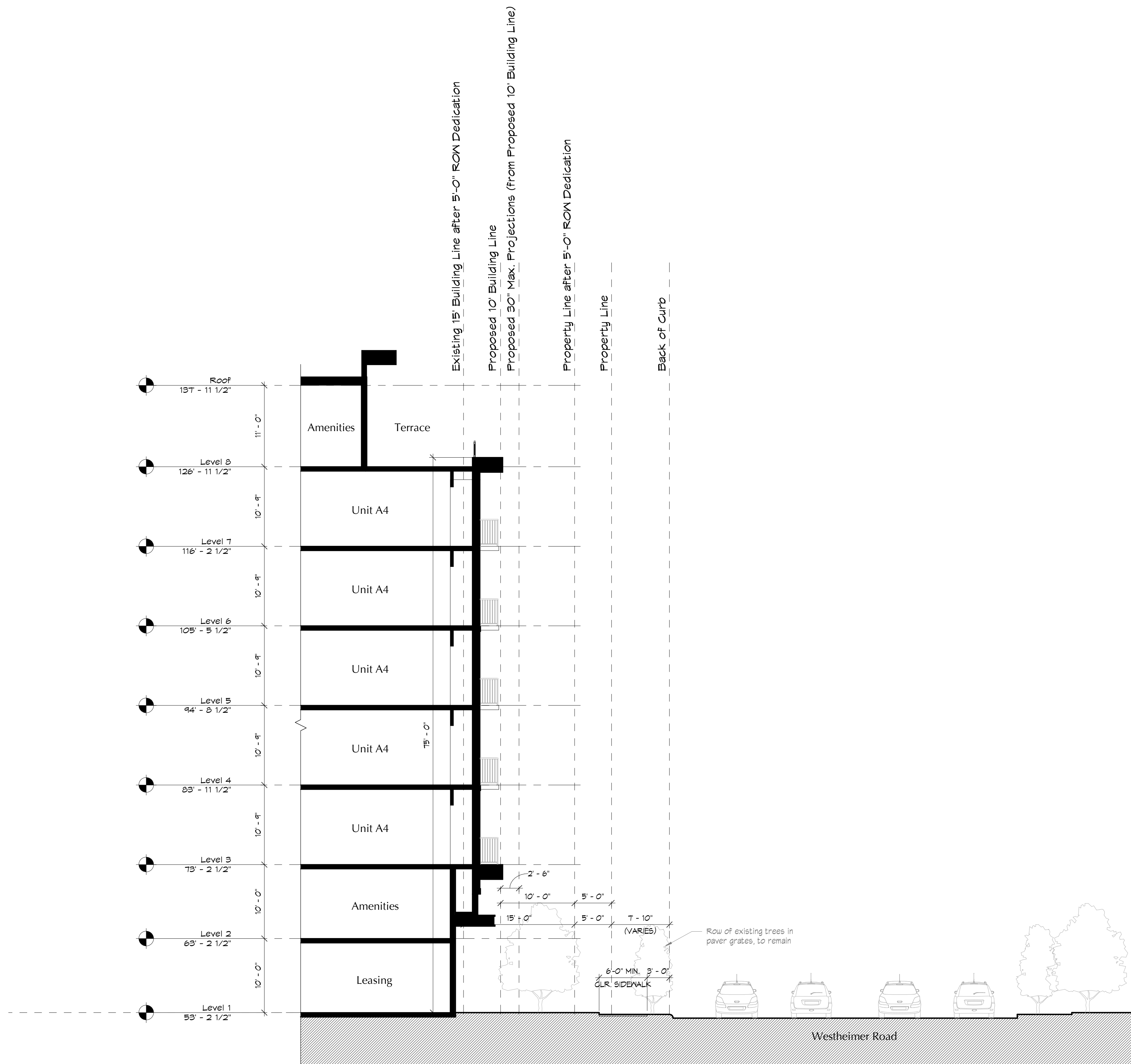
SHEET CONTENTS:

Setback
Variance-Street
Section 'A'

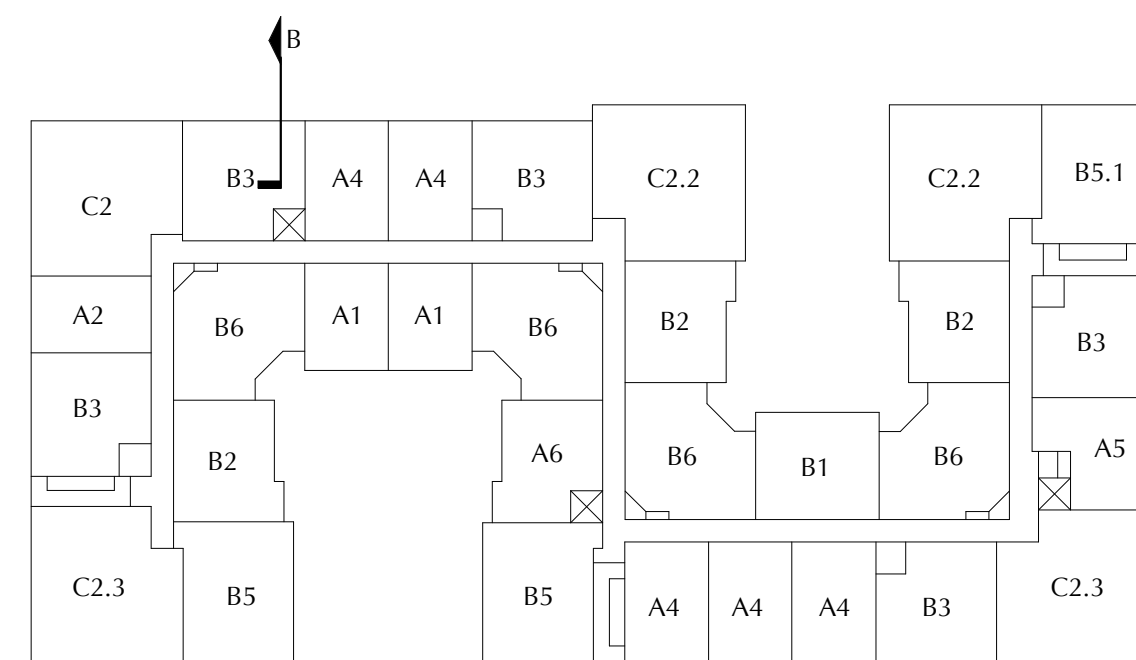
Scale: 1/8" = 1'-0"

SHEET NO.

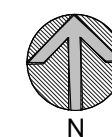
AV1.1



1 Building/Streetscape Section 'B'
SCALE: 1/8" = 1'-0"



Key Plan - Level 4



No.	Date:	Revision Description:

REGISTRATION:



4550 Post Oak Place Dr. · Suite 100 · Houston, Texas · 77027
P: 713.993.0439 F: 713.993.0475
www.wpartnership.com

Owner



ECT NO: 17-34

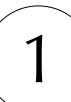
Sothack

Setback Variance-Street Section 'C'

Scale: $1/8" = 1'-0"$

SHEET NO.

AV1.3



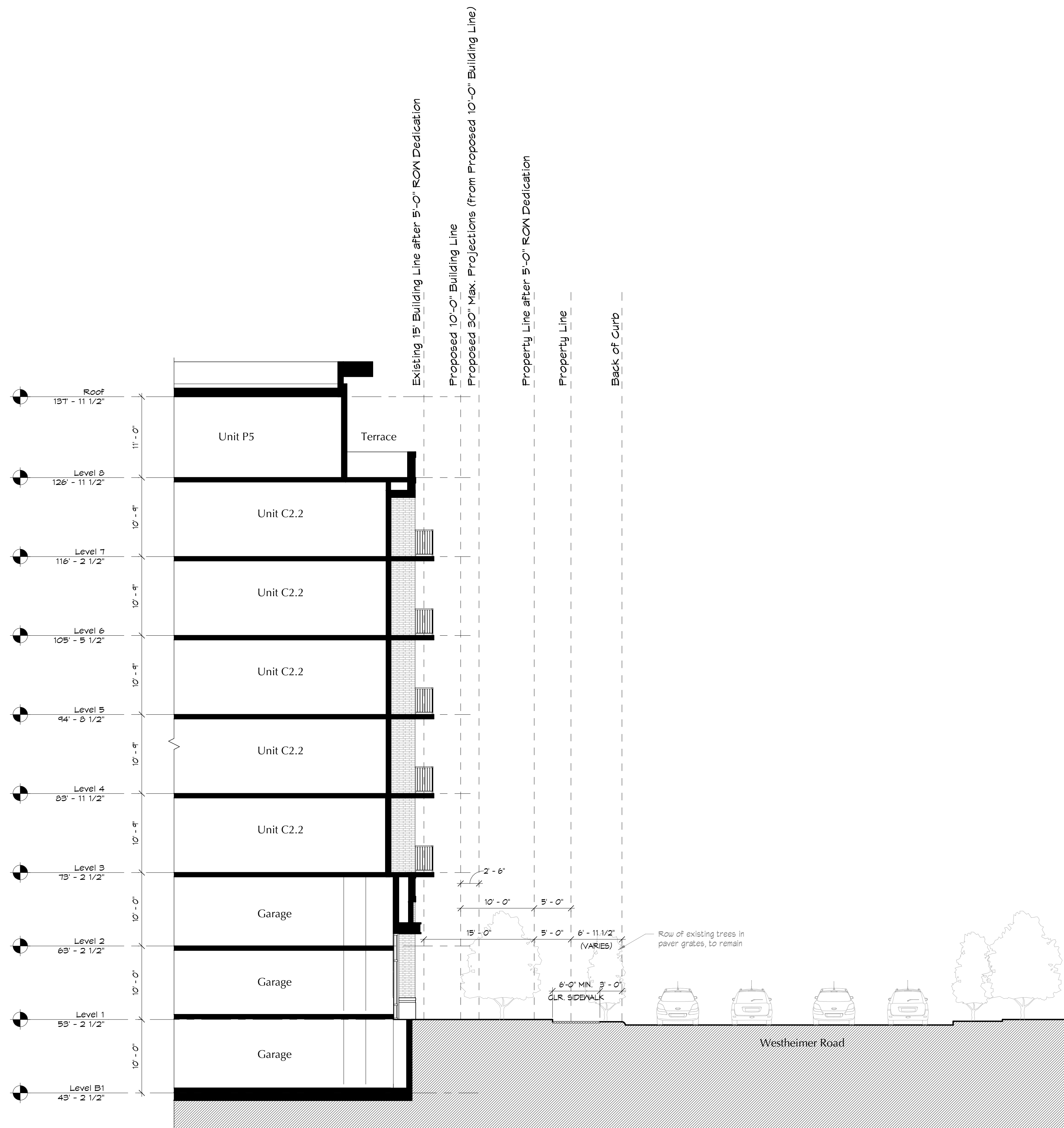
Building/Streetscape Section 'C'

SCALE: 1/8" = 1'-0"

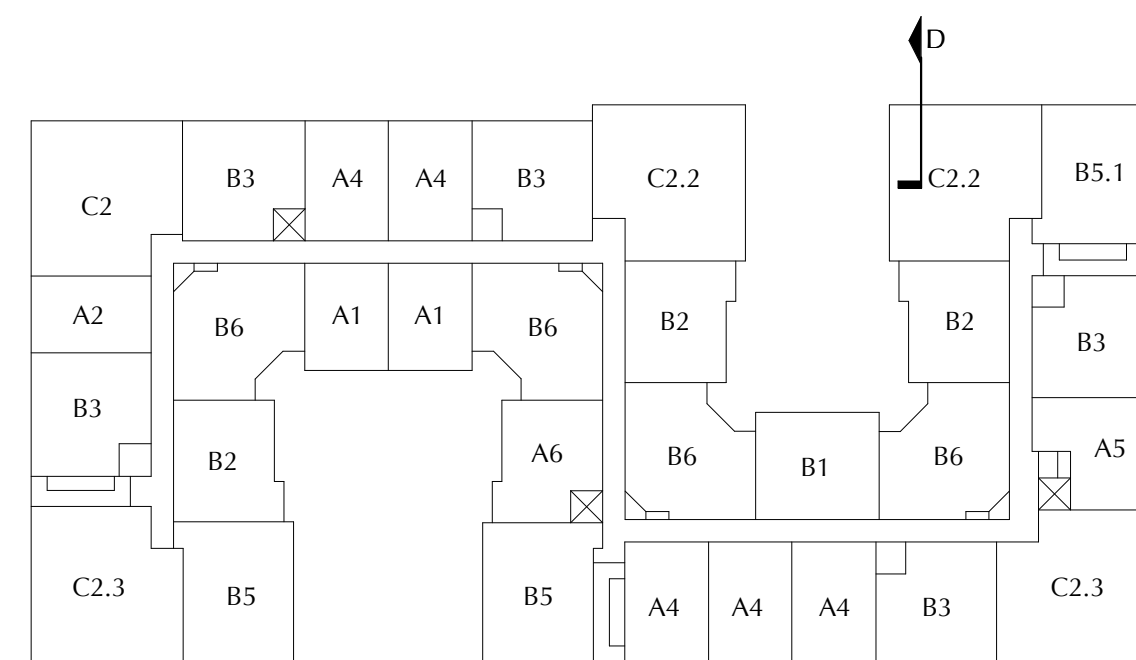
Key Plan - Level 4

NOT TO SCALE

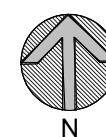




1 Building/Streetscape Section 'D'
SCALE: 1/8" = 1'-0"



Key Plan - Level 4



[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

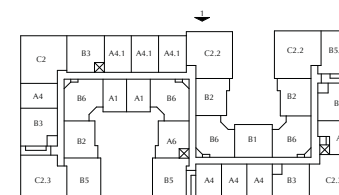
Avalon



Site Address:
2311 Westheimer Road
Houston, TX 77005

Project No.: 17-34
SHEET CONTENTS:
Setback
Variance -
Elevation
Scale: 1/2" = 1'-0"

SHEET NO. AV2.0



Key Plan - Level 4



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 ISSUE OR EDITIONS AS INDICATED ON THE INDEX SHEET.

FOR REVIEW: 6/25/18

LANDSCAPE ARCHITECT:
WILLIAM D. ROBINSON - TX #2041

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, 1990).

MASTER PLAN

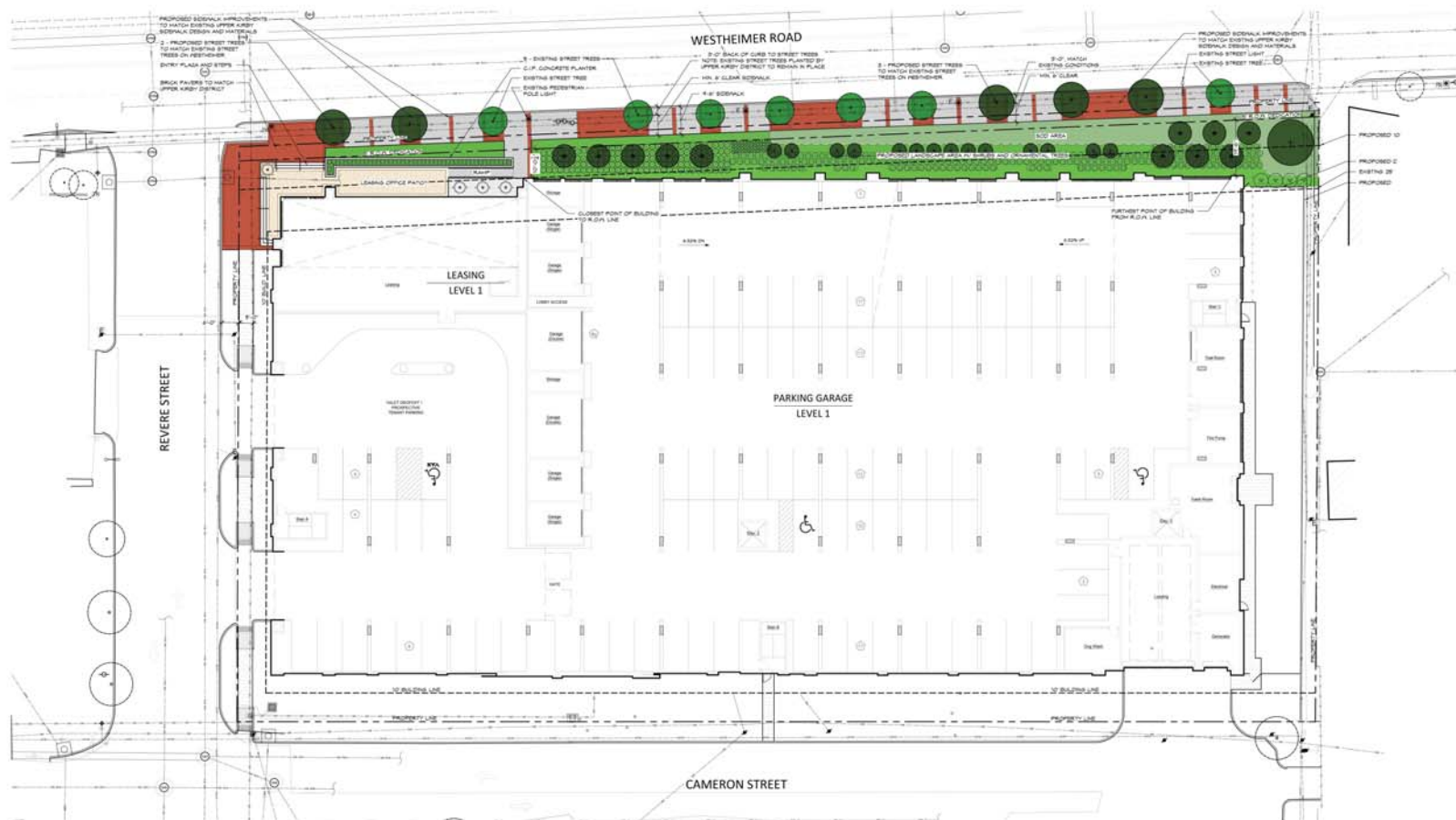
NORTH



SCALE:

NAME: _____

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:

1. OVERHEAD POWER LINES MAY EXIST ON THE PROPERTY. TO AVOID INJURY AND REDUCE RISK, ALL OVERHEAD POWER LINES SHOULD BE LOCATED ON SITE PRIOR TO CONSTRUCTION AND IN ACCORDANCE TO OSHA, LOCAL PREVAILING LAWS, AND GOVERNING CODES.

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

July 24, 2018

City of Houston Planning & Development Department
Development Services Division
611 Walker, 6th Floor
Houston, TX 77002

To Whom it May Concern:

It is my understanding that Stanmore Partners has requested a variance to the setback requirement for a new multifamily project along Westheimer. As you may know, Upper Kirby has invested a great deal in the public right-of-way along Westheimer to provide a safe, clean and comfortable pedestrian environment that encourages a vibrant and active pedestrian experience. Upper Kirby is in support of any project that furthers that goal through thoughtful improvement of the built environment.

By bringing the building closer to the street and eliminating barriers such as surface parking, this concept is very much in line with the District's vision for Westheimer. Stanmore Partners has provided Upper Kirby with the current concept for the project and we would offer the following comments:

- Considering the ground floor fronting Westheimer is mostly parking garage frontage, the ultimate support of the project will hinge on the details of the final design. Material selection, lighting and pedestrian-scale visual engagement will greatly impact the success of this project as it relates to the street.
- Pedestrian access by residents of the project onto Westheimer is only available at the lobby corner, and so, it is of great importance that access be unobstructed and inviting. Current concept separates the building from the sidewalk via landscaping the length of the block. The lobby corner shows a linear planter parallel to the sidewalk separating the streetscape from the lobby access. This is a long run with no active engagement of the pedestrian and a separation, visual and physical, at the access point further diminishes the pedestrian scale the project seeks to accomplish. The District would like to see more permeability here for a more direct connection between the property and the streetscape.
- Secondary pedestrian access points to the garage, if thoughtfully and conveniently placed, could also address the concern of pedestrian engagement with the streetscape.
- It is the District's understanding that the current intent is to widen the sidewalk significantly along this frontage. Upper Kirby appreciates this improvement and believes that, with meaningful pedestrian engagement, the wider sidewalk will be a great asset to the character and function of the street.

Should the above concerns be addressed, Upper Kirby would be in support of the variance request. Please do not hesitate to contact me if you would like to discuss further.

Best regards,



Travis Younkin
Executive Director



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: 117

PC Action Date: 08/02/2018

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. The applicant has requested that this item be deferred for an additional 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](#)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 118

Action Date: 08/02/2018

Plat Name: Walshak Estates

Developer: Survey 1, Inc

Applicant: Survey 1, Inc.

App No/Type: 2018-1454 C1

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	1.9978	Total Reserve Acreage:	0.0000
Number of Lots:	3	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:	New Caney MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	256P	ETJ

Conditions and Requirements for Approval

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

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)

For Your Information:

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

PWE Utility Analysis: Approved

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

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

Houston Planning Commission

ITEM: 118

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Walshak Estates

Applicant: Survey 1, Inc.



D – Variances

Site Location

Houston Planning Commission

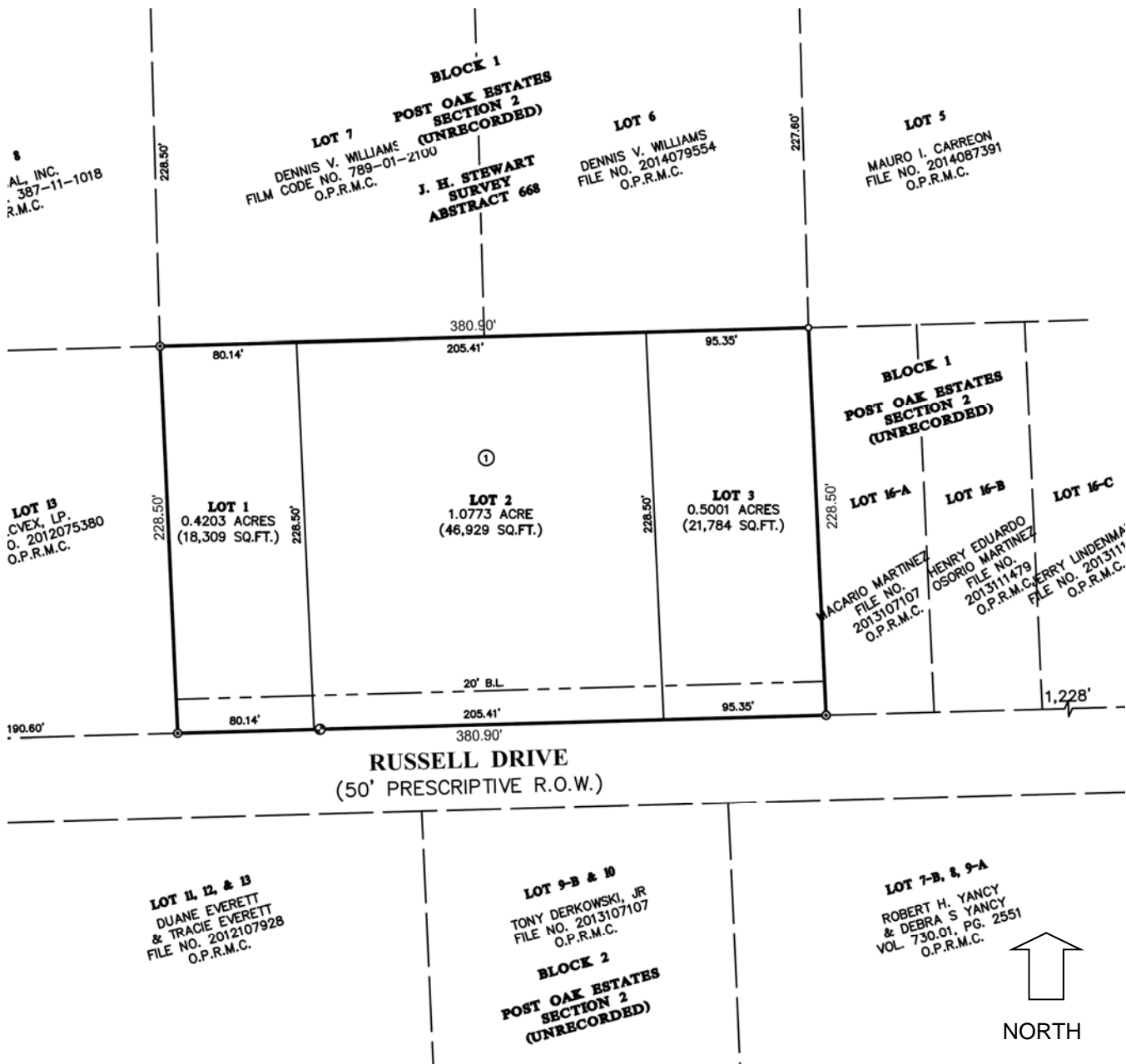
ITEM: 118

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Walshak Estates

Applicant: Survey 1, Inc.



D – Variances

Subdivision

Houston Planning Commission

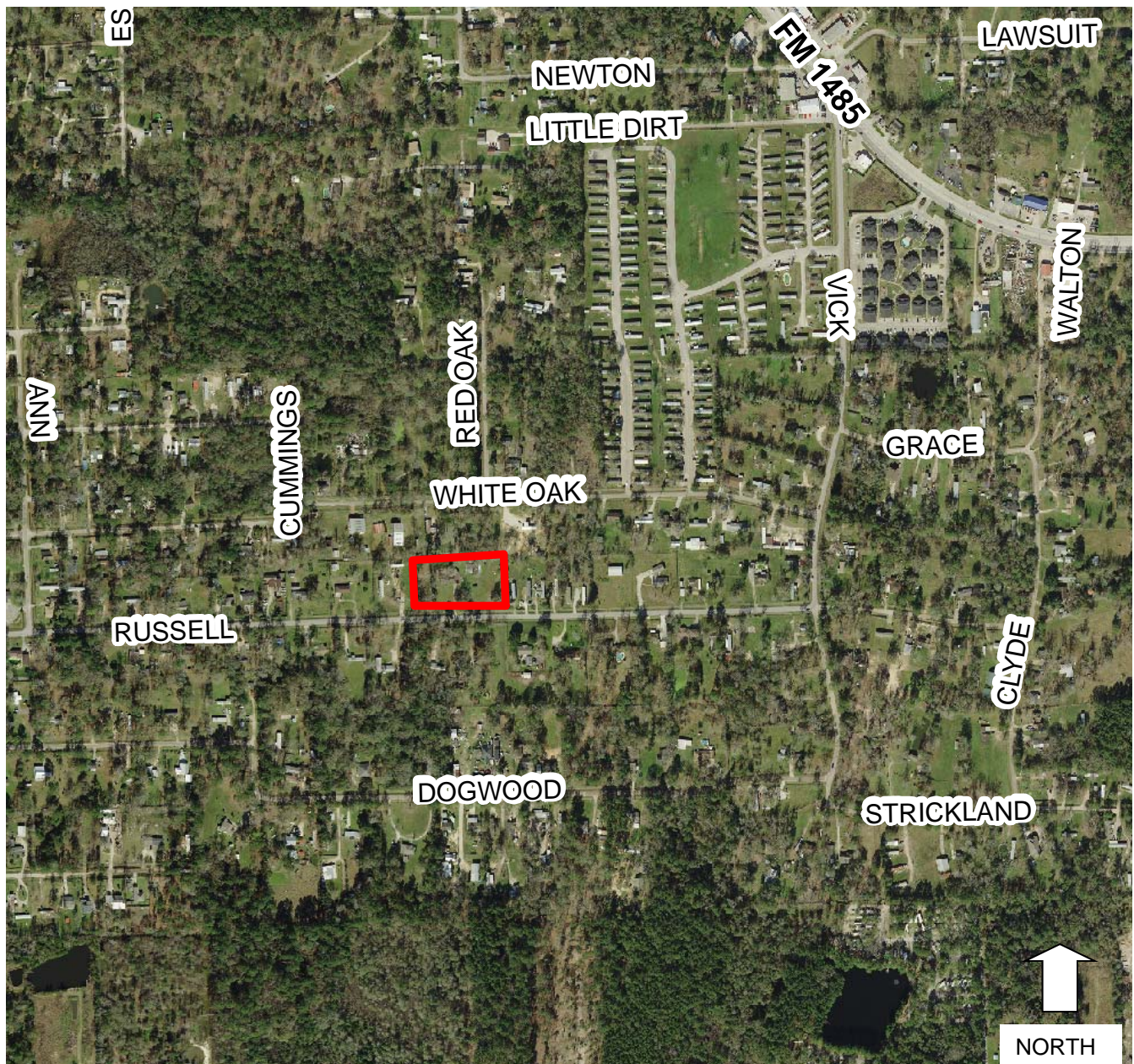
ITEM: 118

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Walshak Estates

Applicant: Survey 1, Inc.



D – Variances

Aerial



Application Number: 2018-1454

Plat Name: Walshak Estates

Applicant: Survey 1, Inc.

Date Submitted: 07/20/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Exceed intersection spacing requirements along local streets by not creating a north-south street trough the subject tract.

Chapter 42 Section: 128 (a)(1)

Chapter 42 Reference:

42-128 (a) (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(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 area consists of multiple existing large acreage tracts located along Russell Drive between Vick Drive and Ann Street. The property in question is located 1253.50 feet from the centerline of Vick Drive to the southeast corner of said property and is located in the City of Houston's ETJ area in Montgomery County. The existing lots are in a well-established neighborhood with the first plat of Post Oak Estates Sec. 1 being recorded in 1957. The subdivision that this area of land is based out of is Post Oaks Estates Section 2, but is in an unrecorded subdivision that has been in existence for approximately 40 years. Placing a north/south right of way every 1,400 feet would be feasible however, the placement of the street would interfere with the existing homes in the neighborhood based off a majority of them having approximately 50-65 feet of distance between each dwelling.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

This variance would not create a hardship by the applicant. However, if the variance is not allowed, then the placement of the required right-of-way would divide the already inhabited said properties.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of the variance would preserve and maintain the rules of this chapter.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting the variance will not be injurious to the public. It will allow for the current property owners the ability to maintain the use of their property as is.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification for the variance. The requirement to not have a north/south dedicated road is the reason for the variance.



Application No: 2018-1454

Agenda Item: 118

PC Action Date: 08/02/2018

Plat Name: Walshak Estates

Applicant: Survey 1, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128 (a)(1)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Exceed intersection spacing requirements along local streets by not creating a north-south street through the subject tract. ;

Basis of Recommendation:

The site is located within Montgomery County southwest of FM 1485 and northwest of Highway 59.

The applicant proposes creating three lots. They are also requesting a variance to exceed intersection spacing, along local streets, by not creating a north-south street through the site.

Staff is in support of this request.

The site is located along Russel Drive within an unrecorded subdivision just south of the northeastern limit of Houston's ETJ. The subject tract is situated on a block of other single family lots with an intersection spacing interval of 3400'. This subdivision was developed long before Chapter 42 and features an established grid system to circulate traffic. Strict interpretation of Chapter 42 requires that a new street be created through the site to satisfy the requirement to have public streets every 1400 feet. Granting the requested variance is consistent with the general purpose and intent of Chapter 42 as traffic circulation is provided by the established street grid system.

In addition, this variance was granted by the Planning Commission in 2016. This application is before you today because the approved plat expired before it could be recorded.

Staff recommends granting the variance and approving the plat per the cpc 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The subject site is located within an established street grid. Granting the variance is consistent with sound public policy as an additional street would be redundant. In addition, this variance has already been granted by the Planning Commission. The applicant is required to address the variance again because the approved plat expired before it could be recorded.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Granting the variance is justified by the existence of an established street grid system. This does not represent a hardship created by or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The site is located along Russel Drive within an unrecorded subdivision just south of the northeastern limit of Houston's ETJ. The subject tract is situated on a block of other single family lots with an intersection spacing interval of 3400'. This subdivision was developed long before Chapter 42 and features an established grid system to circulate traffic. Strict

interpretation of Chapter 42 requires that a new street be created through the site to satisfy the requirement to have public streets every 1400 feet. Granting the requested variance is consistent with the general purpose and intent of Chapter 42 as traffic circulation is provided by the established street grid system.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The site is located within an established street grid that provides adequate traffic circulation. Not requiring an additional street will not be injurious to public health, safety, and welfare.

(5) Economic hardship is not the sole justification of the variance.

Granting the variance is justified by the existence of an established street grid system. This does not represent an economic hardship.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item:	119	Staff Recommendation:	Grant the requested
Action Date:	08/02/2018		special exception(s) and
Plat Name:	Pinemont Oaks		Approve the plat subject to
Developer:	Farb Homes		the conditions listed
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)

For Your Information:

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

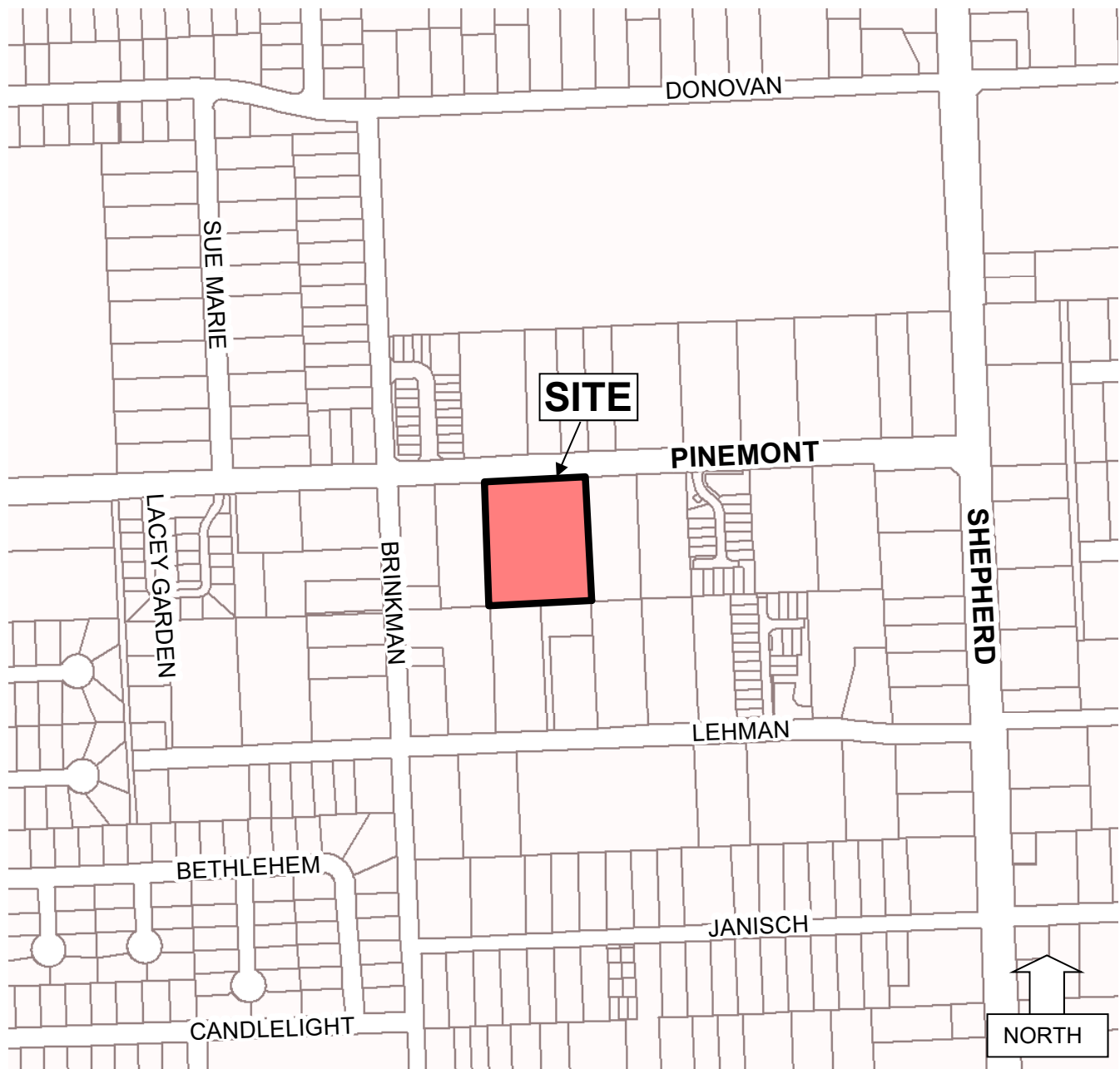
ITEM: 119

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Pinemont Oaks (DEF1)

Applicant: Jones|Carter - Woodlands Office



E – Special Exceptions

Site Location

Houston Planning Commission

ITEM: 119

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Pinemont Oaks (DEF1)

Applicant: Jones|Carter - Woodlands Office



E – Special Exceptions

Subdivision

Houston Planning Commission

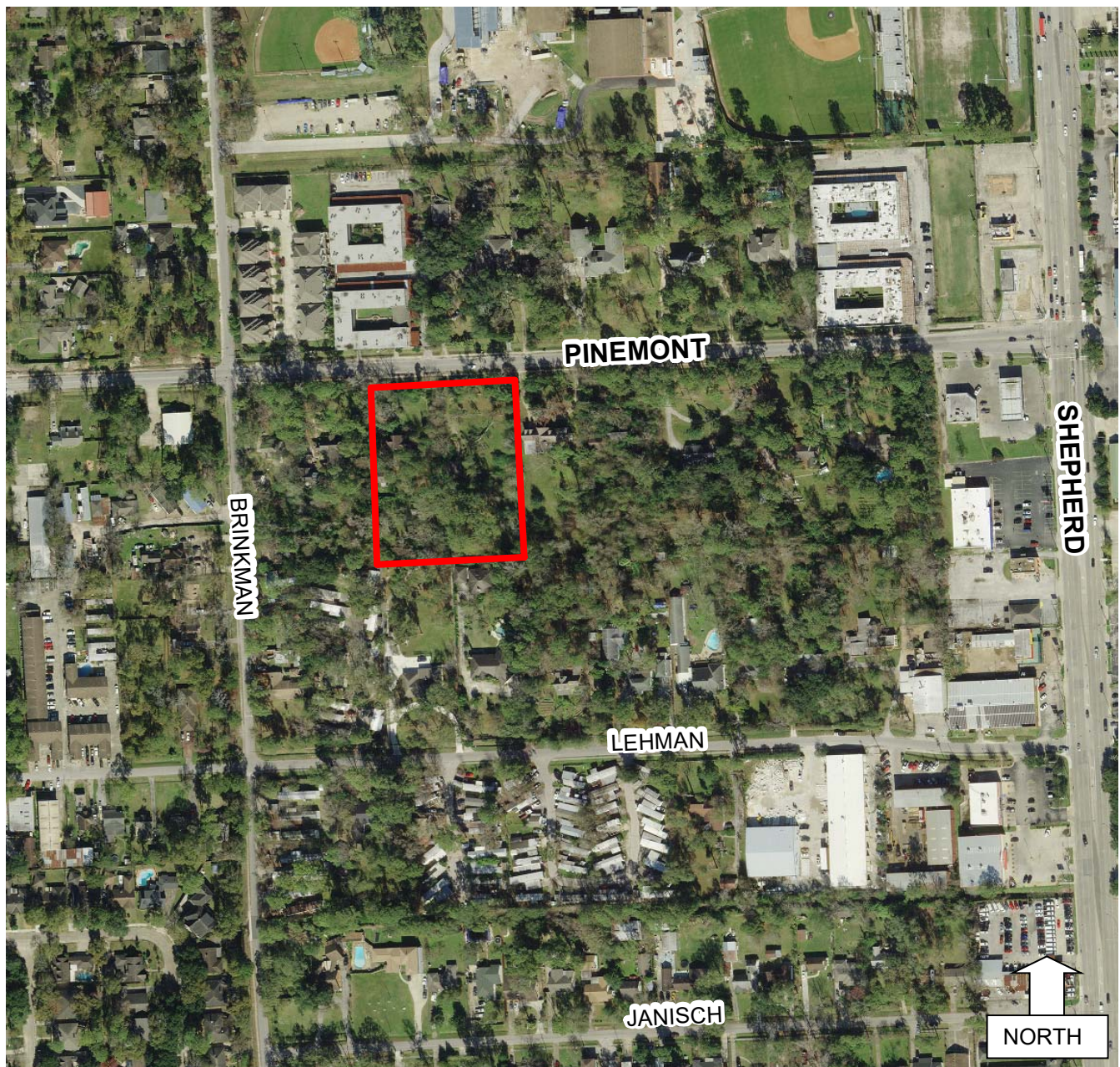
ITEM: 119

Planning and Development Department

Meeting Date: 08/02/2018

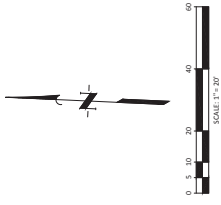
Subdivision Name: Pinemont Oaks (DEF1)

Applicant: Jones|Carter - Woodlands Office



E – Special Exceptions

Aerial



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: 119
PC Action Date: 08/02/2018
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. Staff would like to note that this application was deferred by the Planning Commission last cycle to allow time for the Legal Department to review any deed restrictions that may have been recorded for the subject property.

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 entry 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 attempting to use the median opening. The new layout provides both left and right options due to the entry point being lined up with 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-percent 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 120

Action Date: 08/02/2018

Plat Name: Grand National

Developer: NW Core Business Park LLC

Applicant: Windrose

App No/Type: 2018-1440 C3P

Staff Recommendation:

Withdraw

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

For Your Information:

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

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - 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

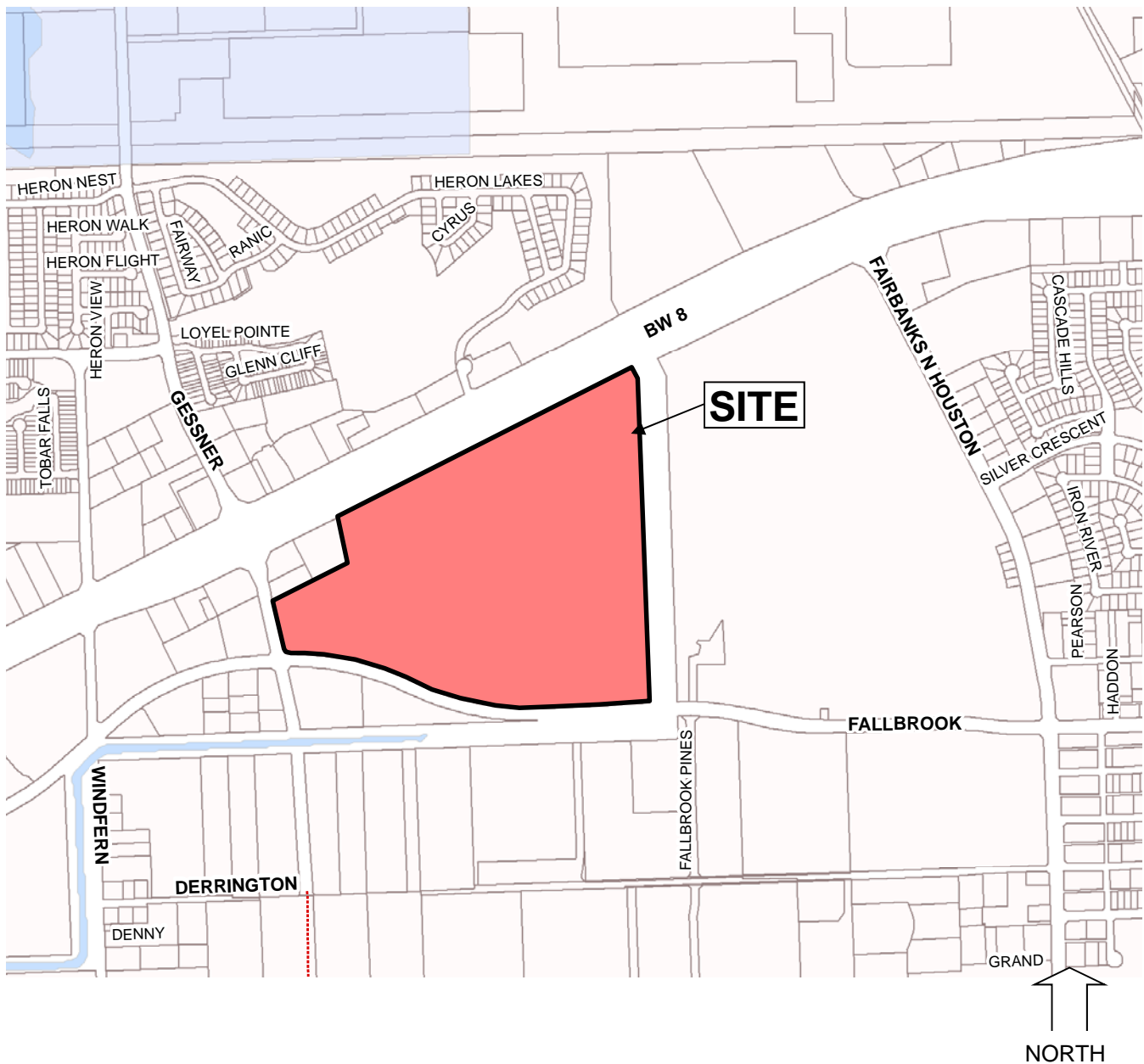
ITEM:120

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Grand National (DEF 1)

Applicant: Windrose



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

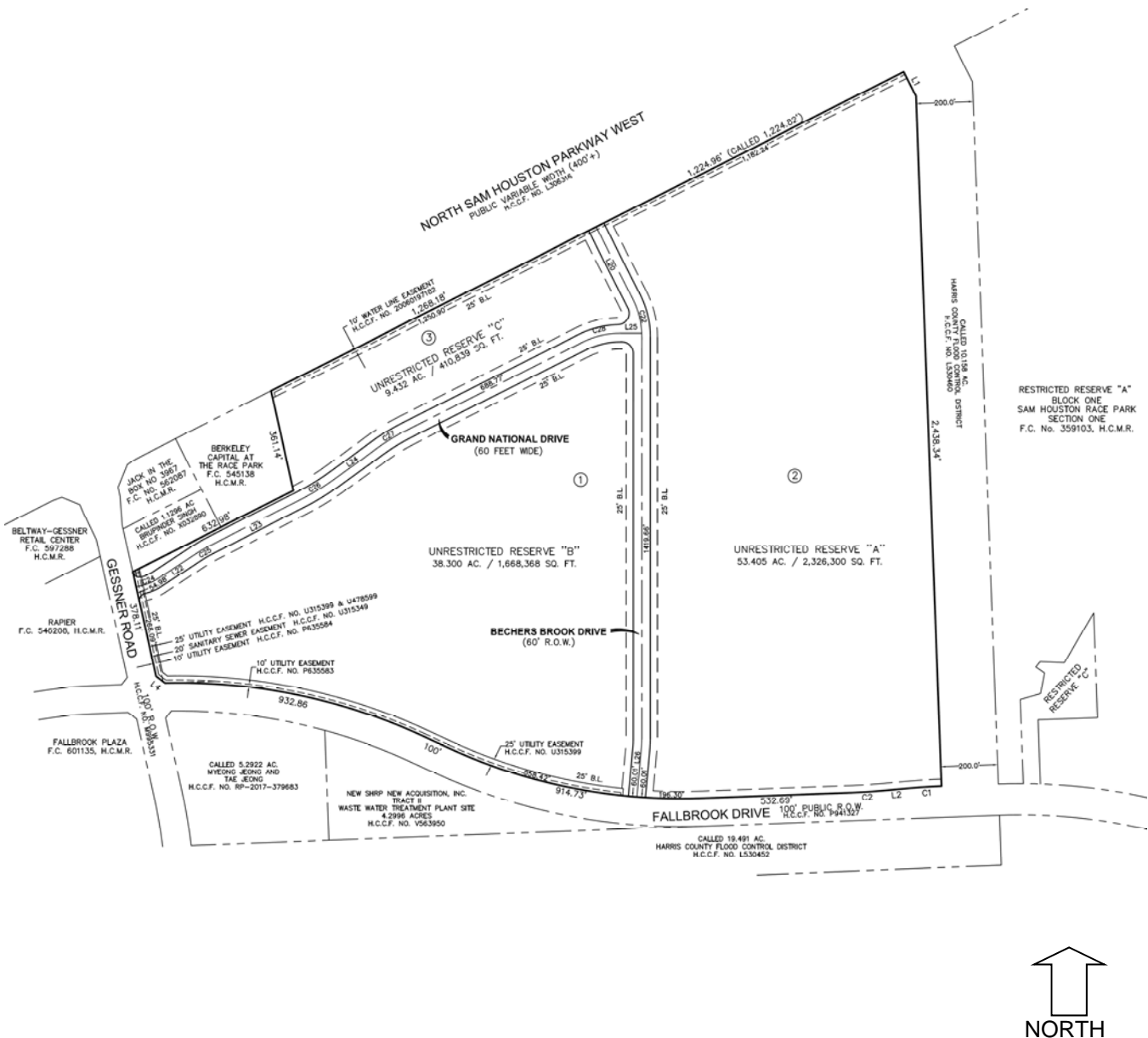
ITEM:120

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Grand National (DEF 1)

Applicant: Windrose



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM:120

Planning and Development Department

Meeting Date: 87/02/2018

Subdivision Name: Grand National (DEF 1)

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 No: 2018-1440

Agenda Item: 120

PC Action Date: 08/02/2018

Plat Name: Grand National

Applicant: Windrose

Staff Recommendation: Withdraw

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.

After meeting with HC, the applicant has requested to withdraw the plat.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

n/a

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

n/a

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

n/a

(3) The intent and general purposes of this chapter will be preserved and maintained;

n/a

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

n/a

(5) Economic hardship is not the sole justification of the variance.

n/a



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 121
Action Date: 08/02/2018
Plat Name: Tall Pines Junction GP
Developer: WCA Waste Corporation
Applicant: The Pinnell Group, LLC
App No/Type: 2018-1492 GP

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	218.8000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77073	333X	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

If property south of Airtex is subdivided into multiple tracts in the future, intersection spacing along the southern GP boundary will need to be addressed.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 121
Action Date: 08/02/2018
Plat Name: Tall Pines Junction GP
Developer: WCA Waste Corporation
Applicant: The Pinnell Group, LLC
App No/Type: 2018-1492 GP

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Harris County Flood Control District: - Per study, ROW from Airtex upstream is 140' and from Airtex to Farell Road is 150'. Please show and call out per HCFCFDC PCPM Appendix C.
- See attachments

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

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

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)

Harris County has no objections to variance.

UVEs will be reviewed when section Plats are submitted.

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

Airtex Blvd should be paved to Harris County Standard before access will be allowed.

Cutbacks will be reviewed when section Plats are submitted.

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

Houston Planning Commission

ITEM: 121

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Tall Pines Junction GP

Applicant: The Pinnell Group, LLC

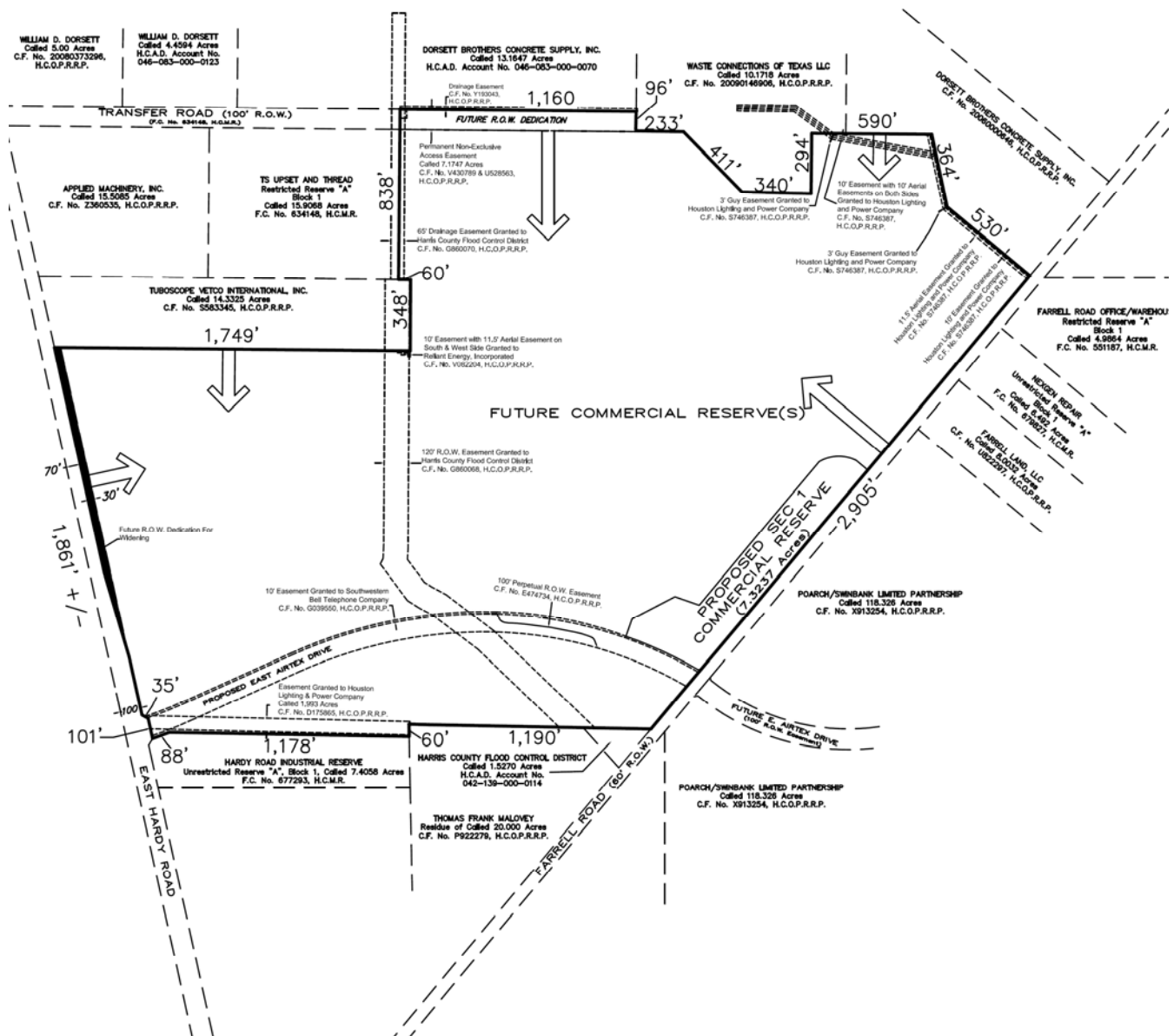


F- Reconsideration of Requirements

Site Location

Meeting Date: 08/02/2018

Applicant: The Pinnell Group, LLC



Subdivision

Houston Planning Commission

ITEM: 121

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Tall Pines Junction GP

Applicant: The Pinnell Group, LLC



F- Reconsideration of Requirements

Aerial



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2018-1492
Plat Name: Tall Pines Junction GP
Applicant: The Pinnell Group, LLC
Date Submitted: 07/22/2018

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

We are seeking a variance to allow the intersection spacing between East Hardy Road and Farrell Road to exceed 2,600 feet. The distance between these two intersections is roughly 2,800 feet.

Chapter 42 Section: 42-127

Chapter 42 Reference:

42-127 Intersection of 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:

Variance Request



Application Number: 2018-1492

Plat Name: Tall Pines Junction GP

Applicant: The Pinnell Group, LLC

Date Submitted: 07/22/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

We are seeking a variance to allow the intersection spacing between East Hardy Road and Farrell Road to exceed 2,600 feet. The distance between these two intersections is roughly 2,800 feet.

Chapter 42 Section: 42-127

Chapter 42 Reference:

42-127 Intersections of Major Thoroughfares

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The property is roughly 219 acres of land situated between East Hardy Road and Farrell Road. The site is currently being used as a Type IV Landfill, which is growing at a rapid pace due to the amount of debris brought in daily from the aftermath of Hurricane Harvey. Passenger vehicles and tractor trailers are currently using a driveway off of East Hardy Road as ingress and egress to the site, and this form of access is acceptable to the operation of the facility. The current approved General Plan shows proposed roads extending north and south off of proposed Airtex Drive. A road to the north would run through the middle of the landfill, which is infeasible to the operation of the landfill and it would not benefit traffic flow in this area. A road to the south would run through an existing floodplain mitigation/retention pond that will likely be enlarged in the near future.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The landfill and mitigation/retention pond preceded the recently approved General Plan, which shows 2 proposed roads off of Airtex Drive. During the creation and operation of the landfill and pond, the landowner never imagined, nor planned for, 2 proposed roads traversing through the property.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The grant of this variance, based on existing conditions, is logical in the sense that the roads will not improve traffic circulation in this area.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of this variance will not create any type of negative health or safety hazard to the public.

(5) Economic hardship is not the sole justification of the variance.

For the reasons stated above, this request is not based on economic reasons.



Application No: 2018-1492

Agenda Item: 121

PC Action Date: 08/02/2018

Plat Name: Tall Pines Junction GP

Applicant: The Pinnell Group, LLC

Staff Recommendation: Grant 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)

The applicant requests a variance to exceed the minimum intersection spacing requirement along major thoroughfares by not creating a north or south street off of East Airtex Drive. ;

Basis of Recommendation:

The site is located within the ETJ, within Harris County, along East Hardy south of Richey and west of Farrell. The applicant proposes a general plan for an existing landfill site. The applicant requests a reconsideration of the requirement to address intersection spacing along East Airtex by not creating a north or south street. Staff is in support of this request.

The site is located off the Hardy Toll Road just west of George Bush Airport. The site consists of a landfill with a detention area along the southern GP boundary. The applicant proposes to dedicate and build the segment of East Airtex that traverses their property in accordance with the Major Thoroughfare and Freeway plan. This segment will feature an intersection spacing interval of approximately 2800' between Hardy and Farrell. The existing landfill and detention area serve as barriers to creating a street at the required 2600' interval. Granting the requested variance is justified because the unusual site characteristics make strict interpretation of Chapter 42 impractical and contrary to sound public policy.

Harris County has expressed no objection to granting this variance.

Staff recommends granting the variance an approving the plat per the cpc 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The site is located off the Hardy Toll Road just west of George Bush Airport. The site consists of a landfill with a detention area along the southern GP boundary. The applicant proposes to dedicate and build the segment of East Airtex that traverses their property in accordance with the Major Thoroughfare and Freeway plan. This segment will feature an intersection spacing interval of approximately 2800' between Hardy and Farrell. The existing landfill and detention area serve as barriers to creating a street at the required 2600' interval. Granting the requested variance is justified because the unusual site characteristics make strict interpretation of Chapter 42 impractical and 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;

Granting the variance is justified by the barriers to street extension north and south of East Airtex Drive. These barriers do not represent a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The applicant will dedicate and build East Airtex through the southern portion of their GP. When combined with existing streets, the roadways will circulate traffic in and around the site. This is consistent with the intent and general purpose of the intersection spacing requirement of Chapter 42.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Not requiring an additional street will not be injurious to public health, safety, and welfare.

(5) Economic hardship is not the sole justification of the variance.

Granting the variance is justified by the barriers to street extension north and south of East Airtex Drive. These barriers do not represent an economic hardship.



Agenda Item: 122
Action Date: 08/02/2018
Plat Name: Uptown Transit Center
Developer: Uptown Development Authority and Metropolitan Transit Authority of Harris County
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2018-1474 CCR

Staff Recommendation:
 Grant the requested variance(s) and Approve the plat subject to the conditions listed

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.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

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

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

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

Houston Planning Commission

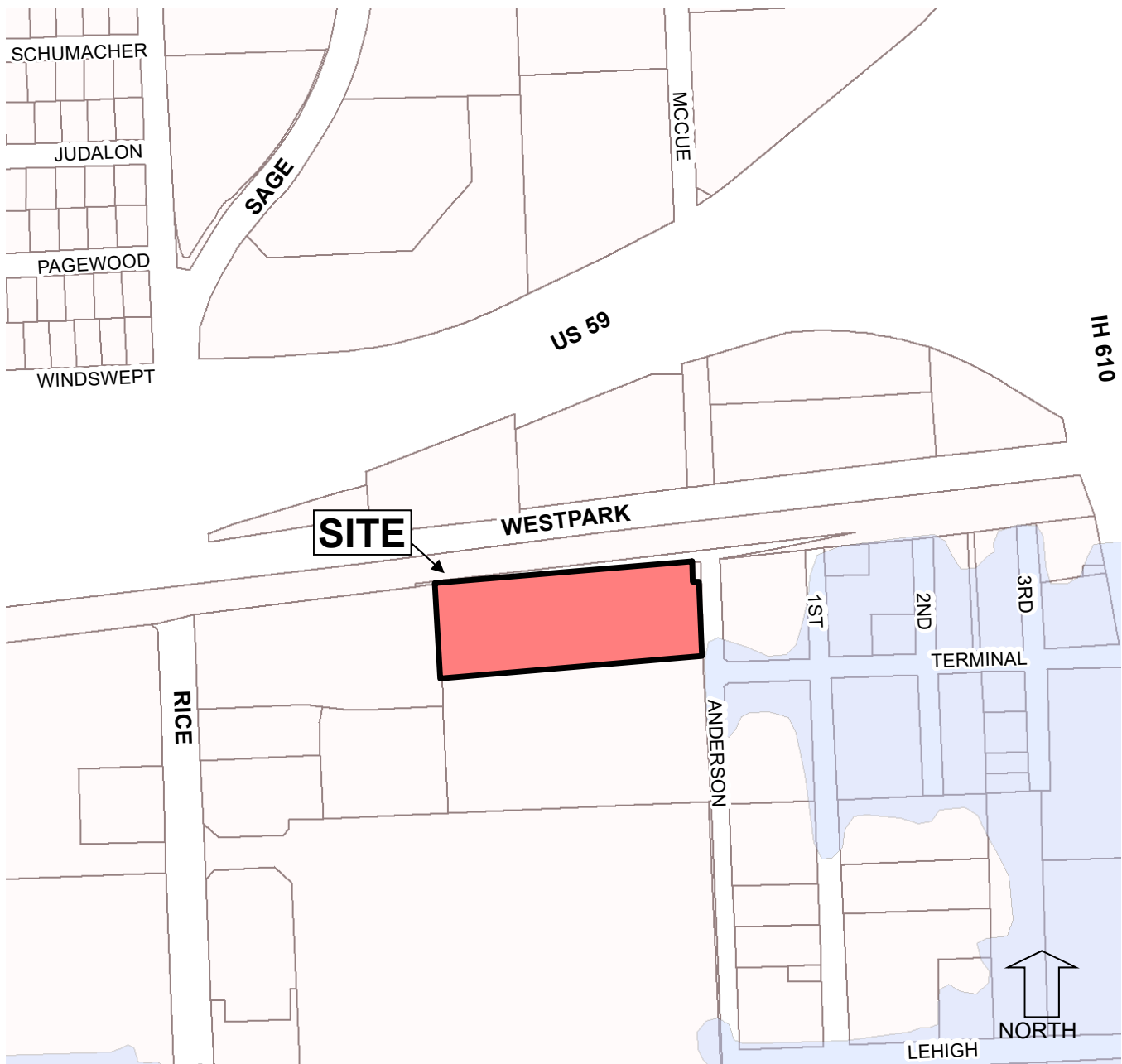
ITEM: 122

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Uptown Transit Center

Applicant: Vernon G. Henry & Associates, Inc.



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

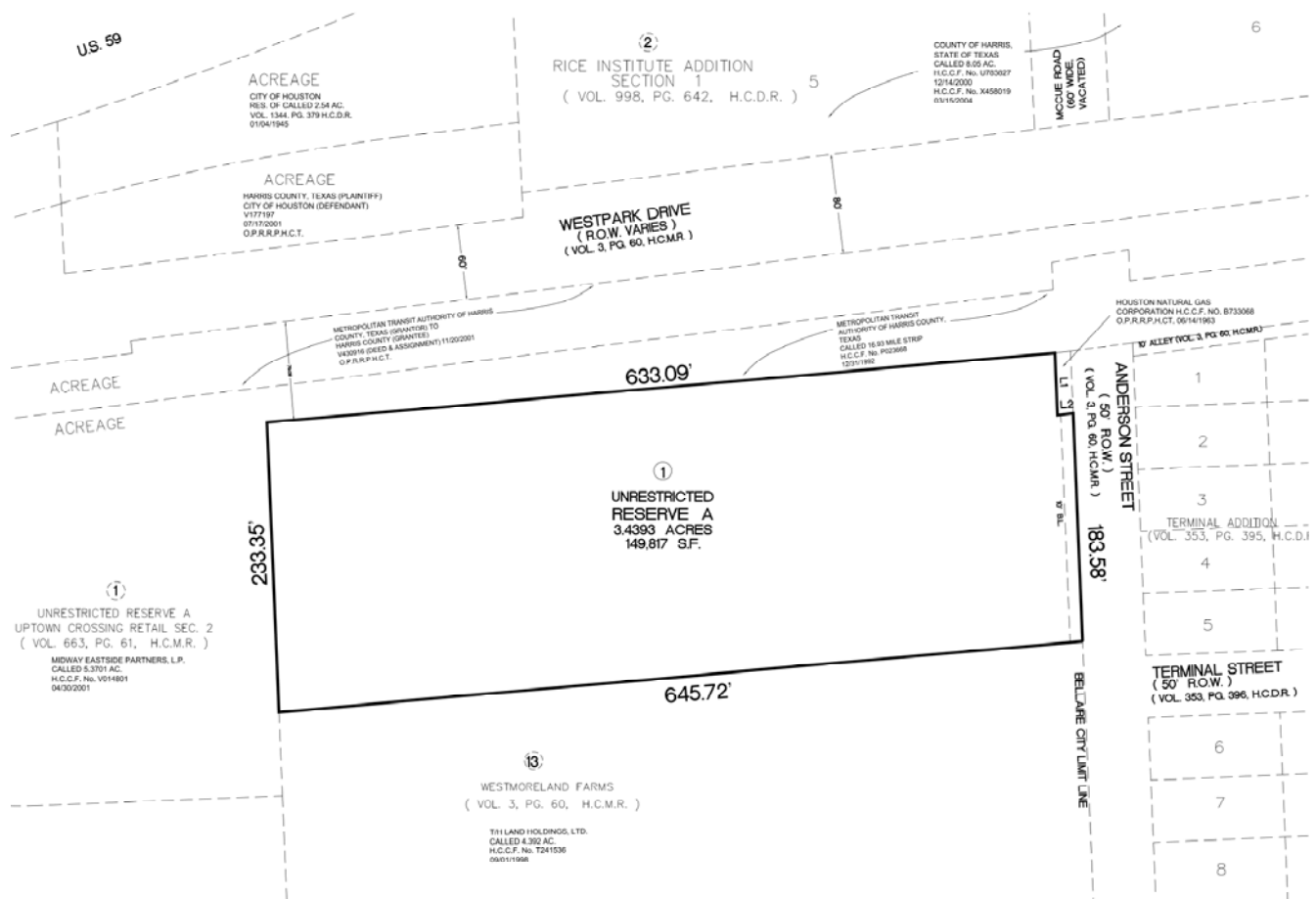
ITEM: 122

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Uptown Transit Center

Applicant: Vernon G. Henry & Associates, Inc.



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 122

Planning and Development Department

Meeting Date: 08/02/2018

Subdivision Name: Uptown Transit Center

Applicant: Vernon G. Henry & Associates, Inc.



F- Reconsideration of Requirements

Aerial



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2018-1474
Plat Name: Uptown Transit Center
Applicant: Vernon G. Henry & Associates, Inc.
Date Submitted: 07/20/2018

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

To allow an unrestricted reserve to have frontage on a street with less than 60' of ROW

Chapter 42 Section: 190 (c)

Chapter 42 Reference:

42-190 (c): Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Unrestricted reserves shall have minimum 60 feet of frontage on a public street with minimum 60 feet right-of-way.

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:

This requires a variance.



Application Number: 2018-1474

Plat Name: Uptown Transit Center

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 07/20/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow an unrestricted reserve to have frontage on a street with less than 60' of ROW

Chapter 42 Section: 190 (c)

Chapter 42 Reference:

42-190 (c): Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Unrestricted reserves shall have minimum 60 feet of frontage on a public street with minimum 60 feet right-of-way.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

This is a site that will be used for the Uptown Transit Center, which will be achieved through coordination between METRO and the Uptown Development Authority. This site is unique in that the western right of way line along Anderson Street, which is the eastern edge of the property, is the city limit line of Bellaire. If this plat were not on the city limit line, it would be appropriate to just dedicate 5' to Anderson Street and avoid asking for a variance. However, since this would put the 5' of dedication within the Anderson Street ROW, while still being within the City of Houston, it would create jurisdictional issues that could possibly arise as a result of crime or an accident. This will be a unique facility meant to service people using special commuter lanes to transfer to the bus rapid transit lines that are currently under construction along the transit corridor street, Post Oak Boulevard. In the past, the City of Bellaire has indicated through approval of plats between Anderson and the 610 loop, that widening is not desired for Anderson Street. This facility will not be taking any access from Anderson Street. The facility will be taking access across the strips of Metro property immediately north of the northern plat boundary, from Westpark.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

This hardship was not created by the applicant. The city limit line being in this location is an extenuating circumstance the ordinance does not provide for. The success of this transit center depends heavily on the transit center having easy to access, from a location standpoint, between the special commuter lanes and the Post Oak Boulevard Transit Corridor.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of this ordinance is to encourage transit oriented development, which this facility intends to do.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Encouraging transit reduces traffic congestion and also reduces air pollution by getting more cars off the road.

(5) Economic hardship is not the sole justification of the variance.

This is a unique development being undertaken by quasigovernmental agencies to better serve the people of the Houston Metropolitan area. Economic hardship is not part of the equation.



Application No: 2018-1474

Agenda Item: 122

PC Action Date: 08/02/2018

Plat Name: Uptown Transit Center

Applicant: Vernon G. Henry & Associates, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 190 (c)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow an unrestricted reserve to have frontage on a street with less than 60' of ROW;

Basis of Recommendation:

The site is located within Houston's corporate limit south of Highway 59, west of 610, and east of Rice.

The applicant proposes creating an unrestricted reserve for a bus rapid transit terminal. The applicant is requesting reconsideration of the requirement to dedicate 5' of ROW to widen Anderson Street to 60' as is stipulated for unrestricted reserves.

Staff is in support of this request.

The site is located along Westpark, directly west of the boundary between Houston and the City of Bellaire. The site will consist of a terminal connecting vehicular traffic to the proposed bus rapid transit line running parallel to the West Loop. This terminal will be accessed from the north through Metro property fronting Westpark Drive. The frontage along Anderson will be closed, with the exception of an emergency access gate for first responders. The intent of the requirement for local streets to be at least 60' when fronting unrestricted reserves is so that tracts with a higher use intensity will have enough space to accommodate a higher amount of traffic. Granting the requested variance is consistent with the intent of Chapter 42 as this proposed development will not take access from Anderson Street. In addition, Anderson lies completely within Bellaire's corporate limit. Strict interpretation of Chapter 42 would result in a 5' wide strip of land, dedicated to the City of Houston, situated between Bellaire and the subject tract. This would prevent the dedication area from widening the ROW, as it would if Anderson Street were within the City of Houston. The municipal boundary line along the tract's eastern boundary represents a unique site characteristic that would make strict application of Chapter 42 impractical and contrary to sound public policy.

Staff recommends granting the variance and approving the plat per the cpc 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Anderson lies completely within Bellaire's corporate limit. Strict interpretation of Chapter 42 would result in a 5' wide strip of land, dedicated to the City of Houston, situated between Bellaire and the subject tract. This would prevent the dedication area from widening the ROW, as it would if Anderson Street were within the City of Houston. The municipal boundary line along the tract's eastern boundary represents a unique site characteristic that would make strict application of Chapter 42 impractical and 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;

Granting this variance is justified because the development will take access from Westpark, the BRT, and US 59 and the adjacent boundary with Bellaire. Neither of these factors represent a hardship created by or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The site is located along Westpark, directly west of the boundary between Houston and the City of Bellaire. The site will consist of a terminal connecting vehicular traffic to the proposed bus rapid transit line running parallel to the West Loop. This terminal will be accessed from the north through Metro property fronting Westpark Drive. The frontage along Anderson will be closed, with the exception of an emergency access gate for first responders. The intent of the requirement for local streets to be at least 60' when fronting unrestricted reserves is so that tracts with a higher use intensity will have enough space to accommodate a higher amount of traffic. Granting the requested variance is consistent with the intent of Chapter 42 as this proposed development will not take access from Anderson Street.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The site will take access through Metro property to the north. Allowing the applicant to not dedicate 5' to Anderson will not be injurious to public health, safety, and welfare.

(5) Economic hardship is not the sole justification of the variance.

Granting this variance is justified because the development will take access from Westpark, the BRT, and US 59 and the adjacent boundary with Bellaire. Neither of these factors represent an economic hardship.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/02/18

ITEM: 123

Applicant: GASPAR CERVANTES

Contact Person: CARLOS PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	18-1378	77357	5874	257M	ETJ
NORTH OF: FM 1485. WEST OF: DEER RUN LANE					

ADDRESS: 26760 Saddle Rock Lane

ACREAGE:

LEGAL DESCRIPTION:

LOT 755, SECTION 5 OF PEACH CREEK FOREST, AN UNRECORDED SUBDIVISION OUT OF A 325.74 ACRE TRACT ON THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/02/18

ITEM: 124

Applicant: ZENAIDO ALMARAZ ROBLES

Contact Person: ZENAIDO ALMARAZ ROBLES

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	18-1379	77365	5771	296Q	ETJ
NORTH OF: NORTH PARK WEST OF: LOOP 494					

ADDRESS: 25197 Virginia Lane

ACREAGE:

LEGAL DESCRIPTION:

BLOCK 3, LOT 30 OF VIRGINIA ESTATES, A SUBDIVISION OF 68.75 ACRES IN THE N.S. SCHNITZ SURVEY, A-699, MONTGOMERY COUNTY, TEXAS, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 327 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/02/18

ITEM: 125

Applicant: JULIET GEIL

Contact Person: ANDREW ROSS

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	18-1380	77355	4471	286A	ETJ
NORTH OF: FM 2920 WEST OF: MUESCHKE RD					

ADDRESS: 22433 Bergman Dr.

ACREAGE:

LEGAL DESCRIPTION:

LOT SEVEN (7), GLENMONT EAST, SECTION TWO (2), AN UNRECORDED SUBDIVISION, BEING A 5.00 ACRE TRACT OF LAND IN THE SOLOMON BROWN SURVEY, ABSTRACT NO. 5, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/02/18

ITEM: 126

Applicant: JOE A CASTILLO

Contact Person: WATHIQ ALKHAZALI

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	18-1381	77365	5672	295D	ETJ
SOUTH OF: FM 1314 EAST OF: SORTERS RD					

ADDRESS: 23380 FM 1314

ACREAGE:

LEGAL DESCRIPTION:

THE MOST NORTHEASTERLY ONE ACRE OF LOT SEVENTEEN (17) OF THE C.H. ROUSE FIRST SUBDIVISION LOCATED IN THE ELLA B. WALKER SURVEY, ABSTRACT NO. 702, AND THE F.M. NOBLE SURVEY, ABSTRACT NO. 669, MONTGOMERY COUNTY, TEXAS, RECORDED IN VOLUME 5, PAGE 21, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Business

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Owens Management Systems LLC	Joyce Owens	713-643-6333	jo@omsbuild.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4002 Silverwood Dr.	17128058	77025	5253A	532S	K

HCAD ACCOUNT NUMBER(S): 080-579-000-0023
PROPERTY LEGAL DESCRIPTION: Lot 23, Block 5, Westwood Sec 5
PROPERTY OWNER OF RECORD: Albatross Building Contractors, LLC
ACREAGE (SQUARE FEET): 8760 sf
WIDTH OF RIGHTS-OF-WAY: Stella Link – 100' ROW & Silverwood 60' ROW
EXISTING PAVING SECTION(S): Stella Link – 49.8' & Silverwood 27.7'
OFF-STREET PARKING REQUIREMENT: Complies
OFF-STREET PARKING PROVIDED: Complies
LANDSCAPING REQUIREMENTS: 2 trees
LANDSCAPING PROVIDED: 2 trees

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 3972 sf - demolished
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 3,200 sf – Single Family Residence

PURPOSE OF VARIANCE REQUEST: To allow a 15' building line along Stella Link, a major thoroughfare, instead of the ordinance required 25' building line.

CHAPTER 42 REFERENCE(S): 42-152(a): Building line requirement along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

4002 Silverwood is located at the corner of Silverwood and Stella Link and fronts on Silverwood. There was an existing house that was demolished some time ago. Westwood Sec 5 has deed restrictions, filed in 1953, for a 10' building line along Stella Link.

Per the Major Thoroughfare Plan, the Stella Link is a major thoroughfare with 100' ROW and requires a 25' building line. The lot is 72.96'. A 25' building line will be one-third of the property. We are requesting a 15' building line along Stella Link. The proposed development complies with the 25' bl on Silverwood. Garage access will be taken from Silverwood. Vehicular access is denied from Stella Link.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

- (1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**

Westwood Sec 5 was recorded in 1953. Separately filed deed restrictions, also recorded in 1953, established a 10' building line along Stella Link. Stella Link is a 100' ROW, 4 lanes with median, curb and gutter. The current owner of Lot 23, Block 5 recently purchased the property. The owner proposes to construct a new house single family home.

- (1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. Separately filed deed restriction per Vol 2621, Pg 652 recorded in 1953 established a 10' building line along Stella Link. Chapter 42 imposed a 25' building line for major thoroughfares thereafter. The homes along Stella Link consistent with 10' building line.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

(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 distance from the back of curb to the property line is 9.1'. With 15' building line, the structure will be 24.1' from the back of curb. The 15' x 15 visibility triangle will maintain vehicular visibility at the corner. New construction will maintain 25' building line on Silverwood and 5' interior building line. The garage is situated on Silverwood 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. The pedestrian realm will be improved with 6' sidewalks along Stella Link and 5' sidewalk on Silverwood. A solid wood fence will be constructed along the property line on Stella Link. No vehicular access is allowed to Stella Link.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. The distance from the back of curb to the structure will be 24.1'. The 15' building line is greater than the majority of existing houses setbacks along Stella Link.

DEVELOPMENT PLAT VARIANCE



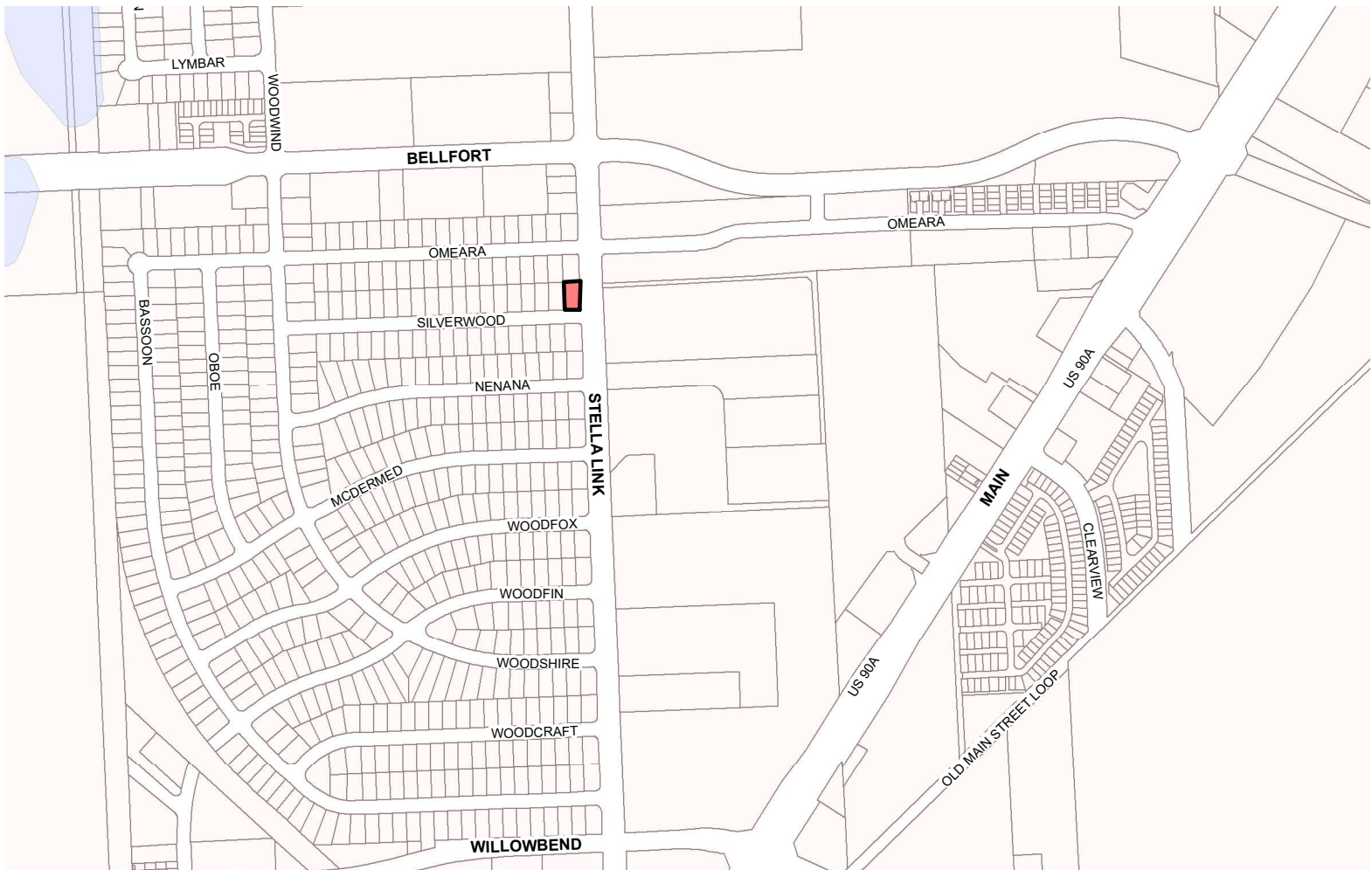
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 127

Meeting Date: 08/02/2018

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



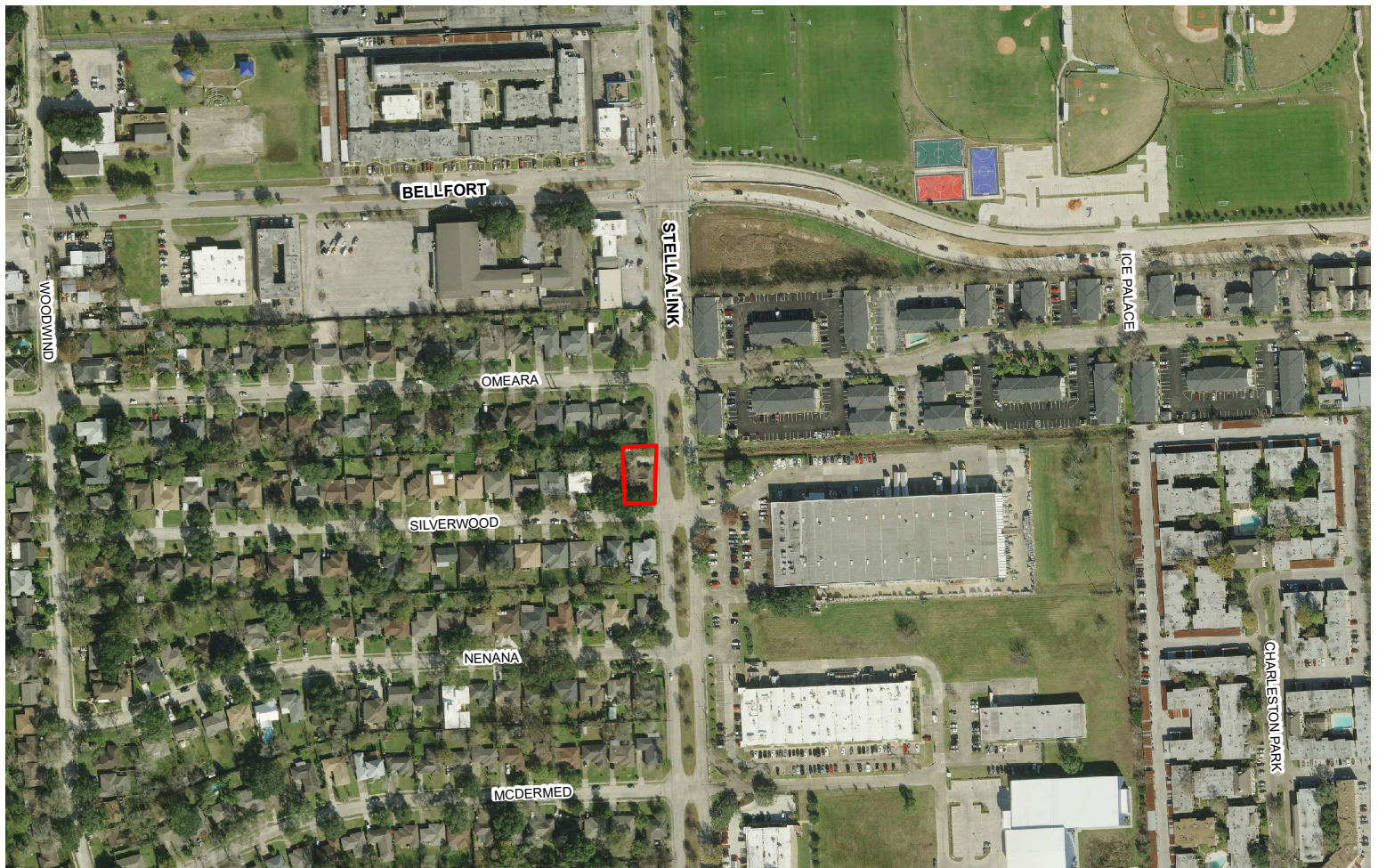
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 127

Meeting Date: 08/02/2018

Houston Planning Commission

Aerial Map

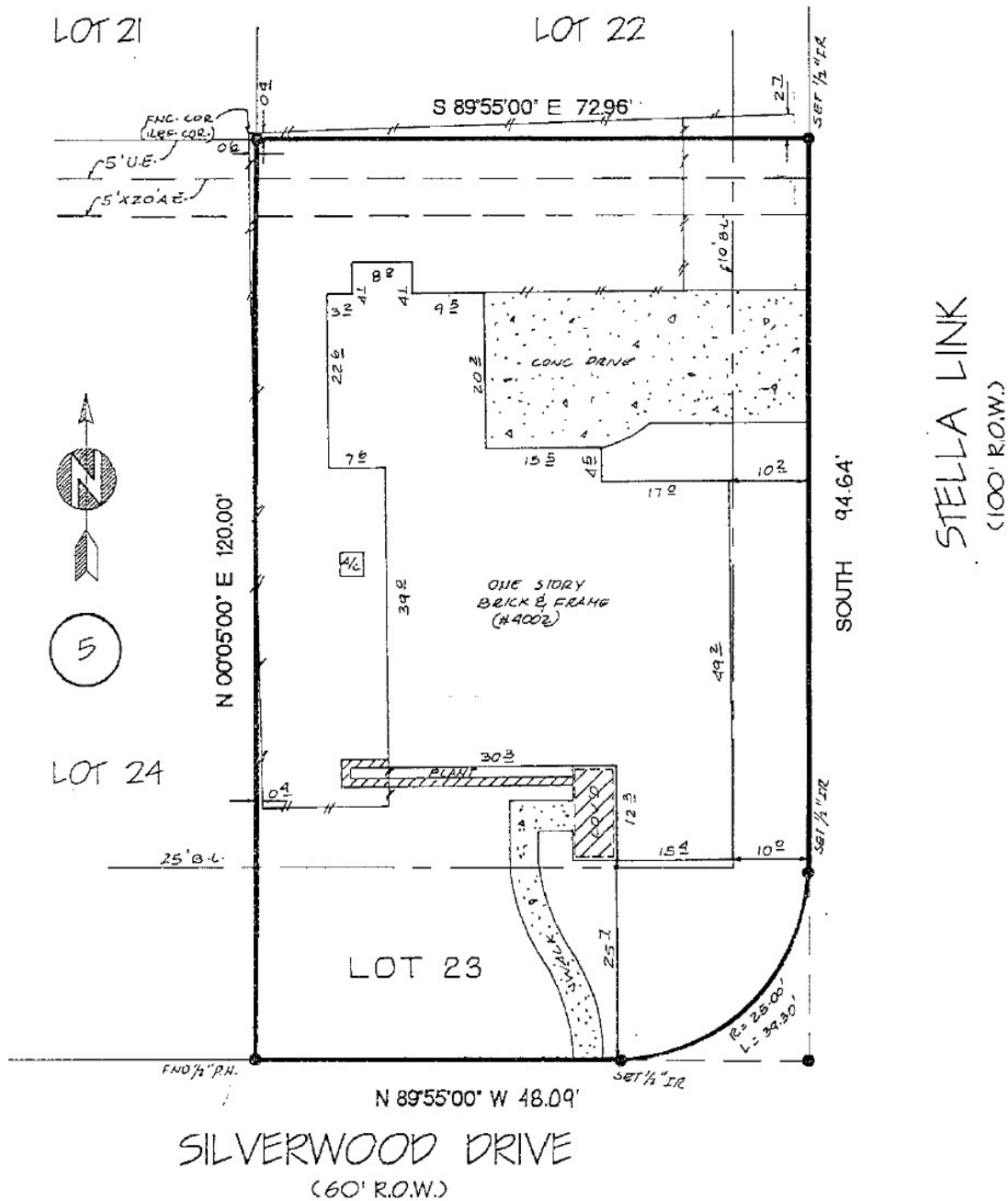


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey

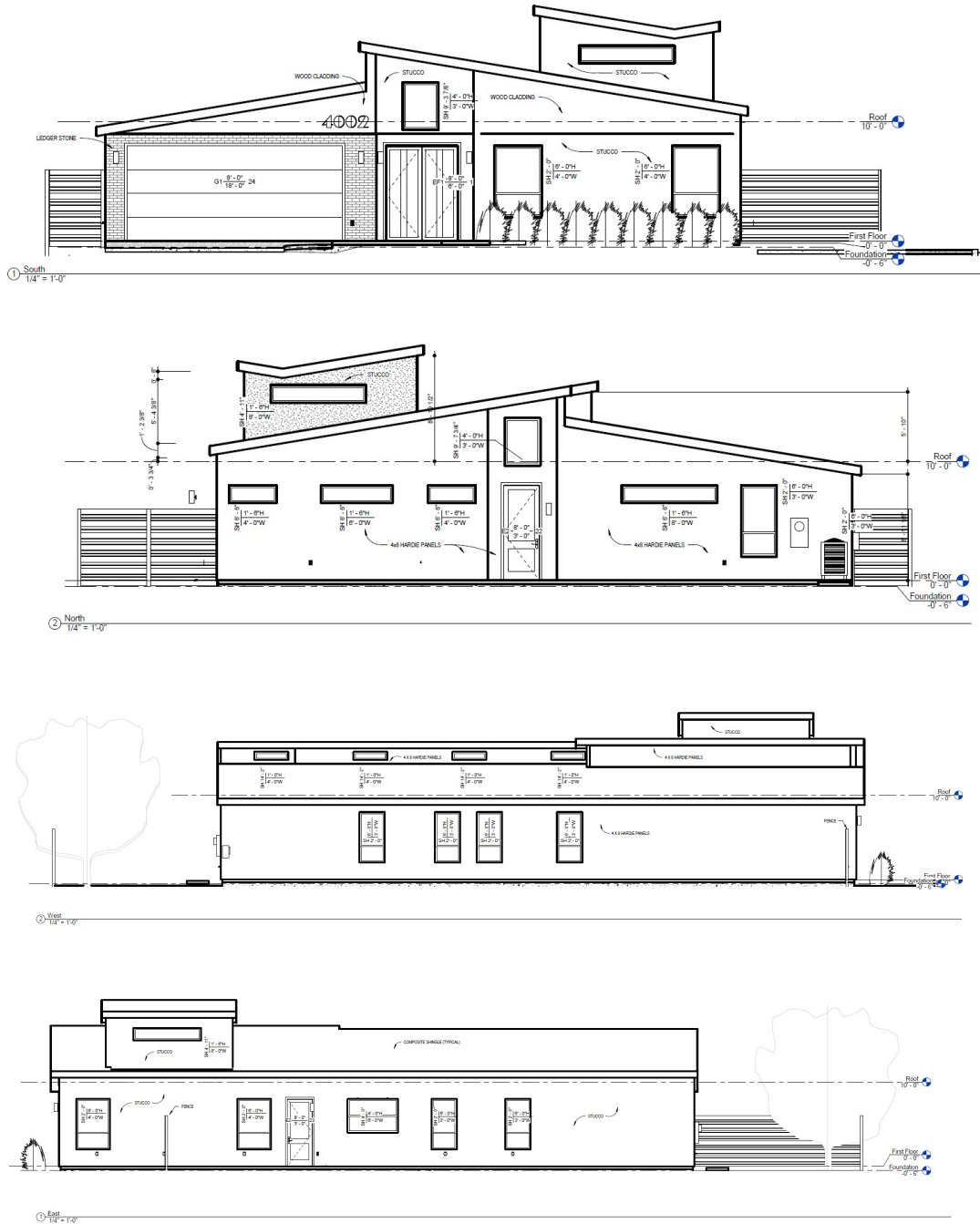


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation:

The site is located at 4002 Silverwood Drive, south of West Bellfort Avenue, north of Willowbend Boulevard, and along the west side of Stella Link Road. The applicant is requesting a variance to allow a 15' building line for a new single-family residence, instead of the ordinance required 25' building line along a major thoroughfare Stella Link Road. Staff is in support of the requested variance.

The applicant is proposing to construct a new single-family residence. The subject site is a corner lot that was created by the Westwood Section 5 Subdivision in 1953 with a 10' platted building line along Stella Link Road, and a 25' platted building line along Silverwood Drive. Vehicular access to the lot will be taken from the front of the lot along Silverwood Drive a local street, and the applicant will eliminate an existing curb cut along Stella Link Rd. The distance from back of curb to the proposed residence is approximately 24'. The proposal is consistent with the existing neighborhood, as most of the residential lots along Stella Link Rd. have building lines that vary from 10' to 15' on average. Therefore, the intent of the ordinance will be preserved.

Staff's recommendation is to grant the requested variance to allow a reduced building line of 15' in lieu of the ordinance required 25' building line along Stella Link Road, with the condition that the applicant coordinates with Metro regarding the sidewalk reconstruction along Stella Link Rd.

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Variance Request Application

An applicant seeking a hotel/motel approval in accordance with Planning Standards of Chapter 28 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.hotel-motel@houston.tx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY		CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS	
Blue Moon Dev. Consul.		Caroline Ordener.	281-796-9996	ordener@att.net	
COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	SUPER NEIGHBORHOOD
Harris	H	77076	5361	453 A	45

HOTEL/MOTEL NAME: Southwind Hotel
HOTEL/MOTEL ADDRESS: 5617 North Freeway
PROPERTY OWNER OF RECORD: Kshitijbhai Patel.
OWNER ADDRESS: 5617 North Freeway
PROJECT PERMIT NUMBER: N/A
TOTAL ACREAGE: .9591 ACRES
TOTAL NO OF ROOMS: 39
PARKING SPACES PROVIDED: 39
SURVEY/ABSTRACT NO: Starkdon Acres
SCHOOL DISTRICT: H.I.S.D

NORTH OF: Hamilton

EAST OF: Courtlandt

SOUTH OF: Witcher

WEST OF: IH -45

PURPOSE OF VARIANCE REQUEST: To allow a hotel to be constructed within 750' of a protected use (church).

CHAPTER 28 REFERENCE(S): 28-202(2)

HOTEL/MOTEL VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

Summary of Variance request: The motel currently located on the tract is to be demolished and replaced with an entirely new structure. The hotel and church have been abutting neighbors since the 1960s or before. Each has been sold several times with its neighbor unchanged in use. An earlier variance was granted for hotel reconstruction with concurrence from the owners of the church at that time. The current owner of the church has certified to Planning Department that the church has no objection to the current plan. Our thought is that, if the protected use does not want the protection offered by the ordinance, why should the city force that protection on the church. With its sole point of access to the North Freeway southbound feeder, the hotel meets all other criteria

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.hotel-motel@houstontx.gov.

(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 owner of the hotel is anxious to upgrade the building which was constructed in the 1960s or earlier. Not allowing the demolition and replacement of the hotel would, likely, result in continuation of the use of a dilapidated structure. The owner has no use for the property except as a hotel. It seems a shame to not allow him to improve his business.

(1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstance requiring the variance predates the Hotel/Motel Ordinance by several decades. The church and the hotel have co-existed for about as long as their tracts have been developed. Improvements to the hotel site will be a boon to everyone.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of the regulations governing the location of hotels was to ensure that their operation would not adversely residents or major civic institutions, which this hotel will not do.

HOTEL/MOTEL VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: V

Meeting Date: August 2nd, 2018

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Continuing the existing situation with the demolition of a shabby hotel and the construction of a modern one will do no harm to the status quo with respect to health, safety or welfare. Imposing the ordinance's restriction on neighbors who do not want the protection offered by the restriction seems like an unnecessary action.

HOTEL/MOTEL VARIANCE

Houston Planning Commission

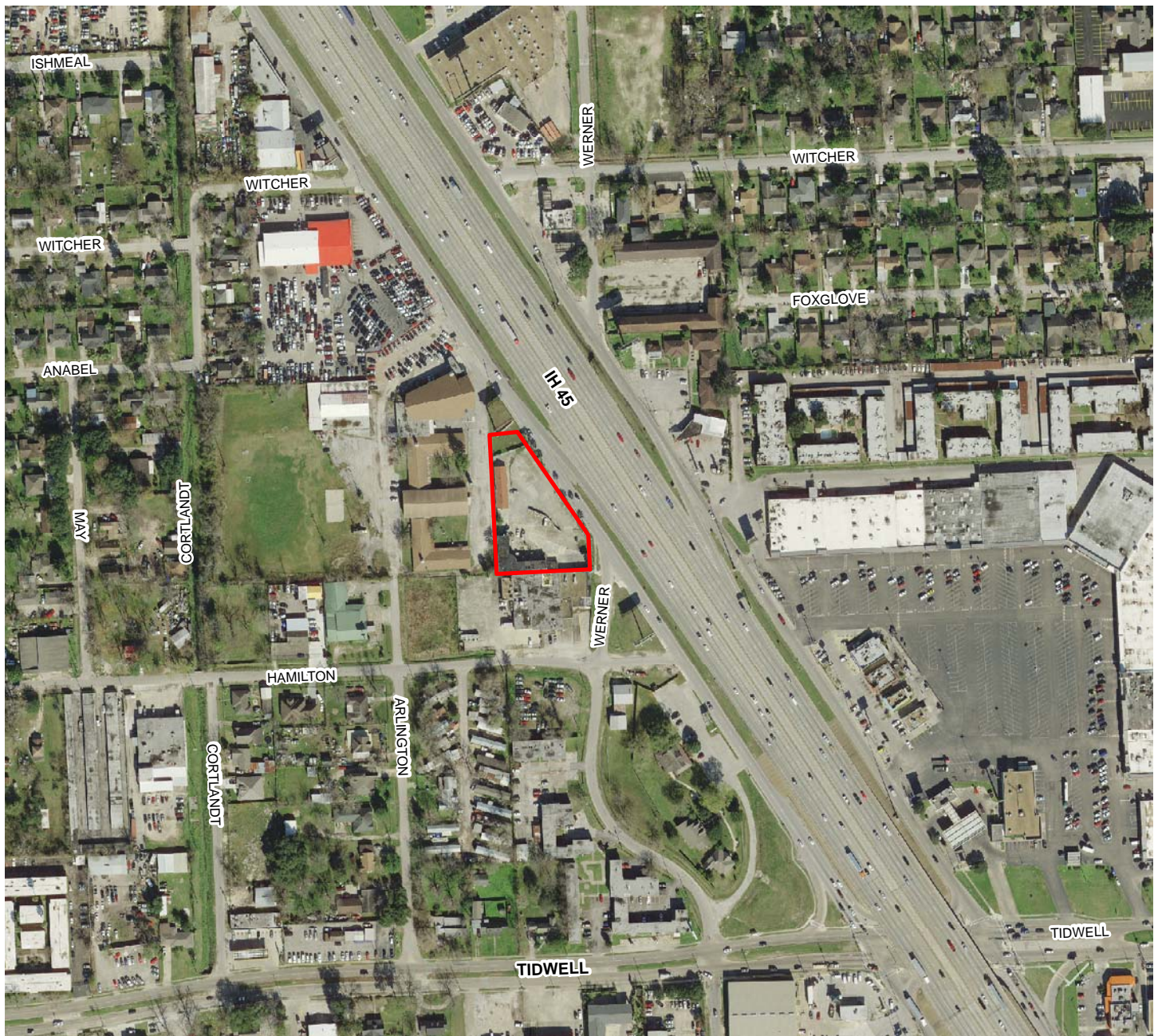
Planning and Development Department



Site Location

Houston Planning Commission

Planning and Development Department



Aerial



CENTROCRISTIANO
HOUSTON

Date: February 27, 2018

MR. PATRICK WALSH
DEPARTMENT OF PLANNING & DEVELOPMENT
P.O.BOX 1562
HOUSTON, TX 77257

Dear Mr. Patrick Walsh,

Centro Cristiano El Alfa Y La Omega located at 5621 North Frwy, Houston, Tx 77076 and Benjamin Cowpersmith, Assistant Pastor as the person signing this letter.

I am writing this letter to state that Centro Cristiano El Alfa Y La Omega does not object to the demolition of Southwind Motel and a reconstruction of a new hotel at its current location adjacent to the campus of our church.

Warm Regards,



Benjamin Cowpersmith

Assistant Pastor
Centro Cristiano El Alfa Y La Omega
5621 North Frwy
Houston, Tx 77076
(832)-661-4336

5621 North Freeway, Houston, TX 77076 *Tel. 713.697.2457* FAX 713.697.1726

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: V

MEETING DATE: 08/02/2018

LOCATION	FILE NO.	ZIP	LAMB. No.	KEY MAP	CITY/ ETJ
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NORTH OF: Hamilton
SOUTH OF: Witcher

EAST OF: Courtlandt
WEST OF: IH-45

77076 5361 453A City

APPLICANT: Caroline Ordener

ADDRESS: 5617 North Freeway

EXISTING USE: HOTEL

PROPOSED USE: HOTEL

HOTEL / MOTEL APPLICATION DATE: 3/2/2018

DIRECTOR DECISION: Dissapprove

BASIS OF DECISION:

FAILED TO COMPLY WITH SECTION 28-202

LAND USE CALCULATIONS: N/A

NON-RESIDENTIAL: N/A

PRIMARY ENTRANCE LOCATION: IH-45

PURPOSE OF REQUEST: To construct a new hotel within 750' of a church

BASIC OF REQUEST: The applicant is tearing down a hotel and constructing a new modern one but is located within 750' of a church.

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: The site is located within Houston's corporate limits, in Harris county, north of Tidwell with primary access from Interstate Hwy 45.

The applicant is requesting a variance to allow a hotel to be located within 750' of a church.

Staff is in support of the request.

Southwind Hotel has been in existence since the early 1960's and the applicant plans to upgrade the site with a more modern, aesthetically pleasing building.

Strict application of the rules would allow a hotel at this location because the site has frontage and is taking primary access from Interstate 45 but due to the demolishing of the existing hotel, this public hearing with variance is warranted.

The applicant will maintain the existing curb cut for ingress and egress along the frontage road and is providing the required parking spaces within the site.

The assistant pastor of the church has provided a letter of no objection for this project, which can be found in your packets.

Therefore, staff's recommendation is to grant the requested variance to allow a new hotel be constructed within 750' of a church.

Madam Chair, you may open the public hearing for this item at this time.

PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: AUGUST 2, 2018

AGENDA: VI

SMLSB Application No. 725: 2000 block of Southgate Boulevard, north and south sides, between Travis Street and Stockton Drive

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 2000 block of Southgate Boulevard, north and south sides, between Travis Street and Stockton Drive. Analysis shows that a minimum lot size of 7,475 sf exists for the blockfaces. A petition was signed by the owners of 53% of the property within the proposed Special Minimum Lot Size Block. Two protests were filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one blockface, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for forty years from the effective date of the ordinance.

STAFF ANALYSIS:

The application includes twenty-eight (28) lots along the 2000 block of Southgate Boulevard, north and south sides, between Travis Street and Stockton Drive.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSB must include all properties within at least one blockface, and no more than two opposing blockfaces;*
The application comprises two blockfaces, the north and south sides of Southgate Boulevard.
- *At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
Land uses of the properties consist of twenty-four (24) single-family residential properties (representing 89% of the total lots within the boundary area), three (3) multi-family properties, and one property excluded from the land use calculation.
- *The applicant has demonstrated sufficient support for the SMLSB;*
The applicant obtained fourteen (14) of twenty-eight (28) signatures of support from property owners in the proposed SMLSB (owning 53% of the total area). There were two (2) protests.
- *Establishment of the SMLSB will further the goal of preserving the area lot size character;*
A minimum lot size of 7,475 sf exists on eighteen (18) lots in the blockfaces.
- *The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
The subdivisions were platted in 1930 and 1941. The earliest house originates from the 1930s. The establishment of a 7,475 sf minimum lot size will preserve the lot size character of the area.
- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
Eighteen (18) out of twenty-eight (28) lots (representing 70% of the application area) are at least 7,475 square feet in size.

Public notice of the public hearing was transmitted to all property owners on the blockfaces.

ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Additional Maps
4. Protest Letters
5. Application
6. HCAD Map

SPECIAL MINIMUM LOT SIZE BLOCK

Application No. **725**

Date Received: **5/23/2018**

Date Complete: **5/30/2018**

Street(s) Name: **Southgate Boulevard**

2000 block of Southgate Boulevard

Lot(s)

Cross Streets: **Travis Street** and **Stockton Drive**

Side of street: **North and South**

MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
2003 (LT 18)	MF		8,900
2004 (LT 16 & TR 17B)	SFR		8,420
2007 (LT 17)	MF		6,900
2008 (TRS 17A & 18B)	EXE		7,480
2018 TRS 18A, 19, 19A & 20A)	SFR	Y	13,200
2021 (LT 16 & TR 15)	MF	Y	8,050
2022 (LT 21, TRS 20 & 22A	SFR		9,375
2023 (TRS 14 & 15A	SFR		6,900
2026 (TRS 22 & 23)	SFR		7,500

Special Minimum Lot Size Block

Planning and Development Department

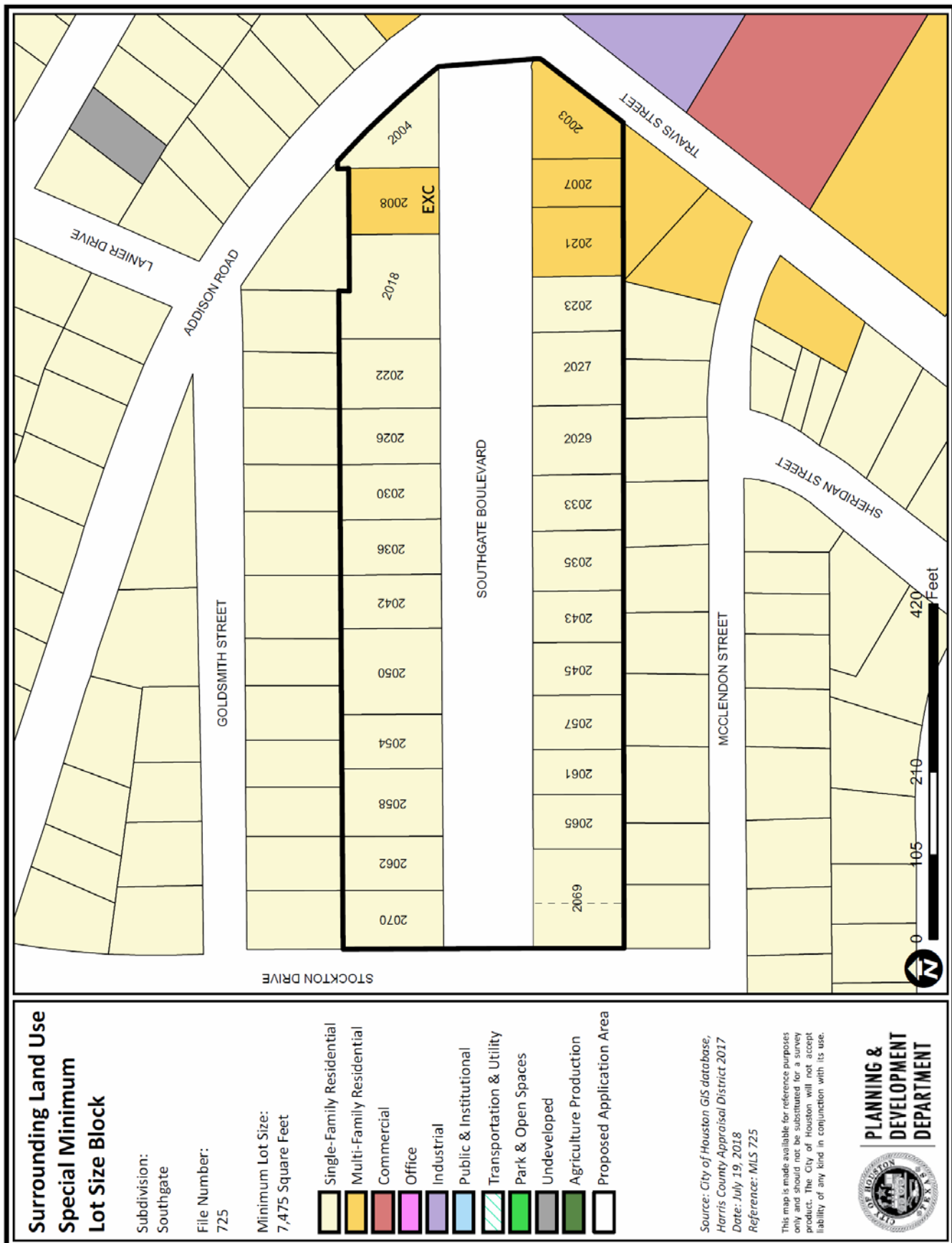
2027 (LT 13, TRS 12 & 14A)	SFR	Y	9,200
2029 (TRS 11 & 12A)	SFR	Y	8,625
2030 (TRS 23A & 24)	SFR	Y	7,500
2033 (TRS 10 & 11A)	SFR	Y	6,900
2035 (LT 9, TRS 8 & 10A)	SFR	Y	7,475
2036 (TRS 24A & 25)	SFR	Y	7,500
2042 (LT 26 & TR 25A)	SFR		7,500
2043 (TRS 7 & 8A)	SFR	Y	6,555
2045 (TRS 6 & 7A)	SFR	Y	6,670
2050 (LT 27 & TR 28A)	SFR		11,875
2054 (LT 29, TRS 28 & 30A)	SFR		7,500
2057 (TRS 5 & 6A)	SFR	Y	6,900
2058 (TRS 30 & 31A)	SFR	Y	9,375
2061 (TRS 4 & 5A)	SFR		5,750
2062 (TRS 31 & 32A)	SFR	Y	7,500
2065 (TRS 3 & 4A)	SFR		6,900
2069 (LT 1)	SFR	Y	5,750
2069 (LT 2 & TR 3A)	SFR	Y	6,900
2070 (LT 33 & TR 32)	SFR		8,125

Evidence of Support (must be 51% or more by area for Director administrative approval):							
Of	221,225	Square Feet in the Proposed Application Area	118,100	Square Feet are Owned by Property Owners Signing in Support of the Petition =	53%		
Single Family Calculation:							
Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 60%):							
	24	# developed or restricted to no more than two SFR Units	Of	24	Total number of SFR lots in the Proposed Application Area	27	Total number of lots in the Proposed Application Area 89%
	3	# of Multifamily lots					
	0	# of Commercial lots					
	0	# of Vacant Lots					
	27	Total					

Minimum Lot Size Calculations:					
Total # of lots	28	Total sq. ft. =	221,225	/ # of lots =	7,901 average sq. ft.
					7,500 median sq. ft.
	70 %				
Lots ranked by size	Size	% by Area	Cumulative % by Area		
1	13,200	6.0%	6.0%		
2	11,875	5.4%	11.3%		
3	9,375	4.2%	15.6%		
4	9,375	4.2%	19.8%		
5	9,200	4.2%	24.0%		
6	8,900	4.0%	28.0%		
7	8,625	3.9%	31.9%		
8	8,420	3.8%	35.7%		
9	8,125	3.7%	39.4%		
10	8,050	3.6%	43.0%		
11	7,500	3.4%	46.4%		
12	7,500	3.4%	49.8%		
13	7,500	3.4%	53.2%		
14	7,500	3.4%	56.6%		
15	7,500	3.4%	60.0%		
16	7,500	3.4%	63.3%		
17	7,480	3.4%	66.7%		
18	7,475	3.4%	70.1%		
19	6,900	3.1%	73.2%		
20	6,900	3.1%	76.3%		
21	6,900	3.1%	79.5%		
22	6,900	3.1%	82.6%		
23	6,900	3.1%	85.7%		
24	6,900	3.1%	88.8%		
25	6,670	3.0%	91.8%		
26	6,555	3.0%	94.8%		
27	5,750	2.6%	97.4%		
28	5,750	2.6%	100.0%		
Total	221,225	100.0%			
This application qualifies for a				7,475	Square Feet Special Minimum Lot Size



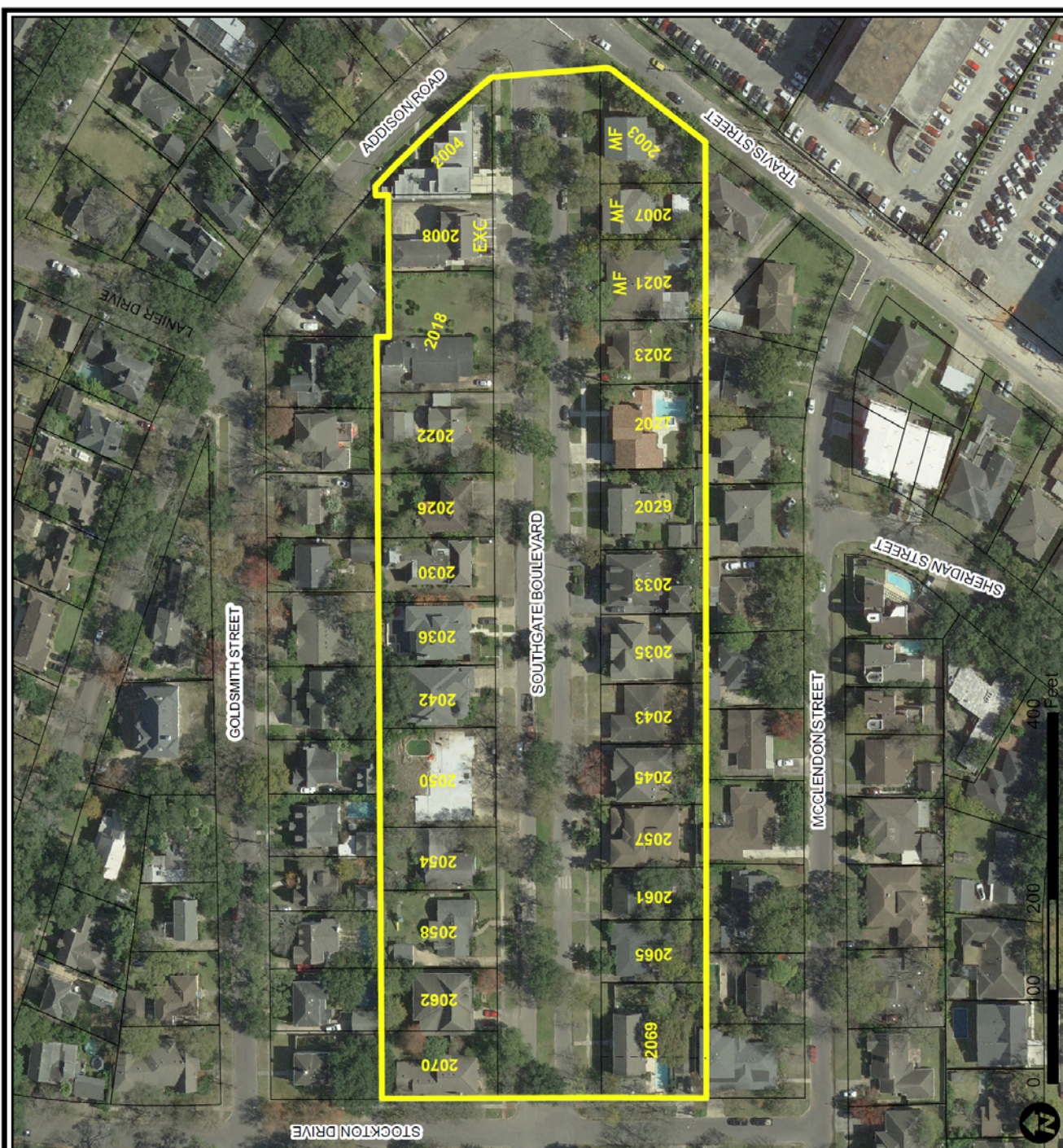




City of Houston

Special Minimum Lot Size Block

Planning Commission Staff Report
Planning and Development Department



Aerial View Special Minimum Lot Size Block

Subdivision:
Southgate

File Number:
725

Minimum Lot Size:
7,475 Square Feet

All properties within the
application area are single
family unless noted as such:

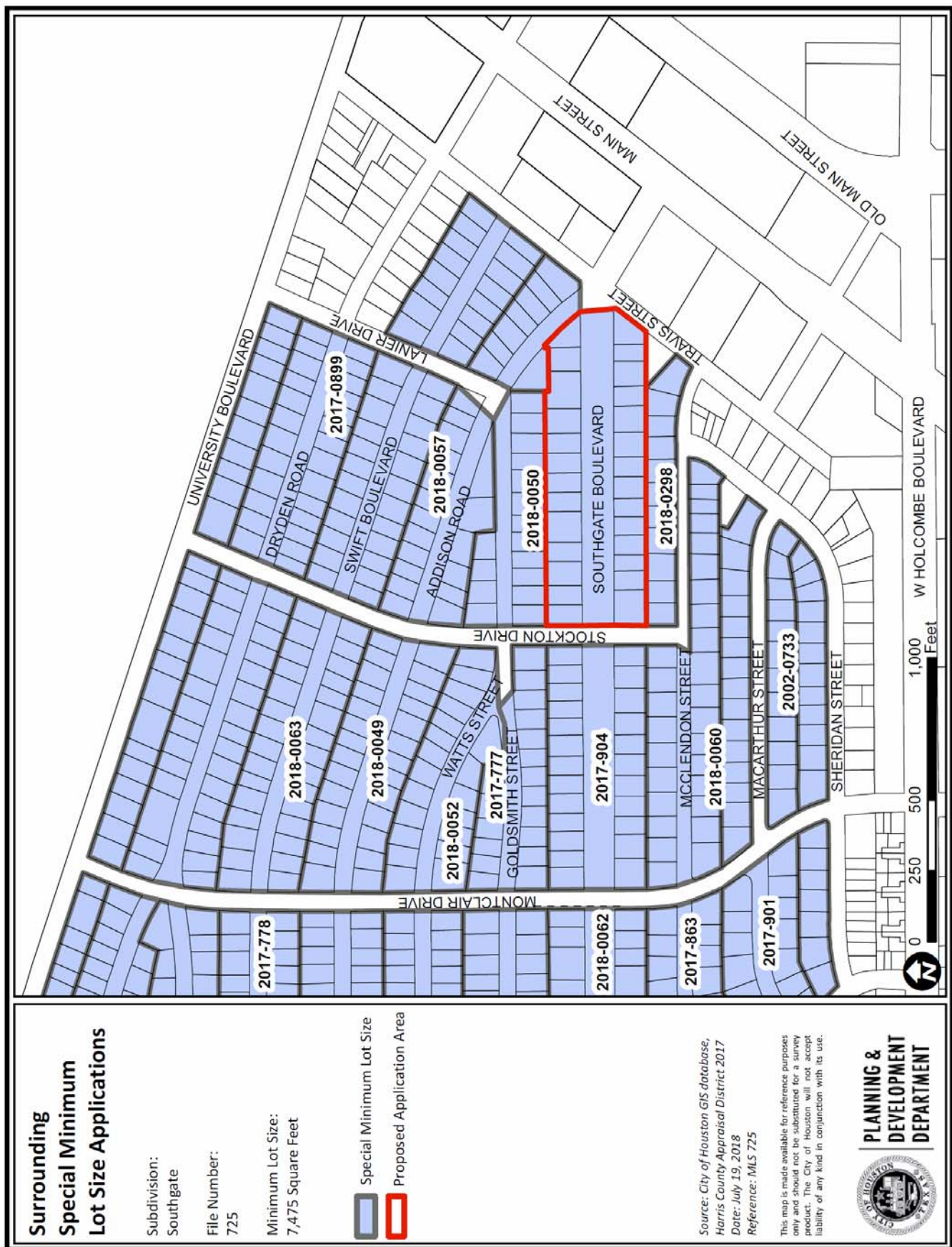
MF Multi Family
COM Commercial
VAC Vacant
EXC Excluded

Source: City of Houston GIS database,
Harris County Appraisal District 2016
Date: July 19, 2018
Reference: MLS 725

This map is made available for reference purposes
only and should not be substituted for a survey
product. The City of Houston will not accept
liability of any kind in conjunction with its use.



**PLANNING &
DEVELOPMENT
DEPARTMENT**



Mitchell, Annette - PD

From: Skip Christy [REDACTED]
Sent: Thursday, June 07, 2018 1:57 PM
To: Mitchell, Annette - PD
Cc: Mary Anne Placentini, Head SGCC/Architectural Review [REDACTED]
John Indelli [REDACTED]; Patrick Peters [REDACTED]; Karen Pace
[REDACTED]; Sally N. Luna [REDACTED]
Subject: RE: Protest Minimum Lot Size - 2000 Block Southgate Boulevard

Dear Ms. Mitchell,

As per our recent telephone conversation earlier today, please be advised that I am the owner of an eight unit apartment building, a multi-family unit, at 2021 Southgate Boulevard. It was my initial understanding that if the minimum lot size was imposed on this block of Southgate Boulevard that my property would not be effected, as it is deed restricted to multi-family use and that I could, in the future, re-plat it into the existing minimum lot size of 1,200 square feet or approximately six separate properties, as the lot is 8,050 square feet.

If this is NOT the case, then I **WITHDRAW** my support of this petition and must protest this request as now "pending" before the City Planning Commission is this will significantly negatively impact the value of this lot for any future use that I may wish to pursue.

Respectfully submitted,

Howard B. "Skip" Christy, Jr.
Property Owner
2021 Southgate Boulevard

[Information About Brokerage Service](#)
[Texas Real Estate Commission Consumer Protection Notice](#)

Howard B. "Skip" Christy, Jr.
Broker/President
Christy & Associates, Inc.
713-524-2462
[REDACTED]

[Search All Available Listings Here](#)

Mitchell, Annette - PD

From: YungYung [REDACTED]
Sent: Thursday, July 05, 2018 1:48 PM
To: Mitchell, Annette - PD
Subject: Special Minimum Lot Size of 7,475 sq ft

July 5, 2018

To: City of Houston, Planning and Development

Re: 2016 Southgate Blvd., Houston, Tx 77030

From: YungYung LOK

I am writing to protest the creation of a Special Minimum Lot Size of 7,475 Square feet on the following basis:

- 1) At time of the purchase, the said property does not have a minimum lot size.
- 2) At time of the purchase, the said property was not subjected to 51% approval of the block owner.
- 3) With the arbitrary minimum lot size, we cannot develop the property. Most of the property values will have severely decrease in marketable value with the minimum lot size of 7,475 square feet.
- 4) The current condition of the real estate improvement has depreciated to a minimum value due to the age of the improvement, and most of the improvement is closed to functional obsolete and economically obsolete. And with the new minimum lot size, most of these property cannot be rebuild with new improvement on the lot. The neighborhood condition will remain stagnant without new buildings. Eventually the value will go down.
- 5) I would like to know who has filed the application for the creation of a Special Minimum Lot Size Block. This name of such application should be released to the property owners of the 2000's block of Southgate Blvd, as his application affects all property on this block.

Thank you for immediate attention.

YungYung LOK,

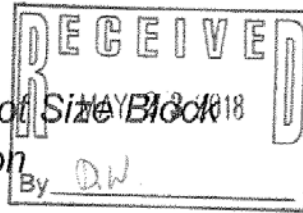
[REDACTED]

Owner of 2061 Southgate Blvd.



PLANNING &
DEVELOPMENT
DEPARTMENT

Special Minimum Lot Size Block (SMLSB) Application



Main Applicant Information (required)

Full Name: Clayton Owens Finney Date: 23 May 2018
Address: 2045 Southgate Boulevard
Street Address City State ZIP Code
Houston TX 77030
Phone: 214 906 9068 Email: [REDACTED]

Are you a property owner within the application boundary? YES ☒ NO ☐ If no, what is your relation to the application boundary? _____
Did you have a preliminary meeting with the Planning and Development Department? YES ☒ NO ☐ If yes, what was the date of the meeting? _____
Does the application boundary have deed restrictions? YES ☒ NO ☐ If yes, do they address a Minimum Lot Size? NO

Describe the location of the application boundary. (Example: "North side of Golden Retriever Drive between Boxer and Schnauzer Streets" or "Block 15, Lots 1-5, in Cocker Spaniel Subdivision")

SOUTHGATE BOULEVARD (NORTH AND SOUTH SIDES) BETWEEN STOCKTON
DAVE AND TRANS STREET
Signature of applicant: [Signature]

Alternate Applicant Information (optional)

Full Name: PATRICK PETERS Date: 23 May 2018
Address: 2235 McLendon St.
Street Address City State ZIP Code
Houston TX 77030
Phone: 713 320 5185 Email: [REDACTED]
Signature of alternate applicant: _____

Application Information (STAFF USE ONLY)

File Number: 725 Super Neighborhood: University Place
City Council District: 6 Planner Assigned: Annette Mitchell

