

HOUSTON PLANNING COMMISSION

AGENDA

SEPTEMBER 13, 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
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

September 13, 2018

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

Call to Order

Director's Report

Approval of the August 23, 2018 Planning Commission Meeting Minutes for 2018 Major Thoroughfare and Freeway Plan Amendments

Approval of the August 30, 2018 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

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

II. Establish a public hearing date of October 11, 2018

- a. Amended Plat of Almeda Place partial replat no 10
- b. Glendower Court partial replat no 4 and extension
- c. Hollywood Gardens partial replat no 7
- d. Jackson Mews replat no 1
- e. Linden Lea Sec 2 partial replat no 1
- f. McFarland Court partial replat no 1 and extension
- g. Matthews Village Estates amending plat no 1 replat no 1
- h. Newport Sec 4 partial replat no 2
- i. Newport Sec 4 partial replat no 3
- j. Shadow Creek at Augusta Pines partial replat no 1
- k. Tulane Court replat no 1

III. Consideration of an Off-Street Parking Variance for property located at 214 Avondale Street (Jose Mendoza)

IV. Consideration of an Off-Street Parking Variance for property located at 317 W 19th Street (Chad Miller)

V. Public Hearing and Consideration of a Hotel/Motel for Southwind Hotel located at 5617 North Freeway (Devin Crittle)

VI. Establish a public hearing date of October 11, 2018 for a Days Inn Hotel/Motel located at 13989 Westheimer Road (Homero Guajardo Alegria)

VII. Public Hearing and Consideration of a Special Minimum Lot Size Block for the 1400 block of Cleburne Street, north side, between Austin Street and La Branch Street - MLS 729 (Abraham Zorrilla)

VIII. Public Hearing and Consideration of a Special Minimum Lot Size Block for the 3800 block of Julius Lane, north and south sides, between Scott Street and Kuhlman Road - MLS 731 (David Welch)

IX. Excuse the absences of Commissioner Nelson

X. Public Comment

XI. Adjournment

**Minutes of the Houston Planning Commission
2018 Major Thoroughfare and Freeway Plan Amendments
Recommendations**

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

August 23, 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 2:33 p.m. with a quorum present.

Martha L. Stein, Chair	
M. Sonny Garza, Vice Chair	
Susan Alleman	Absent
Bill Baldwin	Absent
Fernando Brave	Absent
Antoine Bryant	
Lisa Clark	
Mark A. Kilkenny	Absent
Lydia Mares	
Christina Morales	Absent
Paul R. Nelson	Absent
Linda Porras-Pirtle	
Ian Rosenberg	
Megan R. Sigler	
Zafar Tahir	
Meera D. Victor	
Mark Mooney for	Absent
The Honorable James Noack	
Maggie Dalton for	Absent
The Honorable Robert E. Hebert	
Loyd Smith for	
The Honorable Ed Emmet	

EXOFFICIO MEMBERS

Carol A. Lewis
Carol Haddock
Yuhayna H. McCoy

Executive Secretary

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

DIRECTOR'S REPORT

NONE

**APPROVAL OF THE JULY 26, 2018 PLANNING COMMISSION MEETING MINUTES
FROM THE 2018 MAJOR THOROUGHFARE AND FREEWAY PLAN AMENDMENTS
HEARING**

Commission Action: Approved the July 26, 2018 meeting minutes.

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

I. INTRODUCTION

Presentation was given by Sharon Moses-Burnside with the Planning and Development Department.

II. MAJOR THOROUGHFARE AMENDMENT REQUESTS – PRIVATE SECTOR

A. Rachel Paxton – Calumet Street

A-1: Calumet Street – *Emancipation Avenue to Ennis Street*

Staff recommendation: Approve amendments A-1, per the staff report.

Commission action: Approved amendments A-1, per the staff report.

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

Presenter: Melissa Beeler, City of Houston Planning and Development Department

B. The Watkins Group – Crestvale Road

B-1: Crestvale Road – *W. Montgomery Road to Dewalt Street*

Staff recommendation: Approve amendments B-1, per the staff report.

Commission action: Approved amendments B-1, per the staff report.

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

Presenter: Melissa Beeler, City of Houston Planning and Development Department

C. EHRA

C-1: FM 2100

C-2: FM 1485

C-3: Idleloch Road – *Parcel South Boundary to Proposed FM 2100*

C-4: Community Drive – *Lake Houston Pkwy to ETJ Boundary*

C-4a: Alternate option to – Community Drive deletion

Staff recommendation: Approve amendment(s) C-1 to C-4a, per the staff report.

Commission action: Approved amendment(s) C-1 to C-4a, per the staff report.

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

Presenter: Melissa Beeler, City of Houston Planning and Development Department

D. SN 31 – Hillcroft Avenue

D-1: Hillcroft Avenue – *Bissonnet Street to Willowbend Street*

Staff recommendation: Partially Approve amendment(s) D-1, per the staff report.

Commission action: Partially Approved amendment(s) D-1, per the staff report.

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

Presenter: Peter Eccles, City of Houston Planning and Development Department

E. Walter P. Moore – Main Street (Western Bypass)

E-1: Main Street (Western Bypass) – *Harrington Street to Shea Street*

Staff recommendation: Approve amendment(s) E-1, per the staff report.

Commission action: Approved amendment(s) E-1, per the staff report.

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

Presenter: Peter Eccles, City of Houston Planning and Development Department

F. Vernon Henry & Associates – Winfield Road

F-1: Winfield Road – Wilson Street to Lake Houston Parkway

Staff recommendation: Approve amendment(s) F-1, per the staff report.

Commission action: Approved amendment(s) F-1, per the staff report.

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

Presenter: Peter Eccles, City of Houston Planning and Development Department

III. Major Thoroughfare Amendment Requests – Public Sector

G. Harris County Engineering Department (Listed as item H on attachments.)

G-1: Kuykendahl Road Collector Network

1a: Avalon Lake Crest Drive – *Grand Pkwy Frontage Rd. to Kuykendahl Rd.*

1b: NW-SE minor collector – *Avalon Lake Crest Dr. to Creekside Timbers Dr.*

1c: Creekside Timbers Dr. – *East of Willow Edge Dr. to proposed Klein Oak Ln.*

1d: Klein Oak Lane – *Dowdell St. to Northcrest Dr.*

Staff recommendation: Approve amendment(s) H-1 to H-5, per the staff report.

Commission action: Approved amendment(s) H-1 to H-5, per the staff report.

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

G-2: Butterfield Road / Cypress Station Drive

2a: Butterfield Road – *Ella Blvd. to Cypress Station Drive*

2b: Cypress Station Drive – *FM 1960 to I-45*

Staff recommendation: Approve amendment(s) H-2a to H-2b, per the staff report.

Commission action: Approved amendment(s) H-2a to H-2b, per the staff report.

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

G-3: Aldine Mail Route / Hawkins Road – Airline Road to Sweeney Street

Staff recommendation: Approve amendment(s) H-3, per the staff report.

Commission action: Approved amendment(s) H-3 per the staff report.

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

Presenter: Velyjha Southern, City of Houston Planning and Development Department

G-4: Bammel Road / Humble Westfield Road – I-45 to FM 1960

Staff recommendation: Approve amendment(s) H-4, per the staff report.

Commission action: Approved amendment(s) H-4 per the staff report.

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

Presenter: Velyjha Southern, City of Houston Planning and Development Department

G-5: Southridge Road – Ella Blvd. to Kuykendahl Road

Staff recommendation: Approve amendment(s) H-5, per the staff report.

Commission action: Approved amendment(s) H-5 per the staff report.

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

Presenter: Velyjha Southern, City of Houston Planning and Development Department

H. City of Houston, Planning and Development Department – Montgomery County Thoroughfare Plan (Listed as item M on attachments.)

- H-1a:** Terramont Drive - Woodlands Parkway to Branch Crossing Drive
- H-1b:** Alden Bridge Drive – Egypt Lane to Cochrans Crossing Drive
- H-1c:** Branch Crossing Drive – Woodlands Parkway to Research Forest Drive
- H-2a:** Flintridge Drive - Woodlands Parkway to Panther Creek Drive
- H-2b:** John Cooper Drive/Cochrans Crossing Drive – Flintridge Drive to Forest Dr.
- H-2c:** Greenbridge Drive – Research Forest Drive to College Park Drive
- H-2d:** Panther Creek Drive – Flintridge Drive to Flintridge Drive (Loop)
- H-2e:** New Trails Drive – Gosling Road to Lake Woodlands Drive
- H-2f:** Glen Loch Drive – Panther Creek Drive to Sawdust Road
- H-3a:** Millbend Drive – Grogans Mill Road to Sawdust Road
- H-3b:** Dix Pines Drive – N Millbend Drive to ETJ Boundary
- H-3c:** Lake Front Circle – I-45 to IH-45 (Loop)
- H-3d:** Medical Plaza Drive/Pinecroft Drive – Lake Woodlands Drive to IH-45
- H-4a:** Budde Road/Pruitt Road - Sawdust Road to Rayford Road
- H-4b:** Imperial Oaks Blvd./Robinson Road – Rayford Road to ETJ Boundary
- H-5a:** Aragoste – Roman Forest Blvd. to FM 1485
- H-5b:** Baptist Encampment Road – FM 1485 to Unnamed
- H-5c:** Via Principale – TX 494 Loop to Unnamed
- H-5d:** Baptist Encampment Road – Baptist Encampment Road to Sullivan
- H-5e:** Thelma Lane – Sullivan Road
- H-6a:** North Hillcrest Drive – Walnut Drive to Valley Ranch Parkway
- H-6b:** Valley Ranch Bend Drive – Valley Ranch Parkway to US 59
- H-6c:** Valley Ranch Crossing Drive – Valley Ranch Bend Drive to US 59
- H-6d:** Keith Drive – TX 494 Loop to Unnamed
- H-6e:** Azalea District Blvd./Baldwin Ln – Walnut Drive to East of Paper Wasp Lane

- H-6f:** E Martin Drive – *From IH-69 to Needham Road*
- H-7a:** College Park Drive – *FM 1488 to Fellowship Drive*
- H-7b:** FM 1488 – *Old Conroe Road to College Park Drive*
- H-7c:** FM 2978 - *ETJ Boundary to Egypt Lane*
- H-7d:** Gosling Road – *College Park Drive to County Boundary*
- H-7e:** Grogans Mill Road – *Research Forest Drive to Fox Run Blvd.*
- H-7f:** Kuykendahl Road – *FM 1488 to County Boundary*
- H-7g:** Lake Woodlands Drive – *Woodlands Parkway to IH-45*
- H-7h:** Research Forest Drive – *Egypt Lane to Lois Lane*
- H-7i:** Sawmill Road – *Grogans Mill Road to County Boundary*
- H-7j:** Woodlands Parkway – *FM 2978 to High Timbers Drive*
- H-8a:** FM 1314 Road – *Riverwalk Drive to Sorters Road*
- H-8b:** FM 1485 – *South of Kidd Cemetery Road to County Boundary*
- H-8c:** Galaxy Blvd. – *Appian Way to Essex*
- H-8d:** North Park Drive – *Sorters-McClellan Road to County Boundary*
- H-8e:** Sorters Road – *FM 1314 Road to County Boundary*
- H-8f:** TX 494 Loop – *US 59 to County Boundary*
- H-8g:** Townsend – *ETJ Boundary to County Boundary*
- H-9a:** Old Sorters Road – *Sorters Road to FM 1314 Road*
- H-9b:** Riverwalk Drive – *Serpenteeer Drive to FM 1314 Road*
- H-9c:** Russell Drive - *ETJ Boundary to US 59*
- H-9d:** Community Drive – *TX 494 Loop to Sullivan*
- H-9e:** Valley Ranch Boulevard – *Grand Parkway to US 59*
- H-10:** Community Drive – *West of Campbell Pit Road to East of Carol Road*
- H-11:** Community Drive – *US 59 to TX 494 Loop*
- H-12:** Walnut Drive – *ETJ Boundary to FM 1314 Road*
- H-13:** Ford/Needham – *TX 494 Loop Ford Road*
- H-14:** Unnamed (Rayford, Northpark connection) – *Rayford Rd. to Northpark Drive*
- H-15:** Birnham Wood Blvd. – *Rayford Road to ETJ Boundary*
- H-16:** Rayford Road – *Fox Run Boulevard to Grand Parkway*
- H-17:** Aldine Westfield Road – *Rayford Road to Grand Parkway*
- H-18a:** Hanna Road – *ETJ Boundary to Rayford Road*
- H-18b:** Sawdust Road – *Glen Loch Drive to Grogans Mill Road*
- H-18c:** Fairview - *ETJ Boundary to Rayford Road*
- H-19:** Gosling Road – *ETJ Boundary to College Park Drive*
- H-20:** Egypt Lane – *FM 2978 to Research Forest Drive*
- H-21a:** Kings Forest Road – *Maid Marian Lane to County Boundary*
- H-21b:** Bauer – *Robert's Cemetary Road to County Boundary*
- H-22a:** Unnamed / Ed Lane – *Arlene Drive to West of McCall Park*
- H-22b:** Unnamed – *East of Debbi Lane to County Boundary*
- H-22c:** Cypress Rosehill – *North of COE Loop to County Boundary*
- H-22d:** Muescheke – *North of Fitz Lane to West of Sanders Cemetary Road*
- H-22e:** Muescheke – *West of Spencer Blvd. to West of Sanders Cemetary Rd*
- H-23:** Dobbin Hufsmith Road – *ETJ Boundary to FM 2978*
- H-24:** FM 2978 – *ETJ Boundary to County Bounndary*
- H-25:** Hufsmith Conroe Road – *ETJ Boundary to FM 2978*

Staff recommendation: Approve amendment(s) H-1 to H-8, H-9a to H-9c, and H-12 to H-25 and deny H-9d, H-10 and H-11, per the staff report.

Commission action: Approved amendment(s) H-1 to H-8, H-9a to H-9c, and H-12 to H-25 and deny H-9d, H-10 and H-11, per the staff report.

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

Presenter: Lauren Grove, City of Houston Planning and Development

CONSIDERATION TO FORWARD THE APPROVED CHANGES TO THE 2017 MTFP TO CITY COUNCIL FOR ADOPTION AS THE 2018 MTFP MAP

Staff's recommendation: Forward the approved changes to the 2017 MTFP to City Council for adoption as the 2018 MTFP map.

Commission action: Forwarded the approved changes to the 2017 MTFP to City Council for adoption as the 2018 MTFP map.

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

IV. PUBLIC COMMENT
NONE

V. ADJOURNMENT

There being no further business, Chair Martha L. Stein adjourned the meeting at 3:23 p.m.

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


Martha L. Stein, Chair


Michael Kramer, Secretary

Minutes of the Houston Planning Commission

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

August 30, 2018

Meeting held in

Council Chambers, Public Level, City Hall Annex

2:30 p.m.

Call to Order

Chair Martha L. Stein called the meeting to order at 2:30 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Susan Alleman

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

Mark Mooney for

The Honorable James Noack

Maggie Dalton for

The Honorable Robert E. Hebert

Lloyd Smith for

The Honorable Ed Emmett

Left at 4:05 p.m. during Item #125

Left at 5:15 p.m. during item #134 & IV

Arrived at 3:54 p.m. during item #122

Absent

Left at 4:49 p.m. during item #134 & IV

Left at 5:34 p.m. during Item V

Absent

Arrived at 2:37 p.m. during Item I

Arrived at 2:35 p.m. during Item I

Left at 5:15 during item # 134 & IV

Absent

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

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 AUGUST 16, 2018 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 16, 2018 Planning Commission meeting minutes.

Motion: **Mares**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

I. PRESENTATION ON THE PROPOSED BOUNDARY EXPANSION OF THE CHAPTER 26 CENTRAL BUSINESS DISTRICT PARKING EXEMPT AREA

Presentation was given by Hector Rodriguez, Planning and Development Department.

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 –105)

Item removed for separate consideration **17, 20, 38, and 53**.

Item **44 & 45** removed for separate consideration to hear from speaker.

Staff recommendation: Approve staff's recommendations for items **1 –105**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 105**, subject to the CPC 101 form conditions.

Motion: **Garza**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

Commissioner(s) Sigler and Alleman recused themselves.

Staff recommendation: Approve staff's recommendations for item **17, 20, 38 and 53** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item **17, 20, 38 and 53** subject to the CPC 101 form conditions

Motion: **Baldwin**

Second: **Garza** Vote: **Unanimous**

Abstaining: **None**

Commissioner(s) Sigler and Alleman returned.

44 Palisades Park Sec 1 C3F 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.

45 Palisades Park Sec 2 C3F 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: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Speaker(s): Allison Greer - opposed.

C PUBLIC HEARINGS

106 Afton Oaks Sec 1 C3N Defer partial replat no 1

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

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

Motion: **Rosenberg**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

Speaker(s): Mario Galina – applicant – supportive; Wayne White – opposed; Arva Howard, Legal Department.

107 Park Place partial replat no 3 C3N Defer
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request
Motion: **Sigler** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

108 Remington Creek Ranch Sec 6 C3N Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Porras-Pirtle** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

109 Shadyvilla Addition no 1 C3N Approve
Annex partial replat no 3
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**

110 West Lane Annex C3N Approve
partial replat no 5
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: **Bryant** Vote: **Unanimous** Abstaining: **None**

111 Wildwood Glen Sec 1 C3N Withdrawn
partial replat no 1

D VARIANCES

112 Adelia Court C2R Approve
Staff recommendation: Grant 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: **Baldwin** Second: **Morales** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Donna Walker- opposed.

113 Bauer Trails partial replat no 1 C2R Defer
Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.
Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.
Motion: **Mares** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

114 Camp Logan Addition C2R Approve
partial replat no 3
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

115 City of Houston Brock Street C2 Defer
Lift Station Site

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

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

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

Items 116 and 117 were taken together at this time.

116 Ella Grovewood C2 Defer

117 Ella Timbergrove C3P Defer

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

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

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

118 Emancipation Center Two C2R Defer

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

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

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

Items 119 -120, 126 - 129 and 131 - 132 were taken together at this time.

119 Garrow Sampson C2R Approve

120 Garrow York C2R Approve

126 Palmer Four East End C2R Approve

127 Palmer One East End C2R Approve

128 Palmer Three East End C2R Approve

129 Palmer Two East End C2R Approve

131 Ranger One East End C2R Approve

132 Ranger Two East End C2R Approve

Staff recommendation: Deny the variance(s) and disapprove the plat(s).

Commission action: Granted the variances(s) and approved the plat(s) subject to the CPC 101 form conditions with the additional condition of recording the agreement between the developer and HCD prior to recordation.

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

121 Hardy Yards Reserve 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: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Speaker(s): Mike Stinson- opposed.

**122 Main Street High Rise Apartments
replat no 2**

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: **Bryant**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

123 Martindale Dreams

C3P

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: **Garza**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Speaker(s): Richard Smith, Managing Engineer, Public Works and Engineering.

124 Montrose Garden

C2R

Defer

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

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

Motion: **Baldwin**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

Speaker(s): Karen Gordon, Catherina Budiharto and Jeffrey Melland - opposed.

125 MP Highway 290 Industrial GP

GP

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: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Items 126, 127, 128, and 129 were taken and acted on earlier with items 119 and 120.

130 Portland Parkview

C2R

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: **Alleman**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

Items 131 and 132 were taken and acted on earlier with items 119 and 120.

133 Retreat at Westview Terrace

C3P

Approve

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

Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions and with additional conditions that subject to a plat note pertaining to the Long Point Entrance being permanently accessible to the residents of the subdivision.

Motion: **Garza**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

Speaker(s): Mary Lou Henry- applicant; Steve Metzger, Bianca Goudge, Bill Furr, Andy, Jason Jean, Shirley Kopecky, Decio Comin and Lennord Flores- opposed.

Items 134 and IV were taken together at this time.

134 West 19th Retail C2R Approve
IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY
LOCATED AT 317 W 19TH STREET

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

Commission action: Deferred the applications for two weeks to allow the applicant time to provide revised information.

Motion: **Baldwin** Second: **Morales** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Craig Garcia- applicant and Leatha Allen- supportive; Heather Fordham, Dawn McGarry, Steven Loupe and Ron Medalie – opposed; Richard Smith, Managing Engineer, Public Works and Engineering.

E SPECIAL EXCEPTIONS

Items 135 and 136 were taken together at this time.

135 Woodland Lakes Sec 3 C3P Defer
136 Woodland Lakes Sec 4 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: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

137 Woodland Lakes Sec 5 C3P Approve

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

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

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

F RECONSIDERATION OF REQUIREMENTS

138 Aliana Sec 65 C3P Approve

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

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

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

139 Campanile on Commerce Apartments C2R Defer

Staff recommendation: Defer the application for two weeks for further study and review.

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

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

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

G EXTENSIONS OF APPROVAL

140 Castle Rock Reserve Southwest EOA Approve
141 Tealpointe Lake Estates EOA Approve

H NAME CHANGES
NONE

I CERTIFICATES OF COMPLIANCE

142	24413 Tree Ln	COC	Approve
143	24283 W Terrace Drive	COC	Approve
144	24430 E Terrace Drive	COC	Approve
145	27056 Spanish Oaks Drive	COC	Approve
146	24347 W Terrace Drive	COC	Approve

Staff recommendation: Approve staff's recommendation for items 140-146.

Commission action: Approved staff's recommendation for items 140-146.

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

J ADMINISTRATIVE NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

147	2120 Gentry Street	DPV	Defer
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Staff recommendation: Defer the application for two weeks per the applicant's request.

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

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

148	11402 Mullins Drive	DPV	Approve
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Staff recommendation: Approve the development plat subject to the CPC 101 form conditions.

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

Motion: **Garza** Second: **Smith** Vote: **Carries** Opposing: **Baldwin, Morales, Porras-Pirtle, Rosenberg and Tahir**

III. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 27, 2018 FOR:

- a. Emancipation One Center
- b. Hillsdale Creek Sec 1 partial replat no 1
- c. Katy Pointe Sec 1 partial replat no 1
- d. Lancaster Place partial replat no 1
- e. Lancaster Place partial replat no 2
- f. Little York partial replat no 1
- g. Oak Forest Village
- h. River Oaks Estates Sec 1 partial replat no 1
- i. Tealbrook Sec 1 partial replat no 4 and extension
- j. Westheimer Estates partial replat no 9

Staff recommendation: Establish a public hearing date of September 27, 2018 for items III a-j.

Commission action: Established a public hearing date of September 27, 2018 for items III a-j.

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

IV. was taken and acted on earlier in the meeting with item 134.

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

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

VI. EXCUSE THE ABSENCES OF COMMISSIONERS BRAVE AND KILKENNY

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

Motion was made to excuse the absences of Commissioner Kilkenny.

Motion: **Garza**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

VII. PUBLIC COMMENT

NONE

VIII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:36 p.m.

Motion: **Clark**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**



Martha L. Stein, Chair



Michael Kramer, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
A-Consent				
1	Agua Estates	C3F	DEF1	Defer Additional information reqd
2	Alani Gessner Gardens	C3P		Defer Additional information reqd
3	Aldi Westheimer	C2		Defer Additional information reqd
4	Aliana Retail Reserve	C2		Approve the plat subject to the conditions listed
5	Alta West Alabama	C2		Defer Additional information reqd
6	Anserra Sec 6	C3F		Approve the plat subject to the conditions listed
7	Auz Reserves	C2		Defer Additional information reqd
8	Braeswood Stella	C2		Defer Chapter 42 planning standards
9	Bridgeland Lake Somerville Crossing and Summer Camp Drive Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
10	Bridgeland Parkland Village GP	GP	DEF2	Approve the plat subject to the conditions listed
11	Bridgeland Parkland Village Sec 22	C3F		Approve the plat subject to the conditions listed
12	Bridgeland Parkland Village Sec 29	C3F	DEF2	Approve the plat subject to the conditions listed
13	Bridgeland Parkland Village Sec 37	C3P	DEF2	Approve the plat subject to the conditions listed
14	Bridgeland Tuckerton Road and Summer Camp Drive Street Dedication and Reserve	C3P		Approve the plat subject to the conditions listed
15	Center at Houston	C2		Defer Additional information reqd
16	Centerpoint Energy Magnolia Peak Shaving Facility	C2		Approve the plat subject to the conditions listed
17	Chalico Ranch	C2		Defer Additional information reqd
18	Crosby Park Village	C3P	DEF1	Approve the plat subject to the conditions listed
19	Cumberland Ridge Drive in Dellrose Street Dedication Sec 2	C3P		Approve the plat subject to the conditions listed
20	Curtin Park	C3F		Defer Additional information reqd
21	Cypress Creek Landing Sec 1	C3F	DEF1	Approve the plat subject to the conditions listed
22	Cypresswood Point Sec 9	C3F		Approve the plat subject to the conditions listed
23	District West Pacfin Tract	C2		Approve the plat subject to the conditions listed
24	Eldridge Park Sec 1	C3P		Approve the plat subject to the conditions listed
25	Harris County MUD no 171 Lift Station no 2	C2		Approve the plat subject to the conditions listed
26	Katy Creek Ranch Sec 10	C3P		Approve the plat subject to the conditions listed
27	Kerrs Ferndale Addition partial replat no 2	C3F	DEF1	Approve the plat subject to the conditions listed
28	La Union Properties	C2		Approve the plat subject to the conditions listed
29	Lakewood Pines Boulevard Street Dedication Sec 2	C3F		Approve the plat subject to the conditions listed
30	Laverne Springs	C3F		Approve the plat subject to the conditions listed
31	Long Meadow Farms Sec 44	C3F		Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: September 13, 2018**

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
32	Magnolia School	C2		Approve the plat subject to the conditions listed
33	Margaret Development	C2	DEF1	Defer Additional information reqd
34	Martindale Dreams	C3F		Defer Additional information reqd
35	Meadows At Westfield Village Sec 4	C3P		Approve the plat subject to the conditions listed
36	Midway on Sunbury	C3F	DEF2	Approve the plat subject to the conditions listed
37	Northpointe East Business Park Sec 2	C3P		Approve the plat subject to the conditions listed
38	Nulink International	C2		Defer for further study and review
39	PAC Dance Houston	C2		Defer Chapter 42 planning standards
40	Palisades Park Sec 2	C3F	DEF1	Defer Applicant request
41	Ricewood Drive Street Dedication Sec 3 and Reserves	C3P		Approve the plat subject to the conditions listed
42	Shadyvilla Addition no 1 Annex partial replat no 3	C3F		Approve the plat subject to the conditions listed
43	Silver White	C2	DEF2	Approve the plat subject to the conditions listed
44	Spike Club	C2		Approve the plat subject to the conditions listed
45	Stevens Grove	C3P	DEF2	Withdrawn
46	Telephone Warehouses	C2		Approve the plat subject to the conditions listed
47	Timbergrove Green	C3F		Defer Chapter 42 planning standards
48	TPS Business Park	C2	DEF1	Approve the plat subject to the conditions listed
49	Upland Square	C3F		Approve the plat subject to the conditions listed
50	West Lake Houston Senior Living Sec 1	C2		Approve the plat subject to the conditions listed
51	West Lane Annex partial replat no 5	C3F		Approve the plat subject to the conditions listed
52	Westheimer Estates partial replat no 8	C3F		Defer Applicant request
53	White Oak Crossing GP	GP		Approve the plat subject to the conditions listed
54	Willowbend Green GP	GP		Approve the plat subject to the conditions listed
55	Woodlands Village of Creekside Park Zones 6 through 12 GP	GP		Approve the plat subject to the conditions listed
56	Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 20	C3F		Approve the plat subject to the conditions listed
57	Woodridge Baptist North Campus	C2		Approve the plat subject to the conditions listed

B-Replats

58	Acre Villa In Park Place Partial Replat No 1	C2R		Approve the plat subject to the conditions listed
59	Anita Place	C2R		Approve the plat subject to the conditions listed
60	Bennington Courts	C2R		Approve the plat subject to the conditions listed
61	Colorado Keepers Cottage	C2R	DEF2	Approve the plat subject to the conditions listed
62	Cypress Gateway partial replat no 1	C2R	DEF1	Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: September 13, 2018**

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
63	Dart South	C3R		Defer Additional information reqd
64	Dart Village	C2R	DEF2	Approve the plat subject to the conditions listed
65	Dawn Meadows	C2R		Approve the plat subject to the conditions listed
66	Eastwood Grove	C2R		Defer Chapter 42 planning standards
67	ESGR Development LLC	C2R		Approve the plat subject to the conditions listed
68	Grand Parkway Center	C3R		Approve the plat subject to the conditions listed
69	Guevara	C2R		Approve the plat subject to the conditions listed
70	Harmony House	C2R		Approve the plat subject to the conditions listed
71	Hewlett Packard Enterprise Vintage Reserve Tract	C2R		Approve the plat subject to the conditions listed
72	Huldy Street Grove	C2R		Defer Chapter 42 planning standards and coordination with Public Works.
73	Innerloop Park	C2R		Approve the plat subject to the conditions listed
74	Lancaster Place partial replat no 1	C2R		Approve the plat subject to the conditions listed
75	Lancaster Place partial replat no 2	C2R		Approve the plat subject to the conditions listed
76	Martin Street Grove	C3R		Approve the plat subject to the conditions listed
77	Maury North	C2R	DEF1	Defer Applicant request
78	Maury South	C2R	DEF1	Approve the plat subject to the conditions listed
79	Pleasant Grove	C2R		Defer Chapter 42 planning standards
80	Randalls Distribution Center replat no 2	C2R		Approve the plat subject to the conditions listed
81	Reyes Heights	C2R		Approve the plat subject to the conditions listed
82	Reyes Plaza	C2R		Defer Applicant request
83	Rosemont Heights Cottages	C2R		Approve the plat subject to the conditions listed
84	Shady Acres Extension no 3 partial replat no 13	C2R		Approve the plat subject to the conditions listed
85	Spring Forest Sec 2 partial replat no 4	C2R		Disapprove
86	Staybridge Hobby	C2R		Approve the plat subject to the conditions listed
87	Sugar Magnolia	C2R		Approve the plat subject to the conditions listed
88	Sunnyside Haven	C2R		Approve the plat subject to the conditions listed
89	Super Harrisburg	C2R		Defer Applicant request
90	Terra Del Sol Sec 7	C3R	DEF1	Approve the plat subject to the conditions listed
91	Tobi Plaza	C2R	DEF1	Approve the plat subject to the conditions listed
92	Townhomes at West Saulnier	C2R		Approve the plat subject to the conditions listed
93	Traces Sec 1 partial replat no 4	C2R	DEF1	Approve the plat subject to the conditions listed
94	Unique Design Corner	C2R		Defer Applicant request
95	Washington Heights Park	C2R		Defer Chapter 42 planning standards

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
96	West Lancaster Place partial replat no 2	C2R		Approve the plat subject to the conditions listed
97	Woodcrest Place	C2R		Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

98	Afton Oaks Sec 1 partial replat no 1	C3N	DEF1	Approve the plat subject to the conditions listed
99	Dolce Living at Midtown replat no 1	C3N		Defer Additional information reqd
100	Estates at Pech Road	C3N		Defer Chapter 42 planning standards
101	Glenhaven Estates Sec 2 partial replat no 2	C3N		Approve the plat subject to the conditions listed
102	Inwood Park Village replat no 1	C3N		Withdrawn
103	Park Place partial replat no 3	C3N	DEF1	Withdrawn
104	Pine Cove Park	C3N		Defer Applicant request
105	Pinecrest Sec 2 partial replat no 2	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed
106	Sunset Heights partial replat no 5	C3N		Approve the plat subject to the conditions listed
107	West Lane Annex partial replat no 3 replat no 1	C3N		Defer Applicant request
108	Westheimer Gardens Extension partial replat no 6	C3N		Approve the plat subject to the conditions listed
109	Willow Creek Estates replat Sec 1 partial replat no 3	C3N		Defer per Council Member's Request

D-Variances

110	Bauer Trails partial replat no 1	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
111	Cabello Peluqueria Unisex	C2R		Defer Applicant request
112	City of Houston Brock Street Lift Station Site	C2	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
113	Ella Grovewood	C2	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
114	Ella Timbergrove	C3P	DEF1	Defer Applicant request
115	Emancipation Two Center	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
116	Hardy Yards Reserve	C2R	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
117	Montrose Garden	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
118	MP Highway 290 Industrial GP	GP	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
119	Paige Polk	C2		Defer Additional information reqd
120	Pearl on Helena replat no 1	C2R		Approve the plat subject to the conditions listed
121	Quitman Hardy	C2R		Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: September 13, 2018**

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
122	Schultz GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
123	Spring Branch ISD Spring Woods High School	C2		Defer Additional information reqd
124	West 19th Retail	C2R	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
125	West Lake Houston Apartments	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
126	West Lake Houston Reserve	C3P		Grant the requested special exception(s) and Approve the plat subject to the conditions listed

E-Special Exceptions

127	Woodland Lakes Sec 3	C3P	DEF2	Grant the requested special exception(s) and Approve the plat subject to the conditions listed
128	Woodland Lakes Sec 4	C3P	DEF2	Approve the plat subject to the conditions listed

F-Reconsideration of Requirements

129	Campanile on Commerce Apartments	C2R	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
130	Lakes of Bella Terra West Sec 3	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed

G-Extensions of Approval

131	Balmoral Sec 12	EOA		Approved
132	Downey Oaks Place	EOA		Approved
133	Highland Glen Sec 5	EOA		Approved
134	Rosehill Reserve Sec 5	EOA		Approved
135	Rosehill Reserve Sec 7	EOA		Approved

H-Name Changes

136	Houston Intercontinental Trader Center East Sec 1 (prev. Houston Intercontinental Trade Center East Sec 1)	NC		Approved
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I-Certification of Compliance

137	1985 Deer Run	COC		Approve
138	20767 Brazos Dr.	COC		Approve
139	20637 Ravenwing Drive	COC		Approve

Platting Summary**Houston Planning Commission****PC Date: September 13, 2018**

Item No.	Subdivision Plat Name	App		PC Action
		Type	Deferral	
140	23948 Honeysuckle Drive	COC		Approve
141	21709 Dunn	COC		Approve
142	20800 S Terrace	COC		Approve

J-Administrative

None

K-Development Plats with Variance Requests

143	10847 Britoak Lane	DPV		Approve
144	2120 Gentry Street	DPV		Defer
145	8103 Sunnyhill Street	DPV		Approve
146	8104 Sunnyhill Street	DPV		Approve
147	4 Waverly Court	DPV		Approve
148	4 W. 11th Place	DPV		Approve

Off-Street Parking Variances

III	214 Avondale Street	PV		Defer
IV	317 W. 19th Street	PV		Approve

Hotel/Motel Variance

V	Southwind Hotel located at 6517 North Freeway	HMV		Approve
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Agenda Item: 1
Action Date: 09/13/2018
Plat Name: Agua Estates
Developer: Contempo Builders
Applicant: PLS
App No / Type: 2018-1747 C3F

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:

016. Lot(s) siding and/or backing a major thoroughfare, are denied direct driveway access to the major thoroughfare. Add BL 153 illustration and notes to face of plat. (153)

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.

042. The following 3 easement issues must be addressed on this plat. All recorded easements must be shown on the plat. All HL&P and other private easements dedicated by separate instrument must be shown on this plat. All easements dedicated by separate instrument that are shown on the plat, and are not located to a common property line must be vacated, abandoned and rededicated prior to recordation.

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

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

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

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

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)

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

1. Show all easements in title on plat.
2. Show record information for U.E on eastern boundary and southern boundary.
3. Provide Fire hydrants as per Ch 42. and dimension their distance from entrance.

Commission Action:

Defer Additional information reqd



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 09/13/2018
Plat Name: Agua Estates
Developer: Contempo Builders
Applicant: PLS
App No / Type: 2018-1747 C3F



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

For Your Information:

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

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

Addressing: Bali and Milos are both soundalikes. You will need to submit new street names.
City Engineer: DETENTION IS PROVIDED, IF THE F.H. IS PRIVATE, IT NEED 15'X25' W.M.E. FOR PRIVATE FIRE LINE USE. IF THE F.H. AND FIRE LINE IS PUBLIC, IT NEED 20' W.L.E. CONNECTED TO 10'X10' F.H.E. AND 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 09/13/2018
Plat Name: Alani Gessner Gardens
Developer: Commander Enterprises Inc
Applicant: RP & Associates
App No / Type: 2018-1833 C3P

Total Acreage:	5.1562	Total Reserve Acreage:	1.2700
Number of Lots:	65	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Type 1 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77071	570F	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)

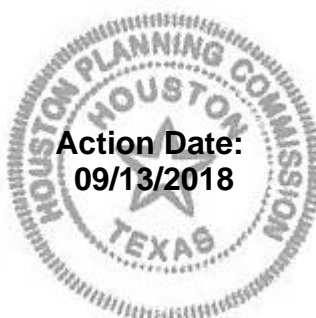
157.1. Provide street name break(s) as indicated on the marked file copy. Street name breaks must be located at lot lines.

176. All type 1 PAEs must comply with all public street standards. (122)

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

Commission Action:

Defer Additional information reqd



Action Date:
09/13/2018

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

For Your Information:



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 09/13/2018
Plat Name: Alani Gessner Gardens
Developer: Commander Enterprises Inc
Applicant: RP & Associates
App No / Type: 2018-1833 C3P

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 09/13/2018
Plat Name: Aldi Westheimer
Developer: Kimley Horn
Applicant: Windrose
App No / Type: 2018-1789 C2

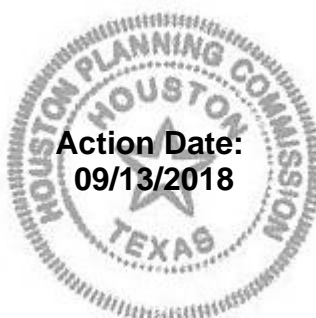
Total Acreage:	3.2440	Total Reserve Acreage:	3.2440
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77077	489T	City

Conditions and requirements for approval:

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
187. Appendix C: Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Commission Action:

Defer Additional information reqd



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 09/13/2018
Plat Name: Aldi Westheimer
Developer: Kimley Horn
Applicant: Windrose
App No / Type: 2018-1789 C2

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

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required 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, ALSO B.L. IS MISSING

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

Solid Waste: NOT APPLICABLE TO SOLID WASTE REVIEW

Addressing: Plat is cut in half.

Parks and Recreation: To be added to general notes on face of plat:

This property(s) is located in Park Sector number 18.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 09/13/2018
Plat Name: Aliana Retail Reserve
Developer: Aliana Development Company
Applicant: LJA Engineering, Inc. - (West Houston Office)
App No / Type: 2018-1835 C2

Total Acreage:	3.4890	Total Reserve Acreage:	3.4890
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 134 B
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	567B	ETJ

Conditions and requirements for approval:

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

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

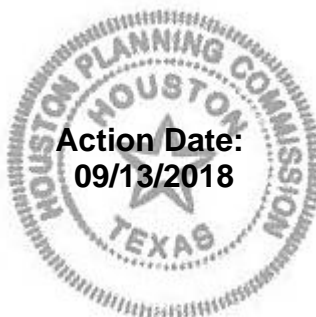
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

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

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
09/13/2018

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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 09/13/2018
Plat Name: Aliana Retail Reserve
Developer: Aliana Development Company
Applicant: LJA Engineering, Inc. - (West Houston Office)
App No / Type: 2018-1835 C2

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

Fort Bend Engineer: 1) Show the 25' BL
2) Provide 10' Landscape Easement along West Airport
3) Submit FP to FBC for formal review
4) Submit civil construction plans
5) This does not constitute a formal review by FBC as not all review comments are provided in this portal
PWE Utility Analysis: Approve
City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 09/13/2018
Plat Name: Alta West Alabama
Developer: Wood Partners West Alabama, LLC
Applicant: Terra Associates, Inc.
App No / Type: 2018-1871 C2

Total Acreage:	3.6831	Total Reserve Acreage:	3.6831
Number of Lots:	0	Number of Multifamily Units:	317
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	77027	492S	City

Conditions and requirements for approval:

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

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

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

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

Commission Action:

Defer Additional information reqd



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 09/13/2018
Plat Name: Alta West Alabama
Developer: Wood Partners West Alabama, LLC
Applicant: Terra Associates, Inc.
App No / Type: 2018-1871 C2

PWE Traffic: 09/12/18:

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 09/13/2018
Plat Name: Anserra Sec 6
Developer: KB Home Lone Star, Inc., A Texas Corporation
Applicant: Jones | Carter
App No / Type: 2018-1869 C3F

Total Acreage:	16.1900	Total Reserve Acreage:	3.9100
Number of Lots:	59	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Willow Point MUD
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	483G	ETJ

Conditions and requirements for approval:

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 157.1. Provide street name break(s) as indicated on the marked file copy. Street name breaks must be located at lot lines.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 09/13/2018
Plat Name: Anserra Sec 6
Developer: KB Home Lone Star, Inc., A Texas Corporation
Applicant: Jones | Carter
App No / Type: 2018-1869 C3F

For Your Information:

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 09/13/2018
Plat Name: Auz Reserves
Developer: Auz Materials Company, LLC
Applicant: Weisser Engineering Company
App No / Type: 2018-1795 C2

Total Acreage:	5.0000	Total Reserve Acreage:	5.0000
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	323G	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)

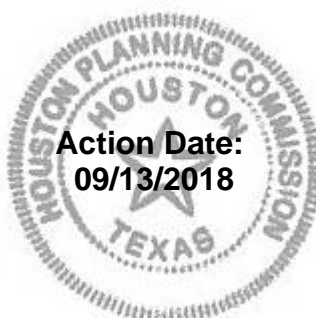
143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (128)

153.1. Provide ROW width on plat.

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

Commission Action:

Defer Additional information reqd



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 09/13/2018
Plat Name: Auz Reserves
Developer: Auz Materials Company, LLC
Applicant: Weisser Engineering Company
App No / Type: 2018-1795 C2

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

PWE Utility Analysis: Approved

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

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

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

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

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. Check with city of Houston.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 09/13/2018
Plat Name: Braeswood Stella
Developer: Terra Associates, Inc
Applicant: Windrose
App No / Type: 2018-1813 C2

Total Acreage:	4.0565	Total Reserve Acreage:	4.0565
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77025	532N	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
- 146.1. Provide for dedication to S. Braeswood 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.

Commission Action:

Defer Chapter 42 planning standards



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 09/13/2018
Plat Name: Braeswood Stella
Developer: Terra Associates, Inc
Applicant: Windrose
App No / Type: 2018-1813 C2

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required 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: B.L. IS MISSING, DETENTION IS REQUIRED AND DRAINAGE PLAN IS APPROVED

Harris County Flood Control District: Flood Control review - The plat is illegible (measurements, Clerk File numbers, etc.) also the plat has a driveway inside HCFCF ROW Fee by Brays Bayou (see uploaded aerial).

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



Agenda Item: 9
Action Date: 09/13/2018
Plat Name: Bridgeland Lake Somerville Crossing and Summer Camp Drive Street Dedication Sec 1
Developer: Bridgeland Development, LP
Applicant: BGE, Inc.
App No / Type: 2018-1808 SP

Total Acreage:	1.9080	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 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.

052. Bridgeland Tuckerton Road and Summer Camp Drive Street Dedication and Reserve must be recorded prior to or simultaneously with this plat.

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

059.1. Acreage 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.

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)

1. Add lien certification and notary

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 09/13/2018
Plat Name: Bridgeland Lake Somerville Crossing and Summer Camp Drive Street Dedication Sec 1
Developer: Bridgeland Development, LP
Applicant: BGE, Inc.
App No / Type: 2018-1808 SP



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

For Your Information:

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

PWE Utility Analysis: Approve

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

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

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

Provide INO letter for pipeline crossing prior to plat recordation

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



Agenda Item: 10
Action Date: 09/13/2018
Plat Name: Bridgeland Parkland Village GP
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No / Type: 2018-1611 GP

Total Acreage:	1784.0000	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 MUD 489
County	Zip	Key Map ©	City / ETJ
Harris	77433	365V	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.

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)

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)

165. The minimum centerline radius for a major thoroughfare is 2000 feet. A tangent distance of at least 100 feet shall separate reverse curves. (132)

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 09/13/2018
Plat Name: Bridgeland Parkland Village GP
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No / Type: 2018-1611 GP



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

For Your Information:

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

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map.
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This 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)
UVE and ROW will be checked when new 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.



Agenda Item: 11
Action Date: 09/13/2018
Plat Name: Bridgeland Parkland Village Sec 22
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE, Inc.
App No / Type: 2018-1807 C3F

Total Acreage:	14.2500	Total Reserve Acreage:	3.7390
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 489
County	Zip	Key Map ©	City / ETJ
Harris	77433	366W	ETJ

Conditions and requirements for approval:

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

052. Bridgeland Parkland Village Sec 23 and Bridgeland Lake Somerville Crossing and Summer Camp Drive Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat.

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

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.

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

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

203. Provide complete Recordation Package when submitting plat for 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 Lien Certification and Notary
2. Enlarge Typical lot Layout Graphic
3. Identify and show all surrounding Sections, ROWs and property lines.

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 09/13/2018
Plat Name: Bridgeland Parkland Village Sec 22
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE, Inc.
App No / Type: 2018-1807 C3F



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

For Your Information:

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

PWE Utility Analysis: Approve

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION AND MISSING B.L.

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

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

Lake Somerville Crossing and Summer Camp Drive std Sec 1 will need to be recorded prior to or simultaneously with this plat.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 09/13/2018
Plat Name: Bridgeland Parkland Village Sec 29
Developer: Bridgeland Development, LP
Applicant: R.G. Miller Engineers
App No / Type: 2018-1561 C3F

Total Acreage:	41.2100	Total Reserve Acreage:	5.5800
Number of Lots:	173	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 489
County	Zip	Key Map ©	City / ETJ
Harris	77433	366T	ETJ

Conditions and requirements for approval:

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

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

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

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

080. Add the Lot Size - Suburban Compensating Open Space Table and plat notes to the plat. (184)

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

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

*CenterPoint letter of no objection must be provided at recordation.

* Private easements must be recorded by separate instrument.

Commission Action:

Approve the plat subject to the conditions listed



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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 09/13/2018
Plat Name: Bridgeland Parkland Village Sec 29
Developer: Bridgeland Development, LP
Applicant: R.G. Miller Engineers
App No / Type: 2018-1561 C3F

For Your Information:

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

PWE Utility Analysis: 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)
Bridgeland Westgreen Boulevard street dedication sec 2 and reserve partial replat no 1 will need to be recorded prior to or simultaneously with this plat
Easements outside of plat boundary will need to be recorded prior to plat recordation
Construction plan (Project Number 1806060089) has not been approved.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 09/13/2018
Plat Name: Bridgeland Parkland Village Sec 37
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No / Type: 2018-1652 C3P

Total Acreage:	17.0300	Total Reserve Acreage:	4.8500
Number of Lots:	56	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 489
County	Zip	Key Map ©	City / ETJ
Harris	77433	366T	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.
- 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)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
09/13/2018

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

For Your Information:



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 09/13/2018
Plat Name: Bridgeland Parkland Village Sec 37
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No / Type: 2018-1652 C3P

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

City Engineer: B.L.'S NOT SHOWING ON PLAT AND MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Solid Waste: Developments in the ETJ do not qualify for COH garbage collection services.

Addressing: Rocky Ledges is a duplicate with Rocky Ledge. Please choose a new name. Add street break for Pilot Knob and Copper Breaks Park.

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)

Maintenance agreement for median will need to be approved by Comm. Court prior to plan approval.

Bridgeland Parkland Standards for median design will need to be d and approved by Comm. Court prior to plan 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.



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 09/13/2018
Plat Name: Bridgeland Tuckerton Road and Summer Camp Drive Street Dedication and Reserve
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE, Inc.
App No / Type: 2018-1842 C3P

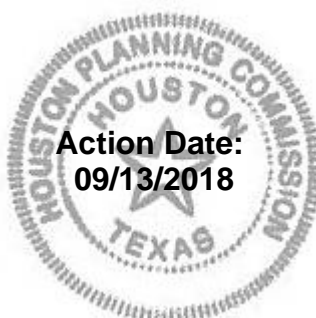
Total Acreage:	8.9740	Total Reserve Acreage:	1.0324
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 489
County	Zip	Key Map ©	City / ETJ
Harris	77433	366W	ETJ

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 09/13/2018
Plat Name: Bridgeland Tuckerton Road and Summer Camp Drive Street Dedication and Reserve
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE, Inc.
App No / Type: 2018-1842 C3P

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

PWE Traffic: 09/12/18:
No comments.
City Engineer: OK

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)
120' ROW is proposed for Tuckerton Road. Roadway should be designed per standard for 100' ROW.
Agreement to maintain excess ROW will be required unless it is utilized to construct turn lane. Left turn lane will be required at street intersections.
Easements outside of plat boundary will need to be recorded prior to plat recordation
Tuckerton road to the west must be recorded prior to or simultaneously with this plat.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 09/13/2018
Plat Name: Center at Houston
Developer: Duplantis Design Group, PC
Applicant: Windrose
App No / Type: 2018-1782 C2

Total Acreage:	1.4020	Total Reserve Acreage:	1.4020
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493L	City

Conditions and requirements for approval:

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (41)
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements, right-of-ways 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.
146. Identify, dimension and provide square footage for all right-of-way dedications. "xx s.f. are hereby dedicated to the public for right-of-way purposes.
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
1. Dedicate 15' to Center St. as per the Major Thoroughfare Plan. Include "xx sq. ft. is hereby dedicated.." language
 2. Show appropriate building lines.
 3. Identify all adjacent property and ROWs.
 4. Plat/Subdivision name does not meet Ch. 42 Naming standards. Change subdivision name.

Commission Action:

Defer Additional information reqd



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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 09/13/2018
Plat Name: Center at Houston
Developer: Duplantis Design Group, PC
Applicant: Windrose
App No / Type: 2018-1782 C2

For Your Information:

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

PWE Traffic: 09/12/18:

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, ALSO B.L. IS MISSING

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: 16
Action Date: 09/13/2018
Plat Name: Centerpoint Energy Magnolia Peak Shaving Facility
Developer: CenterPoint Energy
Applicant: Arborleaf Engineering & Surveying, Inc.
App No / Type: 2018-1689 C2

Total Acreage:	5.3505	Total Reserve Acreage:	5.3505
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	407N	ETJ

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
051. Tie plat boundary to the nearest intersection of public street rights-of-way.
059. Provide the total acreage within the subdivision and the number of lots, blocks and reserves being platted. (41)
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
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)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
1. Add Stan Stanart Commissioners Court Certification.
 2. Include Block number
 3. Remove replat language

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 09/13/2018
Plat Name: Centerpoint Energy Magnolia Peak Shaving Facility
Developer: CenterPoint Energy
Applicant: Arborleaf Engineering & Surveying, Inc.
App No / Type: 2018-1689 C2



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

For Your Information:

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

PWE Traffic: 09/12/18:

No comments.

PWE Utility Analysis: Approved

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

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

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

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

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

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 09/13/2018
Plat Name: Chalico Ranch
Developer: Chalico Fernando
Applicant: Melissa's platting service
App No / Type: 2018-1814 C2

Total Acreage:	1.5000	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 2 PAE
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286W	ETJ

Conditions and requirements for approval:

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

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

1. All contiguous properties with the same owner must be platted together or have a General Plan submitted with plat application.
2. Add Deed Restricted Building Line Note

Commission Action:

Defer Additional information reqd



Action Date:
09/13/2018

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

For Your Information:

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 09/13/2018
Plat Name: Chalico Ranch
Developer: Chalico Fernando
Applicant: Melissa's platting service
App No / Type: 2018-1814 C2

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 09/13/2018
Plat Name: Crosby Park Village
Developer: K. Hovnanian Homes of Houston
Applicant: IDS Engineering Group
App No / Type: 2018-1740 C3P

Total Acreage:	13.6400	Total Reserve Acreage:	3.9820
Number of Lots:	60	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Crosby MUD
County	Zip	Key Map ©	City / ETJ
Harris	77532	419C	ETJ

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
053. Change street name(s) as indicated on the file copy to avoid duplication.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)
209. Applicant has requested that this item be deferred for two weeks.

Commission Action:

Approve the plat subject to the conditions listed



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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 09/13/2018
Plat Name: Crosby Park Village
Developer: K. Hovnanian Homes of Houston
Applicant: IDS Engineering Group
App No / Type: 2018-1740 C3P

For Your Information:

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

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.



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 09/13/2018
Plat Name: Cumberland Ridge Drive in Dellrose Street Dedication Sec 2
Developer: BGE | Kerry Gilbert and Associates
Applicant: BGE|Kerry R. Gilbert Associates
App No / Type: 2018-1815 C3P

Total Acreage:	5.8000	Total Reserve Acreage:	0.1100
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 319
County	Zip	Key Map ©	City / ETJ
Harris	77447	325J	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, right-of-ways, 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)
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)
1. Provide all street record information for abutting ROWs and include documents with application submission.

Commission Action:

Approve the plat subject to the conditions listed



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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 09/13/2018
Plat Name: Cumberland Ridge Drive in Dellrose Street Dedication Sec 2
Developer: BGE | Kerry Gilbert and Associates
Applicant: BGE|Kerry R. Gilbert Associates
App No / Type: 2018-1815 C3P

For Your Information:

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

PWE Utility Analysis: Approve

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

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

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

Verify existing ROW along Becker road. Road log and WPA map call out 66 feet, but development to the west dedicated 25 feet of ROW.

Label centerline data with bearings

Sec 1 Street dedication plat should be recorded prior to the recordation of this plat

SB left turn lane will be required on Becker Road at Cumberland Ridge Drive. Becker should be widened on both east and west sides to create LTL so taper will end before crossing the intersection at Bar Key Lane and Running Iron Drive. Depending on the left turn lane design, additional Becker Road ROW dedication may be required with this plat

EB left turn lane will be required on Cumberland Ridge Drive at Whitehaven Terrace Blvd.

Corner ROW radius at Becker Road and Cumberland Ridge Drive intersection should be 35'.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 09/13/2018
Plat Name: Curtin Park
Developer: BC INVESTMENTS
Applicant: Bates Development Consultants
App No / Type: 2018-1879 C3F

Total Acreage:	0.7471	Total Reserve Acreage:	0.1607
Number of Lots:	12	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452L	City

Conditions and requirements for approval:

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

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

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

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

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

1. Identify Curtin Park Court on the plat as per plattracker. and widen PAE to 28ft.
2. Adjust dimensions of surrounding Lots and Reserves affected by Widening of Curtin Park Court and adjust Lot Size and Coverage Table.
3. 4ft offset from property line required for PAE and shared driveway.
4. 2ft Open space reserve will be required on west property boundary if fence is to be built.

Commission Action:

Defer Additional information reqd



Action Date:
09/13/2018

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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 09/13/2018
Plat Name: Curtin Park
Developer: BC INVESTMENTS
Applicant: Bates Development Consultants
App No / Type: 2018-1879 C3F

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

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED, IF THE F.H. IS PRIVATE, IT NEED A 15'X25' W.M.E. FOR PRIVATE FIRE LINE USE. IF THE F.H. AND FIRE LINE IS PUBLIC, IT NEED A 20' W.L.E. CONNECTED TO 10'X10' F.H.E. AND ALSO NEED W.M.E.

Addressing: Please check Wintertide trail is labeled private in plat where as it's showing public in proposed street name.

CenterPoint: The easements provided by the previous plat are not sufficient to place public utilities within. A 10' UE for side lot and/or 14' UE perimeter will be necessary.

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 09/13/2018
Plat Name: Cypress Creek Landing Sec 1
Developer: KB Home Lone Star Inc
Applicant: IDS Engineering Group
App No / Type: 2018-1713 C3F

Total Acreage:	19.1890	Total Reserve Acreage:	8.4250
Number of Lots:	56	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77068	330V	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.

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

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

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

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

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

Coordinate with County/Public Works for dead-end water line easement.

Commission Action:

Approve the plat subject to the conditions listed



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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 09/13/2018
Plat Name: Cypress Creek Landing Sec 1
Developer: KB Home Lone Star Inc
Applicant: IDS Engineering Group
App No / Type: 2018-1713 C3F

For Your Information:

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

Addressing: "Crossing" is only used 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 Mossy Banks Crossing?

Run all names through soundalike check in plat tracker.

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

Crossing may not be an appropriate suffix. Choose another suffix.

Required UVEs have not been shown on the Plat.

Construction plan (Project Number 1808010041) has not been approved.

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



Agenda Item: 22
Action Date: 09/13/2018
Plat Name: Cypresswood Point Sec 9
Developer: Woodmere Development., LTD.
Applicant: IDS Engineering Group
App No / Type: 2018-1788 C3F

Total Acreage:	13.4840	Total Reserve Acreage:	0.5141
Number of Lots:	63	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	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.
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.
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
144. Provide a minimum 50-foot cul-de-sac radius as indicated on the marked file copy. Refer to PWE Design Manual. (131)
203. Provide complete Recordation Package when submitting plat for 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. Utility Easements outside the plat must be recorded by separate instrument.
 2. Show tie to the nearest intersection.
 3. Dash all property lines outside of the plat.

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 09/13/2018
Plat Name: Cypresswood Point Sec 9
Developer: Woodmere Development., LTD.
Applicant: IDS Engineering Group
App No / Type: 2018-1788 C3F



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

For Your Information:

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

PWE Utility Analysis: Approved
Harris County Flood Control District: Flood Control review - No comments.
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 or simultaneously with this plat

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 09/13/2018
Plat Name: District West Pacfin Tract
Developer: PacFin 6, Ltd
Applicant: Hovis Surveying Company Inc.
App No / Type: 2018-1857 C2

Total Acreage:	6.0560	Total Reserve Acreage:	6.0560
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Fort Bend County MUD 50
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	525H	ETJ

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
09/13/2018

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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 09/13/2018
Plat Name: District West Pacfin Tract
Developer: PacFin 6, Ltd
Applicant: Hovis Surveying Company Inc.
App No / Type: 2018-1857 C2

Fort Bend Engineer: 1) Update precinct 1 commissioner to Vincent M. Morales, Jr.
2) Provide 10' landscape easement along FM 1093
3) Submit FP to FBC for formal review
4) This does not constitute a formal review by FBC as not all review comments are provided in this portal
City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 09/13/2018
Plat Name: Eldridge Park Sec 1
Developer: K. Hovanian II, LLC
Applicant: Van De Wiele & Vogler, Inc.
App No / Type: 2018-1839 C3P

Total Acreage:	24.2200	Total Reserve Acreage:	5.3800
Number of Lots:	133	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Renn Road MUD
County	Zip	Key Map ©	City / ETJ
Harris	77083	528P	ETJ

Conditions and requirements for approval:

- 013. Provide pipeline release letter at recordation.
- 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)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 09/13/2018
Plat Name: Eldridge Park Sec 1
Developer: K. Hovanian II, LLC
Applicant: Van De Wiele & Vogler, Inc.
App No / Type: 2018-1839 C3P

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

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)
Need INO letter for roadway crossing a pipeline easement prior to plat recordation
UVE should be checked for making right turn on red by NB traffic on Eldridge Pkwy onto Renn Road.
UVE should be checked at Eldridge Green Drive (pvt) and Renn 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.



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 09/13/2018
Plat Name: Harris County MUD no 171 Lift Station no 2
Developer: Nash FM 529, LLC a Delaware limited liability company
Applicant: BGE, Inc.
App No / Type: 2018-1805 C2

Total Acreage:	0.3616	Total Reserve Acreage:	0.3616
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	405P	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.

147. Provide a copy of the instrument dedicating Elyson Boulevard prior to recordation.

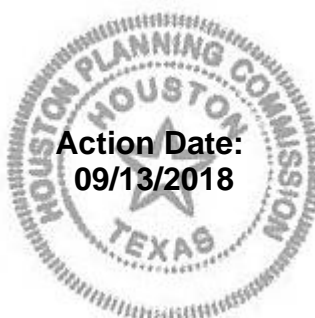
187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 09/13/2018
Plat Name: Harris County MUD no 171 Lift Station no 2
Developer: Nash FM 529, LLC a Delaware limited liability company
Applicant: BGE, Inc.
App No / Type: 2018-1805 C2

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

PWE Utility Analysis: Approve

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

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

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

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

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

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

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 09/13/2018
Plat Name: Katy Creek Ranch Sec 10
Developer: Katy Creek Ranch LP
Applicant: Van De Wiele & Vogler, Inc.
App No / Type: 2018-1800 C3P

Total Acreage:	9.8810	Total Reserve Acreage:	5.1136
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:	Harris Fort Bend Counties MUD 5
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	484R	ETJ

Conditions and requirements for approval:

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

039. The following areas may be considered when calculating compensating open space. Water areas including detention ponds, drainageways, flood plains, floodways and ravines subject to Planning Commission approval of an Open Space Amentities Plan. Follow the requirements established for a Open Space Amentities Plan. (Ament_185_cos.doc)

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)

Commission Action:

Approve the plat subject to the conditions listed



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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 09/13/2018
Plat Name: Katy Creek Ranch Sec 10
Developer: Katy Creek Ranch LP
Applicant: Van De Wiele & Vogler, Inc.
App No / Type: 2018-1800 C3P

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 plat to FBC for formal review
2) This layout will require multiple variances from FBC
3) Provide additional UEs adjacent to 50' ROWs per 5.5.B.2.
4) ID the space between lots 11 and 12, block 2
5) Provide 25' returns at the intersections with Lake Drive
6) All proposed streets can be a single street name
7) ID the length of the corner clip at Greenbusch and Lake Drive
8) Submit civil construction plans
9) This does not constitute a formal review by FBC as not all review comments are provided in this portal
PWE Utility Analysis: Approved
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 09/13/2018
Plat Name: Kerrs Ferndale Addition partial replat no 2
Developer: TERAN GPOUP
Applicant: Teran Group LLC
App No / Type: 2018-1697 C3F

Total Acreage:	0.1680	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77098	492U	City

Conditions and requirements for approval:

- 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) Revise lot density calculations.

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 09/13/2018
Plat Name: Kerrs Ferndale Addition partial replat no 2
Developer: TERAN GPOUP
Applicant: Teran Group LLC
App No / Type: 2018-1697 C3F

PWE Traffic: 08/28/18:

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 - Correct Key Map information on the Vicinity Map it is 492 U.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 09/13/2018
Plat Name: La Union Properties
Developer: S&R La Union Properties
Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying
App No / Type: 2018-1865 C2

Total Acreage:	2.8171	Total Reserve Acreage:	2.8171
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:	Prestonwood Forest Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77070	369H	ETJ

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)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 09/13/2018
Plat Name: La Union Properties
Developer: S&R La Union Properties
Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying
App No / Type: 2018-1865 C2

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required 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 it is 369H.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Limited scope TIA will be required addressing driveway locations, median opening and left turn lane requirements before the review of site development plan.
Documentation of TxDOT driveway approval should be submitted with site plans.
Show nearby intersecting street.

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



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 09/13/2018
Plat Name: Lakewood Pines Boulevard Street Dedication Sec 2
Developer: KB Home Lone Star, Inc.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2018-1705 C3F

Total Acreage:	13.4300	Total Reserve Acreage:	5.6500
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 422
County	Zip	Key Map ©	City / ETJ
Harris	77044	377T	ETJ

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 09/13/2018
Plat Name: Lakewood Pines Boulevard Street Dedication Sec 2
Developer: KB Home Lone Star, Inc.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2018-1705 C3F

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)

Change Timber Forest Boulevard to Timber Forest Drive

Construction plan (Project Number 1807060040) has not been approved

Show additional property lines and ownership labels near the south end of Timber Forest. Confirm the road dedication shown goes to this property owner's southern boundary.

Confirm the applicable major thoroughfare construction limits and scope with Harris County Traffic prior to submitting construction plans

Construction shall be consistent with the approved TIA for a future school tract adjacent to this plat.

Obtain a plan approval Letter of No Objection from CIP project managers: Mike Turner (Timber Forest north of this plat) and Dara Griffith (Timber Forest south of this plat).

Addressing: Timber Forest is supposed to be Drive, not Boulevard. All other segments are named Drive except for 2016-2170 Timber Forest Boulevard Street Dedication Sec. 1 that was incorrectly recorded as Boulevard. All other segments that are built and recorded are Drive.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 09/13/2018
Plat Name: Laverne Springs
Developer: BC INVESTMENTS
Applicant: Bates Development Consultants
App No / Type: 2018-1872 C3F

Total Acreage:	1.8640	Total Reserve Acreage:	0.0184
Number of Lots:	31	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450U	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 09/13/2018
Plat Name: Laverne Springs
Developer: BC INVESTMENTS
Applicant: Bates Development Consultants
App No / Type: 2018-1872 C3F

PWE Traffic: 09/12/18:

Sufficient 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, IF THE F.H. IS PRIVATE, IT NEED A 15'X25' W.M.E. FOR PRIVATE FIRE LINE USE. IF THE F.H. AND FIRE LINE IS PUBLIC, IT NEED A 20' W.L.E. CONNECTED TO 10'X10' F.H.E. AND 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 09/13/2018
Plat Name: Long Meadow Farms Sec 44
Developer: DR Horton
Applicant: Costello, Inc.
App No / Type: 2018-1873 C3F

Total Acreage:	15.9100	Total Reserve Acreage:	2.6320
Number of Lots:	62	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.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- Per FBC, one street name is acceptable for Pleasant Falls Drive

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 09/13/2018
Plat Name: Long Meadow Farms Sec 44
Developer: DR Horton
Applicant: Costello, Inc.
App No / Type: 2018-1873 C3F

Fort Bend Engineer: 1) Submit FP to FBC for formal review
2) Submit civil construction plans
3) This does not constitute a formal review by FBC as not all review comments are provided in this portal
PWE Utility Analysis: A Wastewater Capacity Reservation letter is required 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: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

Addressing: Pleasant Falls Dr. has a 90 degree turn and the street need to split in the middle. Aslo it is soundalike street name Pleasant Forest Dr.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 09/13/2018
Plat Name: Magnolia School
Developer: Texas Education Works
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2018-1802 C2

Total Acreage:	1.6362	Total Reserve Acreage:	1.6362
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450W	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 09/13/2018
Plat Name: Magnolia School
Developer: Texas Education Works
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2018-1802 C2

PWE Traffic: 09/12/18:

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 09/13/2018
Plat Name: Margaret Development
Developer: James J. Koncaba
Applicant: Windrose
App No / Type: 2018-1722 C2

Total Acreage:	0.2066	Total Reserve Acreage:	0.2066
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	414W	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.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
- 1) Drainage plan is required.

Commission Action:

Defer Additional information reqd



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 09/13/2018
Plat Name: Margaret Development
Developer: James J. Koncaba
Applicant: Windrose
App No / Type: 2018-1722 C2

PWE Traffic: 08/28/18:

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 MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65% AND NEED DRAINAGE PLAN

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

Solid Waste: Only Single Family Residential developments should require Solid Waste Management Department review.

Parks and Recreation: This property(s) is located in Park Sector number 2.

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



Agenda Item: 34
Action Date: 09/13/2018
Plat Name: Martindale Dreams
Developer: Martindale Dreams LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2018-1851 C3F

Total Acreage:	12.9423	Total Reserve Acreage:	1.8620
Number of Lots:	65	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77048	574K	City

Conditions and requirements for approval:

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 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.
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.
078. Minimum lot size in the urban area is 3500 square feet without compensating open space. (183)
- 146.1. Provide for dedication of cutback(s) as indicated on the marked file copy.
194. Appendix I: County Clerk Filing Acknowledgement Statement 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)
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Commission Action:

Defer Additional information reqd



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 09/13/2018
Plat Name: Martindale Dreams
Developer: Martindale Dreams LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2018-1851 C3F



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

For Your Information:

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

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

Harris County Flood Control District: Flood Control review - No comments.
Addressing: Please check street name spelling is different in plat and the plat tracker drawing.
Wakonda In, and Wakanda In. Please pick one and the 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.



Agenda Item: 35
Action Date: 09/13/2018
Plat Name: Meadows At Westfield Village Sec 4
Developer: KB Home Lone Star Inc.
Applicant: R.G. Miller Engineers
App No / Type: 2018-1838 C3P

Total Acreage:	35.3900	Total Reserve Acreage:	16.9832
Number of Lots:	95	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Northwest Harris County MUD 12
County	Zip	Key Map ©	City / ETJ
Harris	77449	446B	ETJ

Conditions and requirements for approval:

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (41)
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
148. Change street name(s) as indicated on the marked file copy. (133-134)
159. Provide centerline tie.

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 09/13/2018
Plat Name: Meadows At Westfield Village Sec 4
Developer: KB Home Lone Star Inc.
Applicant: R.G. Miller Engineers
App No / Type: 2018-1838 C3P



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

For Your Information:

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

PWE Utility Analysis: Approve.
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 Westfield Pines Drive and Keith Harrow Blvd, at Westfield Grove Place and Westfield Pines Drive, and at Cullen Brook Road and Westgreen Bluff Way.
WB left turn lane will be required on Keith Harrow Blvd at Westfield Pines Drive.
Missing building line at east boundary

Addressing: Westley is a soundalike street name. Please choose a new name. Add Westgreen Bluff to plat tracker.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 09/13/2018
Plat Name: Midway on Sunbury
Developer: Survey 1, Inc
Applicant: Survey 1, Inc.
App No / Type: 2018-1568 C3F

Total Acreage:	0.9030	Total Reserve Acreage:	0.1720
Number of Lots:	10	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77028	455P	City

Conditions and requirements for approval:

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

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
09/13/2018

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

For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 09/13/2018
Plat Name: Midway on Sunbury
Developer: Survey 1, Inc
Applicant: Survey 1, Inc.
App No / Type: 2018-1568 C3F

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

PWE Traffic: 08/07/18:

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.

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

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

City Engineer: NEED W.M.E. AND MISSING B.L. ON WEDGEFIELD STREET

Solid Waste: The SWP depicts garbage can placement on top of an open ditch. SEC 39-63 requires can 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.



Agenda Item: 37
Action Date: 09/13/2018
Plat Name: Northpointe East Business Park Sec 2
Developer: Turboff Investments, Ltd
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2018-1866 C3P

Total Acreage:	2.2500	Total Reserve Acreage:	0.4400
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 368
County	Zip	Key Map ©	City / ETJ
Harris	77375	329E	ETJ

Conditions and requirements for approval:

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

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

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

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

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

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

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

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

120. Add One-foot Reserve plat note: (adjacent to reserve) One-foot reserve dedicated to the public in fee as a buffer separation between the public street and the adjacent reserve, the condition of such dedication being that when the adjacent reserve is replatted and approved by the Commission, the one-foot reserve shall automatically be vacated and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.

Coordinate with Harris County Engineer's Office, in regards to cutbacks and ROW dedication.

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 09/13/2018
Plat Name: Northpointe East Business Park Sec 2
Developer: Turboff Investments, Ltd
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2018-1866 C3P



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

For Your Information:

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

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map.
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

Construction plan of Northpointe East Business Park Section 1 (Project Number 1803090026) has not been approved

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



Agenda Item: 38
Action Date: 09/13/2018
Plat Name: Nulink International
Developer: Nulink International
Applicant: Hovis Surveying Company Inc.
App No / Type: 2018-1876 C2

Total Acreage:	2.5204	Total Reserve Acreage:	2.5204
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:	Fort Bend County FWSD 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	527T	ETJ

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (41)
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
1. Provide new drawing showing Fort Bend County contours.
 2. Provide all ROW documents for FM 1464, possible dedication may be needed.

Commission Action:

Defer for further study and review

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



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 09/13/2018
Plat Name: Nulink International
Developer: Nulink International
Applicant: Hovis Surveying Company Inc.
App No / Type: 2018-1876 C2



For Your Information:

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

Fort Bend Engineer: 1) Update precinct 1 commissioner to Vincent M. Morales, Jr.
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: DETENTION IS REQUIRED

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



Agenda Item: 39
Action Date: 09/13/2018
Plat Name: PAC Dance Houston
Developer: George Friedman Performing Arts LLC
Applicant: Hovis Surveying Company Inc.
App No / Type: 2018-1877 C2

Total Acreage:	2.0000	Total Reserve Acreage:	2.0000
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	77379	330A	ETJ

Conditions and requirements for approval:

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

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

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

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

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

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

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

1.This plat's GP (General Plan) is expired. Therefore, a new GP is required to comply with Chapter 42 Standards. Submit new GP by next platting cycle.

2. Provide new plat name that conforms with the COH's naming standards, i.e. XX sec 1.

Commission Action:

Defer Chapter 42 planning standards

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 09/13/2018
Plat Name: PAC Dance Houston
Developer: George Friedman Performing Arts LLC
Applicant: Hovis Surveying Company Inc.
App No / Type: 2018-1877 C2



For Your Information:

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

City Engineer: DETENTION IS REQUIRED

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

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

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

Limited scope TIA is required for driveway, LTL and traffic signal requirements

Harris County is constructing a traffic signal at the Spring Cypress / Glen Haven Estates intersection:

- Existing / proposed traffic signal conduits should be shown on driveway plans. Any adjustments to County conduit will be at developer expense.
- Driveway improvements at Glenn Haven Estates intersection should be approved by CIP Project Manager, Elyse Espadas
- If driveway is proposed at intersection, LTL and addition of signal heads will be at developer expense
- Construction TCP to include safety note: If traffic signal is active, access will be prohibited to the Glenn Haven intersection unless and until signal heads are in place for entry / exit movements.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 40
Action Date: 09/13/2018
Plat Name: Palisades Park Sec 2
Developer: Kensington Acres, LP
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2018-1770 C3F

Total Acreage:	2.8300	Total Reserve Acreage:	0.0930
Number of Lots:	69	Number of Multifamily Units:	0
COH Park Sector:	12	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	77008	492B	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
052. Palisades Park Sec 1 must be recorded prior to or simultaneously with this plat.
057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (41)
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
174. Add Permanent Access Easement note to the plat and/or add PAE paragraph to the Appendix A: Owner's Acknowledgement. (189)
175. Add Shared Driveway note to the plat. (159)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Defer Applicant request



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 09/13/2018
Plat Name: Palisades Park Sec 2
Developer: Kensington Acres, LP
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2018-1770 C3F



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

For Your Information:

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

PWE Traffic: 08/29/18:

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.

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

Harris County Flood Control District: Flood Control review - Correct Key Map information on the Vicinity Map it is 492 B.

City Engineer: IF THE F.H. IS PRIVATE, IT NEED 15'X25' W.M.E. FOR PRIVATE FIRE LINE USE. IF THE F.H. AND FIRE LINE IS PUBLIC, IT NEED 20' W.L.E. CONNECTED TO 10'X10' F.H.E. AND ALSO NEED W.M.E.

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

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 09/13/2018
Plat Name: Ricewood Drive Street Dedication Sec 3 and Reserves
Developer: BGE | Kerry Gilbert and Associates
Applicant: BGE|Kerry R. Gilbert Associates
App No / Type: 2018-1816 C3P

Total Acreage:	11.8000	Total Reserve Acreage:	10.2300
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:	Montgomery County MUD 24
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	297F	ETJ

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 09/13/2018
Plat Name: Ricewood Drive Street Dedication Sec 3 and Reserves
Developer: BGE | Kerry Gilbert and Associates
Applicant: BGE|Kerry R. Gilbert Associates
App No / Type: 2018-1816 C3P

PWE Utility Analysis: Approve

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 09/13/2018
Plat Name: Shadyvilla Addition no 1 Annex partial replat no 3
Developer: 2015 PARTNERS SHADY VILLA, LLC
Applicant: MOMENTUM ENGINEERING
App No / Type: 2018-1818 C3F

Total Acreage:	0.2503	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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451X	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 09/13/2018
Plat Name: Shadyvilla Addition no 1 Annex partial replat no 3
Developer: 2015 PARTNERS SHADY VILLA, LLC
Applicant: MOMENTUM ENGINEERING
App No / Type: 2018-1818 C3F

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

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

Harris County Flood Control District: Flood Control review - Show and label Channel W138-00-00 at the back of the plat with top of banks and Public Easements with ID numbers also include Key Map information on the Vicinity Map (see uploaded PDF).

City Engineer: NEED W.M.E. AND DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 09/13/2018
Plat Name: Silver White
Developer: Lovett Commercial
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2018-1587 C2

Total Acreage:	2.7440	Total Reserve Acreage:	2.7440
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493F	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.

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

134.14. 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)

Commission Action:

Approve the plat subject to the conditions listed



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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 09/13/2018
Plat Name: Silver White
Developer: Lovett Commercial
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2018-1587 C2

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED

Parks and Recreation: To be added to general notes on face of plat:

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 14.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 09/13/2018
Plat Name: Spike Club
Developer: Spike Club, LLC
Applicant: The Interfield Group
App No / Type: 2018-1845 C2

Total Acreage:	11.2410	Total Reserve Acreage:	11.2410
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77489	570V	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) All C.O.H liens must be paid prior to recordation.

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 09/13/2018
Plat Name: Spike Club
Developer: Spike Club, LLC
Applicant: The Interfield Group
App No / Type: 2018-1845 C2

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required 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 plat is in Fort Bend County.

Fort Bend Engineer: This plat lies wholly within the city limits of Houston, therefore FBC has no review jurisdiction

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 09/13/2018
Plat Name: Stevens Grove
Developer: El Paso WEst Airport, LTD.
Applicant: Windrose
App No / Type: 2018-1649 C3P

Total Acreage:	27.5888	Total Reserve Acreage:	3.1780
Number of Lots:	274	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	77026	494A	City

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)

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

Address stub street along southern boundary. Provide two stubs along the western boundary.

Commission Action:

Withdrawn



Action Date:
09/13/2018

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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 09/13/2018
Plat Name: Stevens Grove
Developer: El Paso WEst Airport, LTD.
Applicant: Windrose
App No / Type: 2018-1649 C3P

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required 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 - Include Key Map information on the Vicinity Map.

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

Addressing: Stevens Grove entered into plat tracker twice. Grigsby is a duplicate street name. It does not line up with the existing Grigsby. Please submit a new street name.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 09/13/2018
Plat Name: Telephone Warehouses
Developer: KING'S LAND SURVEYING SOLUTIONS LLC
Applicant: KING'S LAND SURVEYING SOLUTIONS, LLC
App No / Type: 2018-1784 C2

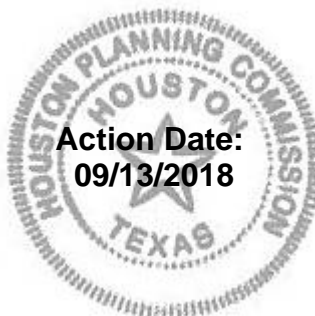
Total Acreage:	4.1763	Total Reserve Acreage:	4.1763
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77075	575N	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
 - 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)
- Remove ETJ notes, paragraphs, and certificates.

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 09/13/2018
Plat Name: Telephone Warehouses
Developer: KING'S LAND SURVEYING SOLUTIONS LLC
Applicant: KING'S LAND SURVEYING SOLUTIONS, LLC
App No / Type: 2018-1784 C2

PWE Traffic: 09/12/18:

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 AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION.

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 09/13/2018
Plat Name: Timbergrove Green
Developer: 3315 West 11th, LTD.
Applicant: Windrose
App No / Type: 2018-1852 C3F

Total Acreage:	3.4970	Total Reserve Acreage:	0.0470
Number of Lots:	57	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:

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

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

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

079. Revise the Lot Size and Coverage Table 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.

Add Blocks 1 and 2.

Proposed access easements must be recorded by separate instrument.

Commission Action:

Defer Chapter 42 planning standards



Action Date:
09/13/2018

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

For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 09/13/2018
Plat Name: Timbergrove Green
Developer: 3315 West 11th, LTD.
Applicant: Windrose
App No / Type: 2018-1852 C3F

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

PWE Traffic: 09/12/18:
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

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.

Addressing: If the Green Daisy Ln is the extension of Roblynn Ln, then the street name should be the same for both.

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 09/13/2018
Plat Name: TPS Business Park
Developer: TPS
Applicant: Stewart Engineering
App No / Type: 2018-1721 C2

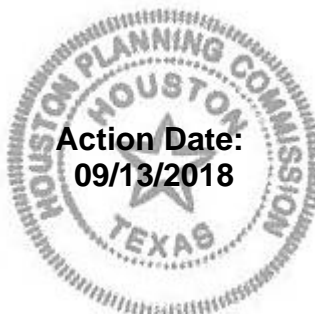
Total Acreage:	21.3150	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77044	456K	ETJ

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.
- 062. Provide an appropriate numeric and graphic scale. (20, 30, 40, 50, 60, or 100 feet) (42 & 44)
- 068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- Coordinate with HCFCD and HC Engineering Department regarding Flood Control Esmt. Make sure easement is dimensioned on the plat

Commission Action:

Approve the plat subject to the conditions listed



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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 09/13/2018
Plat Name: TPS Business Park
Developer: TPS
Applicant: Stewart Engineering
App No / Type: 2018-1721 C2

For Your Information:

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

Harris County Flood Control District: - Please provide 165' of drainage easement dedicated to HCFCD per previous conversations.
- Show and identify all tracts of HCFCD ROW per HCFCD Policy, Criteria, & Procedure Manual, Appendix C.
PWE Utility Analysis: Approve
City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 09/13/2018
Plat Name: Upland Square
Developer: Upland Estates, LTD
Applicant: Windrose
App No / Type: 2018-1812 C3F

Total Acreage:	5.0126	Total Reserve Acreage:	1.2963
Number of Lots:	67	Number of Multifamily Units:	0
COH Park Sector:	19	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77043	449X	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.

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

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

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

One fire hydrant must be located within 100 feet from the intersection of the public street and Type 2 PAE.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
09/13/2018

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

For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 09/13/2018
Plat Name: Upland Square
Developer: Upland Estates, LTD
Applicant: Windrose
App No / Type: 2018-1812 C3F

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

PWE Traffic: 09/12/18:

Sufficient on-site parking is provided. A total of 18 head-in parking spaces are provided along the back of the proposed development.

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED

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

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

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

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



Agenda Item: 50
Action Date: 09/13/2018
Plat Name: West Lake Houston Senior Living Sec 1
Developer: MEDCORE
Applicant: RSG Engineering
App No / Type: 2018-1676 C2

Total Acreage:	7.0000	Total Reserve Acreage:	7.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 152
County	Zip	Key Map ©	City / ETJ
Harris	77346	377D	ETJ

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.

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

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

191. Appendix G:Harris County Engineer is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

193. Appendix H:Certificate for Harris County Commissioners' Court is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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)

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

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 09/13/2018
Plat Name: West Lake Houston Senior Living Sec 1
Developer: MEDCORE
Applicant: RSG Engineering
App No / Type: 2018-1676 C2



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

For Your Information:

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

PWE Utility Analysis: Approved

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

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map it is 377D.

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.

Limited scope TIA will be required addressing driveway locations, median opening and left turn lane requirements before the review of site development plan.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 09/13/2018
Plat Name: West Lane Annex partial replat no 5
Developer: Lana Lane Partners, LLC
Applicant: Probstfeld & Associates, Inc.
App No / Type: 2018-1804 C3F

Total Acreage:	0.1752	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	77027	491V	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.

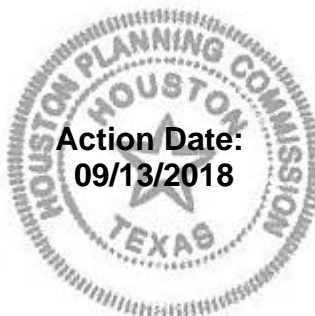
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

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

Add note: All lots shall have adequate wastewater service.

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 09/13/2018
Plat Name: West Lane Annex partial replat no 5
Developer: Lana Lane Partners, LLC
Applicant: Probstfeld & Associates, Inc.
App No / Type: 2018-1804 C3F

PWE Traffic: 09/12/18:
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 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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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 09/13/2018
Plat Name: Westheimer Estates partial replat no 8
Developer: BBJ, Inc.
Applicant: Karen Rose Engineering and Surveying
App No / Type: 2018-1785 C3F

Total Acreage:	0.5698	Total Reserve Acreage:	0.5698
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77057	491X	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.
- 134.09. Add to general notes on face of plat: This property(s) is located in Park Sector number 9.
- 209. Applicant has requested that this item be deferred for two weeks.

Commission Action:

Defer Applicant request



Action Date:
09/13/2018

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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 09/13/2018
Plat Name: Westheimer Estates partial replat no 8
Developer: BBJ, Inc.
Applicant: Karen Rose Engineering and Surveying
App No / Type: 2018-1785 C3F

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

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

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: 53
Action Date: 09/13/2018
Plat Name: White Oak Crossing GP
Developer: WOIH Partners, LLC
Applicant: Civil-Surv Land Surveying, L.C.
App No / Type: 2018-1832 GP

Total Acreage:	4.0040	Total Reserve Acreage:	3.8148
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	493C	City

Conditions and requirements for approval:

001. Sections abutting 500/100 yr floodplains will require approved drainage plans at final submittal
014. Future section to the east will be required to address Keene Street.
032. Sections abutting Keene and Boundary Streets will be required to provide ROW Dedication.
041. Sections abutting North Main and Boundary Street are eligible for TCO performance standards
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.

White Oak Crossing Section 1 is impacted by a minimum lot size area

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 09/13/2018
Plat Name: White Oak Crossing GP
Developer: WOIH Partners, LLC
Applicant: Civil-Surv Land Surveying, L.C.
App No / Type: 2018-1832 GP



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

For Your Information:

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

PWE Traffic: 09/12/18:

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 AND NEED DRAINAGE PLAN.

ALSO MISSING B.L. ON MAIN STREET

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 09/13/2018
Plat Name: Willowbend Green GP
Developer: Stella Link Investments, Ltd.
Applicant: Windrose
App No / Type: 2018-1859 GP

Total Acreage:	22.7850	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77025	532W	City

Conditions and requirements for approval:

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

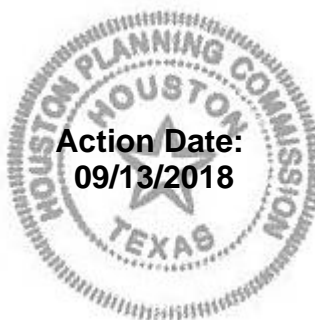
046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.

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

1. lots without frontage along PAE will require variance approval

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 09/13/2018
Plat Name: Willowbend Green GP
Developer: Stella Link Investments, Ltd.
Applicant: Windrose
App No / Type: 2018-1859 GP

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED, IF THE F.H. IS PRIVATE, IT NEED A 15'X25' W.M.E. FOR PRIVATE FIRE LINE USE. IF THE F.H. AND FIRE LINE IS PUBLIC, IT NEED A 20' W.L.E. CONNECTED TO 10'X10' F.H.E. AND ALSO NEED W.M.E.

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 09/13/2018
Plat Name: Woodlands Village of Creekside Park Zones 6 through 12 GP
Developer: The Woodlands Land Development Company, L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No / Type: 2018-1856 GP

Total Acreage:	1786.0000	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:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	249M	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.

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 09/13/2018
Plat Name: Woodlands Village of Creekside Park Zones 6 through 12 GP
Developer: The Woodlands Land Development Company, L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No / Type: 2018-1856 GP

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 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.



Agenda Item: 56
Action Date: 09/13/2018
Plat Name: Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 20
Developer: THE WOODLANDS LAND DEVELOPMENT COMPANY, LP
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No / Type: 2018-1858 C3F

Total Acreage:	6.5210	Total Reserve Acreage:	2.1000
Number of Lots:	41	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:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77380	251G	ETJ

Conditions and requirements for approval:

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

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

049.4. Add the following plat note for plats located in Montgomery and Liberty counties: The Coordinates shown hereon are Texas Central Zone no. 4203 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale *****.

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

185. 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)

Add note: The Planning Commission granted a variance to allow 10' building lines and 17' garage setbacks subject to specific conditions on 06/07/2018. 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.

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 09/13/2018
Plat Name: Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 20
Developer: THE WOODLANDS LAND DEVELOPMENT COMPANY, LP
Applicant: LJA Engineering, Inc. - (West Houston Office)
App No / Type: 2018-1858 C3F



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

For Your Information:

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

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

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

Addressing: Vue Point is a sound a like with View Point. Please choose a new name. Vue Cove makes a 90 degree turn and will need to be split into 2 street names.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 57
Action Date: 09/13/2018
Plat Name: Woodridge Baptist North Campus
Developer: Woodridge Baptist Church of Kingwood
Applicant: Windrose
App No / Type: 2018-1790 C2

Total Acreage:	18.1390	Total Reserve Acreage:	18.1390
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	296U	ETJ

Conditions and requirements for approval:

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

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

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

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

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)

Commission Action:

Approve the plat subject to the conditions listed

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 09/13/2018
Plat Name: Woodridge Baptist North Campus
Developer: Woodridge Baptist Church of Kingwood
Applicant: Windrose
App No / Type: 2018-1790 C2



For Your Information:

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

PWE Utility Analysis: Approved - To request the availability of COH water or sanitary sewer for this project you must apply for water/ wastewater capacity reservation. When applying please attach a copy of the proposed re-plat with the WCR application.
Submit application online at houstonpermittingcenter.org

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 &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 09/13/2018
Plat Name: Acre Villa In Park Place Partial Replat No 1
Developer: N/A
Applicant: E.I.C. Surveying Company
App No / Type: 2018-1809 C2R

Total Acreage:	0.6457	Total Reserve Acreage:	0.1154
Number of Lots:	1	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	535Q	City

Conditions and requirements for approval:

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

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
09/13/2018

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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 09/13/2018
Plat Name: Acre Villa In Park Place Partial Replat No 1
Developer: N/A
Applicant: E.I.C. Surveying Company
App No / Type: 2018-1809 C2R

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

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

Submit applications online at houstonpermittingcenter.org

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: Typical Notes for Unrestricted Reserves

To be added to general notes on face of plat:

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

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

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 09/13/2018
Plat Name: Anita Place
Developer: BC INVESTMENTS
Applicant: Bates Development Consultants
App No / Type: 2018-1776 C2R

Total Acreage:	0.1148	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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Y	City

Conditions and requirements for approval:

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

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

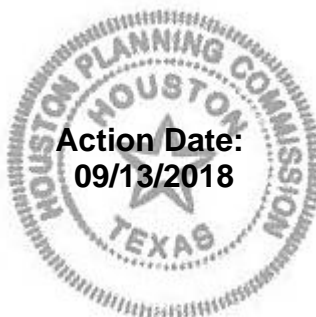
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

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

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
09/13/2018

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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 09/13/2018
Plat Name: Anita Place
Developer: BC INVESTMENTS
Applicant: Bates Development Consultants
App No / Type: 2018-1776 C2R

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

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

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 09/13/2018
Plat Name: Bennington Courts
Developer: D Herron & LD Joint Venture
Applicant: Owens Management Systems, LLC
App No / Type: 2018-1849 C2R

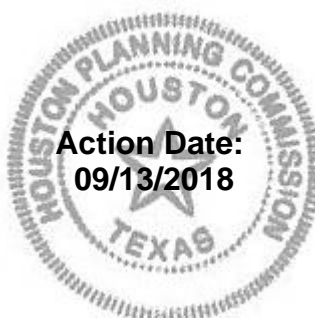
Total Acreage:	0.7716	Total Reserve Acreage:	0.0000
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77016	454P	City

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 09/13/2018
Plat Name: Bennington Courts
Developer: D Herron & LD Joint Venture
Applicant: Owens Management Systems, LLC
App No / Type: 2018-1849 C2R

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

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

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required 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.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 09/13/2018
Plat Name: Colorado Keepers Cottage
Developer: Texas Police Trust
Applicant: The Interfield Group
App No / Type: 2018-1614 C2R

Total Acreage:	0.1260	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493K	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 replat on the face of the plat.

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

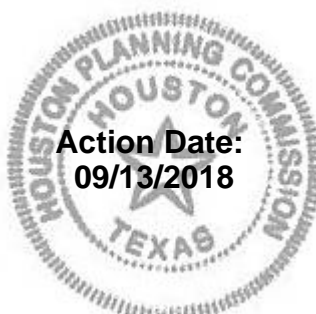
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

****Alley and easement abandonment by plat requires written authorization by Houston Public Works Utility Analysis prior to recordation.**

**** Record revised Boundary Line Agreement and Release document prior to recordation, granting owner full alley width.**

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
09/13/2018

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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 09/13/2018
Plat Name: Colorado Keepers Cottage
Developer: Texas Police Trust
Applicant: The Interfield Group
App No / Type: 2018-1614 C2R

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

PWE Traffic: 08/07/18:

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 MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 09/13/2018
Plat Name: Cypress Gateway partial replat no 1
Developer: JAG Properties
Applicant: Replat Specialists
App No / Type: 2018-1540 C2R

Total Acreage:	1.2190	Total Reserve Acreage:	1.2190
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 183
County	Zip	Key Map ©	City / ETJ
Harris	77084	447B	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) Use the long replat language, as shown on the markup.

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 09/13/2018
Plat Name: Cypress Gateway partial replat no 1
Developer: JAG Properties
Applicant: Replat Specialists
App No / Type: 2018-1540 C2R

PWE Utility Analysis: Approved

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

Harris County Flood Control District: Flood Control review - 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)

Driveways on Keith Harrow Blvd will be right-in/right-out

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 09/13/2018
Plat Name: Dart South
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2018-1824 C3R

Total Acreage:	2.3360	Total Reserve Acreage:	0.0246
Number of Lots:	48	Number of Multifamily Units:	0
COH Park Sector:	14	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	77007	493F	City

Conditions and requirements for approval:

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
053. Change street name(s) as indicated on the file copy to avoid duplication.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
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)
104. Private street reverse curve shall comply with minimum 65-ft. radii and a tangent of not less than 25 ft. (231)
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Commission Action:

Defer Additional information reqd



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 09/13/2018
Plat Name: Dart South
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2018-1824 C3R



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

For Your Information:

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

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

PWE Traffic: 09/12/18:

The parking plan is adequate. Six on-site parking spaces and two on-street parking spaces are 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.

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.

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..

Addressing: Street names are not labeled on the 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.



Agenda Item: 64
Action Date: 09/13/2018
Plat Name: Dart Village
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2018-1585 C2R

Total Acreage:	1.5120	Total Reserve Acreage:	0.0000
Number of Lots:	40	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:

047. Make minor corrections and additions as indicated on the marked file copy.
081. Add the Average Lot Width Table and plat notes to the plat.
- 134.14. Add to general notes on face of plat: This property(s) is located in Park Sector number 14.
175. Add Shared Driveway note to the plat. (159)
- 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)
205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

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

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 09/13/2018
Plat Name: Dart Village
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2018-1585 C2R



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

For Your Information:

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

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

PWE Traffic: 08/07/18:

Edwards St, Colorado St, and Dart St are all wide enough to support on-street parking.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required 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.

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

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

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 09/13/2018
Plat Name: Dawn Meadows
Developer: Maxxie Moto, LLC
Applicant: Karen Rose Engineering and Surveying
App No / Type: 2018-1783 C2R

Total Acreage:	0.2307	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453L	City

Conditions and requirements for approval:

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

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
09/13/2018

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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 09/13/2018
Plat Name: Dawn Meadows
Developer: Maxxie Moto, LLC
Applicant: Karen Rose Engineering and Surveying
App No / Type: 2018-1783 C2R

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

Parks and Recreation:

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

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

Harris County Flood Control District: Flood Control review - 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: 66
Action Date: 09/13/2018
Plat Name: Eastwood Grove
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2018-1706 C2R

Total Acreage:	0.9647	Total Reserve Acreage:	0.0102
Number of Lots:	15	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	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)

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)

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

42-145 (c): The shared driveway shall intersect with a public street that has a roadway width 18 feet or more as measured at the narrowest point of the roadway adjacent to the tract

420145 (e): Each garage entry 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. The garage entry door may be perpendicular to the length of the shared driveway when the shared driveway complies with the following performance standards: (1) No more than three lots take access from the shared driveway (2) The shared driveway does not intersect a major thoroughfare or collector street and (3) The shared driveway is less than or equal to 100 feet in length.

* Widen the pavement for (South Capitol and Edgewood) 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.

Commission Action:

Defer Chapter 42 planning standards



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 09/13/2018
Plat Name: Eastwood Grove
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2018-1706 C2R



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

For Your Information:

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

PWE Traffic: 09/12/18:

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

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

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

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map it is 494T.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 09/13/2018
Plat Name: ESGR Development LLC
Developer: ESGR Development LLC
Applicant: Hovis Surveying Company Inc.
App No / Type: 2018-1834 C2R

Total Acreage:	0.1148	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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493A	City

Conditions and requirements for approval:

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

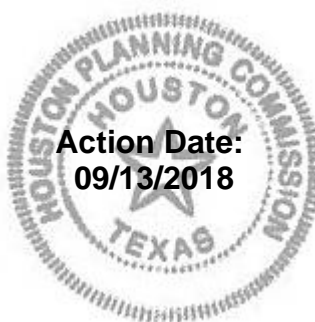
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

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

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 09/13/2018
Plat Name: ESGR Development LLC
Developer: ESGR Development LLC
Applicant: Hovis Surveying Company Inc.
App No / Type: 2018-1834 C2R

PWE Traffic: 09/12/18:

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%

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 09/13/2018
Plat Name: Grand Parkway Center
Developer: OH SH, LP
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2018-1847 C3R

Total Acreage:	14.2800	Total Reserve Acreage:	14.2800
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:	Cimarron MUD
County	Zip	Key Map ©	City / ETJ
Harris	77494	485F	ETJ

Conditions and requirements for approval:

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

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

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

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

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

* Provide Letter of No Objection for easement abandonment at recordation.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
09/13/2018

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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 09/13/2018
Plat Name: Grand Parkway Center
Developer: OH SH, LP
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2018-1847 C3R

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

Utility easements will need to be recorded by separate instrument prior to plat recordation.

TIA will be required addressing driveway locations, median opening, left turn lanes and additional improvements at nearby intersection.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 09/13/2018
Plat Name: Guevara
Developer: The Jean McKinley Company, Inc.
Applicant: Jean McKinley Company
App No / Type: 2018-1791 C2R

Total Acreage:	0.2126	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	494D	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 09/13/2018
Plat Name: Guevara
Developer: The Jean McKinley Company, Inc.
Applicant: Jean McKinley Company
App No / Type: 2018-1791 C2R

PWE Traffic: 09/12/18:

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 MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 09/13/2018
Plat Name: Harmony House
Developer: Harmony House, Inc.
Applicant: Windrose
App No / Type: 2018-1786 C2R

Total Acreage:	0.5523	Total Reserve Acreage:	0.5523
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	16	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77002	493L	City

Conditions and requirements for approval:

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

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.

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)

Commission Action:

Approve the plat subject to the conditions listed



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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 09/13/2018
Plat Name: Harmony House
Developer: Harmony House, Inc.
Applicant: Windrose
App No / Type: 2018-1786 C2R

For Your Information:

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

City Engineer: DETENTION IS REQUIRED

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

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 09/13/2018
Plat Name: Hewlett Packard Enterprise Vintage Reserve Tract
Developer: Hewlett Packard Enterprise Company c/o Walter Moore
Applicant: Terra Surveying Company, Inc.
App No / Type: 2018-1844 C2R

Total Acreage:	20.7000	Total Reserve Acreage:	20.7000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77070	329Y	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 051. Tie plat boundary to the nearest intersection of public street rights-of-way.
- 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)
- 205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
09/13/2018

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

For Your Information:



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 09/13/2018
Plat Name: Hewlett Packard Enterprise Vintage Reserve Tract
Developer: Hewlett Packard Enterprise Company c/o Walter Moore
Applicant: Terra Surveying Company, Inc.
App No / Type: 2018-1844 C2R

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

City Engineer: DETENTION IS REQUIRED AND NEED A DRAINAGE PLAN

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

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

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

Coordinate with HCFCD to determine if additional drainage easements are required

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

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

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 09/13/2018
Plat Name: Huldy Street Grove
Developer: Carnegie Homes
Applicant: Total Surveyors, Inc.
App No / Type: 2018-1604 C2R

Total Acreage:	0.1449	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77019	492V	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)
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
- 221. Fully dimension all shared driveways. (44)

Commission Action:

Defer Chapter 42 planning standards and coordination with Public Works.



Action Date:
09/13/2018

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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 09/13/2018
Plat Name: Huldy Street Grove
Developer: Carnegie Homes
Applicant: Total Surveyors, Inc.
App No / Type: 2018-1604 C2R

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

PWE Traffic: 09/12/18:

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

Our records indicate that there is an active public sanitary sewer on-site. For easement requirements over the existing sewer please contact the Office of City Engineers or for the abandonment/relocation of the sewer contact the Joint Referral Committee.

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

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 09/13/2018
Plat Name: Innerloop Park
Developer: Innerloop Meadow Development
Applicant: Bates Development Consultants
App No / Type: 2018-1862 C2R

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493D	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.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 09/13/2018
Plat Name: Innerloop Park
Developer: Innerloop Meadow Development
Applicant: Bates Development Consultants
App No / Type: 2018-1862 C2R

PWE Traffic: 09/12/18:

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%

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 09/13/2018
Plat Name: Lancaster Place partial replat no 1
Developer: THE PROJECTS GROUP
Applicant: Civil-Surv Land Surveying, L.C.
App No / Type: 2018-1715 C2R

Total Acreage:	0.6178	Total Reserve Acreage:	0.6178
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77006	493S	City

Conditions and requirements for approval:

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

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
09/13/2018

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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 09/13/2018
Plat Name: Lancaster Place partial replat no 1
Developer: THE PROJECTS GROUP
Applicant: Civil-Surv Land Surveying, L.C.
App No / Type: 2018-1715 C2R

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

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

Submit applications online at houstonpermittingcenter.org

Our records indicate that there is an active 8-inch sanitary sewer on-site. For easement width requirements over the existing sewer please contact the Office of City Engineers or for the abandonment/relocation of the sewer contact the Joint Referral Committee.

City Engineer: DETENTION IS REQUIRED

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 09/13/2018
Plat Name: Lancaster Place partial replat no 2
Developer: THE PROJECTS GROUP
Applicant: Civil-Surv Land Surveying, L.C.
App No / Type: 2018-1716 C2R

Total Acreage:	1.3330	Total Reserve Acreage:	1.3330
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77006	493S	City

Conditions and requirements for approval:

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

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)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 09/13/2018
Plat Name: Lancaster Place partial replat no 2
Developer: THE PROJECTS GROUP
Applicant: Civil-Surv Land Surveying, L.C.
App No / Type: 2018-1716 C2R

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

Submit applications online at houstonpermittingcenter.org

Our records indicate that there is an active 8-inch sanitary sewer on-site. For easement width requirements over the existing sewer please contact the Office of City Engineers or for the abandonment/relocation of the sewer contact the Joint Referral Committee.

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - 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: 76
Action Date: 09/13/2018
Plat Name: Martin Street Grove
Developer: Legion Builders, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2018-1855 C3R

Total Acreage:	0.9993	Total Reserve Acreage:	0.0138
Number of Lots:	22	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452H	City

Conditions and requirements for approval:

012.2. Coordinate utility easements with CenterPoint Energy. Go to <http://www.centerpointenergy.com/> for Electricity, Builders and Developers, Electric Safety.

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

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

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

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

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

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

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

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

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

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

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

180.2. For PAE II or Shared driveways: Storm Sewer system within the private property or private easement is a private system and must be maintained by the property owners or the home owners association.(STM)

Commission Action:



PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 09/13/2018
Plat Name: Martin Street Grove
Developer: Legion Builders, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2018-1855 C3R

Approve the plat subject to the conditions listed



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

For Your Information:

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

Parks and Recreation:

PWE Traffic: 09/12/18:

There is sufficient on-site parking provided. Consideration should be given to placing an additional guest parking space mirrored across from reserve C on lot number 9.

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

Submit applications online at houstonpermittingcenter.org

This will require a high Impact application.

City Engineer: DETENTION IS REQUIRED

Addressing: Duplicate street name. Please choose a new name.

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map it is 452H.

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

CenterPoint: No easements dedicated by previous plat. Request 7'UE with 8'AE along rear of plat.

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 09/13/2018
Plat Name: Maury North
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2018-1737 C2R

Total Acreage:	2.0050	Total Reserve Acreage:	0.0000
Number of Lots:	54	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493D	City

Conditions and requirements for approval:

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

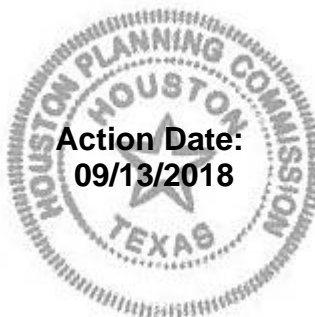
209. Applicant has requested that this item be deferred for two weeks.

Show 25' building line along HCTRA ROW at the northeast corner of the tract.

Provide certificate of completion from OCE for building Luzon and Ryon St at recordation. Both streets must be built to IDM standards for off street parking (27' paved section.)

Commission Action:

Defer Applicant request



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 09/13/2018
Plat Name: Maury North
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2018-1737 C2R

Parks and Recreation: • To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 17.
PWE Traffic: 08/29/18:
Parking can be accommodated on-street.
PWE Utility Analysis: Approve
CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.
City Engineer: DETENTION IS REQUIRED AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 09/13/2018
Plat Name: Maury South
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2018-1707 C2R

Total Acreage:	0.8550	Total Reserve Acreage:	0.0000
Number of Lots:	23	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493D	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)

Provide a certificate of completion for construction of Ryon at recordation. Street must be build to IDM standards for off street parking (27').

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 09/13/2018
Plat Name: Maury South
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2018-1707 C2R

Parks and Recreation: • To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 17.

PWE Traffic: 08/29/18:

Parking can be accommodated on-street.

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 79
Action Date: 09/13/2018
Plat Name: Pleasant Grove
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2018-1825 C2R

Total Acreage:	1.0900	Total Reserve Acreage:	0.0000
Number of Lots:	29	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	494E	City

Conditions and requirements for approval:

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

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

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

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

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

203. Provide complete Recordation Package when submitting plat for 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. Staff needs further review from City Surveyor in terms of unrecorded ROW, possibly dedication may be needed.
2. If dedication is required, then redesign of the site may be needed.

Commission Action:

Defer Chapter 42 planning standards



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 09/13/2018
Plat Name: Pleasant Grove
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2018-1825 C2R



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

For Your Information:

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

Parks and Recreation: • To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 17.

PWE Traffic: 09/12/18:

sufficient on-street parking is available.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required 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 AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION.

Harris County Flood Control District: Flood Control review - Correct Key Map information on the Vicinity Map it is 494E.

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.



Agenda Item: 80
Action Date: 09/13/2018
Plat Name: Randalls Distribution Center replat no 2
Developer: Kimley-Horn, Inc
Applicant: Terra Surveying Company, Inc.
App No / Type: 2018-1854 C2R

Total Acreage:	70.2300	Total Reserve Acreage:	70.2300
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	West Harris County MUD 15
County	Zip	Key Map ©	City / ETJ
Harris	77095	368W	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)

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

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

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 09/13/2018
Plat Name: Randalls Distribution Center replat no 2
Developer: Kimley-Horn, Inc
Applicant: Terra Surveying Company, Inc.
App No / Type: 2018-1854 C2R



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

For Your Information:

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

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)

Traffic Impact Analysis will be required prior to HC plan approval for additional buildings.

Truck turning template data should be provided to justify any proposed driveway widths exceeding Harris County standard widths.

New or revised driveway / median opening / left turn lane construction along the Telge major thoroughfare will be constructed at developer expense.

Driveway operations on N. Berwick Drive near the UPRR tracks should be evaluated for sight distance and other safety considerations related to the current freight operation as well as other projects now in the planning stages.

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



Agenda Item: 81
Action Date: 09/13/2018
Plat Name: Reyes Heights
Developer: Texas American Construction, Inc
Applicant: MOMENTUM ENGINEERING
App No / Type: 2018-1817 C2R

Total Acreage:	0.2161	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452M	City

Conditions and requirements for approval:

014. Establish building setback lines as indicated on the marked file copy.
 For deed restricted building lines that are more or less restrictive than the Chapter 42 requirement: show record information, add the building line as required by Chapter 42, and add the following notation to the face of the plat: "The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this section."
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)
- 134.6. The then-current fee in lieu of dedication shall be applied to this number (4 units) of dwelling units.
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)

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 09/13/2018
Plat Name: Reyes Heights
Developer: Texas American Construction, Inc
Applicant: MOMENTUM ENGINEERING
App No / Type: 2018-1817 C2R



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

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

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.

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 09/13/2018
Plat Name: Reyes Plaza
Developer: N/A
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2018-1669 C2R

Total Acreage:	0.4911	Total Reserve Acreage:	0.4911
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	77093	414L	ETJ

Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
209. Applicant has requested that this item be deferred for two weeks.

Commission Action:

Defer Applicant request



Action Date:
09/13/2018

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 09/13/2018
Plat Name: Reyes Plaza
Developer: N/A
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2018-1669 C2R

For Your Information:

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

PWE Utility Analysis: Approved

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

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

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

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

Verify that a water well and septic with expansion area can fit onto site

UVE should be checked at Collins Road and US 59 Feeder Road.

ROW cutback at corner of Collins Road and US 59 Feeder Road should be 20'x20'.

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 09/13/2018
Plat Name: Rosemont Heights Cottages
Developer: RSFM, INC
Applicant: Century Engineering, Inc
App No / Type: 2018-1801 C2R

Total Acreage:	0.1526	Total Reserve Acreage:	0.1526
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77019	493N	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)
- 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)

Commission Action:

Approve the plat subject to the conditions listed



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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 09/13/2018
Plat Name: Rosemont Heights Cottages
Developer: RSFM, INC
Applicant: Century Engineering, Inc
App No / Type: 2018-1801 C2R

For Your Information:

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

PWE Traffic: 09/12/18:

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 MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

Parks and Recreation: Typical Notes for Unrestricted Reserves

To be added to general notes on face of plat:

This property(s) is located in Park Sector number 14.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 09/13/2018
Plat Name: Shady Acres Extension no 3 partial replat no 13
Developer: Kenco Enterprises LLC
Applicant: Windrose
App No / Type: 2018-1846 C2R

Total Acreage:	0.9069	Total Reserve Acreage:	0.9069
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452U	City

Conditions and requirements for approval:

- 015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 09/13/2018
Plat Name: Shady Acres Extension no 3 partial replat no 13
Developer: Kenco Enterprises LLC
Applicant: Windrose
App No / Type: 2018-1846 C2R

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

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 09/13/2018
Plat Name: Spring Forest Sec 2 partial replat no 4
Developer: Grand Oaks Partners LLC
Applicant: United States
App No / Type: 2018-1878 C2R

Total Acreage:	2.7188	Total Reserve Acreage:	2.7179
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:	Spring Creek Utility District
County	Zip	Key Map ©	City / ETJ
Montgomery	77386	252Z	ETJ

Conditions and requirements for approval:

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

1) Public Hearing is required.

Commission Action:

Disapprove



Action Date:
09/13/2018

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

For Your Information:

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 09/13/2018
Plat Name: Spring Forest Sec 2 partial replat no 4
Developer: Grand Oaks Partners LLC
Applicant: United States
App No / Type: 2018-1878 C2R

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 09/13/2018
Plat Name: Staybridge Hobby
Developer: Action Surveying
Applicant: Action Surveying
App No / Type: 2018-1828 C2R

Total Acreage:	2.5488	Total Reserve Acreage:	2.5488
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77061	575D	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 059. Provide the total acreage within the subdivision and the number of lots, blocks and reserves being platted. (41)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 09/13/2018
Plat Name: Staybridge Hobby
Developer: Action Surveying
Applicant: Action Surveying
App No / Type: 2018-1828 C2R

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED AND DRAINAGE PLAN IS APPROVED

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

Metro: If any METRO facilities are required to be removed for construction, two weeks prior to project site mobilization coordination with METRO is required for removal of existing bus stop Bus Stop ID 1159 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.

Solid Waste: Not applicable for solid waste review.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 09/13/2018
Plat Name: Sugar Magnolia
Developer: 4509 CHAPMAN, LLC
Applicant: MOMENTUM ENGINEERING
App No / Type: 2018-1819 C2R

Total Acreage:	0.1722	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453Z	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.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 09/13/2018
Plat Name: Sugar Magnolia
Developer: 4509 CHAPMAN, LLC
Applicant: MOMENTUM ENGINEERING
App No / Type: 2018-1819 C2R

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

Submit applications online at houstonpermittingcenter.org

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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 09/13/2018
Plat Name: Sunnyside Haven
Developer: Queensdrive Inc.
Applicant: CAS Consultants, LLC
App No / Type: 2018-1811 C2R

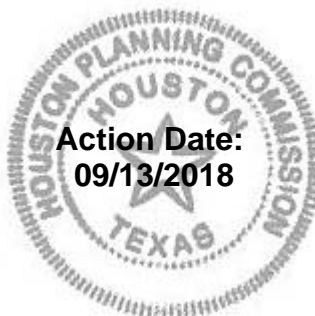
Total Acreage:	0.1600	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	533Y	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 134.07. Add to general notes on face of plat: This property(s) is located in Park Sector number 7.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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For Your Information:

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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 09/13/2018
Plat Name: Sunnyside Haven
Developer: Queensdrive Inc.
Applicant: CAS Consultants, LLC
App No / Type: 2018-1811 C2R

Parks and Recreation: • To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 7.

PWE Utility Analysis: 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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 09/13/2018
Plat Name: Super Harrisburg
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2018-1826 C2R

Total Acreage:	1.9790	Total Reserve Acreage:	1.9490
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	494T	City

Conditions and requirements for approval:

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

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

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

139. Provide for widening of 3.7 to Harrisburg. (122)

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

Commission Action:

Defer Applicant request



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 09/13/2018
Plat Name: Super Harrisburg
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2018-1826 C2R

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

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

Submit applications online at houstonpermittingcenter.org

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 494T.

Parks and Recreation: Typical Notes for Unrestricted Reserves

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.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 09/13/2018
Plat Name: Terra Del Sol Sec 7
Developer: K. Hovnanian Homes
Applicant: Pape-Dawson Engineers
App No / Type: 2018-1741 C3R

Total Acreage:	12.2630	Total Reserve Acreage:	1.3250
Number of Lots:	82	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:	Mission Bend MUD 2
County	Zip	Key Map ©	City / ETJ
Harris	77083	528J	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)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
09/13/2018

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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 09/13/2018
Plat Name: Terra Del Sol Sec 7
Developer: K. Hovnanian Homes
Applicant: Pape-Dawson Engineers
App No / Type: 2018-1741 C3R

The below comments were made by other agencies during this review period. These comments are 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)
Check with city if Mesa Ranch Trail is a duplication of Black Mesa Ranch Lane
Easements outside of plat boundary will need to be recorded prior to plat recordation
Construction plan (Project Number 1804120049) has not been approved.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 09/13/2018
Plat Name: Tobi Plaza
Developer: m&a saldana properties llc
Applicant: Melissa's platting service
App No / Type: 2018-1699 C2R

Total Acreage:	0.7805	Total Reserve Acreage:	0.7805
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77026	454N	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)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
09/13/2018

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For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 09/13/2018
Plat Name: Tobi Plaza
Developer: m&a saldana properties llc
Applicant: Melissa's platting service
App No / Type: 2018-1699 C2R

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

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 09/13/2018
Plat Name: Townhomes at West Saulnier
Developer: Ghandour Enterprises, LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2018-1868 C2R

Total Acreage:	0.1113	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	493N	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.
- 068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
09/13/2018

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For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 09/13/2018
Plat Name: Townhomes at West Saulnier
Developer: Ghandour Enterprises, LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2018-1868 C2R

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

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

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

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

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



Agenda Item: 93
Action Date: 09/13/2018
Plat Name: Traces Sec 1 partial replat no 4
Developer: Mint Homes
Applicant: Tetra Surveys
App No / Type: 2018-1710 C2R

Total Acreage:	3.6656	Total Reserve Acreage:	0.0390
Number of Lots:	32	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 180
County	Zip	Key Map ©	City / ETJ
Harris	77066	371J	ETJ

Conditions and requirements for approval:

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (41)
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
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)
132. Add COS plat note: Areas designated as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed, and maintained under a binding agreement among the owners of property in the subdivision. (184)

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 09/13/2018
Plat Name: Traces Sec 1 partial replat no 4
Developer: Mint Homes
Applicant: Tetra Surveys
App No / Type: 2018-1710 C2R



Action Date:
09/13/2018

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

For Your Information:

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PWE Utility Analysis: Approved

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

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



Agenda Item: 94
Action Date: 09/13/2018
Plat Name: Unique Design Corner
Developer: M & D Gray Properties, LLC
Applicant: Texas Engineering And Mapping Company
App No / Type: 2018-1822 C2R

Total Acreage:	0.2295	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77019	493P	City

Conditions and requirements for approval:

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

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

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

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.

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

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

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

161. Provide for widening of thoroughfare. See Major Thoroughfare and Freeway Plan. (122) (W Gray Avenue)

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

Commission Action:

Defer Applicant request



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 09/13/2018
Plat Name: Unique Design Corner
Developer: M & D Gray Properties, LLC
Applicant: Texas Engineering And Mapping Company
App No / Type: 2018-1822 C2R



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

For Your Information:

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

PWE Traffic: 09/12/18:
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 AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION.

Parks and Recreation: To be added to general notes on face of plat:

This property(s) is located in Park Sector number 14.

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



Agenda Item: 95
Action Date: 09/13/2018
Plat Name: Washington Heights Park
Developer: KRH Investments, LLC
Applicant: The Interfield Group
App No / Type: 2018-1880 C2R

Total Acreage:	0.4060	Total Reserve Acreage:	0.4060
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492H	City

Conditions and requirements for approval:

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

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

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

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.

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

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

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

Dimension Washington Street and provide right-of-way document to verify the right-of-way width as indicated on the marked file copy.

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

Commission Action:

Defer Chapter 42 planning standards



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 09/13/2018
Plat Name: Washington Heights Park
Developer: KRH Investments, LLC
Applicant: The Interfield Group
App No / Type: 2018-1880 C2R



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

For Your Information:

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

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

City Engineer: DETENTION IS REQUIRED

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 09/13/2018
Plat Name: West Lancaster Place partial replat no 2
Developer: Loftech Homes LLC
Applicant: Bowden Land Services
App No / Type: 2018-1642 C2R

Total Acreage:	0.1435	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:

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

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

049.5. All subdivision plats (C3F, C1, C2, STD) must contain: 1) x,y coordinate values for each boundary point, and 2) a plat note referencing the Texas State Plan Coordinate Grid System Zone and Zone number (NAD83). The scale factor shall be specific to the site.

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 09/13/2018
Plat Name: West Lancaster Place partial replat no 2
Developer: Loftech Homes LLC
Applicant: Bowden Land Services
App No / Type: 2018-1642 C2R

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

Our records indicate that there is an active 6-inch sanitary sewer on-site along the rear property line.

Therefore, the existing 10-foot wide easement over the existing sewer should remain in place. For easement width requirements over existing sewer 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 IS REQUIRED

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map it is 492Z.

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.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 09/13/2018
Plat Name: Woodcrest Place
Developer: Five Star Management
Applicant: Tetra Surveys
App No / Type: 2018-1861 C2R

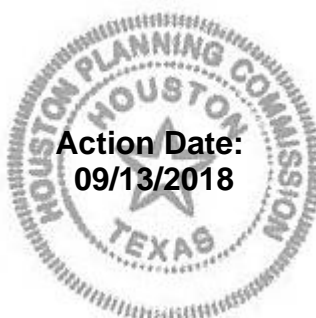
Total Acreage:	0.3946	Total Reserve Acreage:	0.0059
Number of Lots:	10	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452G	City

Conditions and requirements for approval:

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 09/13/2018
Plat Name: Woodcrest Place
Developer: Five Star Management
Applicant: Tetra Surveys
App No / Type: 2018-1861 C2R

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

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

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

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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 98
Action Date: 09/13/2018
Plat Name: Afton Oaks Sec 1 partial replat no 1
Developer: Stephen R. Locke
Applicant: Probstfeld & Associates, Inc.
App No / Type: 2018-1461 C3N

Total Acreage:	0.3845	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	77027	491V	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
09/13/2018

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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 98
Action Date: 09/13/2018
Plat Name: Afton Oaks Sec 1 partial replat no 1
Developer: Stephen R. Locke
Applicant: Probstfeld & Associates, Inc.
App No / Type: 2018-1461 C3N

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required 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 NO BUILDING IS ALLOWED WITHIN PUBLIC EASEMENT
Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map it
si 491V.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 09/13/2018

Subdivision Name: Afton Oaks Sec 1 partial replat no 1 (DEF 1)

Applicant: Probstfeld & Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

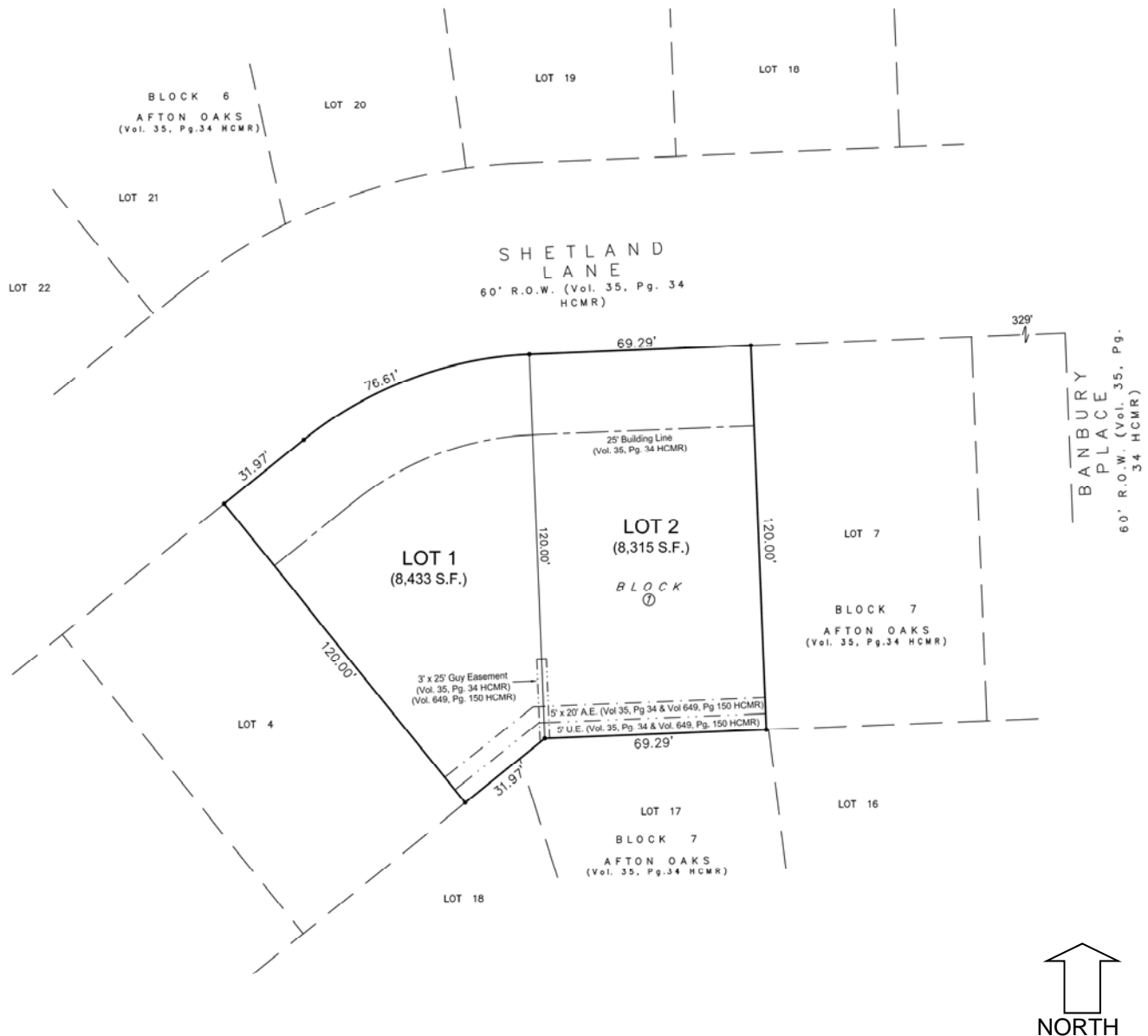
ITEM: 98

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Afton Oaks Sec 1 partial replat no 1 (DEF 1)

Applicant: Probstfeld & Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

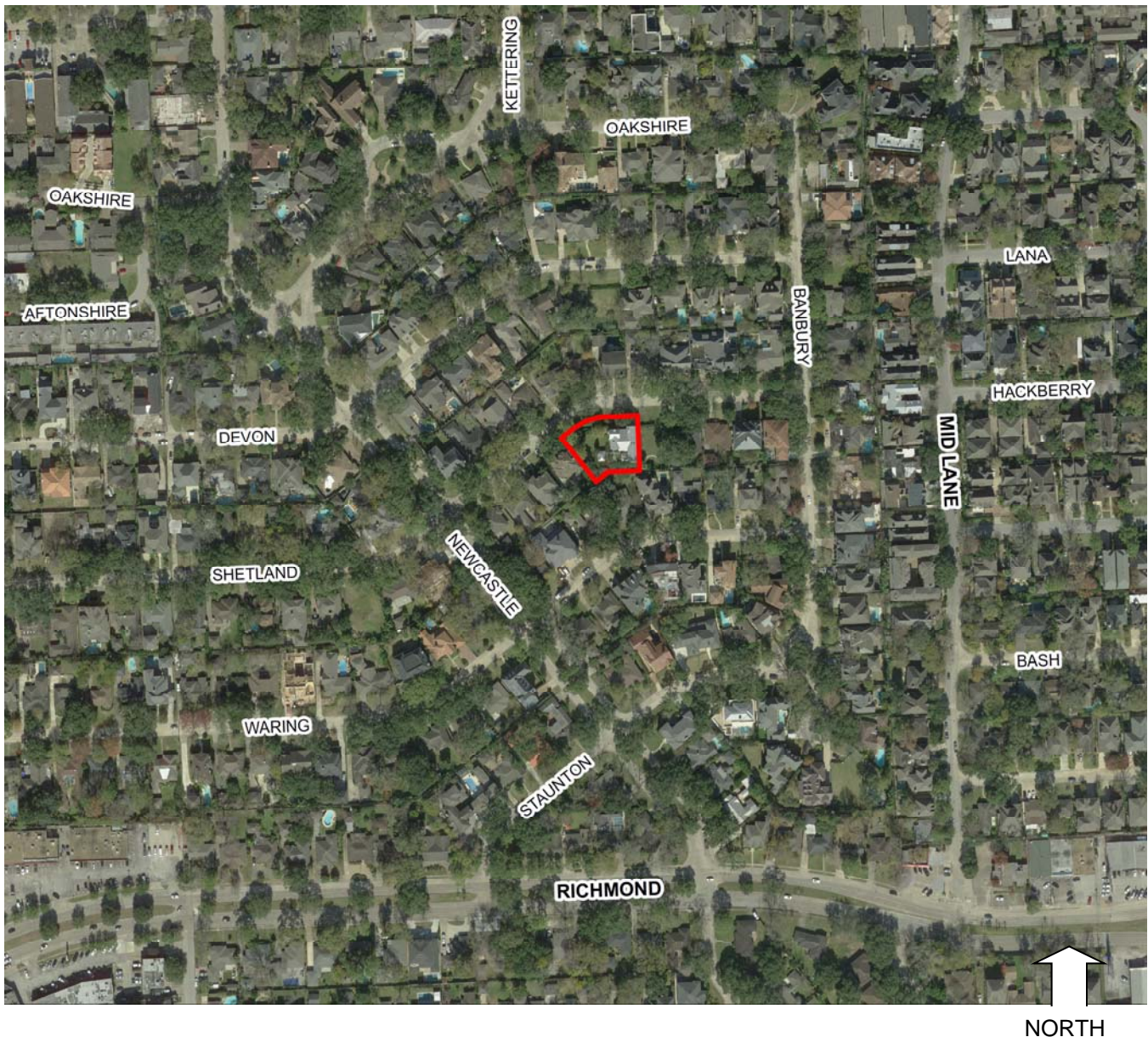
ITEM: 98

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Afton Oaks Sec 1 partial replat no 1 (DEF 1)

Applicant: Probstfeld & Associates, Inc.



C – Public Hearings

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 09/13/2018
Plat Name: Dolce Living at Midtown replat no 1
Developer: DLC at Midtown LLC
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2018-1515 C3N

Total Acreage:	1.6990	Total Reserve Acreage:	1.6990
Number of Lots:	0	Number of Multifamily Units:	201
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	493P	City

Conditions and requirements for approval:

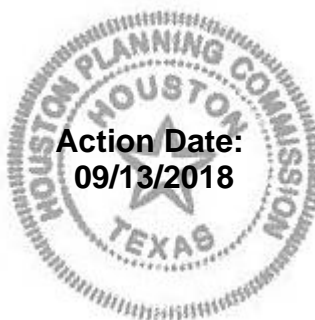
047. Make minor corrections and additions as indicated on the marked file copy.

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

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

Commission Action:

Defer Additional information reqd



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 09/13/2018
Plat Name: Dolce Living at Midtown replat no 1
Developer: DLC at Midtown LLC
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2018-1515 C3N

Metro: Two weeks prior to sidewalk and pedestrian realm construction, coordination with METRO is required for the reconstruction of existing bus stop Bus Stop ID 3316. 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

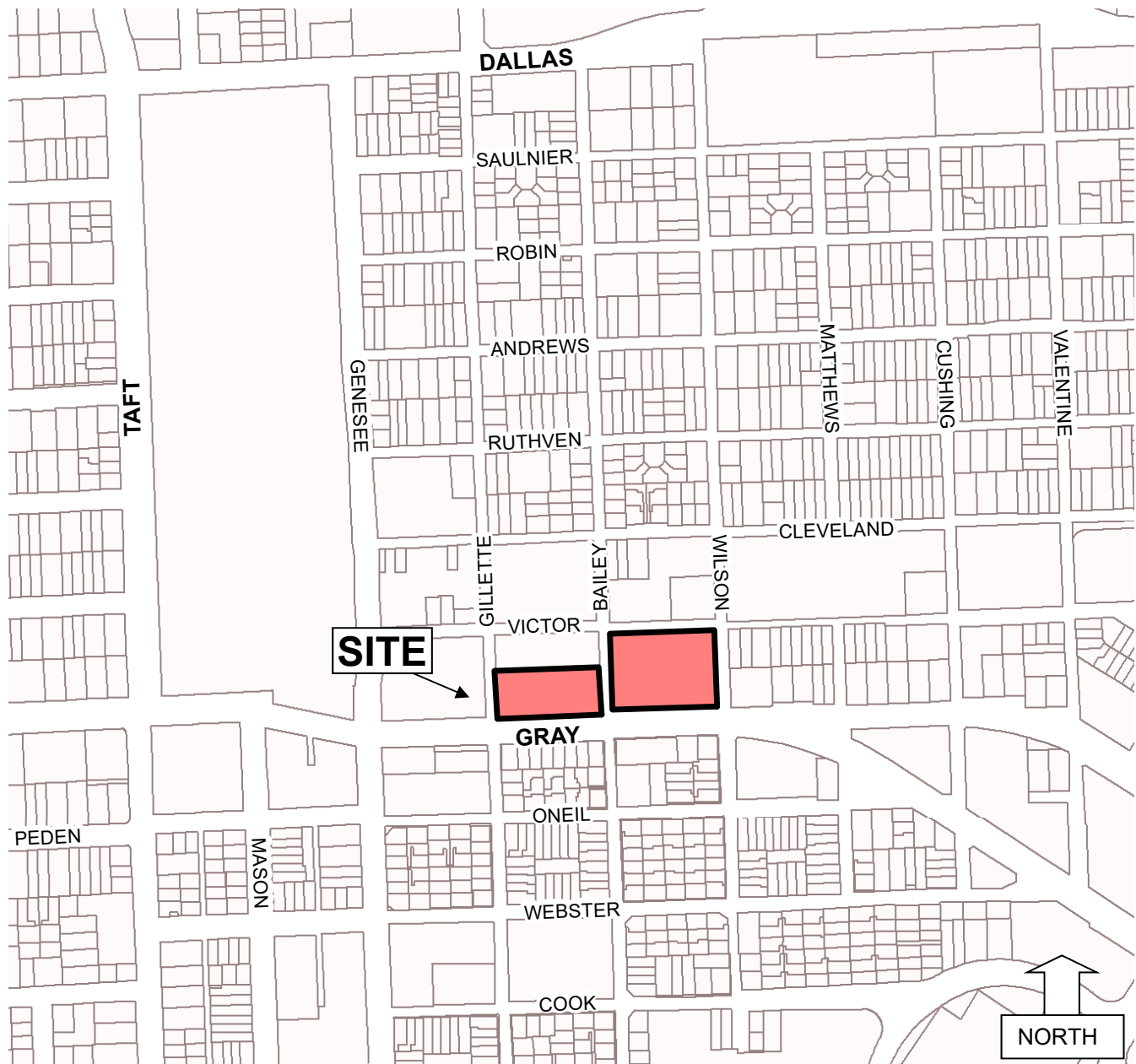
ITEM: 99

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Dolce Living at Midtown replat no 1

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings with Variance Site Location

Houston Planning Commission

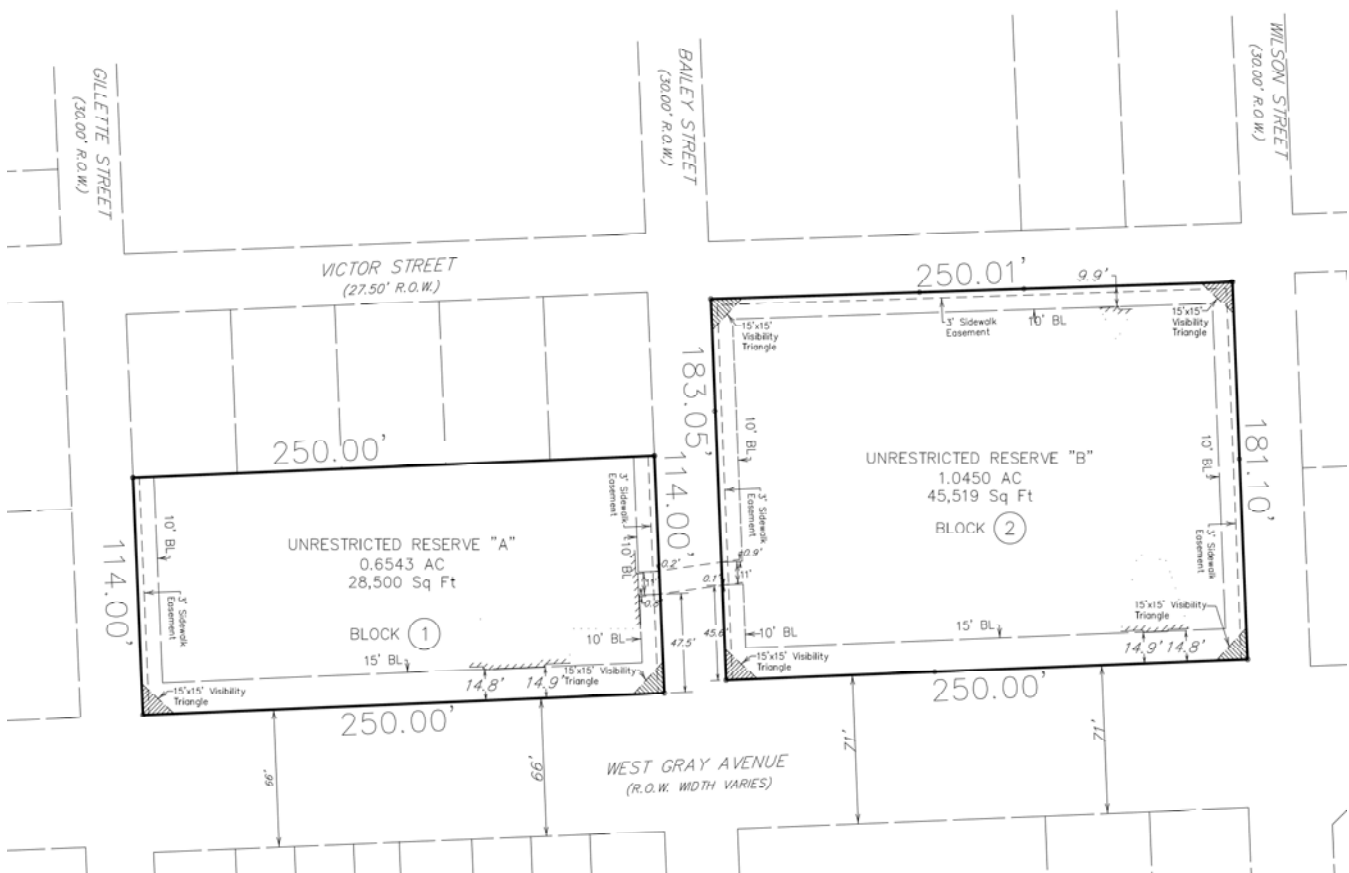
ITEM: 99

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Dolce Living at Midtown replat no 1

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

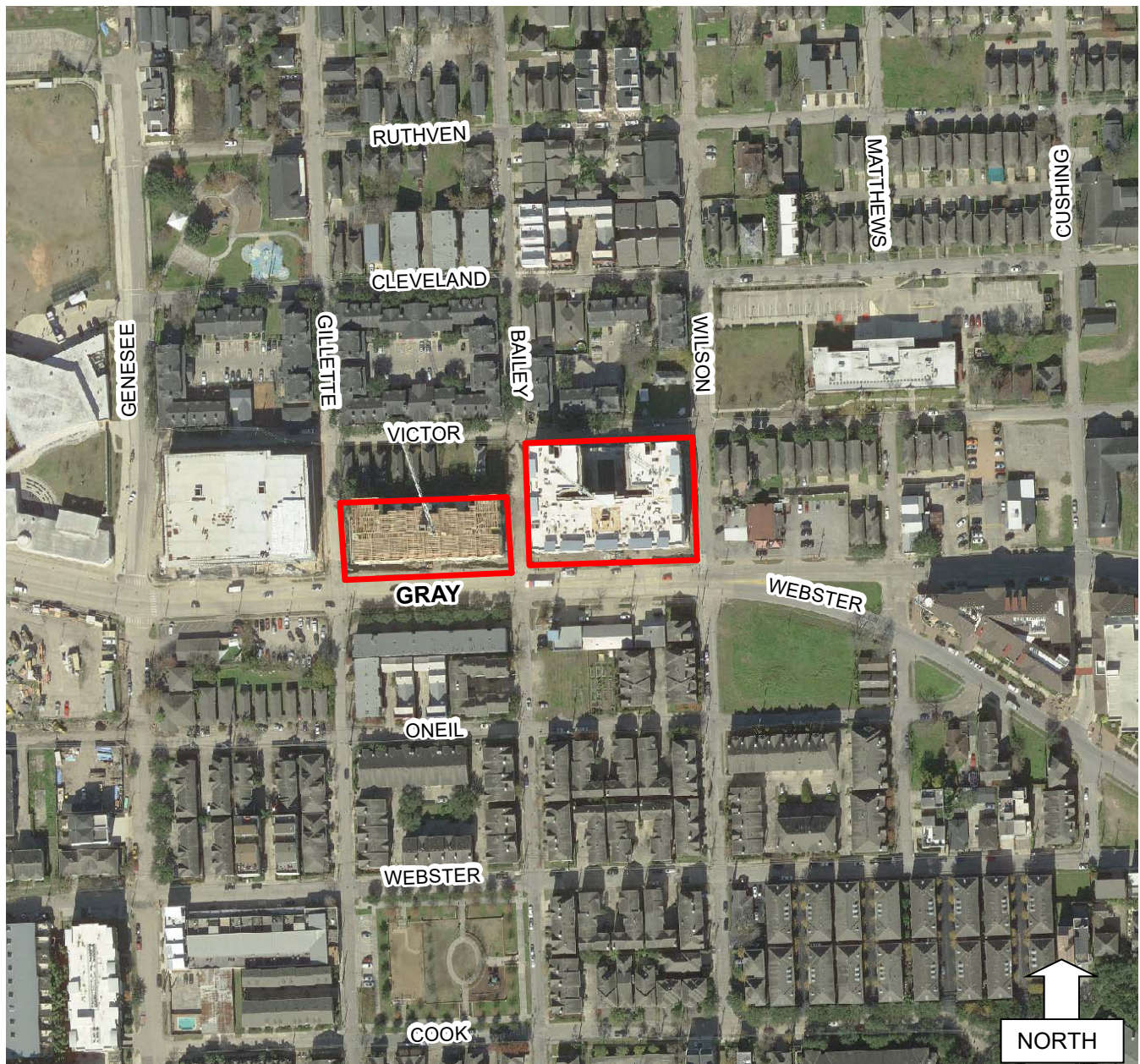
ITEM: 99

Planning and Development Department

Meeting Date: 09/13/2018

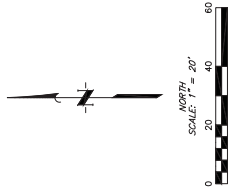
Subdivision Name: Dolce Living at Midtown replat no 1

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings with Variance

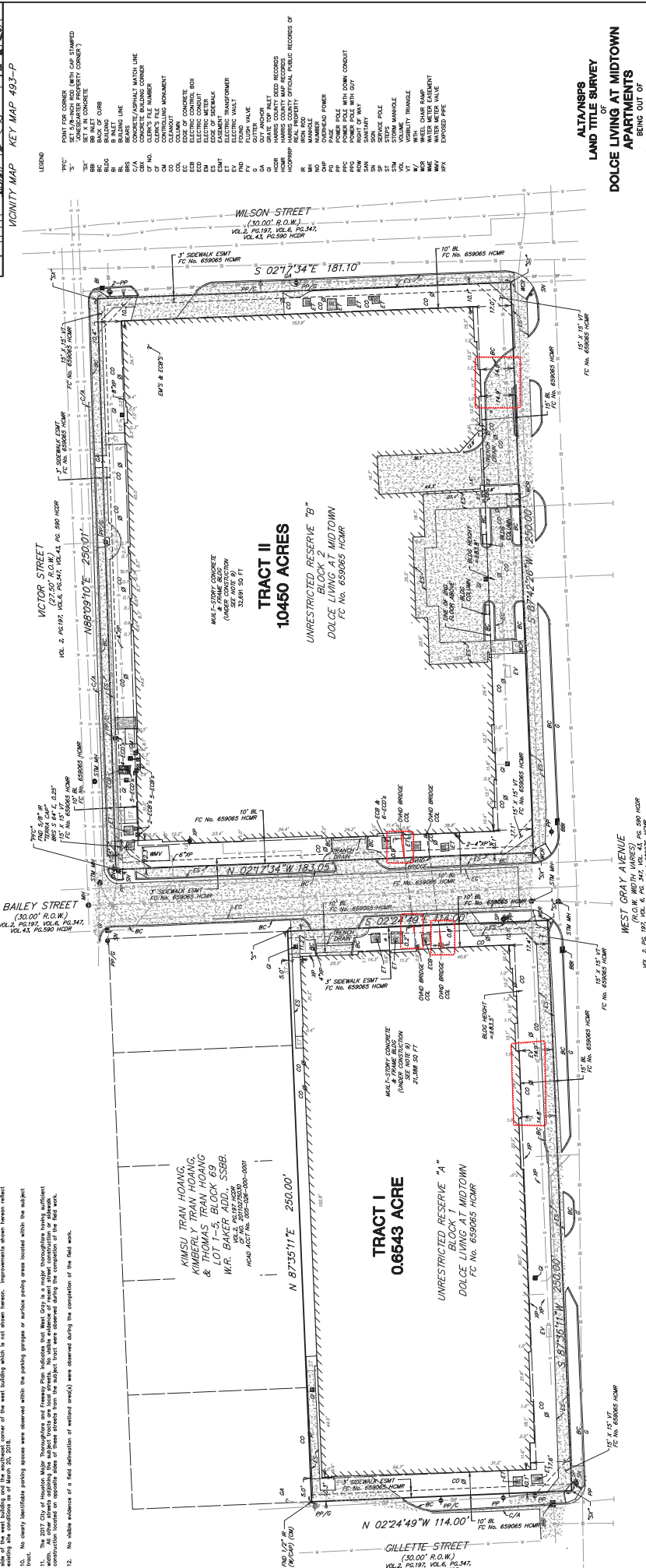
Aerial



TRACT I:
ALL OF UNRESTRICTED RESERVE "A", BLOCK 1, OUT OF DOLCE LIVING AT MIDTOWN
RECORDED IN FILM CODE NO. 659065, HARRIS COUNTY MAP RECORDS.

TRACT II:
ALL OF UNRESTRICTED RESERVE "B", BLOCK 2, OUT OF DOLCE LIVING AT MIDTOWN

1. This survey was prepared without the benefit of a current commitment for this resource or Administrative Certification and is based on the best available information. The survey was prepared by the City of Houston, Texas, and is not intended to be used for any other purpose. The City of Houston, Texas, is not responsible for any use of this survey for any other purpose. The City of Houston, Texas, is not responsible for any use of this survey for any other purpose.
2. The City of Houston, Texas, is not responsible for any use of this survey for any other purpose. The City of Houston, Texas, is not responsible for any use of this survey for any other purpose. The City of Houston, Texas, is not responsible for any use of this survey for any other purpose.
3. According to the City of Houston, Texas, the City of Houston, Texas, is not responsible for any use of this survey for any other purpose. The City of Houston, Texas, is not responsible for any use of this survey for any other purpose. The City of Houston, Texas, is not responsible for any use of this survey for any other purpose.
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Subject to the General Notes above:

To: DLR Residential

	TELEPHONE
—	PANT STRIPE
—	LOCATION OF UNDERGROUND WATER
—	APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER
—	APPROXIMATE LOCATION OF UNDERGROUND STORM SEWER
—	TOP OF BANK
—	CONCRETE CURB AND GUTTER

ALTA/NBPS
LAND TITLE SURVEY
OF
DOLGE LIVING AT MIDTOWN
APARTMENTS
BEING OUT OF
UNRESTRICTED RESERVES 'A' & 'B'
BLOCKS 1 & 2
DOLGE LIVING AT MIDTOWN
FILM CODE NO. 690065
HARRIS COUNTY RECORDS
OUT OF THE
OBEDIENCE SMITH SURVEY, A-606
HARRIS COUNTY, TEXAS
MARCH 2018

JONES CARTER
SERVICES • CONSULTING • DESIGN

Board of Professional Land Surveying, Registrants on No. 1

West Loop South, Suite 150 • Bellaire, Texas 77401
713.777.5337

821 PG 66/68 DWG. No. 11871

KC:\05536\05536--0873--03 Police West Grey ALTA_NSPS Land Title Sur\1 Surveying Phase\CAD Files\1st Day\11871.dwg Mon 29 Jun 2010 1:15pm mab

GENERAL NOTES:

- At each handicapped accessible parking space, provide a parking sign complying with section 1602.6 on Street A10.1.
- Building Address number to be at least 8" high and must be visible from the street (West Gray).
- Exterior louvers, fans, exhaust vents, etc. shall be painted to match adjacent surface.
- Exterior electrical panels, switchgear, conduit, etc. shall be painted to match the building.
- Provide sidewalk ramps per City of Houston Standards, typical at all street corners.

CIVIL NOTES:

- Civil Engineer to provide electronic drawing file for dimensional control.
- Refer to Civil drawings for slopes and elevations of all sidewalks, ramps, driveways, outside parking spaces, and curbs.
- Refer to Civil drawings for Building finish floor elevations.
- Minimum Accessible Route typical throughout as required by Fair Housing and The Texas Accessibility Standards. Handicapped parking stalls and access aisles to have maximum 1:50 slope. Provide flush transition from parking to sidewalk to entry porch/slopes. Maximum 1:50 slope in direction of travel along accessible route (max. 1:50 cross-slope). Maximum 1:50 slope within 60" of entry doors. Provide accessible level change at thresholds.

MEP NOTES:

- Provide Electrical power feed & communications conduit to Guest telephone at location shown.
- Provide electrical power for exterior ground site lighting and sprinkler systems as required.
- MEP drawings to show locations of transformers, gas meters, etc. Coordinate exact size & location with MEP drawings.

LANDSCAPE ANALYSIS - BLDG. #1

A. STREET TREES

Street Name	Lineal F.S.D	Trees Required	Equivalent Credits	Trees Provided
West Gray Avenue	250' 00"	5 (2" caliper)	5	5 (4" caliper)
Wilson Street	180' 00"	4 (2" caliper)	4	4 (4" caliper)
Bailey Street	135' 00"	3 (2" caliper)	3	3 (4" caliper)
Victor Street	250' 00"	5 (2" caliper)	5	5 (4" caliper)
Totals		17	17	17

LANDSCAPE ANALYSIS - BLDG. #2

A. STREET TREES

Street Name	Lineal F.S.D	Trees Required	Equivalent Credits	Trees Provided
West Gray Avenue	250' 00"	5 (2" caliper)	5	5 (4" caliper)
Bailey Street	14' 00"	2 (2" caliper)	2	2 (4" caliper)
Gillette Street	14' 00"	2 (2" caliper)	2	2 (4" caliper)
Totals		9	9	9

B. PARKING LOT TREES

(Guest Surface Parking Only)

# of Parking Spaces/10	Trees Required	Trees Provided
6/10	1	1

C. SHRUBS

# of Street Trees x 10	Shrubs Required	Shrubs Provided
1 x 10	10	10

B. PARKING LOT TREES

(Guest Surface Parking Only)

# of Parking Spaces/10	Trees Required	Trees Provided
0/10	0	0

C. SHRUBS

# of Street Trees x 10	Shrubs Required	Shrubs Provided
0 x 10	0	0

LANDSCAPE NOTES:

- 75% of required shrubs to be at parking lot perimeter.
- Each parking space to be within 50' of a tree.
- Parking Lot trees to be 2" caliper Live Oak.
- Shrubs to be 1 gallon Waxleaf Ligustrum.
- All unpaired areas to be St. Augustine grass.
- Street Trees to be 4" caliper Live Oak.

PROJECT SUMMARY:

Apartments:

Type Description	Qty.	Area
A1 One Bedroom 1 Bath	15	1014 s.f.
A2 One Bedroom 1 Bath	15	754 s.f.
A3 One Bedroom 1 Bath	40	810 s.f.
A4 One Bedroom 1 Bath	10	810 s.f.

Total One Bedroom Units

146 units

Total Two Bedroom Units

50 units

Total Units

201 units

Project Total

6,400 s.f.

Parking:

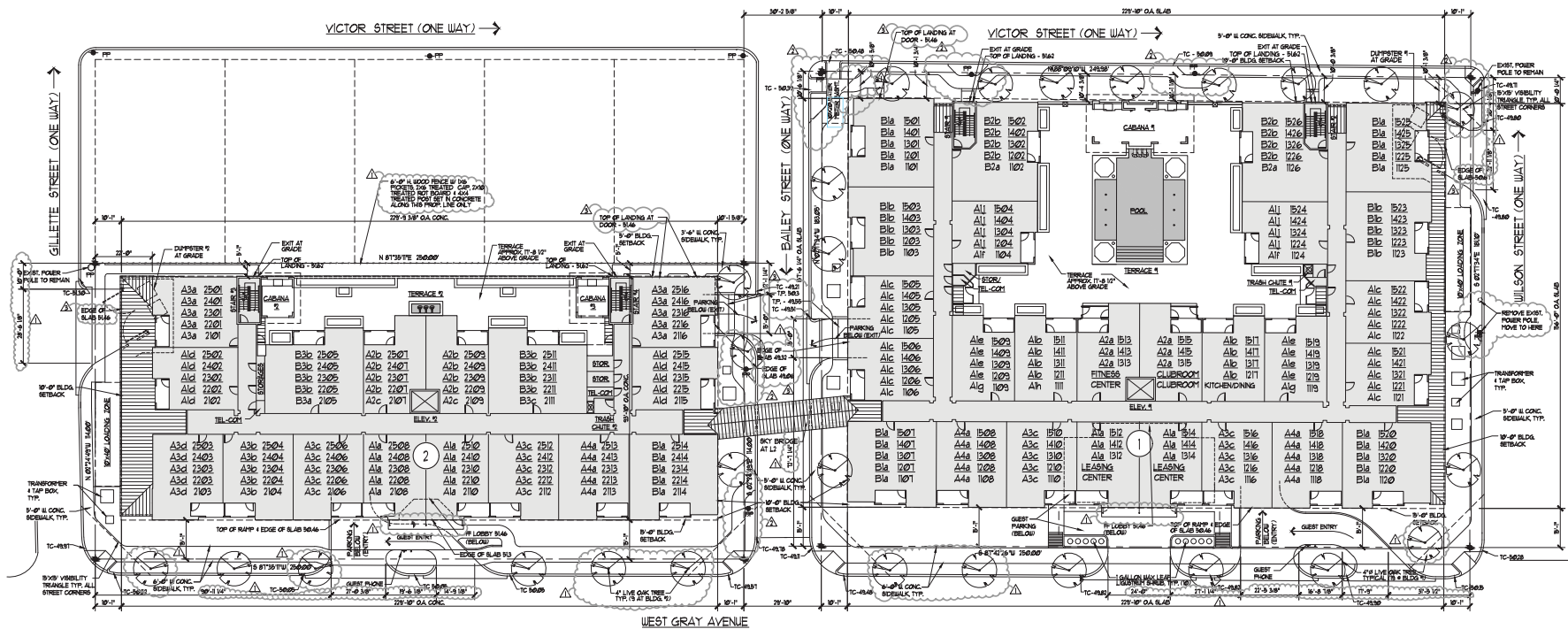
Parking Required	Total
146 One Bedroom Units x 1.35 cars = 198 cars	198 cars
50 Two Bedroom Units x 1.67 cars = 84 cars	84 cars
Total Parking Required	282 cars

Total Parking Provided

146 One Bedroom Units x 1.35 cars = 198 cars	198 cars
50 Two Bedroom Units x 1.67 cars = 84 cars	84 cars
Total Secured Parking Provided	282 cars

Project Total

282 cars



GENERAL REVISIONS
1. DATE: 04-10-2014
2. DESCRIPTION: CONSTRUCTION ISSUE
3. DATE: 04-11-2014
4. DESCRIPTION: FINAL CONSTRUCTION ISSUE
5. DATE: 05-28-2014
6. DESCRIPTION: PARKING NUMBERS
7. DATE: 06-22-2014

DOLCE LIVING - WEST GRAY
A Multi-Family Community

ISSUE TO CIVIL
1. DATE: 02-03-2013
2. DESCRIPTION: ISSUE TO ENGINEER
3. DATE: 02-22-2013
4. DESCRIPTION: PERMIT REVIEW ISSUE
5. DATE: 03-05-2013
6. DESCRIPTION: PERMIT REVIEW ISSUE
7. DATE: 03-26-2013
8. DESCRIPTION: PERMIT REVIEW ISSUE
9. DATE: 04-02-2013
10. DESCRIPTION: PERMIT REVIEW ISSUE
11. DATE: 04-02-2013
12. DESCRIPTION: PERMIT REVIEW ISSUE
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14. DESCRIPTION: PERMIT REVIEW ISSUE
15. DATE: 04-02-2013
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17. DATE: 04-02-2013
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93. DATE: 04-02-2013
94. DESCRIPTION: PERMIT REVIEW ISSUE
95. DATE: 04-02-2013
96. DESCRIPTION: PERMIT REVIEW ISSUE
97. DATE: 04-02-2013
98. DESCRIPTION: PERMIT REVIEW ISSUE
99. DATE: 04-02-2013
100. DESCRIPTION: PERMIT REVIEW ISSUE

A1.1



Application Number: 2018-1515

Plat Name: Dolce Living at Midtown replat no 1

Applicant: Jones|Carter - Woodlands Office

Date Submitted: 07/23/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow dual building line along West Gray for portions of the structure that encroach into the 25' building line.

Chapter 42 Section: 42-152

Chapter 42 Reference:

Building line requirement along a major thoroughfare shall be 25'

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 site is located within the street width exception area and the development spans two blocks (connected by a pedestrian skybridge) along the north side of West Gray Street between Gillette Street and Wilson Street. In February 2013, the Planning Commission granted a variance to allow a 0' building line along portions of Bailey Street for a proposed skybridge. Additional conditions of approval included the provision of 3" caliper trees, minimum 5' sidewalks along all public streets and coordination between the developer and the Department of Public Works and Engineering with regards to the design of the skybridge and a consent to encroach the public ROW application. The plat was recorded in November 2013 – with two (2) unrestricted reserves and a 0' building line along a 11' wide portion/window of Bailey Street for the proposed skybridge and a 15' building line along West Gray per Sec 42-153. The apartment buildings are constructed with a concrete podium that starts underground approximately 15'-7" feet and continues for 3 levels up to 17'-5" feet above grade. The next 5 levels are constructed with a wood frame. The ultimate building height is under 75 feet above grade, meeting the maximum height allowed by the International Building Code requirements for midrise structures. The concrete structure of the building itself encroaches approximately 0.25' or 3" into the 15' building line along West Gray Avenue in 2 locations – one area on the western block and one area on the eastern block. The reinforced concrete has reinforcing steel that is in tension and extends to within 1" of the face of the slab. Any disturbance of the post-tension ends would release the reinforcing steel from tension and result in slab failure. If one of the concrete slabs fails, the structure must be demolished and rebuilt. The encroachment on the western block varies from 2 ½" to 1 ¼" along a 29.0' wide articulated surface of the building facade. The resulting building line at this encroachment location is between 14.8' and 14.9'. On the western block, the property line is approximately 5.5' from the back of curb of West Gray. Therefore, the closest part of the encroachment on the west block is approximately 20.3' from the back of curb on West Gray. A similar situation occurs on the eastern block, where the encroachment varies from 1 ¼" to 2 ½" along a 13.0' wide articulated surface of the building facade. The resulting building line at this encroachment location is between 14.9' and 14.8'. On the eastern block, property line is set back from the West Gray curb approximately 10.5'. Therefore, the closest part of the encroachment on the east block approximately 25.3' from the back of curb on West Gray. The building skin in the areas of encroachment is a stucco coating with a thickness of no more than 2/3" or 0.625'. This additional thickness has been included in the encroachment calculations described above. The encroachments were discovered when the owner, DLC at Midtown LLC, contracted Jones|Carter (JC) to perform an ALTA/NSPS Land Title Survey based on the existing, or as-built, conditions of the site during the period March 15-28, 2018. JC processed the field work data on March 29, 2018 through April 4, 2018 and observed encroachments of less than 0.2 feet. JC notified the owner of the encroachments and gathered additional field data to double check what was tied in the field. The encroachments were verified within a standard survey tolerance of 0.04 feet. The initial survey was issued to the lender on April 4, 2018 and after the lender's review the final survey was issued on May 4, 2018. The applicant initially met with Planning Staff on May 21st to discuss the project and obtain feedback regarding steps to address the encroachment issues. As a result of that meeting and additional email coordination, this variance is being

requested to bring the project into compliance, as there is no viable alternative to remove the encroachment. At the time of the survey, the project was estimated to be approximately 85% complete with 9 months of construction time remaining. Construction has continued at the site, and all of the additional conditions of the 2013 approval have been met or exceeded. Development plans provide 6' sidewalks and 4" caliper trees along West Gray and 5' sidewalks along Bailey Street, Gilette Street, Victor Street and Wilson Street. This project experienced significant personnel turnover during construction. Multiple superintendents and project managers changed during the construction of the parking garage specifically. No one from that time is currently employed on the project. The concrete subcontractor who formed and poured the podium structure was fired due to additional issues inside the garage structure. The source of the encroachments is believed to be a result of the forming and pouring process.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

This project experienced significant personnel turnover during construction. Multiple superintendents and project managers changed during the construction of the parking garage specifically. No one from that time is currently employed on the project. The concrete subcontractor who formed and poured the podium structure was fired due to additional issues inside the garage structure. The source of the encroachments is believed to be a result of the forming and pouring process. The concrete structure of the building itself encroaches approximately 0.25' or 3" into the platted 15' building line along West Gray Avenue. The reinforced concrete has reinforcing steel that is in tension and extends to within 1" of the face of the slab. Any disturbance of the post-tension ends would release the reinforcing steel from tension and result in slab failure. If one of the concrete slabs fails, the structure must be demolished and rebuilt. This variance is being requested to bring the project into compliance, as there is no viable alternative to remove the encroachment.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Granting of the variance will bring the project into compliance and preserve and the intent and purpose of the 2013 approval, as all the additional conditions of approval have been met or exceeded. Development plans provide 6' sidewalks and 4" caliper trees along West Gray and 5' sidewalks along Bailey Street, Gilette Street, Victor Street and Wilson Street. On the western block, the property line is approximately 10.5' from the back of curb of West Gray. Therefore, the closest part of the encroachment on the west block is approximately 25.3' from the back of curb on West Gray. On the eastern block, the property line is approximately 10.5' from the back of curb of West Gray. Therefore, the closest part of the encroachment on the west block is approximately 25.8' from the back of curb on West Gray.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The building encroachments are limited to 2 locations along West Gray and extend less than 0.25' or 3" into the 15' building line. On the western block, the property line is approximately 10.5' from the back of curb of West Gray. Therefore, the closest part of the encroachment on the west block is approximately 25.3' from the back of curb on West Gray. On the eastern block, the property line is approximately 10.5' from the back of curb of West Gray. Therefore, the closest part of the encroachment on the west block is approximately 25.8' from the back of curb on West Gray. Granting of the variance request will not be injurious to public health, safety or welfare and will not compromise the pedestrian realm or any of the additional conditions of the 2013 approval. Development plans provide 6' sidewalks and 4" caliper trees along West Gray and 5' sidewalks along Bailey Street, Gilette Street, Victor Street and Wilson Street.

(5) Economic hardship is not the sole justification of the variance.

The concrete structure of the building itself encroaches into the platted 15' building line along West Gray Avenue. The reinforced concrete has reinforcing steel that is in tension and extends to within 1" of the face of the slab. Any disturbance of the post-tension ends would release the reinforcing steel from tension and result in slab failure. If a variance is not granted for the encroachments, the owner will demolish the building due to the post tension slabs as there is no viable alternative to remove the encroachment.



Application Number: 2018-1515

Plat Name: Dolce Living at Midtown replat no 1

Applicant: Jones|Carter - Woodlands Office

Date Submitted: 07/23/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow 0' building line along a portion of Bailey Street for skybridge

Chapter 42 Section: 42-155

Chapter 42 Reference:

Sec. 42-155. - Collector and local streets—Uses other than single-family residential. (a) The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The site is located within the street width exception area and the development spans two blocks along the north side of West Gray Street between Gillette Street and Wilson Street. In February 2013, the Planning Commission granted a variance to allow a 0' building line along portions of Bailey Street for a proposed skybridge. Additional conditions of approval included the provision of 3" caliper trees, minimum 5' sidewalks along all public streets and coordination between the developer and the Department of Public Works and Engineering with regards to the design of the skybridge and a consent to encroach the public ROW application. The plat was recorded in November 2013 – with two (2) unrestricted reserves and a 0' building line along a 11' wide portion/window of Bailey Street for the proposed skybridge. The 11' wide windows were not congruent because the future skybridge would be designed at an angle over the public ROW. As recorded, the 'western' window is 47.5' from the West Grey- Bailey Street intersection and the 'eastern' window is 45.6' from the corresponding reference point. However, in depicting a 90 degree transition from 10' BL to 0' BL for the skybridge 'windows' the applicant did not account for the angular alignment of the bridge structure within the reserve boundaries. Thus 2 of the 4 columns and portions of the bridge structure extend outside the perpendicular 11' wide window and encroach slightly into the 10' BL along Bailey Street. These triangular areas of encroachment vary. Along the west side of Bailey Street, the southern column and bridge encroaches 0.8' (9 5/8") and the north side of the bridge encroaches 0.2' (2 3/8") outside the window. Along the east side of Bailey Street, the northern column and bridge encroaches 0.9' (10 3/4") outside the window. The pedestrian skybridge was built above the minimum 18'-6" clearance from the top of pavement in the street, and the areas of encroachment for the bridge structure are above this height as well. Therefore, pedestrian and vehicular visibility and clearance are not impaired. The intent and general purposes of the 2013 variance approval will be maintained as any extension of the angled lines for the skybridge, within the reserve boundaries, preserves the 11' wide window. The encroachments were discovered when the owner, DLC at Midtown LLC, contracted Jones|Carter (JC) to perform an ALTA/NSPS Land Title Survey based on the existing, or as-built, conditions of the site during the period March 15-28, 2018. JC processed the field work data on March 29, 2018 through April 4, 2018 and observed encroachments of less than 0.2 feet. JC notified the owner of the encroachments and gathered additional field data to double check what was tied in the field. The encroachments were verified within a standard survey tolerance of 0.04 feet. The initial survey was issued to the lender on April 4, 2018 and after the lender's review the final survey was issued on May 4, 2018. The applicant initially met with Planning Staff on May 21st to discuss the project and obtain feedback regarding steps to address the encroachment issues. As a result of that meeting and additional email coordination, this variance is being requested to bring the project into compliance.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

In February 2013, the Planning Commission granted a variance to allow a 0' building line along portions of Bailey Street for a proposed skybridge. The plat was recorded in November 2013 – with two (2) unrestricted reserves and a 0' building line along a 11' wide portion/window of Bailey Street for the proposed skybridge. The 11' wide windows were not congruent because the future skybridge would be designed at angle over the public ROW. However, in depicting a 90 degree transition from 10' BL to 0' BL for the skybridge 'windows' the applicant did not account for the angular alignment of the bridge structure and columns within the reserve boundaries. Thus 2 of the 4 columns and portions of the bridge structure extend outside the perpendicular 11' window and encroach slightly into the 10' BL along Bailey Street.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and purpose of the 2013 approved variance for a 0'BL for the skybridge will be preserved and maintained. The pedestrian skybridge was built above the minimum 18'-6" clearance from the top of pavement in the street, and the areas of encroachment for the bridge structure are above this height as well.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The pedestrian skybridge was built above the minimum 18'-6" clearance from the top of pavement in the street, and the areas of encroachment for the bridge structure are above this height as well. Therefore, pedestrian and vehicular visibility and clearance are not impaired.

(5) Economic hardship is not the sole justification of the variance.

In depicting a 90 degree transition from 10' BL to 0' BL for the skybridge 'windows' the applicant did not account for the angular alignment of the bridge structure and columns within the reserve boundaries. The pedestrian skybridge was built above the minimum 18'-6" clearance from the top of pavement in the street, and the areas of encroachment for the bridge structure are above this height as well. Therefore, pedestrian and vehicular visibility and clearance are not impaired.



Application No: 2018-1515

Agenda Item: 99

PC Action Date: 09/13/2018

Plat Name: Dolce Living at Midtown replat no 1

Applicant: Jones|Carter - Woodlands Office

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: [42-152](#); [42-155](#)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[To allow dual building line along West Gray for portions of the structure that encroach into the 25' building line.;](#)

[To allow 0' building line along a portion of Bailey Street for skybridge;](#)

Basis of Recommendation:

The site is located north of West Gray east of Taft. The applicant is proposing two unrestricted reserves and requesting two variances. Variance one to allow dual building line along West Gray for portions of the structure that encroaches into the 15-foot building line. Variance two to allow 0 feet building line along a portion of Bailey Street for a skybridge. Review by legal indicates that this plat does not violate restrictions on the face of the plat or those filed separately. Staff recommendation is to defer the plat for two weeks to coordinate with the city surveyor department to determine the correct right of way width of West Gray Avenue.

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: 100
Action Date: 09/13/2018
Plat Name: Estates at Pech Road
Developer: Metro Living
Applicant: PLS
App No / Type: 2018-1512 C3N

Total Acreage:	2.0063	Total Reserve Acreage:	0.5000
Number of Lots:	43	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451N	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.

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)

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

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)

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

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.

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

179. Minimum intersection spacing along a type 2 PAE shall be 65 feet. (129)

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

Commission Action:



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 09/13/2018
Plat Name: Estates at Pech Road
Developer: Metro Living
Applicant: PLS
App No / Type: 2018-1512 C3N

Defer Chapter 42 planning standards



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

For Your Information:

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

PWE Traffic: 09/12/18:

Parking table lists 7 on-site parking spaces. Only Three are identified on the plat. Submit parking plan showing the location of seven on-site 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

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

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

City Engineer: IF THE F.H. ARE PRIVATE, IT NEED 10'X20' W.M.E. FOR PRIVATE FIRE LINE USE. IF THE F.H. AND FIRE LINE ARE PUBLIC, IT NEED 10'X10' F.H.E. AND 20' W.L.E., ALSO NEED W.M.E.

Addressing: You cannot use a directional as part of the street name.

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

Houston Planning Commission

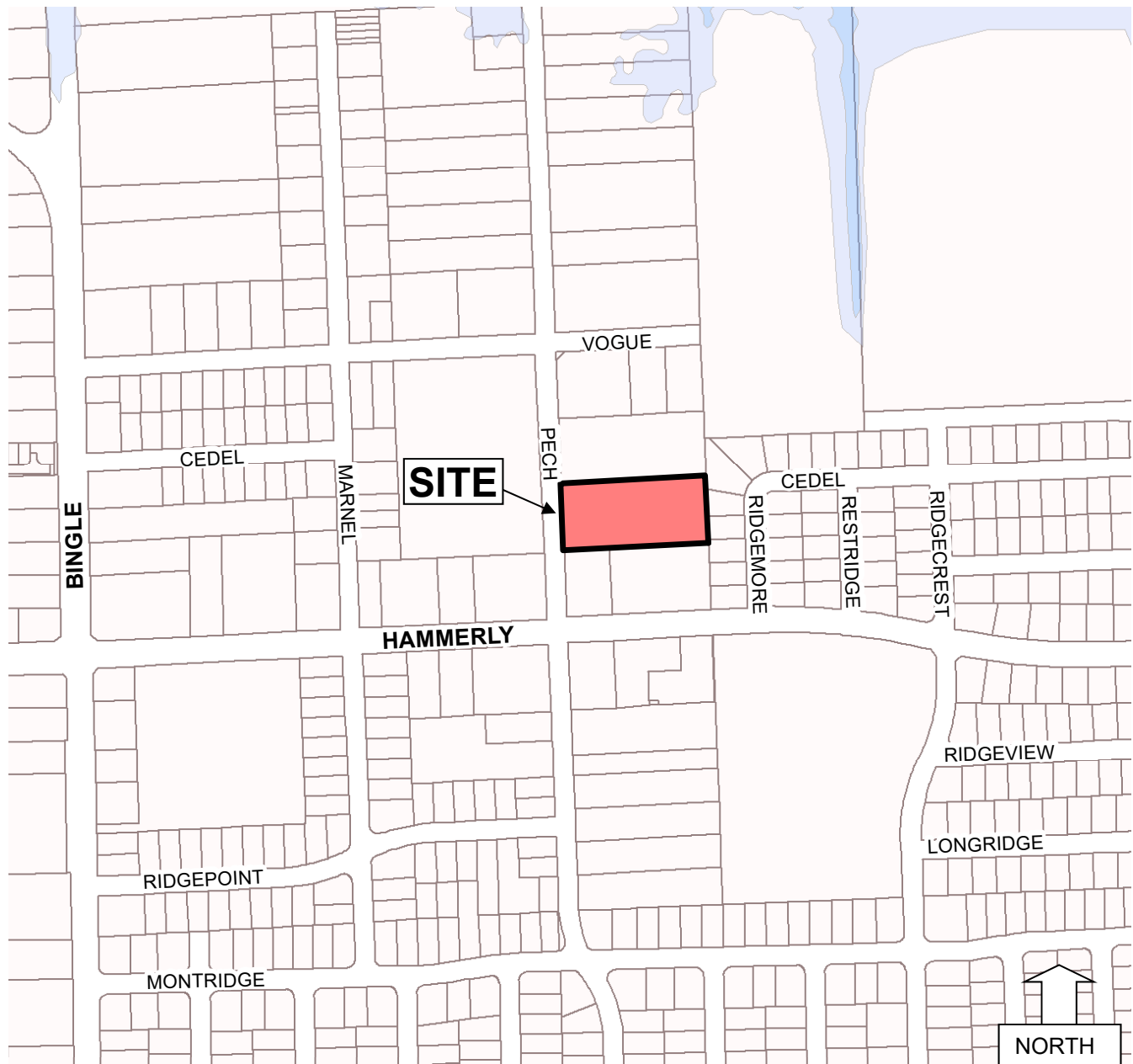
ITEM: 100

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Estates at Pech Road

Applicant: PLS



C – Public Hearings

Site Location

ITEM: 100

Meeting Date: 09/13/2018

Applicant: PLS



Subdivision

Houston Planning Commission

ITEM: 100

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Estates at Pech Road

Applicant: PLS



C – Public Hearings

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 09/13/2018
Plat Name: Glenhaven Estates Sec 2 partial replat no 2
Developer: Fountain View Holdings LLC
Applicant: Hovis Surveying Company Inc.
App No / Type: 2018-1617 C3N

Total Acreage:	2.3894	Total Reserve Acreage:	2.3894
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77057	491W	City

Conditions and requirements for approval:

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

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
09/13/2018

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

For Your Information:

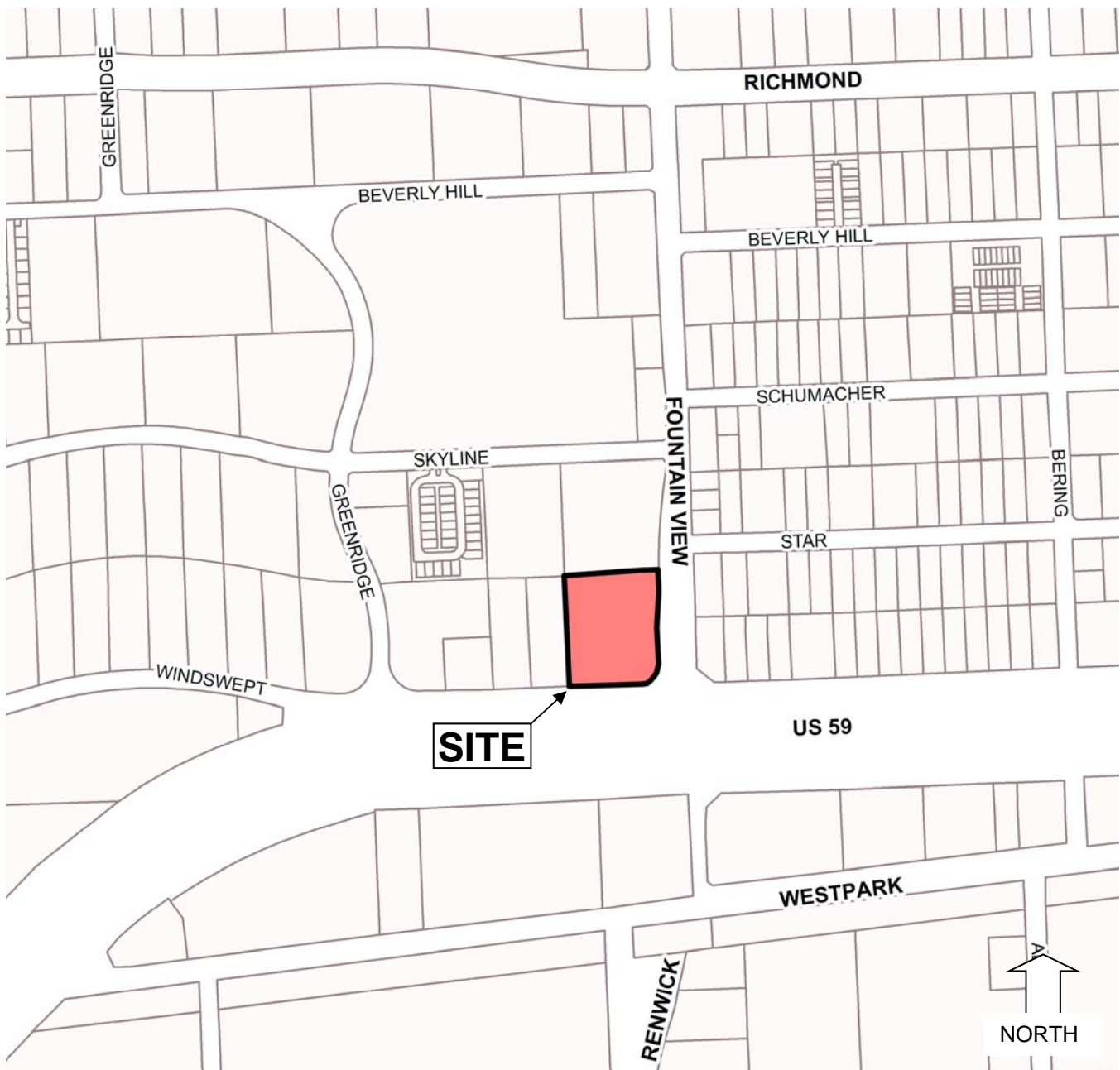
Houston Planning Commission **ITEM: 101**

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Glenhaven Estates Sec 2 partial replat no 2

Applicant: Hovis Surveying Company Inc.



C – Public Hearings

Site Location

Houston Planning Commission

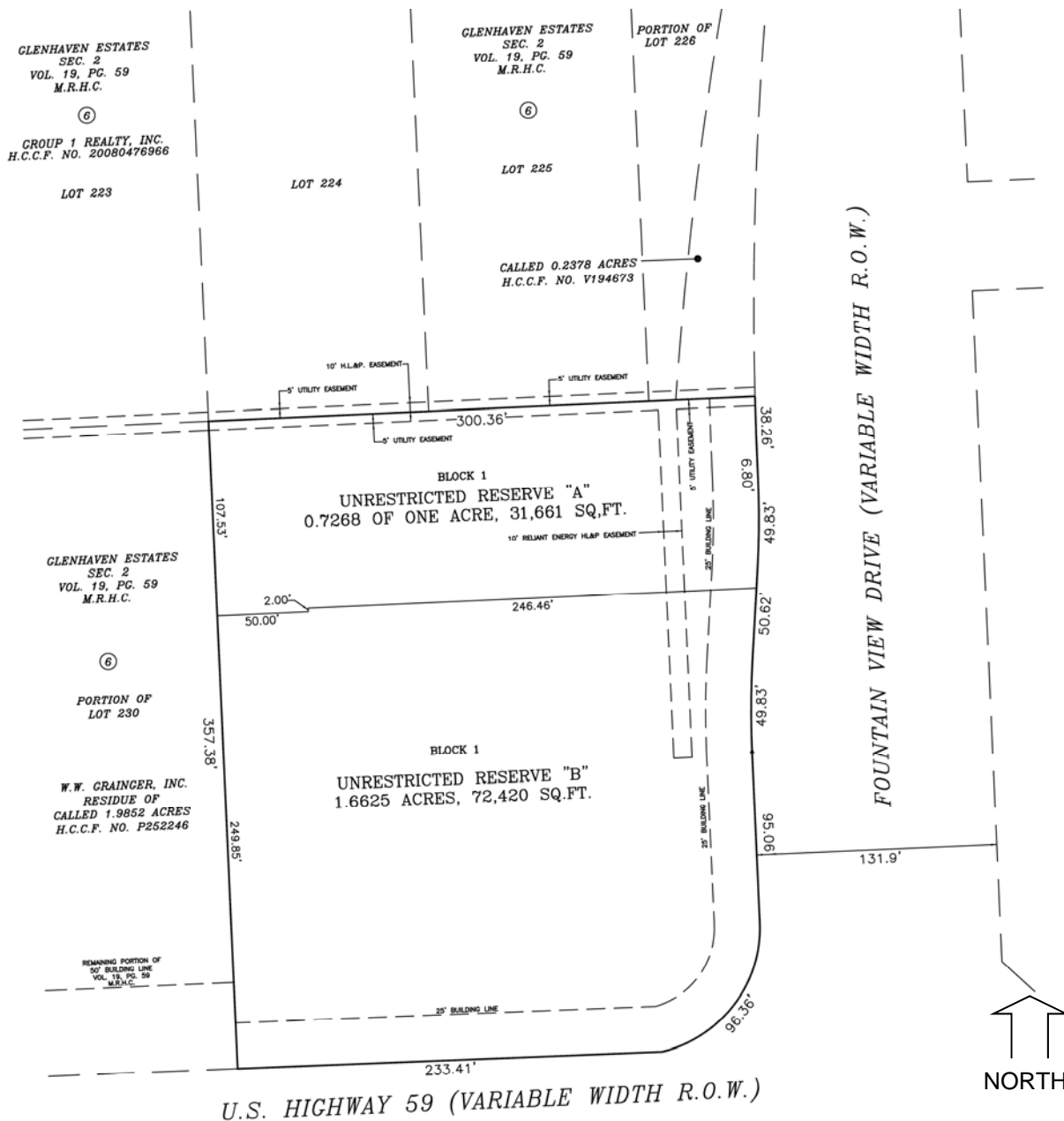
ITEM: 101

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Glenhaven Estates Sec 2 partial replat no 2

Applicant: Hovis Surveying Company Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

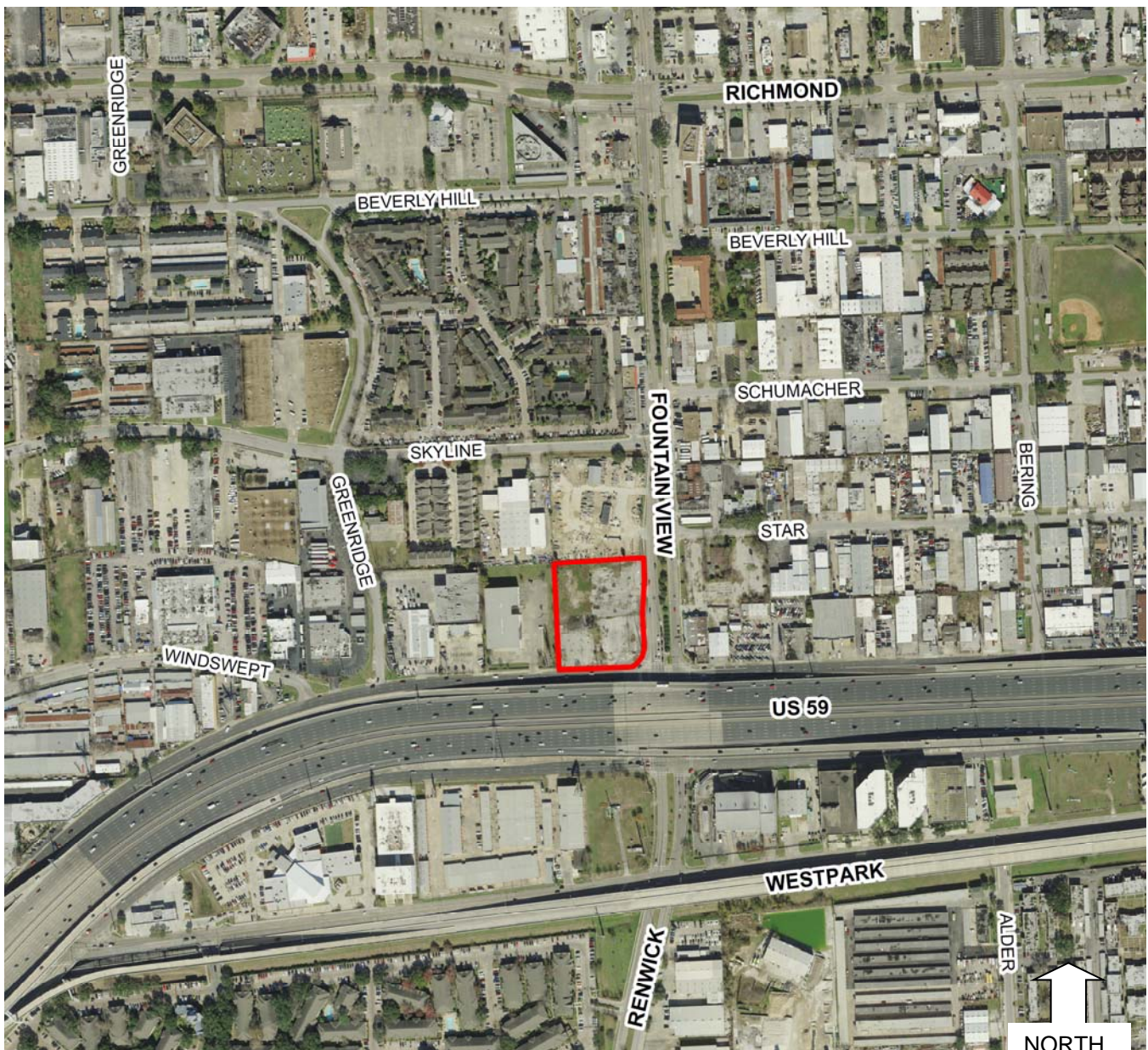
ITEM: 101

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Glenhaven Estates Sec 2 partial replat no 2

Applicant: Hovis Surveying Company Inc.



C – Public Hearings

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 09/13/2018
Plat Name: Inwood Park Village replat no 1
Developer: hettig-kahn companies
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2018-1600 C3N

Total Acreage:	22.3700	Total Reserve Acreage:	22.3700
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	411R	City

1).Proper notification was not met.

Commission Action:

Withdrawn



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 09/13/2018
Plat Name: Inwood Park Village replat no 1
Developer: hettig-kahn companies
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2018-1600 C3N

Parks and Recreation: Typical Notes for Unrestricted Reserves

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 1.

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

Houston Planning Commission

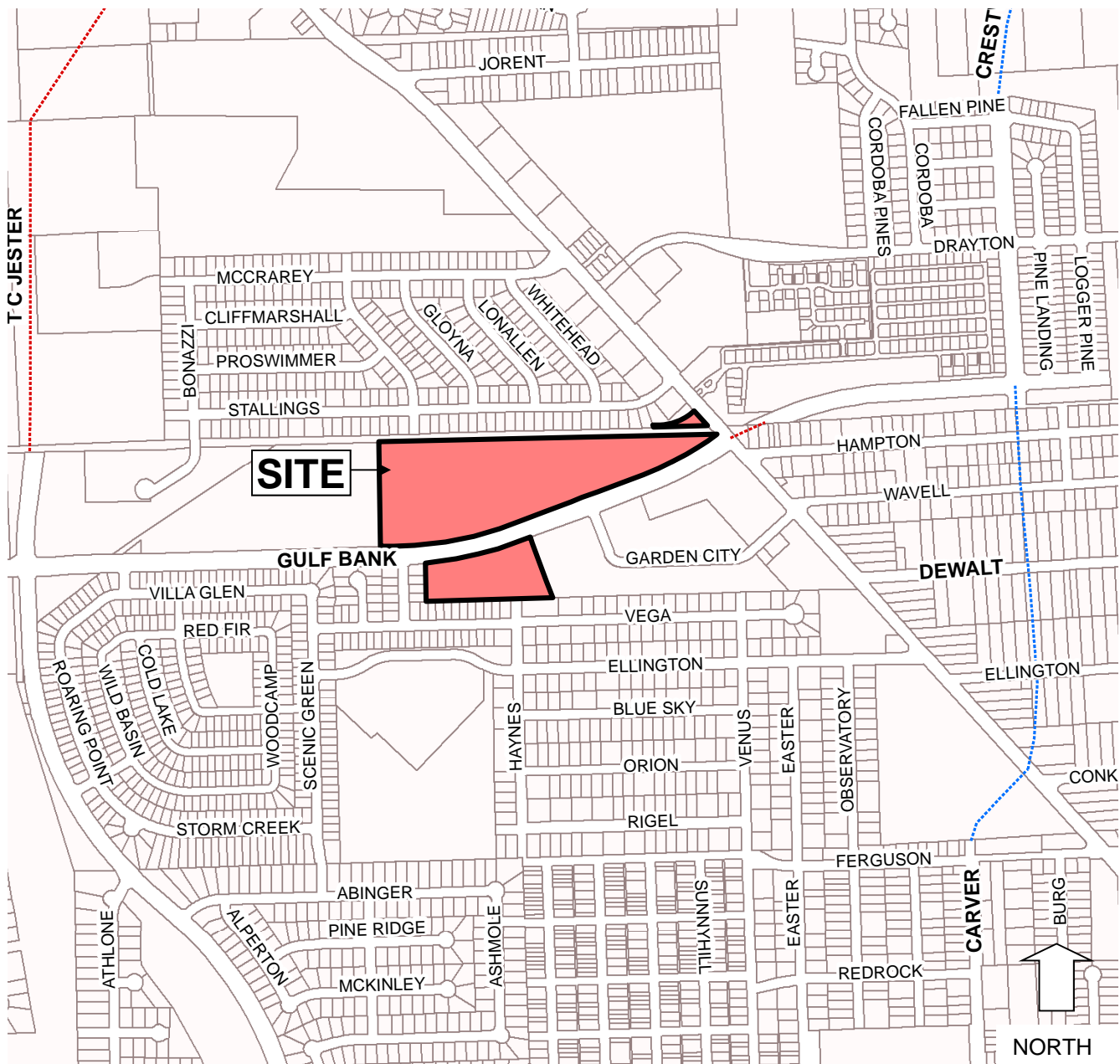
ITEM: 102

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Inwood Park Village replat no 1

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



C – Public Hearings with Variance Site Location

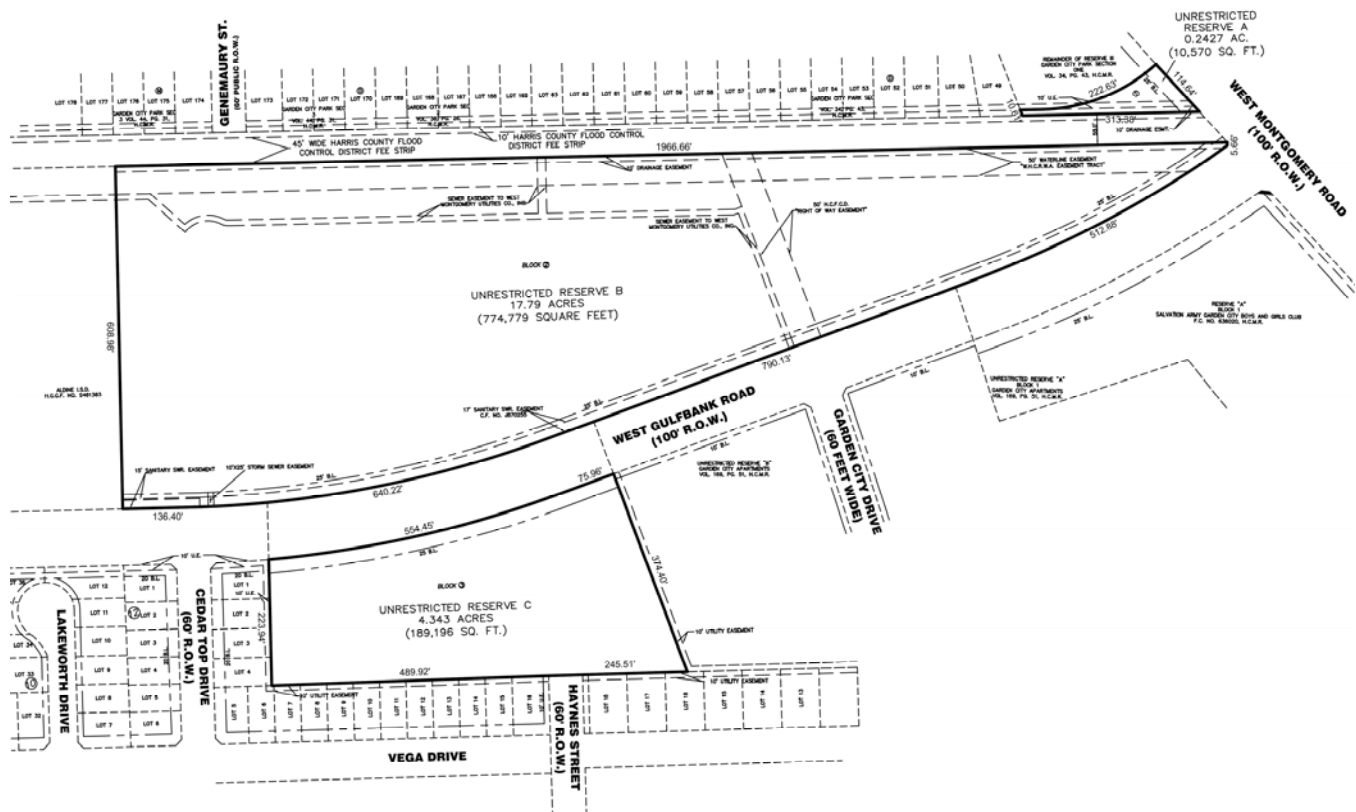
Houston Planning Commission ITEM: 102

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Inwood Park Village replat no 1

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



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

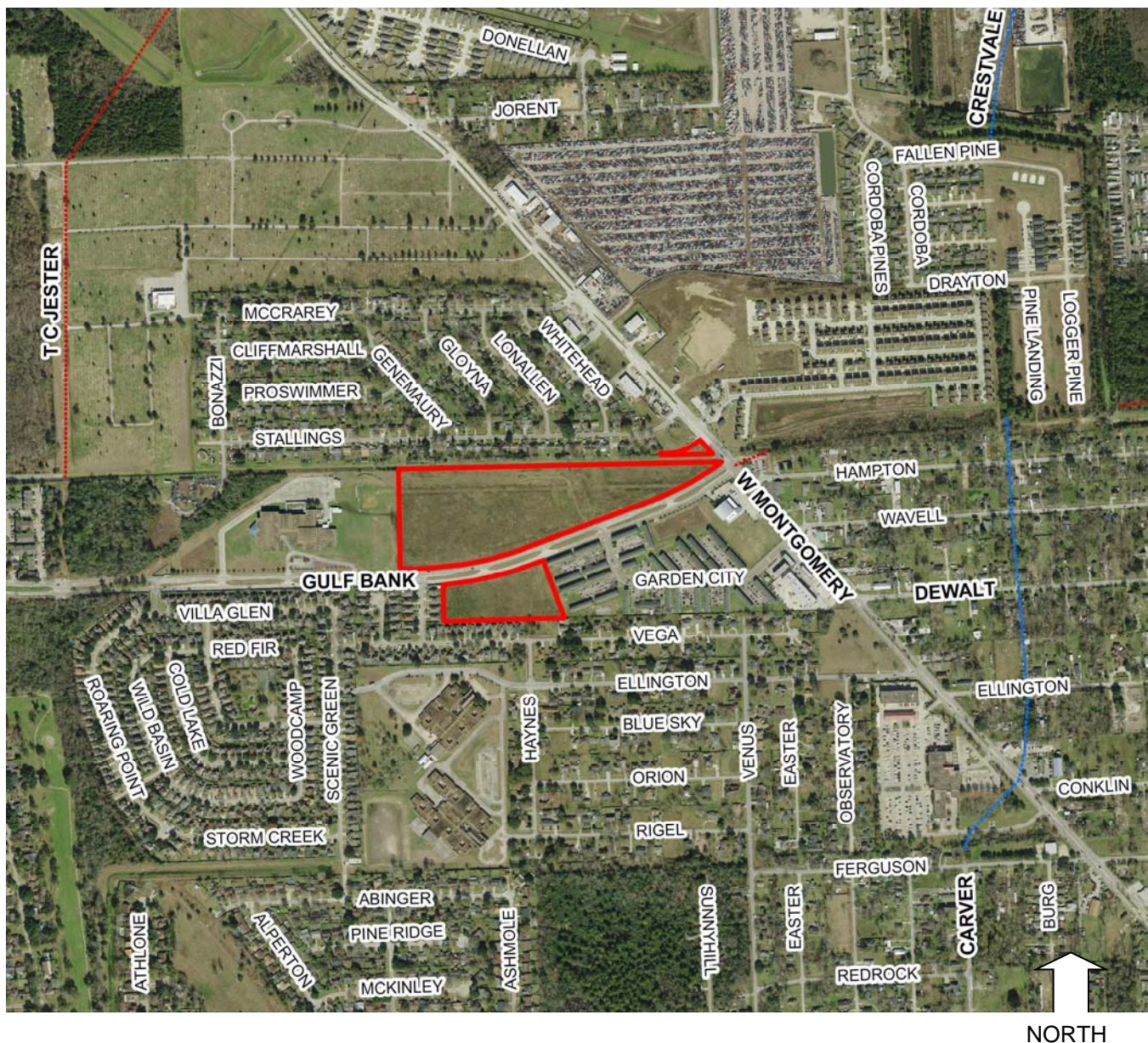
ITEM: 102

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Inwood Park Village replat no 1

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



C – Public Hearings with Variance

Aerial



Application No: 2018-1600

Agenda Item: 102

PC Action Date: 09/13/2018

Plat Name: Inwood Park Village replat no 1

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

Staff Recommendation: Withdraw

Chapter 42 Sections: 127-134

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

We are requesting a variance to not extend Haynes or Genemaury Streets, nor terminate them with cul-de-sacs, and to exceed the intersection spacing requirement for major thoroughfares along the north side of West Gulf Bank Road. ;

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

N/A

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

N/A

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

N/A

(3) The intent and general purposes of this chapter will be preserved and maintained;

N/A

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

N/A

(5) Economic hardship is not the sole justification of the variance.

N/A



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 09/13/2018
Plat Name: Park Place partial replat no 3
Developer: Standard Morgan Partners
Applicant: Teran Group LLC
App No / Type: 2018-1494 C3N

Total Acreage:	0.2823	Total Reserve Acreage:	0.2823
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	535P	City

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

Commission Action:

Withdrawn



Action Date:
09/13/2018

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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 09/13/2018
Plat Name: Park Place partial replat no 3
Developer: Standard Morgan Partners
Applicant: Teran Group LLC
App No / Type: 2018-1494 C3N

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

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

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

Parks and Recreation: To be added to general notes on face of plat:

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

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

Houston Planning Commission

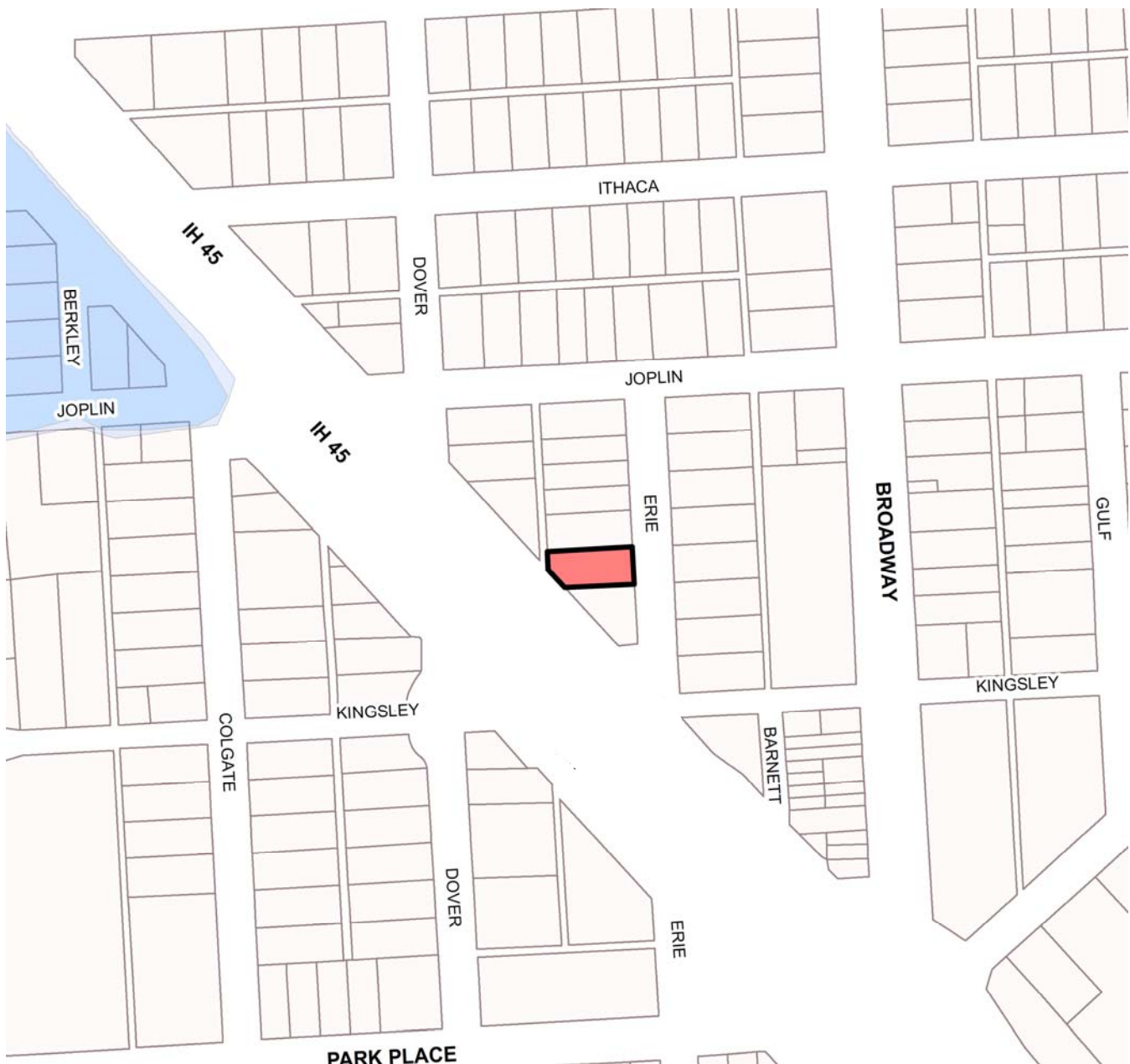
ITEM: 103

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Park Place partial replat no 3 (DEF 1)

Applicant: Teran Group LLC



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 103

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Park Place partial replat no 3 (DEF 1)

Applicant: Teran Group LLC



C – Public Hearings

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 09/13/2018
Plat Name: Pine Cove Park
Developer: NW Harris County MUD No. 19
Applicant: R.G. Miller Engineers
App No / Type: 2018-1431 C3N

Total Acreage:	4.8520	Total Reserve Acreage:	4.8520
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Northwest Harris County MUD 19
County	Zip	Key Map ©	City / ETJ
Harris	77389	250T	ETJ

Conditions and requirements for approval:

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

Commission Action:

Defer Applicant request



Action Date:
09/13/2018

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 09/13/2018
Plat Name: Pine Cove Park
Developer: NW Harris County MUD No. 19
Applicant: R.G. Miller Engineers
App No / Type: 2018-1431 C3N

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)

County has no objections to variance

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

Prior to submitting final plat, Harris County Engineering should be contacted to review the drainage patterns on Steeple Canyon Road and subdivision. Approved plans are required prior to recordation.

Comm. Court will need to approve street abandonment 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

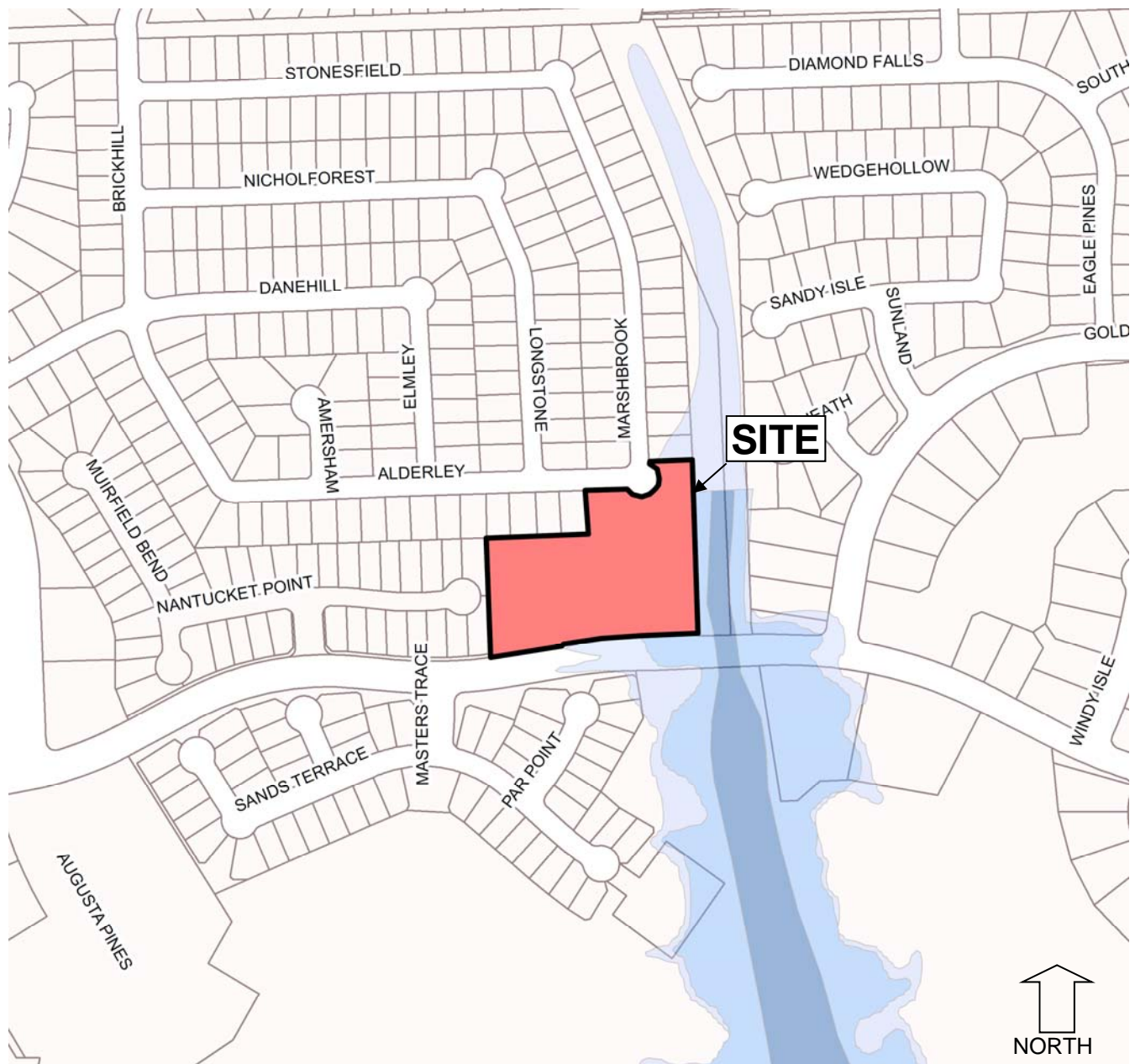
ITEM: 104

Planning and Development Department

Meeting Date: 08/13/2018

Subdivision Name: Pine Cove Park

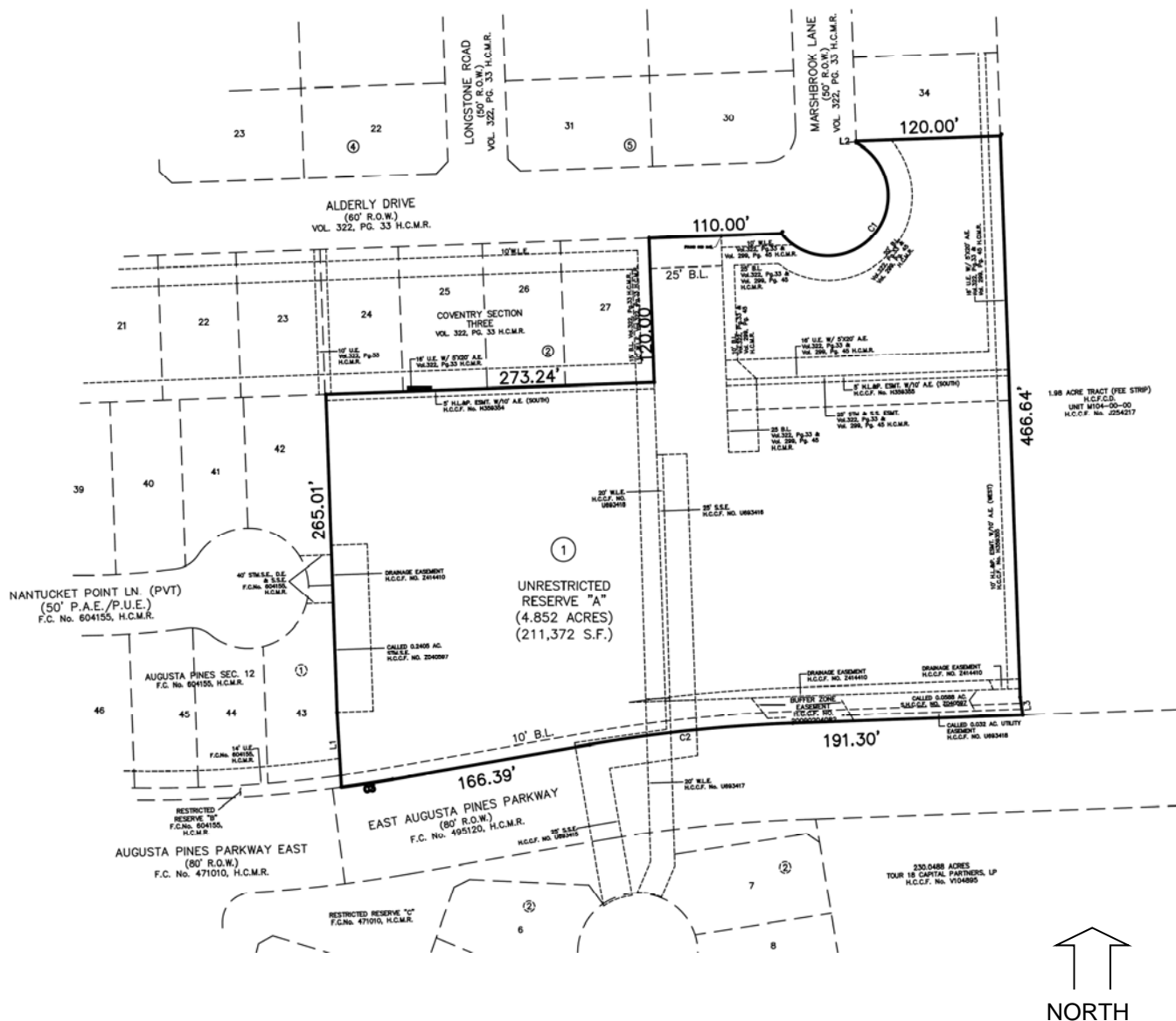
Applicant: R.G. Miller Engineers



C – Public Hearings with Variance Site Location

Meeting Date: 08/13/2018

Applicant: R.G. Miller Engineers



C – Public Hearings with Variance Subdivision

Houston Planning Commission

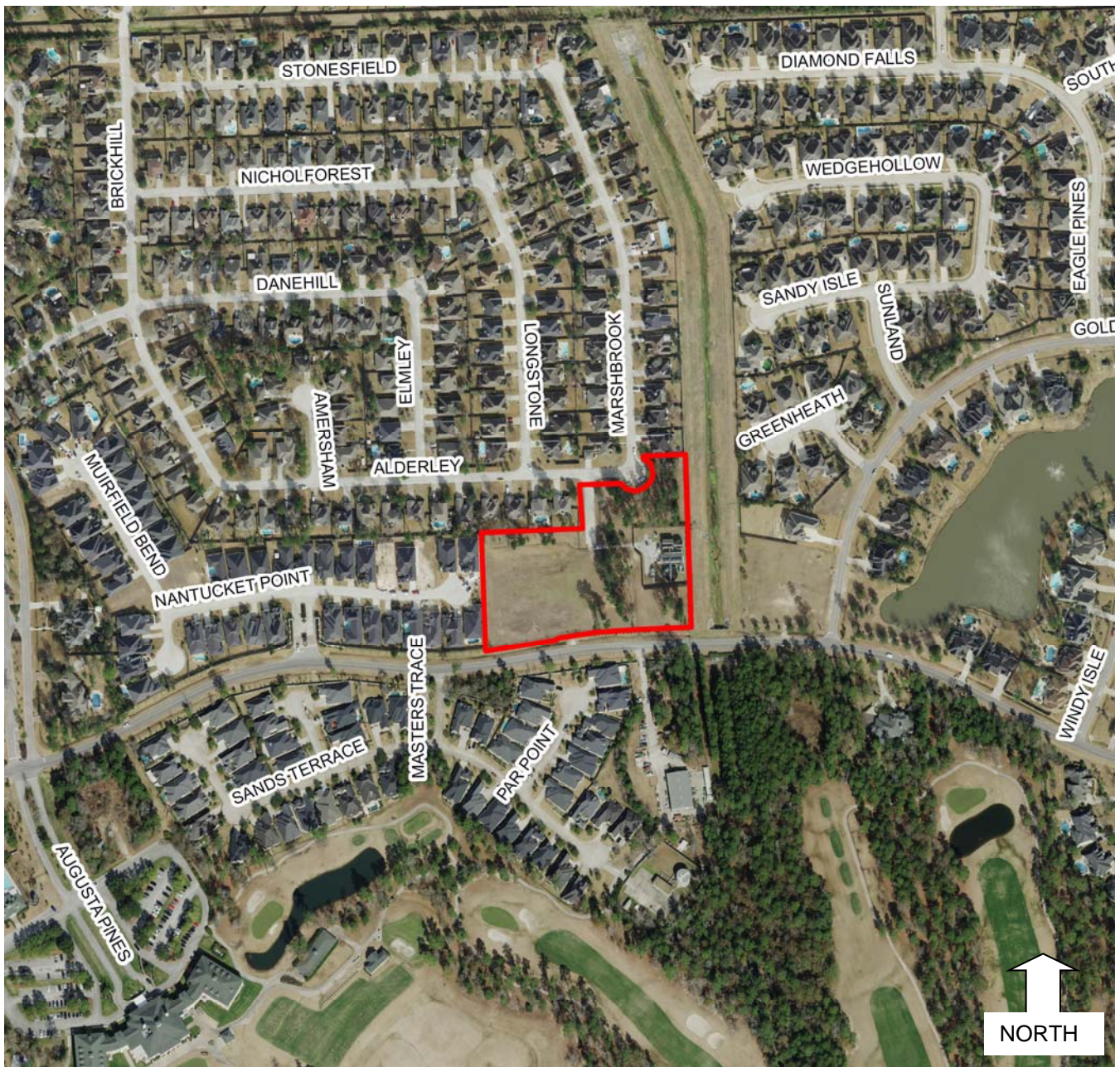
ITEM: 104

Planning and Development Department

Meeting Date: 08/13/2018

Subdivision Name: Pine Cove Park

Applicant: R.G. Miller Engineers



C – Public Hearings with Variance

Aerial



Application Number: 2018-1431

Plat Name: Pine Cove Park

Applicant: R.G. Miller Engineers

Date Submitted: 07/09/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow the partial replatting of a portion of residential lots and a restricted reserve to create one unrestricted reserve..

Chapter 42 Section: 193

Chapter 42 Reference:

Per Sec. 42-193

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 project property is 4.852 acre tract located along Augusta Pine Parkway and between Aderly Drive in Northwest Harris County Texas. This property is owned by Northwest Harris County Municipal Utility District No. 19 and is abutting the existing H.C.F.C. D. channel to the East. Unrestricted Reserve "C" located at the southeast corner of the recorded plat (Coventry Sec Three) already exists and contains a wastewater treatment plant for NW HCMUD No. 19. The MUD is planning to abandon the existing wastewater treatment plant and replace the current location for the future development of this site as an environment friendly park. Denial of this request would limit the ability to provide the necessary (TCEQ) to comply with the District's park plan as approved by the Texas Commission Environmental Quality (TCEQ). This usage is compatible and improves quality of life of the neighboring properties and detention volume in the area.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are not the result of hardship created or imposed by the applicant due to the MUD facility located south of the existing subdivision have cause for a portion of the subdivision divide. No significant improvements have been made to the facility since the parcel was configure.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The applicant proposed a development that would be complimentary to the area and provide the need for the community to enjoy with their families, friends and pets. The variance will allow the applicant to provide the amenities for a park creating a more viable facility that complies with City Codes and reflects existing land use.

(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 site development will enhance the neighborhood by providing a new park with many amenities to beautify the area, which is currently encompassed by a wastewater treatment facility. The proposed plat does not impact the existing location and does not impact adjacent stub street to the north of the proposed site.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance, are the existing condition of the previous platting subdivision located adjacent to the existing wastewater facility. The applicant desires to develop and help support the

community with the enhancement of an amenity park. The creation of this park is part of a Park Plan approved by the Texas Commission on Environmental Quality (TCEQ). The granting of the variance will allow the community to enjoy their surrounding area with the use of the land.



Application No: 2018-1431

Agenda Item: 104

PC Action Date: 09/13/2018

Plat Name: Pine Cove Park

Applicant: R.G. Miller Engineers

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: 193

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[To allow the partial replatting of a portion of residential lots and a restricted reserve to create one unrestricted reserve..;](#)

Basis of Recommendation:

The site is located north of Augusta Pines Drive at the Southeast intersection of Alderley Drive and Marshbrook Lane. The applicant is requesting a variance to replat residential lots and restricted reserve into an unrestricted reserve. The applicant has requested that this item be deferred.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[N/A](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[N/A](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[N/A](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[N/A](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[N/A](#)

(5) Economic hardship is not the sole justification of the variance.

[N/A](#)



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 09/13/2018
Plat Name: Pinecrest Sec 2 partial replat no 2
Developer: Meritage Homes of Texas LLC
Applicant: Marsh Darcy Partners, Inc.
App No / Type: 2018-1557 C3N

Total Acreage:	0.4695	Total Reserve Acreage:	0.4695
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450J	City

Conditions and requirements for approval:

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

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 The Planning Commission granted the requested variances to allow a reserve restricted to compensating open space to be replatted to a reserve restricted to landscape and recreational uses and to allow a zero feet dual building line for a portion of reserve A restricted to landscape and recreational uses.



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 09/13/2018
Plat Name: Pinecrest Sec 2 partial replat no 2
Developer: Meritage Homes of Texas LLC
Applicant: Marsh Darcy Partners, Inc.
App No / Type: 2018-1557 C3N

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

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

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

Houston Planning Commission

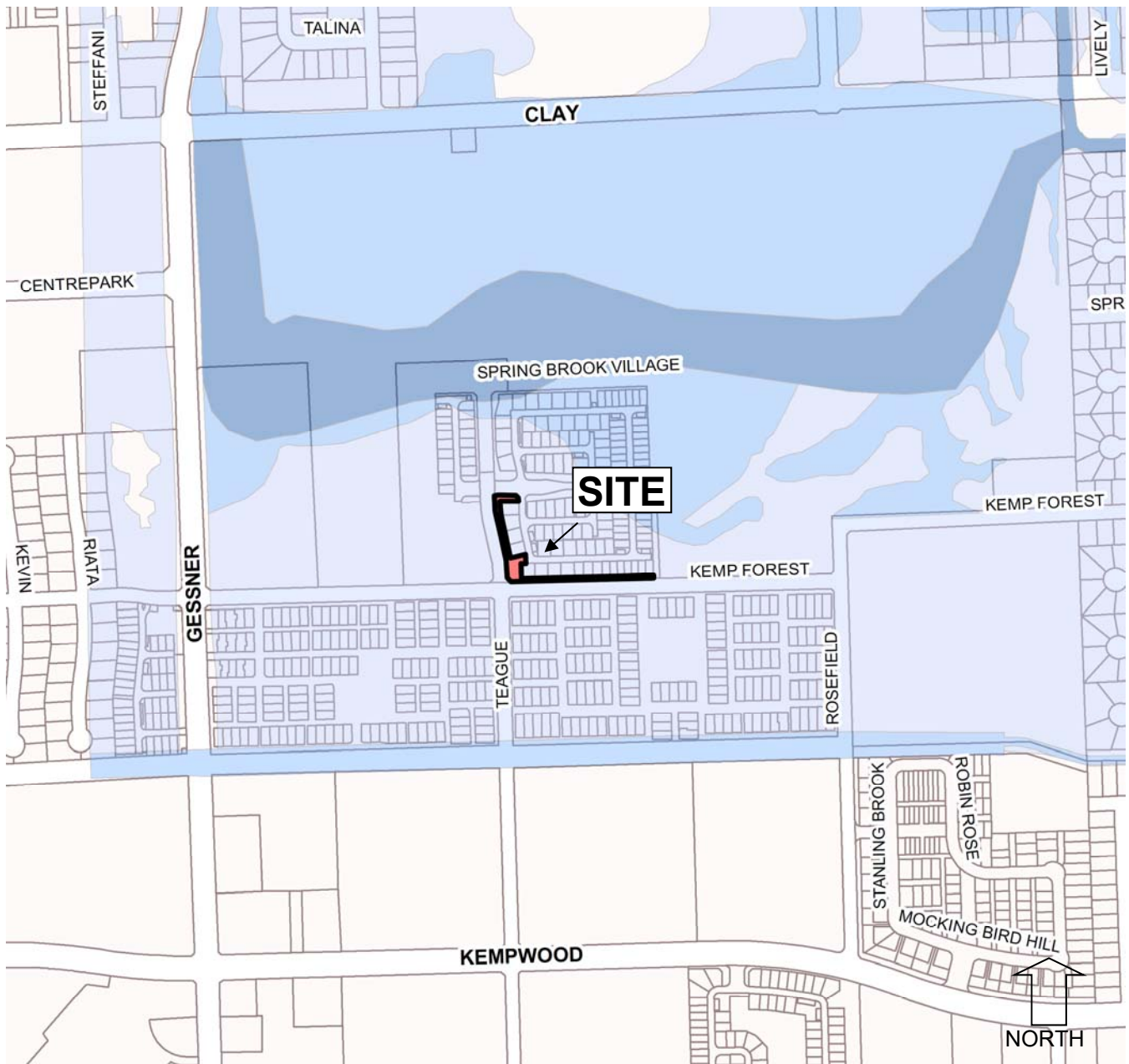
ITEM: 105

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Pinecrest Sec 2 partial replat no 2

Applicant: Marsh Darcy Partners, Inc.



C – Public Hearings with Variance Site Location

Subdivision

Houston Planning Commission

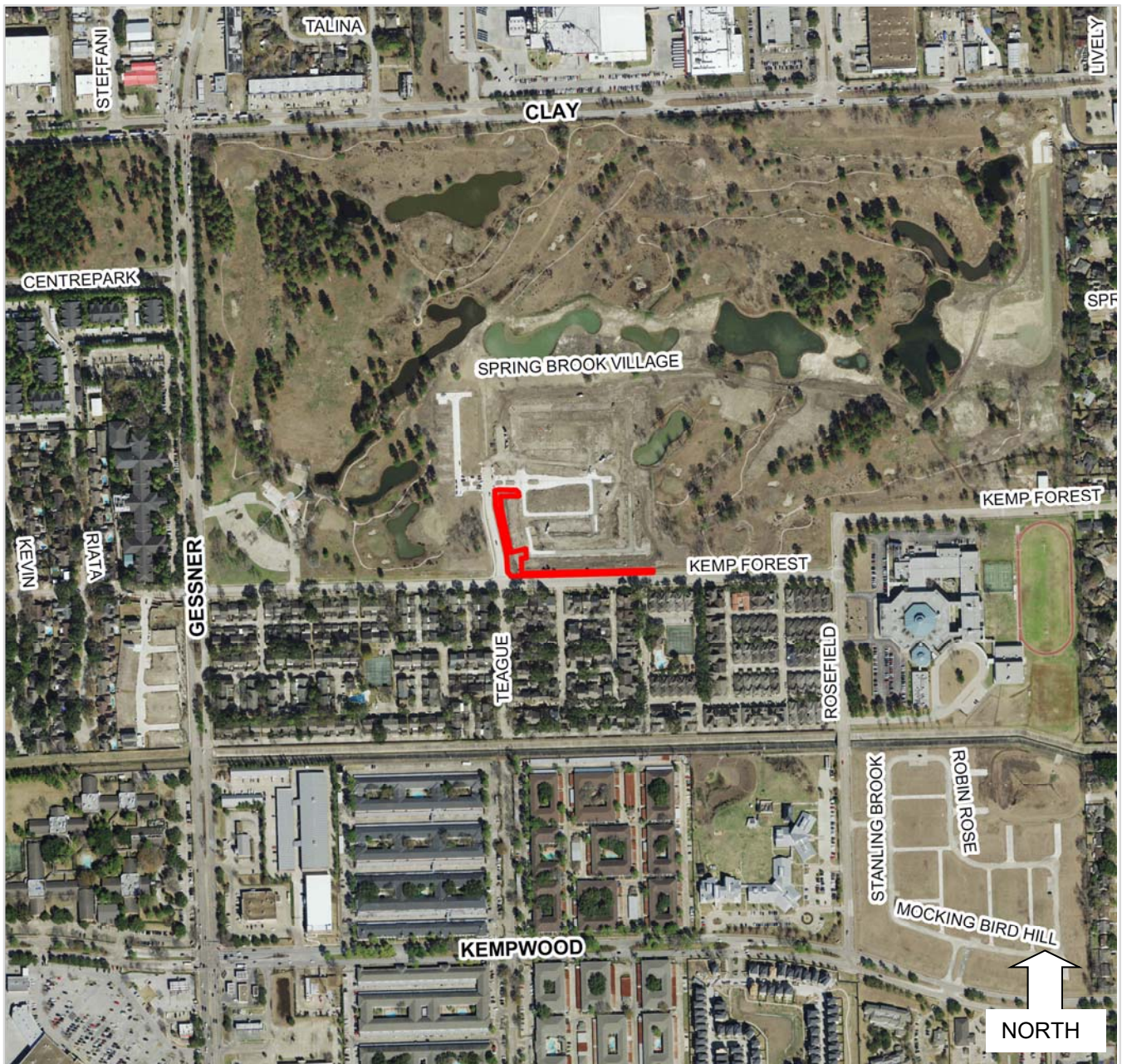
ITEM: 105

Planning and Development Department

Meeting Date: 09/13/2018

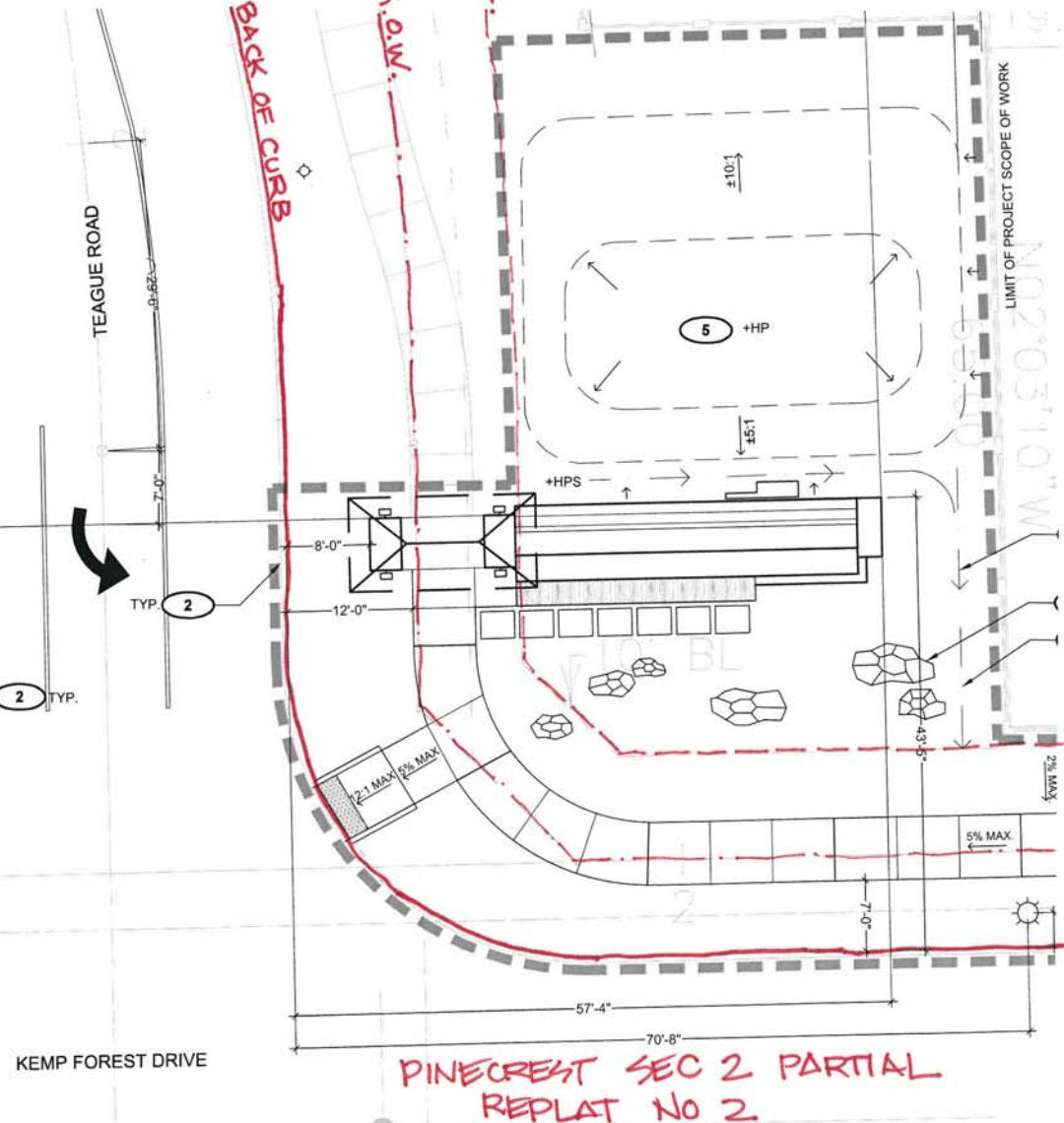
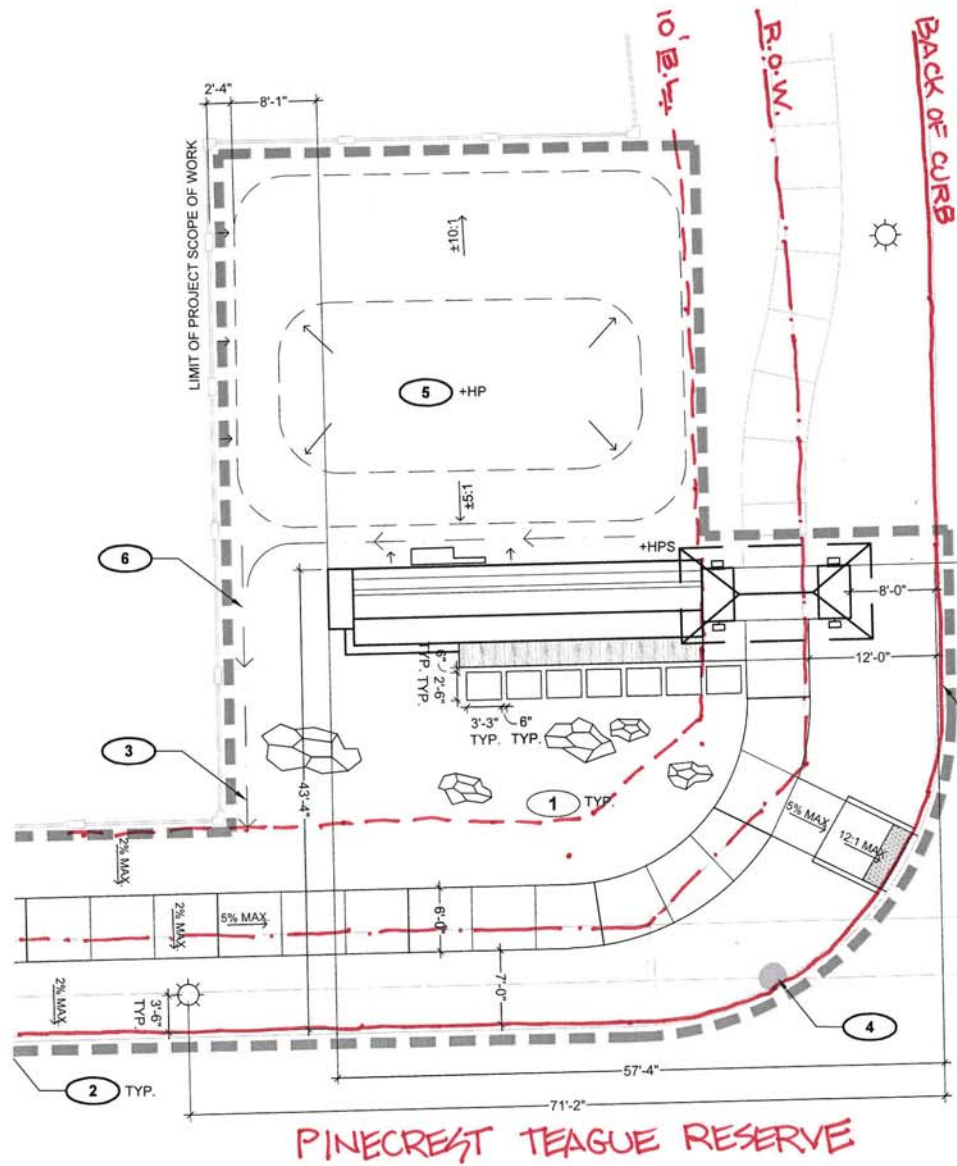
Subdivision Name: Pinecrest Sec 2 partial replat no 2

Applicant: Marsh Darcy Partners, Inc.



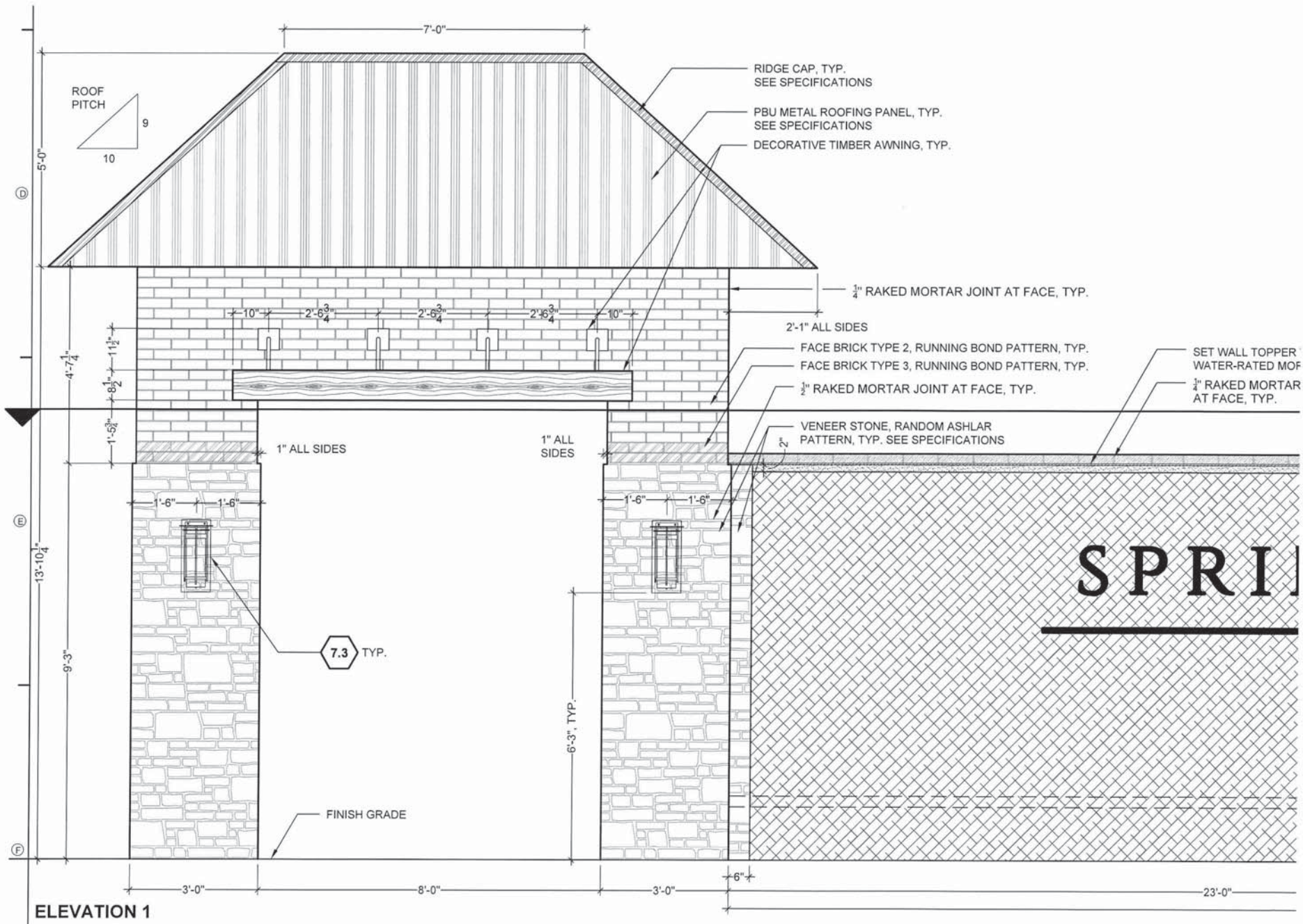
C – Public Hearings with Variance

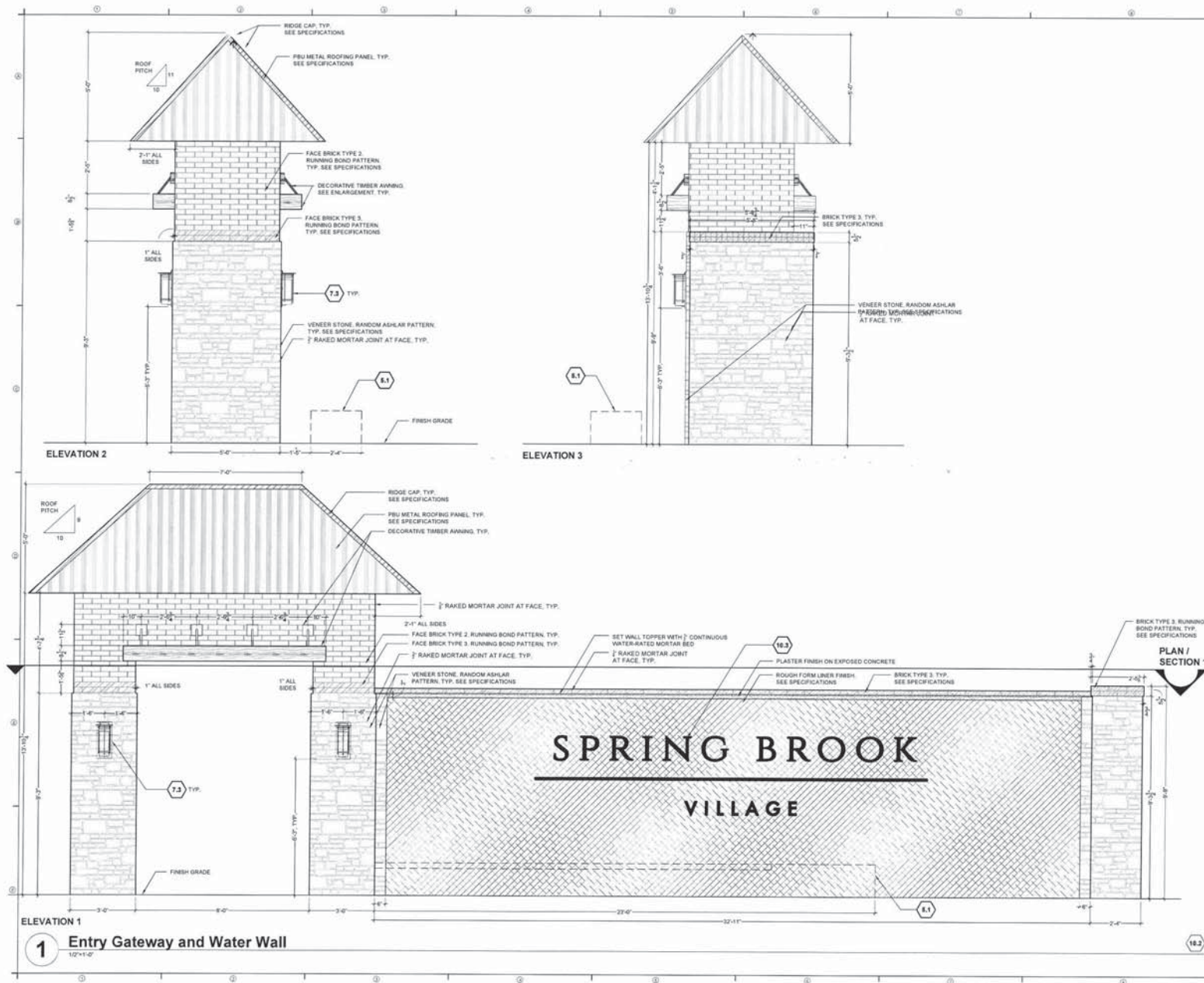
Aerial



SPRING BROOK VILLAGE - ENTRY MONUMENT & PEDESTRIAN COVERS

8-1-18





SITE DETAIL KEYNOTES:		DETAIL / BLOCK
1 PAVEMENTS, RAMPS, CURBS		
1.1	Concrete Paving	1/17-01
1.2	ADA Ramp	8/17-01
1.3	Driveway Pad	9/17-01
1.4	ADA Ramp	7/17-01
1.5	Concrete Paving to Water Basin	4/17-01
2 JOINING		
2.1	Control Joint	2/17-01
2.2	Expansion Joint	3/17-01
3 STEPS		
Not used at this time		
4 SITE WALLS/ EMBANKMENTS		
Not used at this time		
5 SITE FURNITURE		
5.1	Bench	1/17-06
6 RAILINGS, BARRIERS, FENCING		
Not used at this time		
7 SITE LIGHTING		
7.1	Street Pole Light	1/17-09
7.2	Postmodern Pole Light	NA
7.3	Wall Mount Science Light Type 1	2/17-09
7.4	Wall Mount Science Light Type 2	3/17-09
8 DRAINAGE		
Not used at this time		
9 PLANTING AND LANDSCAPE		
REFER TO PLANTING PLAN SERIES		
10 MISCELLANEOUS ELEMENTS		
10.1	Busstop	2/17-05
10.2	Entry Gateway and Water Wall	1/17-02
		1/17-03
		1/17-04
		3/17-09
10.3	Monument Sign	1/17-05
10.4	Village Entry Sign Type 1	1/17-07
10.5	Village Entry Sign Type 2	1/17-08
10.6	Telephone Entry Call Box	4/17-01

NO ARRANGE FEATURES TO BE TURNED OFF OR REMOVED, ONLY FOR TEMPORARY USE AT 7/17/01/02/03

NOTICE:

For your safety, you are required to check the location of all utilities before you begin any work. This verification does not include your obligation to call 811.

VERIFICATION OF PRIVATE UTILITY LINES

DATE: 05/17/2017

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Signature: [Signature]

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Application Number: 2018-1557

Plat Name: Pinecrest Sec 2 partial replat no 2

Applicant: Marsh Darcy Partners, Inc.

Date Submitted: 08/03/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To replat a compensating open space reserve to be restricted to "recreation and landscape use".

Chapter 42 Section: 193

Chapter 42 Reference:

"Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses."

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(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 Spring Brook Village community (platted as Pinecrest) is an important positive element to a growing Spring Branch area. The community design supports City of Houston goals for increased higher-quality residential homes. The community design also provides a variety of amenities to residents, including an extensive pedestrian network throughout the development. Establishing Placemakers throughout Houston provides geo-reference points for both residents and visitors to the community. The Spring Brook Village community is ideally suited to be one of the premier communities and places in all of Houston. The primary community entrance for Spring Brook Village will be Teague Road from Kemp Forest. The change of visual scale from a more-intense Gessner Boulevard commercial character to a less-intense residential character is important to the "Coming Home" feeling each of us has as we get closer to our residence. Meritage Homes of Texas, LLC, has committed significant resources to enhance the placemaking relationship of this entry. As evidenced from both the current and proposed entry design, the developer has and will expend a positive visual enhancement to the long-term character of the community and the area. The first element of this entry intersection is the construction of "waterfall" entry walls that project the psychological calming of a water element combined with a name marker of the community. This element has been located to not be within the building line setback area on both the east and west sides of Teague Road. The eastern waterfall wall has been approved, constructed and is operational. Adding the proposed west-side waterfall wall to the existing east side waterfall will complete the balance of the visual environment. The west-side wall has been approved for construction, not within the building setback area, and is awaiting the variance approval for the final element of the composition, the two pedestrian covers, one on each side of Teague Road. The pedestrian covers are approximately 14 feet total width, of which 4 feet has been approved to be within the Teague Road right-of-way and the remaining 10 feet connection will be within the 10 feet building setback line. The sidewalks in the area were specifically located so that pedestrian entry into the community would be enhanced by both a "protective" cover element and a vertical identifier. In addition to the pedestrian covers and the waterfall signage, extensive tree planting and brick buffer walls have been constructed to help provide a mature look to the entry area. All of this design is a complete "package" with each of the elements enhancing a placemaking environment. The pedestrian covers are located within the building setback to provide a closer, more pedestrian, personal scale. Yet they are a safe distance from the street. Having the pedestrian covers farther apart would remove this very positive potential. The encroachment within the right-of-way has already been approved by a recorded encroachment agreement. The waterfall signage has been approved and has been partially constructed. The only remaining element is the pedestrian covers connecting the approved portion within the right-of-way with the waterfall signage. It would be contrary to sound public policy to not allow these placemaking enhancements within our city. Other elements, even within the street right-of-way, have been approved and are safe and effective in our city. These would

include the art feature in Kirby Drive just south of Westheimer, the Mecom fountains, and the cylindrical elements on the southwest corner of Holcomb and Fannin. All of these are placemakers. The addition of the Spring Brook Village entryway will be added to the important places in Houston. Pinecrest Sec 2 was approved and recorded with 59,083 square feet of compensating open space. Only 51,360 square feet of compensating open space was required. Pinecrest Sec 2 partial replat no 2 will reduce the provided compensating open space by 1,995.92 square feet bringing the total compensating open space provided at 57, 087.08 square feet which is still 5,727 square feet more of compensating open space than required. It is necessary to change the existing reserve use by reducing the compensating open space to allow for the pedestrian cover construction as an improvement that is not allowed within a compensating open space reserve.

(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 hardship. Building setback lines are established to allow review of unique opportunities that enhance the visual environment of the City. The review has taken place and the encroachment has been approved by the Public Works Department. All that remains is the technical approval of the variance between the building setback area that would connect the waterfall signage to the approved right-of-way encroachment. The amount of remaining compensating open space for Pinecrest Sec 2 will still be greater than the required amount of compensating open space.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The provision of placemaking elements in our city will preserve the general purpose of a better quality visual environment that provides positive reinforcement to the psychological well-being of our citizens. The amount of required compensating open space is still maintained and exceeded.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Approval of the portion of the pedestrian cover within the Teague Road right-of-way by the Public Works Department ensures that thorough review of the proposal has taken place and the location of the pedestrian covers will not be injurious to the public health, safety and welfare. The amount of required compensating open space is still available for the health, safety and welfare of the public.

(5) Economic hardship is not the sole justification of the variance.

The only economic hardship will be the additional funds the developer is willing to provide to help enhance the visual environment of our city by providing high-quality placemaking elements that our citizens can enjoy and be proud.



Application Number: 2018-1557

Plat Name: Pinecrest Sec 2 partial replat no 2

Applicant: Marsh Darcy Partners, Inc.

Date Submitted: 08/03/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow a 0' building line for a portion of Reserve A for a subdivision pedestrian entry structure in lieu of the required 10' building line along Teague Road

Chapter 42 Section: 155 (a)

Chapter 42 Reference:

The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(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 Spring Brook Village community (platted as Pinecrest) is an important positive element to a growing Spring Branch area. The community design supports City of Houston goals for increased higher-quality residential homes. The community design also provides a variety of amenities to residents, including an extensive pedestrian network throughout the development. Establishing Placemakers throughout Houston provides geo-reference points for both residents and visitors to the community. The Spring Brook Village community is ideally suited to be one of the premier communities and places in all of Houston. The primary community entrance for Spring Brook Village will be Teague Road from Kemp Forest. The change of visual scale from a more-intense Gessner Boulevard commercial character to a less-intense residential character is important to the "Coming Home" feeling each of us has as we get closer to our residence. Meritage Homes of Texas, LLC, has committed significant resources to enhance the placemaking relationship of this entry. As evidenced from both the current and proposed entry design, the developer has and will expend a positive visual enhancement to the long-term character of the community and the area. The first element of this entry intersection is the construction of "waterfall" entry walls that project the psychological calming of a water element combined with a name marker of the community. This element has been located to not be within the building line setback area on both the east and west sides of Teague Road. The eastern waterfall wall has been approved, constructed and is operational. Adding the proposed west-side waterfall wall to the existing east side waterfall will complete the balance of the visual environment. The west-side wall has been approved for construction, not within the building setback area, and is awaiting the variance approval for the final element of the composition, the two pedestrian covers, one on each side of Teague Road. The pedestrian covers are approximately 14 feet total width, of which 4 feet has been approved to be within the Teague Road right-of-way and the remaining 10 feet connection will be within the 10 feet building setback line. The sidewalks in the area were specifically located so that pedestrian entry into the community would be enhanced by both a "protective" cover element and a vertical identifier. In addition to the pedestrian covers and the waterfall signage, extensive tree planting and brick buffer walls have been constructed to help provide a mature look to the entry area. All of this design is a complete "package" with each of the elements enhancing a placemaking environment. The pedestrian covers are located within the building setback to provide a closer, more pedestrian, personal scale. Yet they are a safe distance from the street. Having the pedestrian covers farther apart would remove this very positive potential. The encroachment within the right-of-way has already been approved by a recorded encroachment agreement. The waterfall signage has been approved and has been partially constructed. The only remaining element is the pedestrian covers connecting the approved portion within the right-of-way with the waterfall signage. It would be contrary to sound public policy to not allow these placemaking enhancements within our city. Other elements, even within the street right-of-way, have been approved and are safe and effective in our city. These would

include the art feature in Kirby Drive just south of Westheimer, the Mecom fountains, and the cylindrical elements on the southwest corner of Holcomb and Fannin. All of these are placemakers. The addition of the Spring Brook Village entryway will be added to the important places in Houston.

(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 hardship. Building setback lines are established to allow review of unique opportunities that enhance the visual environment of the City. The review has taken place and the encroachment has been approved by the Public Works Department. All that remains is the technical approval of the variance between the building setback area that would connect the waterfall signage to the approved right-of-way encroachment.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The provision of placemaking elements in our city will preserve the general purpose of a better quality visual environment that provides positive reinforcement to the psychological well-being of our citizens.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Approval of the portion of the pedestrian cover within the Teague Road right-of-way by the Public Works Department ensures that thorough review of the proposal has taken place and the location of the pedestrian covers will not be injurious to the public health, safety and welfare.

(5) Economic hardship is not the sole justification of the variance.

The only economic hardship will be the additional funds the developer is willing to provide to help enhance the visual environment of our city by providing high-quality placemaking elements that our citizens can enjoy and be proud.



Application No: 2018-1557

Agenda Item: 105

PC Action Date: 09/13/2018

Plat Name: Pinecrest Sec 2 partial replat no 2

Applicant: Marsh Darcy Partners, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 155 (a); 193

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow a 0' building line for a portion of Reserve A for a subdivision pedestrian entry structure in lieu of the required 10' building line along Teague Road;

To replat a compensating open space reserve to be restricted to "recreation and landscape use";

Basis of Recommendation:

The site is located within Houston's corporate limit along Kemp Forest east of Gessner. The applicant proposes to create three reserves. One restricted to landscape and recreational uses and the other two for Compensating Open Space. The applicant is requesting two variances. A 193 variance to replat a compensating open space reserve to recreation and landscape uses and a variance to allow a 0' dual building line for a portion of reserve A to allow a pedestrian gateway at the entrance of a single-family subdivision. Staff is in support of both requests. The replat is out of Pinecrest sec 2. The applicant is requesting a 193 variance because is changing the use of a portion of the existing reserve from compensating open space to landscape and recreation. Staff is in support of this variance because the applicant provided an additional 7700 square feet of compensating open space of what it is required for Pinecrest sec 2. The portion of the reserve that is changing to landscape and recreation use with the replat has a size of 1995 square feet. This change in use will still leave adequate compensating open space for the subdivision Pinecrest Sec 2. For the second variance, the applicant proposes to install a unique placemaking signage at the site, which will include a water feature and pedestrian gateway. The applicant is requesting a zero feet dual building line for a portion of reserve A highlighted in red. The same variance was granted in August of this year for the western portion of the pedestrian gateway "Pinecrest Teague Reserve". The gateway will encroach over the 10-foot building line and into the right of way. The applicant has been granted consent to encroach the Teague Street right of way by Public Works. The dual building line only applies to this structure. A 21-foot cutback has been provided to ensure sufficient visibility at the intersection of Teague and Kemp Forest. Given the approval of Public Works, the limited footprint of the encroachment area, and the semi-transparent nature of the gateway, staff finds the request to be in keeping with the general purpose and intent of this Chapter. Review by legal indicates that this plat does not violate restrictions on the face of the plat or those filed separately. Therefore, Staff recommends granting the requested variances and approving the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The proposed gateway serves as a wayfinding tool for pedestrian-friendly Pinecrest community. This placemaking feature will highlight the transition from the single-family neighborhoods within the GP and the proposed commercial development along the perimeter. The pedestrian corridor around the subject site will feature a 6' unobstructed sidewalk, flanked by two rows of 4" caliper street trees and a 7' buffer from the roadway. Granting the requested variance is consistent with sound public policy, as it will complement the pedestrian amenities provided throughout the general plan. The change in the use of the reserve will not affect the compensating open space that is required by the subdivision and will allow for the structure to be built and consistent with the western portion on the pedestrian gateway.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The variance is justified by the minimal negative impact of the proposed gateway and the pedestrian amenities provided. Neither of these represent a hardship created by or imposed by the applicant. The change in the use of the reserve was done to allow the structure to be built.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The site is located at the northwest intersection of Teague Road and Kemp Forest Drive within the Pinecrest general plan. The applicant proposes to install unique placemaking signage at the site, which will include a water feature and pedestrian gateway. The gateway will encroach over the 10' building line and into the right of way. The applicant has been granted consent to encroach the Teague Street right of way by Public Works. The dual building line only applies to this structure and a 21' cutback has been provided to ensure sufficient visibility at the intersection of Teague and Kemp Forest. Given the approval of Public Works, the limited footprint of the encroachment area, and the semi-transparent nature of the gateway. In addition to this, the change in use for portion of the reserve that is being replatted from compensating open space (COS) to landscape and recreation will not affect the COS required by Pinecrest Sec 2. Staff finds the request to be in keeping with the general purpose and intent of this Chapter.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Allowing a 0' dual building line for a pedestrian gateway and the change in use of the reserve will not negatively affect public health, safety, or welfare.

(5) Economic hardship is not the sole justification of the variance.

The variance is justified by the minimal negative impact of the proposed gateway, the pedestrian amenities provided and the required change of use to allow the pedestrian gateway to be build. Neither of these represent a hardship created by or imposed by the applicant.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 09/13/2018
Plat Name: Sunset Heights partial replat no 5
Developer: Paradise Engineering
Applicant: Gruller Surveying
App No / Type: 2018-1554 C3N

Total Acreage:	0.1191	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453S	City

Conditions and requirements for approval:

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 09/13/2018
Plat Name: Sunset Heights partial replat no 5
Developer: Paradise Engineering
Applicant: Gruller Surveying
App No / Type: 2018-1554 C3N

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

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

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

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

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

Houston Planning Commission

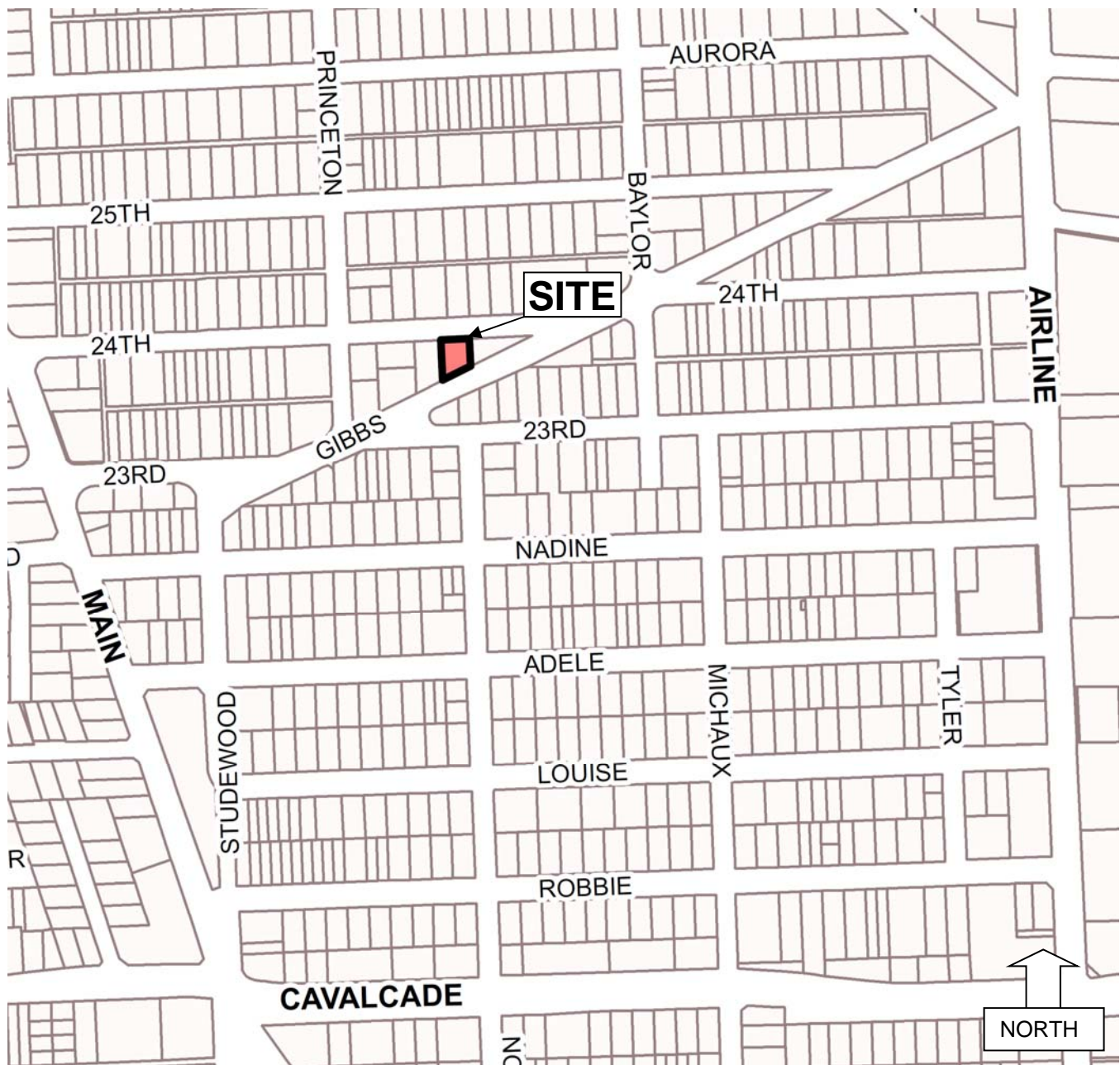
ITEM: 106

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Sunset Heights partial replat no 5

Applicant: Gruller Surveying



C – Public Hearings

Site Location

Houston Planning Commission

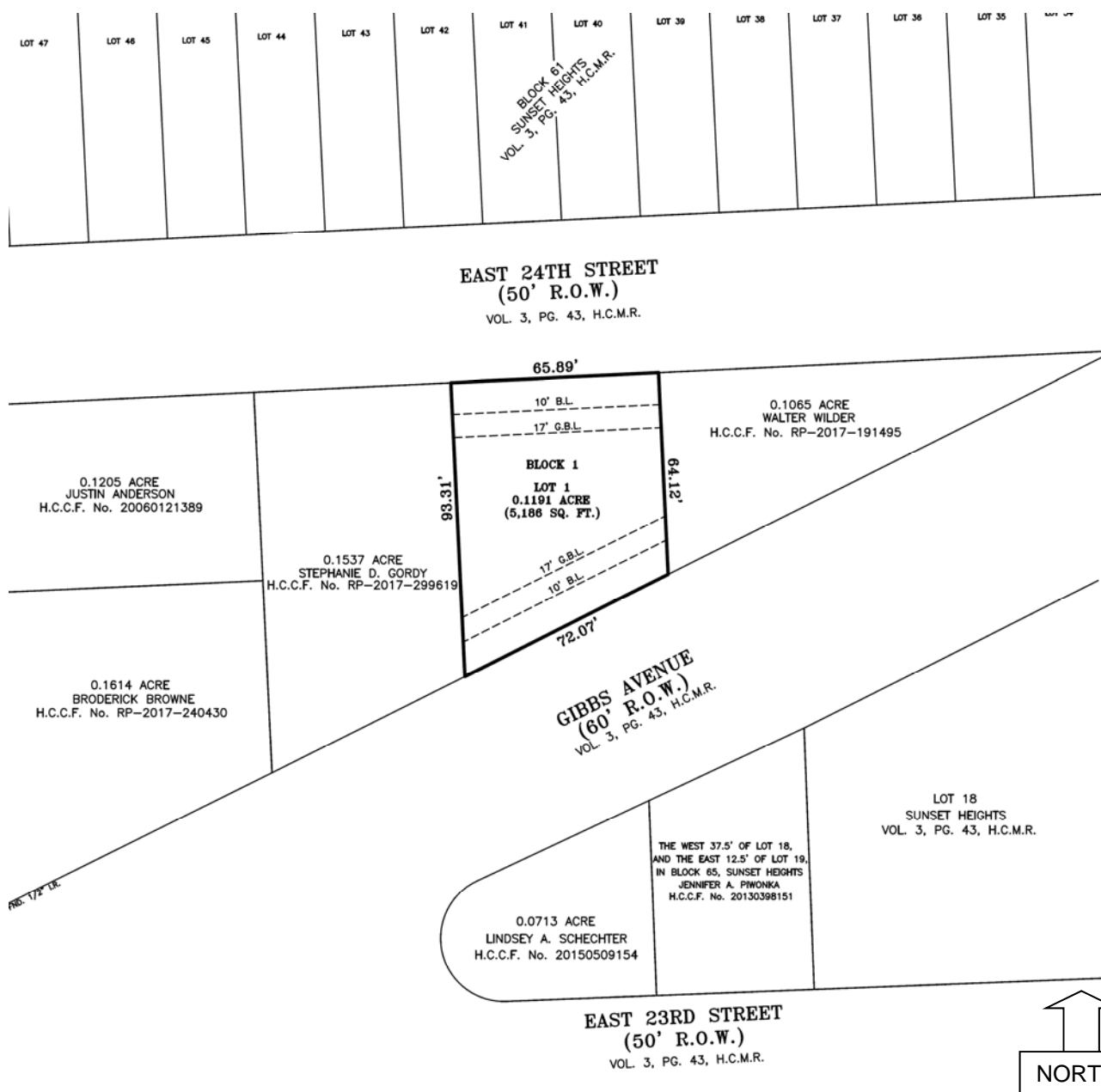
ITEM: 106

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Sunset Heights partial replat no 5

Applicant: Gruller Surveying



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 106

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Sunset Heights partial replat no 5

Applicant: Gruller Surveying



C – Public Hearings

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 09/13/2018
Plat Name: West Lane Annex partial replat no 3 replat no 1
Developer: Cityside Homes, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2018-1625 C3N

Total Acreage:	0.3537	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	77027	491V	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. Provide revised information before noon next Wednesday.

Provide a site plan.

Commission Action:

Defer Applicant request



Action Date:
09/13/2018

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

For Your Information:

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 09/13/2018
Plat Name: West Lane Annex partial replat no 3 replat no 1
Developer: Cityside Homes, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2018-1625 C3N

PWE Traffic: 09/12/18:

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 it is 491V.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 09/13/2018

Subdivision Name: West Lane Annex partial replat no 3 replat no 1

Applicant: Total Surveyors. Inc.



C – Public Hearings

Site Location

Houston Planning Commission ITEM: 107

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: West Lane Annex partial replat no 3 replat no 1

Applicant: Total Surveyors. Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

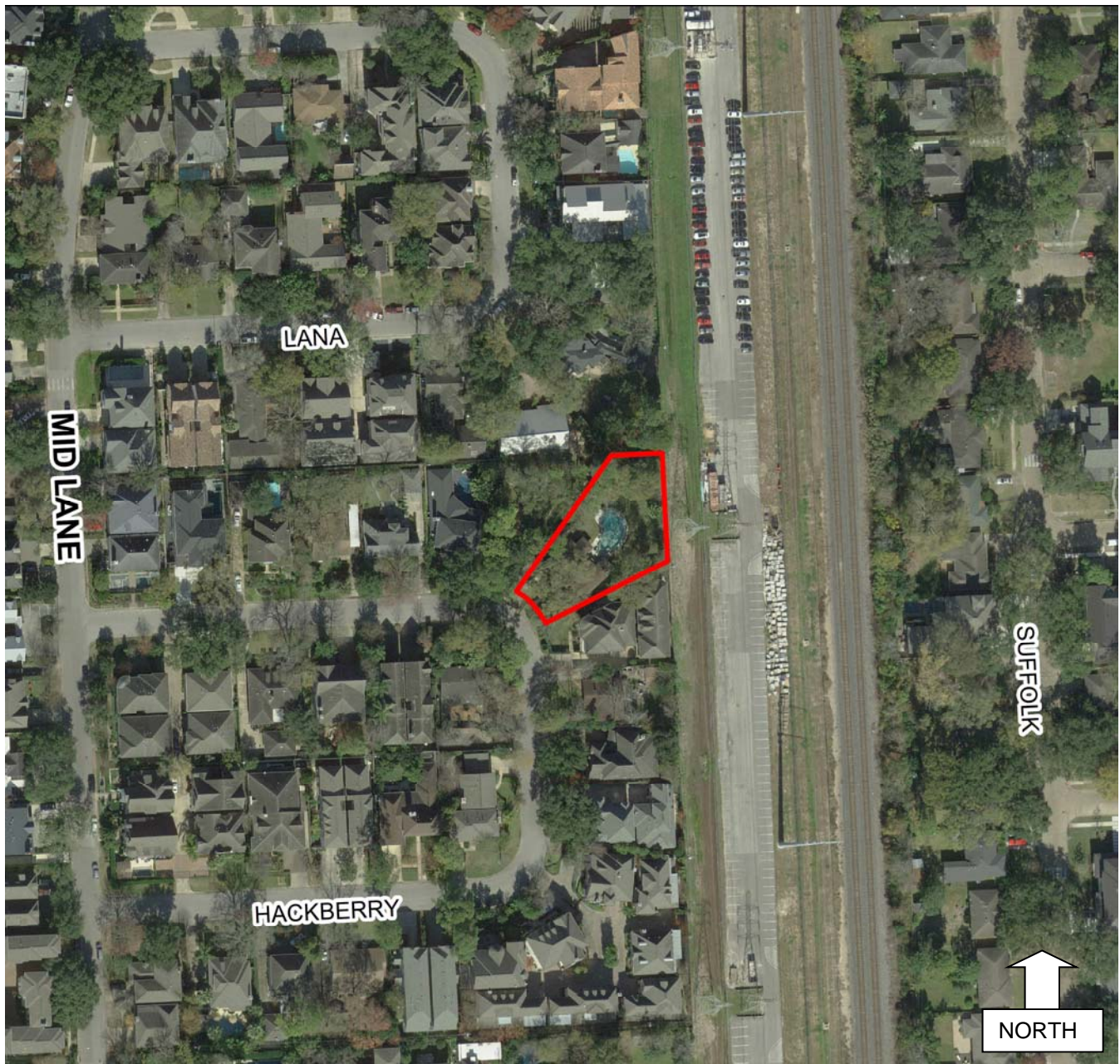
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Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: West Lane Annex partial replat no 3 replat no 1

Applicant: Total Surveyors. Inc.



C – Public Hearings

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 09/13/2018
Plat Name: Westheimer Gardens Extension partial replat no 6
Developer: RZ Enterprises
Applicant: Total Surveyors, Inc.
App No / Type: 2018-1635 C3N

Total Acreage:	0.5530	Total Reserve Acreage:	0.0092
Number of Lots:	14	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77057	491X	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
09/13/2018

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

For Your Information:

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 09/13/2018
Plat Name: Westheimer Gardens Extension partial replat no 6
Developer: RZ Enterprises
Applicant: Total Surveyors, Inc.
App No / Type: 2018-1635 C3N

PWE Traffic: 09/12/18:

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

CenterPoint: Easements by previous plat are not sufficient for a dry utility infrastructure. An additional 2'UE with 8'AE would bring the portion of easement in the lot up to current standards.

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

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map it is 491X.

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.

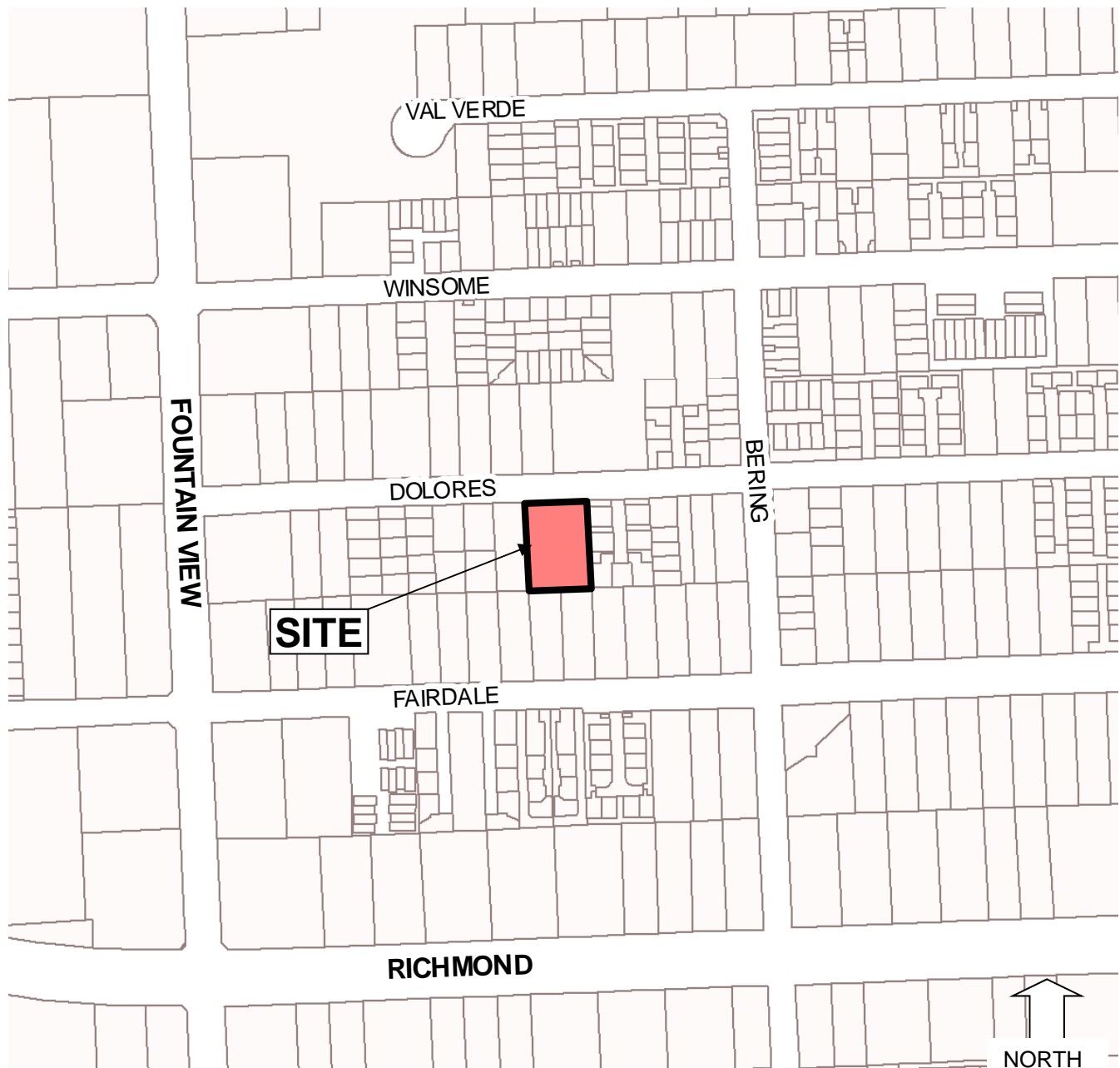
Houston Planning Commission **ITEM: 108**

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Westheimer Gardens Extension partial replat no 6

Applicant: Total Surveyors, Inc.

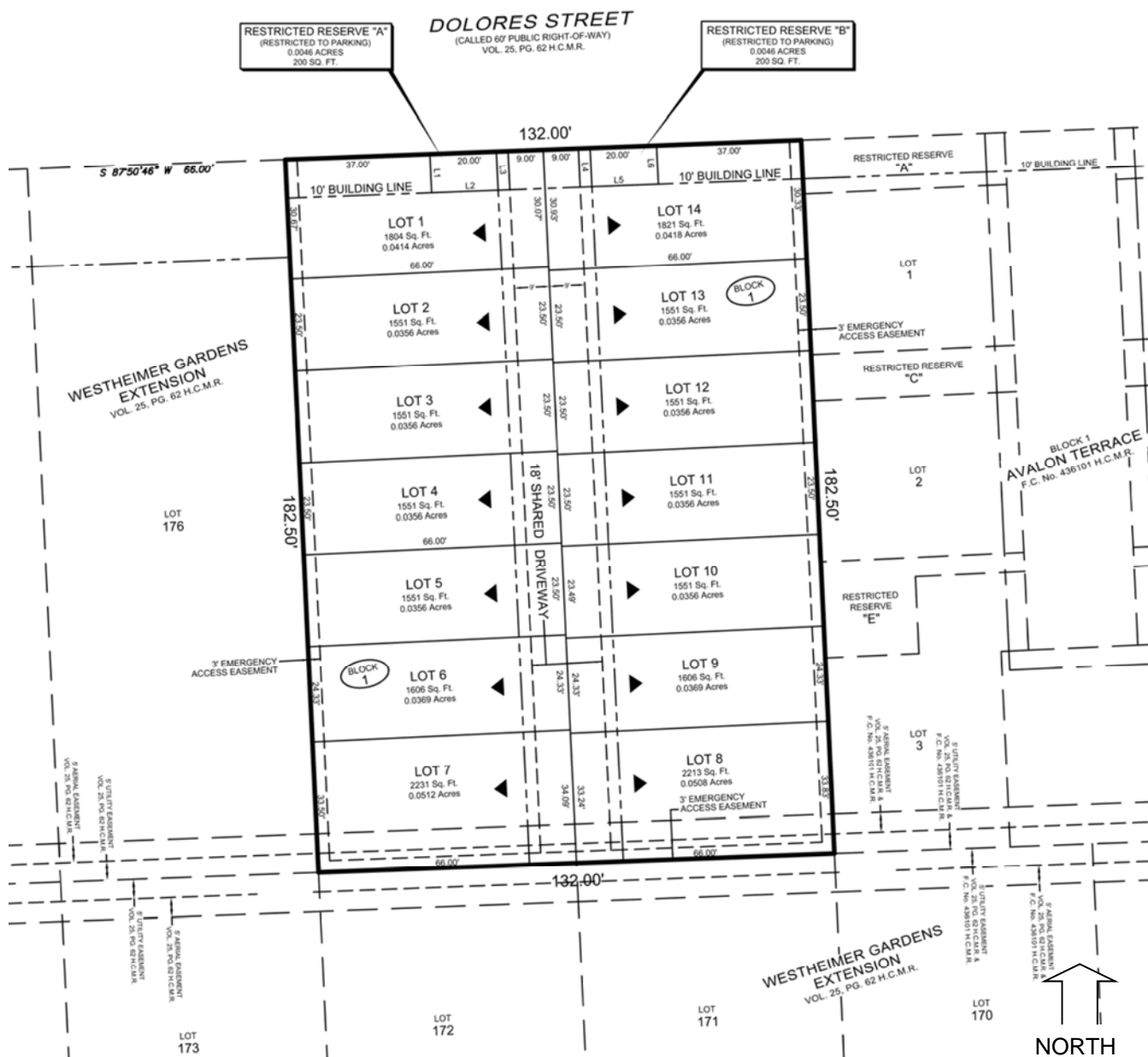


C – Public Hearings

Site Location

Meeting Date: 09/13/2018

Applicant: Total Surveyors, Inc.



Subdivision

Houston Planning Commission

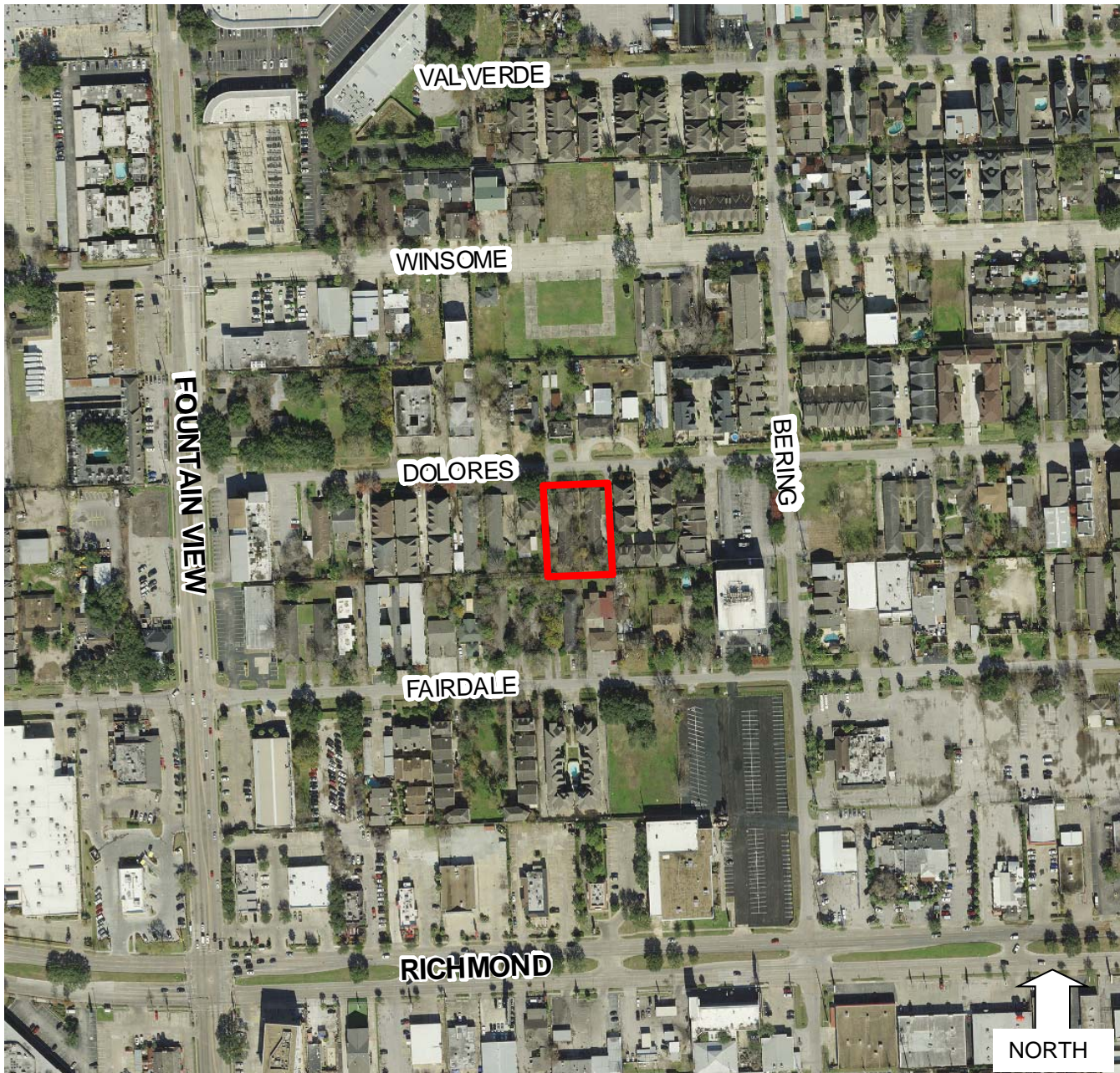
ITEM: 108

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Westheimer Gardens Extension partial replat no 6

Applicant: Total Surveyors, Inc.



C – Public Hearings

Aerial



Agenda Item: 109
Action Date: 09/13/2018
Plat Name: Willow Creek Estates replat Sec 1 partial replat no 3
Developer: Bucks Inc
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2018-1596 C3N

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:

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

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

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

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

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

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

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

1. Provide Drainage Plan by Final Plat Submittal.
2. By PWE recommendation, add 4' offset shown in 42-145 (b) (3).
3. Provide all dedication language by Final Plat Submittal.

Commission Action:

Defer per Council Member's Request



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 09/13/2018
Plat Name: Willow Creek Estates replat Sec 1 partial replat no 3
Developer: Bucks Inc
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2018-1596 C3N



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

For Your Information:

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

PWE Traffic: 09/12/18:

Sufficient on-site parking is provided. Reserve B provides 3 head-in parking spaces, reserve E provides 2 parallel parking spaces, and reserve I provides 4 head-in 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

City Engineer: NEED DRAINAGE PLAN AND 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

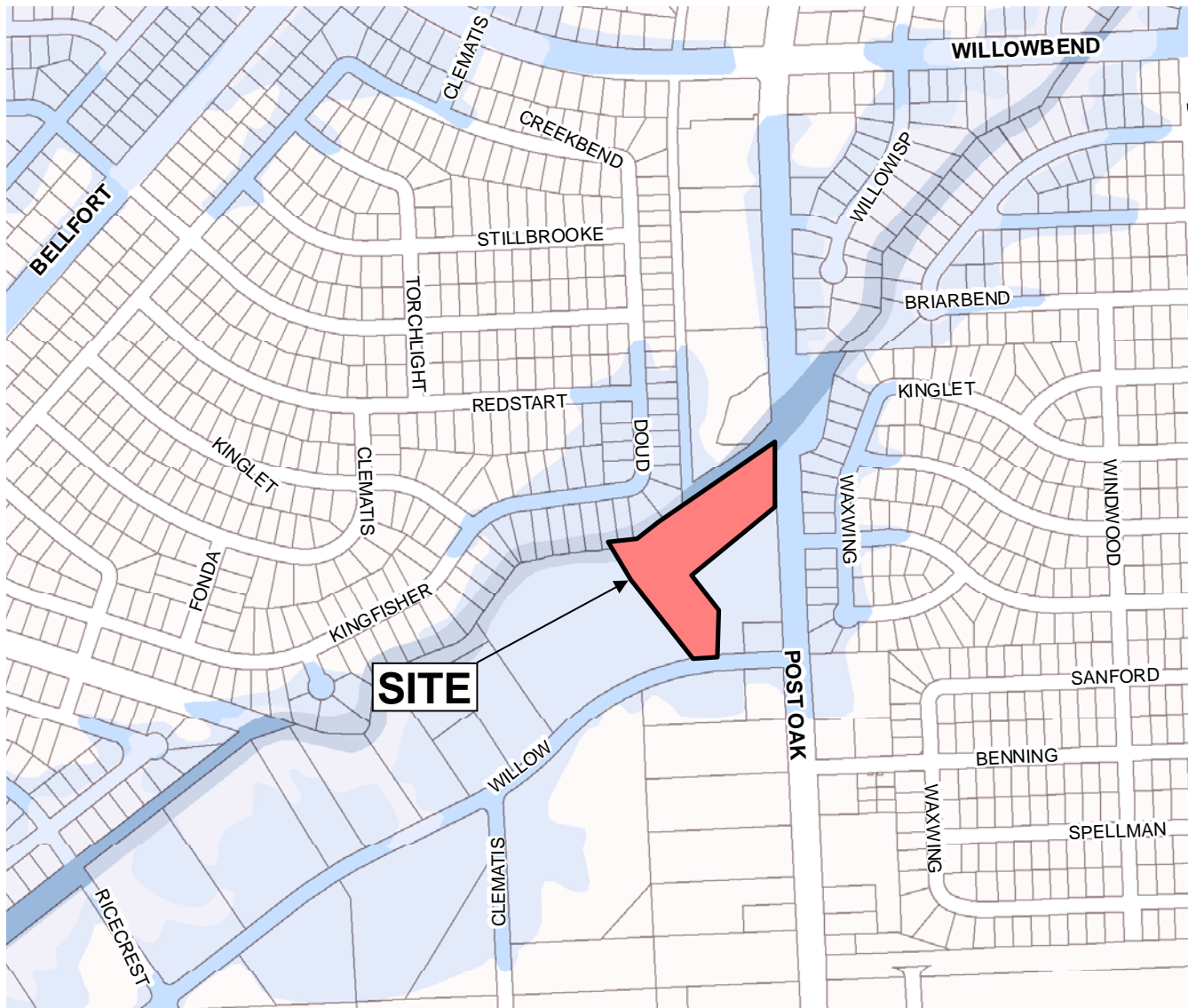
ITEM: 109

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Willow Creek Estates replat Sec 1 partial replat no 3

Applicant: Jones|Carter - Woodlands Office

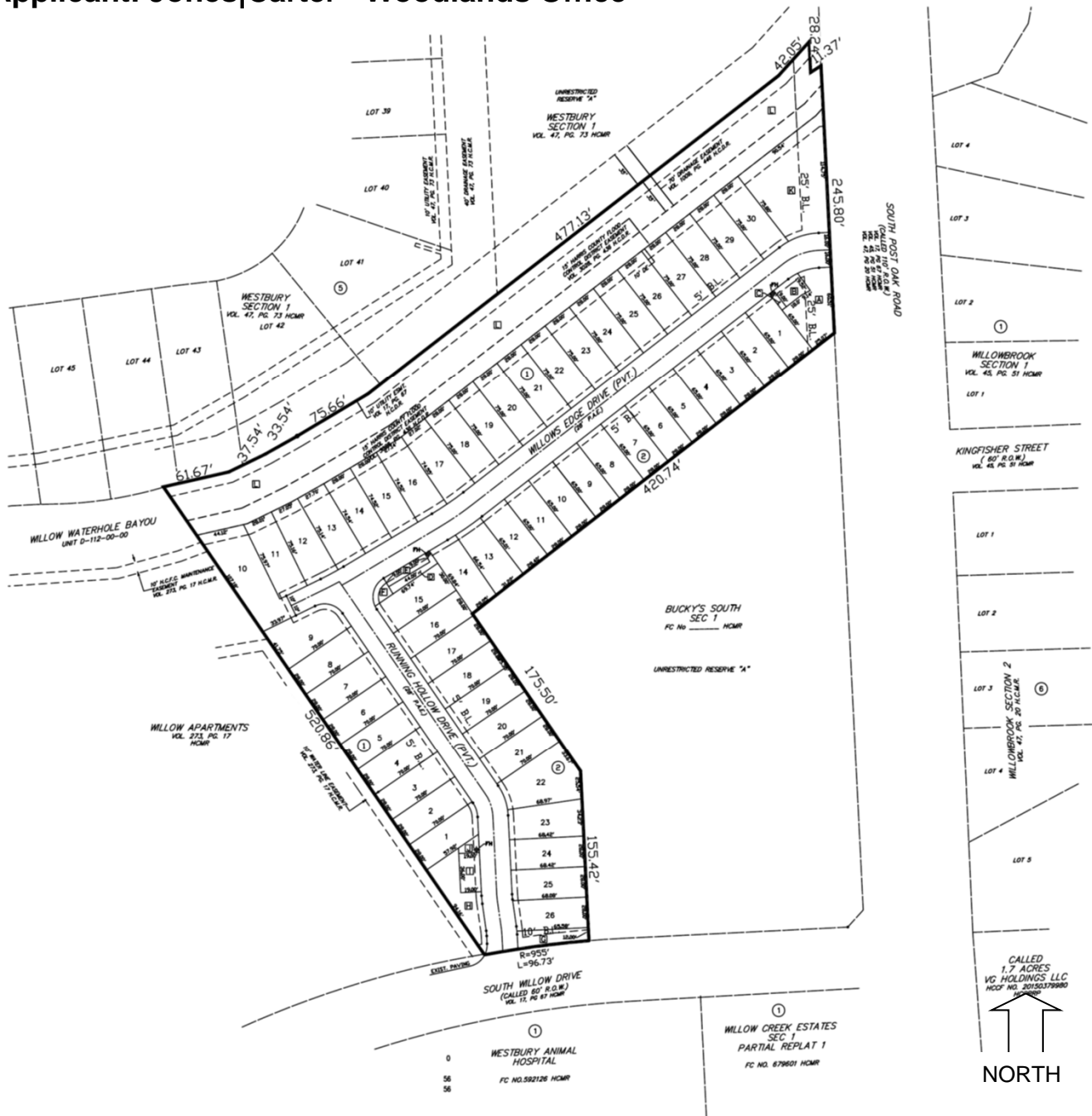


C – Public Hearings

Site Location

Meeting Date: 09/13/2018

Applicant: Jones|Carter - Woodlands Office



Subdivision

Houston Planning Commission

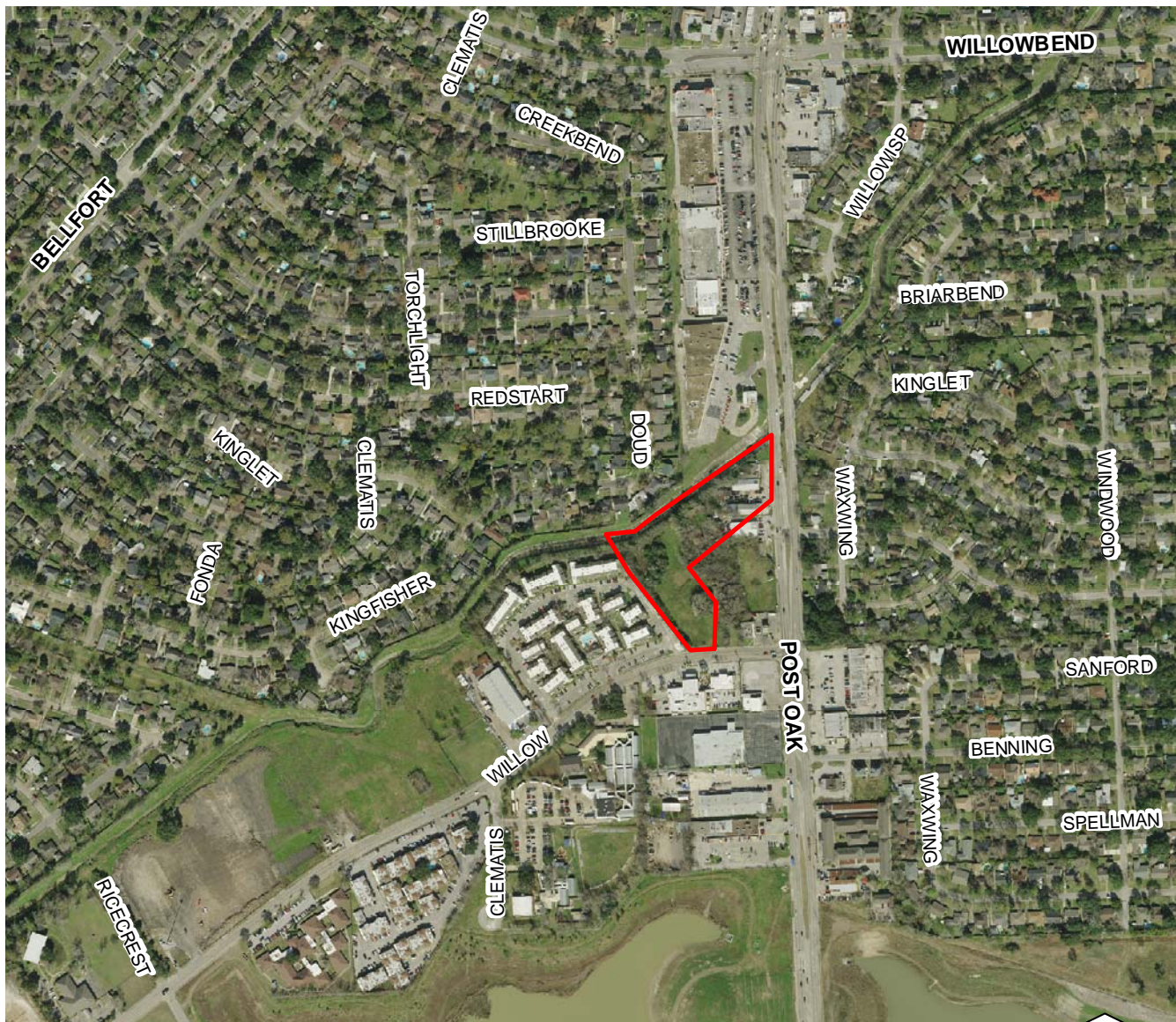
ITEM: 109

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Willow Creek Estates replat Sec 1 partial replat no 3

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings

Aerial



Agenda Item: 110
Action Date: 09/13/2018
Plat Name: Bauer Trails partial replat no 1
Developer: N/A
Applicant: E.I.C. Surveying Company
App No / Type: 2018-1558 C2R

Total Acreage:	15.2132	Total Reserve Acreage:	1.0050
Number of Lots:	14	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	325B	ETJ

Conditions and requirements for approval:

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

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

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

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

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

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

Access easement must be recorded prior to recordation. Add notes:1. Lots 1-3, Block 1 are greater than one acre in size. These lots shall provide a turnaround on the lot that prohibits vehicles from backing on the major thoroughfare 2.)The Planning Commission granted a variance to allow Lots 4-15 to have frontage and access from a 30' access easement subject to specific conditions on 09/12/2018. 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. A perpetual non-exclusive ingress and egress easement from Bauer Road to the eastern edge of Lots 9 & 10 must be maintained for adequate access for lots within this subdivision.

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
Planning Commission granted the requested variance to allow 12 lots to have frontage and access from a 30' wide access easement with the condition that the 30' access easement gets recorded prior to recordation and approved the plat subject to the CPC 101 form conditions



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 09/13/2018
Plat Name: Bauer Trails partial replat no 1
Developer: N/A
Applicant: E.I.C. Surveying Company
App No / Type: 2018-1558 C2R



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

For Your Information:

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

PWE Utility Analysis: Approved

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

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

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

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

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

County has no objections to variance.

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

Houston Planning Commission

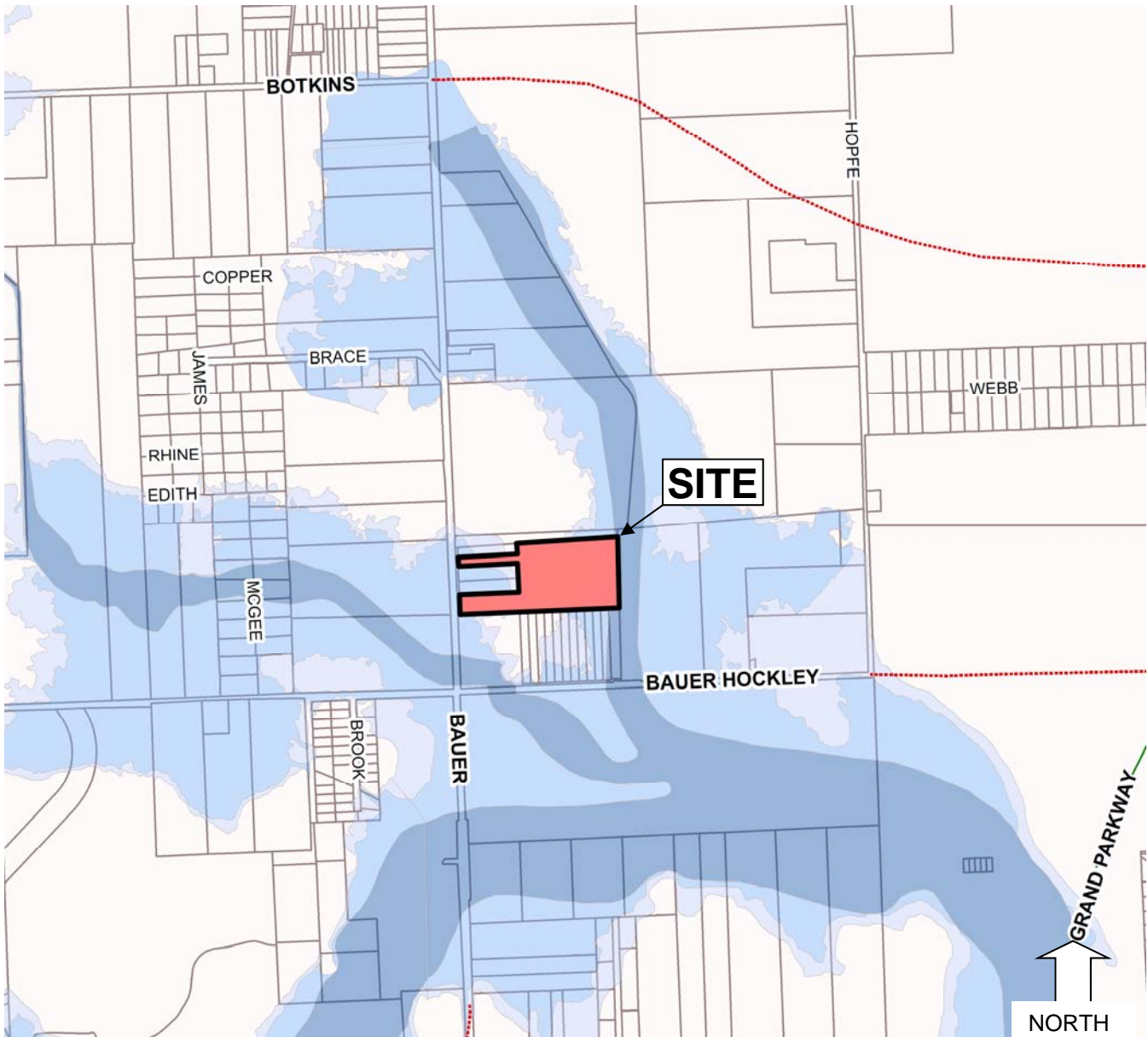
ITEM:110

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Bauer Trails partial replat no 1 (DEF 1)

Applicant: E.I.C. Surveying Company



D – Variances

Site Location

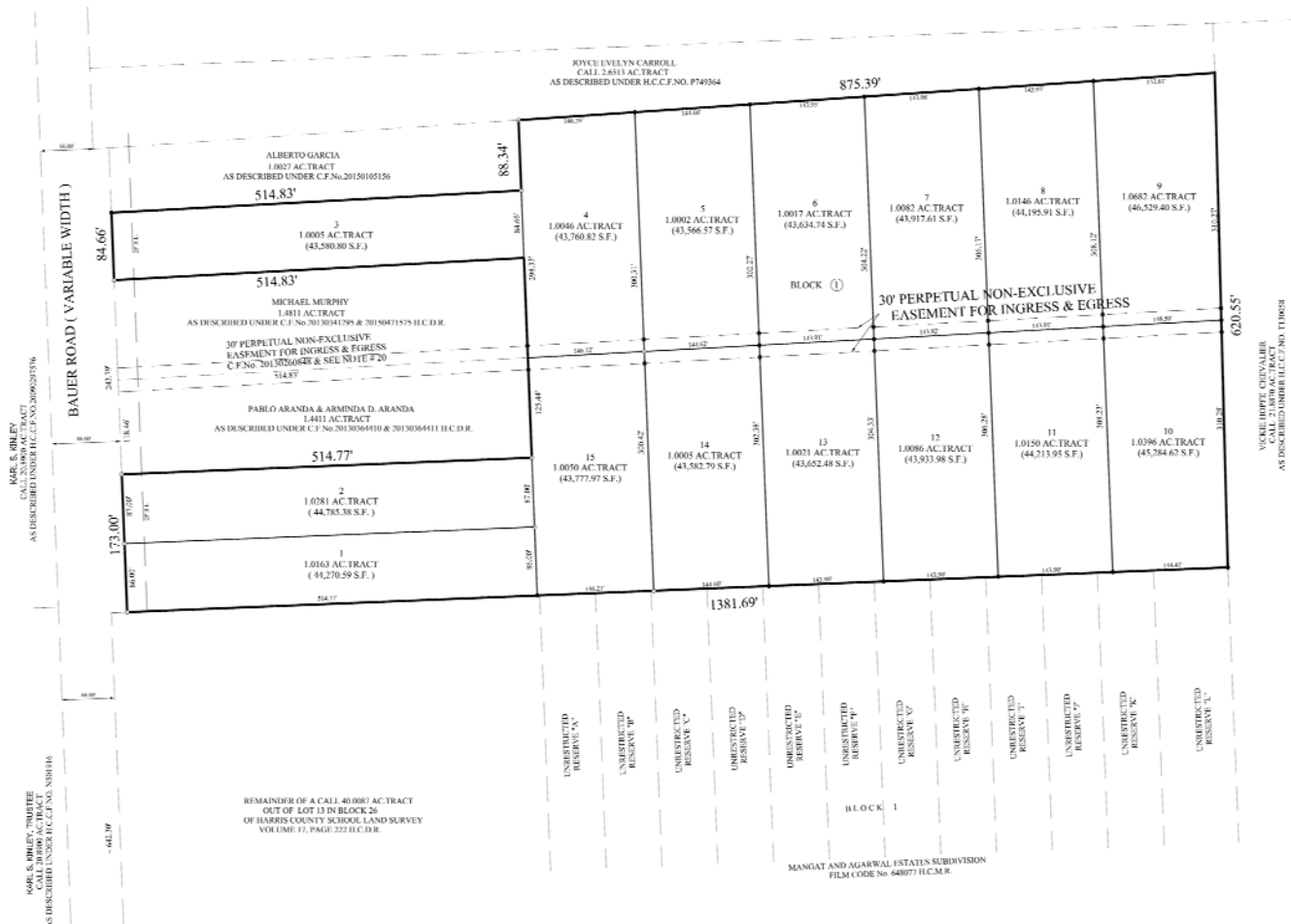
ITEM:110

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Bauer Trails partial replat no 1 (DEF 1)

Applicant: E.I.C. Surveying Company



D – Variances

Subdivision

Houston Planning Commission

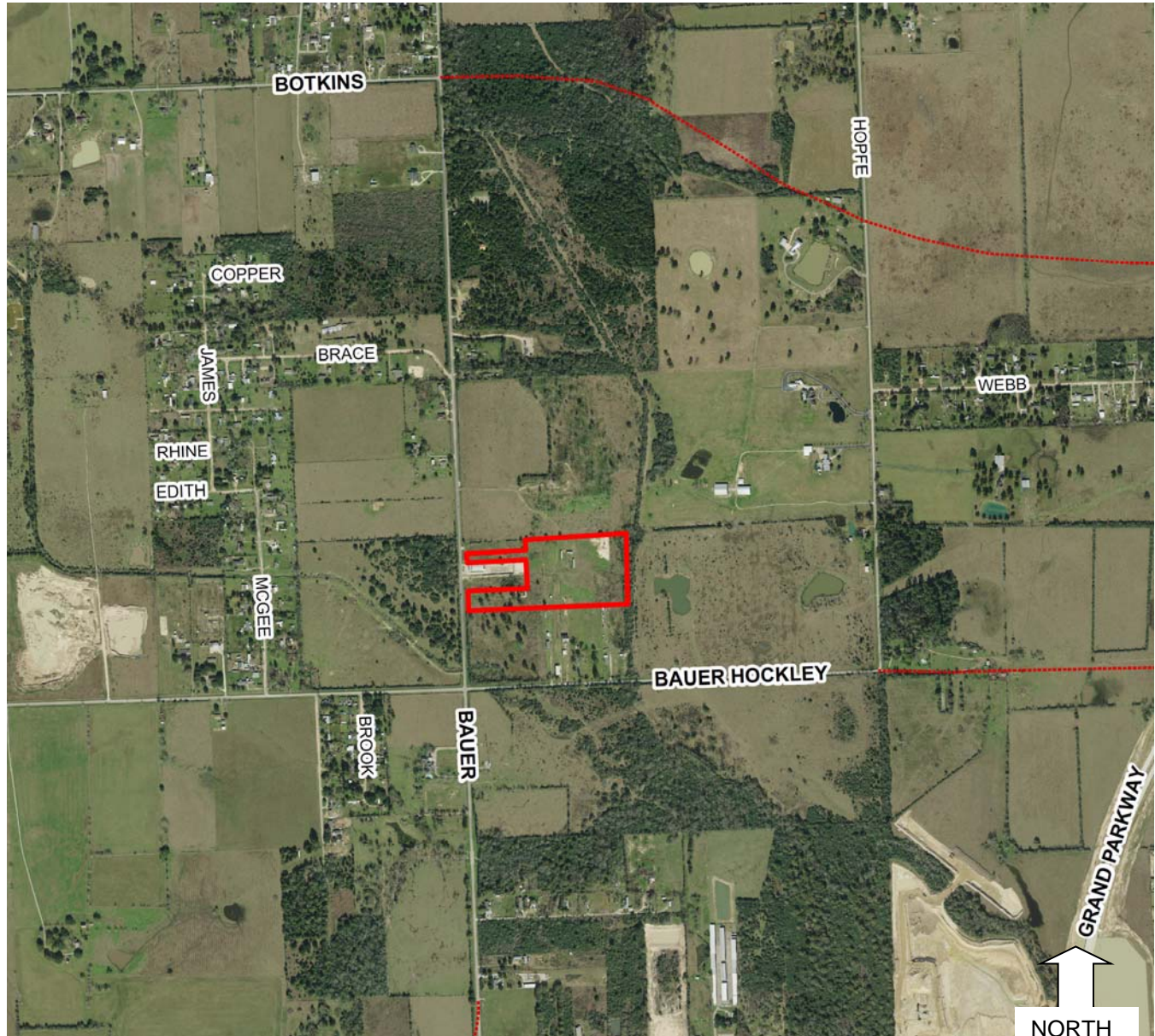
ITEM:110

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Bauer Trails partial replat no 1 (DEF 1)

Applicant: E.I.C. Surveying Company



D – Variances

Aerial



Application Number: 2018-1558

Plat Name: Bauer Trails partial replat no 1

Applicant: E.I.C. Surveying Company

Date Submitted: 08/03/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Specific variance is being sought to allow lots and reserve to take access from an access easement instead of the required street or shared driveway.

Chapter 42 Section: 42-188

Chapter 42 Reference:

Each Lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this subject.

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 variance to allow lots to take access from an access easement instead of the required street or shared driveway was granted by the Commission and Harris County Engineering Department has no objection to this proposed subdivision on January 23, 2014. Application no. 2013-3133. The proposed subdivision is a Replat of Unrestricted Reserve A, Block 1 of Bauer Trails Subdivision recorded May 9th, 2013 under Film Code number 653293 Harris County Map Records. The site is located in Harris County, on the east side of Bauer Road, a distance of 675 feet from the south property line to the center line of Bauer Hockley Road (a Major Thoroughfare) (see attached HCAD map) This proposed subdivision is owned by 15 different owners and it is a private community and that the only way for the property owners not fronting on Bauer Road is to access their property is by the 30 foot perpetual access easement recorded under Harris County Clerk's file no 2014001788. That was included in the deed when the property was divided and sold to the owners (see attached recorded instrument for the easement). The owners are ready to build their dream homes for their families. So 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: so in order to do that a variance need to be granted to allow them to do so.

(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;

For the reason as explained in 1(a) the circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The owners of the proposed subdivision will fully support the intent and general purposes of this chapter and will be preserved and maintained.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The owners believe that this report and for the reason given above has proven that granting of the variance will not be injurious to the public health, safety or welfare.

(5) Economic hardship is not the sole justification of the variance.

The owners believe that this report and for the reason given above has proven that granting of the variance will not be injurious to the public health, safety or welfare.



Application No: 2018-1558

Agenda Item: 110

PC Action Date: 09/13/2018

Plat Name: Bauer Trails partial replat no 1

Applicant: E.I.C. Surveying Company

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-188

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Specific variance is being sought to allow lots to take access from an access easement instead of a public or private street ;

Basis of Recommendation:

The Site is located north of Bauer Hockley along the east side of Bauer Road in Houston's ETJ Harris County. The applicant is requesting a variance to allow 12 residential lots to have frontage and take access from a 30' access easement rather than a public or private street. Staff is in support of this request.

The site is a partial replat of an Unrestricted Reserve that was recorded in 2013 with the Bauer Trails subdivision. The applicant is proposing a total of 15 lots, with 12 of those lots having frontage and access from a 30' access easement while the remaining 3 will have direct access to the MTF.

An east/west public street is not needed for intersection spacing as the GP to the north identified a E/W street approximately 1700' from Bauer Hockely, which is within the 2600' requirement.

This is a low-density development, as only 12 lots will utilize the access easement and are all over one acre in size.

Planning Commission granted a similar variance for this property in 2014 for the same number of lots but was never recorded. Harris County has voiced no objections, therefore staff recommends granting the requested variance and approving the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

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 tracts of land from Bauer Trails have already been subdivided into 18 individual parcels. The proposed lots are all over one acre and only 12 of the proposed 15 lots will utilize the 30' access easement. The 30' access easement is sufficient for the low density development.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The tracts of land have been subdivided since 13'/14' and have been utilizing the 30' access easement since. A public street is not needed since Bauer Hockley is only 640' feet south of the proposed plat.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of the chapter will be preserved as this is a low density development with all lots over one acre in a low developed area in the ETJ.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting a the variance will not be injurious to the public health, safety or welfare as the 30' access easement is perpetual non exclusive, and gives the lots access to the MTF.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification as a public street is not needed at the location and this will be a low density development.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 111
Action Date: 09/13/2018
Plat Name: Cabello Peluqueria Unisex
Developer: Maria Cabello
Applicant: Owens Management Systems, LLC
App No / Type: 2018-1640 C2R

Total Acreage:	0.1148	Total Reserve Acreage:	0.0918
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)

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

Commission Action:

Defer Applicant request



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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 111
Action Date: 09/13/2018
Plat Name: Cabello Peluqueria Unisex
Developer: Maria Cabello
Applicant: Owens Management Systems, LLC
App No / Type: 2018-1640 C2R

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

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:111

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Cabello Peluqueria Unisex

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Houston Planning Commission

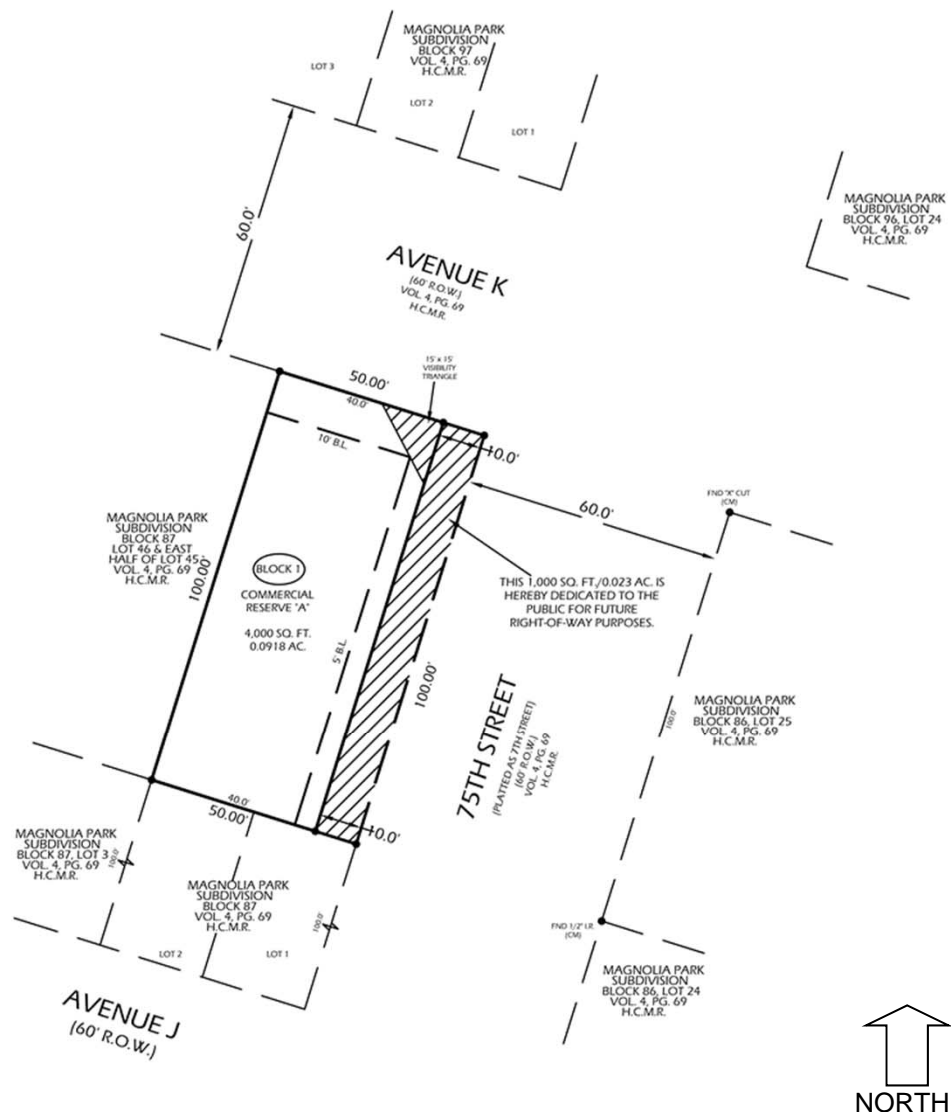
ITEM:111

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Cabello Peluqueria Unisex

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM:111

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Cabello Peluqueria Unisex

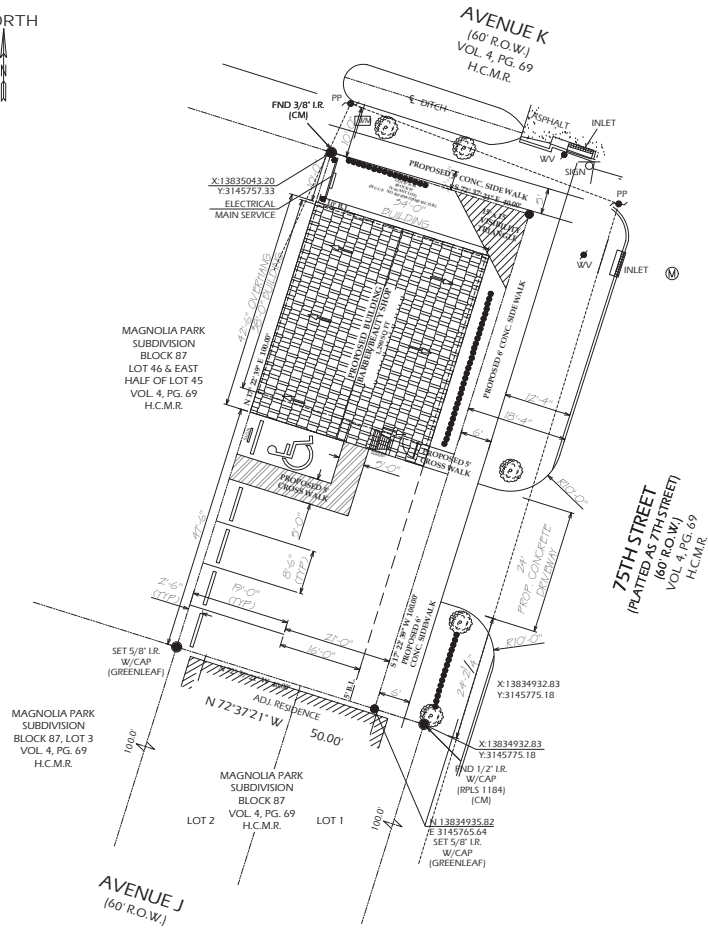
Applicant: Owens Management Systems, LLC



D – Variances

Aerial

NORTH



CITY OF HOUSTON DEPARTMENT OF PLANNING AND DEVELOPMENT PARKING LOT ANALYSIS

A. PROPOSED CLASS B/F

B. NUMBER OF PARKING SPACES REQUIRED:

(Square Feet of Construction/ One Thousand Square Feet) x (X) = Spaces Required

~5 SPACE PER CHAIR & 1 SPACE PER EMPLOYEE TOTAL = 4

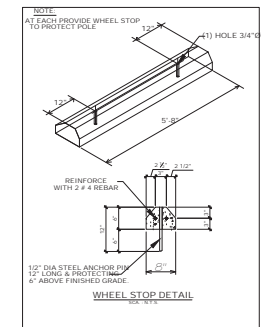
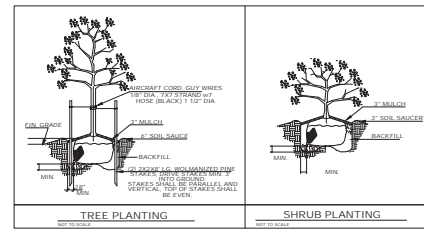
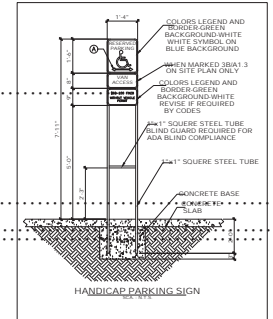
C. NUMBER OF PARKING SPACES PROPOSED: 2

- A. STREETS TREES
- Calculation
 Minimum spacing 8' max
 Required trees will be supplied separately to each block face.
- Street A (Avenue K) length of property line in lineal feet as measured along the each block face: 50 lineal feet/20 = 2
- Street B (75th) length of property line in lineal feet as measured along the each block face: 100 lineal feet/20 = 5

- B. PARKING LOT TREES
- SPACE MUST BE WITHIN 120' OF A TREE
- NUMBER OF NEW PARKING STALLS TO BE CONSTRUCTED (5.1/10 = 1.1)
- PARKING LOT TREES REQUIRED
- DOES NOT APPLY, ALL PARKING STALLS ARE EXISTING.

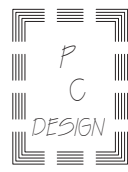
- C. TOTAL NUMBER OF STREET AND PARKING LOT TREES REQUIRED
- A + B = 6 TOTAL NUMBER OF STREET AND PARKING LOT TREES REQUIRED
- D. SHRUBS
- SHRUBS 6" - 14" DBH FOR THE SHRUBS MUST BE PLANTED ALONG THE PERIMETER OF THE PARKING LOT.
-

- E. FENCE
- A 6' HIGH WOOD, CONCRETE MASONRY OPAQUE SCREENING FENCE, OR 15' WIDE EVERGREEN PLANTING STRIP ALONG THE TOTAL LENGTH OF PROPERTY LINE ADJACENT TO EXISTING SINGLE-FAMILY RESIDENTIAL, OR LIMIT OF EXPANSION ADJACENT TO EXISTING SINGLE-FAMILY RESIDENTIAL.



COMMERCIAL PLANT SCHEDULE

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	HIGHT	SPREAD	GROWTH RATE	COMMENTS	CALIPER
	6	QUERCUS PHELLOS	WILLOW OAK	LARGE	40	MEDIUM	DECIDUOUS	2"
	60	Buxus microphylla japonica	JAPANESE BOXWOOD	SMALL	25	FAST	DECIDUOUS	1/2"



CABELLO

PROJECT NAME
7446 AVENUE K ST
Houston TX 77011

OWNER
MARIA DEL REYES

PHONE
(713) 243-2012

BUILDING CODES

BUILDING CODE: 2012 IBC
PLUMBING CODE: 2012 UPC
MECHANICAL CODE: 2012 UMC
ELECTRICAL CODE: 2017 NEC

HANDICAP ACCESSIBILITY GUIDELINES:
TEXAS ACCESSIBILITY STANDARDS
AMERICAN DISABILITIES ACT (ADA)
ALL CODES AS AMENDED BY THE
CITY OF HOUSTON, TEXAS

PROJECT
SITE PLAN

DATE: SEPTEMBER 2018

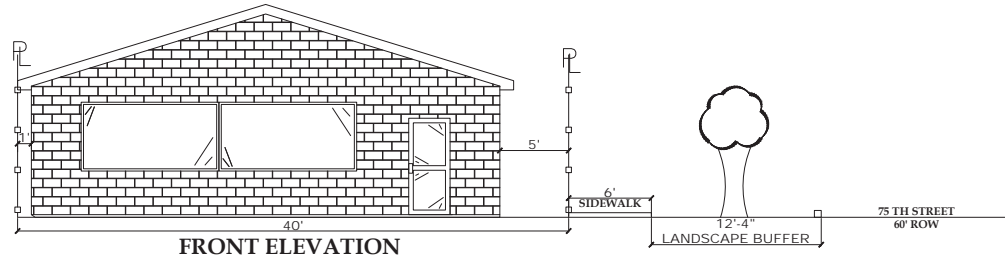
REVISIONS

SCALE: 3/32" = 1'-0"

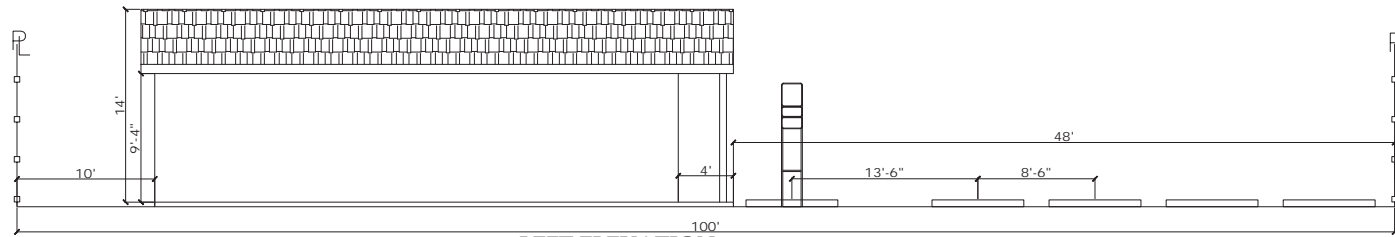
BUILDING PERMIT No.

DRAWN: PABLO

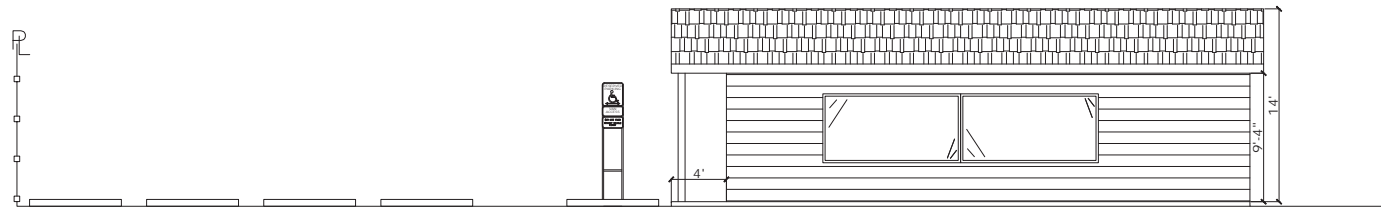
SHEET:
L-1



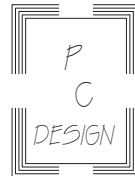
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



CABELLO

PROJECT ADDRESS
7446 AVENUE K ST
Houston TX 77011
OWNER
MARIA DEL REFUGIO
PHONE
713-545-2512

BUILDING CODES
BUILDING CODE: 2012 IBC
PLUMBING CODE: 2012 UPC
MECHANICAL CODE: 2012 UMC
ELECTRICAL CODE: 2017 NEC
HANDICAP ACCESSIBILITY
GUIDELINES:
TEXAS ACCESSIBILITY STANDARDS
AMERICAN WIDISABILITIES ACT (ADA)
ALL CODES AS AMENDED BY THE
CITY OF HOUSTON, TEXAS

DRAWING
ELEVATION PLAN
DATE: SEPTEMBER 2018
REVISIONS
SCALE: 3/8" = 1'-0"

BUILDING PERMIT No.
DRAWN:
PABLO CHAVEZ
SHEET:
A-2



Application Number: 2018-1640

Plat Name: Cabello Peluqueria Unisex

Applicant: Owens Management Systems, LLC

Date Submitted: 08/06/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

A variance is sought to allow a reduced building line of 5' along a major thoroughfare (75th Street) and to allow a commercial reserve to be less than 5000 sf

Chapter 42 Section: 152 & 190

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; 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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The proposed plat is at the corner of Avenue K and 75th Street in the Magnolia Park subdivision. It was platted in 1913 as a residential subdivision with typical 25' x 100' lots. 75th Street has been on the Proposed Major Thoroughfare plan since at least 1995. The CIP, 2016-2022 does not include allocations for ROW widening. 75th Street is a 60-foot ROW, curb and gutter, with 41' paved section. The proposed major thoroughfare designation requires 25' building line along 75th Street, being 25% of the property. The site is located 2 blocks south of Navigation, major thoroughfare and north of Canal Street, a collector street. There are mixed land uses along 75th Street, including a public school, public park, commercial and residential developments. The owner purchased the land in 2016 to build a one-story, 1290 sf barber shop and beauty salon with one bowl.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The proposed replat is at the corner of 75th and Avenue K. Lots 47 & 48 – 5000 sf, platted to front on Avenue K. The proposed major thoroughfare created the requirement for an 80-foot ROW on 75th Street. 10' ROW dedication for future widening is included on the replat. The 10' ROW dedication and 5' building line on 75th Street coupled with 10' building line on Avenue K reduces the buildable area to 3,000 sf. 40% of property is allocated to ROW dedication and building line requirement.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter will be preserved and maintained. The distance from the existing back of curb to the property line is 8.4 feet. The ROW dedication and 5' building line along 75th Street creates 23.4 feet from back of curb to development. 4 parking spaces are required, 5 provided. Parking is located on the side of the salon. Landscaping includes 6 street & parking lot trees and 60 shrubs.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

A solid wood fence will be installed along the rear and side property lines abutting residential lots. The site plan includes the existing 4' side walk widened to 6' along 75th Street and 5' along Avenue K. Per COH data, the ADT counts between Navigation and Harrisburg reduce from 6788 in 2012 to 6027 in 2018.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. A 25' building line with 10' ROW dedication would take 3500 sf of the 5000 lot, leaving 1500 sf and rendering the land unusable for a viable development. The ROW dedication creates a Reserve less than 5000 sf.



Application No: 2018-1640

Agenda Item: 111

PC Action Date: 09/13/2018

Plat Name: Cabello Peluqueria Unisex

Applicant: Owens Management Systems, LLC

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: 152 & 190

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[A variance is sought to allow a reduced building line of 5' along a major thoroughfare \(75th Street\) and to allow a commercial reserve to be less than 5000 sf;](#)

Basis of Recommendation:

[The site is located along 75th street south of Navigation Boulevard. The applicant is proposing a restricted reserve to commercial use and requesting two variances. Variance one to allow a reduced building line of five feet along 75 street. Variance two to allow a reserve to have less than 5000 square feet. Staff recommendation is to defer the plat per the applicant request.](#)

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[n/a](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[n/a](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[n/a](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[n/a](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[n/a](#)

(5) Economic hardship is not the sole justification of the variance.

[n/a](#)



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 09/13/2018
Plat Name: City of Houston Brock Street Lift Station Site
Developer: City of Houston
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2018-1692 C2

Total Acreage:	0.6970	Total Reserve Acreage:	0.6970
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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77023	534G	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.

047.1. Make minor corrections and additions as indicated on scanned image file attached to the application.

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

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

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

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 Planning Commission granted the requested variance to allow the proposed reserve restricted to lift station to not have frontage along a public right of way and to have access to Brock Street via a 20-foot access easement.



Action Date:
09/13/2018

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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 09/13/2018
Plat Name: City of Houston Brock Street Lift Station Site
Developer: City of Houston
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2018-1692 C2

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

PWE Utility Analysis: Approved
City Engineer: 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

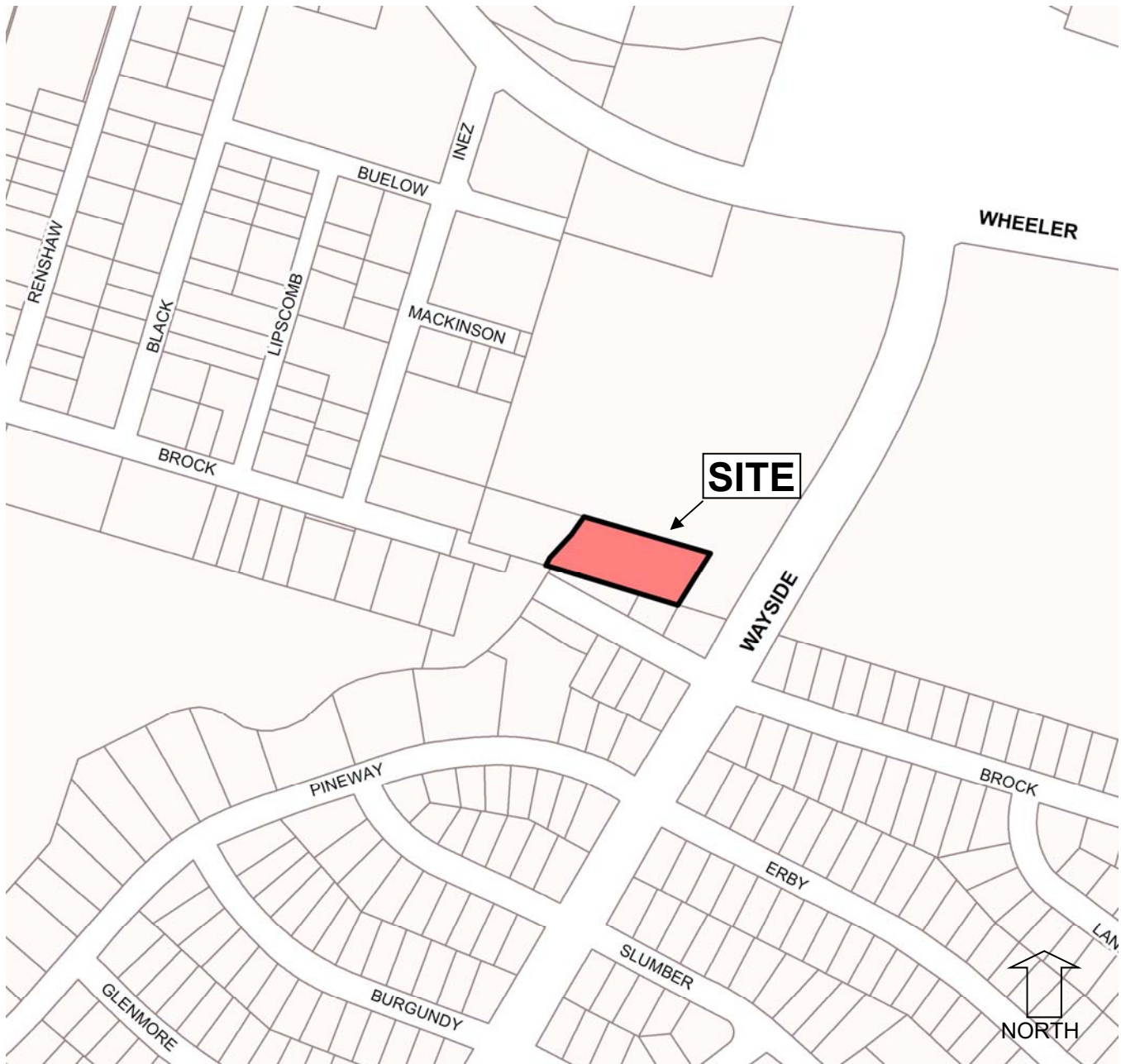
ITEM:112

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: City of Houston Brock Street Lift Station Site (DEF1)

Applicant: Jones|Carter - Woodlands Office



D – Variances

Site Location

Houston Planning Commission

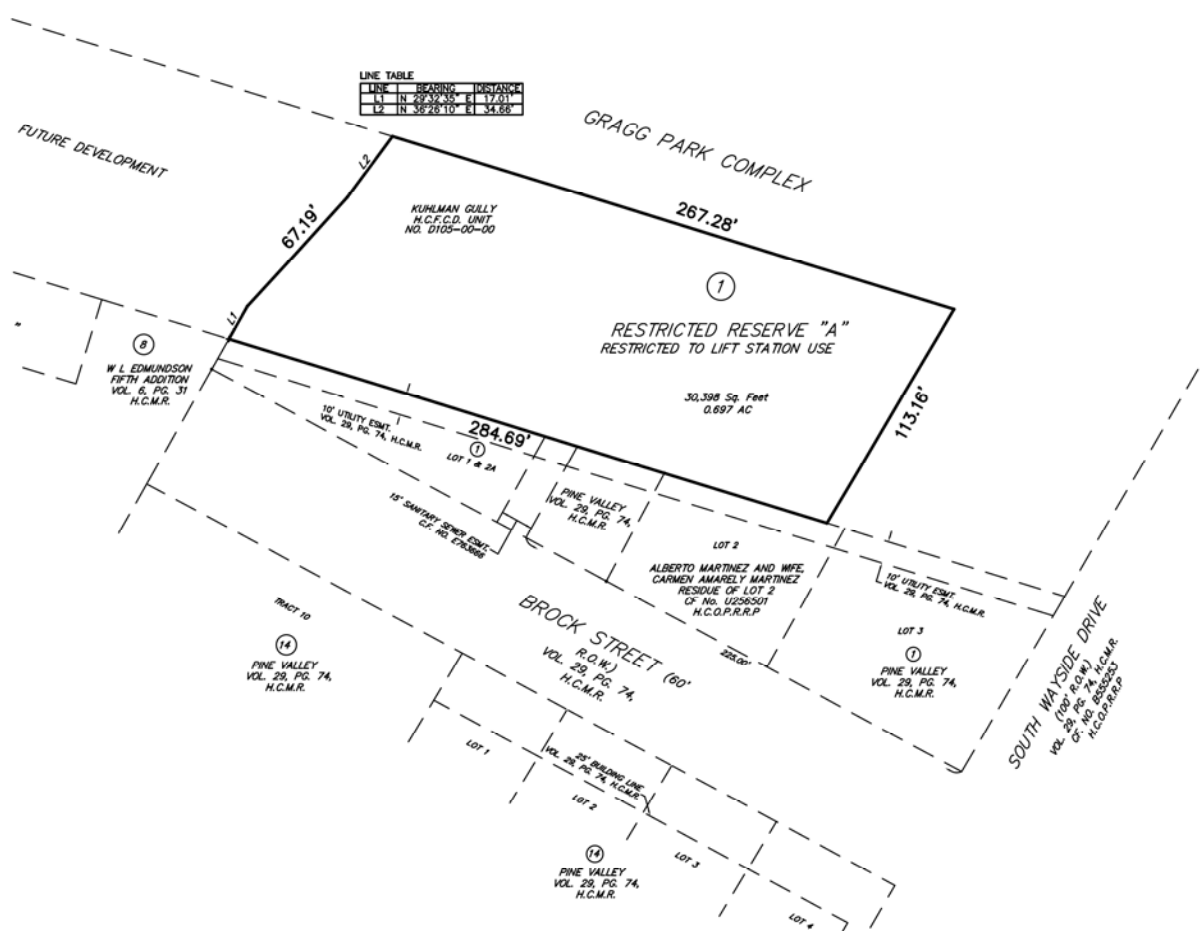
ITEM:112

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: City of Houston Brock Street Lift Station Site (DEF1)

Applicant: Jones|Carter - Woodlands Office



D – Variances

Subdivision

Houston Planning Commission

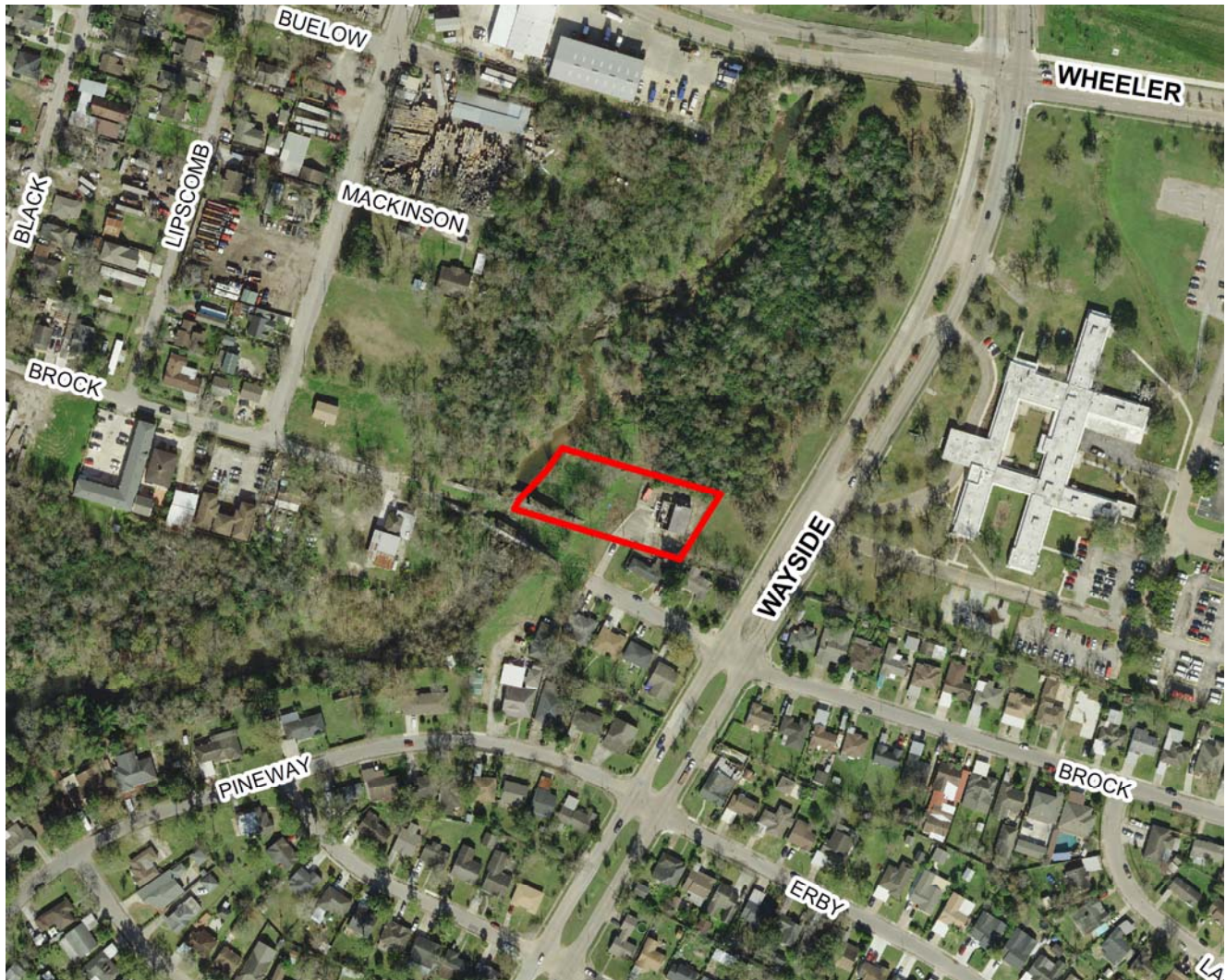
ITEM:112

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: City of Houston Brock Street Lift Station Site (DEF1)

Applicant: Jones|Carter - Woodlands Office



D – Variances

Aerial

EXHIBIT NO. 3 - LAYOUT MAP

JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS



City of Houston
Lift Station Renewal and Replacement
Brock Street Lift Station
WBS No. R-000267-0127-3



Application Number: 2018-1692

Plat Name: City of Houston Brock Street Lift Station Site

Applicant: Jones|Carter - Woodlands Office

Date Submitted: 08/17/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow a restricted reserve - restricted to Lift Station Use with no frontage along public street.

Chapter 42 Section: Sec 42-190 (c)

Chapter 42 Reference:

Sec. 42-190. - Tracts for non-single-family use—Reserves. (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: TYPE OF RESERVE: Restricted reserve—Lift station MINIMUM SIZE: Minimum size required by the design manual TYPE OF STREET OR SHARED DRIVEWAY: public street or type 1 permanent access easement MINIMUM STREET OR SHARED DRIVEWAY WIDTH: 50 feet MINIMUM STREET OR SHARED DRIVEWAY FRONTAGE: 20feet

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 Brock Street lift station was originally constructed in 1975, expanded in 1996, and is owned and maintained by the City of Houston. In 2015, The City of Houston authorized Jones & Carter, Inc. to proceed with the preparation of a Preliminary Engineering Report for WBS No. R-000267-0127-3 "Lift Station Renewal and Replacement Scott #1, Texas. Ave, Eddington and Brock Lift Stations". The report summarized findings and recommendations of the lift station assessments performed for the Brock Lift Station. The scope of the study was limited to a replacement or rehabilitation option for the Brock Lift Station. Per the scope of that study, the corroded and deteriorated lift station was found in need of rehabilitation or replacement, as the common lift station infrastructure including the dry pit and wet pit were nearing the end of the predicted useful life for the concrete, original piping, and protective coatings. Plans to address improvements needed for the lift station were submitted to the City under Project # 18009166, however; since the lift station is constructed on an acreage tract and does not meet the exemption to platting (Sec 42-21) a recorded plat is required before plan and permit approvals can be issued. The lift station has access from Brock Street via a paved driveway through the adjacent parcel – Lot 1&2A, Block 1, Pine Valley Subdivision recorded in Volume 29, Page 74 HCMR, which is evident in Google aerials as early as 1989. The adjacent lot, also owned by the City of Houston, is restricted to single family residential use by separate instrument and cannot be included in this plat application to create a reserve that meets the frontage requirements of the ordinance. The plat and variance request being submitted for consideration and approval by the Planning Commission is an attempt to bring this property into compliance with the ordinance such that plan approvals can be issued for improvements to the lift station. The applicant will record an access easement over the existing driveway, prior to recordation of the plat, to preserve ingress and egress to the lift station site.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The Brock Street lift station was originally constructed in 1975, an acreage tract and is owned and maintained by the City of Houston. Plans to address improvements needed for the lift station were submitted to the City under Project # 18009166, however; since property does not meet the exemption to platting (Sec 42-21) a recorded plat is required before plan and permit approvals can be issued. Historically, the lift station has access from Brock Street via a paved driveway through the adjacent parcel which is also owned by the City of Houston. The adjacent lot was platted in 1949,

is restricted to single family residential use by separate instrument and cannot be included in this plat application to create a reserve that meets the frontage requirements of the ordinance. The plat and variance request being submitted for consideration and approval by the Planning Commission is an attempt to bring this property into compliance with the ordinance, such that plan approvals can be issued for improvements to the lift station. The applicant will record an access easement over the existing driveway, prior to recordation of the plat, to preserve ingress and egress to the lift station site.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The lift station has access from Brock Street via a paved driveway through the adjacent lot – platted in 1949 with Pine Valley Subdivision (Volume 29, Page 74 HCMR). The driveway can be seen in Goggle aerials as early as 1989. The adjacent lot, also owned by the City of Houston, is restricted to single family residential use by separate instrument and cannot be included in this plat application to create a reserve that meets the frontage requirements of the ordinance. The plat and variance request being submitted for consideration and approval by the Planning Commission is an attempt to bring this property into compliance. The applicant will record an access easement over the existing driveway, prior to recordation of the plat, to preserve ingress and egress to the lift station site.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Historically, the lift station has access from Brock Street via a paved driveway through the adjacent parcel which is also owned by the City of Houston. The adjacent lot was platted in 1949, is restricted to single family residential use by separate instrument and cannot be included in this plat application to create a reserve that meets the frontage requirements of the ordinance. The plat and variance request being submitted for consideration and approval by the Planning Commission is an attempt to bring this property into compliance with the ordinance such that plan approvals can be issued for improvements to the lift station. The applicant will record an access easement over the existing driveway, prior to recordation of the plat, to preserve ingress and egress to the lift station site.

(5) Economic hardship is not the sole justification of the variance.

Justification for the granting of the variance is based on existing conditions. The existing lift station is constructed on an acreage tract and does not meet the exemption to platting (Sec 42-21) therefore, a recorded plat is required before plan and permit approvals can be issued for improvements to the infrastructure. The lift station has access from Brock Street via a paved driveway through the adjacent lot also owned by the City. The lot is restricted to single family residential use by separate instrument and cannot be included in this plat application to create a reserve that meets the frontage requirements of the ordinance. Should the Commission grant the variance request, the applicant will record an access easement over the existing driveway, prior to recordation of the plat, to preserve ingress and egress to the lift station site.



Application No: 2018-1692

Agenda Item: 112

PC Action Date: 09/13/2018

Plat Name: City of Houston Brock Street Lift Station Site

Applicant: Jones|Carter - Woodlands Office

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: **Sec 42-190 (c)**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow a restricted reserve - restricted to Lift Station Use with no frontage along public street.;

Basis of Recommendation:

The site is located south of Wheeler, west of Wayside. The applicant is proposing a reserve restricted to lift station. The applicant is requesting a variance to allow the proposed reserve to not have frontage on a public right of way. Staff is in support of the request. The Brock street lift station was original constructed in 1975. The city is planning to replace or rehabilitate the station. To do that, the property has to be platted so that plans and permit approvals can be issued. The property to the south highlighted in orange is Lot 1 and 2A out of Block 1 of Pine Valley subdivision. This property is own by the city but is restricted to single family use by separate instrument and couldn't be added to the plat as part of the reserve to meet the frontage requirement. The applicant has recorded a 20-foot access easement across lot 1 and 2A to allow access to the lift station. Staff finds the request to be in keeping with the general purpose and intent of the ordinance. Therefore, Staff recommends granting the requested variance and approving the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

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;

Strict application of the ordinance will create an infeasible project because the existing lift station will not have access to a public right of way. This will not allow the City to rehabilitate or replace the station.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The lift station has been there since 1975. Current regulations require for the property to be platted to get permits to replace or rehabilitate the lift station.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The City owns the property to the south that has frontage along Brock Street. The applicant has recorded a 20-foot access easement on top of the driveway that has been used to get access to the lift station through the property on the south.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Having a recorded access easement gives the lift station formal access from Brock Street. This allows for ingress and egress to the property.

(5) Economic hardship is not the sole justification of the variance.

The property to the south of the proposed reserve is restricted to single family use by separate instrument. This restriction doesn't allow for a change of use so it can be added to the proposed reserve to meet the frontage requirement.



Agenda Item: 113
Action Date: 09/13/2018
Plat Name: Ella Grovewood
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2018-1605 C2

Total Acreage:	1.0010	Total Reserve Acreage:	0.0050
Number of Lots:	27	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	452X	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.
- 134.12. Add to general notes on face of plat: This property(s) is located in Park Sector number 12.
185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 185.3. Appendix A: Add single family paragraph in the dedicatory language.
186. Appendix B: Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
187. Appendix C: Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
203. Provide complete Recordation Package when submitting plat for 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)

Condition of approval: Provide 6' sidewalk along Ella Blvd and Grovewood Lane, provide pedestrian access for all lots abutting the public streets and 3" caliper street trees. Add note: The Planning Commission granted a variance to allow a 15' building line along Ella Blvd subject to specific conditions on 09/13/2018. 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.

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 Planning Commission granted the requested variance to allow a 15' building line along Ella Blvd with the following conditions: 1.) Provide a 6' unobstructed sidewalk along Ella Blvd and Grovewood Lane 2.) Provide pedestrian access for all lots that abut the local streets with maximum 8' semi-opaque fencing and 3" caliper street trees and approved the plat subject to the CPC 101 form conditions



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 113
Action Date: 09/13/2018
Plat Name: Ella Grovewood
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2018-1605 C2



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

For Your Information:

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

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

PWE Traffic: 08/28/18:

There is only room for two on-street parking spaces on Grovewood Ln. The plat will need to provide at least two on-site 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 project will require Joint Referral Committee action for the abandonment/relocation of the existing water line and sanitary line on-site.

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

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

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

Solid Waste: 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

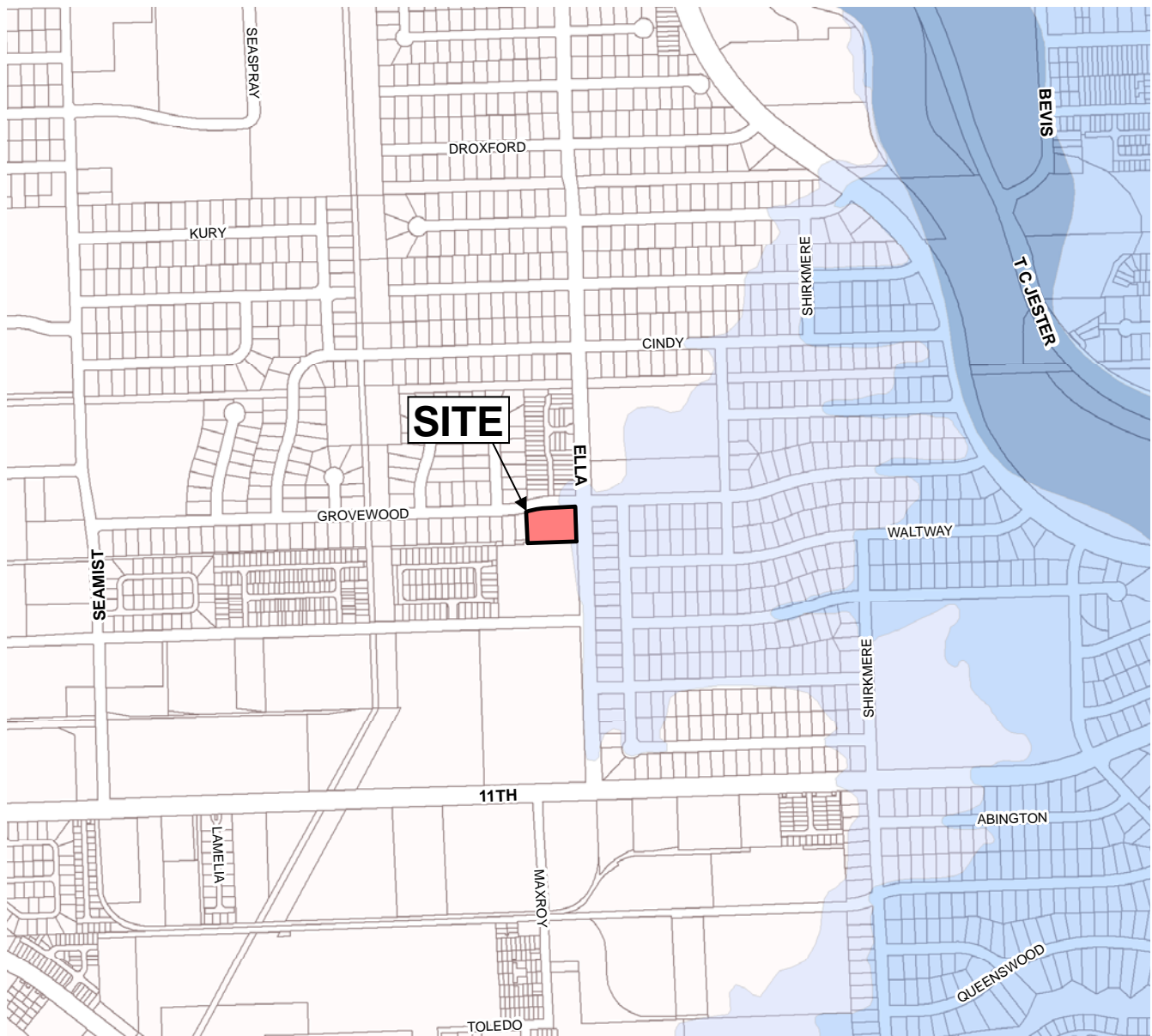
ITEM:113

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Ella Grovewood (DEF 1)

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



D – Variances

Site Location

Houston Planning Commission

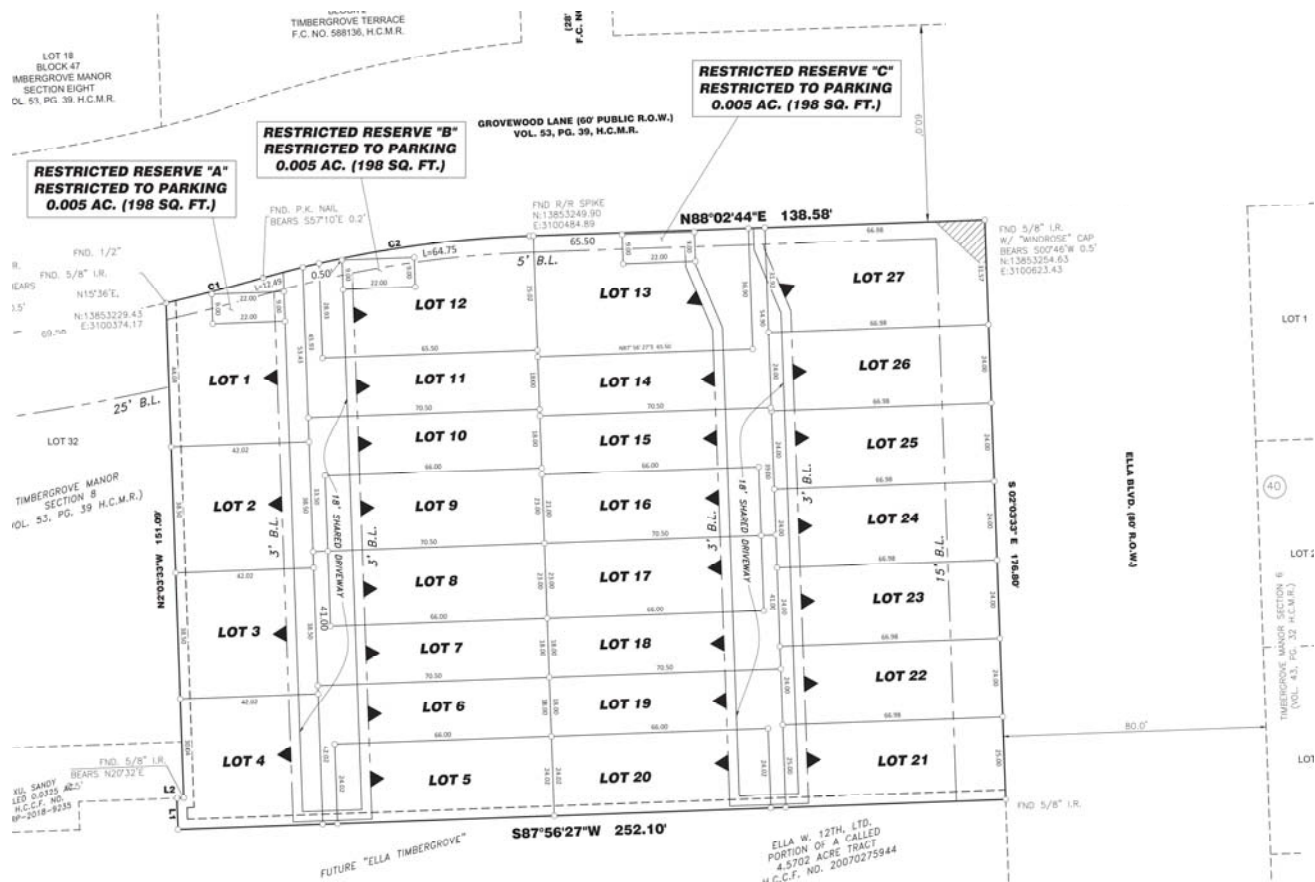
ITEM: 113

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Ella Grovewood (DEF 1)

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



D – Variances

Subdivision

Houston Planning Commission

ITEM:113

Planning and Development Department

Meeting Date: 09/13/2018

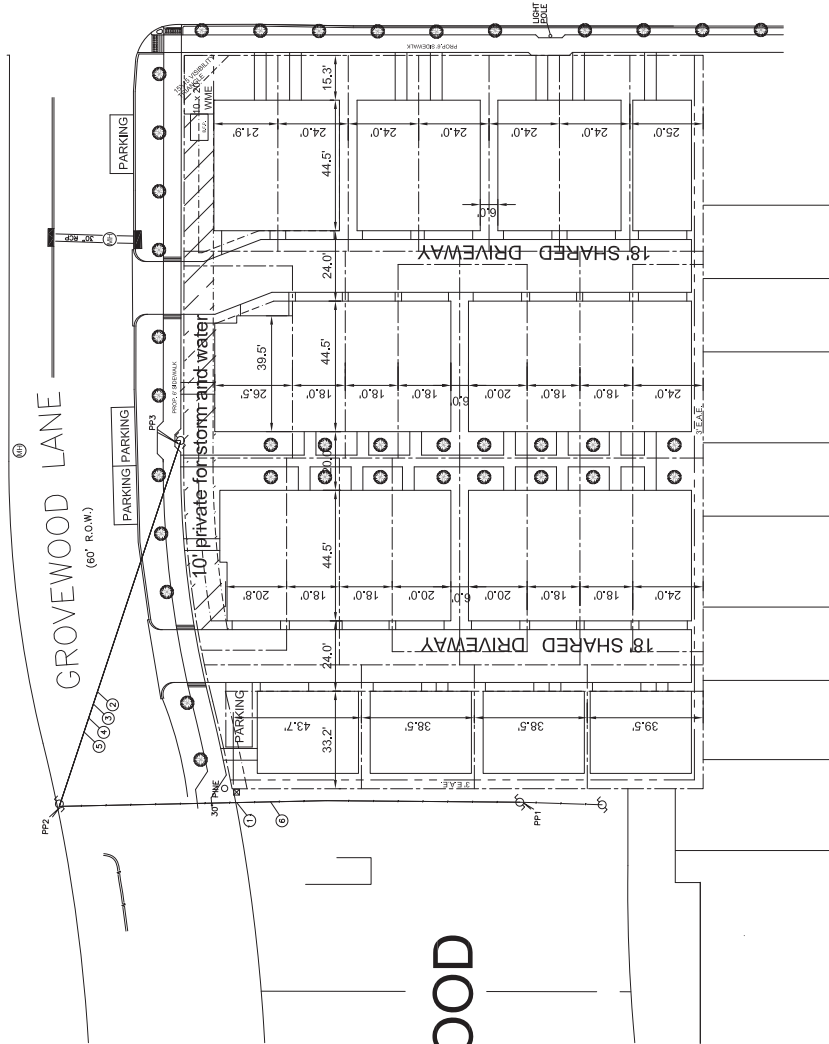
Subdivision Name: Ella Grovewood (DEF 1)

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



D – Variances

Aerial



ELLA BOULEVARD
(80' R.O.W.)

GROVEWOOD LANE
(60' R.O.W.)

ELLA GROVEWOOD
27 UNITS
1 ACRE
08-10-18



VARIANCE Request Information Form

Application Number: 2018-1605

Plat Name: Ella Grovewood

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

Date Submitted: 08/06/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

We are seeking a variance to allow a 15 foot building line along Ella Blvd., a Major Thoroughfare.

Chapter 42 Section: 152

Chapter 42 Reference:

(a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

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 tract is located at the corner of Ella Blvd & Grovewood Ln. The site is surrounded by a mix of average to high density single-family residential developments with a commercial use tract to the south of West 12th St. The current use of this tract is commercial, but, with surrounding residential uses and an elementary school adjacent to the site, the best use of the land is to keep in line with the surrounding residential use. The applicant is requesting a reduced setback of 15 feet along Ella Blvd. from the required 25 foot setback. The current tract has a platted building line of 10 feet along Ella Blvd. so this will be an increase of five feet. The subdivision on the opposing face of Ella Blvd. also has a 15 foot setback so this will in effect mirror that and by doing so will ensure the character of the area is maintained. The 15 foot setback will maintain a minimum of 25 feet from the nearest edge of paving along Ella Blvd.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The adjacent single-family high-density residential developments and existing surrounding use has created an environment in which residential use on this tract is the best use. There is currently a 10-foot building line along Ella and the increase of five feet will mirror the opposing blockface.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The general purposes of Chapter 42 will be preserved and maintained by denying direct access to Ella Blvd. from any lot within this proposed subdivision. In addition, there will be doors and gated access to the existing sidewalks from the rear of lots along Ella Blvd. which will promote a pedestrian friendly environment.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of this variance will ensure that public health, safety, and welfare will be maintained. This subdivision will ensure that there will not be any driveways along the major thoroughfare of Ella Blvd.

(5) Economic hardship is not the sole justification of the variance.

The justifications for the variance are based upon the unique features and characteristics of the land and the surrounding developments and subdivisions. Economic hardship is not being considered as a part of this variance application.



Application No: 2018-1605

Agenda Item: 113

PC Action Date: 09/13/2018

Plat Name: Ella Grovewood

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

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 152

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

We are seeking a variance to allow a 15 foot building line along Ella Blvd., a Major Thoroughfare. ;

Basis of Recommendation:

The site is located north of 11th Street along the east side of Ella Blvd. The applicant is requesting a variance to allow a reduced building line of 15' along Ella Blvd instead of the required 25'. Staff is in support of the request.

The applicant is proposing a single-family development that will consist of 27 lots that will utilize two shared driveways. The subdivision abuts Ella Blvd and Grovewood Lane, with the shared driveways coming from the local street. Ella Blvd is a four land divided right of way with a sufficient width of 80'

The distance from the back of curb to the structures along Ella Blvd will be 26.5'. The distance from the back of curb to the proposed fence will be approximately 10.5' which incorporates a 6' sidewalk and a landscape buffer. In addition, the applicant will also provide a 6' sidewalk along Grovewood Lane. The 15' building line matches the platted building lines of the residential lots along the east side of Ella Blvd. In addition, Ella Blvd dead ends into 11th Street approximately 1200' south of the subject site.

This development is creating minimum curb cuts along the public right of way, therefore meeting the intent of the ordinance. The applicant is also providing the required number of guest parking spaces, on and off site.

Staff recommends approving the request variance subject to the following conditions:

1. 6' sidewalk along Ella Blvd and Grovewood Lane
2. Pedestrian access for all lots that abut the local streets with semi opaque fencing and 3" caliper street trees.

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 site is located in an urban area adjacent to a local street and MTF. The applicant is proposing 27 lots and two shared driveways off of the local street with no access to the MTF. Providing a 25' setback for residential in an urban area that has no direct access to will be contrary to sound public policy.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The applicant is providing an urban residential development that will increase density for the tract of land and will providing only two curb cuts to the public right of way. If the lots were facing a public street and backing onto the MTF, the ordinance would allow a reduced building line for single family along the MTF but with the lots facing a shared driveway, there are no alternatives.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of the chapter will be preserved as there will be a distance of 26.5' from the BOC to the structures and no direct access to the MTF is being proposed.

(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 distance of 26.5 from the BOC will not hinder any vehicle or pedestrian visibility. In addition, the applicant will provide a 6' sidewalk along both streets.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification as a 25' building line for a urban residential development where the units will back up to the MTF with no access is not justified.



Agenda Item: 114
Action Date: 09/13/2018
Plat Name: Ella Timbergrove
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2018-1616 C3P

Total Acreage:	3.5640	Total Reserve Acreage:	0.0540
Number of Lots:	77	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	452X	City

Conditions and requirements for approval:

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

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

134.12. Add to general notes on face of plat: This property(s) is located in Park Sector number 12.

180.1. Add this note to the face of the plat: This subdivision contains one or more permanent access easements that have not been dedicated to the public or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

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

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

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

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

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

1. Provide pictures of the revised sign stating the next Planning Commission meeting date.

2. Provide the required fire hydrants and determine if they will be private or public and add the required note and easement.

Commission Action:

Defer Applicant request



Agenda Item: 114
Action Date: 09/13/2018
Plat Name: Ella Timbergrove
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2018-1616 C3P



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

For Your Information:

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

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

PWE Traffic: 08/29/18:

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

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

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

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 6701 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.

Solid Waste: It is understood that the proposed development will not receive COH garbage collection services. City Engineer: NEED F.H. ON 28'PAE. IF THE F.H. ARE PRIVATE, IT NEED 15'X25' W.M.E. FOR PRIVATE FIRE LINE USE. IF THE F.H. AND FIRE LINE ARE PUBLIC, IT NEED 20' W.L.E. CONNECTED TO 10'X10' F.H.E. AND ALSO NEED W.M.E..

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

Houston Planning Commission

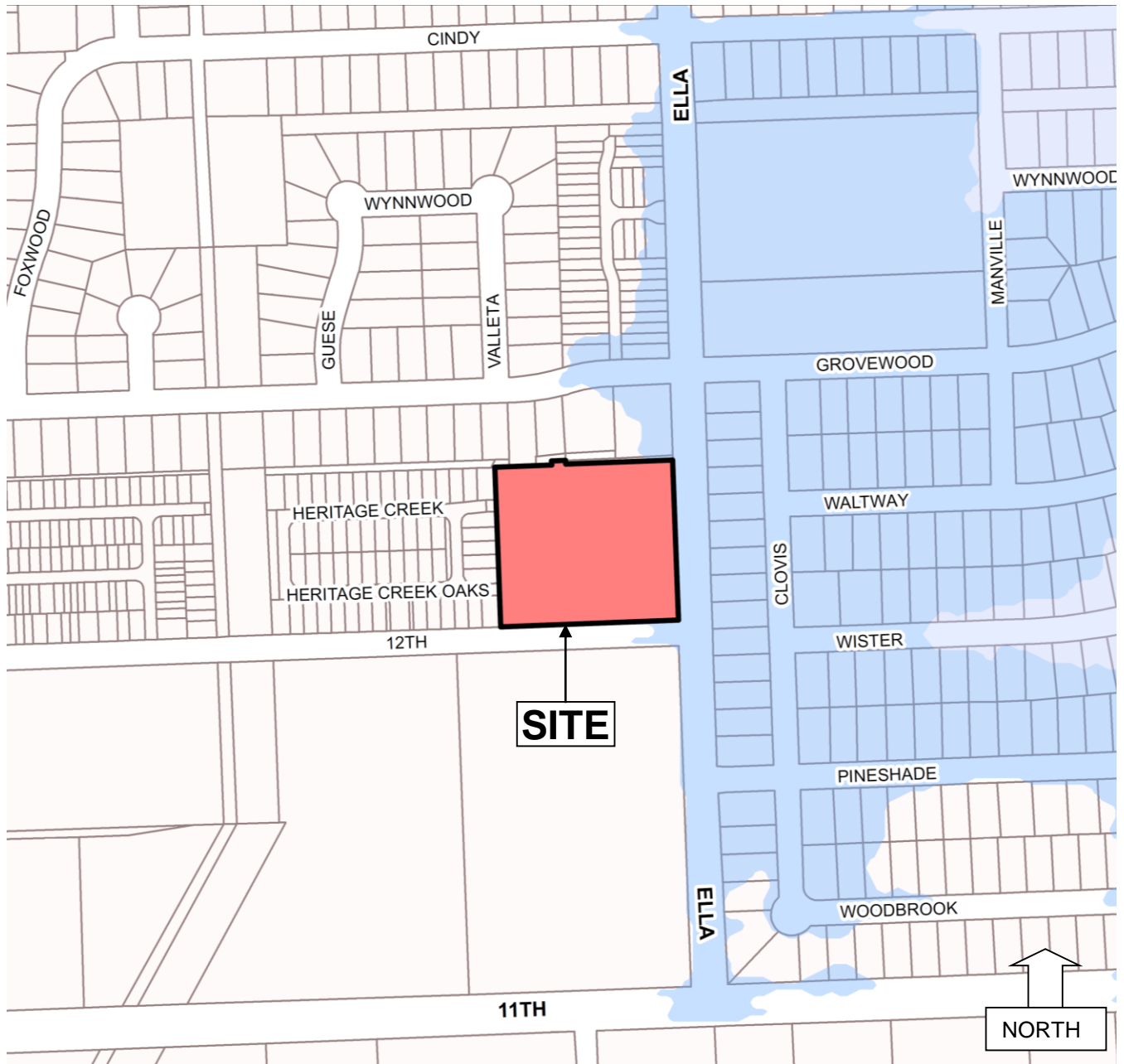
ITEM: xx

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Ella Timbergrove (DEF 1)

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

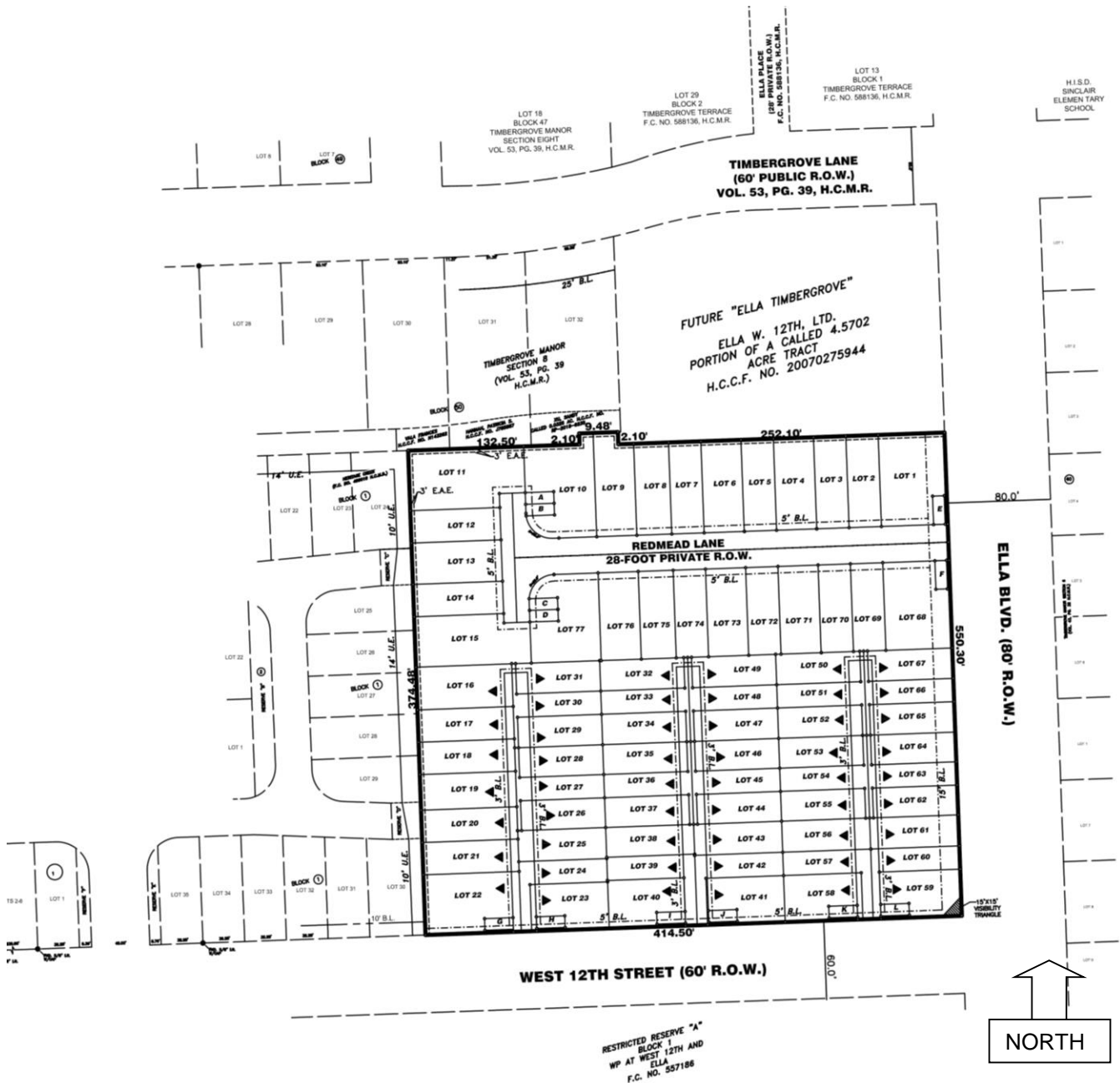


D – Variances

Site Location

Subdivision Name: Ella Timbergrove (DEF 1)

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



Houston Planning Commission

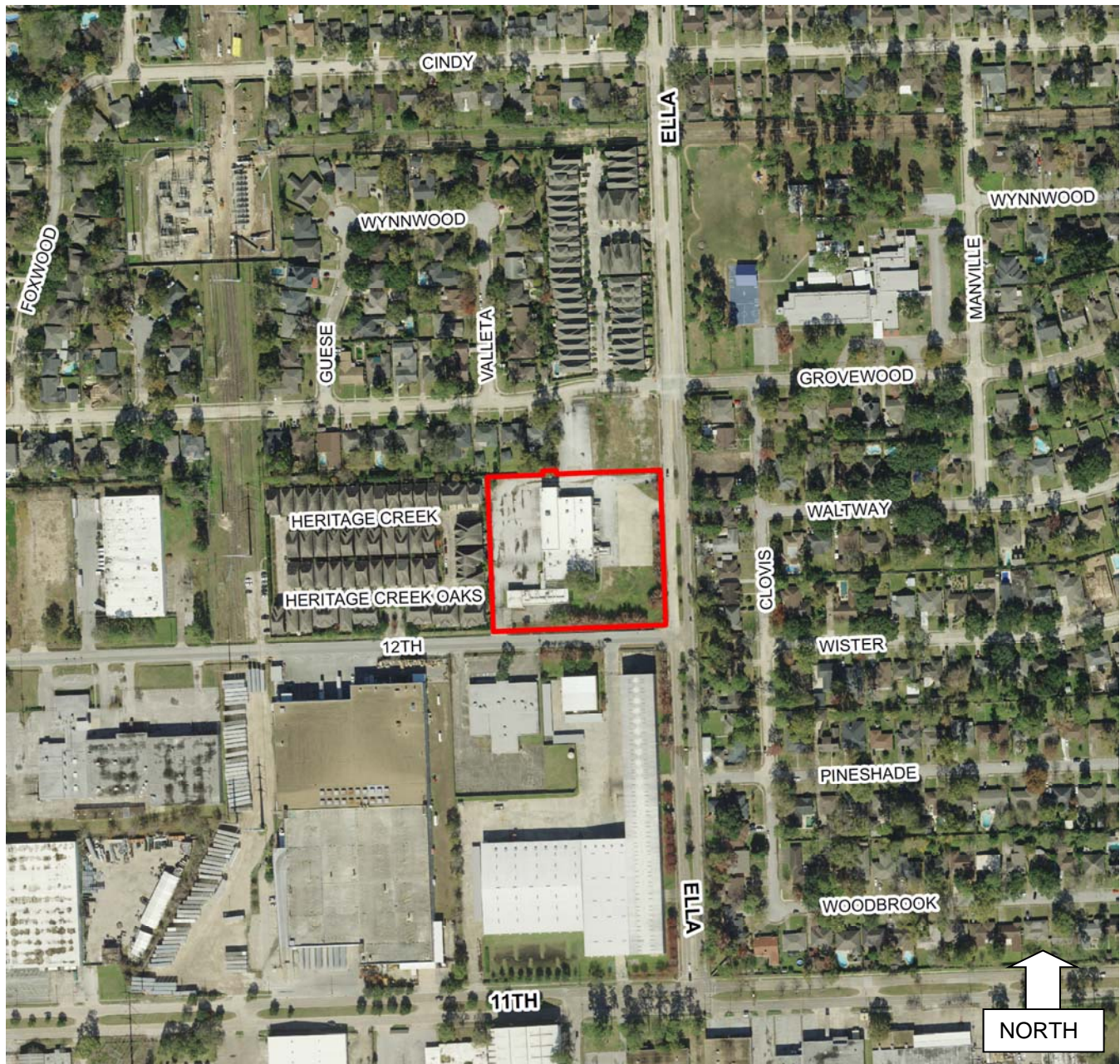
ITEM:114

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Ella Timbergrove (DEF 1)

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



D – Variances

Aerial

(80° R.O.W.)

(60° R.O.W.)

08-10-18

14 EASEMENT.

28°P.A.E.

10' BASEMENT.

AY—

人

2. ΔY

Abstract



Application Number: 2018-1616

Plat Name: Ella Timbergrove

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

Date Submitted: 08/06/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

The applicant requests a variance to allow a 15 foot building line along Ella Blvd., a Major Thoroughfare.

Chapter 42 Section: 152

Chapter 42 Reference:

(a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

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 tract is located at the corner of Ella Blvd & West 12th. The site is surrounded by a mix of average to high density single-family residential developments with a commercial use tract to the south of West 12th St. The current use of this tract is commercial, but, with surrounding residential uses and an elementary school just north of the this tract at Grovewood Lane, the best use of the land is to keep in line with the surrounding residential use. The applicant is requesting a reduced setback of 15 feet along Ella Blvd. from the required 25 foot setback. The tract adjoining the north boundary of this subject tract (future "Ella Grovewood" subdivision) has a platted building line of 10 feet along Ella Blvd. which does not extend into this subject tract, but, sets the tone and character of this street. The 15 feet setback we are requesting will be an increase of five feet. The subdivision on the opposing face of Ella Blvd. also has a 15 foot setback so this will in effect mirror that and by doing so will ensure the character of the area is maintained. The 15 foot setback will maintain a minimum of 25 feet from the nearest edge of paving along Ella Blvd.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The adjacent single-family high-density residential developments and existing surrounding use has created an environment in which residential use on this tract is the best use. There is currently a 10-foot building line along Ella and the increase of five feet will mirror the opposing blockface.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The general purposes of Chapter 42 will be preserved and maintained by denying direct access to Ella Blvd. from any lot within this proposed subdivision. In addition, there will be doors and gated access to the existing sidewalks from the rear of lots along Ella Blvd. which will promote a pedestrian friendly environment.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of this variance will ensure that public health, safety, and welfare will be maintained. This subdivision will ensure that there will not be any driveways along the major thoroughfare of Ella Blvd.

(5) Economic hardship is not the sole justification of the variance.

The justifications for the variance are based upon the unique features and characteristics of the land and the surrounding developments and subdivisions. Economic hardship is not being considered as a part of this variance application.



Application No: 2018-1616

Agenda Item: 114

PC Action Date: 09/13/2018

Plat Name: Ella Timbergrove

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

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: 152

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[The applicant requests a variance to allow a 15 foot building line along Ella Blvd., a Major Thoroughfare. ;](#)

Basis of Recommendation:

[The sites are located north of 11th Street along the east side of Ella Blvd. The applicant is requesting a variance to allow a reduced building line of 15' along Ella Blvd instead of the required 25'. The applicant has requested that this item be deferred for two weeks.](#)

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: 115
Action Date: 09/13/2018
Plat Name: Emancipation Two Center
Developer: Midtown Redevelopment Authority c/o Kirksey
Applicant: Terra Surveying Company, Inc.
App No / Type: 2018-1671 C2R

Total Acreage:	0.3444	Total Reserve Acreage:	0.3444
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:	Storm Sewer	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.

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

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

1. Add the following note to the face of the plat: Add the following plat note: The Planning Commission granted a variance to allow a 15' BL along Elgin instead of the ordinance required 25'. The variance approval was contingent on the site plan and supporting documentation submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable ordinance requirements.

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

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

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.

Add visibility triangle note

1. Variance approval is contingent upon the following conditions: 7' unobstructed sidewalks along both streets, 9' landscape buffer along St. Charles (min. 3' caliper trees in buffer), 4.5' buffer along Elgin (min. 3' caliper trees in buffer), and pedestrian scaled lighting along Elgin to be maintained by the MRA.

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 The Houston Planning Commission granted a variance to allow a 15' BL along Elgin subject to 7' unobstructed sidewalks along both streets, 9' landscape buffer along St. Charles (min. 3' caliper trees in buffer), 4.5' buffer along Elgin (min. 3' caliper trees in buffer), and pedestrian scaled lighting along Elgin.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 115
Action Date: 09/13/2018
Plat Name: Emancipation Two Center
Developer: Midtown Redevelopment Authority c/o Kirksey
Applicant: Terra Surveying Company, Inc.
App No / Type: 2018-1671 C2R



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

For Your Information:

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

PWE Traffic: 08/28/18:

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.

Houston Planning Commission

ITEM: 115

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Emancipation Two Center (DEF 1)

Applicant: Terra Surveying Company, Inc.



D – Variances

Site Location

Subdivision Name: Emancipation Two Center (DEF 1)

Applicant: Terra Surveying Company, Inc.



Houston Planning Commission

ITEM: 115

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Emancipation Two Center (DEF 1)

Applicant: Terra Surveying Company, Inc.



D – Variances

Aerial



Application Number: 2018-1671

Plat Name: Emancipation Two Center

Applicant: Terra Surveying Company, Inc.

Date Submitted: 08/17/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Reduced building line setback variance Elgin Street's 25' to 15'

Chapter 42 Section: 150

Chapter 42 Reference:

DIVISION 3. - BUILDING LINES Subdivision A. - General Requirements for Building Lines Sec. 42-150. - Building line requirement.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The proposed project is an affordable housing project. The most of the building structure is above the surface parking area. Providing for parking required for the project is setting the constraint within the site for the building envelope. While this housing type is new in the Emancipation and Elgin corridors, this project will provide a transformative building typology in the mix of redevelopments in the corridors. Setback complying with requirements imposed by CenterPoint Energy.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

While providing enhanced public realm along Elgin Street, higher quality public realm emphasis is given to the St. Charles Street edge, a local street with wider right of way. It is our design intent to balance what this project brings to the streets and better community engaged streetscape between two streets where this project sits on.

(3) The intent and general purposes of this chapter will be preserved and maintained;

This project provides active street edges in creating more livable enclave in the city. The project will provide 7' sidewalk and 4.5' landscape buffer along Elgin Street. The proposed St. Charles street edge complements the urban vibrancy in the neighborhood with sitting areas and lush landscaping.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The project provides improved and enhanced public realms transformative for the corridor and it provides for safe and comfortable walking environment. Elgin sidewalk is setback 4.5' from the back of curb with street tree and shrubbery planting and ample lighting from the building.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole reason for this variance request. The request is based on a careful project design process that balances the given site constraints with project goals of providing for the community needs, improving and enhancing the public realm while sensitive to the historic context of the Elgin corridor.

These drawings have been prepared as one coordinated set of drawings and are complimentary. What is required by one drawing is required by all of the drawings, even if a detail or component part is not identified on every sheet. Any user's reliance on a single or select few sheet(s) of the drawings without consideration for the information included in the entire set of drawings will be at the user's sole risk and shall not form the basis for a request for additional compensation or time.

RECORD DRAWING

This record drawing has been prepared, in part based upon information furnished by others. While the information is believed to be reliable, the architect assumes no responsibility for the accuracy of the record drawing or for any errors or omissions that may have been incorporated into it as a result of incorrect information provided to the Architect. Those relying on this record document are advised to obtain independent verification of its accuracy.

△ DATE ISSUE

PROJECT NAME

AFFORDABLE HOUSING
CAMPUS - SITE PLAN

PROJECT ADDRESS

3117 EMANCIPATION AVE.
HOUSTON, TX 77004

KIRKSEY PROJECT NO.

2017045

KEY PLAN

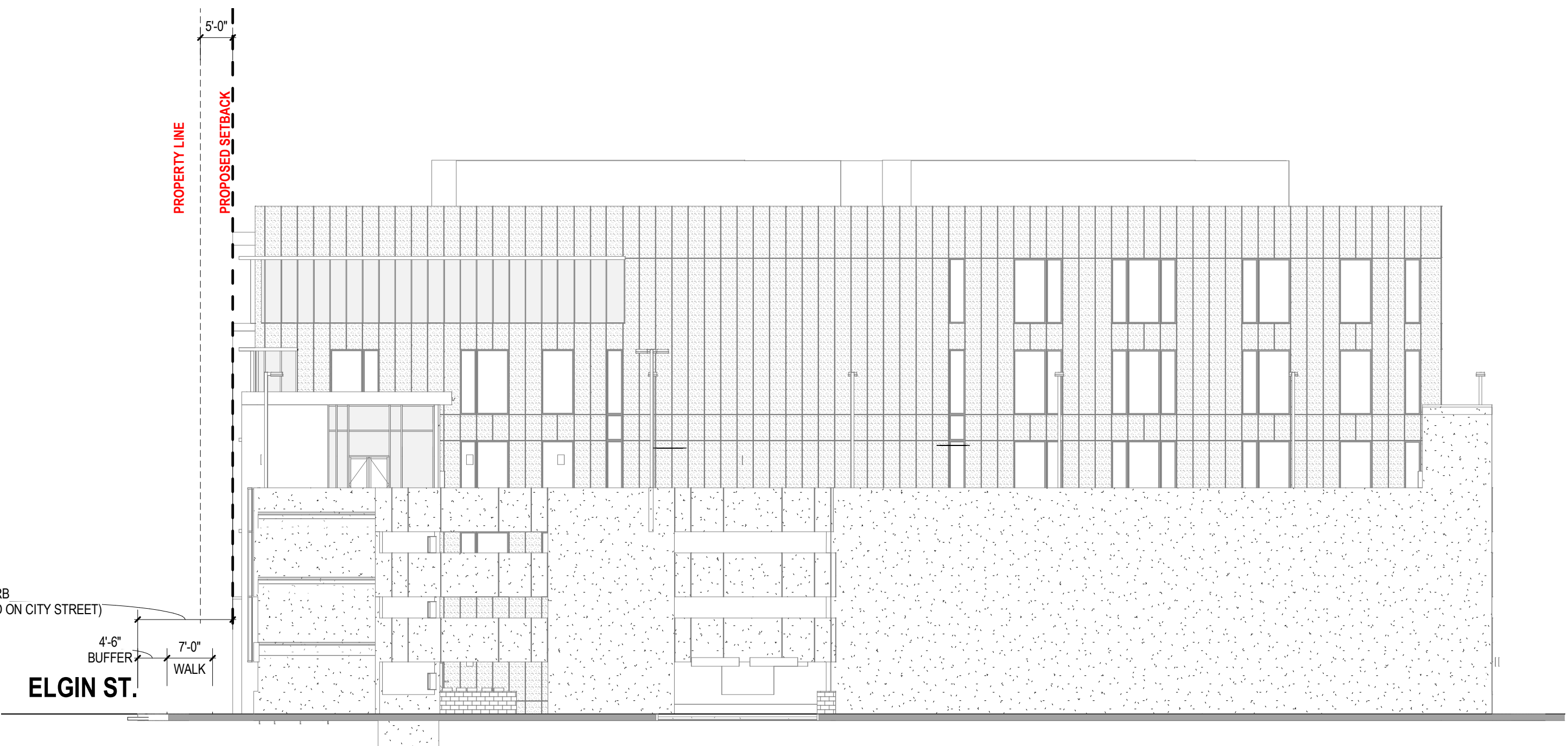
SHEET TITLE

SITE SECTIONS

SHEET NUMBER

A1.40

© 2017 Kirksey



1/16" = 1'-0"

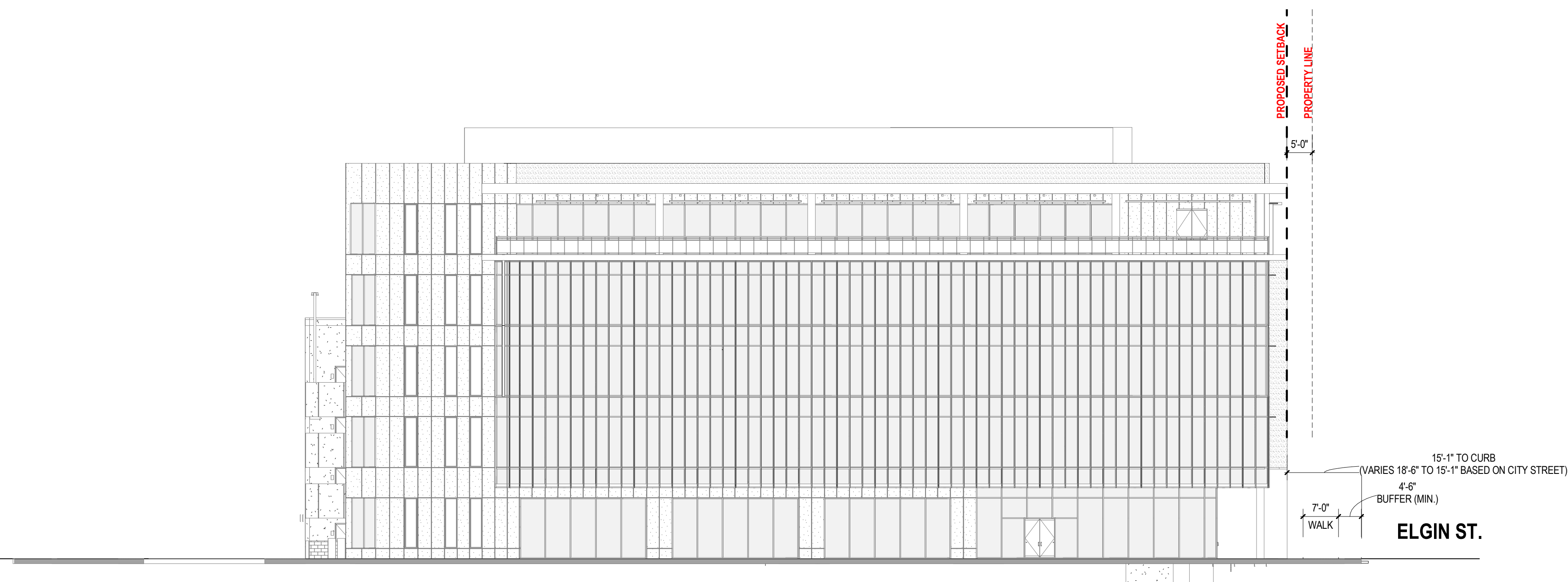
St. Charles Street Site Section | C5



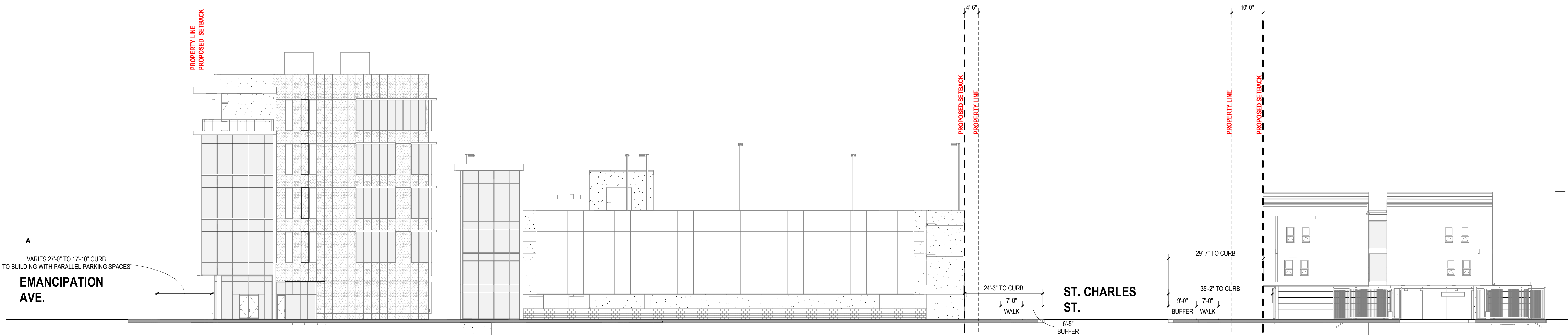
1/16" = 1'-0"

St. Charles Street Site Section - Residential | B2

1/16" = 1'-0"

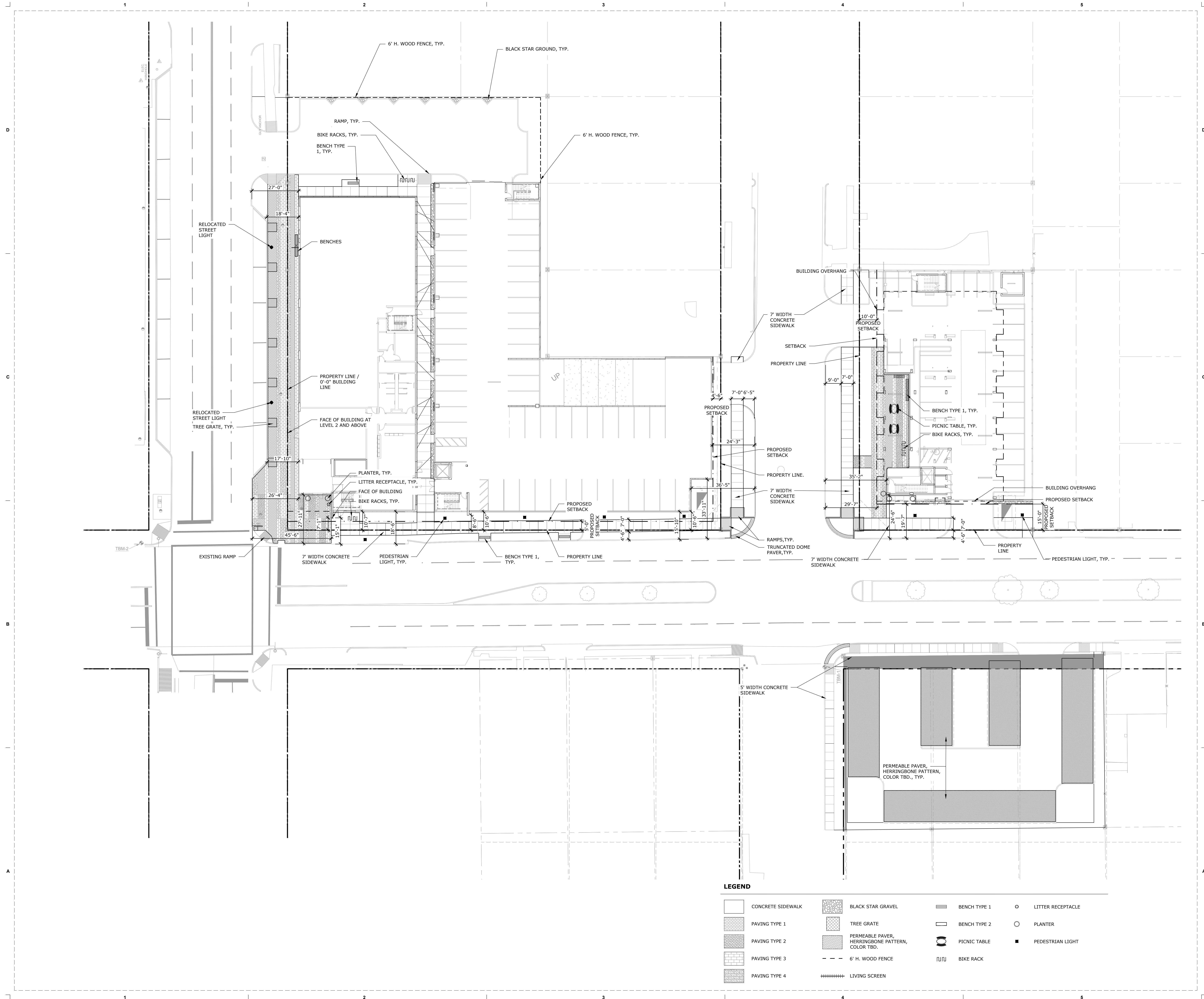


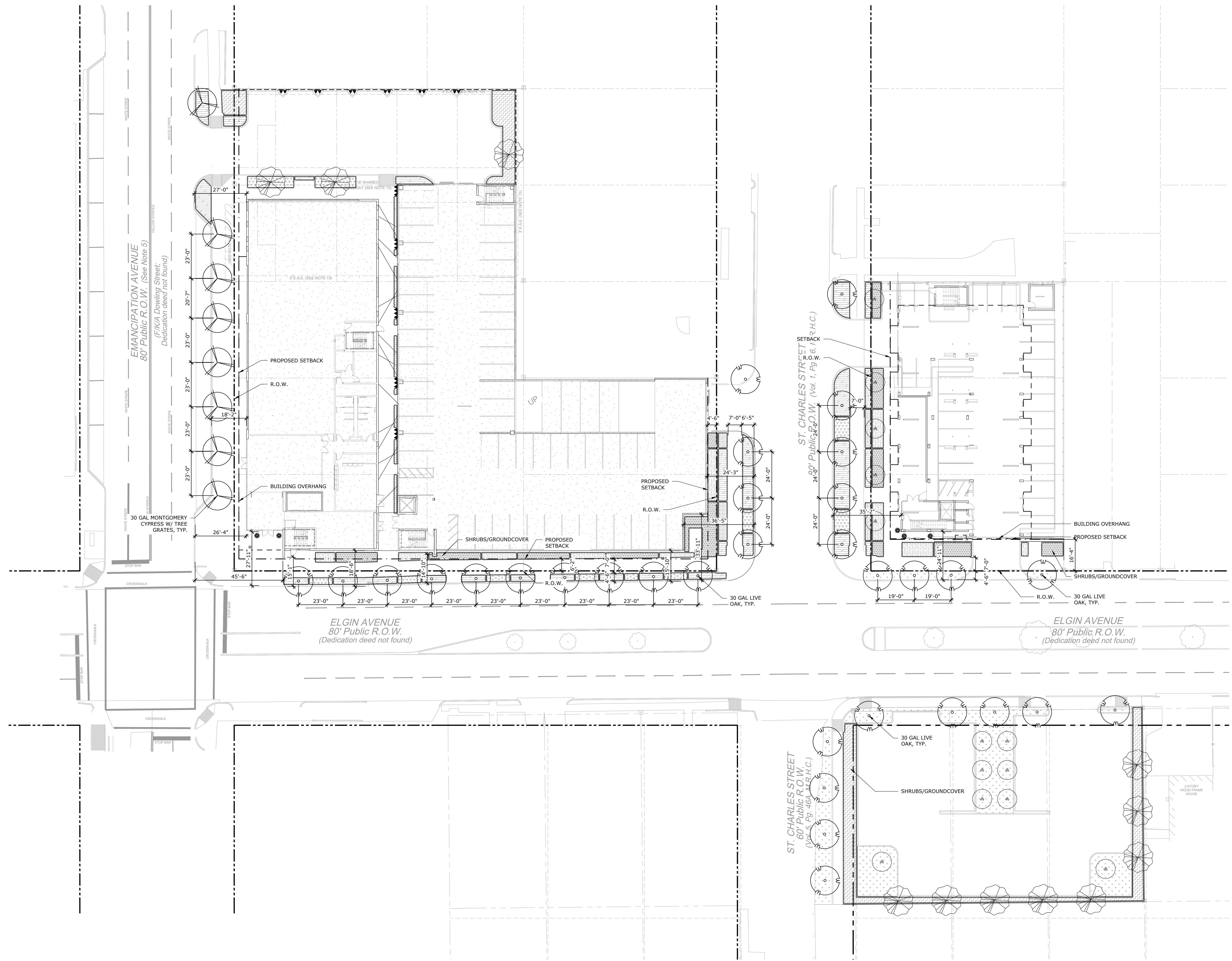
Emancipation Avenue Site Section | B5



1/16" = 1'-0"

Elgin Street Site Section | A5





1 PLANTING PLAN
SCALE: 1" = 20'-0"

LEGEND			
	30 GAL. LIVE OAK		3 GAL. DWARF WAX MYRTLE
	30 GAL. TEXAS RED OAK		BERMUDA GRASS
	30 GAL. MONTEZUMA CYPRESS		3 GAL. FIG IVY
	30 GAL. CRAPE MYRTLE		1 GAL. BEGONIA 'DRAGON WING RED'
			1 GAL. FOXTAIL FERN
			3 GAL. CREAM DE MINT™ DWARF MOCK ORANGE
			1 GAL. MEXICAN FEATHER GRASS
			1 GAL. DWARF LANTANA
			1 GAL. VARIEGATED FLAX LILY
			1 GAL. VARIEGATED LILY TURF

asakura robinson
Planning Urban Design Landscape Architecture
1902 Washington Ave., Suite A
Houston, Texas 77007
P: 713.537.5830
www.asakurarobinson.com

These drawings have been prepared as one coordinated set of drawings and are complimentary. What is required by one drawing is required by all of the drawings, even if a detail or component part is not identified on every sheet. Any user's reliance on a single or select few sheet(s) of the drawings without consideration for the information included in the entire set of drawings will be at the user's sole risk and shall not form the basis for a request for additional compensation or time.



DATE	ISSUE
27 JUL 18	CONSTRUCTION DOCUMENTATION

PROJECT NAME
AFFORDABLE HOUSING CAMPUS

PROJECT ADDRESS
**3119 EMANCIPATION AVE.
HOUSTON, TX 77004**

KIRKSEY PROJECT NO. **2017045**
KEY PLAN

SHEET TITLE
PLANTING PLAN

SHEET NUMBER
L4.00





7 September 2018

RE: Emancipation Two Center Plat Variance Request
Affordable Housing Campus, 2017045

The purpose of this letter is to better inform the City of Houston Planning Commission of the considerations the Applicant has made to enhance the public domain which are currently outside of Planning Department jurisdiction in regard to a request for plat variance request.

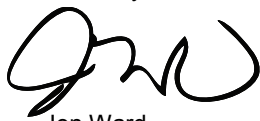
The goal of the project is to provide a model for sustainable development of affordable housing on small land parcels. This solution would be repeatable and a mechanism to enhance the City's ability to improve blighted areas, and provide housing alternatives for citizens native to the particular area. This was inspired by historical context of "row houses" located in the area and to a lesser extent, still in existence. The form of the building takes cues from those row house forms and projects them into a more durable and sustainable form, while promoting an architectural style that the community can identify with.

The Applicant for the project has also committed resources to relocate overhead utility service lines along Elgin and St. Charles Streets. The goal of relocating these lines is to provide opportunity to enhance the walkability adjacent to the project from both a hardscape and landscape perspective. This would encourage a similar level of development along Elgin Street in the future. Along Elgin Street near the resident entry, there will be opportunity to provide a mural intended to enhance pedestrian engagement. The mural would be incorporated into an otherwise blank exterior wall and will reflect cultural influences in the area. Pedestrian and accent lighting from the building will enhance the experience in the evening.

The project also proposes to enhance the pedestrian experience and resolve storm drainage issues along St. Charles Street. Landscape and hardscape are proposed in greater quantity than City standard requires in order to achieve this goal. The project also includes public street scape to encourage interaction among residents and neighboring visitors.

Should you have any further question, please feel free to contact me.

Sincerely,



Jon Ward
Senior Associate, Kirksey Architecture

Honoring our Past

Impacting our Present

Shaping our Future



A United Way Agency
Affiliated With The
National Urban League
Executive Committee

Jerry Martin
Chair

James Harris
1st Vice Chair

Kristyn Page
2nd Vice Chair

Peter Linden
3rd Vice Chair

A. Martin Wickliff, Jr.
Secretary

Ryan Colburn
Treasurer

Judson W. Robinson III
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Karen Hofmeister
Don G. Hudson
Michelle Levi
Sherman Lewis
Victor Lofton
Pamela McKay
Ernest Peeples
Gilda Ramirez
Terry W. Roberson
Herb Smith
Morris Smith
Byron C. Stevenson
Walter Strickland
Laurie Vignaud
Ralph D. West

City of Houston Planning Commission
Attn: Ms. Martha L. Stein, Chair,
Planning & Development Department
611 Walker Street, 6th Floor
Houston, TX 77002

Re: 3131 Emancipation Avenue

Dear Sirs,

It is with great pleasure and honor to show my support on the Emancipation Avenue corridor One and Two and how it relates to the Houston Area Urban League (HAUL) as well as myself. HAUL, has a long term commitment to community empowerment and engagement. HAUL also has a long term commitment to affordable housing stabilization via our 1st Time Home Buyers Program. There is a great need for more resources dedicated to affordable housing efforts in the Third Ward area. We, as well as other service providers will serve as a safety net for the community ensuring long term growth and sustainability. Emancipation One at 3131 Emancipation Avenue can serve as a venue to do HAUL work and provide additional parking for area amenities.

As Emancipation Avenue corridor relates to me and my family, it goes back for 100 years of my family operating commercial businesses in the greater Third Ward area. My grandfather started his mortgage company two blocks from this site on Nagle and my family has also operated a mortgage company on Elgin. The value of being able to operate and provide services to the residents of the greater Third Ward area would be an asset to the Houston community. Locations available to operate businesses have diminished because the area has been underserved in recent decades and this Project will incentivize businesses and services on Emancipation Avenue in a way that businesses operated on old Dowling and Elgin.

The Planning Commission is being asked to grant a variance to allow these two structures to be closer to a major thoroughfare than normal 25 foot ordinance. These new setbacks ignore the historical traditions of neighborhood business culture. As a former City Council Member, you understand that ordinances like this one, may have "unintended consequences" that the Planning Commission is empowered to remedy. This block is too narrow to waste valuable property, plus the EEDC, of which you are a Board member has received provisional approval from Texas Historic Commission to designate Emancipation Avenue a historic "Main Street" Project on which businesses are expected to be the "way they used to be" - in this instance, close to the street, like the Heights.

In addition, the Planning staff does not understand that additional parking constructed for the Park, as part of the building, is what a TIRZ should and is authorized to do to enhance opportunities to visit Emancipation Park. Legislation has been prepared to make the park a national destination. One example, The Downtown TIRZ in 2015-6 moved Allen Parkway over (\$11 million) to create 165 parking spaces for Buffalo Bayou Park. We need parking for our Park as well.



1301 Texas Avenue
Houston, Texas 77002

713.393.8700

haul.org

There are 60 spaces in our building garage that are extra, but needed for the Park and historic Eldorado Ballroom events.

Houston Area Urban League is in support for restoring Emancipation Avenue Corridor and the organization of the buildings facilitate the goals of Emancipation Avenue Main Street Program.

Best Regards,

A handwritten signature in dark ink, appearing to read 'Judson W. Robinson III', with a stylized flourish at the end.

Judson W. Robinson III
President & CEO
Houston Area Urban League



Application No: 2018-1671

Agenda Item: 115

PC Action Date: 09/13/2018

Plat Name: Emancipation Two Center

Applicant: Terra Surveying Company, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 150

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Reduced building line setback variance Elgin Street's 25' to 15' ;

Basis of Recommendation:

The site is located along Elgin Street, east of Emancipation Avenue. The applicant is requesting a variance to allow a 15' BL for a proposed affordable housing development instead of the ordinance required 25'.

Staff supports the request.

Emancipation Center is a multi-phased mixed-use affordable housing and office development- anchored at the corner of Emancipation Avenue and Elgin Streets, in Historic Third Ward Houston. Emancipation Two Center, the subject of this review, is a 20-unit affordable housing development that seeks a reduced building line of 15' along major thoroughfare Elgin, instead of the ordinance required 25'.

The 15' building line allows the development to achieve a scale that is complimentary of the surrounding context, while at the same time meeting the parking requirements under Ch. 26. In a effort to enhance pedestrian interaction with the building, the developer has agreed to 7' unobstructed sidewalks, with pedestrian safety buffers (compliments with min. 3" caliper trees) that will range from 4.5' - 9'. The developer also agreed to provide and maintain additional pedestrian lighting along Elgin, and a cultural mural along what was once slated to be a blank wall.

The back of curb dimensions will range from approximately 20' along Elgin and 30' along St. Charles, thereby meeting the intent of Ch 42.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

n/a

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Strict application of Ch. 42 would create a development that is contrary to sound public policy as the buildings mass would be required to ascend to a greater height, thereby creating a development that contradicts the establish scale of the surrounding vicinity.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The applicants intent is to create an development that engages pedestrians from the street while at the same time meeting the intent of the ordinance.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Ch. 42's intent will be upheld. the back of curb distances will range from approximately 20-30' and the pedestrian realms are consistent with the department's on-going involvement in Walkable Places.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The back of curb distances will not render the development injurious to the public health, safety or welfare. The back of curb distances are sufficient and the unobstructed sidewalks are complimented by safety buffers that range from 4.5-9'.

(5) Economic hardship is not the sole justification of the variance.

The justification for the variance is rooted in maintaining a complimentary scale, while at the same time meeting the requirements of Ch. 26.



Agenda Item: 116
Action Date: 09/13/2018
Plat Name: Hardy Yards Reserve
Developer: CR V Hardy Yards, L.P.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2018-1626 C2R

Total Acreage:	10.6970	Total Reserve Acreage:	10.6970
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493H	City

Conditions and requirements for approval:

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

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

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

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

31.1. Add the following building line note to the face of the plat. The building lines, 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. A variance authorizing a 10 feet building line along Fulton street(s) has been approved by the City of Houston Planning Commission for the development of the Hardy Yards Reserve subdivision only. It is intended that the building line(s) authorized by the variance will be limited and will not apply to subdivision replat or redevelopment of the property.

Remove replat paragraph and Centerpoint note.

Add the following plat note: The Planning Commission granted a variance to allow a 10' building line along Fulton. The variance approval was contingent on the site plan and supporting documentation submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable ordinance requirements.

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 Planning Commission granted the requested variance to plat a 10' building line along Fulton as opposed to the required 25'.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 116
Action Date: 09/13/2018
Plat Name: Hardy Yards Reserve
Developer: CR V Hardy Yards, L.P.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2018-1626 C2R



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

For Your Information:

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

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

Parks and Recreation: To be added to general notes on face of plat:
This property(s) is located in Park Sector number 17.

Solid Waste: Unrestricted reserves do not qualify for 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

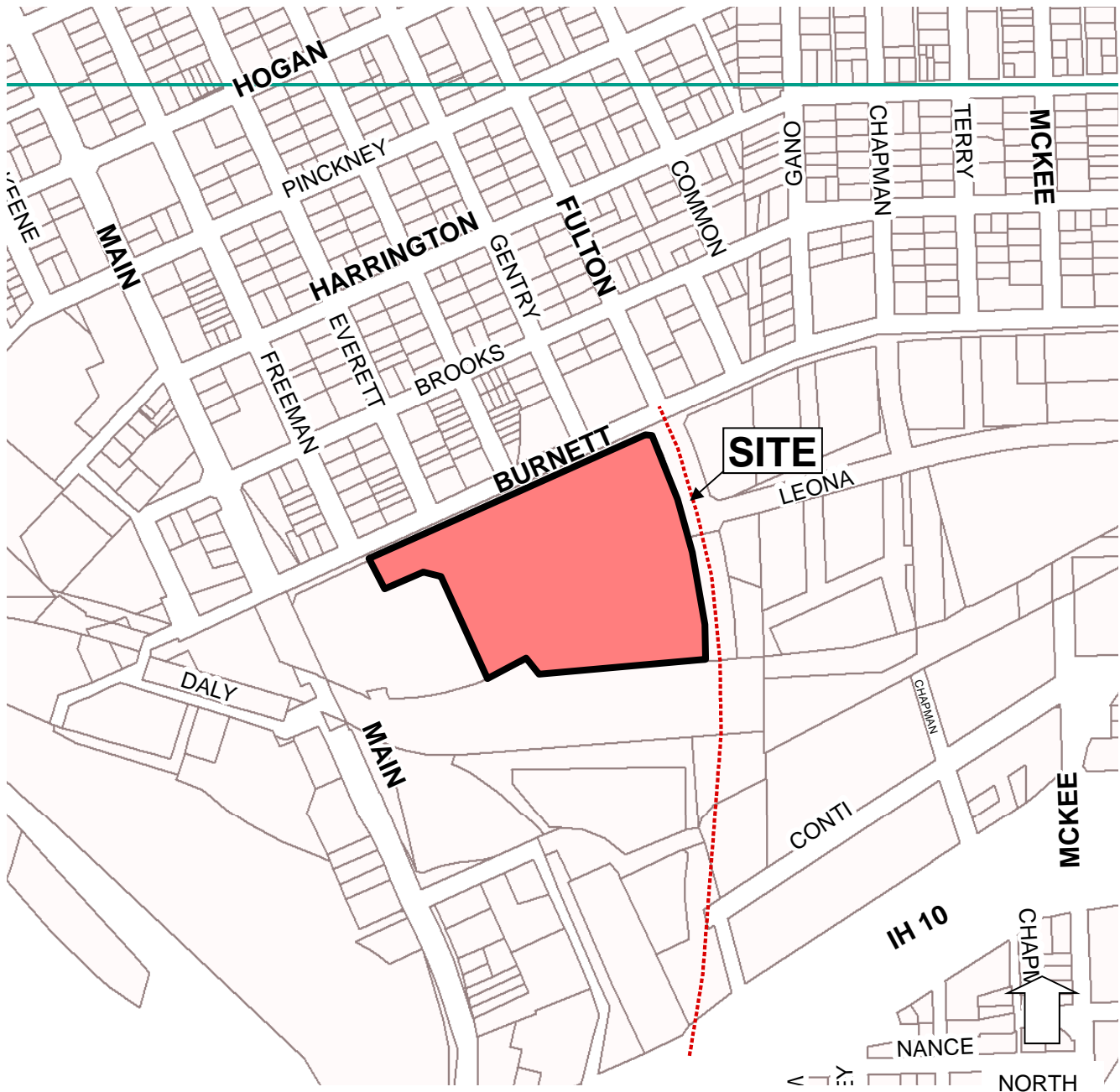
ITEM: 116

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Hardy Yards Reserve (DEF 2)

Applicant: Jones|Carter - Woodlands Office



D – Variances

Site Location

Houston Planning Commission

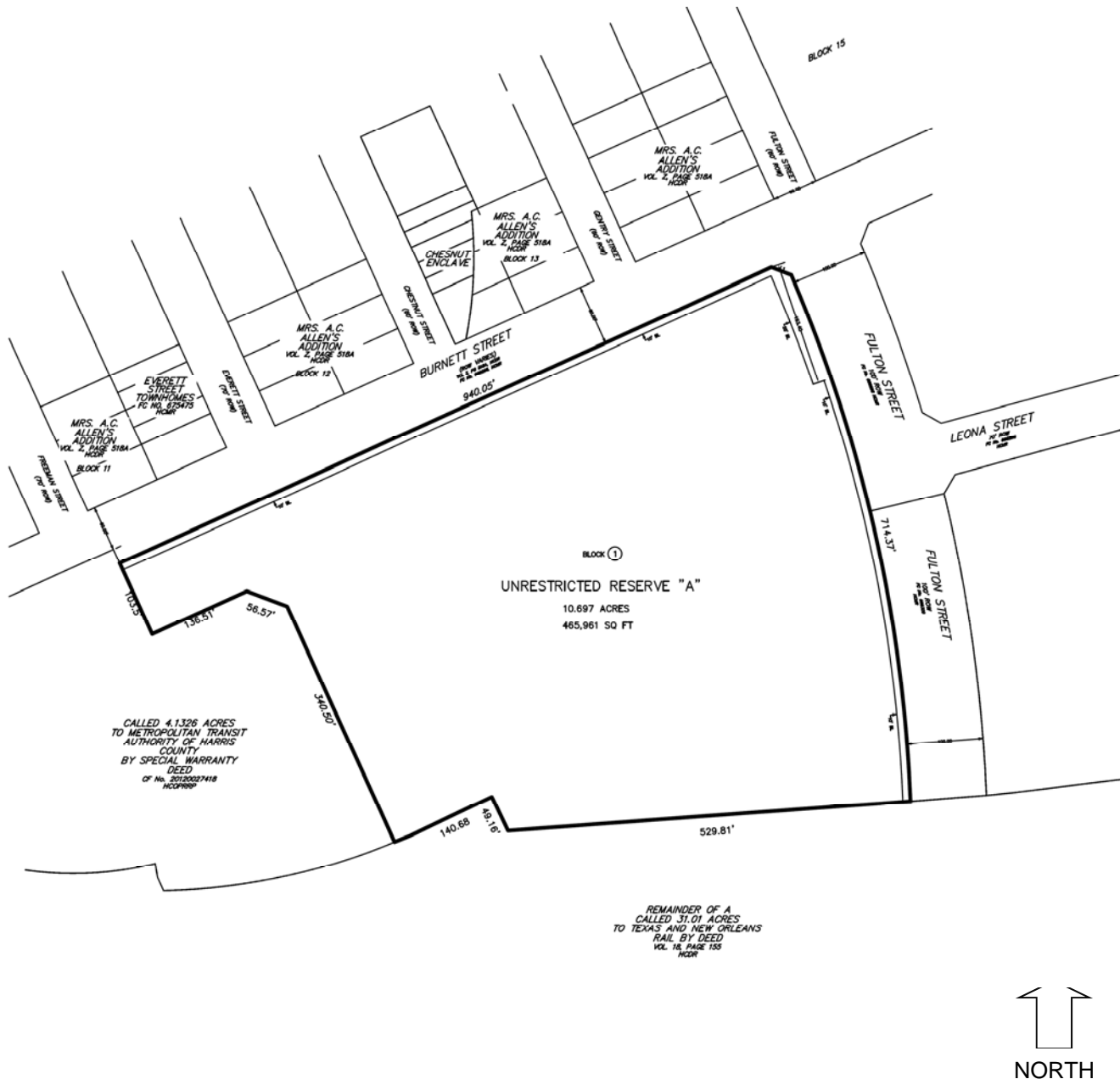
ITEM: 116

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Hardy Yards Reserve (DEF 2)

Applicant: Jones|Carter - Woodlands Office



D – Variances

Subdivision

Houston Planning Commission

ITEM: 116

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Hardy Yards Reserve (DEF 2)

Applicant: Jones|Carter - Woodlands Office



D – Variances

Aerial

HARDY YARDS RESERVE

LEGEND

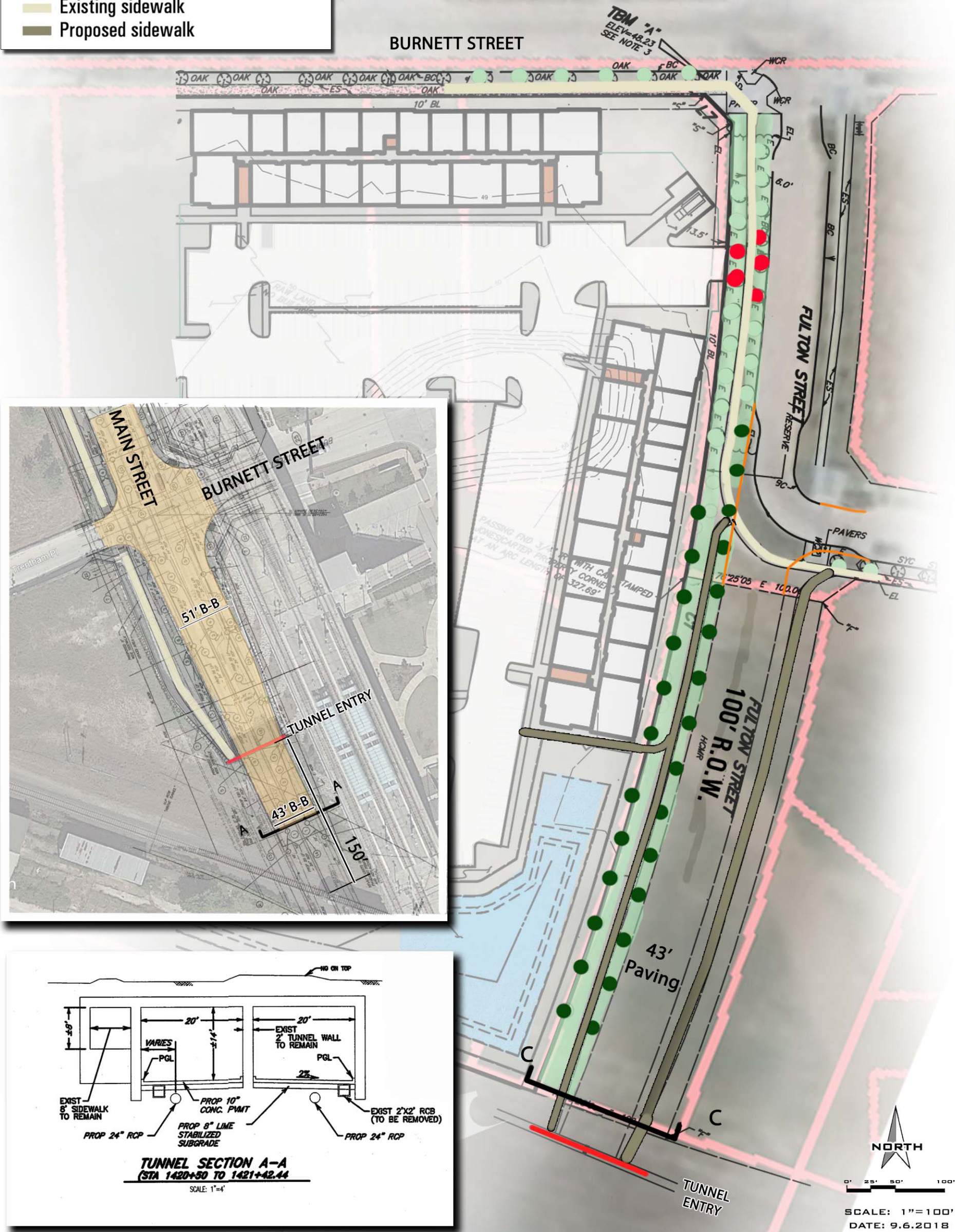
Existing trees

Existing trees to be removed

Proposed trees

Existing sidewalk

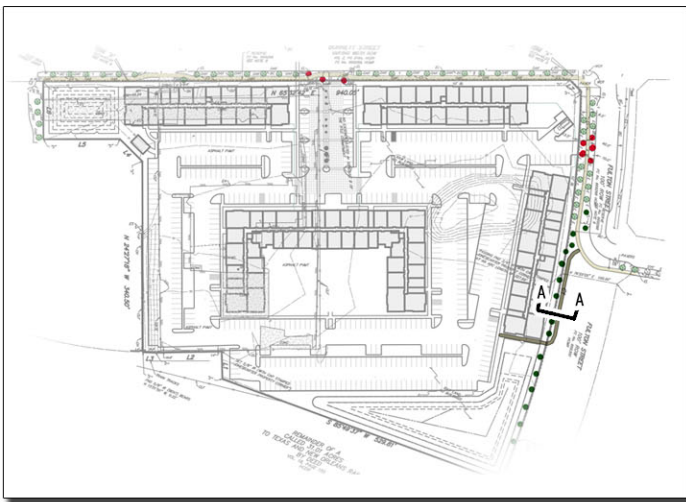
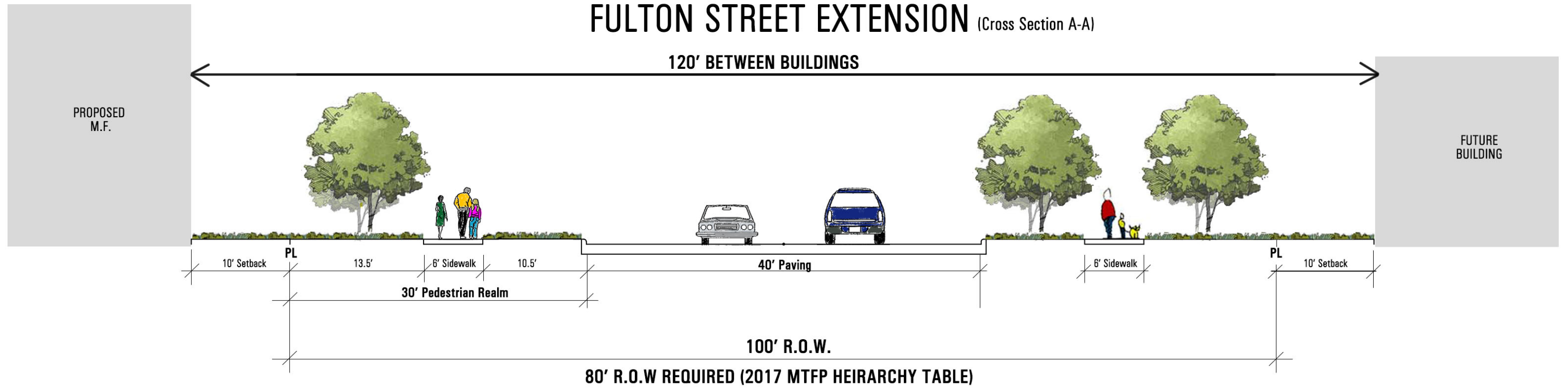
Proposed sidewalk



HARDY YARDS RESERVE

Cross-Sections

FULTON STREET EXTENSION (Cross Section A-A)



THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.



Application Number: 2018-1626

Plat Name: Hardy Yards Reserve

Applicant: Jones|Carter - Woodlands Office

Date Submitted: 08/06/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow 10' building line along Fulton Street

Chapter 42 Section: 42-152

Chapter 42 Reference:

Sec. 42-152. - Building line requirement along major thoroughfares. (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(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 on the south side of Burnett Street, between N Main Street and Fulton Street within the Hardy/ Near Northside TIRZ. The proposed reserve will be designated for multifamily residential and is part of the overall Hardy Yards development - a mixed use community which will include a combination of multi-family, retail, and office space. Due to its proximity to the transit station along Burnett Street, the project will provide a walkable, pedestrian-friendly, and transit-oriented development. A portion of the ROW improvements built between 2015 and 2017 include 8' sidewalk along Burnett Street and a 6' sidewalk on the portion of Fulton Street. Fulton Street between Burnett Street and the railroad was platted and recorded as a 100' ROW in October 2014 with plats 1) Fulton Leona Chapman Street Dedication (FC No. 669298 HCMR) and, 2) Fulton Extension Street Dedication no 1 (FC No. 669300 HCMR). Per the 2017 Major Thoroughfare Hierarchy Table, the ultimate ROW width for the public street (referenced as San Jacinto) is 80'. The 'southern' portion of Fulton Street is unimproved at this time pending the City's decision to extend Fulton Street to San Jacinto Street by tunnel or bridge. The developer will extend the existing 6' sidewalk and internal landscaping row along a portion of the Fulton Street extension as shown in the attached site plan and cross sections exhibit. With an 'excess' 20' of ROW, the pedestrian realm along Fulton Street is 30' compared to 17' along Burnett Street – a Type A street. A wider pedestrian realm provides an opportunity for wider sidewalks, landscaping belts between the sidewalk and future development / back of curb, on-street parking and other elements that will ultimately enhance the pedestrian experience. Requiring a 25' building line along Fulton Street would place the building even further from the street and diminish the pedestrian scale. The 10' building line is being requested to continue a more consistent urban street scene. A reduced building line combined with the existing increased ROW will provide more public space and a more urban development. Should the Commission grant the requested 10' BL, the distance from the back of curb to the building façade would be 40'.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The proposed reserve will be designated for multifamily residential and is part of the overall Hardy Yards development - a walkable, pedestrian-friendly and mixed use community in close proximity to the transit station along Burnett Street (a Type A street). The 10' building line is being requested to continue a more consistent urban street scene. Requiring a 25' building line along Fulton Street would place the building even further from the street and diminish the pedestrian scale.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of building lines is to allow adequate separation between the vehicular travel lanes and the building façade and to maintain a uniform aesthetic for the built environment. Should the Commission grant the

requested 10' BL along Fulton Street, the distance from the back of curb to the building façade would be 40', and the proposed structure will continue the urban street scene and aesthetic designated along Burnett Street (a Type A street).

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Fulton Street was platted and recorded as a 100' ROW. Per the 2017 Major Thoroughfare Hierarchy Table, the ultimate ROW width for the public street (referenced as San Jacinto) is 80'. With an 'excess' 20' ROW, should the Commission grant the requested 10' BL, the distance from the back of curb to the building façade would be 40'. Further, a 10' building line along Fulton Street would allow for a more consistent urban street scene compared to Burnett Street (a Type A street). Requiring a 25' building line along Fulton Street would place the building further from the street and diminish the pedestrian scale. The 'southern' portion of Fulton Street is unimproved at this time pending the City's decision to extend Fulton Street to San Jacinto Street by tunnel or bridge. The developer will extend the existing 6' sidewalk and internal landscaping row along a portion of the Fulton Street extension as shown in the attached site plan and cross sections exhibit.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. The goal of the project is to maintain a street presence consistent with the vision of the Hardy/Near Northside TIRZ. Granting a 10' BL along Fulton Street would create a more consistent urban street scene. The pedestrian realm along Fulton Street is 30' compared to 17' along Burnett Street – a Type A street. A wider pedestrian realm provides an opportunity for wider sidewalks, landscaping belts between the sidewalk and future development / vehicular travel lanes, on-street parking and other elements that will ultimately enhance the pedestrian experience. Requiring a 25' building line along Fulton Street would place the building further from the street and diminish the pedestrian scale. Should the Commission grant the requested 10' BL, the distance from the back of curb to the building façade would be 40'.



Application No: 2018-1626

Agenda Item: 116

PC Action Date: 09/13/2018

Plat Name: Hardy Yards Reserve

Applicant: Jones|Carter - Woodlands Office

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-152

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow 10' building line along Fulton Street ;

Basis of Recommendation:

The site is located within Houston's corporate limit at the southwest intersection of Burnett and Fulton Street.

The applicant proposes an unrestricted reserve for a multi-family development and is requesting a 10' building line along Fulton as opposed to the required 25'.

Staff is in support of this request.

The site is located immediately north of Downtown Houston and is adjacent to the Burnett Transit Center light rail station. The proposed multi-family development will be situated towards the Burnett and Fulton pedestrian realms to enhance the pedestrian experience for the proposed development and surrounding community. The structures will feature windows, entryways, and balconies facing the ROW to complement the existing pedestrian realm enhancements provided by the Near Northside TIRZ. Strict interpretation of Chapter 42 allows situating this development close to the pedestrian realm along Burnett, but requires a more auto-oriented 25' building line along Fulton. Granting the requested variance for a reduced building line along Fulton is consistent with sound public policy, as it allows for a more pedestrian oriented development within a walkable neighborhood.

In addition, this segment of Fulton Street was platted with a width of 100', which is more than the 80' required by the Major Thoroughfare and Freeway Plan. The additional width is to accommodate a future bridge crossing that would connect the Near Northside with downtown. This additional space will allow for sufficient space for a bridge crossing with a reduced building line along Fulton. The additional space also provides ample space for a pedestrian realm, as the proposed structure and the back of curb would be separated by 40'. The intent of the building line requirement is to allow for safe distance between the roadway and proposed improvements. Granting the requested variance is consistent with the intent of Chapter 42 as the distance between the vehicular travel lanes and the property line allows for a safe pedestrian experience.

Staff recommends granting the variance and approving the plat per the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The site is located immediately north of Downtown Houston and is adjacent to the Burnett Transit Center light rail station. The proposed multi-family development will be situated towards the Burnett and Fulton pedestrian realms to enhance the pedestrian experience for the proposed development and surrounding community. The structures will feature windows, entryways, and balconies facing the ROW to complement the existing pedestrian realm enhancements provided by the Near Northside TIRZ. Strict interpretation of Chapter 42 allows situating this development close to the pedestrian realm along Burnett, but requires a more auto-oriented 25' building line along Fulton. Granting the requested variance for a reduced building line along Fulton is consistent with sound public policy, as it allows for a more pedestrian oriented development within a walkable neighborhood.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Granting the variance is justified because of its compatibility with its walkable surroundings and the ample space between the roadway and the property line. These factors do not represent a hardship imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

This segment of Fulton Street was platted with a width of 100', which is more than the 80' required by the Major Thoroughfare and Freeway Plan. The additional width is to accommodate a future bridge crossing that would connect the Near Northside with downtown. This additional space will allow for sufficient space for a bridge crossing with a reduced building line along Fulton. The additional space also provides ample space for a pedestrian realm, as the proposed structure and the back of curb would be separated by 40'. The intent of the building line requirement is to allow for safe distance between the roadway and proposed improvements. Granting the requested variance is consistent with the intent of Chapter 42 as the distance between the vehicular travel lanes and the property line allows for a safe pedestrian experience.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The 40' distance between the proposed structure and the roadway allows for a reduced building line without impairing public health, safety, or welfare.

(5) Economic hardship is not the sole justification of the variance.

Granting the variance is justified because of its compatibility with its walkable surroundings and the ample space between the roadway and the property line. These factors do not represent an economic hardship.



Agenda Item: 117
Action Date: 09/13/2018
Plat Name: Montrose Garden
Developer: Supo Corporation
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2018-1588 C2R

Total Acreage:	0.4570	Total Reserve Acreage:	0.4570
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77019	493N	City

Conditions and requirements for approval:

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

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

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

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

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

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

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

Add the following note:

The Planning Commission granted a variance to allow a 5' BL along Clay and a 9' BL along Montrose. The variance approval was contingent on the site plan and supporting documentation submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable ordinance requirements.

Variance approval subject to the following conditions:

Montrose Boulevard- 15' Walkway with 8' unobstructed sidewalk & 5' Landscaping Buffer with Min. 3' Caliper Trees. Along West Clay, 13' Walkway with 8' Unobstructed sidewalk a 10' Landscaping Buffer with Min. 3' Caliper Trees. Screening covering parking garage & on eastern building side, provide opaque windows to prevent disruption to SFR housing.

Commission Action:



Agenda Item: 117
Action Date: 09/13/2018
Plat Name: Montrose Garden
Developer: Supo Corporation
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2018-1588 C2R

Grant the requested variance(s) and Approve the plat subject to the conditions listed
The Houston Planning Commission granted variances to allow a 9' BL along Montrose and a 5' BL along W.
Gray subject to the following conditions:
Variance approval subject to the following conditions:

Montrose Boulevard- 15' Walkway with 8' unobstructed sidewalk & 5' Landscaping Buffer with Min. 3' Caliper Trees. Along West Clay, 13' Walkway with 8' Unobstructed sidewalk a 10' Landscaping Buffer with Min. 3' Caliper Trees. Screening covering parking garage & on eastern building side, provide opaque windows to prevent disruption to SFR housing.



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

For Your Information:

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

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

City Engineer: DETENTION IS REQUIRED

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

Parks and Recreation: To be added to general notes on face of plat:

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

2) This property(s) is located in Park Sector number 14.

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

Houston Planning Commission

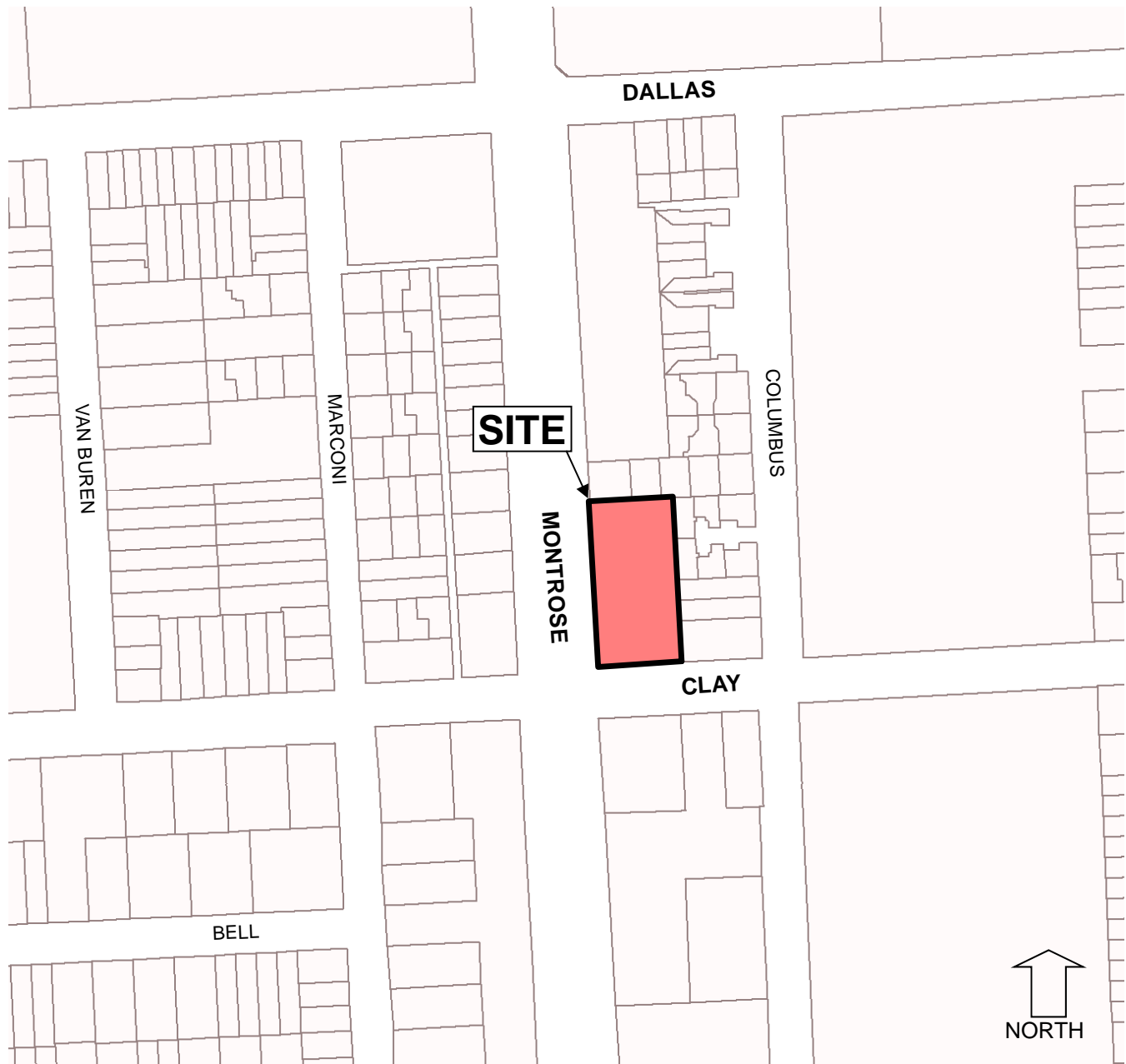
ITEM:117

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Montrose Garden (DEF 1)

Applicant: CE Engineers & Development Consultants, INC



D – Variances

Site Location

Houston Planning Commission

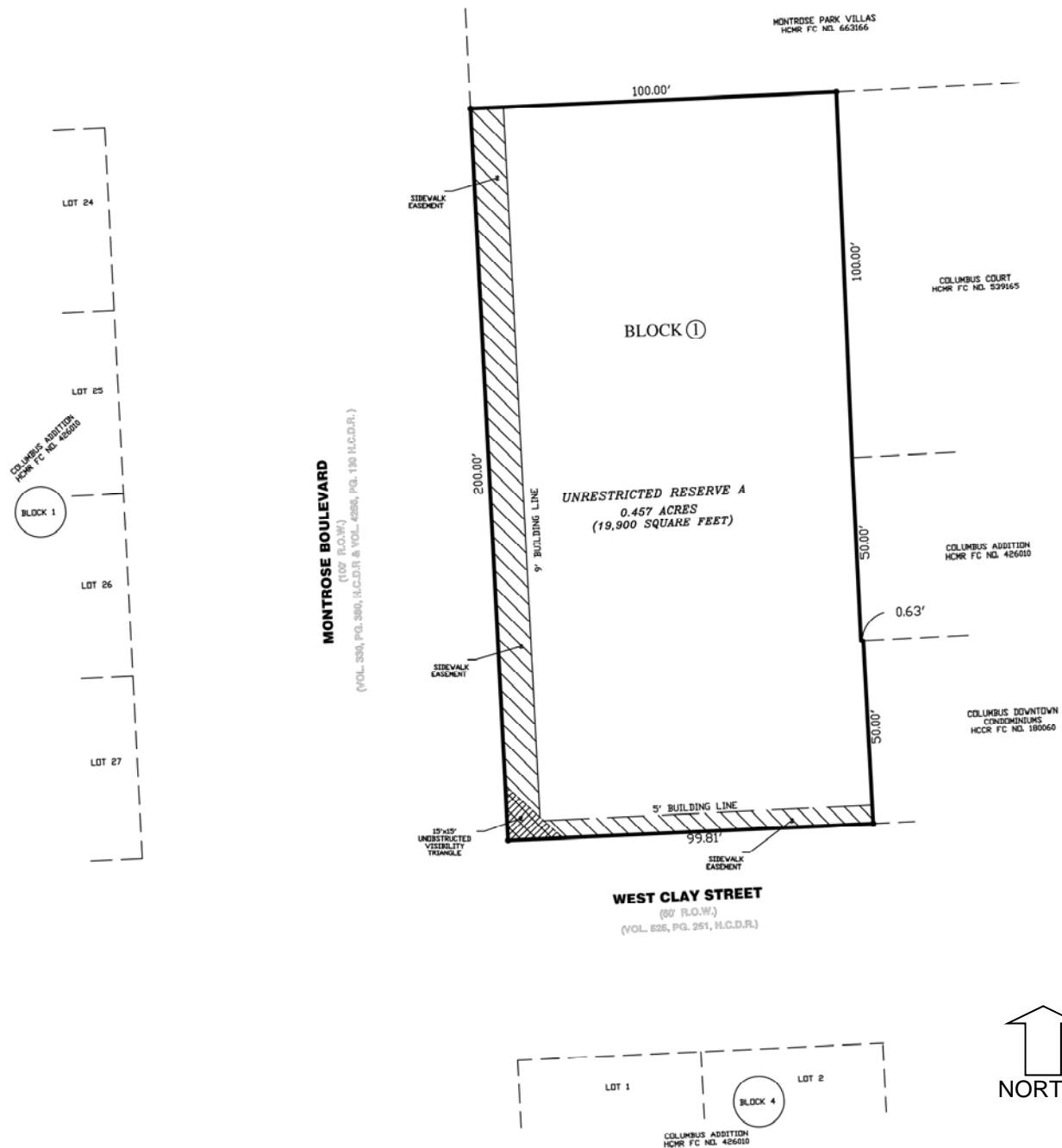
ITEM:117

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Montrose Garden (DEF 1)

Applicant: CE Engineers & Development Consultants, INC



D – Variances

Subdivision

Houston Planning Commission

ITEM:117

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Montrose Garden (DEF 1)

Applicant: CE Engineers & Development Consultants, INC



D – Variances

Aerial

KEYED PLAN NOTES:

- 1

PROPOSED TREES TO BE PLANTED INSIDE OF LANDSCAPING BUFFER ON MONTROSE BLVD AND WEST CLAY ROAD.
- 2

ALL BUILDING STRUCTURE WILL BE 9' FROM PROPERTY LINE TO ENSURE 20' DISTANCE BETWEEN BACK OF CURB AND PROPOSED BUILDING.

PARKING SUMMARY

- PARKING REQUIRED:-
- A. 6,000 S.F. OF RETAIL:

6000 S.F. @ 4 SP/1,000 S.F. = 24 SPACES

TOTAL RETAIL PARKING REQUIRED = 24 SPACES
- B. 100 RESIDENTIAL UNITS:

59 ONE-BEDROOM UNITS @ 1.33 SP/UNIT = 79 SPACES
28 TWO-BEDROOM UNITS @ 1.66 SP/UNIT = 47 SPACES
13 THREE-BEDROOM UNITS @ 2.00 SP/UNIT = 26 SPACES

TOTAL RESIDENTIAL PARKING REQUIRED = 152 SPACES
- TOTAL PARKING REQUIRED = 176 SPACES
- PARKING PROVIDED:
- PARKING PROVIDED = 180 SPACES
- TOTAL PARKING PROVIDED = 180 SPACES

CE

ENGINEERS & DEVELOPMENT CONSULTANTS

T.B.P.E. FIRM # 19146

inquiry@ceengineers.com

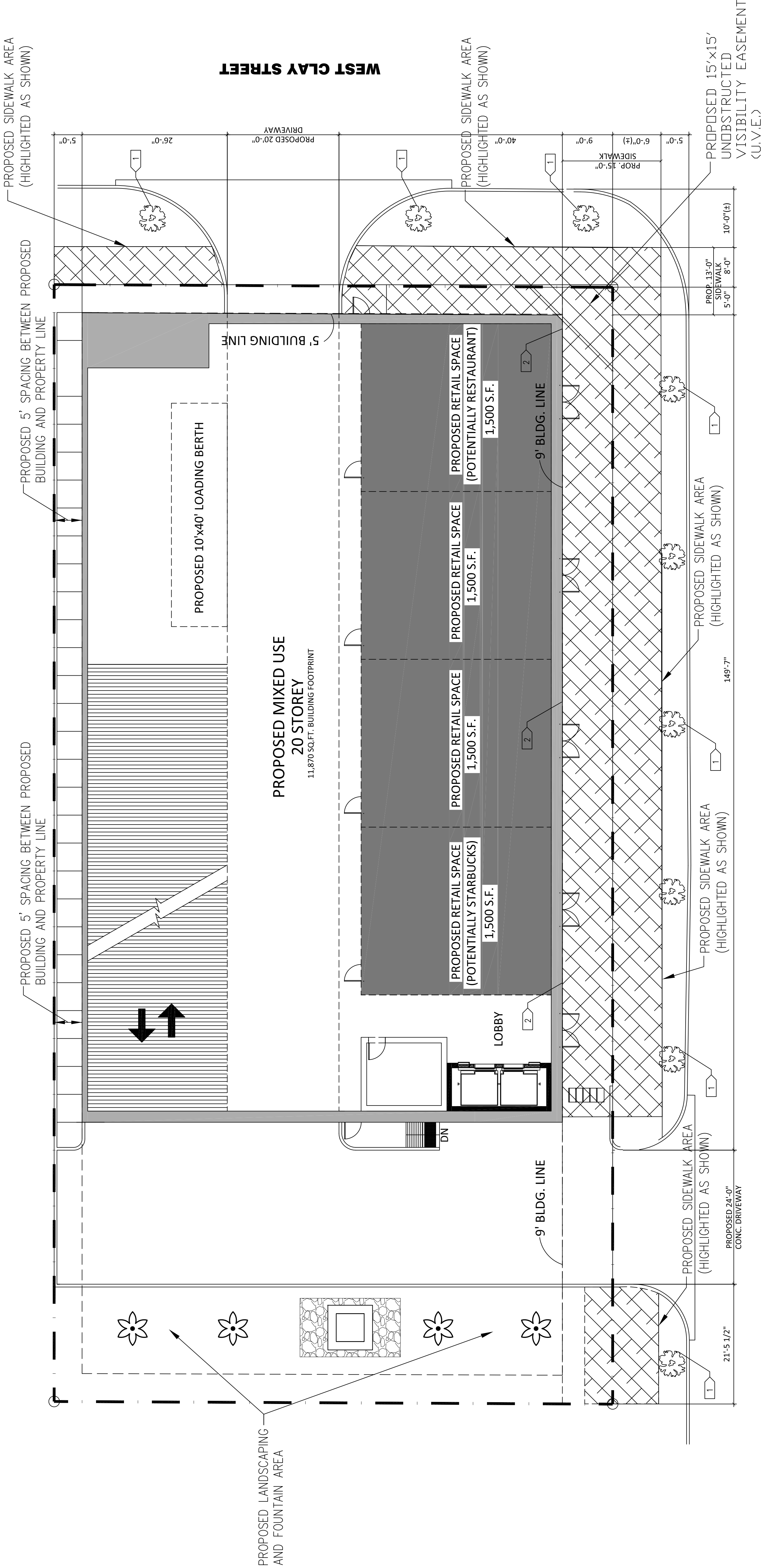
www.ceengineers.com

(O): 832-491-1459

(C): 713-540-6639

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MIXED USE DEVELOPMENT
@ MONTROSE BLVD
1209 Montrose Blvd
HOUSTON, TEXAS. 77019

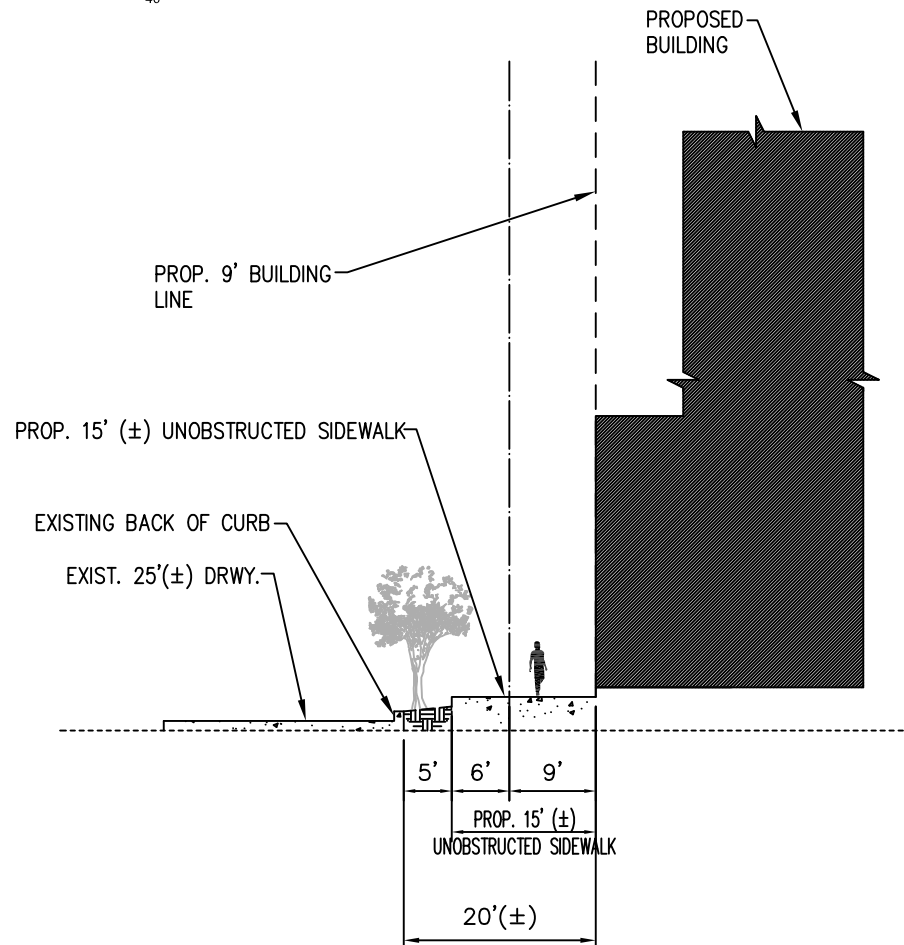
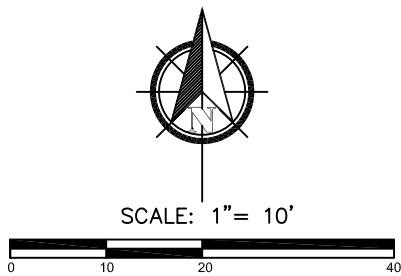


REVISIONS	
No.	DATE DESCRIPTION
GENERAL NOTES	
Scale: HORIZ: N/A	Issue Date: 07-18
VERT: N/A	Issue Date: 07-18
CEDCO Project Number: 18-1007	CEDCO File Number: 181007SD1
Designed By: CW	Date: 09-07-18
Checked By: CW	Date: 09-07-18

OVERALL SITE PLAN

DRAWING: SD1

SHEET: 1 / 3



CROSS SECTION @ MONTROSE BLVD

SCALE: 1"=10'

MONTROSE GARDEN

OWNERS

SUPO CORPORATION
1209 MONTROSE BLVD
HOUSTON, TX 77019

TITLE

CROSS SECTION PLAN @ MONTROSE BLVD

PROJECT

MONTROSE GARDEN

DATE: 09/07/18

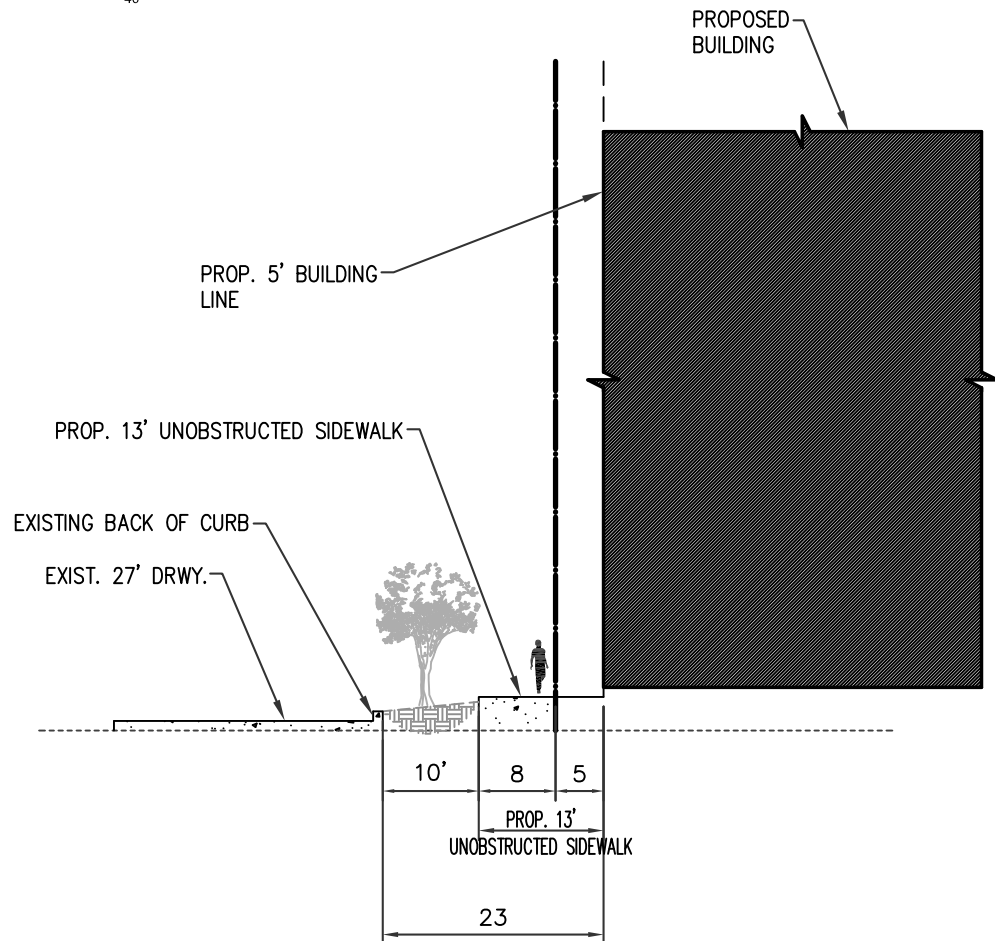
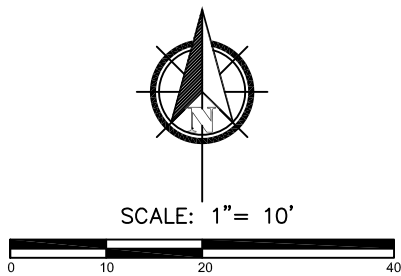
JOB #: 18-1007

SHEET NO.

DRAWN BY: CW

CHECKED BY: CW

CSP-1



CROSS SECTION @ WEST CLAY RD

SCALE: 1"=10'

MONTROSE GARDEN

OWNERS

SUPO CORPORATION
1209 MONTROSE BLVD
HOUSTON, TX 77019

TITLE

CROSS SECTION PLAN @ WEST CLAY RD

PROJECT

MONTROSE GARDEN

DATE: 09/06/18

JOB #: 18-1007

SHEET NO.

DRAWN BY: CW

CHECKED BY: CW

CSP-2





PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2018-1588

Plat Name: Montrose Garden

Applicant: CE Engineers & Development Consultants, INC

Date Submitted: 08/06/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow for a 9' Building Line along Montrose Blvd instead of the ordinance required 25' Building Line for development along a major thoroughfare and to allow for a 5' Building Line along West Clay Road instead of the ordinance required 10' Building Line for development along a collector street for the property located at 1203-1209 Montrose Blvd. Also, the developer is willing to provide a beautiful walkway for the pedestrians.

Chapter 42 Section: 150

Chapter 42 Reference:

(42-150) "Building Line for Major Thoroughfares In general 25 feet". "Building Line for Collector Street In general 10 feet".

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

In 1982 Yooto and Soodial, the sister-in-law duo from Thailand, opened the doors to the Golden Room Restaurant at the corner of Montrose Blvd. and W Clay St. in pursuit of their American dream. It originally served Chinese, but the owners wanted to bring a taste of Thailand to the inner loop so they started incorporating Thai dishes into the menu. The customers loved the new menu additions. Based on their newfound success the "Golden Girls", as they called themselves, decided to risk it all and provide a full-blown Thai experience; they changed the building from yellow to red, revamped the menu and renamed the restaurant Khun Kay Thai Café. After many years of accolades and awards at 1209 Montrose Blvd. the founders decided it was time to retire and pass on their piece of the American dream to a new generation. Tanawat (Book) and Anuch (Annie) Sumrith, a Thai couple from the same area of Thailand, continued the legacy. The 2nd generation owners have remained faithful to Khun Kay's roots and continued to follow the Golden Girls recipe for success; authentic Thai food and friendly service. Realizing that a revitalization effort is underway in Montrose, the Khun Kay Thai Café owners wish to develop Montrose Garden, a 20 story multi-use project that includes everything from a retail shopping center, multifamily condominiums and parking to pedestrian friendly walkways, green areas and bike rentals. The owners plan to relocate their 37-year-old landmark restaurant inside the Montrose Garden development. The developer is planning to build a 20-story high-rise mixed-use building. The first story will be committed to around 6,000 S.F. of retail and will include a variety of retail stores, restaurants, and coffee shops (i.e. Starbucks and Thai Restaurant). The retail part of the building will have its own dedicated one-story parking lot on the second floor. The ground floor will have required bike racks and loading berth per City's requirements. The developer has also engaged into the negotiation with HoustonBicycle about bike share system and would like to install the system. From the third floor to the seventh floor will be 5 stories of residential parking for residents living from the eighth floor to the twentieth floor of multi-family units located above the parking structure. This development will benefit the entire neighborhood by providing a range of places to shop, eat, live, and recreate, as well as additional residential living to meet current demands. The entire property will be accented with a beautiful walkway for pedestrians to enjoy as they come and go. Also, part of the ground floor has been dedicated for landscaping and fountain area to attract more people to come and visit the building. Due to the fact that there will be six total stories of parking for this development, the developer is willing to hear from the City's suggestion and install practical screening to cover the parking levels. Per the requirement of City of Houston Ordinance Chapter 42, Montrose Blvd is a major thoroughfare and R.O.W. is 100'. Hence, a variance for 9' Building Line on Montrose Blvd and 5' Building Line on West Clay Road is required. Since the entire property is around 20,000 S.F. and 25' Building Line on Montrose Blvd together with 10' Building Line on West Clay Road will make 5,000 S.F. of land unusable for building structure. This amount is one fourth of the whole property. Also, due to the parking requirements

for the retail spaces and residential units, the 20-story high-rise mixed-use building may only provide less than 4,000 S.F. of retail and less than 50 residential units if the current building line requirements stay. Compared with the construction cost, this will make this project totally unfeasible. If granted the variance needed to move forward on this project, we will comply with City's requirement on the walkway and make it convenient and user-friendly for all the residents in the neighboring and visitors to the area. This project is in-line with the City's trend and intention of creating additional sidewalk space and we are eager to get it approved. The following improvements will be established for both pedestrian realms. On Montrose Blvd, we will have around 20' from existing back of curb to the proposed building. There will be 5' Landscaping Buffer from back of curb to the proposed 15' sidewalk. And the proposed 15' sidewalk will be connected all the way to the proposed retail spaces on the first floor of the building. On West Clay Road, we will have around 23' from existing back of curb to the proposed building. There will be 10' Landscaping Buffer from back of curb to the proposed 13' sidewalk. And the proposed 13' sidewalk will be connected all the way to the proposed retail spaces on the first floor of the building as well. The beautiful approved trees will be planted inside of landscaping buffer areas. Also, on both pedestrian sidewalks, pedestrian solar lightings, contemporary trash cans and other suggested improvements will be put into place. In this case, more transparent and attractive sidewalks will encourage more people to walk along the property. The project will be comprised of approximately 6,000 S.F. of retail space, along with 100 of residential condominium units and ample parking for both. Based on the current layout, there will be 59 one-bedroom units, 28 two-bedroom units, and 13 three-bedroom units. The total residential unit number will be 100 and total required parking spaces is 152. For the 6,000 S.F. of retail, the required parking spaces is 24. Hence, the total required parking spaces is 176 and total provided parking spaces is 180. It will be an aesthetically appealing structure that will enhance and beautify the Montrose area, an area with very few highrise mixed-use buildings. The developer is planning to get the construction started in the Year 2019. Based on the market research, the occupancy for this project will reach 80% to 90% very shortly after opening. Due to the uniqueness of the Montrose area, people desire a user-friendly and beautiful walkway. Hence, 5' Building Line on Montrose Blvd and 5' Building Line on West Clay Road for this project will be of benefit to the entire neighborhood.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The developer has decided not to comply with the ordinance and would like to request the variance. The circumstances in that area are not caused by the result of a hardship created by the applicant. Many developments in that area have 5' Building Line. Due to the uniqueness of the Montrose area, people desire a user-friendly and beautiful walkway. Hence, 5' Building Line will be of benefit to the entire neighborhood.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The developer is promising that to strictly adhere to the above-mentioned criteria and follow the intent and general purpose of Chapter 42. Our main purpose for this development is to not only construct a beautiful high-rise building that that enhance the local area, but also to comply with City's walkway requirement and make it convenient and user-friendly for all the neighbors. We understand that the commission is authorized to impose any condition on this variance we are requesting, and we will follow all those conditions.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The developer is promising that we will not cause any injuries to the public health, safety and welfare because of this project. Based on the cross section provided in the submittal package, with 9' Building Line on Montrose Blvd and 5' Building Line on West Clay Road, we will have 5' and 10' landscaping buffer from existing back of curb to the proposed sidewalk. Also, the proposed 15' and 13' sidewalk (paving area) will give pedestrians more space to walk, play and run. This will build a healthier, better and safer condition for both pedestrian realms. Meanwhile, we would like to hear from the commission about any suggestions on the design of walkway and we comply to follow all those requirements.

(5) Economic hardship is not the sole justification of the variance.

The developer is promising that we are not requesting for this 9' Building Line and 5' Building Line variance only because of economical hardship. It is also because that: based on the market research and survey, the mixed-use high-rise building is what is needed in that neighborhood. This will benefit all the neighbors. Please find attached comparative market analysis on the condos and apartments in that area done by the real estate team in this project. It shows there are currently only three Mid/Hi-Rise condos on the market in the whole area. And most of the condos are sold right after posted. This proves that there is a huge demand for the condos in this area. The developer believes that this project can bring people what they need in that area.



Application No: 2018-1588

Agenda Item: 117

PC Action Date: 09/13/2018

Plat Name: Montrose Garden

Applicant: CE Engineers & Development Consultants, INC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 150

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow for a 9' Building Line along Montrose Blvd instead of the ordinance required 25' Building Line for development along a major thoroughfare and to allow for a 5' Building Line along West Clay Road instead of the ordinance required 10' Building Line for development along a collector street.;

Basis of Recommendation:

The site is located at the northeast intersection of Major Thoroughfare Montrose Blvd, in Houston's corporate limits. The applicant is seeking a variance to allow a 9' BL along Montrose Blvd. in lieu of the required 25' BL and a 5' BL along West Clay Street, in lieu of the required 10' BL per the ordinance. Staff is in support of the request.

The applicant is proposing a 20-story mixed use high rise, with an active ground floor, structure parking, and residential units above. Above the active ground floor will be 6 stories of parking and 13 stories of multi-family.

Strict application of the ordinance would create an impractical development on the site by requiring any new construction to sit much deeper into the lot- resulting in a higher structure than what is currently proposed.

The 9' BL along Montrose Boulevard will result in a back of curb distance of approximately 20'- with a 5' landscaping buffer, and a 15' walkway, of which 8 feet will remain unobstructed.

The pedestrian realm along west clay will be approximately 23' from the back of the curb to the face of the building- and the applicant is proposing a 10' safety buffer between the curb and the 13' walkway- 8' of which shall remain unobstructed.

Staff concurs that the pedestrian realm widths of 20 and 23' respectively meet the intent of Ch. 42 and will not rendering the proposed development deleterious to the public's health safety or welfare. The mix of active ground floor, wide, unobstructed sidewalks and the recent edition of additionally public space are consistent with staff's Walkable Places Pilot Project and the character of the greater Montrose area.

Therefore, Staff recommends granting the requested variance and approving the plat subject to the following conditions:

1. The applicant shall provide Screening along rear Elevation of Garage, and dedicate all portions of the sidewalk and walkway within the plat boundary as an public access easement.

Along Montrose Boulevard, the applicant shall provide a

- 15' Walkway with 8' unobstructed sidewalk
- 5' Landscaping Buffer with Min. 3' Caliper Trees; and

Along West Clay, the applicant shall provide a

- 13' Walkway with 8' Unobstructed sidewalk; and
- 10' Landscaping Buffer with Min. 3' Caliper Trees

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Strict application of Ch. 42 would create an impractical development on the site by requiring all new construction to sit deep into the site. This would be contrary to the inherent walkable traits of the neighborhood and would likely result in a builder of greater height.

(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. As the existing development pattern along the Montrose Boulevard corridor is a factor to creating a synergy of more dense and walkable development to this site that is compatible with the emerging character.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Ch. 42's spirit will be upheld as the back of curb distances are consistent with safety and the walkable nature of the neighborhood.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The applicant's pedestrian realms will create safer conditions along the site than what currently exist. The mix of uses, coupled with the wide, unobstructed sidewalks will improve the pedestrian experience and make walking safe & attractive.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. The development's public improvements and merit in aligning itself with the City of Houston's Walkable Places effort and Plan Houston, fit the emerging character of the neighborhood into a more dense and walkable place.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 118
Action Date: 09/13/2018
Plat Name: MP Highway 290 Industrial GP
Developer: Northwest Dodge, Inc.
Applicant: Windrose
App No / Type: 2018-1763 GP

Total Acreage:	8.6469	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:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77429	368T	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.

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

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

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

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 Planning Commission granted a variance to exceed 1400' intersection spacing by not extending or terminating McCamey Drive with a cul-de-sac and to access McCamey Drive for emergency purposes only.



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

For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 118
Action Date: 09/13/2018
Plat Name: MP Highway 290 Industrial GP
Developer: Northwest Dodge, Inc.
Applicant: Windrose
App No / Type: 2018-1763 GP

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

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

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)

Documentation of TxDOT driveway approval should be submitted with site plans. Comment has been added to the Plat and CRM.

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

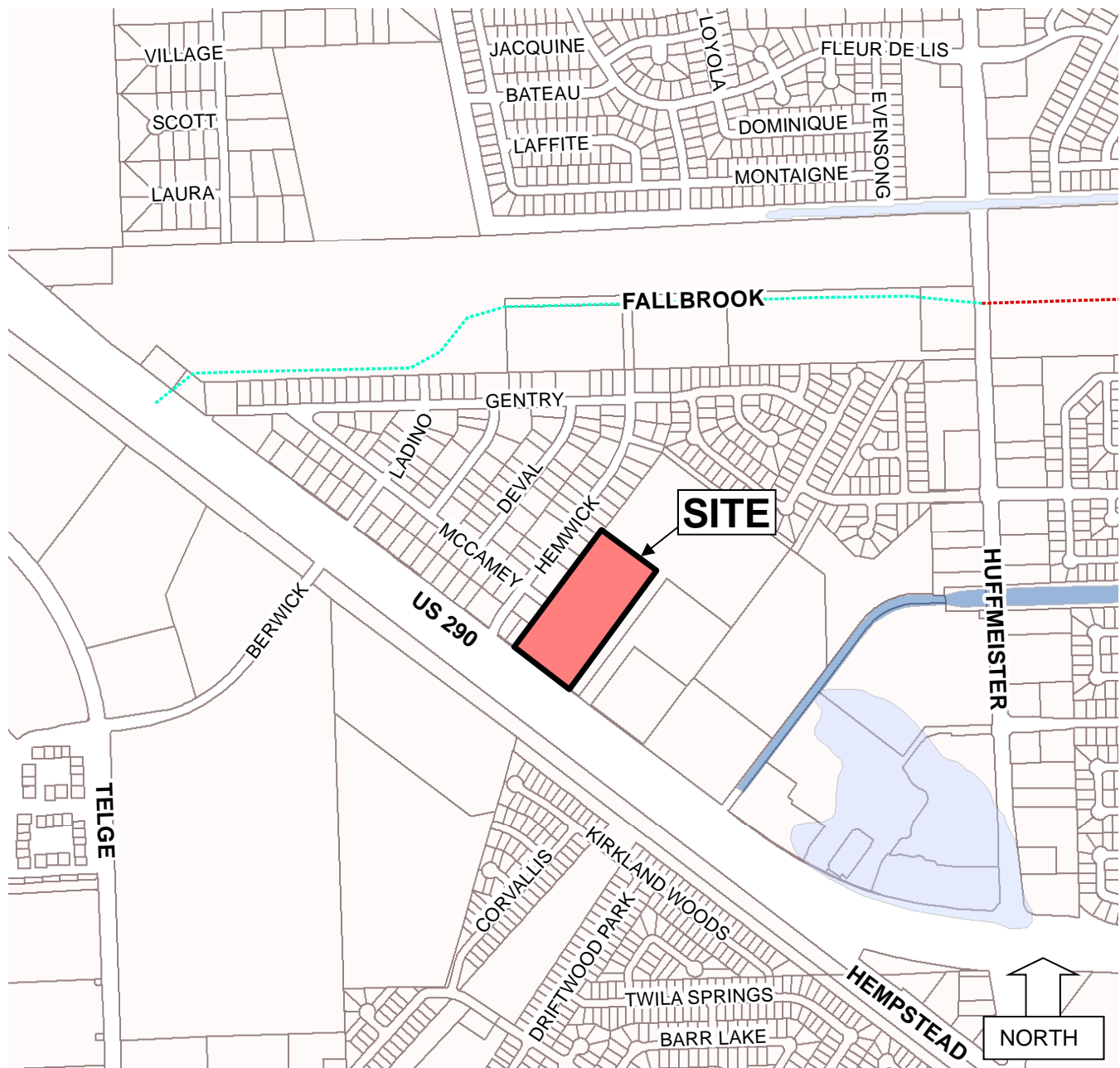
ITEM:118

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: MP Highway 290 Industrial GP (DEF 1)

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

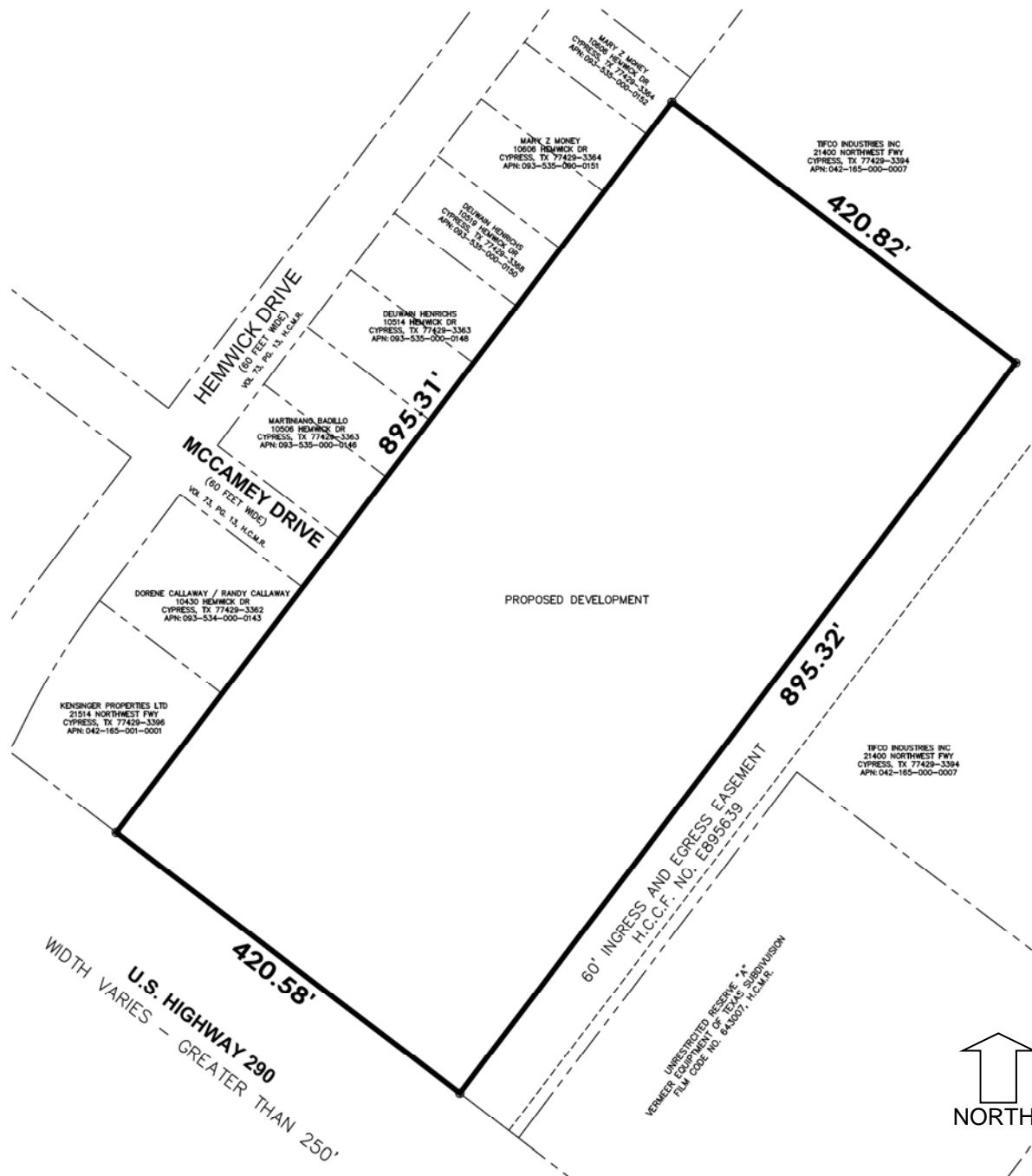
ITEM:118

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: MP Highway 290 Industrial GP (DEF 1)

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

ITEM:118

Planning and Development Department

Meeting Date: 09/13/2018

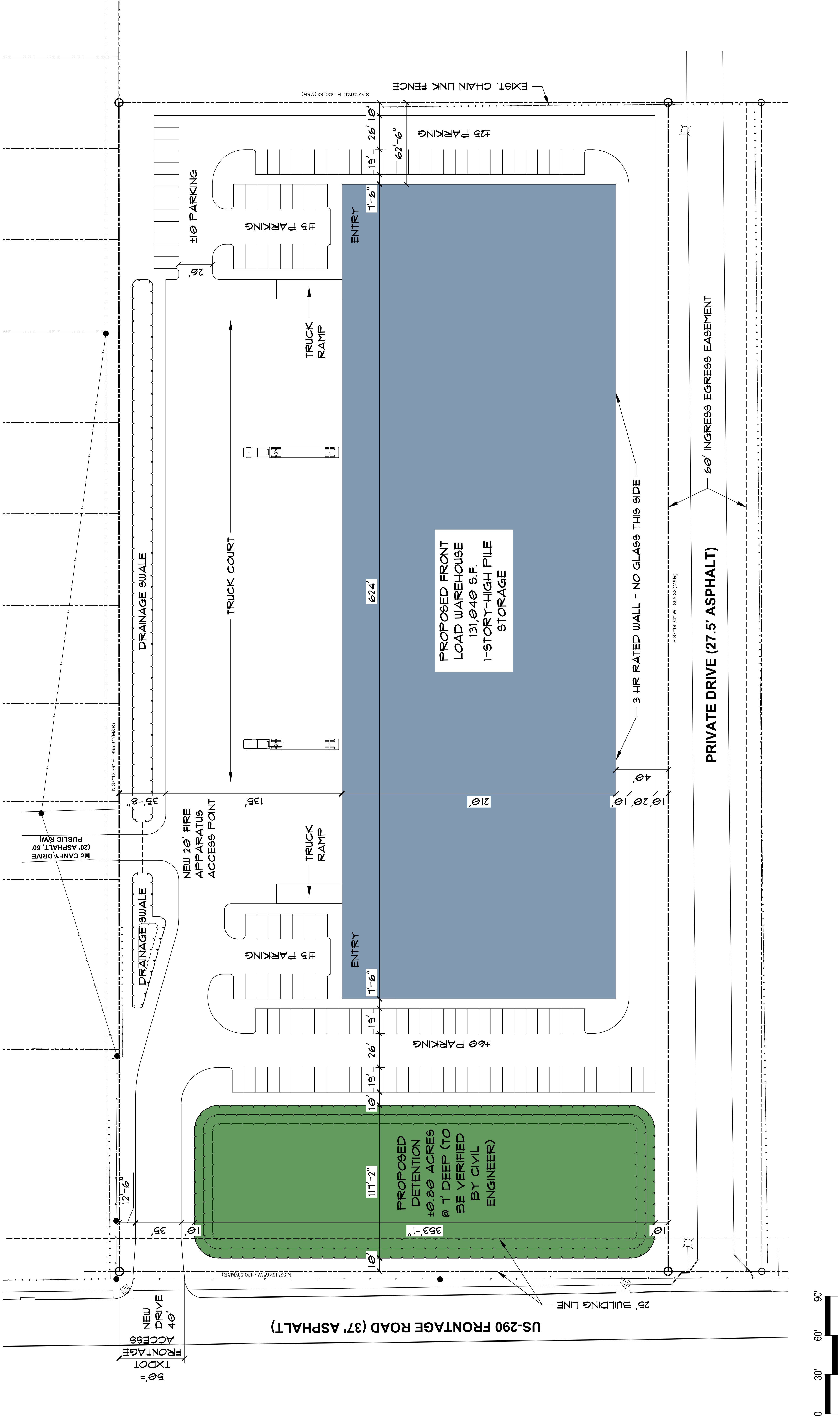
Subdivision Name: MP Highway 290 Industrial GP (DEF 1)

Applicant: Windrose



D – Variances

Aerial



PRELIMINARY SITE PLAN

This Drawing is intended for use as a Preliminary Master Plan or a Site Design Concept Drawing. It is not intended for use as a final design. The final design shall be the responsibility of the client. This Drawing was prepared without full knowledge of a survey, easements, building setbacks, deed restrictions, utility easements, storm water detention requirements, flood plain mitigation, parking requirements, transportation authority requirements, and fire apparatus access requirements. The final design may be affected by any or all of the above.

DETENTION LAYOUT

This drawing shows a conceptual detention layout only, as requested by the client. A Civil Engineer will be required to fully develop the detention requirements for this site.

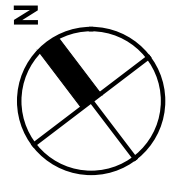
No field verification of existing site conditions has been made.

± 8.647 AC Land
±125 Parking Spaces

Note: The parking shown is Approximate. Once a final design is chosen, entries, HC spaces, landscaping islands, etc. will need to be added. This will potentially impact the final parking count.



290 DISTRIBUTION CENTER
SITE PLAN SCHEME 07B
21 420 Northwest Freeway, Cypress, TX 77429





PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2018-1763

Plat Name: MP Highway 290 Industrial GP

Applicant: Windrose

Date Submitted: 08/20/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To exceed 1400' intersection spacing along Hemwick Drive by not extending McCamey drive through subject tract nor terminating with a cul-de-sac.

Chapter 42 Section: 128; 134

Chapter 42 Reference:

Sec. 42-128, Intersections of local streets, Paragraph (a), Subparagraph (1), states "Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;" Sec. 42-134, Street extension, Paragraph (a), states, "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;

The subject property is 8.6469-acres located on the north side of the US Highway 290 frontage road approximately 130 feet southeast of the intersection with Hemwick Drive. The property is ideal for industrial/heavy commercial uses, being situated along the US Highway 290 corridor just north of State Highway 6. The surrounding area is characterized by industrial and heavy commercial uses, including Tifco Industries to the north and east, the More Hands Maid Service dispatch facility to the west, and mixed-use single-family residential/commercial establishments to the northwest. The applicant is proposing to construct a 130,000+ square foot front-load warehouse facility with primary access to the US Highway 290 service road. Because of the controlled-access nature of their freeway frontage and the existence of two street/driveway connections within 200 feet of either side of the site – Hemwick Drive and Tifco Drive (private) – the applicant cannot obtain the second point of access required by the County's emergency service regulations. While Tifco Drive seems like a logical connection, it is actually a private driveway covered by a perpetual access easement that the applicant is not party to. McCamey Drive is a dead-end right-of-way that terminates in to the northwestern boundary of the site. While this dead-end street is only one lot deep, is not extending residential development, and is not shown on a general plan, it is needed to meet intersection spacing requirements as the distance between the US 290 frontage road and Gentry Road is 1,670 feet. The intersection with Aspen Lane to the north would negate the intersection spacing issue but it cannot be considered as Aspen does not intersect with at least two local streets. The applicant is seeking a variance not to extend McCamey Drive through the site or to provide a public turnaround. The unique physical characteristics of the controlled-access service road and the negative impacts associated with extending or providing a turnaround for the stub street create sufficient hardship and justify the requested variance. Street extension isn't viable as it would bisect the subject property and negate the proposed use on the site. Further, extension beyond the limits of the platted area to the west is prevented by the existence of a private driveway, built-out industrial facilities, a major drainage channel, and the North Cypress Medical Center. Putting in a code-compliant turnaround at the terminus of McCamey Drive is also not in the public's best interests and makes the proposed development infeasible. Due to the required point of connection to US 290, the location of McCamey Road right-of-way, and the limited width of the

property, the development of a cul-de-sac would force the commercial driveway to extend through the turn-around to provide access to the rear of the site as the proximity of the connection makes the driveway geometrics impossible to navigate without extending through the cul-de-sac, making it unsafe as a turn-around. Furthermore, connecting McCamey drive through the site to the TxDOT access point as a loop street back to 290 would violate intersection spacing requirements along a major thoroughfare reducing the spacing to less than 150 feet along the feeder road. In addition the cul-de-sac would be unnecessary right-of-way that Harris County would have to maintain and patrol frequently as it would be a well-used staging area for criminal activity given that it is hidden and unused during non-business hours.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The controlled access restrictions of US Highway 290, existing points of access within close proximity to the site, and the surrounding development existed long before the applicant's development plans. These conditions create the hardship that the applicant must overcome. The only viable solution to overcome the hardship, avoid any negative impacts to the surrounding residential area, and meet the intent of the Harris County development regulations is to allow the applicant to provide an "emergency access only" connection to the McCamey Drive right-of-way.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Eliminating the requirement for the extension or a turnaround meets the intent of the City's Code of Ordinances and Harris County's development regulations. Extending McCamey Drive provides no benefit to the public as the road will never continue beyond the eastern edge of the subject property and it is not needed to meet intersection spacing criteria. In addition, Existing McCamey Road is less than 200' in length and is functionally only one lot deep as the West adjacent lots are owned and developed as one single family lot and would meet hose-lay requirements for fire protection to the residential lots without extension or termination. Applicant intends to provide a gated connection to the existing termination of McCamey Drive and restrict access to McCamey termination by installing a "Knox" box access gate that can only be opened by emergency services personnel, preventing general use of the connection by the on-site commercial traffic, as well as by residential traffic from the adjacent neighborhood while addressing the need of a second point of access to meet Harris County fire code regulations. The ability to use the dead-end as an emergency-only access point addresses the applicant's hardship of not being able to secure a second point of access along the US 290 frontage road. More importantly, restricting public access mitigates the negative impacts that would be caused by allowing the heavy-haul warehouse truck traffic to cut through the neighborhood. Without the variance, the unnecessary street extension or turnaround would make the development of this project infeasible

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting the variance will have a positive impact on the public's health, safety, and welfare. The connection to McCamey Drive will provide the second point of access needed to ensure the safety of the warehouse's employees. Channeling the industrial/warehouse traffic to the US 290 frontage road will be a positive outcome for the neighborhood to the west that needs to avoid pushing heavy-haul truck traffic on to their aging, narrow streets. In addition, the development on this project will provide additional benefits to the neighborhood with the installation of public water and sewer facilities to provide fire protection not only to the proposed development, but also to all of the residents along Hemwick Drive and McCamey Drive.

(5) Economic hardship is not the sole justification of the variance.

The justification for the variance is the hardship created by the unique physical characteristics of the controlled-access US 290 frontage road and the Harris County development regulations that require a second point of access for emergency service. Applicant does not have the ability to obtain a second point of access along Highway 290 to provide the required second point of access for commercial development. While extending McCamey Drive or providing a turnaround at its terminus doesn't align with the public's best interests, allowing the applicant to use the right-of-way as their second point of access is a viable compromise that doesn't destroy the . If the Planning Commission grants the variance, they would enable the applicant to address their hardship and preserve the separation between the new warehouse use and the established residential area to the west.



Application No: 2018-1763

Agenda Item: 118

PC Action Date: 09/13/2018

Plat Name: MP Highway 290 Industrial GP

Applicant: Windrose

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128; 134

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To exceed 1400' intersection spacing along Hemwick Drive by not extending McCamey drive through subject tract nor terminating with a cul-de-sac. For McCamey Drive to be allowed emergency access only instead of no access as required by the ordinance.;

Basis of Recommendation:

The subject property is 8.6469-acres located on the north side of the US 290 frontage road approximately 130 feet southeast of the intersection with Hemwick Drive. The surrounding area is characterized by industrial and heavy commercial uses, and mixed-use single-family residential/commercial establishments to the northwest. The applicant is proposing to construct a 130,000+ square foot front-load warehouse facility with primary access to the US 290 service road. Because of the controlled-access nature of their freeway frontage and the existence of two street/driveway connections within 200 feet of the site – Hemwick Drive – the applicant cannot obtain the second point of access required by the County's emergency service regulations. McCamey Drive is a dead-end right-of-way that terminates in to the northwestern boundary of the site. Strict application of the ordinance would require Hemwick Drive to be extended through the site or terminated with a cul-de-sac. The applicant is seeking a variance not to extend McCamey Drive through the site or to provide a public turnaround. As well as for McCamey Drive to be allowed emergency access only instead of no access as required by the ordinance. Staff is in support of the request.

The applicant stated controlled access restrictions on US 290, limits the number of access points to the site to one along TXDOT's right-of-way. Therefore, the need to have emergency access to McCamey Drive is crucial to meet Harris County's two point of access emergency vehicle requirements. Existing development and pipelines to the east predate the site's current proposal, giving the developer unusual physical characteristics.

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. As existing development constraints to the east predate the proposed development. As well as Harris County and TXDOT's requirements are determining factors in the applicant creating unique solutions to this site.

The intent and general purposes of this chapter will be preserve and maintained. The extension of McCamey Drive provides no overall east-west connectivity benefit to this develop neighborhood. As an existing network of other east-west streets are in place to serve for circulation purposes.

By not requiring McCamey Drive to be extended through the site, the variance approval will prevent the mixing of warehouse related traffic with the adjacent residential subdivision to the west. Furthermore, by also allowing emergency vehicles to still have access through McCamey Drive, a stub street. It will emphasize that this variance will not be injurious to the public health, safety, and welfare by maintaining two points of access for a future emergency.

Economic hardship is not the sole justification of the variance, as further extension of McCamey to the east of the site is not likely to be extended due to multiple pipelines and existing buildings in the adjacent parcels. In addition, Harris County development regulations require a second point of access for emergency service. By allowing the site to allow access to McCamey Drive for emergency vehicles only, the site will in line with sound public policy.

Harris County Engineering's Office has no objection to the variances being requested.

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 stated controlled access restrictions on US 290, limits the number of access points to the site to one along TXDOT's right-of-way. Therefore, the need to have emergency access to McCamey Drive is crucial to meet Harris County's two point of access emergency vehicle requirements. Existing development and pipelines to the east predate the site's current proposal, giving the developer unusual physical characteristics.

(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. As existing development constraints to the east predate the proposed development. As well as Harris County and TXDOT's requirements are determining factors in the applicant creating unique solutions to this site.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter will be preserve and maintained. The extension of McCamey Drive provides no overall east-west connectivity benefit to this develop neighborhood. As an existing network of other east-west streets are in place to serve for circulation purposes.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

By not requiring McCamey Drive to be extended through the site, the variance approval will prevent the mixing of warehouse related traffic with the adjacent residential subdivision to the west. Furthermore, by also allowing emergency vehicles to still have access through McCamey Drive, a stub street. It will emphasize that this 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, as further extension of McCamey to the east of the site is not likely to be extended due to multiple pipelines and existing buildings in the adjacent parcels. In addition, Harris County development regulations require a second point of access for emergency service. By allowing the site to allow access to McCamey Drive for emergency vehicles only, the site will in line with sound public policy.



Agenda Item: 119
Action Date: 09/13/2018
Plat Name: Paige Polk
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2018-1827 C2

Total Acreage:	0.7174	Total Reserve Acreage:	0.0000
Number of Lots:	19	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	493V	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.

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

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

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

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

31.1. Add the following building line note to the face of the plat. The building lines, 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. A variance authorizing a 5 feet building line along Polk street(s) has been approved by the City of Houston Planning Commission for the development of the Paige Polk subdivision only. It is intended that the building line(s) authorized by the variance will be limited and will not apply to subdivision replat or redevelopment of the property.

Remove replat paragraph and add single-family lot paragraph.

Reduced building line variance granted with the following conditions:

Provide 3" caliper street trees.

Provide a 6' sidewalk.

Provide direct pedestrian access for each lot to Polk.

Use semi-opaque fence along the property line.

Add the following plat note: The Planning Commission granted a variance to allow a 5' building line along Polk. The variance approval was contingent on the site plan and supporting documentation submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable ordinance requirements.

Commission Action:



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 119
Action Date: 09/13/2018
Plat Name: Paige Polk
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2018-1827 C2

Defer Additional information reqd

Planning Commission requested the following action during the deferral period:

*Contact the Eado Management District to get their opinion.

*Provide 6' sidewalk and 3" caliper street trees along both frontages

*Provide all guest parking within the site



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

For Your Information:

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

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

PWE Traffic: 09/12/18:

Sufficient on-street parking is available to meet the parking requirement.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required 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 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:119

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Paige Polk

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

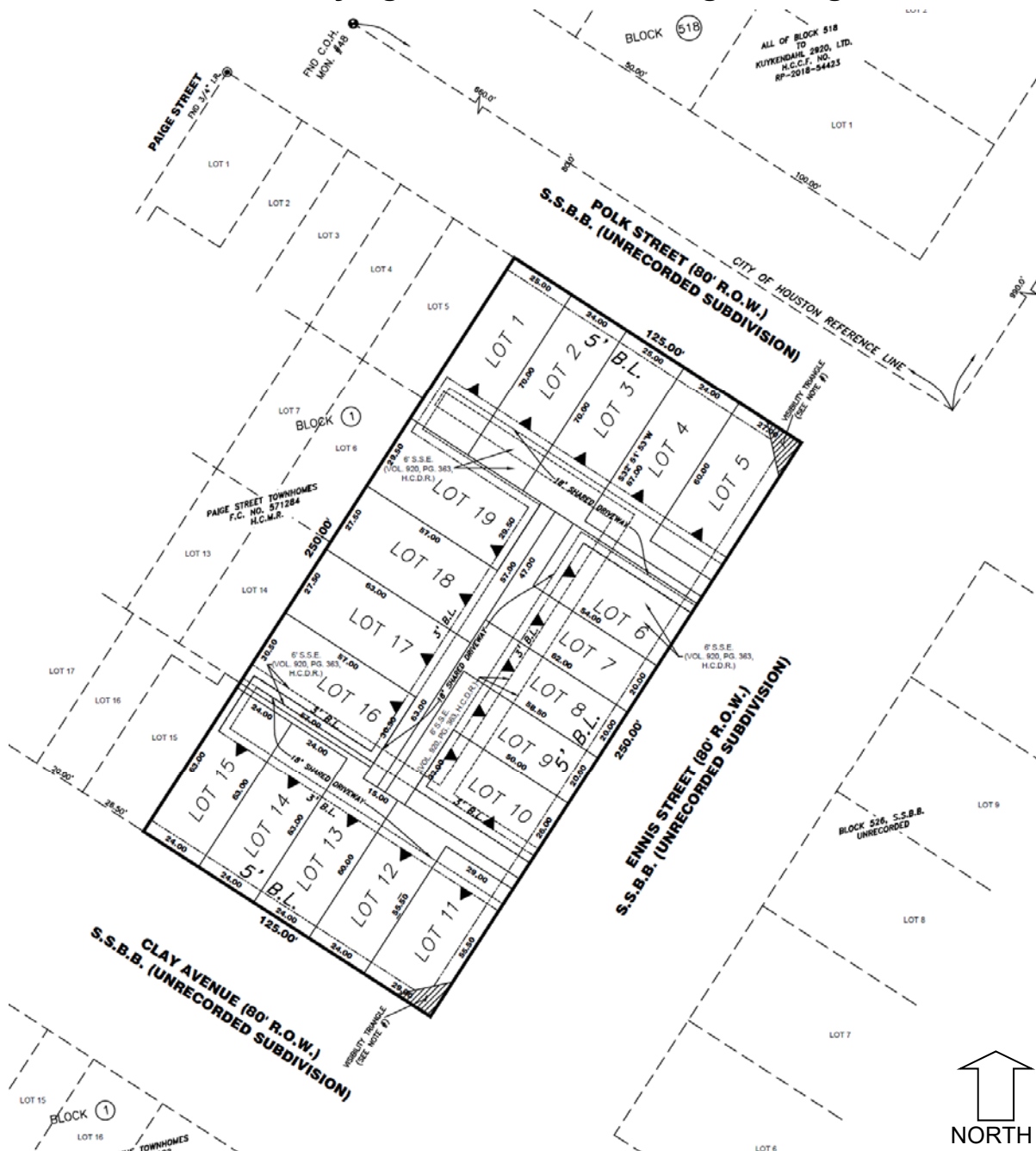


D – Variances

Site Location

Meeting Date: 09/13/2018

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



Subdivision

Houston Planning Commission

ITEM:119

Planning and Development Department

Meeting Date: 09/13/2018

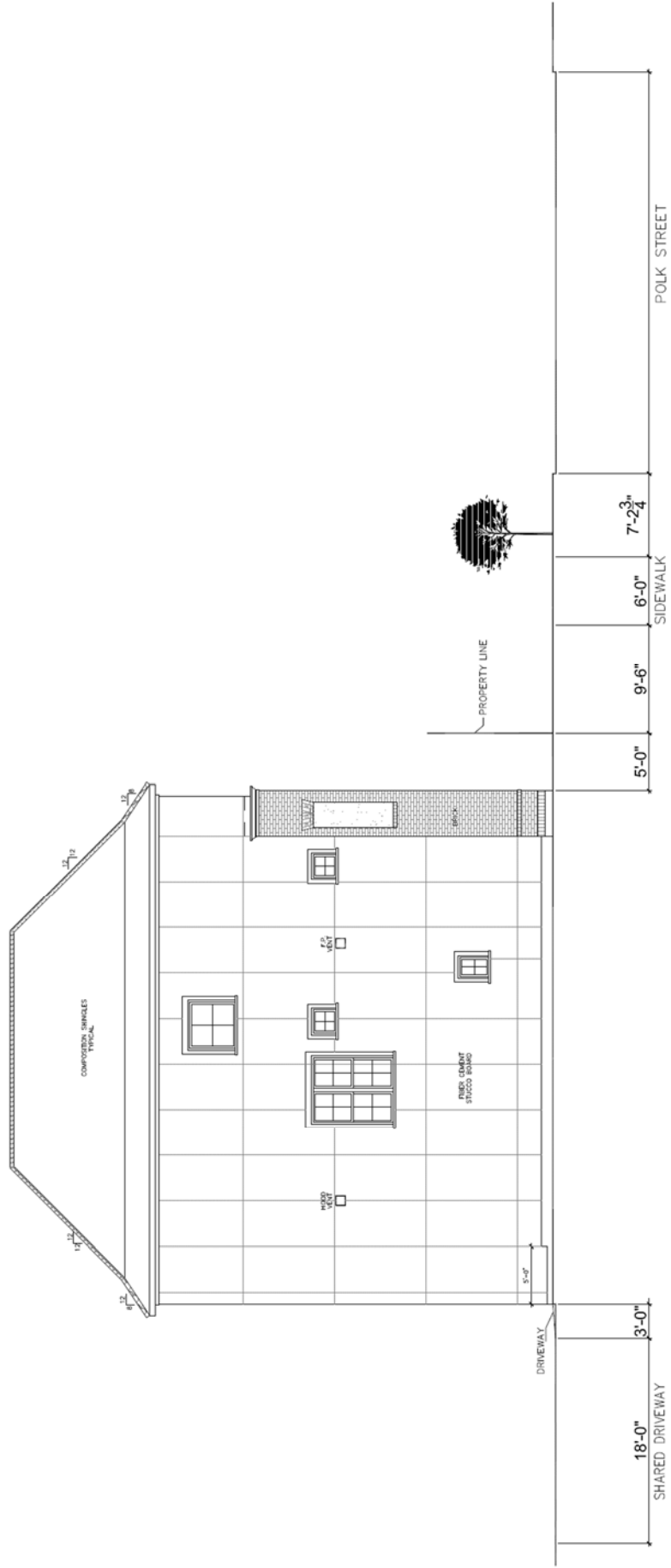
Subdivision Name: Paige Polk

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



D – Variances

Aerial



STREET SECTION



Application Number: 2018-1827

Plat Name: Paige Polk

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

Date Submitted: 09/03/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

We are seeking a variance to allow a five foot building line along Polk Street, a major thoroughfare.

Chapter 42 Section: 152

Chapter 42 Reference:

42-152(a): The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

This particular tract lies within just a few blocks of a few transit corridors and this entire area is being developed throughout with more dense residential type developments. This subject plat shares a block with a residential development that has a five-foot building line along Polk Street and adjacent this plat across Polk Street is another subdivision with a 5' building line. Allowing a five foot building line along this portion of the block will be consistent with the surrounding area. This is in an area of town with great walkability, including to the nearby sporting arenas and lightrail stations.

(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 surrounding developments have established the best use for the tract and the building line proposed on this plat will be consistent with the general area.

(3) The intent and general purposes of this chapter will be preserved and maintained;

There will be pedestrian access through gates at the rear of the lots adjoining Polk along with a proposed six-foot wide sidewalk and city-approved trees. The intent and general purpose of Chapter 42 will be preserved and maintained.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The five foot building line is consistent with Palmer Square and Paige Street Townhomes Subdivisions and there will be at least 25 feet between the curb and units.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not being considered as the sole justification for the variance as the surrounding conditions have established a smaller building line in this area.



Application No: 2018-1827

Agenda Item: 119

PC Action Date: 09/13/2018

Plat Name: Paige Polk

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

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 152

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

We are seeking a variance to allow a five foot building line along Polk Street, a major thoroughfare.;

Basis of Recommendation:

The site is located within Houston's corporate limit at the southwest intersection of Ennis and Polk Streets.

The applicant proposes a shared driveway development and is requesting a variance to plat a 5' building line along Polk as opposed to the 25' requirement for major thoroughfares.

Staff is in support of this request.

The site is located along Polk Street east of Downtown Houston; a redeveloping walkable community. Though designated a major thoroughfare, Polk Street features characteristics associated with collector and local streets, including relatively narrow roadway and an established pattern of redevelopment within 5' of the right-of-way. The smaller scale character of Polk makes it more conducive to developing closer to the street than a more traditional major thoroughfare. Strict interpretation of Chapter 42 would require this site to be developed with a 25' building line along Polk. Granting the requested variance is constant with the intent of the ordinance, as Polk functions more as a collector or local street than a traditional major thoroughfare.

In addition, the applicant proposes to contribute to the adjacent walkability by providing enhancements and orienting the site towards the pedestrian realm. The units along Polk will feature a 6' unobstructed sidewalk with a 7' buffer from the roadway. Each unit will have direct walk-up access from the sidewalk and will feature porches and a high degree of transparency to maximize interaction between the public and private realms. Furthermore, the reduced building line allows for enough developable area to construct 19 dwellings while limiting vehicular interaction with the pedestrian realm to two shared driveway entries. Granting the requested variance is consistent with sound public policy, as it allows for a pedestrian friendly development within a walkable community.

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 applicant proposes to contribute to the adjacent walkability by providing enhancements and orienting the site towards the pedestrian realm. The units along Polk will feature a 6' unobstructed sidewalk with a 7' buffer from the roadway. Each unit will have direct walk-up access from the sidewalk and will feature porches and a high degree of transparency to maximize interaction between the public and private realms. Furthermore, the reduced building line allows for enough developable area to construct 19 dwellings while limiting vehicular interaction with the pedestrian realm to two shared driveway entries. Granting the requested variance is consistent with sound public policy, as it allows for a pedestrian friendly development within a walkable community.

(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 fact that Polk functions more as a collector or local street than a traditional major thoroughfare and the pedestrian amenities provided. Neither of these factors represent a hardship of the applicants creation.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The site is located along Polk Street east of Downtown Houston; a redeveloping walkable community. Though designated a major thoroughfare, Polk Street features characteristics associated with collector and local streets, including relatively narrow roadway and an established pattern of redevelopment within 5' of the right-of-way. The smaller scale character of Polk makes it more conducive to developing closer to the street than a more traditional major thoroughfare. Strict interpretation of Chapter 42 would require this site to be developed with a 25' building line along Polk. Granting the requested variance is constant with the intent of the ordinance, as Polk functions more as a collector or local street than a traditional major thoroughfare.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The high degree of transparency, limited auto conflicts, and pedestrian improvements contribute to the greater safety of the adjacent community.

(5) Economic hardship is not the sole justification of the variance.

Granting the variance is justified by the fact that Polk functions more as a collector or local street than a traditional major thoroughfare and the pedestrian amenities provided. Neither of these factors represent an economic hardship.



Agenda Item: 120
Action Date: 09/13/2018
Plat Name: Pearl on Helena replat no 1
Developer: Helena-Drew Holdings, LLC, a Texas Limited Liability Company
Applicant: Vernon G. Henry & Associates, Inc.
App No / Type: 2018-1796 C2R

Total Acreage:	1.1478	Total Reserve Acreage:	1.1478
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77006	493P	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)

31.1. Add the following building line note to the face of the plat. The building lines, 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. A variance authorizing a 0' feet building line along Helena street, a 3' building line along Dennis and Drew Streets, and a 5-8.5' building line along Albany Street has been approved by the City of Houston Planning Commission for the development of the Pearl on Helena replat no 1 subdivision only. It is intended that the building line(s) authorized by the variance will be limited and will not apply to subdivision replat or redevelopment of the property.

3" caliper trees

6' wide sidewalks, pedestrian realm of minimum 15' with 6' clear zone except for Drew Street

The building elevation along Drew Street and details of the pedestrian realm must be approved by the Planning Director prior to building permits being issued

Parking garage must be screened

Remove or relocate existing utility pole on Dennis street away from buildings and sidewalk

Provide tree preservation plan for existing street trees

The location of garage entrances will further reviewed by Public Works and Engineering

Add the following plat note: The Planning Commission granted a variance to allow a 0' building line along Helena, a 3' building line along Denis and Drew and a 5-8.5' building line along Albany. The variance approval was contingent on the site plan and supporting documentation submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable ordinance requirements.

Commission Action:

Approve the plat subject to the conditions listed

Planning Commission granted the requested variance to plat a 0' building line along Helena, a 3' building line along Dennis and Drew, and a 5' building line with an 8.5' buffer for an existing mature tree along Albany.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 120
Action Date: 09/13/2018
Plat Name: Pearl on Helena replat no 1
Developer: Helena-Drew Holdings, LLC, a Texas Limited Liability Company
Applicant: Vernon G. Henry & Associates, Inc.
App No / Type: 2018-1796 C2R



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

For Your Information:

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

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

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

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

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

Houston Planning Commission

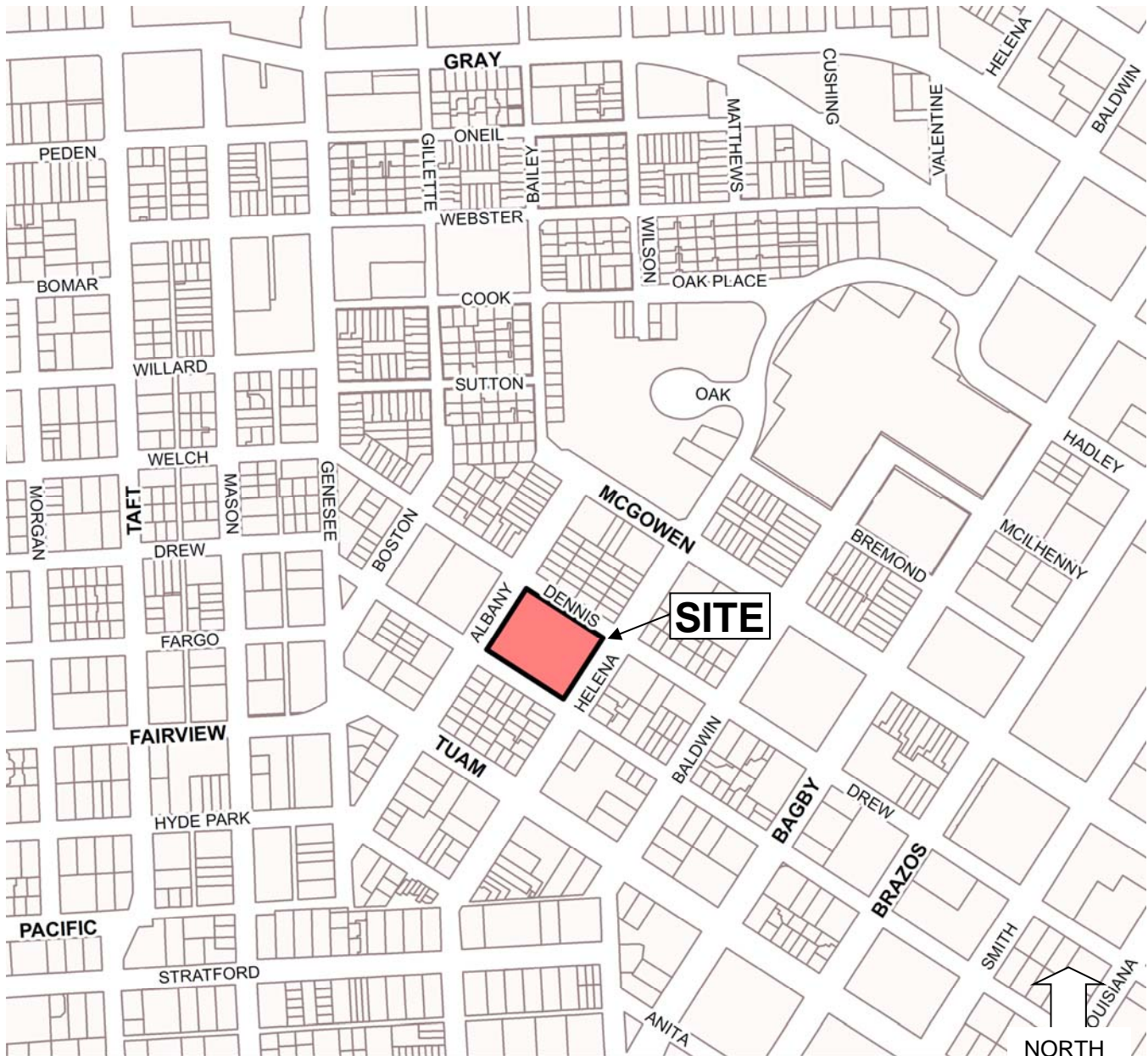
ITEM:120

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Pearl on Helena replat no 1

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

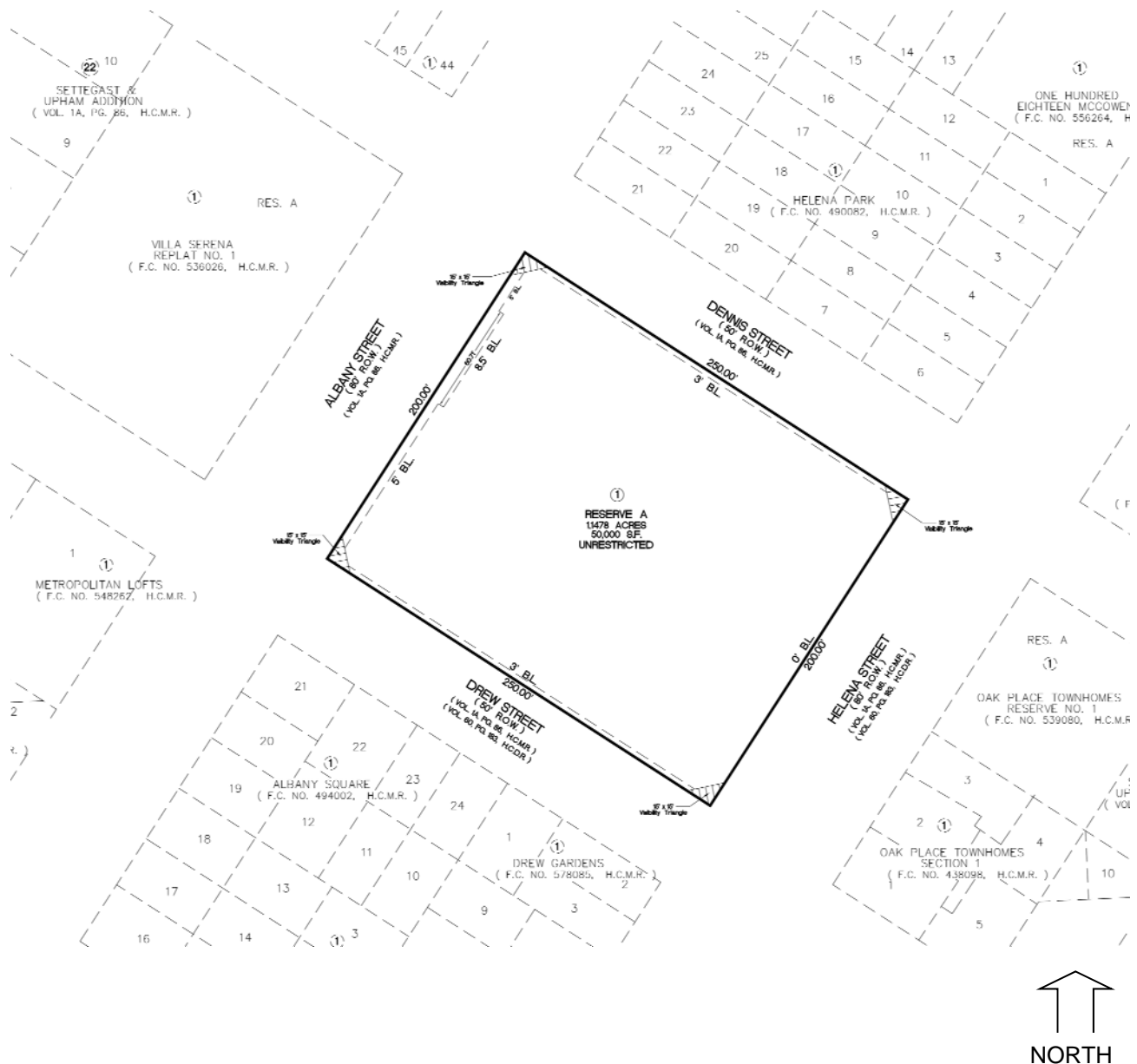
ITEM:120

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Pearl on Helena replat no 1

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

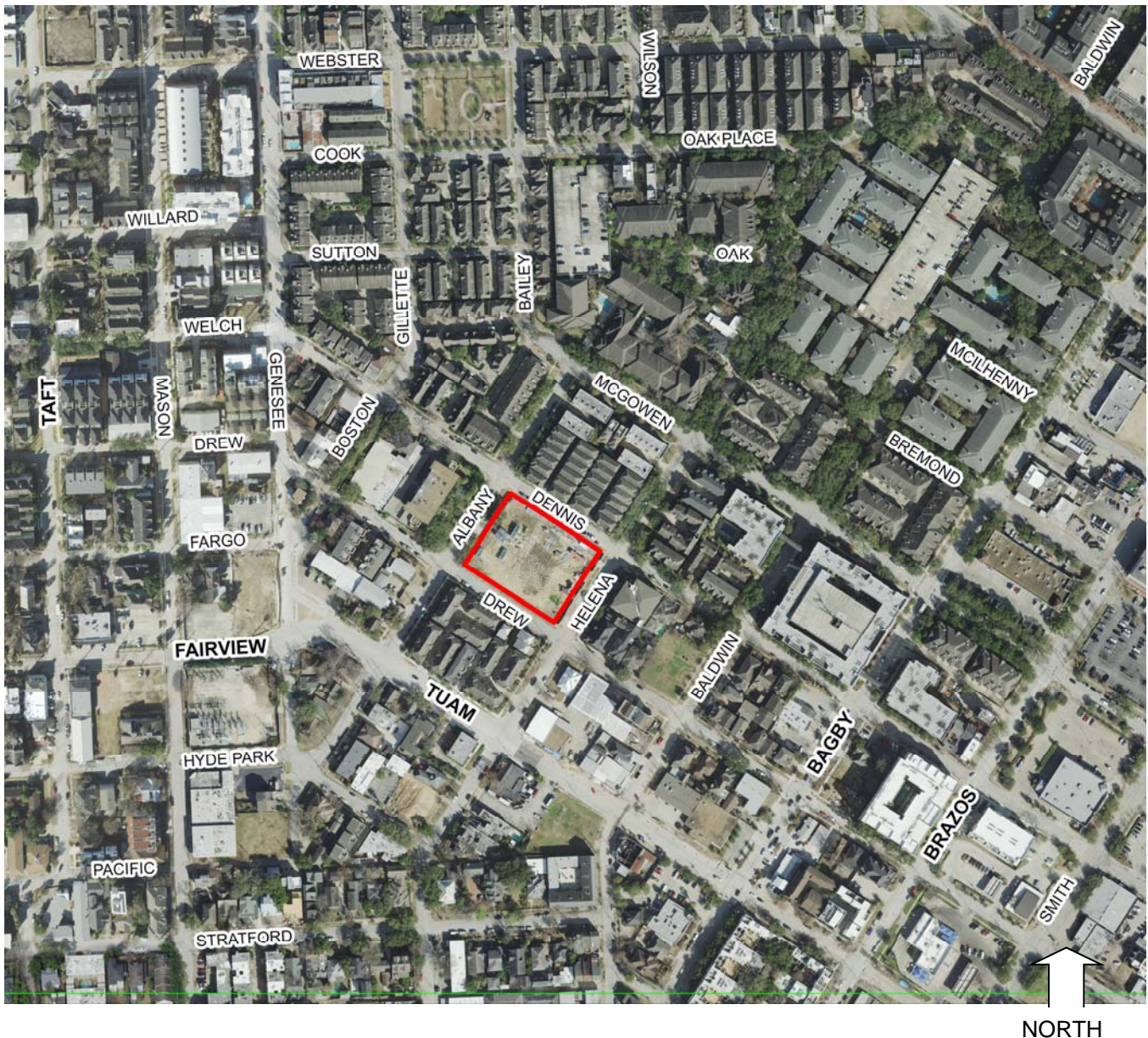
ITEM:120

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Pearl on Helena replat no 1

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

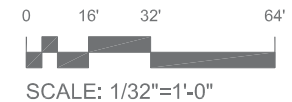
Aerial



MORGAN PEARL ROSEMONT, HOUSTON, TX

GROUND FLOOR

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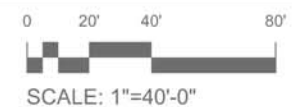


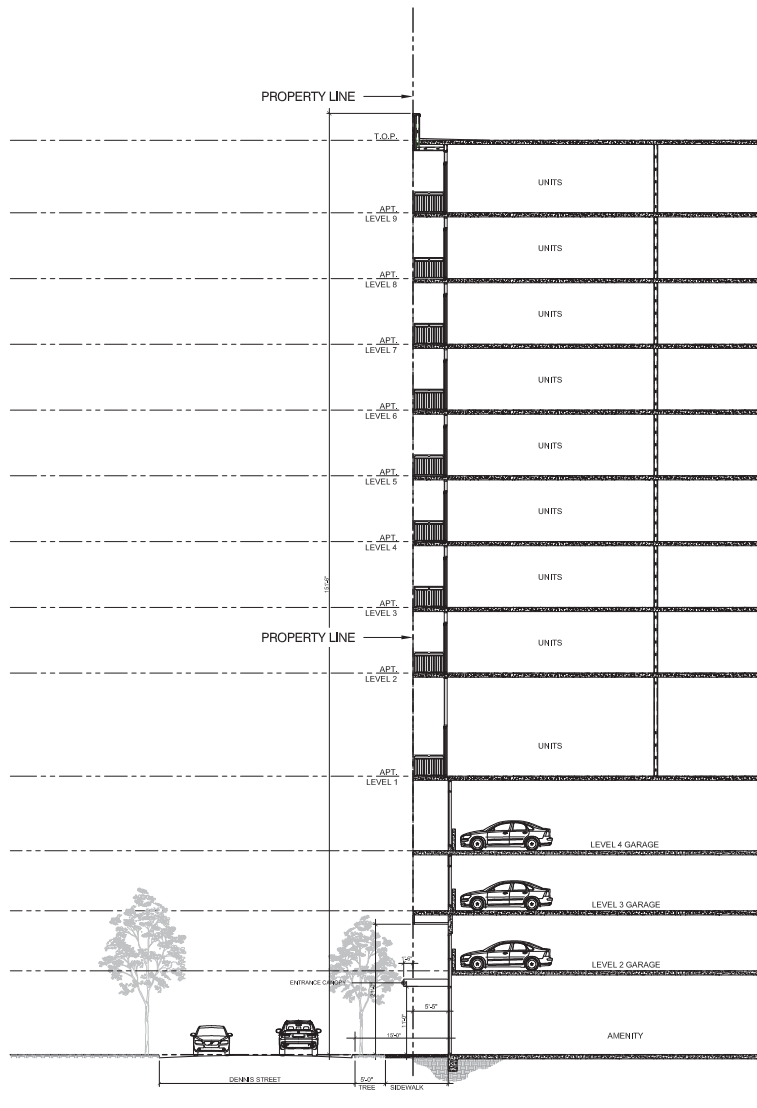


MORGAN PEARL ROSEMONT, HOUSTON, TX

ELEVATIONS

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PARTIAL BLDG SECTION - DENNIS

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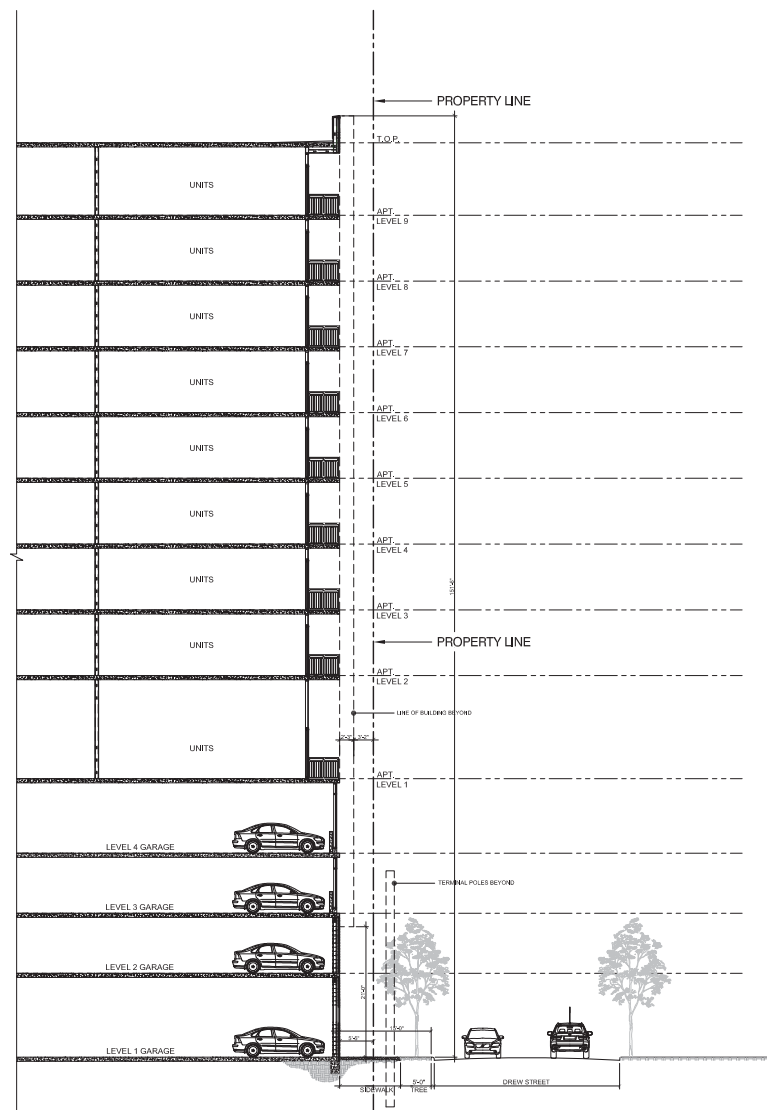
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0 10' 20' 40'



SCALE: 1"=20'-0"

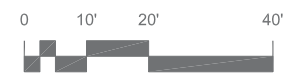




PARTIAL BLDG SECTION - DREW STREET

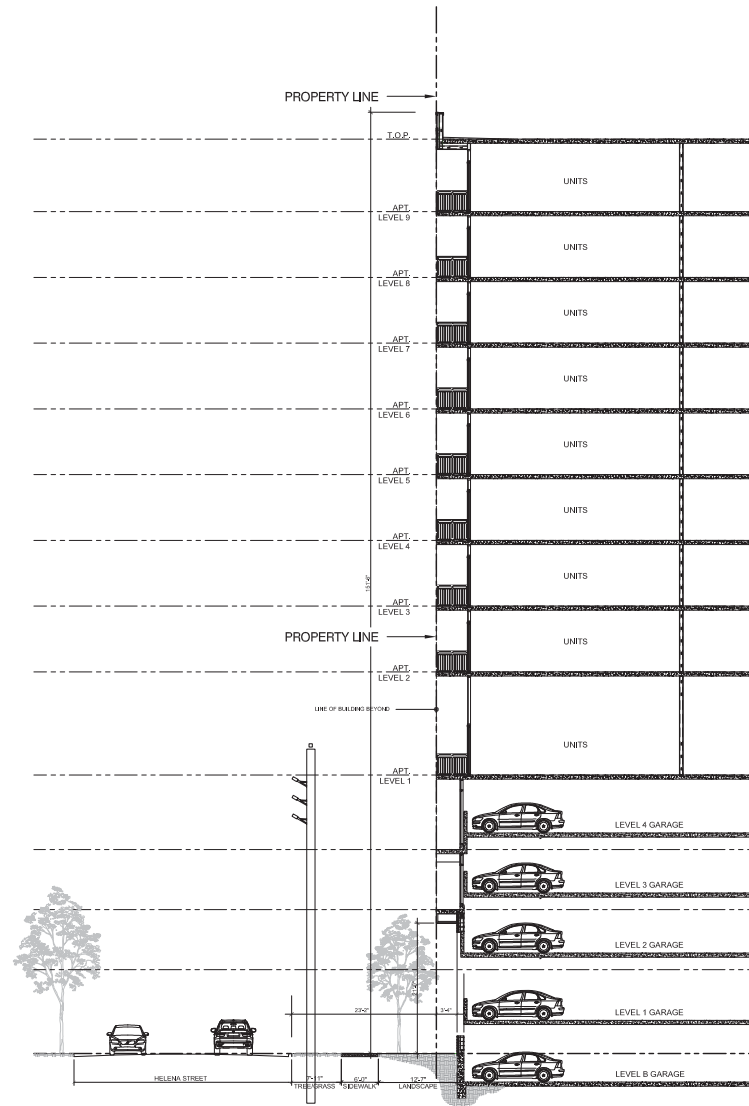
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SCALE: 1"=20'-0"

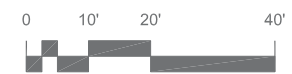




PARTIAL BLDG SECTION - HELENA

MORGAN PEARL ROSEMONT, HOUSTON, TX

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SCALE: 1"=20'-0"





Application Number: 2018-1796

Plat Name: Pearl on Helena replat no 1

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 08/31/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow a 3' building line on Dennis Street and 0' building line for balconies, overhangs, and canopy; To allow a 3' building line on Drew Street; To allow a 0' building line on Helena Street; To allow a 5' building line on Albany Street except for a section approximately 60' width where there will be a 8.5' building line to save a large street tree in the ROW

Chapter 42 Section: 155

Chapter 42 Reference:

The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(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 project was previously approved for 4 floors of apartments over 2 floors of garage in July of 2014. This site is within the Midtown TIRZ, which has an adopted Project Plan approved by Council that calls for buildings to be constructed up close to the sidewalk as a way to promote a walkable pedestrian environment. The plan for this property is consistent with the Midtown Plan. An urban style apartment building with nine floors of apartments over a four-floor garage is proposed. Sidewalks will be a minimum of 6' in width around the perimeter. The face of the building at the ground level will be 5'5" from the property line on Dennis Street. The upper floors on Dennis Street come out to 3' from the property line with balconies and overhangs coming up to property line. The face of the building at the ground level will be 5'5" from the property line on Drew Street. The building comes up to 3'2" on the upper floors with respect to Drew Street. The face of the building at the ground level is 3'4" from the property line on Helena Street. The upper floors and overhangs come all the way up the property line on Helena. The face of the building at the ground level is 8' from the property line for most of the frontage and 8.5' from the property line around the large tree being saved on Albany Street. The upper floors, canopy, overhangs come out to 5'6" from the property line. There is also a canopy wrapping the corner at Albany and Dennis Streets that is 11' in height. On Albany, the canopy comes up to 5'6" from the property line. On Dennis, the canopy comes all the way up to the property line. At the corner of Dennis and Albany, there will be a glass storefront that will include access into the building for both residents and visitors. An additional resident access point will be located on Helena near Drew. A third access point will be located on Albany near Drew. One of the main concerns of residents from the prior approval was all the traffic coming out onto Dennis Street. In response to that concern, the developer has added a second ingress/egress point on Drew Street. Constructing the buildings close to the street is common in older sections of cities like Boston, New York, and Philadelphia and is a major factor in creating a sense of security and safety as well as in defining a pedestrian realm. Windows facing the street encourages residents to take ownership of the sidewalk and the street. Elevating the windows of the living units above the street level makes the residents feel safe from intruders while still providing a good view of the sidewalk and street. If the building were to be setback 10', the setback area would be grasses and fenced, pushing passers-by away, yet not providing usable area for the residents. This would not be in keeping with the character sought for Midtown and already established in this immediate area. Additionally, it would diminish the area available for the private interior courtyard for the residents. There is a very large street tree on Albany, which the builder proposes to save by notching the building back 8.5'. New trees to be planted will be a minimum of 3" caliper. Sidewalks will be a minimum of 6'. Other streetscape amenities will include pedestrian scale lighting and a mural from a local artist on one of the walls. Another change from our previous submittal is that the

building will be setback a minimum of 15' from the back of the curb on Drew and Dennis and a minimum of 26' on Albany and Helena. This is in line with the work the walkable places committee has been doing.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The adopted plan for Midtown calls for a pedestrian-friendly environment.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The proposed improvements are consistent with the adopted Project Plan for Midtown. A reduced building setback promotes an urban environment, which encourages pedestrian traffic and transit usage, which, in turn, improves public health through exercise and a reduction in air pollution.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

A reduced building setback promotes an urban environment, which promotes pedestrian traffic and transit usage, which in turn, improve public health.

(5) Economic hardship is not the sole justification of the variance.

A vital part of a pedestrian-friendly environment is resident connectivity to the street life, which cannot be accomplished well if the buildings are setback from the street with a fenced area between the building and his sidewalk. The justification for the variances is the functionality of the buildings, including the creation of a reasonable size private outdoor space for residents.



Application No: 2018-1796

Agenda Item: 120

PC Action Date: 09/13/2018

Plat Name: Pearl on Helena replat no 1

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: 155

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow a 3' building line on Dennis Street and 0' building line for balconies, overhangs, and canopy; To allow a 3' building line on Drew Street; To allow a 0' building line on Helena Street; To allow a 5' building line on Albany Street except for a section approximately 60' width where there will be a 8.5' building line to save a large street tree in the ROW;

Basis of Recommendation:

The site is located within Houston's corporate limit on a block bound by Helena, Dennis, Drew, and Albany Streets. The applicant proposes a 13-story multi-family development. The applicant is requesting 4 reduced building line variances for each adjacent right-of-way.

1. A 0' building line along Helena
2. A 3' building line along Dennis
3. A 5' building line along Albany, with an 8.5' buffer to preserve an existing tree
4. A 3' building line along Drew

Staff is in support of each request.

The site is located within the Midtown community north of Tuam and west of Bagby. In 2014, the applicant was granted a variance to develop a 5 story multi-family structure with 0' building lines on each adjacent ROW with an 8.5 buffer for the existing tree, and no visibility triangles. The applicant has revised their proposal to move the structure back from the adjacent rights-of-way while increasing the height of the structure, and while abiding by 4 visibility triangles. Each pedestrian realm will feature an unobstructed sidewalk and landscaped buffer separating each roadway. Each elevation will be set back an additional three feet at the street level, as the canopies and upper floor balconies are the only structures proposed to be built to the requested building lines.

The Helena and Albany pedestrian realms will feature a distance of 26.5' between the back of curb and proposed structure. The Drew and Denis pedestrian realms will each feature 15' of space. The Albany pedestrian realm will feature additional space in order to protect the root structure of an existing mature tree. A tree protection easement is being required as a condition to approve the variance. The intent of the building line requirement is to allow for safe distance between a proposed structure and the adjacent roadway. Granting the requested variances is consistent with the intent of this requirement as the applicant has provided sufficient room for a pedestrian realm.

In addition, the applicant is providing pedestrian enhancements to each adjacent ROW. In addition to preserving a mature tree, the applicant will provide 3" caliper street trees to the buffer zones along each block. In addition, the applicant will screen the parking structure with opaque glass and masonry. Furthermore, the applicant has revised the configuration of the parking structure to limit the ingress and egress to one corridor bisecting the site. This is an improvement over the previously approved design, which had both access points along Dennis Street. These improvements, combined with the space provided along each pedestrian realm, result in a development that is compatible with the adjacent high-density residential community. Granting the variance represents sound public policy, as it further contributes to the walkability of the surrounding neighborhood.

Staff recommends granting the variance and approving the plat per the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

In addition, the applicant is providing pedestrian enhancements to each adjacent ROW. In addition to preserving a mature tree, the applicant will provide 3" caliper street trees to the buffer zones along each block. In addition, the applicant will screen the parking structure with opaque glass and masonry. Furthermore, the applicant has revised the configuration of the parking structure to limit the ingress and egress to one corridor bisecting the site. This is an improvement over the previously approved design, which had both access points along Dennis Street. These improvements, combined with the space provided along each pedestrian realm, result in a development that is compatible with the adjacent high-density residential community. Granting the variance represents sound public policy, as it further contributes to the walkability of the surrounding neighborhood.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The variance is justified by the space and amenities provided by the pedestrian realm. 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;

Each pedestrian realm will feature an unobstructed sidewalk and landscaped buffer separating each roadway. Each elevation will be set back an additional three feet at the street level, as the canopies and upper floor balconies are the only structures proposed to be built to the requested building lines. The Helena and Albany pedestrian realms will feature a distance of 26.5' between the back of curb and proposed structure. The Drew and Denis pedestrian realms will each feature 15' of space. The Albany pedestrian realm will feature additional space in order to protect the root structure of an existing mature tree. A tree protection easement is being required as a condition to approve the variance. The intent of the building line requirement is to allow for safe distance between a proposed structure and the adjacent roadway. Granting the requested variances is consistent with the intent of this requirement as the applicant has provided sufficient room for a pedestrian realm.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting a reduced building line will allow for a more pedestrian oriented development than what Chapter 42 would allow. This will contribute to the added safety of the community.

(5) Economic hardship is not the sole justification of the variance.

The variance is justified by the space and amenities provided by the pedestrian realm. Neither of these factors represent an economic hardship.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 121
Action Date: 09/13/2018
Plat Name: Quitman Hardy
Developer: Harris Investment Holdings, LLC
Applicant: Vernon G. Henry & Associates, Inc.
App No / Type: 2018-1576 C2R

Total Acreage:	0.4566	Total Reserve Acreage:	0.4351
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77026	493D	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)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 121
Action Date: 09/13/2018
Plat Name: Quitman Hardy
Developer: Harris Investment Holdings, LLC
Applicant: Vernon G. Henry & Associates, Inc.
App No / Type: 2018-1576 C2R

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

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:121

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Quitman Hardy

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

ITEM:121

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Quitman Hardy

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

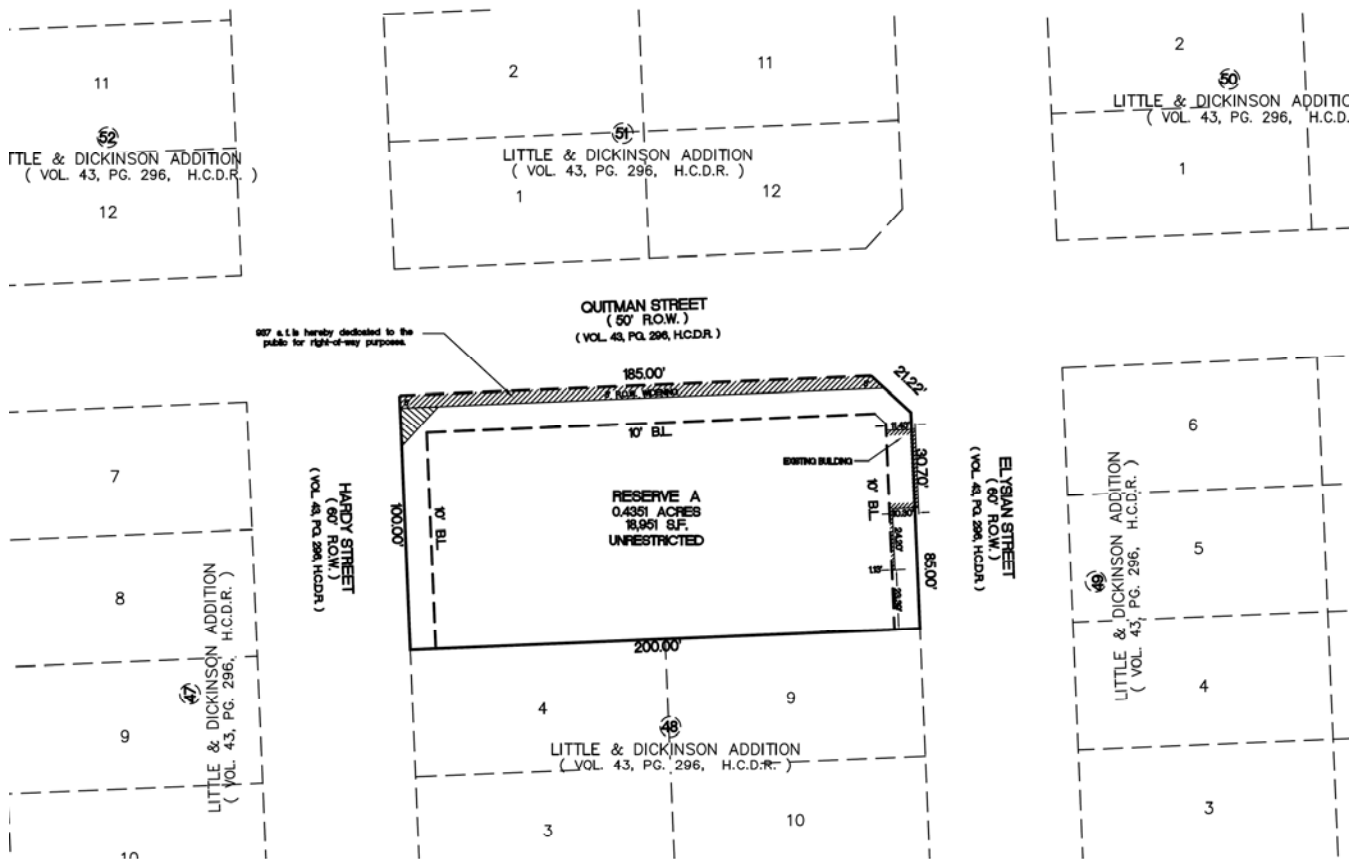
ITEM:121

Planning and Development Department

Meeting Date: 09/13/2018

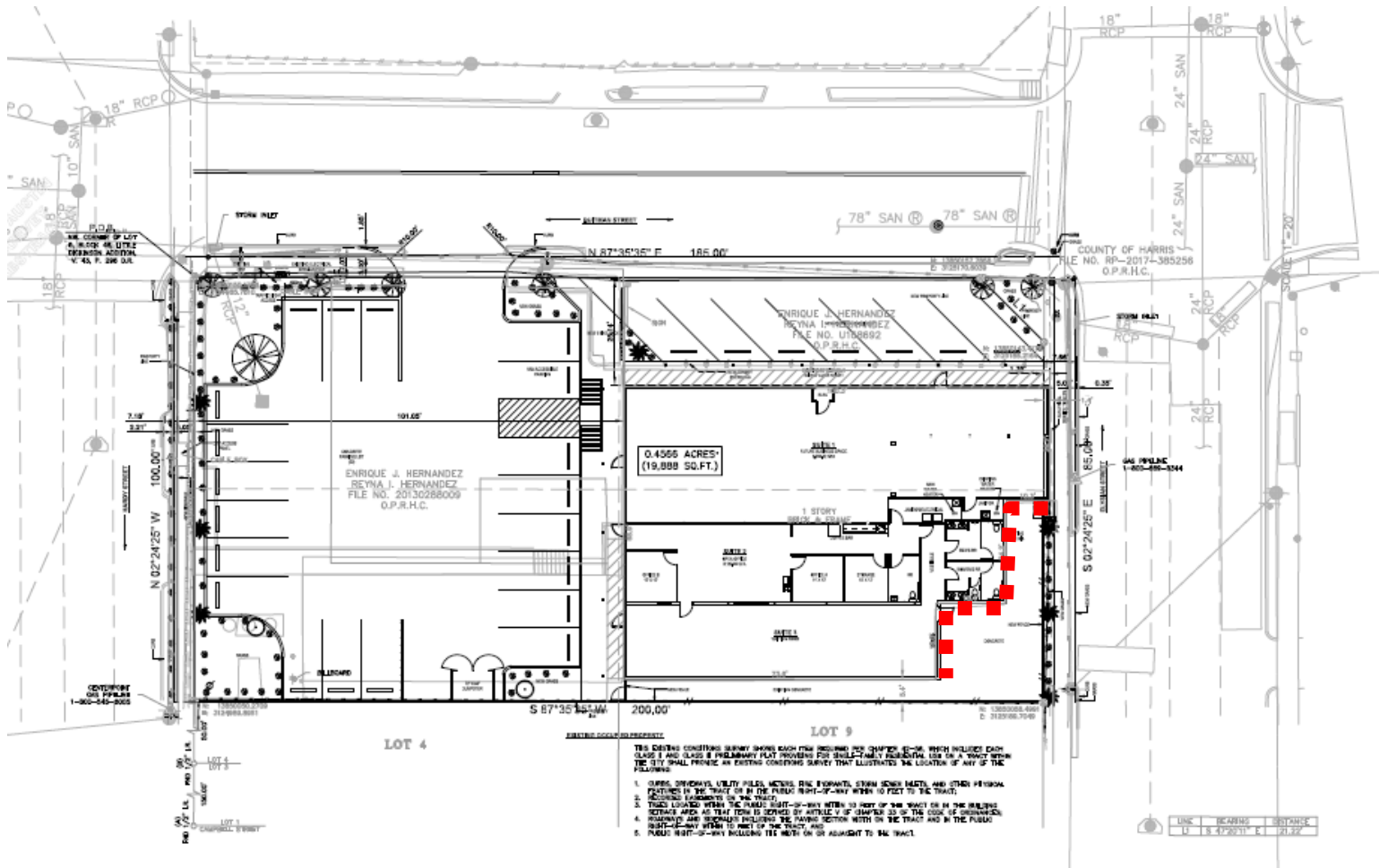
Subdivision Name: Quitman Hardy

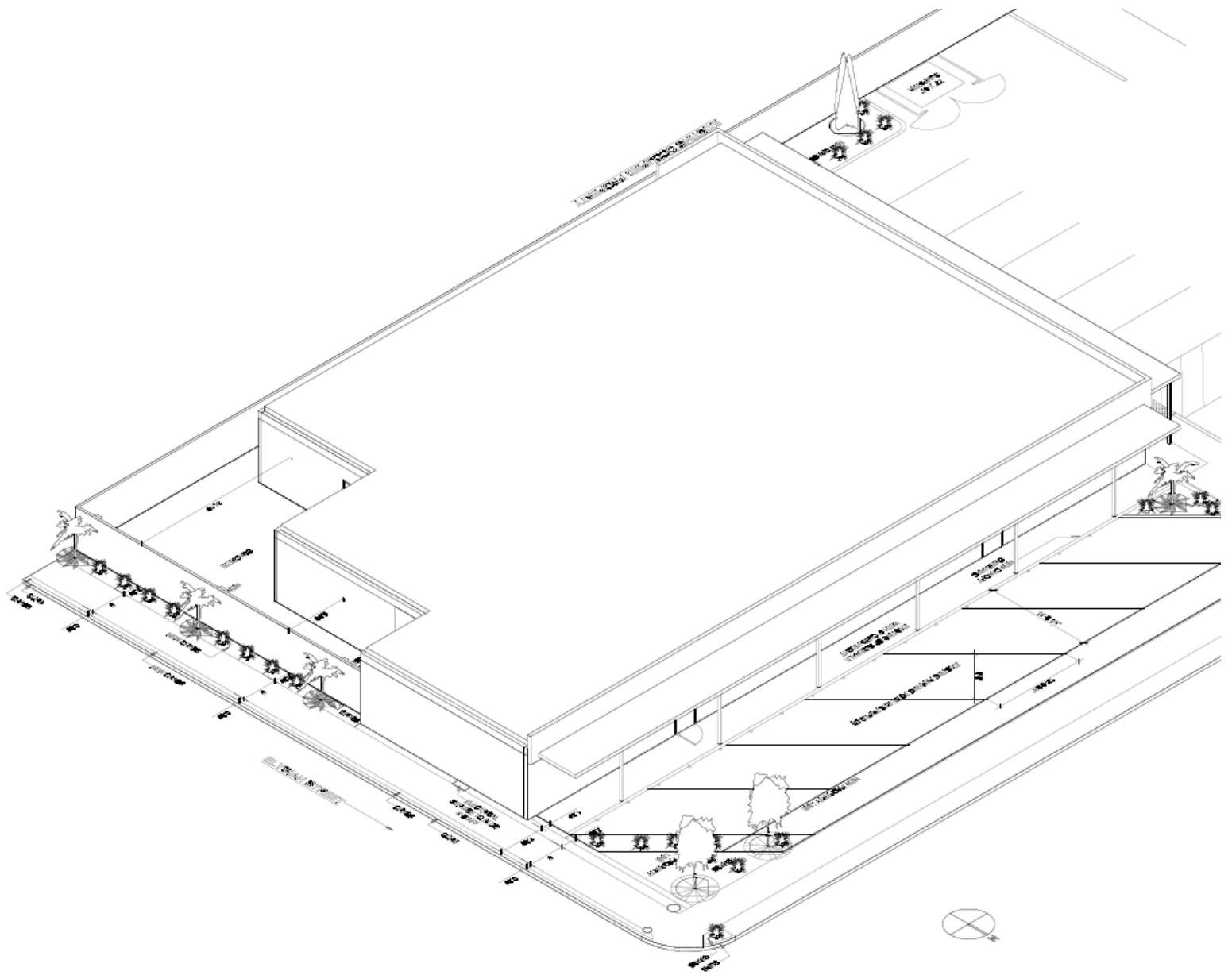
Applicant: Vernon G. Henry & Associates, Inc.

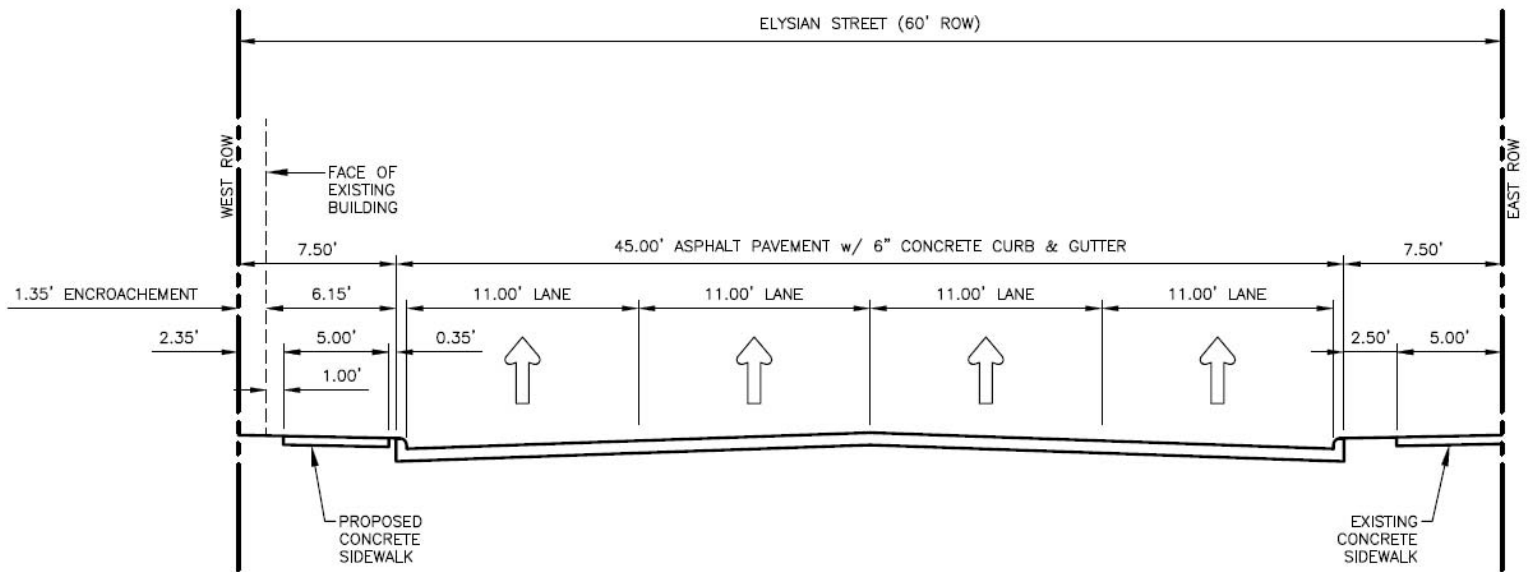


D – Variances

Aerial







Elysian Street - Typical Section

1" = 5'-0"



Application Number: 2018-1576

Plat Name: Quitman Hardy

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 08/03/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow an 8' dual building line for the adaptive reuse of an existing building

Chapter 42 Section: 150

Chapter 42 Reference:

42-150

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

This is the site of a bar that was built in 1950. The developer wishes to adaptively reuse the building on the eastern portion of the property to create office and retail space. The tire shop on the western part of the property will be demolished to make room for the parking required for the office building. This area, known as the Near Northside, is ripe for redevelopment and preserving buildings is a good way to achieve sound public policy. It reduces waste and it is a good way to preserve neighborhood character.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Since the existing building has been there for over 60 years, this was not a hardship created by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of this chapter is to preserve neighborhood character, which this development aims to do.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

This development will not be injurious to the public health, safety or welfare. It provides some updated office space for small businesses. It also will provide landscaping and wider sidewalks to make the pedestrian more comfortable and safe.

(5) Economic hardship is not the sole justification of the variance.

The justification for the variance is preserving neighborhood character and encouraging reuse of older existing buildings.



Application No: 2018-1576

Agenda Item: 121

PC Action Date: 09/13/2018

Plat Name: Quitman Hardy

Applicant: Vernon G. Henry & Associates, Inc.

Staff Recommendation: Approve the plat subject to the conditions listed

Chapter 42 Sections: 150

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow an 8' dual building line for the adaptive reuse of an existing building;

Basis of Recommendation:

The site is located along Quitman west of Hardy Toll. Originally the applicant was requesting a variance to allow a dual building line for the adaptive reuse of an existing building on an unrestricted reserve. At this time the applicant has decided to withdraw the variance request and meet chapter 42 requirements. Therefore, Staff recommends approving the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

n/a

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

n/a

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

n/a

(3) The intent and general purposes of this chapter will be preserved and maintained;

n/a

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

n/a

(5) Economic hardship is not the sole justification of the variance.

n/a



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 122
Action Date: 09/13/2018
Plat Name: Schultz GP
Developer: Lennar Homes of Texas and Construction, LTD.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2018-1883 GP

Total Acreage:	55.3000	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	77447	325A	ETJ

Conditions and requirements for approval:

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

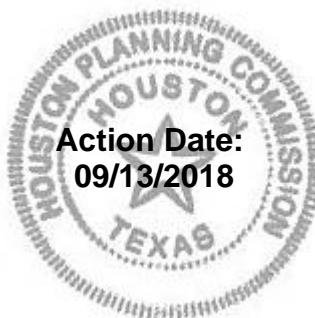
046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.

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

1. All internal sections must meet min. intersection spacing and reverse curve requirements. When lots exceed 150, provide two points of access. 2. The Planning Commission granted a variance to not provide a stub street along the GP's southern boundary.

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 The Houston Planning Commission granted a variance to allow the general plan to exceed 1400 E/W intersection spacing by not providing a stub along the plat's southern boundary.



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 122
Action Date: 09/13/2018
Plat Name: Schultz GP
Developer: Lennar Homes of Texas and Construction, LTD.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2018-1883 GP

Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Coordinate with HCFCD to determine if any additional easements are required from section plats
County has no objections to variance
UVEs should be checked at intersecting streets with Becker Road.
SB left turn lane will be required on Becker Road at intersecting streets.
Corner ROW radius at intersections with Becker Road should be called out and should be 30' when section plats are submitted.
It should be checked if dedication of additional 17' ROW 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

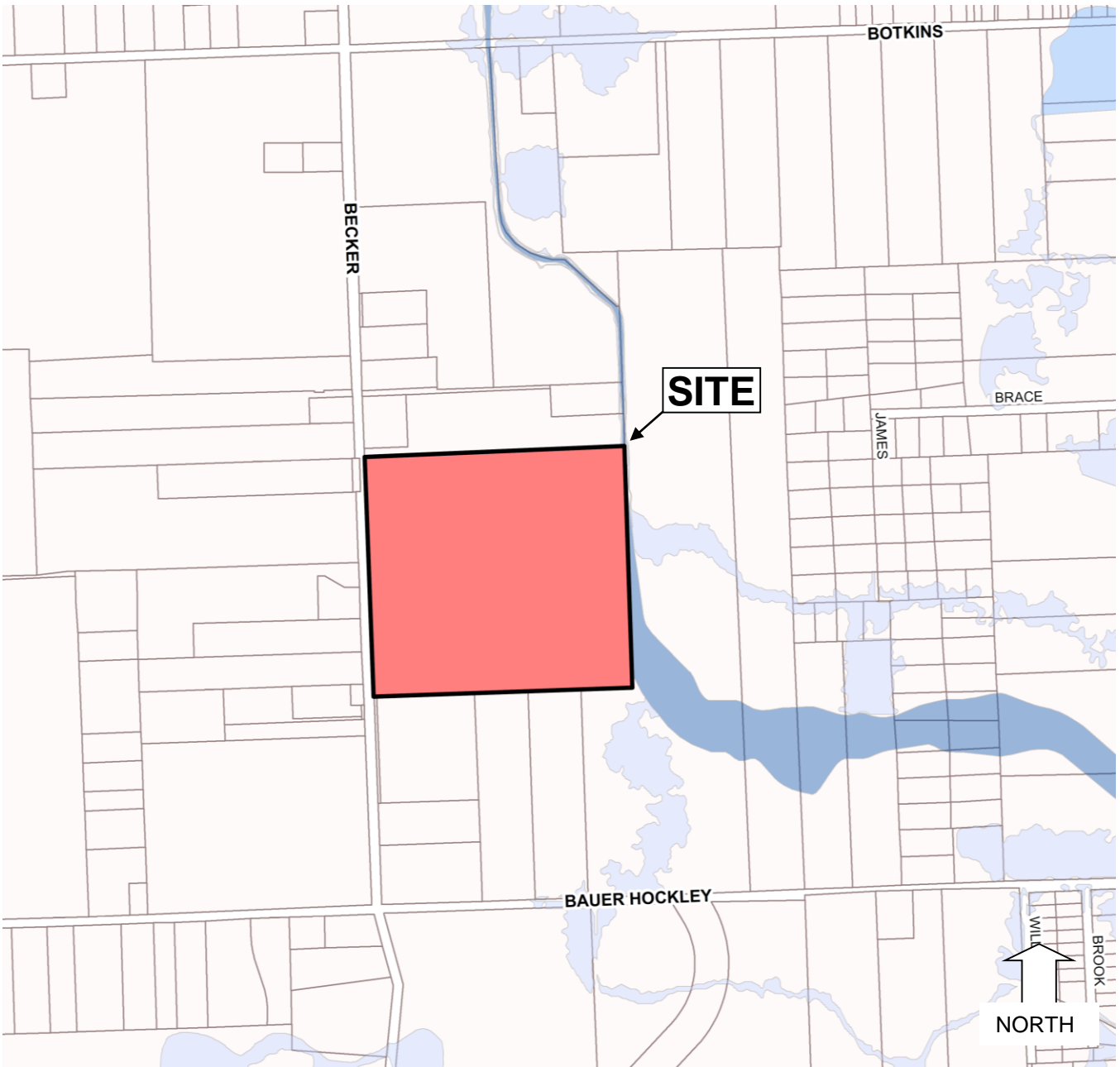
ITEM:122

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Schultz GP

Applicant: Jones|Carter - Woodlands Office

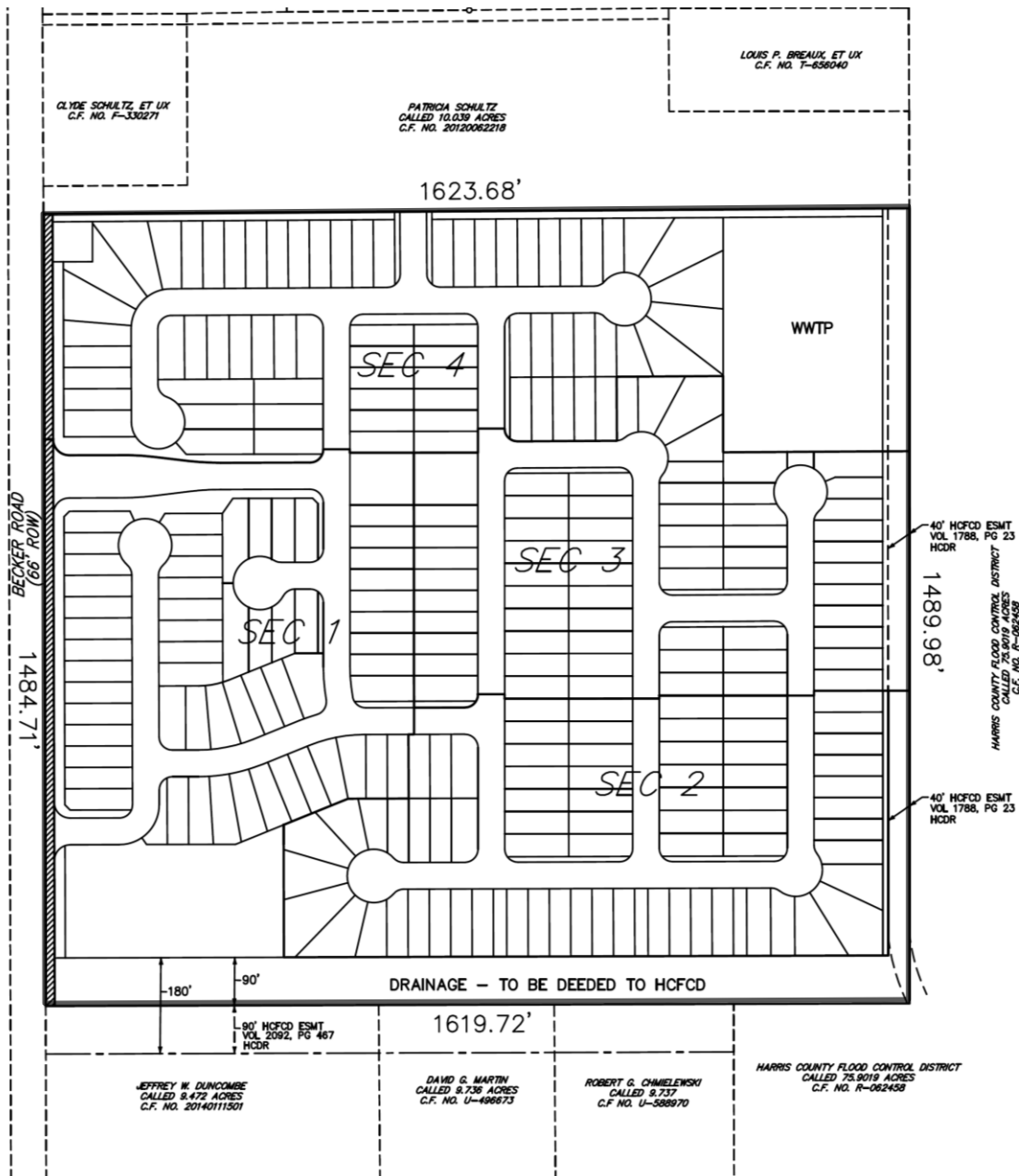


D – Variances

Site Location

Subdivision Name: Schultz GP

Applicant: Jones|Carter - Woodlands Office



Houston Planning Commission

ITEM:122

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Schultz GP

Applicant: Jones|Carter - Woodlands Office



D – Variances

Aerial



Application Number: 2018-1883

Plat Name: Schultz GP

Applicant: Jones|Carter - Woodlands Office

Date Submitted: 09/04/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To exceed 1,400' intersection spacing and not provide a public street along the south GP boundary

Chapter 42 Section: 127

Chapter 42 Reference:

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

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 site is located in ETJ Harris County within a major thoroughfare grid that consists of Becker Road (west), Bauer Hockley Road (south), Botkins Road (north) and Bauer Road (east). Adjacent property to the east is owned by Harris County Flood Control District (HCFCD) and features the Bauer-Hockley Stormwater Detention Basin L514-01-00 which is a major component Little Cypress Creek Frontier Program. Also as a result of the adjacent HCFCD drainage system, the developer is being required to dedicate 90' along the GP's southern boundary to the District for the widening of an existing drainage easement to the south. The resulting 180' drainage corridor will allow for a 2,000' intersection spacing exception per Sec 42- 130 (a) (5). The existing major thoroughfare grid of Becker Road (west), Bauer Hockley Road (south), Botkins Road (north) and Bauer Road (east) adequately address traffic circulation and distribution in the area which consists on low density single family development.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Justification for the variance is based on physical characteristics that affect the site – adjacent property owned by HCFCD and the existing major thoroughfare grid consisting of Becker Road (west), Bauer Hockley Road (south), Botkins Road (north) and Bauer Road (east). This grid address traffic circulation and distribution in the overall area. The adjacent property to the east, owned by HCFCD, is part of the District's overall drainage system for Little Cypress Creek. The developer is also being required to dedicate 90' along the GP's southern boundary to the District for the widening of an existing drainage easement to the south. The resulting 180' drainage corridor will allow for an 2,000' intersection spacing exception per Sec 42- 130 (a) (5).

(3) The intent and general purposes of this chapter will be preserved and maintained;

The existing major thoroughfare grid of Becker Road (west), Bauer Hockley Road (south), Botkins Road (north) and Bauer Road (east) adequately address traffic circulation and distribution in the area which consists on low density single family development. Further, the adjacent property to the east is owned by Harris County Flood Control District (HCFCD) and is part of the District's overall drainage system for Little Cypress Creek.

(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. All adjacent properties have adequate frontage and access on the major thoroughfare grid surrounding this block.

(5) Economic hardship is not the sole justification of the variance.

Justification for the variance is based on physical characteristics that affect the site – adjacent property owned by HCFCF for Little Cypress Creek drainage system and the existing street pattern consisting of major thoroughfare grid Becker Road (west), Bauer Hockley Road (south), Botkins Road (north) and Bauer Road (east) which adequately address traffic circulation and distribution in the area.

e.g. 9900 Northwest Fwy., Houston, TX 77092

MAP VIEW OPTIONS - Select One

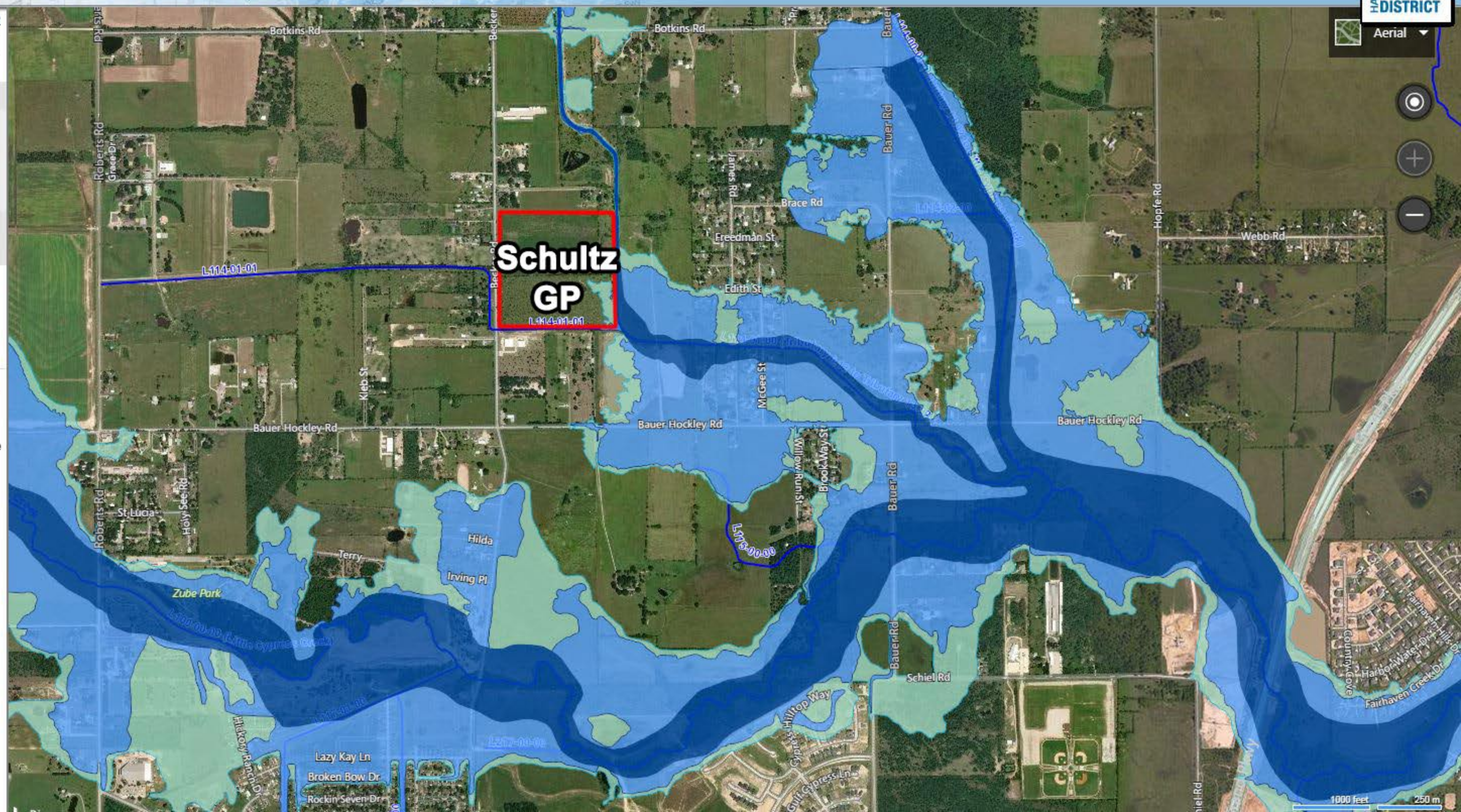
- Mapped Floodplains
- Floodway
 - 1% (100-year) Floodplain
 - 0.2% (500-year) Floodplain
 - 1% (100-year) Coastal Floodplain

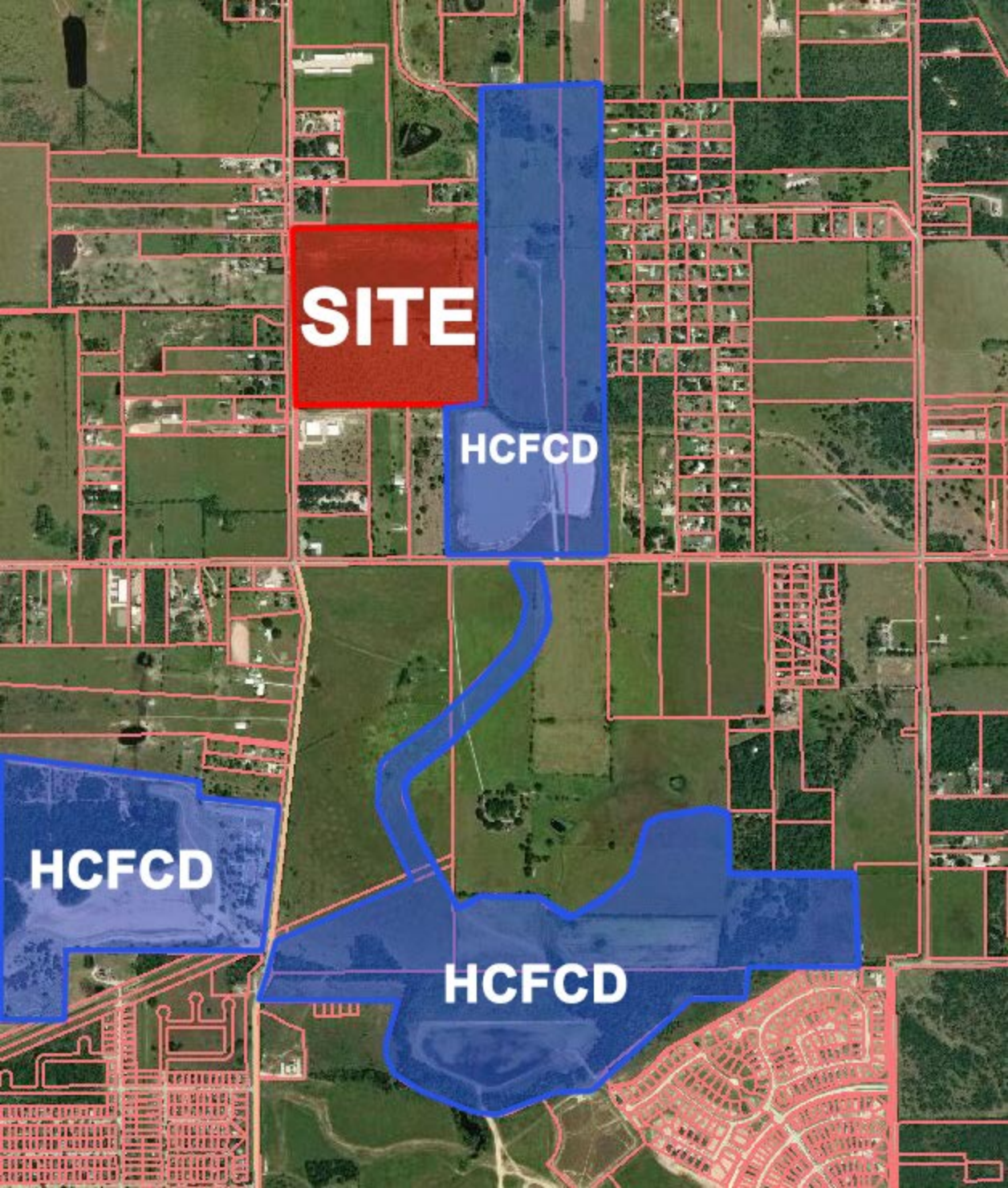
- ☐ Watersheds (color-coded)
- ☐ Ponding

- ☒ Channels (Bayous and Creeks)
☐ Open Channels
☐ Enclosed Channels
☒ Harris County Boundary

[Reset to County-Level View](#) [Disclaimer](#)

HARRIS FLOOD CONTROL DISTRICT *An interactive mapping tool of the Harris County Flood District*



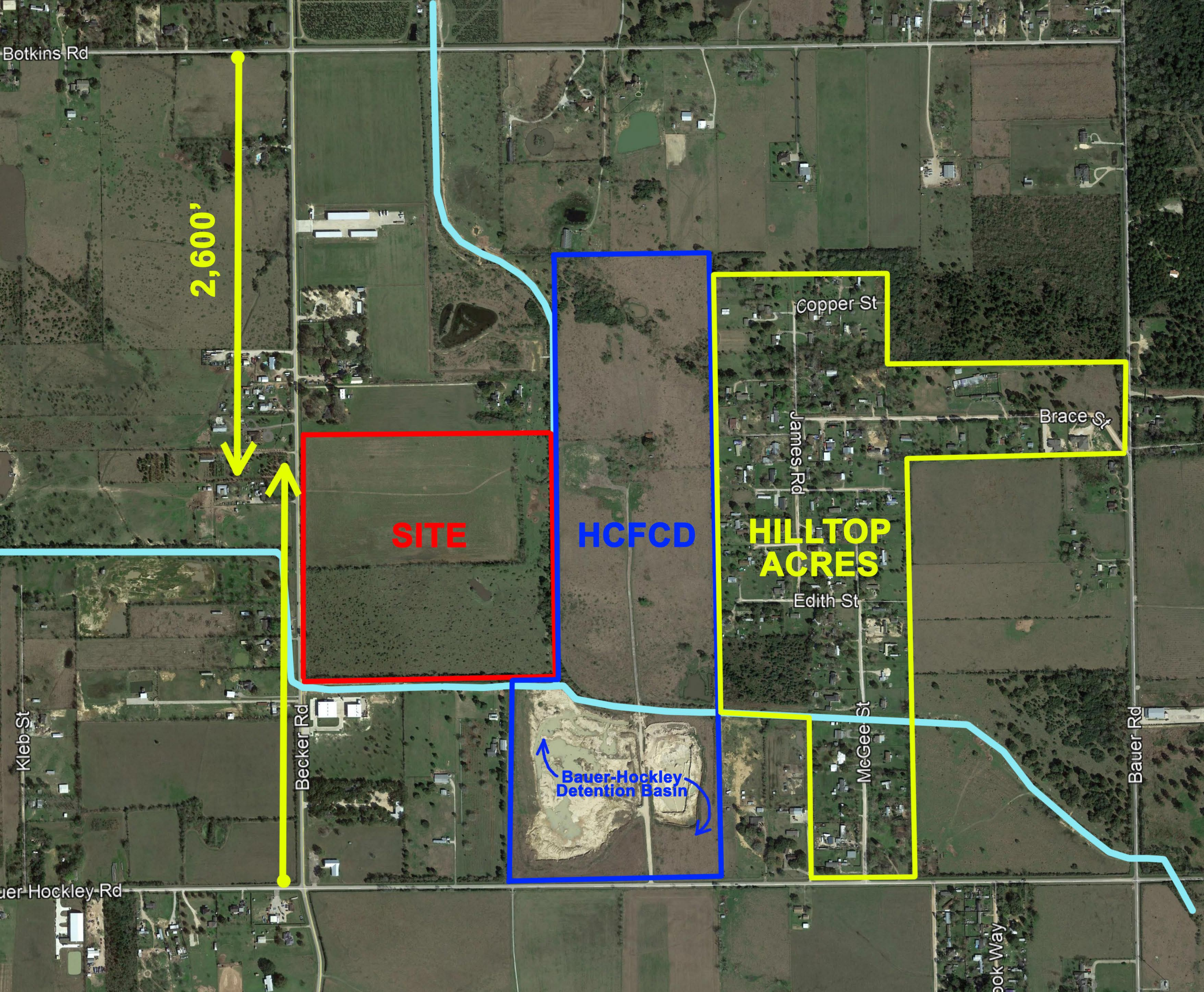


SITE

HCFCD

HCFCD

HCFCD



Botkins Rd

2,600'

SITE

HCFC D

**HILLTOP
ACRES**

Copper St

James Rd

Brace St

Edith St

McGee St

Bauer Rd

**Bauer-Hockley
Detention Basin**

Kleb St

Becker Rd

uer Hockley Rd

ook-Way



Application No: 2018-1883

Agenda Item: 122

PC Action Date: 09/13/2018

Plat Name: Schultz GP

Applicant: Jones|Carter - Woodlands Office

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 127

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To exceed 1,400' intersection spacing and not provide a public street along the south GP boundary;

Basis of Recommendation:

The site is located along Becker Road, south of Bauer Hockley, and the applicant is requesting a variance to exceed 1400 E/W intersection spacing by not providing a stub street along the plat's southern boundary.

staff supports the request.

The site is impacted by several HCFCF fee strips and easements, due to the nearby little cypress creek. The flood control district is asking for an additional 90' of easement along the southerne portion of the general plan's boundary- which would result in an eventual easement width og 180'. Requiring a stub street at this location would be impractical as it would impede on the applicant's ability to provide the required amount of drainage.

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

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 site is impacted significantly by Little Cypress Creek floodplain to the east. in order to provide adequate drainage, the applicant is required to provide an additional 90' of drainage easement to the HCFCF along it's southern boundary.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The floodplain imposed by the neighboring creek is not a hardship created by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Ch. 42's intent will be maintained as the applicant will provide a stub along the plat's northern boundary- which will be extended with future developments.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The public's health, safety or welfare will be maintained as the granting of this variance will allow the applicant the ability to provide the required amount of drainage.

(5) Economic hardship is not the sole justification of the variance.

The justification of the variance is rooted in the the site relationship to the creek and HCFCD fee strips/easements- which make providing a stub along the southern border impractical.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 123
Action Date: 09/13/2018
Plat Name: Spring Branch ISD Spring Woods High School
Developer: Spring Branch ISD
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2018-1836 C2

Total Acreage:	63.7900	Total Reserve Acreage:	63.7900
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77043	449R	City

Conditions and requirements for approval:

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

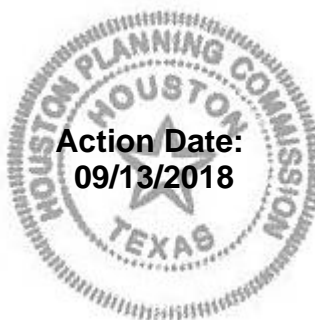
162. Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (127)

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

1. Provide more information on proposed pedestrian improvements to the school site during future renovations
2. Visibility triangles must meet Ch. 42

Commission Action:

Defer Additional information reqd



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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 123
Action Date: 09/13/2018
Plat Name: Spring Branch ISD Spring Woods High School
Developer: Spring Branch ISD
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2018-1836 C2

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required 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.
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 stops Bus Stop ID 10084, 10083, 2444 and 10082 any transit amenities for impacts to bus operations during construction. Contractor shall notify METRO at least 72 hours prior to the construction of standard bus pad and landings per COH PWE Infrastructure Design Manual, 10-60. Contractor shall allow METRO to inspect the slab form foundation for the bus stop prior to placement of concrete and notify METRO at least 72 hours in advance. Contractor shall coordinate with METRO, as necessary, for installation of various amenities at finished bus stop locations. Contact Facilities Maintenance at FacilitiesMaintenance@Ridemetro.org 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

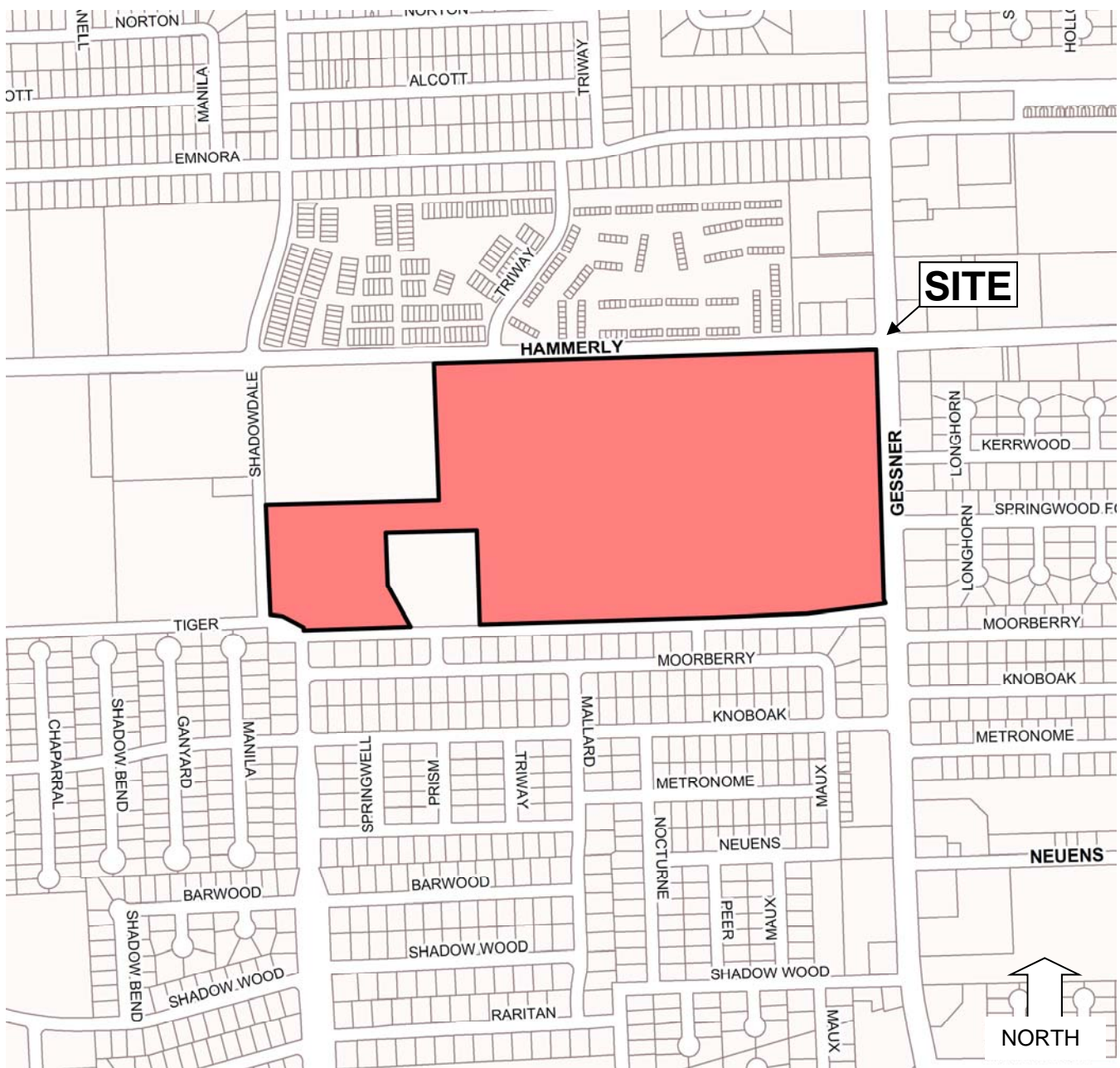
ITEM: xx

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Spring Branch ISD Spring Woods High School

Applicant: Jones|Carter - Woodlands Office



D – Variances

Site Location

Houston Planning Commission

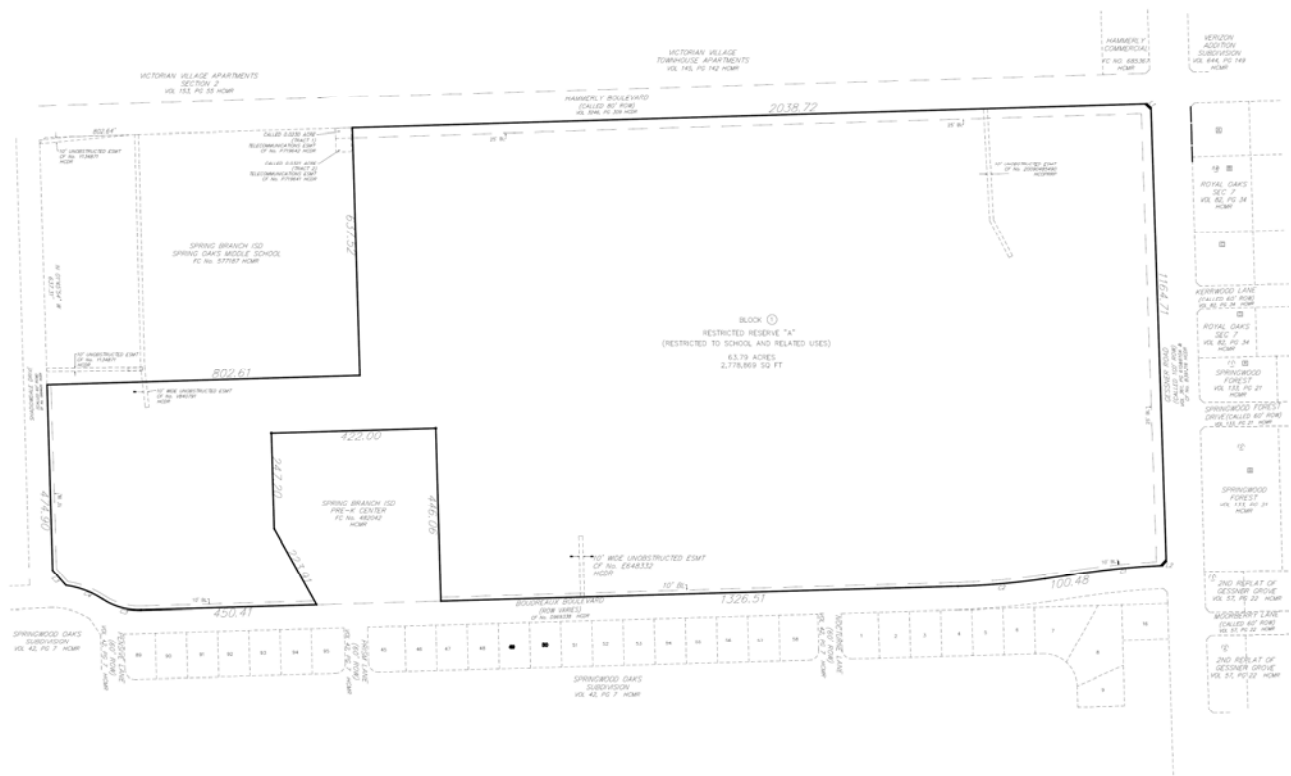
ITEM: xx

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Spring Branch ISD Spring Woods High School

Applicant: Jones|Carter - Woodlands Office



D – Variances

Subdivision

Houston Planning Commission

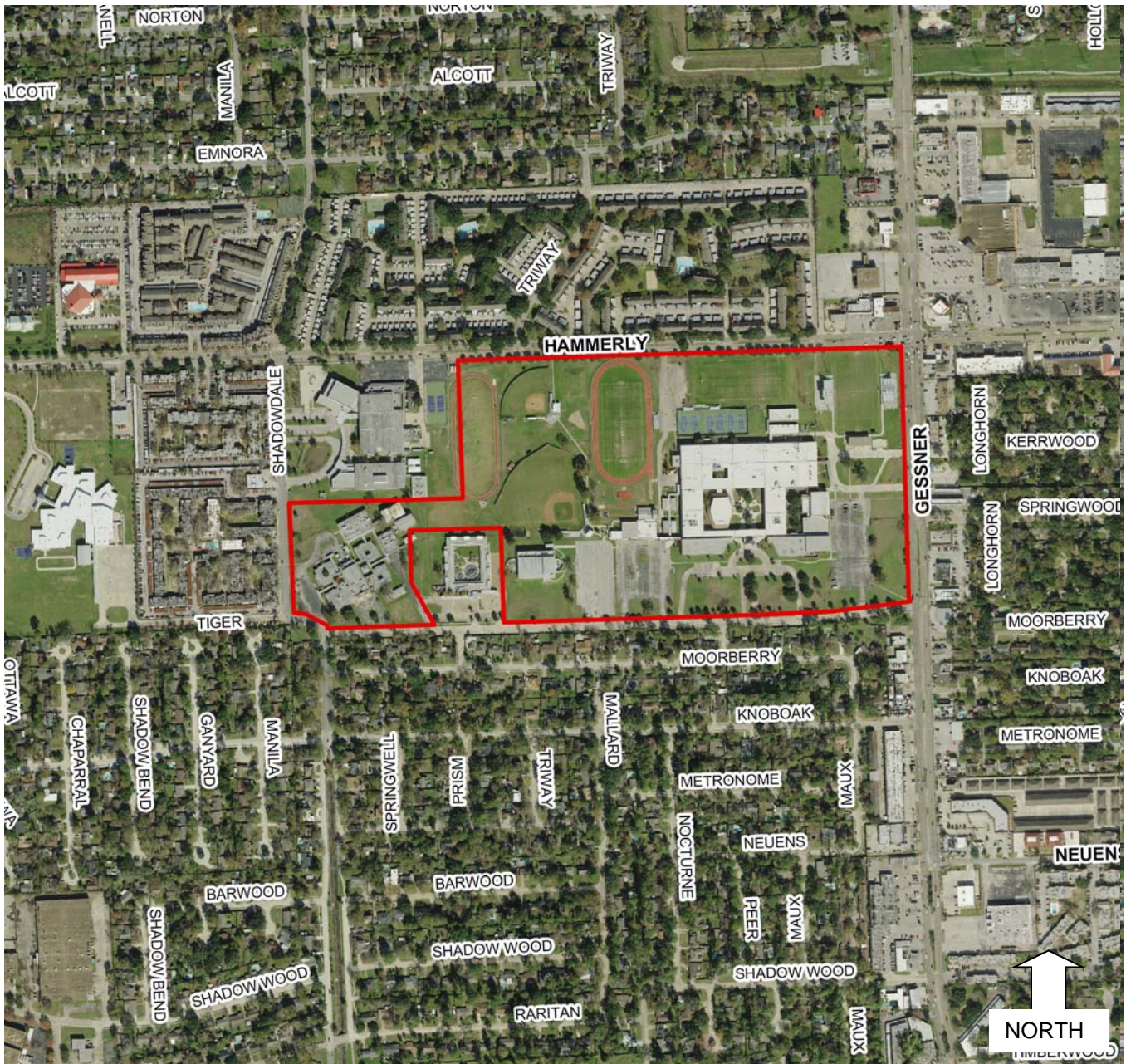
ITEM: xx

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Spring Branch ISD Spring Woods High School

Applicant: Jones|Carter - Woodlands Office



D – Variances

Aerial



Application Number: 2018-1836

Plat Name: Spring Branch ISD Spring Woods High School

Applicant: Jones|Carter - Woodlands Office

Date Submitted: 09/04/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To exceed 2,600' intersection spacing by not providing any north-south public street through the site

Chapter 42 Section: 127

Chapter 42 Reference:

Sec. 42-127. - Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. Sec. 42-127.

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 site is located within the City limits within a block surrounded by major thoroughfares Hammerly Blvd (north), Gessner Road (east), and local streets Tiger Trail/Bordeau Blvd to the south and Shadowdale Drive to the west. The entire block is developed with educational institutions (Spring Oaks Middle School, Westwood Elementary School, Tiger Tail School (pre K) and Spring Woods High School) as well as various sports fields and facilities. The middle and Tiger Tail (Pre-K) schools were platted in 2009 and 2001, respectively and this proposed plat will allow the remaining unplatted property to come into compliance with Chapter 42. Spring Woods High School first opened its doors in 1964. With the 2017 Bond Program, the District is proposing cafeteria and library renovations, exterior/interior updates, building system upgrades, mechanical/HVAC upgrades, and site improvements. In addition, the campus will receive new classroom furniture, technology student devices, and athletic upgrades (i.e. track and tennis/sport court resurfacing, and field refurbishing). A synthetic turf practice field will also be installed. At this time, a detailed scope of work has not been published, however, construction is projected to begin second quarter 2019. Since this property is unplatted, the proposed plat has been submitted to bring the site into compliance with Chapter 42, in advance of renovations to the school. Requiring public streets through the site will be impractical as the existing street network addresses traffic circulation and distribution. Bisecting the block with a north-south public street will disrupt the existing layout of buildings and fields and potentially endanger student and pedestrians that traverse the property to use the available facilities. Each institution has established driveways and routes for bus and vehicular traffic on the adjacent streets.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The entire block is developed with educational institutions (Spring Oaks Middle School, Westwood Elementary School, Tiger Tail School (pre K) and Spring Woods High School) as well as various sports fields and facilities. The middle and Pre-K schools were platted in 2009 and 2001, respectively. The elementary and high schools have been in existence since the mid 60's and are seen on Google aerial images as early as 1978. The proposed plat will bring the remaining unplatted property in the block into compliance with the Chapter 42.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The entire block is developed with educational institutions and various sport fields and facilities. Requiring public streets through the site will be impractical as the existing street network addresses traffic circulation and distribution. Public

right-of-ways surrounding the block consists major thoroughfares Hammerly Blvd (north), Gessner Road (east), and local streets Tiger Trail/Bordeau Blvd to the south and Shadowdale Drive to the west.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Requiring public streets through the site will be impractical as the entire block is developed with educational institutions – Spring Oaks Middle School, Westwood Elementary School, Tiger Tail (pre K) and Spring Woods High School. The existing street network surrounding the block consists major thoroughfares Hammerly Blvd (north), Gessner Road (east), and local streets Tiger Trail/Bordeau Blvd to the south and Shadowdale Drive to the west.

(5) Economic hardship is not the sole justification of the variance.

Justification for the variance is based on existing physical conditions – both the high school and middles school structures are existing as well as the various sporting facilities (baseball and football fields and tennis courts, tract), and the existing street pattern surrounding the block.



Application No: 2018-1836

Agenda Item: 123

PC Action Date: 09/13/2018

Plat Name: Spring Branch ISD Spring Woods High School

Applicant: Jones|Carter - Woodlands Office

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: [127](#), [128](#)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[To exceed 2,600' intersections spacing requirements by not providing any north-south public street through the site;](#)

Basis of Recommendation:

[The site is located at the intersection of Hammerly and Gessner, and the applicant is requesting a variance to exceed 2600' intersection spacing by not dedicating at n/s street through the subject site.](#)

[staff recommends a two week deferral to allow the applicant to provide revised information by noon of next Wednesday.](#)

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[n/a](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[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: 124
Action Date: 09/13/2018
Plat Name: West 19th Retail
Developer: Gage Design, LLC
Applicant: Bates Development Consultants
App No / Type: 2018-1402 C2R

Total Acreage:	0.1515	Total Reserve Acreage:	0.1515
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452V	City

Conditions and requirements for approval:

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.

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

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

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

Conditions of approval: 1. The building must be restricted to office and retail. If a more intense use is proposed, such as food & beverage, the applicant will have to re-address the parking variance.

2. Donate two 3" caliper trees to COH Parks Department, Houston Heights Association or a similar organization prior to recordation

3. Provide the landscape waiver approval prior to recordation

4. Provide an encroachment agreement from PWE for the canopy prior to recordation.

1. Add note: The Planning Commission granted a variance to allow a commercial reserve to have less than 60' of frontage and to allow a 0' building line along W. 19th Street subject to specific conditions on 09/13/2018.

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.

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

Planning Commission granted the requested variances to allow a 0' building line along W. 19th Street and to allow a commercial reserve to have 50' of frontage and approved the plat subject to the following conditions:

1.) Donate two 3" caliper trees to HPARD, Houston Heights Association or another similar organization 2.) Provide approval of the landscape waiver prior to recordation 3.) Provide an encroachment agreement for the proposed canopy from Houston Public Works prior to recordation and approved the plat subject to the CPC 101 form conditions



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 124
Action Date: 09/13/2018
Plat Name: West 19th Retail
Developer: Gage Design, LLC
Applicant: Bates Development Consultants
App No / Type: 2018-1402 C2R



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

For Your Information:

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

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

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%
AND MISSING B.L.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

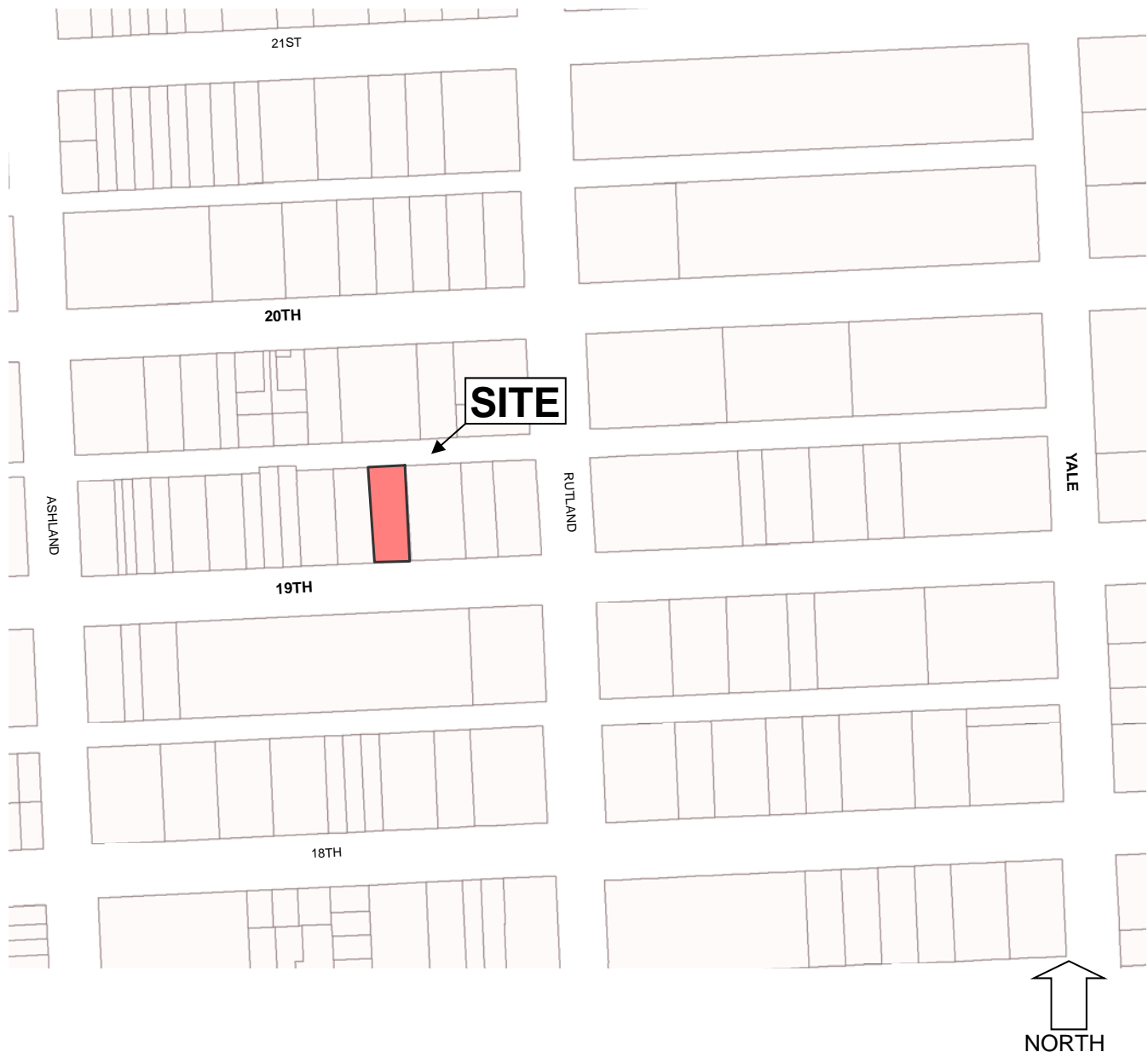
ITEM:124

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: West 19th Retail (DEF 2)

Applicant: Bates Development Consultants



D – Variances

Site Location

Houston Planning Commission

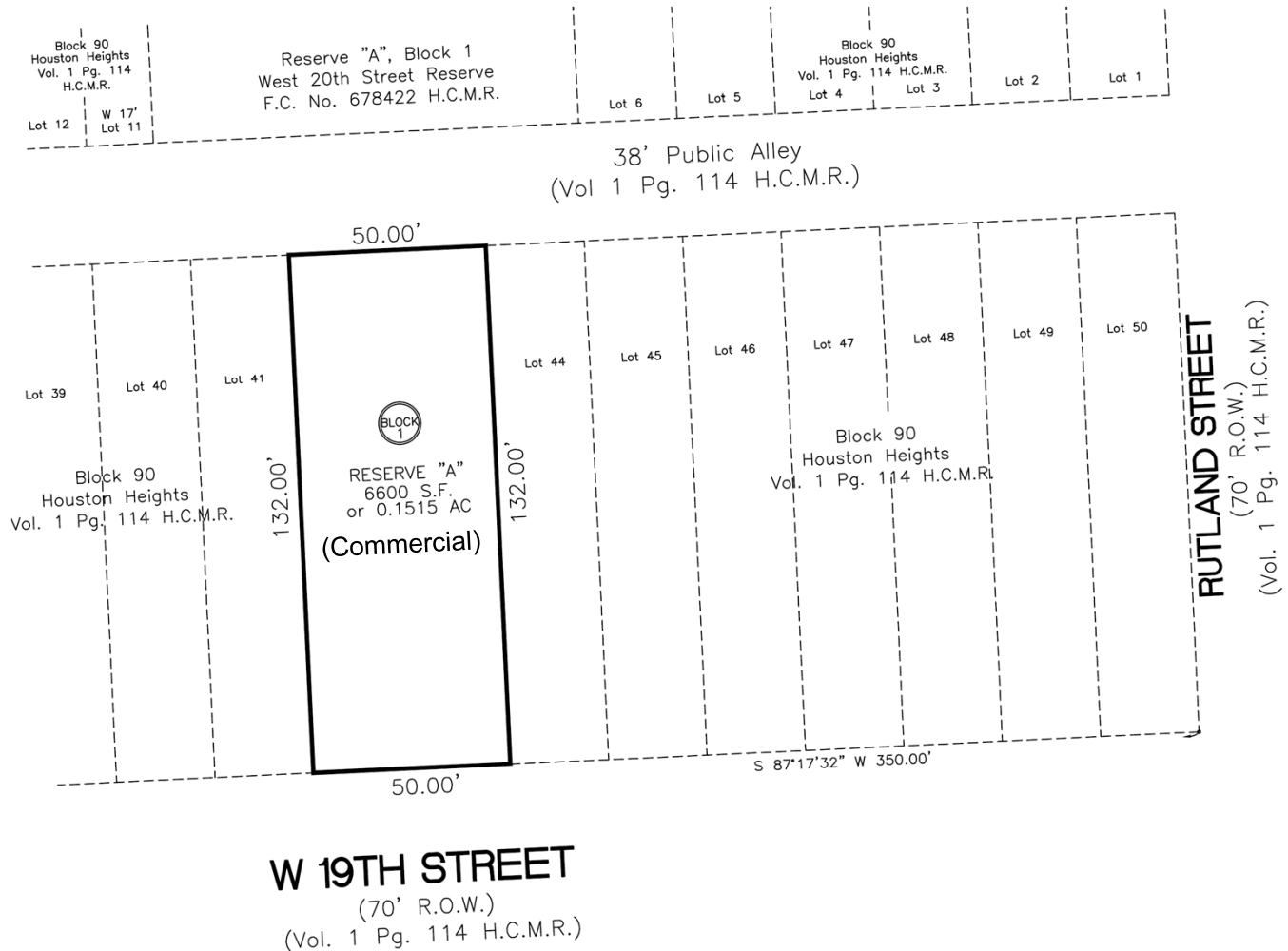
ITEM:124

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: West 19th Retail (DEF 2)

Applicant: Bates Development Consultants



D – Variances

Subdivision

Houston Planning Commission

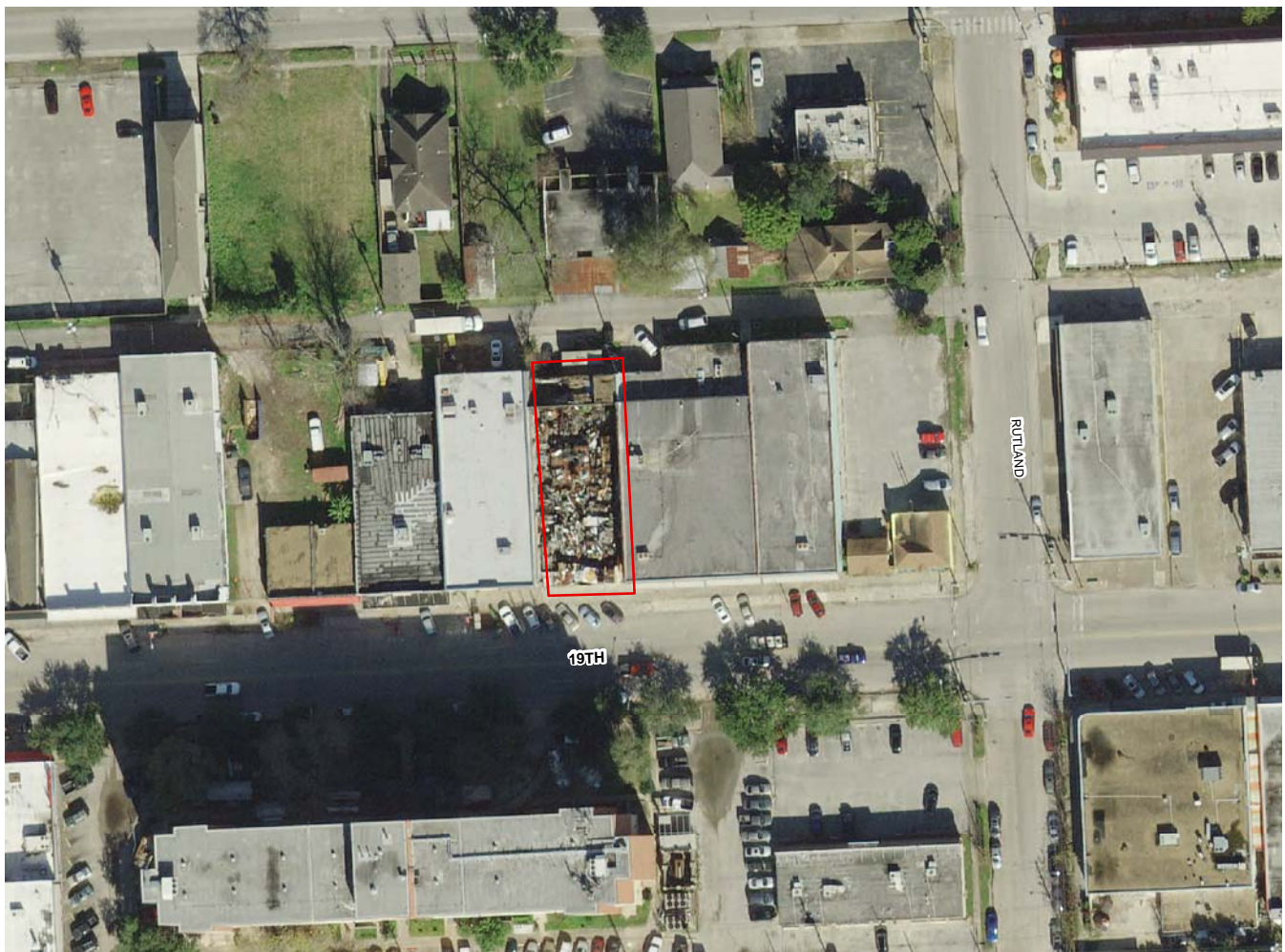
ITEM:124

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: West 19th Retail (DEF 2)

Applicant: Bates Development Consultants



D – Variances

Aerial



REVISION	ISSUE	DATE
	ISSUED FOR VARIANCE	08/23/2018
	STAFF REVISION	08/27/2018
	STAFF REVISION	08/30/2018
	STAFF REVISION	09/05/2018

317 WEST 19TH RETAIL

317 W 19TH STREET
HOUSTON, TX 77008

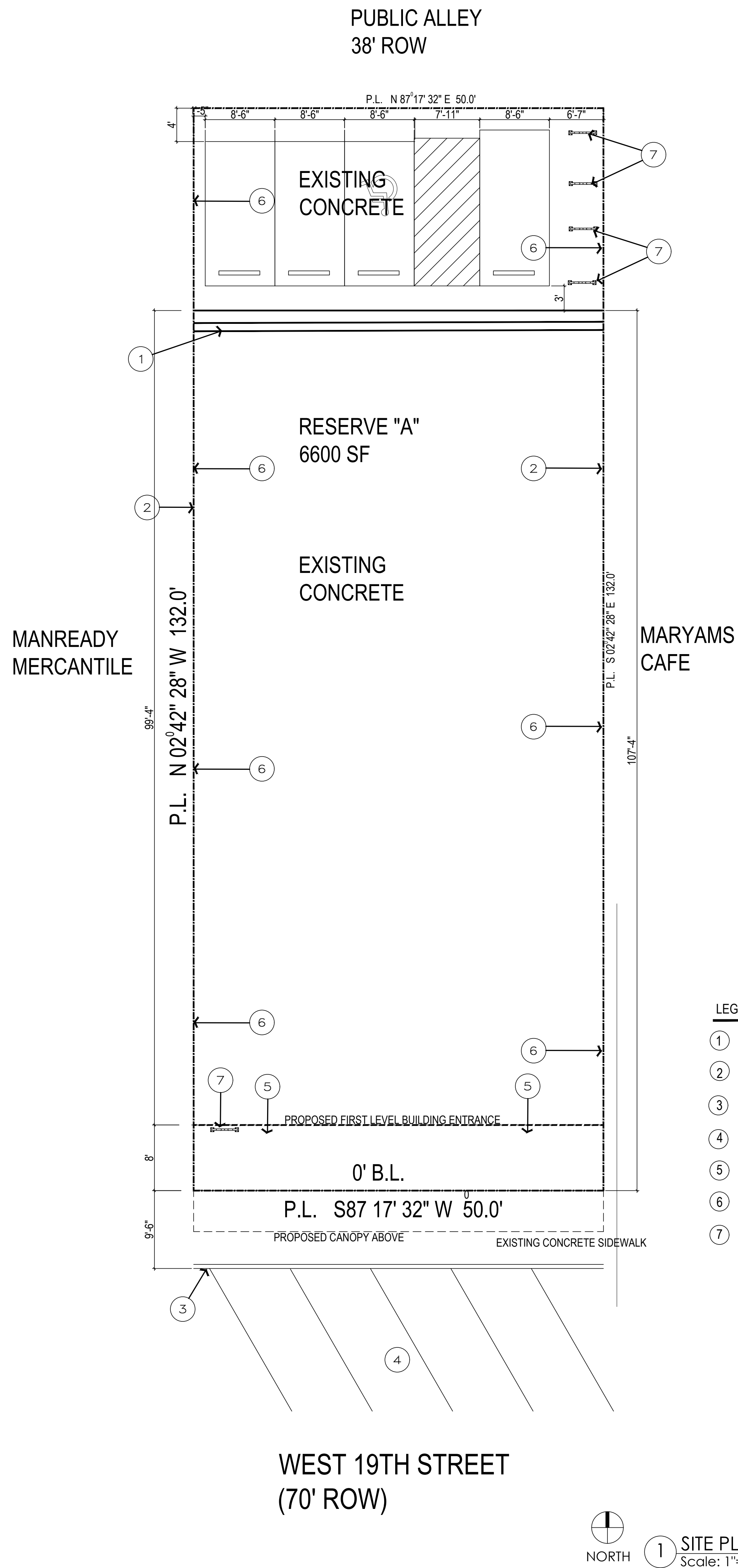
KE

SCALE	
DATE	06.18.2018
JOB#	18193

SITE PLAN

24 x 36 in.
SHEET

SP1.0

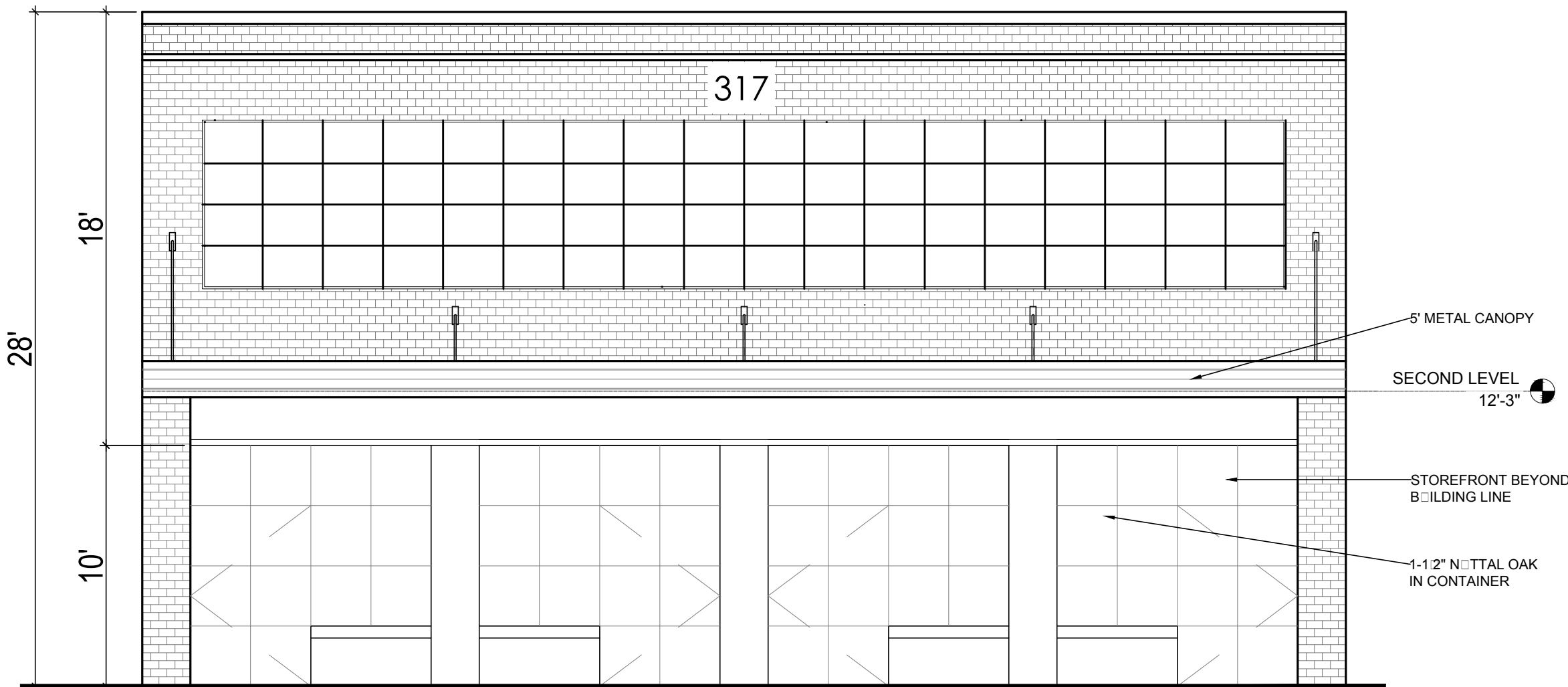


1 SITE PLAN
Scale: 1"= 10'

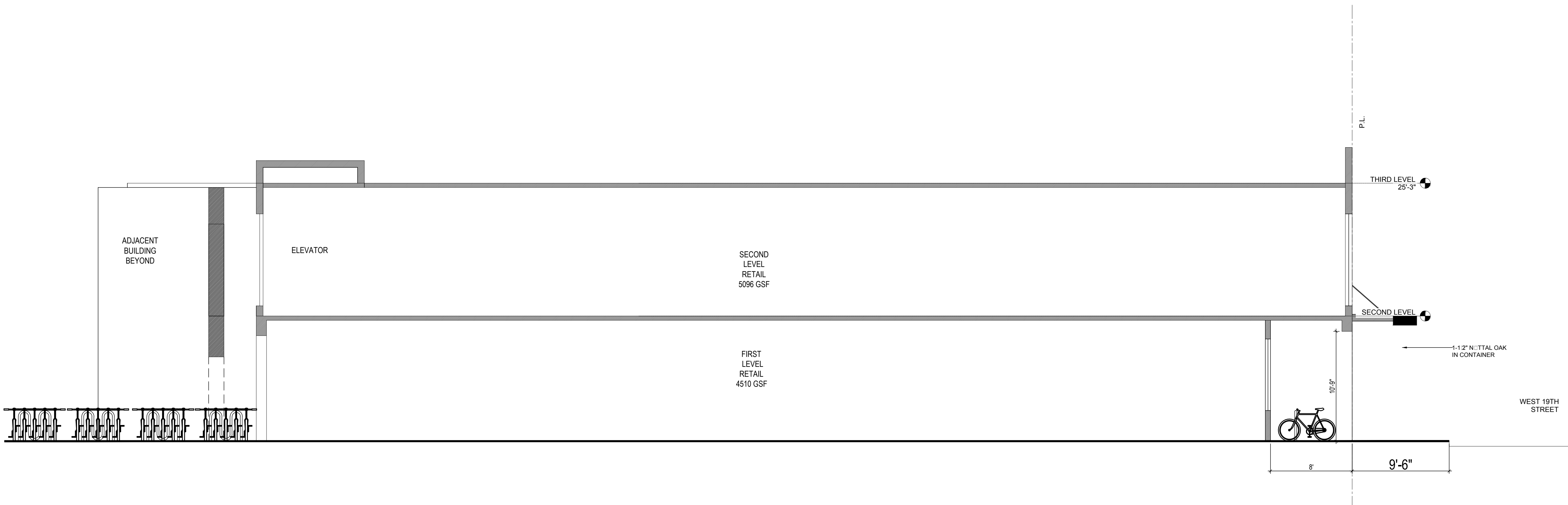


09.06.2018

REVISION	ISSUE	DATE
	ISSUED FOR VARIANCE	08/23/2018
	STAFF REVISION	08/27/2018
	STAFF REVISION	08/30/2018
	STAFF REVISION	09/06/2018



③ SCHEMATIC ELEVATION
Scale: 3/16" = 1'-0"



① SECTION
Scale: 3/16" = 1'-0"

317 WEST 19TH RETAIL

317 W 19TH STREET
HOUSTON, TX 77008

KEY

SCALE	
DATE	06.18.2018
JOB#	18193

PEDESTRIAN REALM
SECTION



REVISION	ISSUE	DATE
ISSUED FOR VARIANCE		08/23/2018
STAFF REVISION		08/27/2018
STAFF REVISION		08/30/2018
STAFF REVISION		09/06/2018

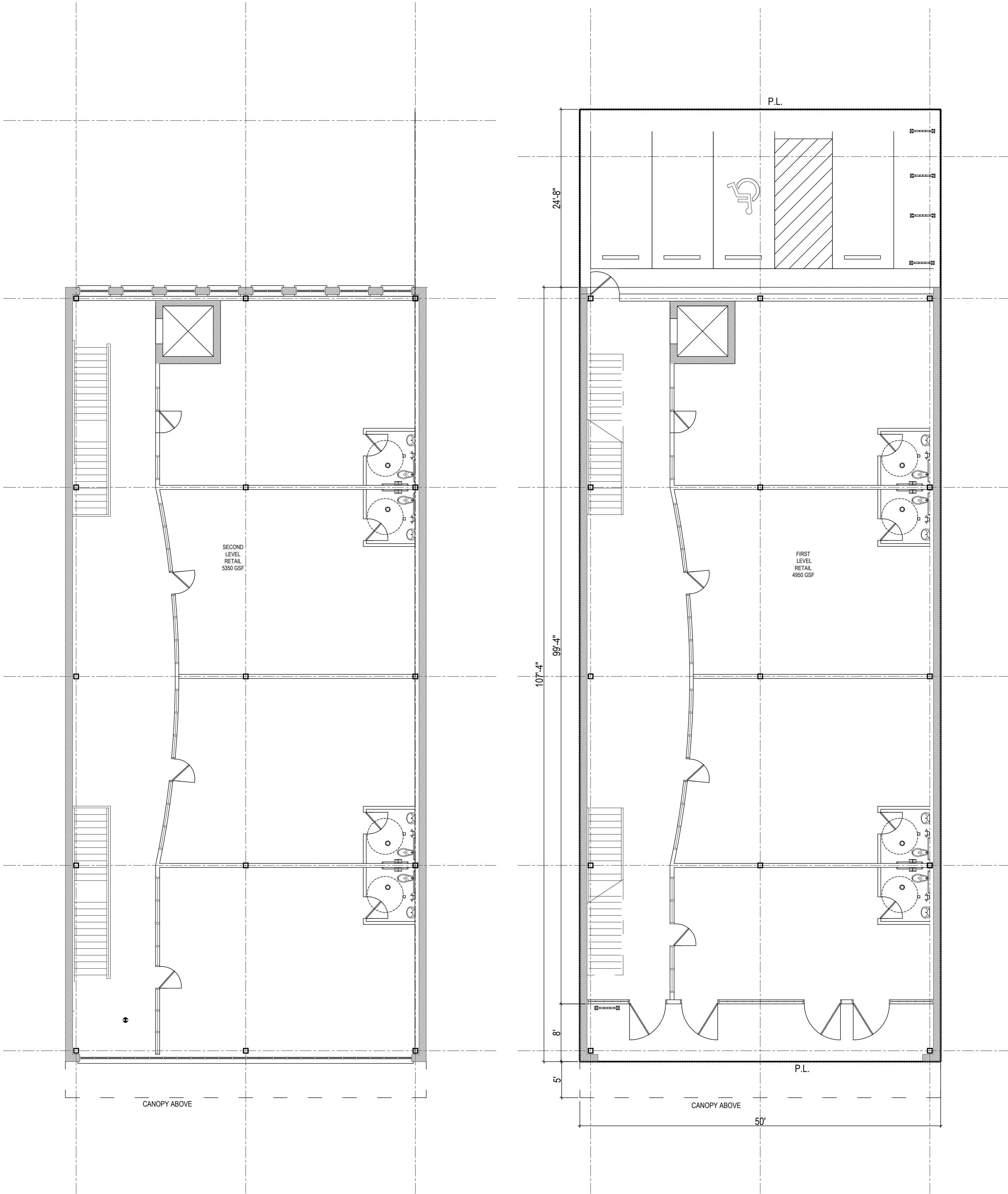
317 WEST 19TH RETAIL

317 W 19TH STREET
HOUSTON, TX 77008

KEY

SCALE	
DATE	06.18.2018
JOB#	18193

FIRST FLOOR PLAN
SECOND FLOOR PLAN

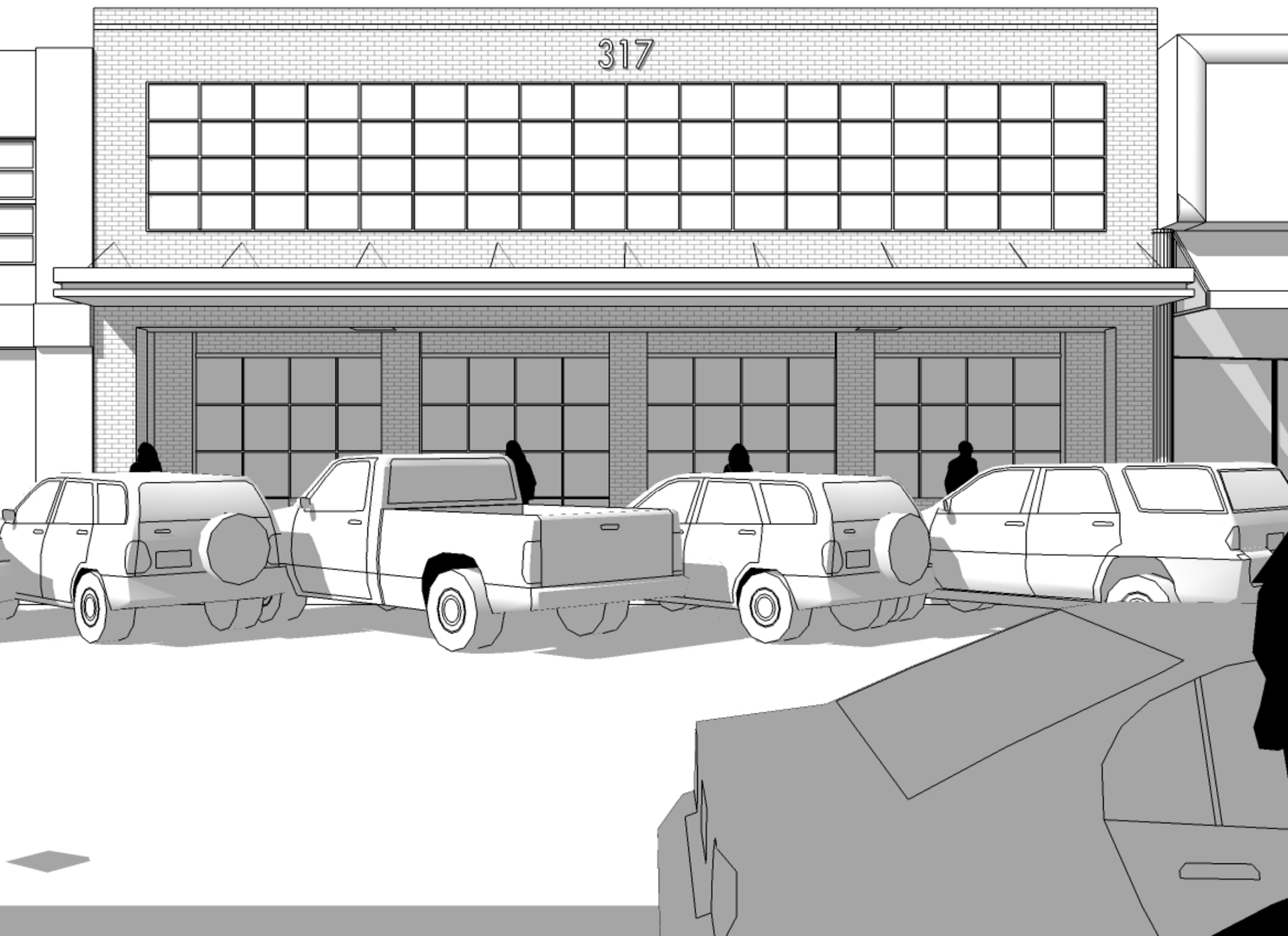


5 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"



1 FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"









Application Number: 2018-1402

Plat Name: West 19th Retail

Applicant: Bates Development Consultants

Date Submitted: 07/09/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To create a Commercial Reserve with 50 feet of frontage and to allow a 0' Building line for a new retail building

Chapter 42 Section: 155,190

Chapter 42 Reference:

42-155 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; 42-190 Commercial Reserve Minimum Frontage - 60 feet

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(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 entire block is an existing strip mall. The building that was in the space before fell in the 50 feet width, the applicant wants to re-build in the space. The proposed land is in between 2 existing concrete buildings that each are on the lot lines, there is no room to expand the lot to 60 feet. The existing buildings within the strip mall have walls that go up to the 0 lot line so the applicant wants to build along the line of the existing buildings. The building that was there before was also lined up with the other walls along the 0 lot line. Although W 19th is not a major thoroughfare the street the right-of-way in 70 feet wide and the street is 50 feet wide plus has on street parking.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The applicant did not create this hardship, this strip mall was built many years ago, the applicant wants to beautify the space by building a new building in the space where there is just empty concrete.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of this chapter will be preserved; West 19th Street in this area is designed with to be strip malls allowing pedestrians to walk along and look and enter the shops. At the moment there is an ugly open concrete space, the new building will improve the look of the 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 or safety; it will simply replace the building that was there originally there and replacing an open concrete space with a functional building.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance, building a new retail building to replace one that was there and fill in the empty space which will help with beautification of the street.



Application No: 2018-1402

Agenda Item: 124

PC Action Date: 09/13/2018

Plat Name: West 19th Retail

Applicant: Bates Development Consultants

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 155,190

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To create a Commercial Reserve with 50 feet of frontage and to allow a 0' Building line for a new retail building ;

Basis of Recommendation:

The site is located east of Ashland Street, west of Rutland Street, along the north side of W. 19th Street. The applicant is requesting 3 variances. 1.) to allow a commercial reserve to have 50' of frontage in lieu of the minimum 60' 2.) to allow a reduced building line of 0' along W 19th Street in lieu of the required 10' and 3.) to allow a reduced parking variance and allow 4 parking spaces on site instead of the required 41. Staff is in support of all three requested variances. This application was deferred by PC at the previous meeting to have the applicant coordinate with staff on the proposed landscaping and to look for additional off site parking spaces.

The applicant is proposing a new retail building located within an existing neighborhood retail corridor along West 19th Street. The vacant tract of land is situated between two existing buildings on either side, which will not allow for the required 60' of frontage.

The building will be pushed up the 0' building line and will be consistent with the adjacent structures along the block, as most buildings are located at or near the property line. The proposed building will provide ground floor transparency and a canopy shade structure that will protrude out into the ROW from the building, providing a more enhanced pedestrian experience.

The distance from the BOC to the ground floor will be approximately 17.5', which includes the existing 9.5 sidewalk. The proposed trees that were shown in the previous submittal have been removed as the applicant meets the criteria for a landscape waiver per Ch. 33-139. However, the applicant will donate the two required trees which will be a condition of approval.

The site will consist of 4 onsite parking spaces that will have ingress and egress from the 38' alley, as well as 5 bicycle racks. The existing retail corridor is known for its walkability due to the location of the buildings to the street, active store fronts and minimal on site-parking. A majority of the buildings do not have on-site parking and instead, utilize the available on-street parking.

There are approximately 160 on-street parking spaces in the immediate area that are adjacent to commercial uses. These spaces are both un-metered and unrestricted. The best viable use for this parcel is retail use, which would be in keeping with characteristic of the neighborhood. Requiring on-site parking and a 10' building line would make this project and any future project infeasible, and out of character for corridor.

Staff recommends approving all three requested variances subject to the following conditions:

1. The building must be restricted to office and retail. If a more intense use is proposed, such as food & beverage, the applicant will have to re-address the parking variance.
2. Donate two 3" caliper trees to COH Parks Department, Houston Heights Association or a similar organization prior to recordation
3. Provide the landscape waiver approval prior to recordation
4. Provide an encroachment agreement from PWE for the canopy prior to recordation.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

N/A

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The property is located within an existing neighborhood retail corridor along West 19th Street. The proposed zero foot building line will be consistent with the adjacent structures along the block, as most buildings are located at the property line. This neighborhood retail corridor is heavily used by the adjacent residential neighborhood and providing onsite parking and requiring the 10' building line would be contrary to sound public policy due to the context of W. 19th Street.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The property is located within an existing neighborhood retail corridor along West 19th Street. Also, there are existing buildings on either side of the vacant tract which will not allow for the required frontage.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes will be maintained as the 9.5' sidewalk will remain in place and the building is consistent with the character of the neighborhood. The building will have transparency on the ground floor and active retail use.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to public health, safety or welfare. The existing 9.5' sidewalk is to remain, the use is consistent with the existing uses and the first floor of the building will be approximately 17.5 from the parking spaces along W. 19th Street,

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification as the context of the street and existing buildings on either side of the tract is the main justification.



Agenda Item: 125
Action Date: 09/13/2018
Plat Name: West Lake Houston Apartments
Developer: Dryden Street Investments II, LLC
Applicant: BGE, Inc.
App No / Type: 2018-1803 C3P

Total Acreage:	14.8800	Total Reserve Acreage:	14.6300
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77346	377G	ETJ

Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (41)

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

059.1. Acreage in title and on plat must match at recordation.

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

091. Provide One-foot reserve as indicated on the plat and add applicable One-foot Reserve note to the plat. (193)

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
Planning Commission granted a variance to not provide a north-south public street through the subject site.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 125
Action Date: 09/13/2018
Plat Name: West Lake Houston Apartments
Developer: Dryden Street Investments II, LLC
Applicant: BGE, Inc.
App No / Type: 2018-1803 C3P



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: Approve.

City Engineer: CHECK WITH THE COUNTY TO SEE IF DETENTION IS REQUIRED

Harris 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 .

Limited scope TIA will be required addressing driveway locations, median opening and left turn lane requirements before the review of site development plan

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

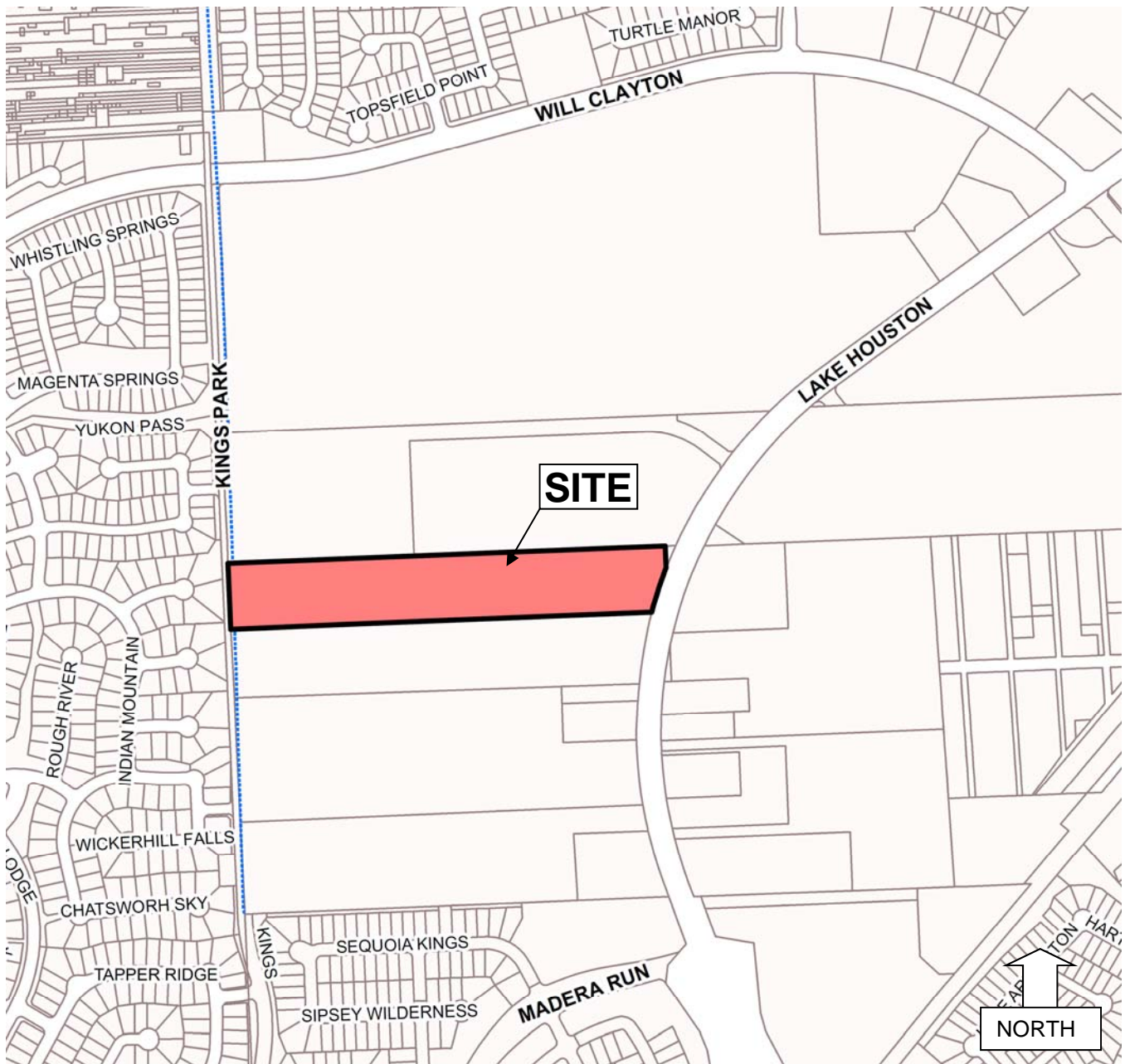
ITEM:125

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: West Lake Houston Apartments

Applicant: BGE, Inc.



D – Variances

Site Location

Houston Planning Commission

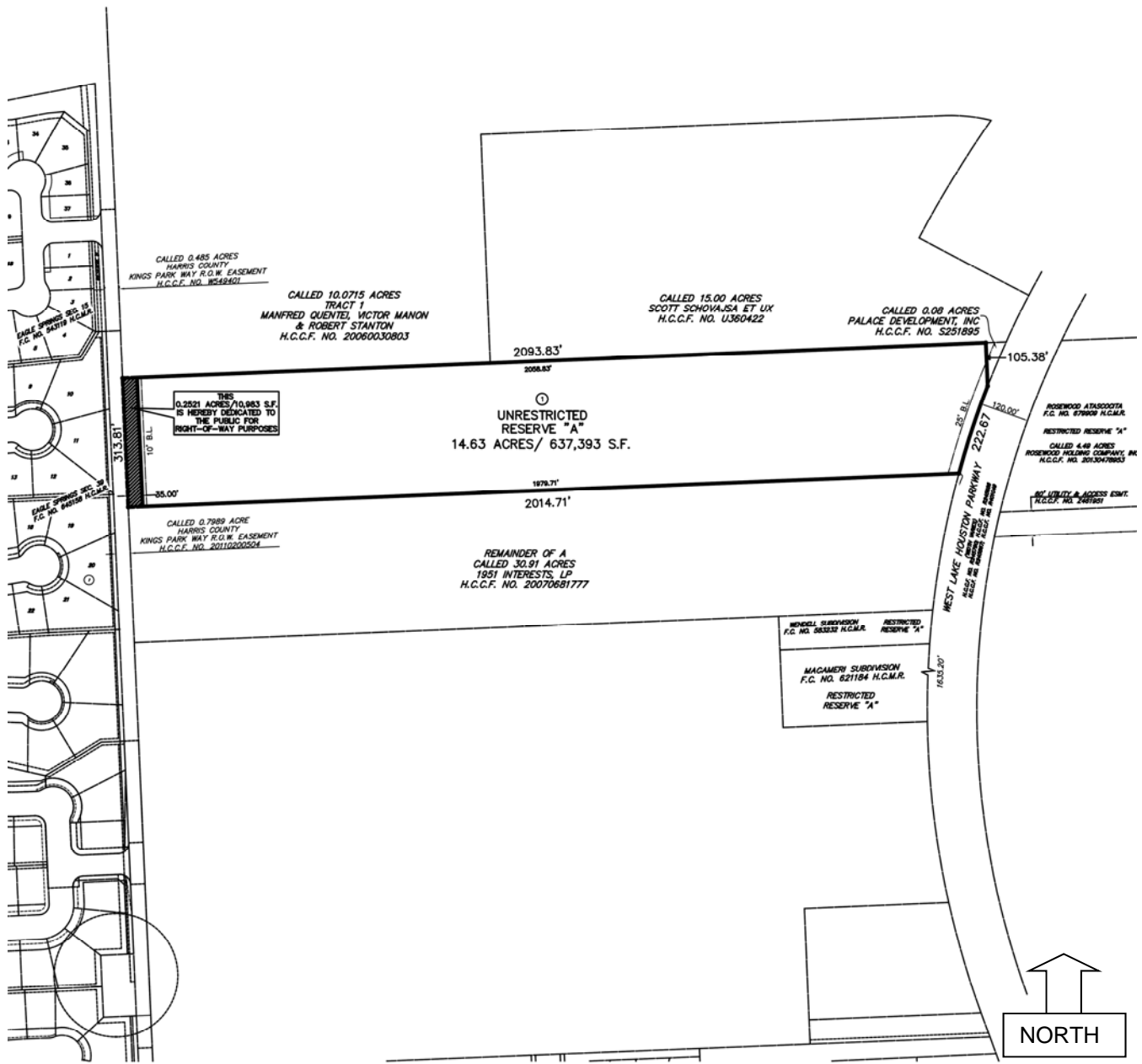
ITEM:125

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: West Lake Houston Apartments

Applicant: BGE, Inc.



D – Variances

Subdivision

Houston Planning Commission

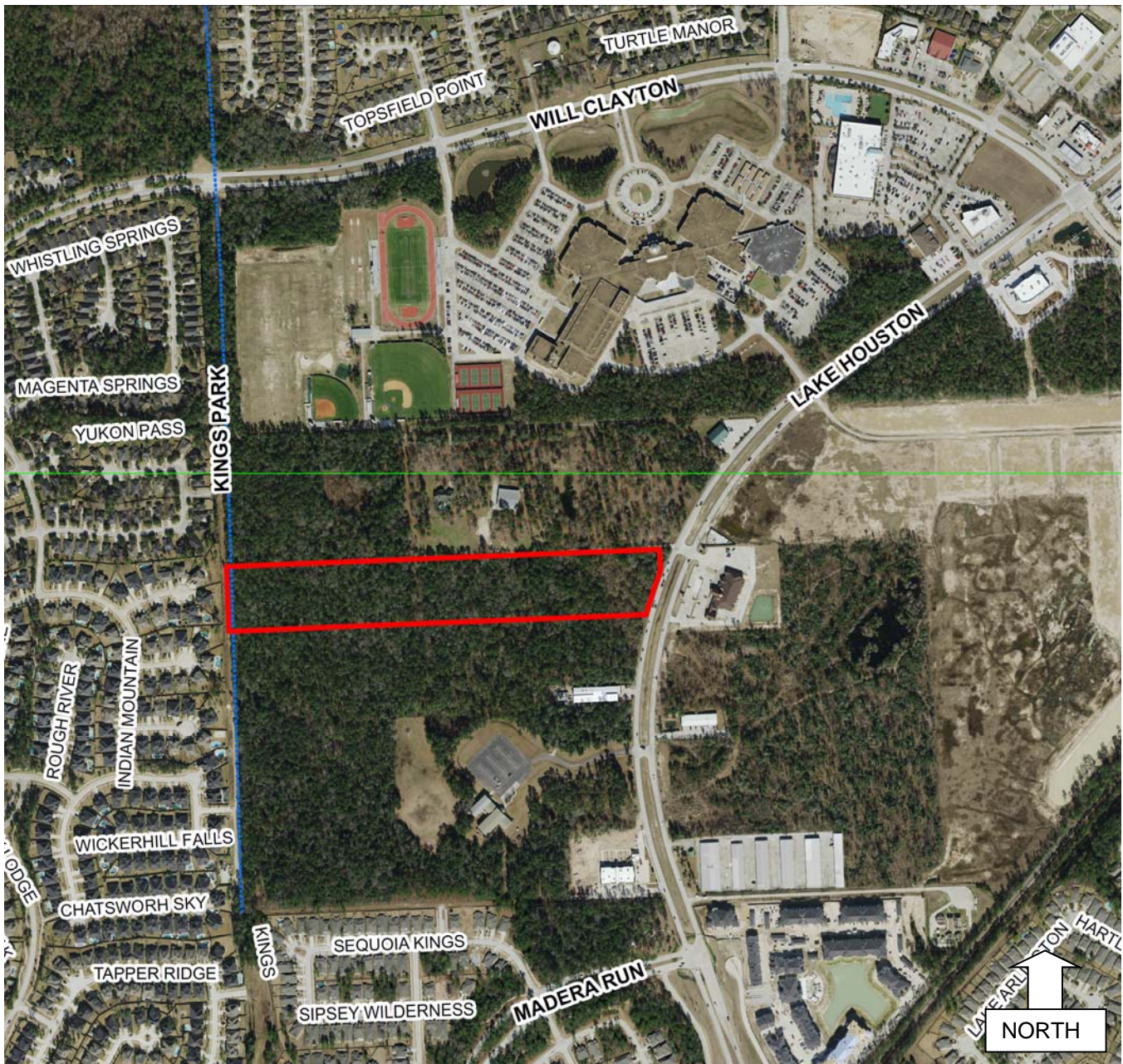
ITEM:125

Planning and Development Department

Meeting Date: 09/13/2018

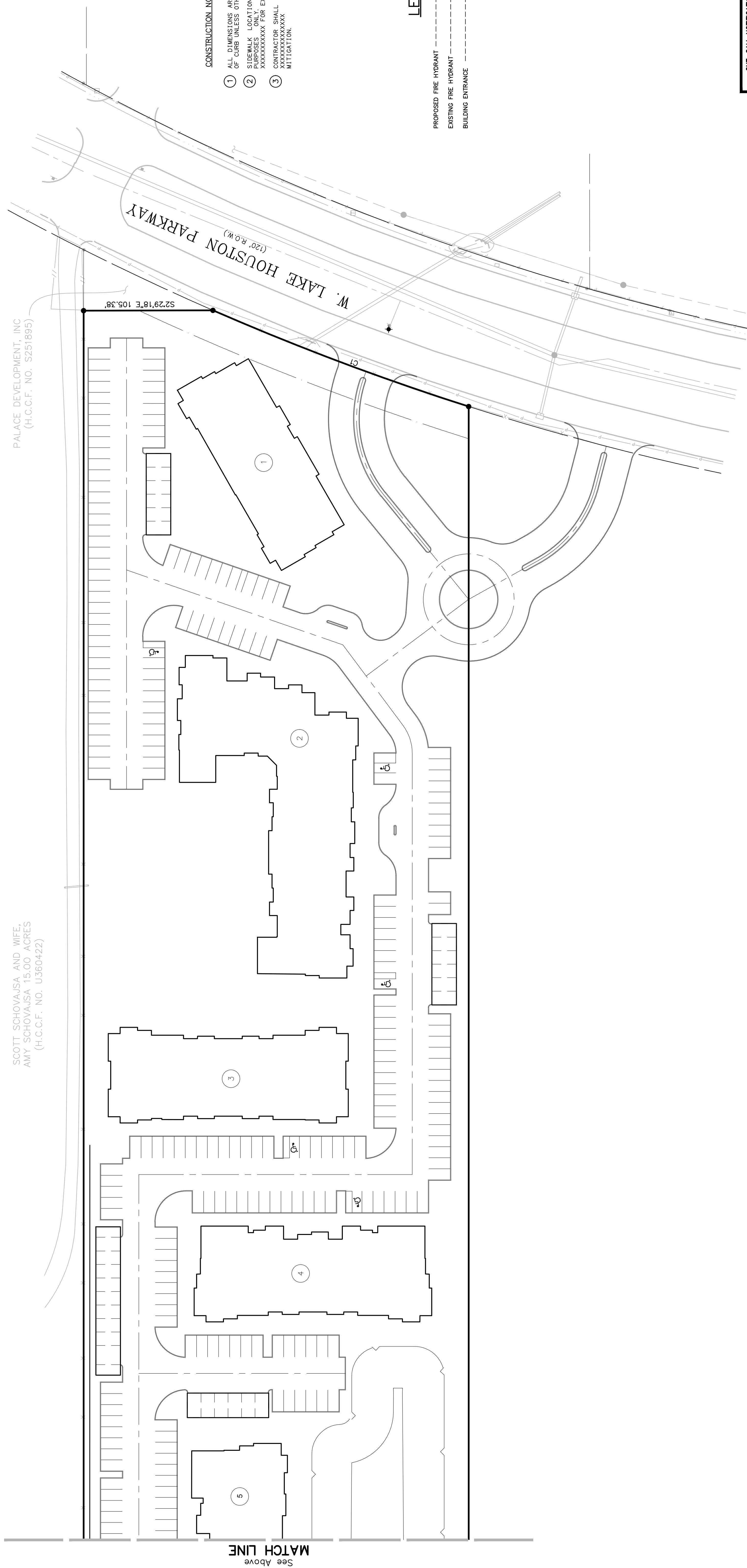
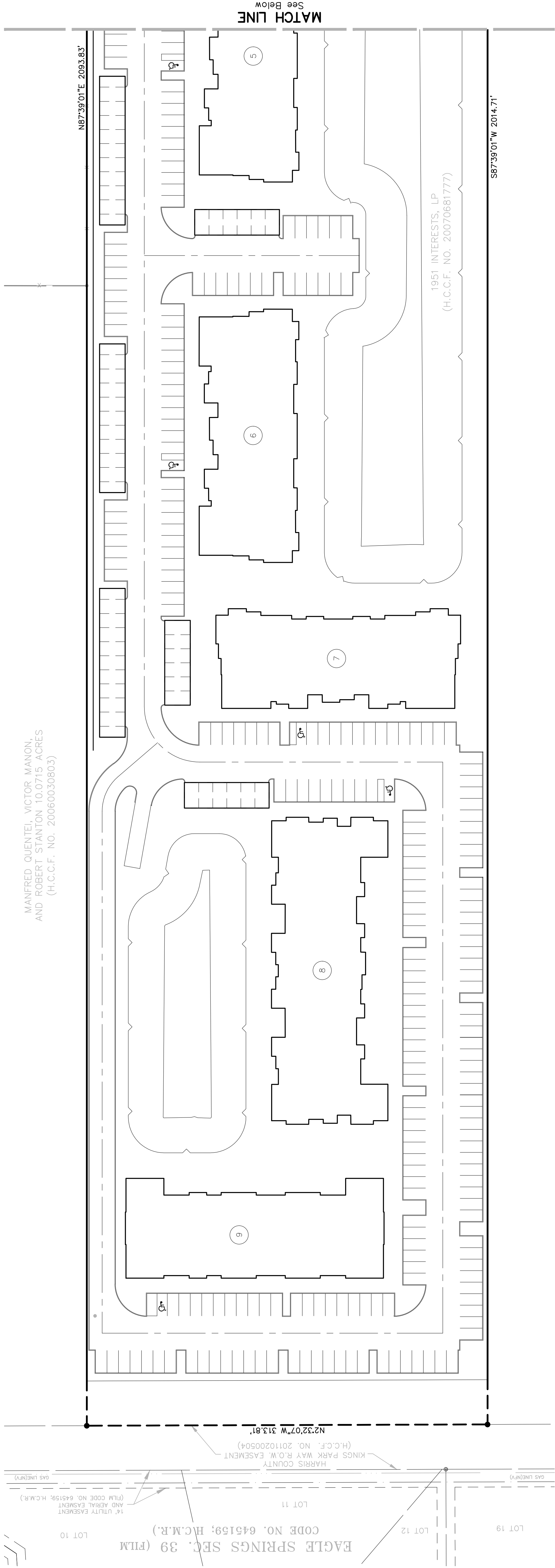
Subdivision Name: West Lake Houston Apartments

Applicant: BGE, Inc.



D – Variances

Aerial



CONSTRUCTION NOTES:

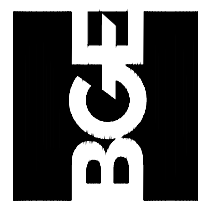
- ① ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ② SIDEWALK LOCATIONS ARE SHOWN FOR REFERENCE PURPOSES ONLY. SEE LANDSCAPE PLANS BY XXXXXXXXXXXX FOR EXACT LOCATION.
- ③ CONTRACTOR SHALL REFER TO LANDSCAPE PLANS BY XXXXXXXXXXXX FOR TREE REMOVAL AND MITIGATION.

LEGEND

PROPOSED FIRE HYDRANT

BUILDING ENTRANCE

BUILDING ENTRANCE



BGE, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042
281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION WHEN ISSUED IN FINAL FORM. THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BROWN & GAY
ENGINEERS, INC.
F-1046
E. BENTON SCHWALTZ, P.E.
TEXAS REGISTRATION
No. 101260
August 8, 2018

CITY OF HOUSTON

WEST LAKE HOUSTON
APARTMENTS

DIMENSION CONTROL PLAN

JOB NUMBER: G:\i3_Interests\5744-00

**ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!**
(713) 223-4567 (In Houston)
(New Statewide Number Outside Houston)

CONC



Application Number: 2018-1803

Plat Name: West Lake Houston Apartments

Applicant: BGE, Inc.

Date Submitted: 08/31/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To not provide a north / south street through the subject tract.

Chapter 42 Section: 128

Chapter 42 Reference:

42-128 (a) each Class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the Class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Strict application of requiring a north/south local street through the subject tract would create an impractical development due to the immediate surrounding physical characteristics. The subject site is a contemplated 14.8-acre unrestricted reserve proposed for a multi-family residential development with access from West Lake Houston Parkway, a designated major thoroughfare. The subject tract is approximately 2,100-feet in length and approximately 300-feet in width. A north/south connection to Will Clayton Parkway is prevented due to the existence of Atascocita High School located approximately 675-feet north of the subject tract. Adjacent and west of the subject tract is Kings Park Way, a designated major collector per the 2017 Major Thoroughfare and Freeway Plan; the subject plat proposes to dedicate 35-feet for the Kings Park Way right-of-way. Kings Park Way will collect and distribute traffic between Will Clayton Parkway and Madera Parkway, a designated major thoroughfare within the Groves development to the south. An existing grid pattern of major thoroughfares (Will Clayton Parkway, W. Lake Houston Parkway, and Madera Run Parkway) and collector streets including the proposed Kings Park Way provide for traffic circulation in the immediate area. Opportunities for east/west traffic circulation remain to the north and south of the subject tract; in fact, the maximum intersection spacing along W. Lake Houston Parkway being 2,600-feet falls just north of the subject tract and could potentially align with the existing intersection of Pyramid Peak Drive and Kings Park Way. Likewise, to the south, an east/west connection remains a possibility between W. Lake Houston Parkway and Kings Parkway and could potentially align with the existing intersection of Norhill Heights Lane and Kings Park Way.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are based upon the physical characteristics adjacent to and surrounding the subject tract. The subject tract is located within an established grid of major thoroughfares and collector streets. In addition, a north/south street connection to Will Clayton Parkway is prevented with the existence of Atascocita High School.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter will be preserved and maintained; the existing network of major thoroughfares and collector streets addresses the traffic circulation in the immediate area.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare as the existing street pattern in the immediate area addresses both the public and emergency vehicle circulation.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the justification of the variance; the existing physical conditions of the surrounding area justify the variance request.



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Staff Report

Application No: 2018-1803

Agenda Item: 125

PC Action Date: 09/13/2018

Plat Name: West Lake Houston Apartments

Applicant: BGE, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To not provide a north / south street through the subject tract.;

Basis of Recommendation:

The Site is south of the intersection of Will Clayton and Lake Houston in Harris County, Houston's ETJ. The applicant is proposing an unrestricted reserve intended for Multi-family use. The applicant is requesting a variance not provide a north-south street through the subject tract. Staff is support of the request.

Harris County Engineering's Office has no objection to the requested variance.

The subject site is a 14.8-acre unrestricted reserve proposed for a multi-family residential development with access from West Lake Houston Parkway, a major thoroughfare. The subject tract is approximately 2,100-feet in length and approximately 300-feet in width. A north/south connection to Will Clayton Parkway is prevented due to the existence of Atascocita High School located approximately 675-feet north of the subject tract. Adjacent and west of the subject tract is Kings Park Way, a designated major collector per the 2017 Major Thoroughfare and Freeway Plan; the subject plat proposes to dedicate 35-feet for the Kings Park Way right-of-way. Kings Park Way will collect and distribute traffic between Will Clayton Parkway and Madera Parkway, a designated major thoroughfare within the Groves development to the south. An existing grid pattern of major thoroughfares (Will Clayton Parkway, W. Lake Houston Parkway, and Madera Run Parkway) and collector streets including the proposed Kings Park Way provide for traffic circulation in the immediate area. Opportunities for east/west traffic circulation remain to the north and south of the subject tract; in fact, the maximum intersection spacing along W. Lake Houston Parkway being 2,600-feet falls just north of the subject tract and could potentially align with the existing intersection of Pyramid Peak Drive and Kings Park Way. To the south the need for a north/south requirement will meet the ordinance as a connection between Norhill Heights Lane Malhuer Road to the south. These two streets are a better connection and will meet north/south and east/west requirement. Staff has identified this better option, since the possibility of two connections being made to Lake Houston Road will not occur, as only one connection is required by the ordinance.

The circumstances supporting the granting of the variance are based upon the physical characteristics of the nearby area of the proposed multi-family development. The subject tract is located within an established grid of major thoroughfares and collector streets. In addition, a north/south street connection to Will Clayton Parkway is prevented with the existence of Atascocita High School as a variance was granted in 2002 by Planning Commission to not make any north/south connection through the school site.

The intent and general purposes of this chapter will be preserved and maintained. The existing street network addresses traffic circulation for the area.

The granting of the variance will not be injurious to the public health, safety or welfare as the existing street pattern in the adjacent area already provides for two north/south connections along proposed Major Collector Kings Park and Major Thoroughfare Lake Houston.

Economic hardship is not the justification of the variance; the existing physical conditions of the surrounding area justify the variance request.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Strict application of requiring a north/south local street through the subject tract would create an impractical development due to the unusual physical characteristics of the area. The subject site is a 14.8-acre unrestricted reserve proposed for a multi-family residential development with access from West Lake Houston Parkway, a major thoroughfare. The subject site is a 14.8-acre unrestricted reserve proposed for a multi-family residential development with access from West Lake Houston Parkway, a major thoroughfare. The subject tract is approximately 2,100-feet in length and approximately 300-feet in width. A north/south connection to Will Clayton Parkway is prevented due to the existence of Atascocita High School located approximately 675-feet north of the subject tract. Adjacent and west of the subject tract is Kings Park Way, a designated major collector per the 2017 Major Thoroughfare and Freeway Plan; the subject plat proposes to dedicate 35-feet for the Kings Park Way right-of-way. Kings Park Way will collect and distribute traffic between Will Clayton Parkway and Madera Parkway, a designated major thoroughfare within the Groves development to the south. An existing grid pattern of major thoroughfares (Will Clayton Parkway, W. Lake Houston Parkway, and Madera Run Parkway) and collector streets including the proposed Kings Park Way provide for traffic circulation in the immediate area. Opportunities for east/west traffic circulation remain to the north and south of the subject tract; in fact, the maximum intersection spacing along W. Lake Houston Parkway being 2,600-feet falls just north of the subject tract and could potentially align with the existing intersection of Pyramid Peak Drive and Kings Park Way. To the south the need for a north/south requirement will meet the ordinance as a connection between Norhill Heights Lane Malhuer Road to the south. These two streets are a better connection and will meet north/south and east/west requirement. Staff has identified this better option, since the possibility of two connections being made to Lake Houston Road will not occur, as only one connection is required by the ordinance.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are based upon the physical characteristics of the nearby area of the proposed multi-family development. The subject tract is located within an established grid of major thoroughfares and collector streets. In addition, a north/south street connection to Will Clayton Parkway is prevented with the existence of Atascocita High School as a variance was granted in 2002 by Planning Commission to not make any north/south connection through the school site.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter will be preserved and maintained. The existing street network addresses traffic circulation for the area.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare as the existing street pattern in the adjacent area already provides for two north/south connections along proposed Major Collector Kings Park and Major Thoroughfare Lake Houston.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the justification of the variance; the existing physical conditions of the surrounding area justify the variance request.



Agenda Item: 126
Action Date: 09/13/2018
Plat Name: West Lake Houston Reserve
Developer: 1951 Interests, L.P.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No / Type: 2018-1875 C3P

Total Acreage:	14.8830	Total Reserve Acreage:	14.6190
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77346	377G	ETJ

Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (41)

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

059.1. Acreage in title and on plat must match at recordation.

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

091. Provide One-foot reserve as indicated on the plat and add applicable One-foot Reserve note to the plat. (193)

Commission Action:

Grant the requested special exception(s) and Approve the plat subject to the conditions listed
Planning Commission granted a variance to not provide a north-south public street through the subject site.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 126
Action Date: 09/13/2018
Plat Name: West Lake Houston Reserve
Developer: 1951 Interests, L.P.
Applicant: LJA Engineering, Inc. - (West Houston Office)
App No / Type: 2018-1875 C3P



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c)

(<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org .

County has no objections to variance.

Limited scope TIA will be required addressing driveway locations, median opening and left turn lane requirements before the review of site development plan.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

ITEM:126

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: West Lake Houston Reserve

Applicant: LJA Engineering, Inc.



D – Variances

Site Location

Houston Planning Commission

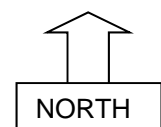
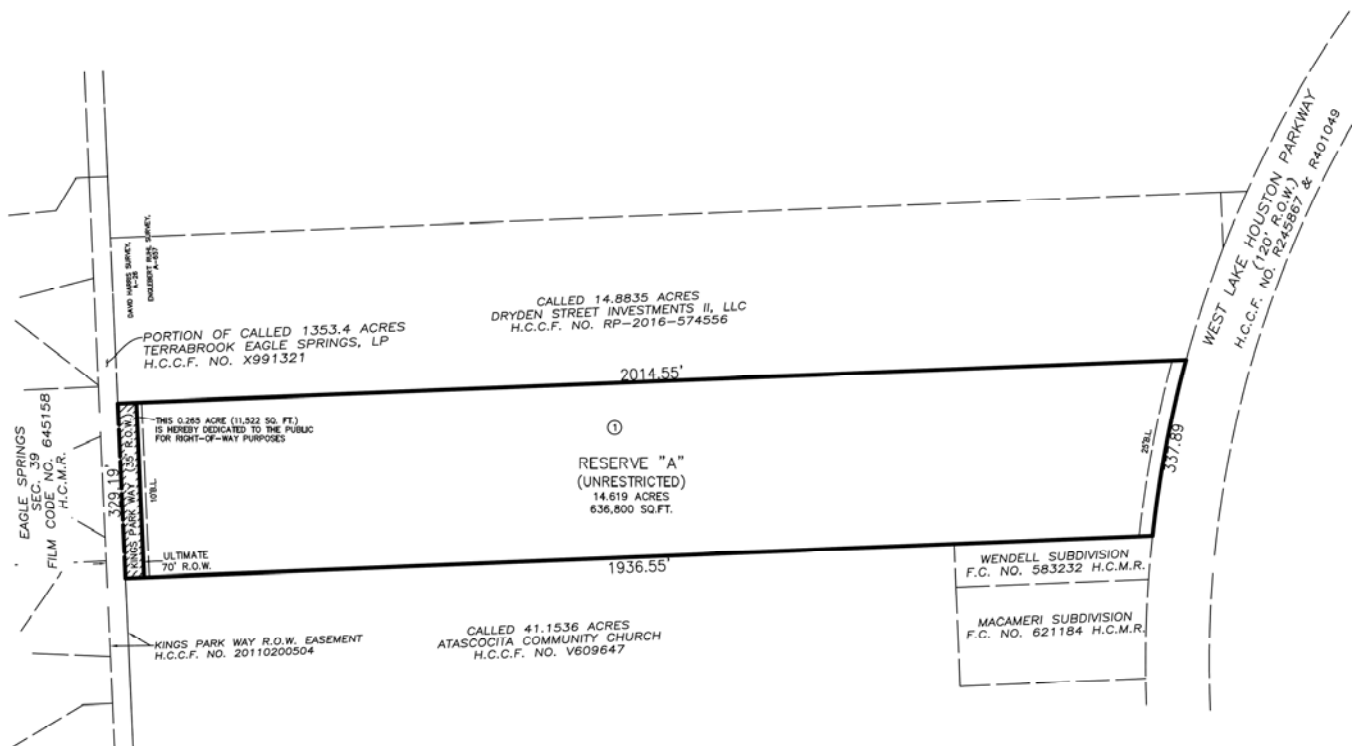
ITEM:126

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: West Lake Houston Reserve

Applicant: LJA Engineering, Inc.



D – Variances

Subdivision

Houston Planning Commission

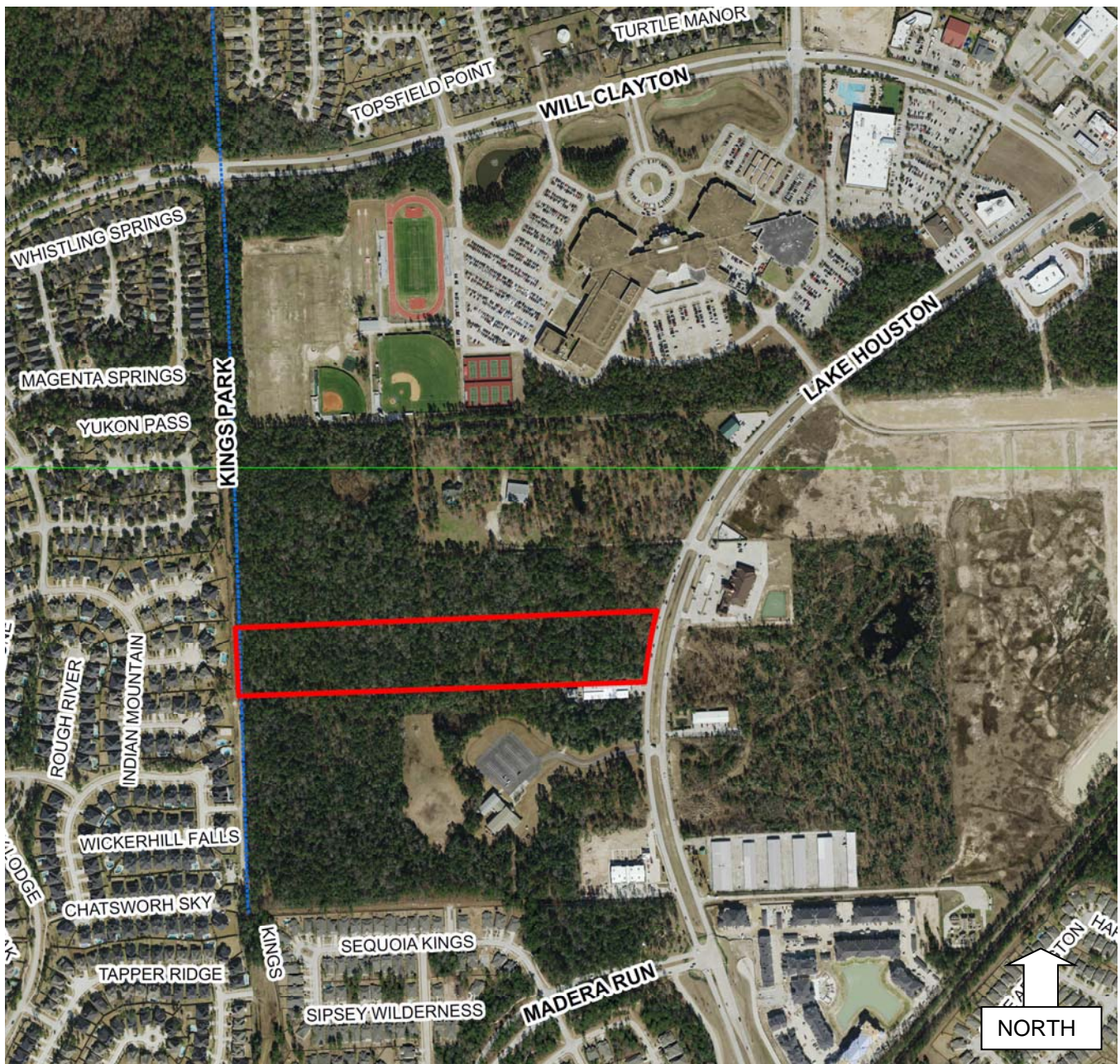
ITEM:126

Planning and Development Department

Meeting Date: 09/13/2018

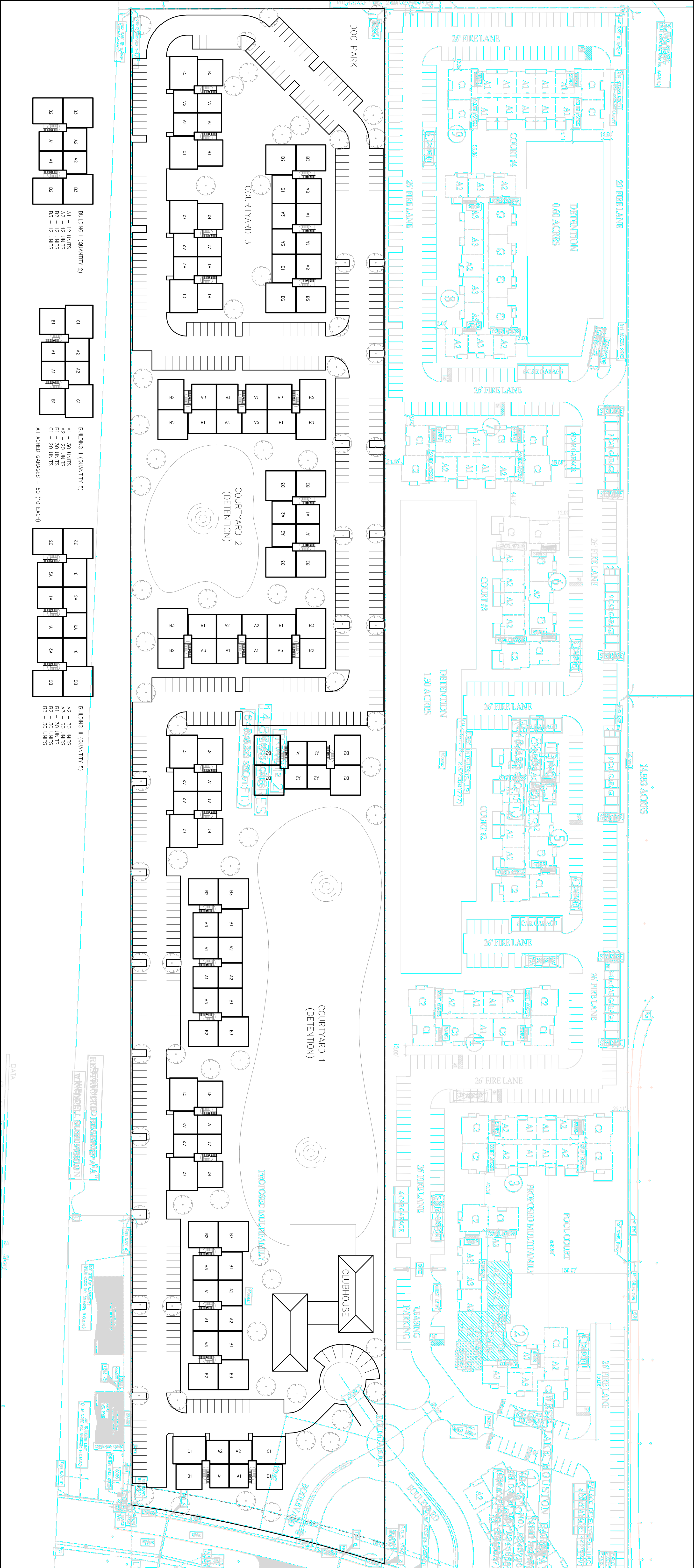
Subdivision Name: West Lake Houston Reserve

Applicant: LJA Engineering, Inc.



D – Variances

Aerial





Application Number: 2018-1875

Plat Name: West Lake Houston Reserve

Applicant: LJA Engineering, Inc.- (West Houston Office)

Date Submitted: 09/04/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Not to provide a north-south street through the subject tract.

Chapter 42 Section: 128

Chapter 42 Reference:

42-128 (a) each Class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the Class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

West Lake Houston Reserve is a 14.8834 acre tract west of and having frontage on West Lake Houston Parkway, east of future Kings Park Way, south of Will Clayton Parkway and north of Madera Run Parkway. The subject tract is currently undeveloped and heavily wooded as are several of the adjacent tracts. Directly north of the subject tract are two (2) undeveloped, heavily wooded tracts and a 17-acre homestead tract. North of those tracts is Atascocita High School; which has frontage on both Will Clayton Parkway and West Lake Houston Parkway. Directly to the south of the subject tract is a 41-acre church tract and two (2) small commercial reserves; all have frontage and taking access from West Lake Houston Parkway. South of the church tract is the existing Groves development. Directly west of the tract is the Eagle Springs development. The subject tract is proposed to be developed as a multi-family residential development as is the tract directly to the north. Both developers are working together on a combined entry feature and coordinating extending a sanitary sewer line across West Lake Houston Parkway for both to use. Water connections and storm drainage will be the responsibility of each individual development; however the developers are discussing the possibility of a joint detention pond which would decrease the detention footprint needed for both developments. Both multi-family developments will be dedicating, by plat, the required thirty-five (35) feet of right-of-way widening for future Kings Park Way; a seventy (70) foot major collector as identified on the Houston Major Thoroughfare and Freeway Plan. The future addition of Kings Park Way to the existing local street pattern will provide a north-south connection to Will Clayton Parkway allowing local street traffic to more easily get to and from the Eagle Springs and Groves developments. Due to the long and narrow shape of the subject tract, providing a north-south public street through the tract would fragment the multi-family development; cutting off half of the residents from almost all of the amenities of the development such as the Club House, pool and recreation areas and forcing them to cross a public street which, once extended and connected to other public streets at both ends (if even possible), could present a significant safety risk to any residents crossing the street. Most importantly, a north-south public street through these tracts could not be extended to Will Clayton Parkway due to the existing Atascocita High School.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The existing Atascocita High School, which prevents any north-south street extension to Will Clayton Parkway except Kings Park Way, is not the result of a hardship created by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The required thirty-five (35) feet of right-of-way widening for future Kings Park Way; a seventy (70) foot major collector as identified on the Houston Major Thoroughfare and Freeway Plan will provide a north-south connection to Will Clayton Parkway allowing local street traffic to more easily get to and from the Eagle Springs and Groves developments and thus preserving and maintaining the intent and general purposes of this chapter.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

By not fragmenting the tract with a public street that could potentially create a significant safety risk to any residents crossing said street and by providing the required thirty-five (35) feet of right-of-way widening for future Kings Park Way; a seventy (70) foot major collector as identified on the Houston Major Thoroughfare and Freeway Plan thus providing a north-south connection to Will Clayton Parkway, 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.

Not fragmenting the tract with a north-south public street that cannot be extended to Will Clayton Parkway and thus provide no real benefit to the local street circulation pattern is the justification of this request; not an economic hardship.



Application No: 2018-1875

Agenda Item: 126

PC Action Date: 09/13/2018

Plat Name: West Lake Houston Reserve

Applicant: LJA Engineering, Inc.- (West Houston Office)

Staff Recommendation: Grant the requested special exception(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)

Not to provide a north-south street through the subject tract.;

Basis of Recommendation:

The Site is south of the intersection of Will Clayton and Lake Houston in Harris County, Houston's ETJ. The applicant is proposing an unrestricted reserve intended for Multi-family use. The applicant is requesting a variance not provide a north-south street through the subject tract. Staff is support of the request.

Harris County Engineering's Office has no objection to the requested variance.

The West Lake Houston Reserve is a 14.8834 acre tract west of and having frontage on West Lake Houston Parkway, east of future Kings Park Way, south of Will Clayton Parkway and north of Madera Run Parkway. The subject tract is currently undeveloped and heavily wooded as are several of the adjacent tracts. Directly north of the subject tract are two (2) undeveloped, heavily wooded tracts and a 17-acre homestead tract. North of those tracts is Atascocita High School; which has frontage on both Will Clayton Parkway and West Lake Houston Parkway. Directly to the south of the subject tract is a 41-acre church tract and two (2) small commercial reserves; all have frontage and taking access from West Lake Houston Parkway. South of the church tract is the existing Groves development. Directly west of the tract is the Eagle Springs development. The subject tract is proposed to be developed as a multi-family residential development as is the tract directly to the north.

Opportunities for east/west traffic circulation remain to the north and south of the subject tract; in fact, the maximum intersection spacing along W. Lake Houston Parkway being 2,600-feet falls just north of the subject tract and could potentially align with the existing intersection of Pyramid Peak Drive and Kings Park Way. To the south the need for a north/south requirement will meet the ordinance as a connection between Norhill Heights Lane Malhuer Road to the south. These two streets are a better connection and will meet north/south and east/west requirement. Staff has identified this better option, since the possibility of two connections being made to Lake Houston Road will not occur, as only one connection is required by the ordinance.

The circumstances supporting the granting of the variance are based upon the physical characteristics of the nearby area of the proposed multi-family development. The subject tract is located within an established grid of major thoroughfares and collector streets. In addition, a north/south street connection to Will Clayton Parkway is prevented with the existence of Atascocita High School as a variance was granted in 2002 by Planning Commission to not make any north/south connection through the school site.

The intent and general purposes of this chapter will be preserved and maintained. The existing street network addresses traffic circulation for the area.

The granting of the variance will not be injurious to the public health, safety or welfare as the existing street pattern in the adjacent area already provides for two north/south connections along proposed Major Collector Kings Park and Major Thoroughfare Lake Houston.

Economic hardship is not the justification of the variance; the existing physical conditions of the surrounding area justify the variance request.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The West Lake Houston Reserve is a 14.8834 acre tract west of and having frontage on West Lake Houston Parkway, east of future Kings Park Way, south of Will Clayton Parkway and north of Madera Run Parkway. The subject tract is currently undeveloped and heavily wooded as are several of the adjacent tracts. Directly north of the subject tract are two (2) undeveloped, heavily wooded tracts and a 17-acre homestead tract. North of those tracts is Atascocita High School; which has frontage on both Will Clayton Parkway and West Lake Houston Parkway. Directly to the south of the subject tract is a 41-acre church tract and two (2) small commercial reserves; all have frontage and taking access from West Lake Houston Parkway. South of the church tract is the existing Groves development. Directly west of the tract is the Eagle Springs development. The subject tract is proposed to be developed as a multi-family residential development as is the tract directly to the north. Opportunities for east/west traffic circulation remain to the north and south of the subject tract; in fact, the maximum intersection spacing along W. Lake Houston Parkway being 2,600-feet falls just north of the subject tract and could potentially align with the existing intersection of Pyramid Peak Drive and Kings Park Way. To the south the need for a north/south requirement will meet the ordinance as a connection between Norhill Heights Lane Malhuer Road to the south. These two streets are a better connection and will meet north/south and east/west requirement. Staff has identified this better option, since the possibility of two connections being made to Lake Houston Road will not occur, as only one connection is required by the ordinance.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are based upon the physical characteristics of the nearby area of the proposed multi-family development. The subject tract is located within an established grid of major thoroughfares and collector streets. In addition, a north/south street connection to Will Clayton Parkway is prevented with the existence of Atascocita High School as a variance was granted in 2002 by Planning Commission to not make any north/south connection through the school site.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter will be preserved and maintained. The existing street network addresses traffic circulation for the area.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare as the existing street pattern in the adjacent area already provides for two north/south connections along proposed Major Collector Kings Park and Major Thoroughfare Lake Houston.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the justification of the variance; the existing physical conditions of the surrounding area justify the variance request.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 127
Action Date: 09/13/2018
Plat Name: Woodland Lakes Sec 3
Developer: Century Communities
Applicant: BGE|Kerry R. Gilbert Associates
App No / Type: 2018-1606 C3P

Total Acreage:	17.1000	Total Reserve Acreage:	0.4200
Number of Lots:	98	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:

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.

143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (128)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Grant the requested special exception(s) and Approve the plat subject to the conditions listed
 Planning Commission granted the requested special exception to allow intersection spacing of approximately 1800' between Parsons Peak Lane and Walraven Drive and approved the plat subject to the CPC 101 form conditions



Action Date:
09/13/2018

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 127
Action Date: 09/13/2018
Plat Name: Woodland Lakes Sec 3
Developer: Century Communities
Applicant: BGE|Kerry R. Gilbert Associates
App No / Type: 2018-1606 C3P

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

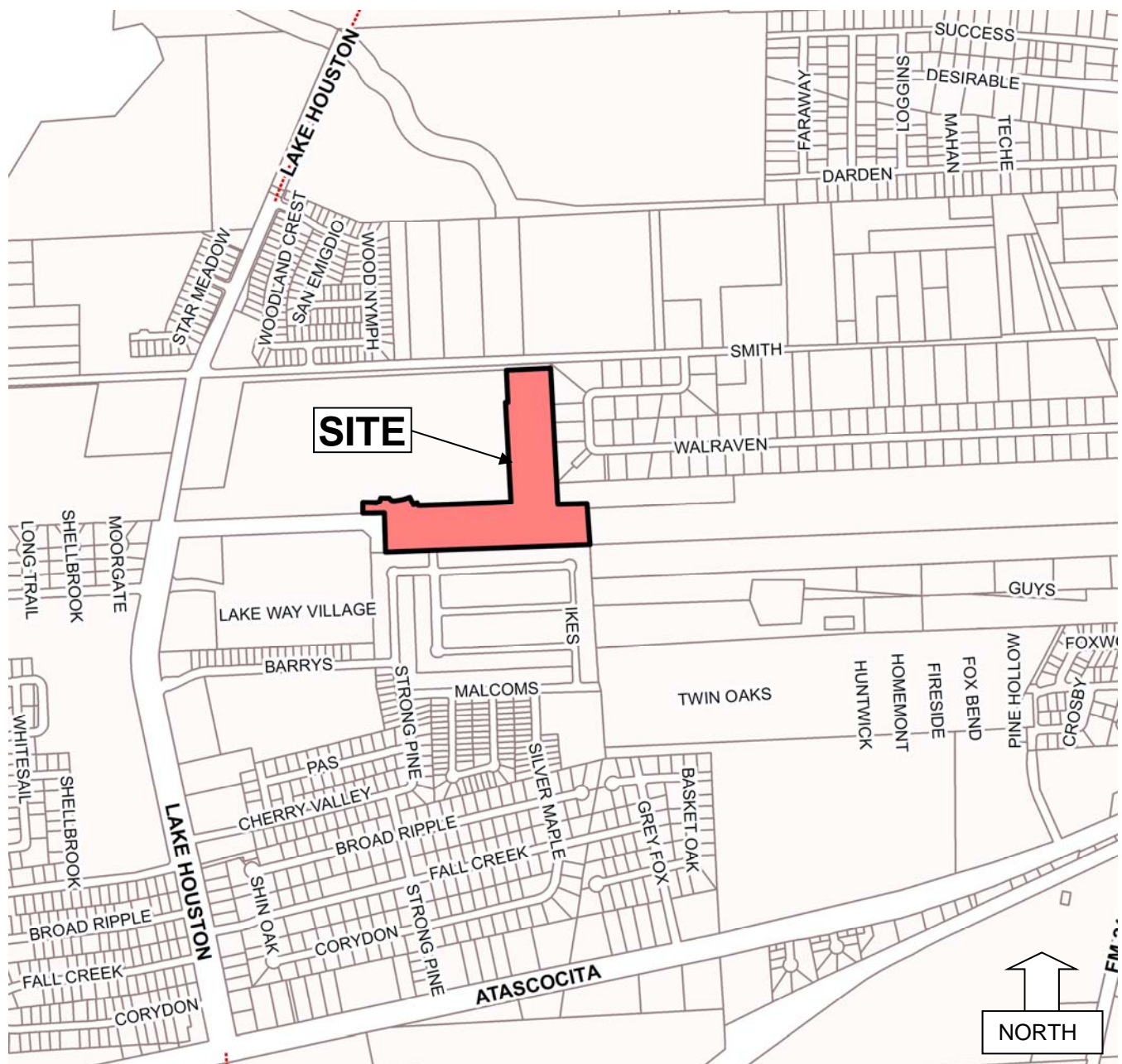
ITEM:127

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Woodland Lakes Sec 3 (DEF 2)

Applicant: BGE / Kerry R. Gilbert Associates



E – Special Exceptions

Site Location

Houston Planning Commission

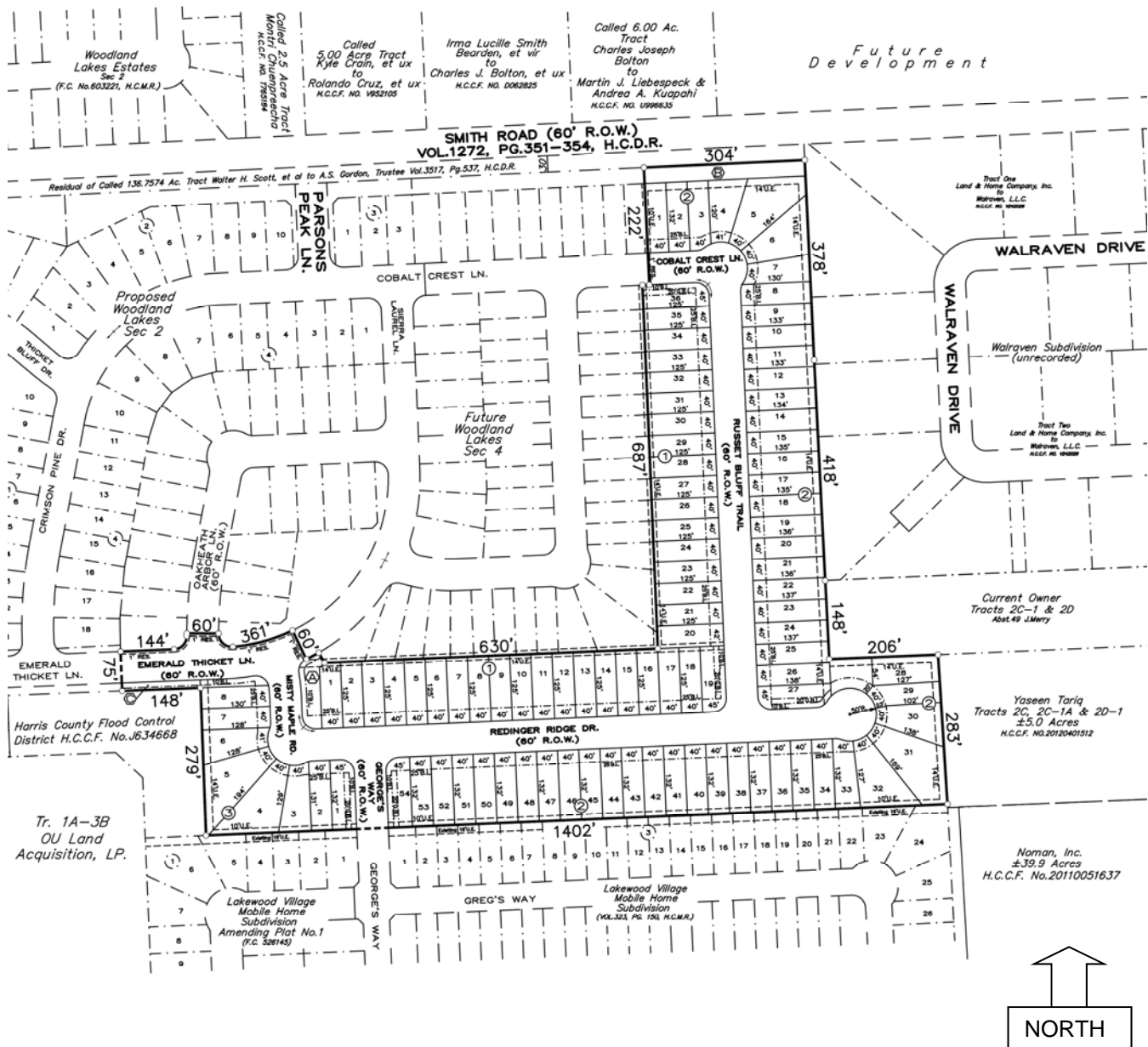
ITEM:127

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Woodland Lakes Sec 3 (DEF 2)

Applicant: BGE / Kerry R. Gilbert Associates



E – Special Exceptions

Subdivision

Houston Planning Commission

ITEM:127

Planning and Development Department

Meeting Date: 09/13/2018

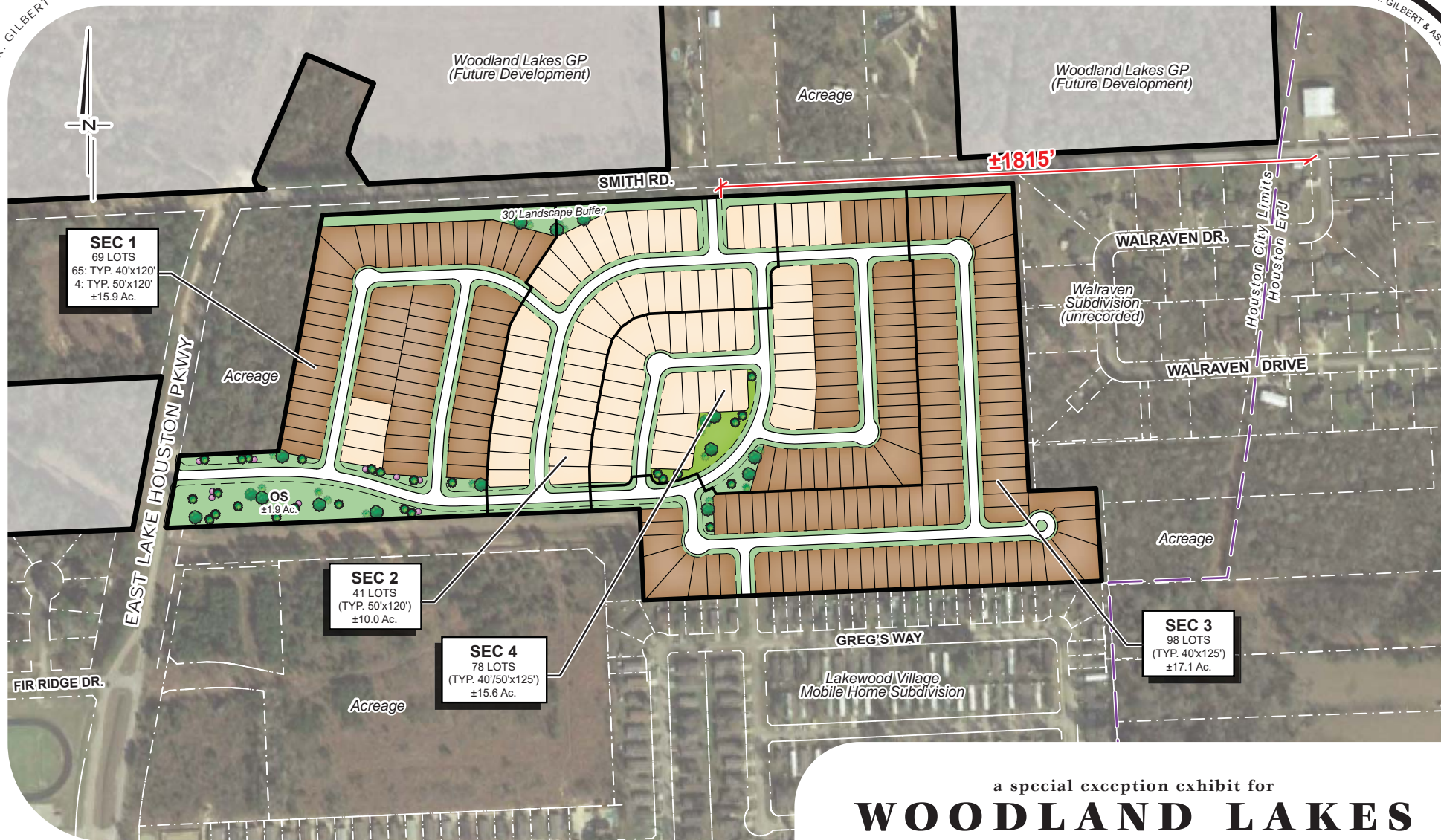
Subdivision Name: Woodland Lakes Sec 3 (DEF 2)

Applicant: BGE / Kerry R. Gilbert Associates



E – Special Exceptions

Aerial

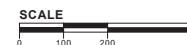


a special exception exhibit for
WOODLAND LAKES
SEC 3
 prepared for
CENTURY COMMUNITIES



— Land Planning Consultants —
 23501 Cinco Ranch Blvd., Suite A-250
 Katy, Texas 77494
 Tel: 281-579-0340

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SPECIAL EXCEPTION Request Information Form

Application Number: 2018-1606

Plat Name: Woodland Lakes Sec 3

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 08/06/2018

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To allow an intersection spacing of $\pm 1815'$ along the south side of Smith Road, between existing Walraven Drive and the proposed street Parsons Peak Lane in Woodland Lakes Sec 2.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or...

Statement of Facts

(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;

Woodland Lakes is a ± 450 -acre single-family residential development located on East Lake Houston Parkway, which runs north-south through the middle of the property. Lake Houston forms the western project boundary, and the overall development is surrounded by several existing single-family developments as well as some undeveloped acreage. Smith Road, an existing local street, runs east-west through the development. Woodland Lakes Sections 1 through 4 are located south of Smith Road and east of East Lake Houston Parkway. These sections are divided from actually touching Smith Road by a 30'-wide strip of land under separate ownership. Section 2 provided a stub street to the north, Parsons Peak Lane, which will have to be extended across this 30' strip in order to connect to Smith Road. Further east is an existing unplatted subdivision called Walraven. The Walraven subdivision includes Walraven Drive, a local street which connects to Smith Road about $\pm 915'$ from the boundary of Woodland Lakes. The total distance from Parsons Peaks Lane to Walraven Drive is about $\pm 1815'$. This is within 30% of the required 1400' intersection spacing. Since any stub streets out of Woodland Lakes will have to be separately extended to make a connection to Smith Road, it would be impractical to require two such stub streets that will wait to be extended. Additionally, the street pattern of Woodland Lakes Sections 2, 3, and 4 includes a continuous street paralleling Smith Road. An additional connection from this parallel street out to Smith Road in Section 3 or Section 4 would be less than 900' from the already-proposed connection and would not noticeably improve traffic circulation, as the two routes would be nearly identical.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The special exception is a 30% deviation from the standard and allows for sufficient street connections to be made in the future for adequate local traffic circulation, which is the result contemplated by the standards of this chapter.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The modification is a 30% deviation from the standard.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The already-proposed Parsons Peak Lane will adequately circulate traffic from Woodland Lakes to Smith Road, once extended across the intervening strip of land. Additional streets would not have a noticeable improvement to traffic circulation, therefore the intent and general purposes of this chapter will be preserved and maintained.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The granting of the special exception will not frustrate local traffic circulation nor create any unsafe intersections, and is therefore not injurious to the public health, safety, or welfare.



Application No: 2018-1606
Agenda Item: 127
PC Action Date: 09/13/2018
Plat Name: Woodland Lakes Sec 3
Applicant: BGE|Kerry R. Gilbert Associates

Staff Recommendation: Grant the requested special exception(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

To allow an intersection spacing of $\pm 1815'$ along the south side of Smith Road, between existing Walraven Drive and the proposed street Parsons Peak Lane in Woodland Lakes Sec 2.;

Basis of Recommendation:

The sites are located north of Atascocita Road, east of Lake Houston within the Houston's Corporate limits. The applicant is requesting a special exception to exceed intersection spacing along the northern boundary for approximately 1800', in lieu of the maximum 1400'. Staff is in support of the request.

The site is located within the Woodland Lakes General Plan and are proposing approximately 286 lots within a 60 acre tract in the south east portion of the general plan. With the proposed layout, intersection spacing along Smith Road is approximately 1800'.

Currently, there is a strip of undeveloped, uncommon land between the proposed sections and Smith Road that would prevent a physical connection at this time. The applicant is providing one stub street that will eventually intersect with Smith Road and have two additional access points from the MTF and existing subdivision to the south. Providing a second point of access to the northern boundary is redundant as the physical connection will not occur at this time.

The 1800' distance is a 30% deviation from the standard, therefore staff recommends granting the requested special exception and approving the plat subject to the CPC 101 form conditions.

Staff Evaluation

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

There is a strip of undeveloped, uncommon land between the proposed sections and Smith Road. The applicant is providing one stub street to the north that will eventually connect with Smith Road but providing another stub at this time would be redundant as it would not provide a physical connection today.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The southeast portion of the General Plan will have an access point to the MTF E Lake Houston and through the subdivision to the south. Once the undeveloped land along the northern boundary is developed, this area will have a total of three points of access.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

This is a 30% deviation of the standard

(4) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes will be preserved as a total of three access points will be provided for once the strip of land is developed to the north but will have two access points at this time, which meets the ordinance requirement.

(5) The granting of the special exception 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 traffic circulation and access points are provided for by the proposed sections



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 128
Action Date: 09/13/2018
Plat Name: Woodland Lakes Sec 4
Developer: Century Communities
Applicant: BGE|Kerry R. Gilbert Associates
App No / Type: 2018-1618 C3P

Total Acreage:	15.6000	Total Reserve Acreage:	1.1000
Number of Lots:	78	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:

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.

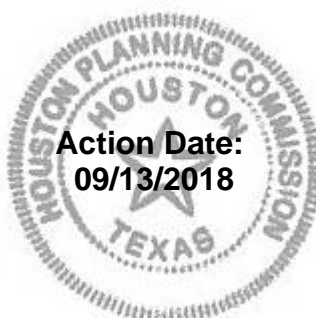
052. Woodland Lakes Sec 2 must be recorded prior to or simultaneously with this plat.

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
09/13/2018

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 128
Action Date: 09/13/2018
Plat Name: Woodland Lakes Sec 4
Developer: Century Communities
Applicant: BGE|Kerry R. Gilbert Associates
App No / Type: 2018-1618 C3P

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Addressing: Please check the registry drawing it is showing different location.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

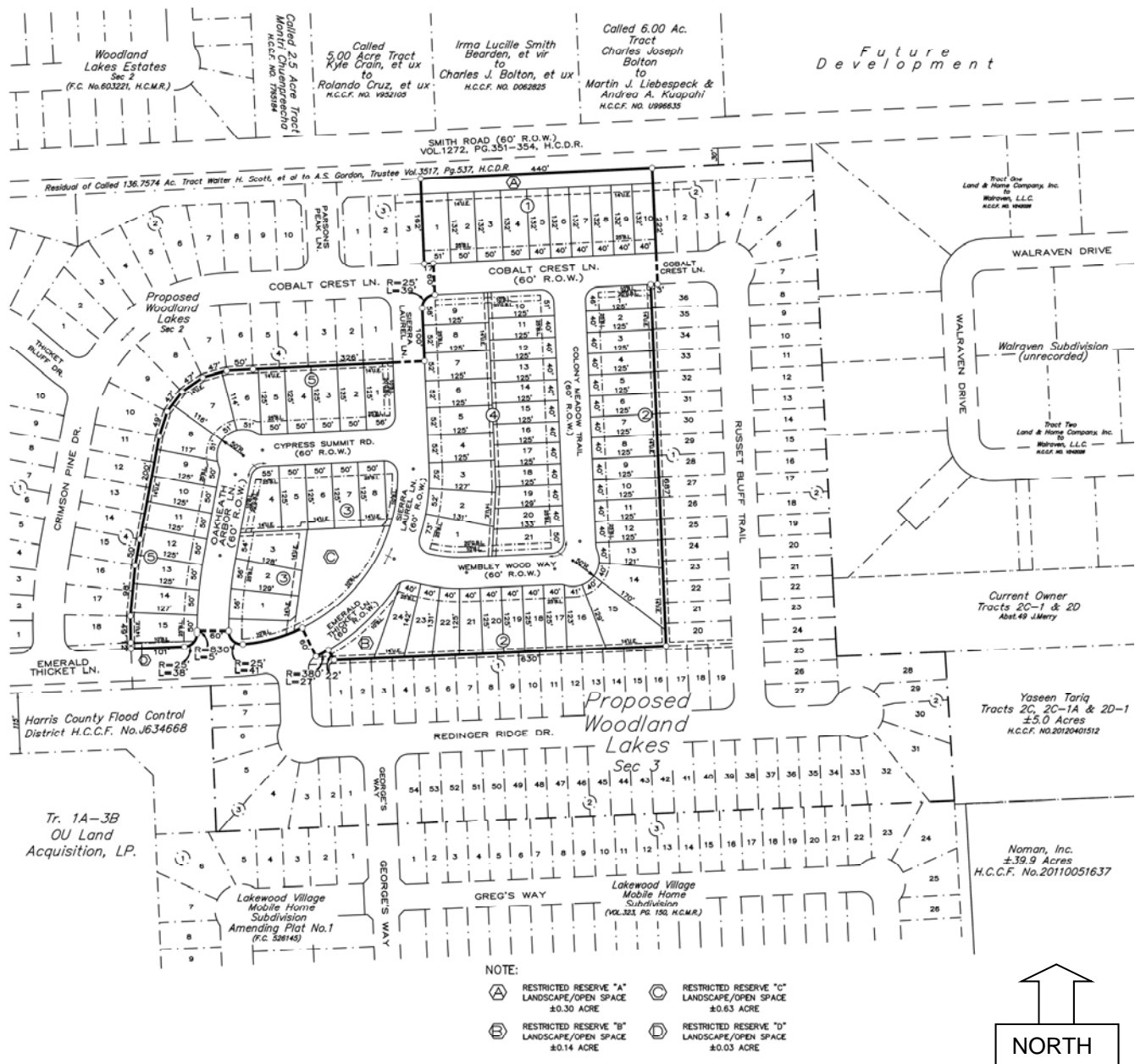
ITEM:128

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Woodland Lakes Sec 4 (DEF 2)

Applicant: BGE / Kerry R. Gilbert Associates



E – Special Exceptions

Subdivision



Agenda Item: 129
Action Date: 09/13/2018
Plat Name: Campanile on Commerce Apartments
Developer: Kilday Operating LLC
Applicant: R.G. Miller Engineers
App No / Type: 2018-1549 C2R

Total Acreage:	3.0740	Total Reserve Acreage:	3.0740
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494N	City

Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Conditions of approval: 1. 6' sidewalk along Delano Street and Commerce Street 2.) maximum 8' semi-opaque fence 3.) 3" caliper street trees 4.) 3.5' sidewalk easement along Commerce Street. The Planning Commission granted a variance to allow a building line of 5' along Delano Street subject to specific conditions on 09/13/2018. 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.

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 Planning Commission granted the reconsideration of requirement with a variance to allow a 5' building line along Delano Street with the following conditions 1.) Provide a 6' unobstructed sidewalk along Delano Street and Commerce Street 2.) If providing fencing, it must be a maximum of 8' in height and semi-opaque and 3.) Provide 3" caliper street trees

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 129
Action Date: 09/13/2018
Plat Name: Campanile on Commerce Apartments
Developer: Kilday Operating LLC
Applicant: R.G. Miller Engineers
App No / Type: 2018-1549 C2R



For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org
This project will require Joint Referral Committee action for the abandonment/relocation of the existing water line, storm sewer line and sanitary sewer line on-site.
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

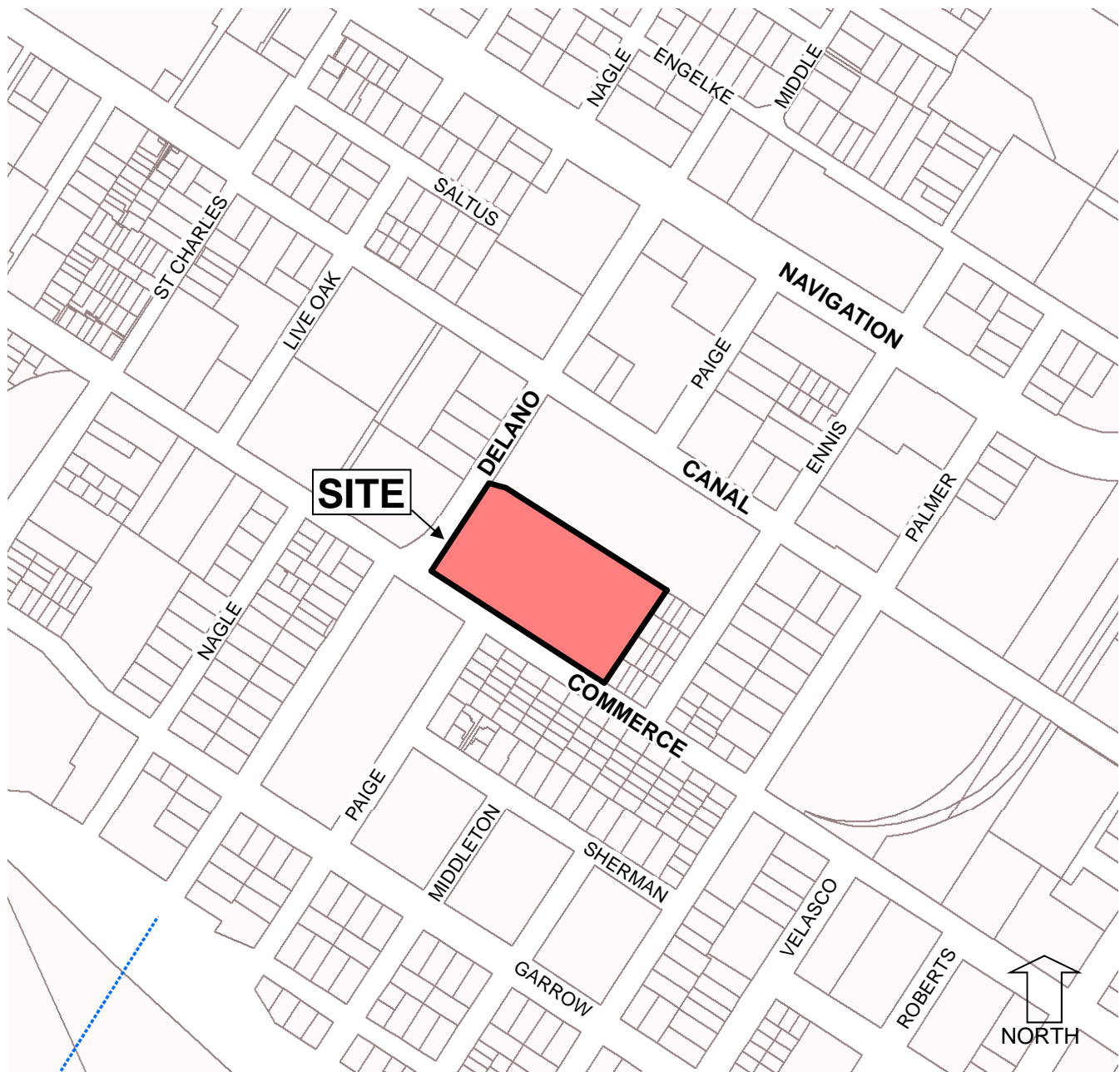
ITEM:129

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Campanile on Commerce Apartments (DEF 2)

Applicant: R.G. Miller Engineers



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

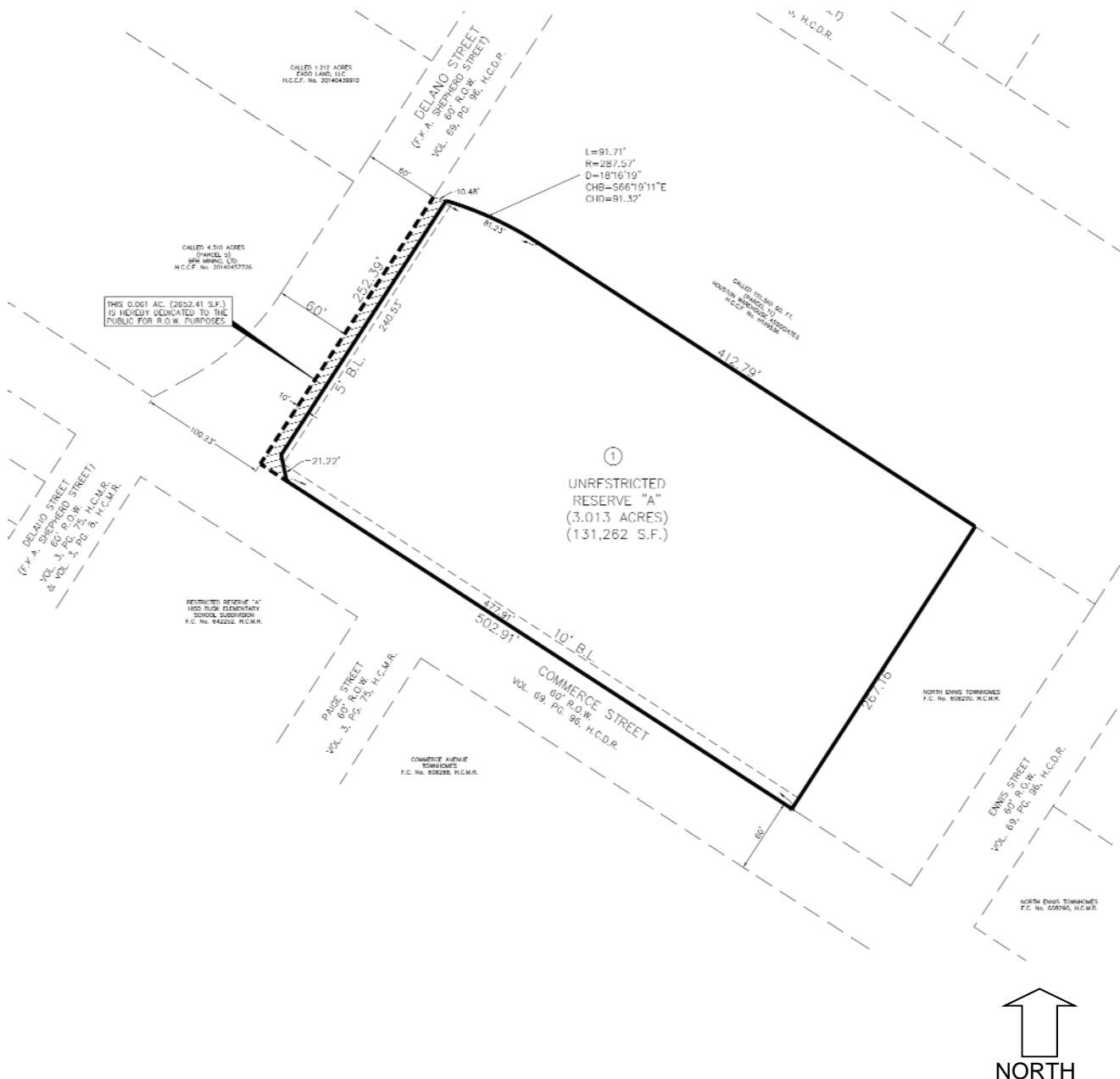
ITEM:129

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Campanile on Commerce Apartments (DEF 2)

Applicant: R.G. Miller Engineers



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM:129

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Campanile on Commerce Apartments (DEF 2)

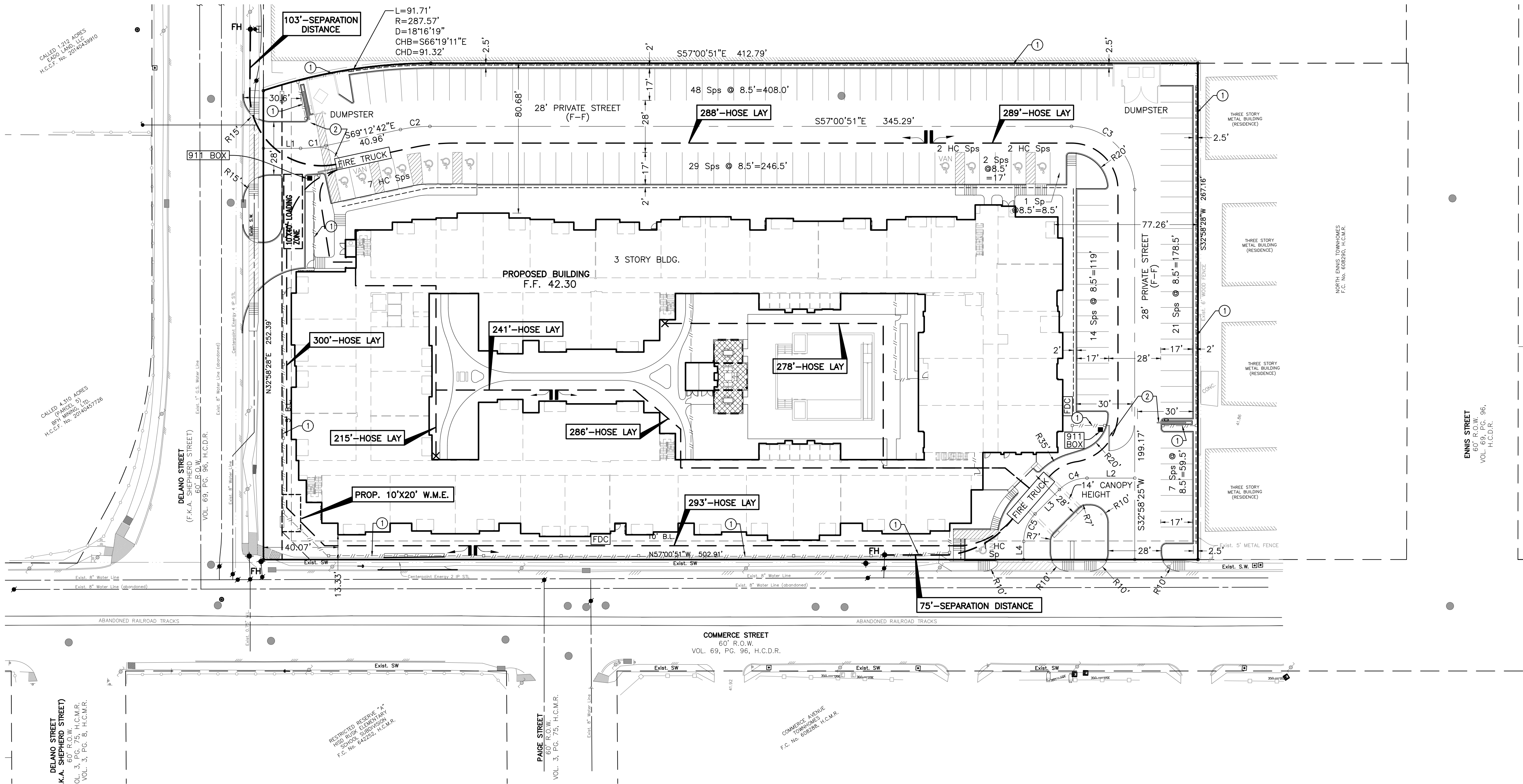
Applicant: R.G. Miller Engineers



F- Reconsideration of Requirements

Aerial

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LEGEND

- Existing Storm Sewer
- Existing Sanitary Sewer
- Existing Water Line
- Existing Manhole
- Existing Fire Hydrant
- Existing Water Valve
- Existing Water Meter
- Existing Inlet
- Existing Power Pole
- Existing Natural Ground
- Existing Top Of Curb
- Existing Outlet
- PROPOSED FIRE HYDRANT
- BUILDING ENTRANCE
- HOSE LAY PATH
- SEPARATION DISTANCE
- BUILDING LINE
- 5' UNOBSTRUCTED CLEAR ZONE
- 5' BUILDING LINE ALONG 28' PVT. STREET
- FIRE TRUCK LOCATION
- SEE NOTE 2 BELOW: PROPOSED AREA OF OVERHANG/CROSS BRIDGE OVER PROPOSED 28' PRIVATE STREET
- FIRE DEPARTMENT CONNECTION ON BUILDING (E 30" ABOVE FINISHED GRADE)
- STAND PIPE
- 911 KNOX BOX

1) 911 GATE FOR ACCESS GATES ALLOWABLE: UNDER SECTION 4.3.2.1 #3 OF THE HOUSTON FIRE DEPARTMENT LIFE SAFETY BUREAU ACCESS CONTROL GATES REGULATIONS

PROPERTY ADDRESS:
2929 COMMERCE STREET
HOUSTON, TX 77003

CENTERLINE—LINE TABLE		
LINE	BEARING	LENGTH
L1	S57°00'51"E	20.00'
L2	N57°00'51"W	25.69'
L3	S77°57'21"W	18.48'
L4	S32°59'24"W	9.77'

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING
C1	65.00'	12°11'51"	13.84'	S63°06'47"E
C2	75.00'	12°11'51"	15.97'	N63°06'47"W
C3	34.00'	89°59'16"	53.40'	N12°01'13"W
C4	21.00'	45°01'48"	16.50'	N79°31'45"W
C5	21.00'	44°57'56"	16.48'	S55°28'22"W

CHAPTER 42 SECTION 231, 232, AND 233 PERFORMANCE STANDARDS

(1) FIRE HYDRANTS ARE LOCATED NO FURTHER THAN 20 FEET, MEASURED PERPENDICULARLY, FROM THE EDGE OF THE PAVEMENT OF THE FIRE LANE. ALONG PRIVATE STREET OR PUBLIC STREET. ACCESS TO THE FIRE HYDRANTS THROUGH ANY FENCE IS PROVIDED BY GATES WITH 911 ACCESS;

(2) ONE FIRE HYDRANT IS LOCATED WITHIN 100 FEET OF THE PROPERTY LINE ON ANY FIRE LANE OR PRIVATE STREET.

(3) FIRE HYDRANTS ARE LOCATED SO THAT A FIRE TRUCK CAN DRIVE A MAXIMUM OF 200 FEET FROM A FIRE HYDRANT AND THEN USE A MAXIMUM 300 FEET HOSE LENGTH FROM THE EDGE OF PAVEMENT AT THE FIRE TRUCK AROUND ALL BUILDINGS AS THE HOSE LAYS ON THE GROUND AROUND ALL OBSTACLES, INCLUDING BUT NOT LIMITED TO FENCES, WALLS, BUILDINGS, STRUCTURES AND TREES.

(4) THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS IS 600 FEET.

(5) THE DEVELOPMENT PROVIDES FIRE TRUCK ACCESS TO ALL FIRE HYDRANTS BY A 20 FEET WIDE FIRE LANE ALONG WHICH NO PARKING IS ALLOWED, A 28 FEET WIDE PRIVATE STREET OR A PUBLIC STREET. THE FIRE LANE OR PRIVATE STREET MAY LOOP THROUGH THE DEVELOPMENT OR MAY TERMINATE AT A DEAD END IF THE DEAD END IS LESS THAN 500 FEET.

PRIVATE WATER SYSTEM

THIS SUBDIVISION HAS AN ON-SITE PRIVATE WATER SYSTEM. IT IS NOT A PUBLIC WATER SYSTEM, NOR WILL IT BE CONSTRUCTED WITH ANY PUBLIC FUNDS. THE WATER LINE AND FIRE HYDRANTS THAT WILL SERVE THIS SUBDIVISION ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER AND/OR OWNER'S MANAGEMENT ASSOCIATION.

NOTE:

- PERIMETER FRONT FENCE: 6'-0" H. METAL PAINTED PICKET FENCE WITH PEDESTRIAN GATE 3'-0" W. 4'-0" W. AT LOADING BAY.
- 12'-0" SWING GATE (28'-0" TOTAL OPENING) X 6'-0" HIGH, "ENTRY" TO BE OPERATED BY REMOTE CONTROL AND TELEPHONE. "EXIT" TO BE ACTIVATED BY EXIT LOOP UNDER PAVEMENT.

Project Summary

Apartments:

Type	Description	Qty	Area
A1	One Bedroom, 1 Bath	33	700 s.f.
A2	One Bedroom, 1 Bath	35	777 s.f.
A3	One Bedroom, 1 Bath (HC)	4	777 s.f.

Total One Bedroom Units 72 Units

B1	Two Bedroom, 2 Bath	21	943 s.f.
B2	Two Bedroom, 2 Bath	24	1,014 s.f.
B3	Two Bedroom, 2 Bath (H.C.)	3	1,014 s.f.

Total Two Bedroom Units 48 Units

Apartments Net Rentable Total 120 Units 100,584 s.f.

Cabana	888 s.f.
Amenity Center	6,707 s.f.
Amenity Patio	94 s.f.
Apartment Patio / Balcony	6,846 s.f.
Total Brezeway & Stairs	24,835 s.f.
Other Support Areas	5,193 s.f.
Project Total	145,147 s.f.

Parking:

Parking required : 120 Units @ .75 cars/unit = 90 + 5 (1 car/employee) = 95 cars

	Van Accessible	H.C. Accessible	Standard	Total
Open Parking (secured):	2	9	122	122 cars
Amenity Parking (non-secured):	1	0	7	12 cars
Total Parking Provided:	3	9		134 cars

LOADING BERTH REQUIRED AND PROVIDED 1 LOADING BERTH

Chapter 42 Section 230 Project Information

Number of separate buildings: 0 Number of stories: 1 bldg. @ 3 Height of building: 38'-6"

Total Number of Dwelling Units: 120 / Total Acreage of Development: 3.074 = Density: 39.04 DU/AC

Section 26- 492 Parking Spaces for Certain Types of Use Classifications

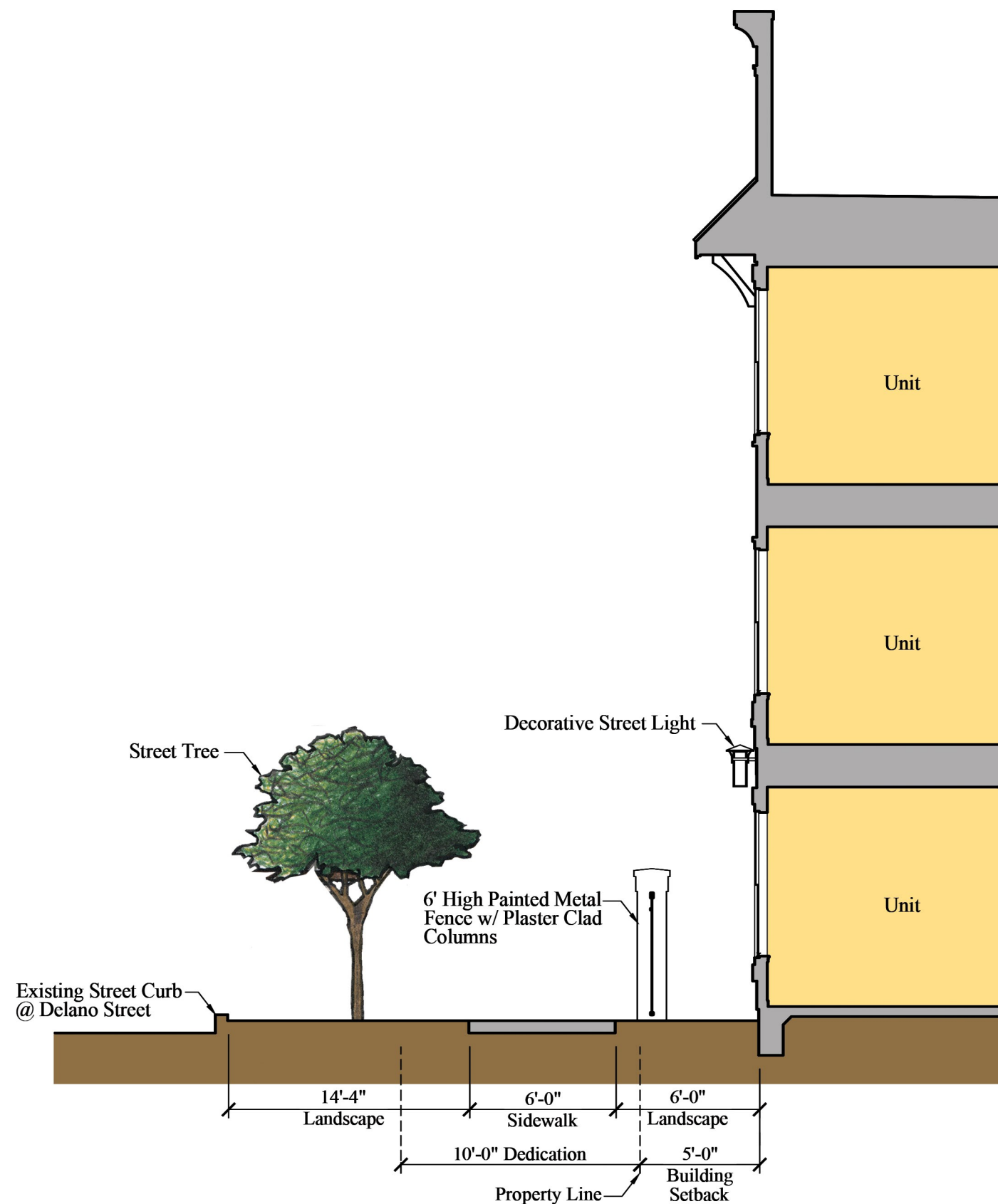
Class 2 - Residential			
	Required Number of Parking Spaces	Required each use	Provided each use
Retirement Community (with kitchen facilities)	120 units @ 0.75 parking spaces per dwelling unit	90	134
Plus 1.0 space per employee on the largest shift	5	5	
Total Parking:		95	122
Total ADA :			12

Chapter 42 Section 253 Parks Fees

1) No land is being established as Private Park or dedicated to the Public for Park purposes; 2) No building permit or other permit, except permits for construction of public improvements will be issued by the City of Houston, Texas, for construction within the subdivision until such time as the funds required under provisions of Section 42-253 of the Code of Ordinances of the City of Houston, Texas, has been submitted and accepted by the City; 3) This property is located in Park Sector 11; 4) This percentage is 100% shall be applied to the then current fee in lieu of dedication; 5) The then current fee in lieu of dedication shall be applied to this number 120 of dwelling units.

I hereby certify that the information provided herein is true

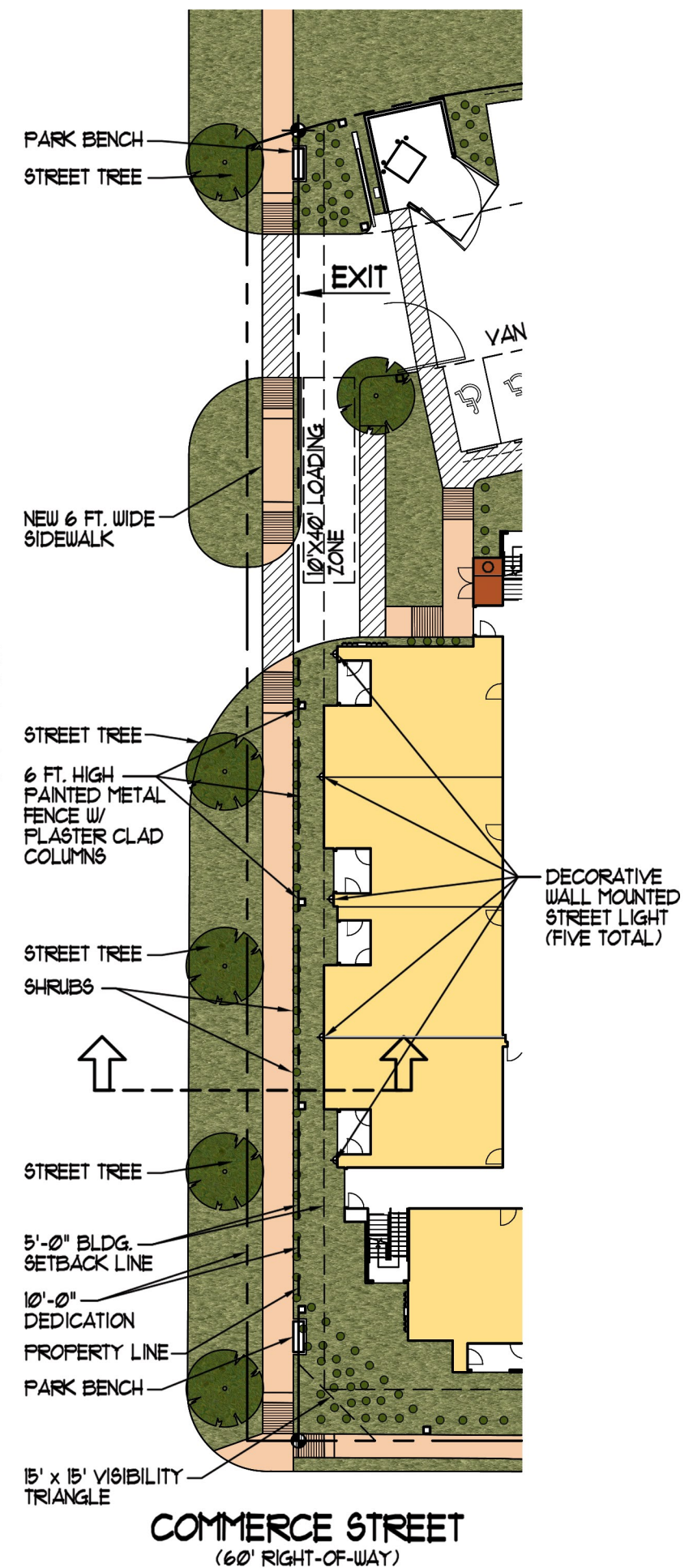
	A	Number of Existing Dwelling Units	0 du
	B	Number of Proposed Dwelling Units	120
	C	Number of Incremental Dwelling Units (B-A)	120
The following Parks Fees (based on the then current fee) will be collected at the time the building permit is sold for this development (current fee:\$700/du)		Total Parks Fees to be applied to this development:	84,000.00

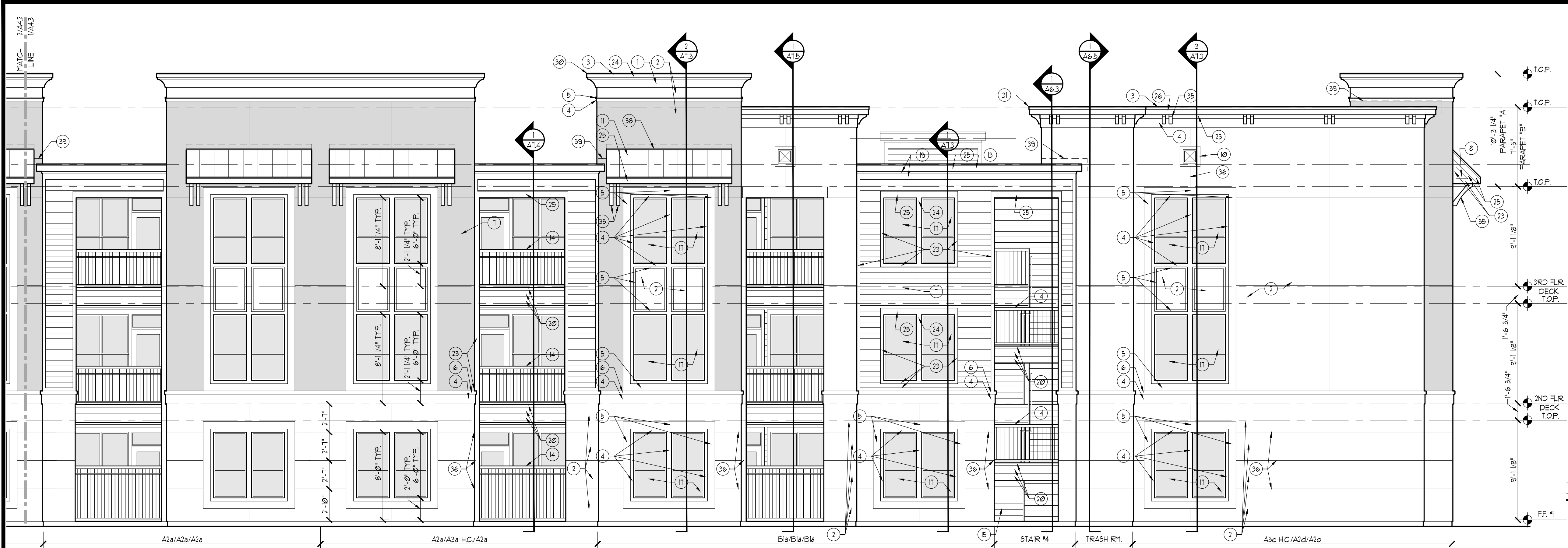


CAMPANILE ON COMMERCE - Section: N. Delano Street

A Seniors Community
 Mucasey & Associates, Architects
 September 7, 2018

NORTH DELANO STREET
 (60' RIGHT-OF-WAY)





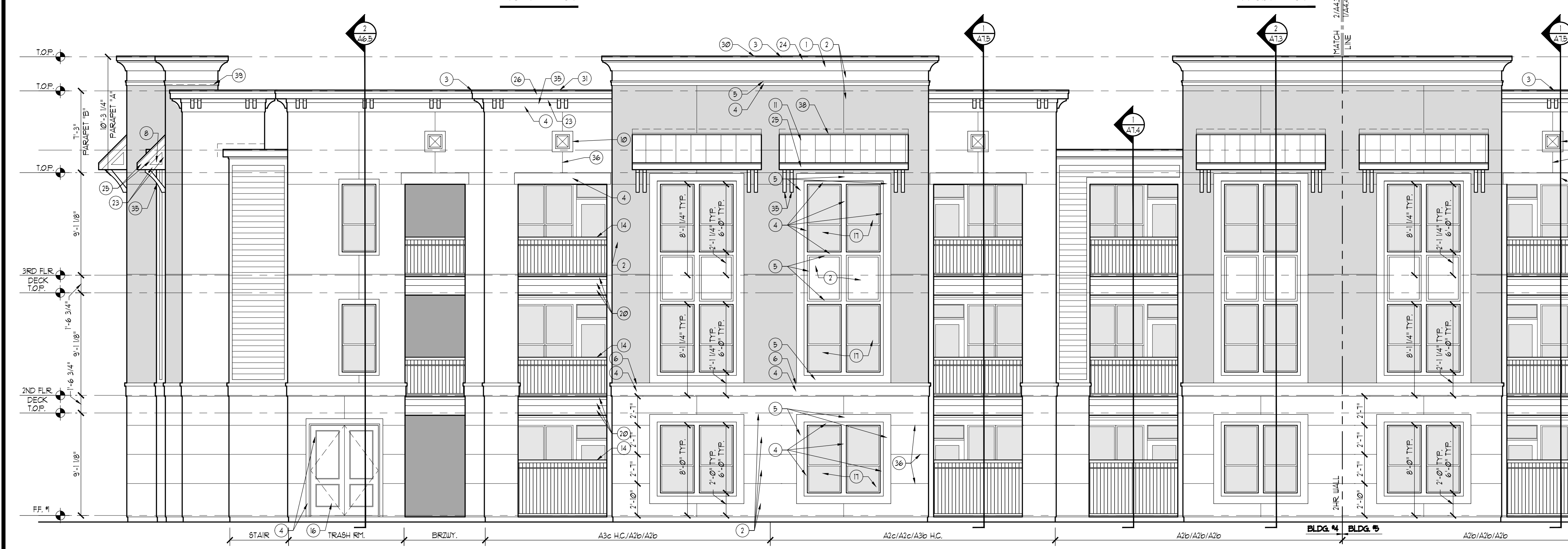
BUILDING #4 - Partial North Elevation
A43 3/16"=1'-0"



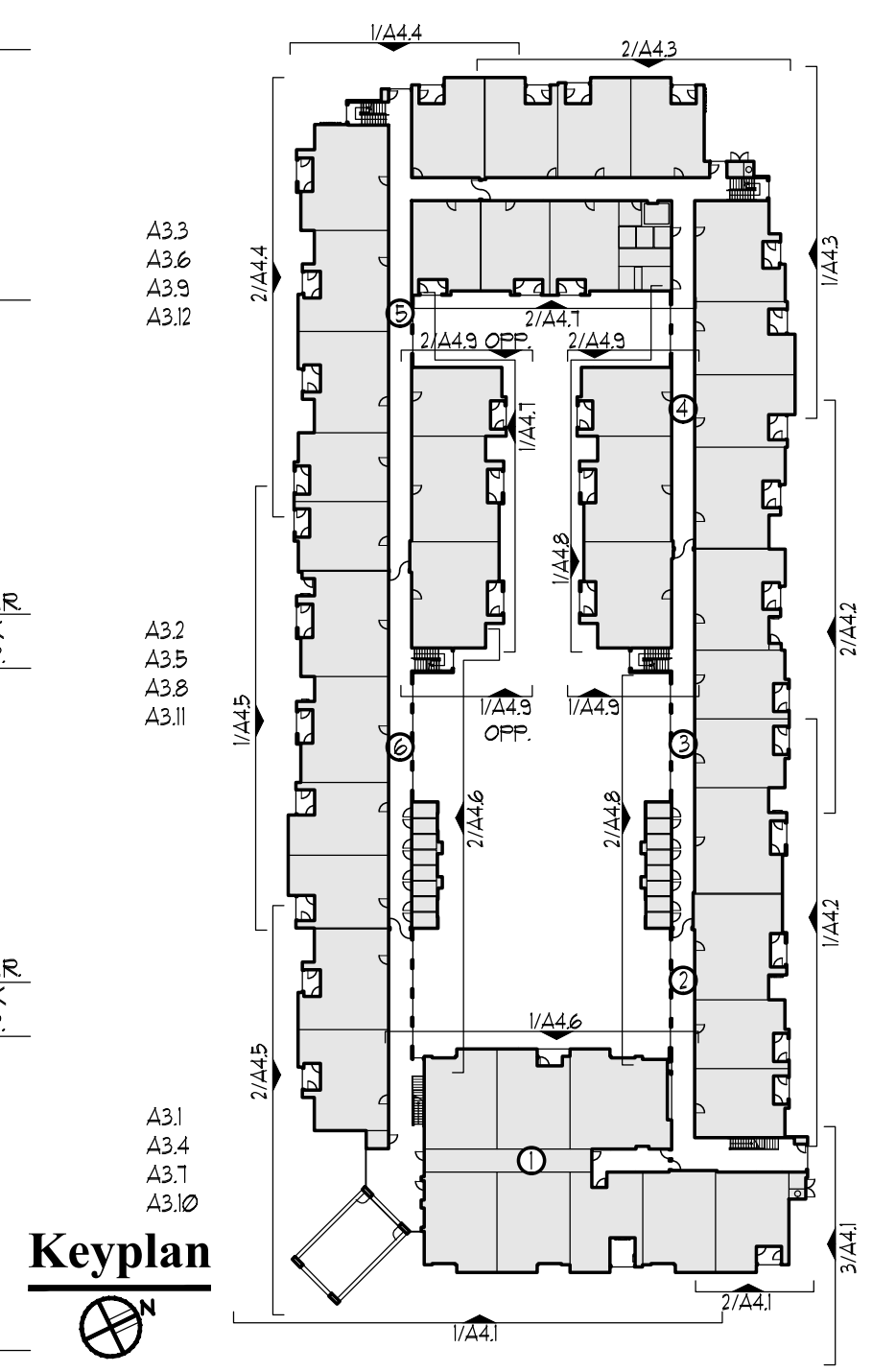
North Elev



West Elev

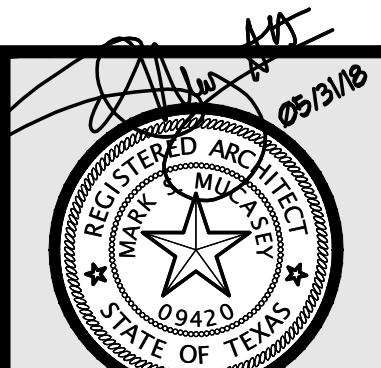


BUILDING #4 - Partial West Elevation
A43 3/16"=1'-0"



Keyplan

- GENERAL NOTES:**
- Provide fire treated OSB sheathing at all loadbearing walls, non-fire treated at top, at non-bearing walls, 1/16" min. thk. (per struct.). Bottom 24" to be pressure treated plywood. At breezeways, install 5/8" Fire Rated gyp. bd. sheathing (shear nailed per struct.).
 - TPO roof. Single ply 60 MIL TPO membrane roof over concrete podium, and over plywood deck at roof. Provide walkway roll at A/C condensate installation by certified installer. Install all flashings and sealant for warranted system per MFR instructions.
 - Exterior trim to be 3/4" HardieTrim over 3/4" thick treated blocking. Fascias to be 3/4" HardieTrim over 1/2" sub-fascia.
 - Painted horizontal cementitious siding (Hardie) to have 1 1/4" high boards with 6" exposure. 1 1/4" overlap. Select CedarMill finish. Siding to trim.
 - Portland Cement based plaster venser, 1/2" thk. installed over metal lath over 2 vapor barriers. Provide J-moldings, corner beads, drip edges, control joints & weep screeds as required. Install fiberglass mesh reinforcing over any EIFS trim. Provide elastomeric spray paint over EIFS and Plaster.
 - Provide weather resistant air barrier (WRB) over sheathing at all exterior walls. Double wrap inside 4 outside corners 12" ea. way. Acceptable brands include: Tynix House Wrap, Green Guard Raindrop 32, Tyvec Drain Wrap, or approved equal.
 - Provide foam sealant at shim space around exterior doors and windows prior to installation of casings.
 - Provide pre-finished metal gutter typical at all horizontal fascias with pre-finished metal downspouts & splashblocks.
 - Use treated material at any exterior wood blocking (cover with vapor barrier if outside sheathing).
 - Provide ice & Water Shield at comp. shingle roof slopes of 4:12 or less. Provide 30# felt at slopes greater than 4:12.
 - Floor drafts to be batt insulation (securely fastened) or 1/2" gyp. bd. as req'd. at tenant separation walls and breezeway/tenant walls.
 - Metal standing seam roof & flashing components to be prefinished, 24 ga. 16 1/2" w. panels installed per manufacturer's instructions, over ice & Water Shield.
- TYPICAL ELEV./ SECTION NOTES:**
(Shown with round tags, not all notes are used this page.)
EIFS crown molding. Res. Details (17/A42).
- Plaster venser.
 - Galv. metal parapet cap w/ 3 1/2" turn down drip edge. Kynar finish to match metal roof.
 - EIFS trim projected 1" from face of plaster.
 - EIFS trim projected 2" from face of plaster.
 - EIFS trim projected 2 1/2" from face of plaster.
 - Painted cementitious lap siding (Select CedarMill finish).
 - Hardie panel Pl., 3/8" thk. (Select CedarMill finish).
 - 1/2"x1 1/2" wld. Pl., brick molding.
 - EIFS medallion. Res. Details (16/A42).
 - Roof: standing seam metal roof.
 - TPO roof per General Notes above.
 - Gutter: pre-finished ml., with downspouts and splashblocks as required. Provide at all horizontal roof fascias.
 - Pl. hollow Mt. tube guardrail: 60" h. at 1st flr, 42" h. at upper flrs. 1 1/2"x2" top rail, 1 1/2"x1 1/2" bottom rail, 3/4"x3/4" pickets @ 4 5/8" o.c. 1/4"x1" intermediate rail. End-mount railings top.
 - Stairs: Pl. Mt. stringers w/ 2 1/4" thk. precast conc. treads and closed Pl. Mt. risers, 42" H. painted hollow Mt. tube guardrail, 1-1/2"x 3" top rail, 1 1/2"x1 1/2" bottom rail & vertical pickets, 3/4"x3/4" pickets @ 4 5/8" o.c. w/ 1 1/2" dia. handrail 34" above nosings.
 - Door (Res. Door Schedule).
 - Window (Res. Window Schedule).
 - Transom window (Res. Window Schedule).
 - Cornice trim at siding: to have 1/4" HardieTrim over 1/2" HardieTrim over 3/4" blocking.
 - Balcony fascias: wld. over 1x12 HardieTrim, 3" aluminum T-bar installed over spacers over waterproofing membrane per details.
 - 1x HardieTrim Pl. (rip to fit).
 - 1x2 HardieTrim Pl.
 - 1x4 HardieTrim Pl.
 - 1x6 HardieTrim Pl.
 - 1x8 HardieTrim Pl.
 - 1x10 HardieTrim Pl.
 - 1x12 HardieTrim Pl.
 - 2x KDAT wld. Pl. trim rip to fit.
 - 2x KDAT wld. Pl. trim rip to fit.
 - Parapet 'A', Res. Detail.
 - Parapet 'B', Res. Detail.
 - Not used.
 - Not used.
 - TPO termination and counterflashing per details. Headwall TPO roof flashing membrane to lap 6" min. onto wall and 6" over roof.
 - Fasteners & installation per mfr. details.
 - Bracket: wld. Pl. 4x milled cedar (Alt. EIFS brackets at parapet 'B'). Res. Details & Roof Plans.
 - Plaster control joint.
 - Pl. Mt. headwall counterflashing, thru plaster venser. Nail vertical leg to sheathing, overlap with building wrap.
 - Metal roof headwall & sidewall flashing & counterflashing supplied by roof mfr. install per Mt. roof mfr. spec. Nail vertical leg to sheathing, overlap with building wrap.
 - Metal flashing (6x6). Allow 1 1/2" min. clear (visible flashing) at bottom edge of venser.



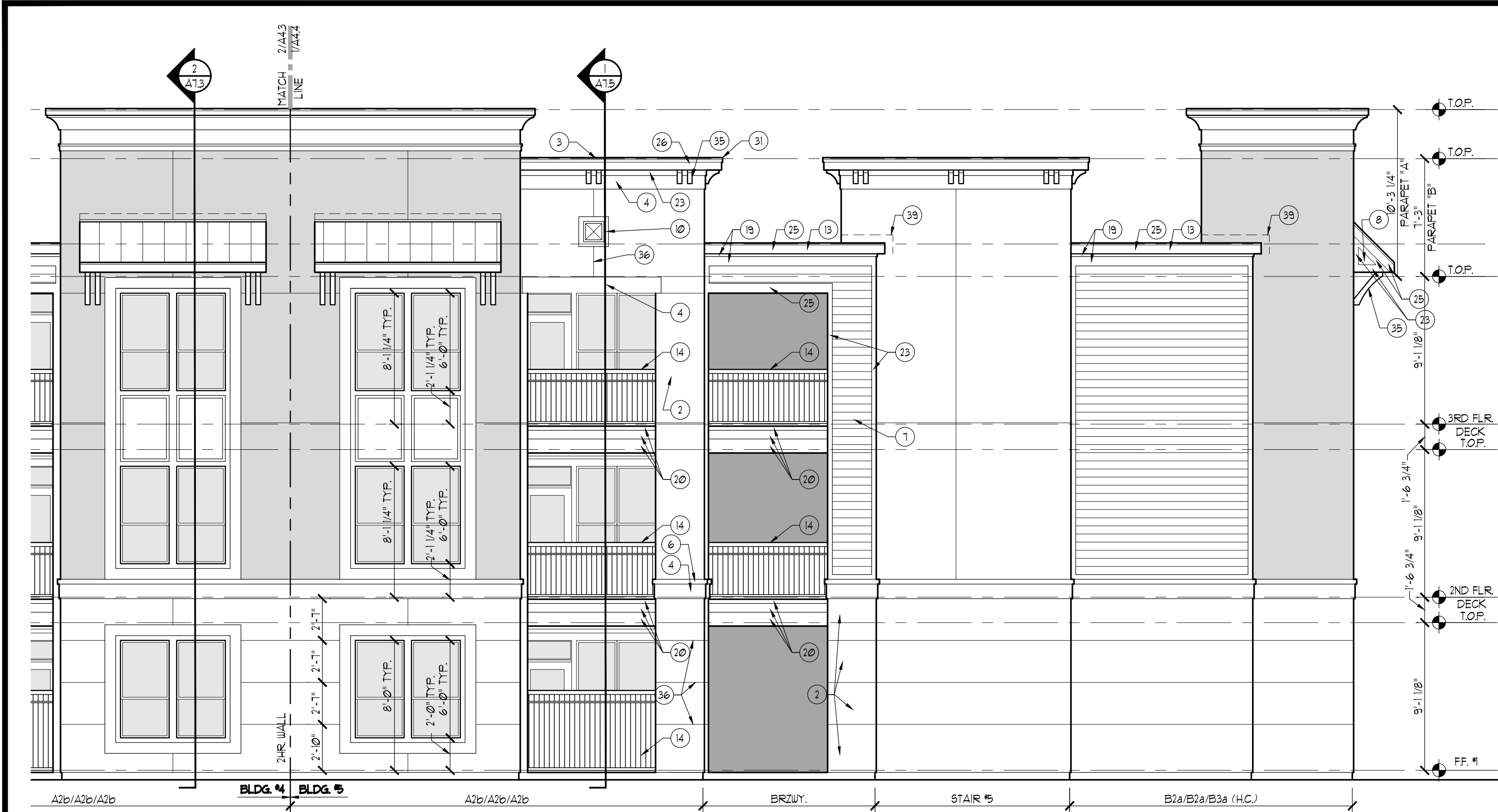
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CAMPANILE ON COMMERCE
A Senior Community
2800 Commerce Street, Houston, Texas 77003
Job No. 1818

ISSUE TO ENGINEERS	
DATE	04-25-18
PERMIT ISSUE	
DATE	05-31-18
DATE	
DATE	
DATE	
DATE	
DATE	
DATE	

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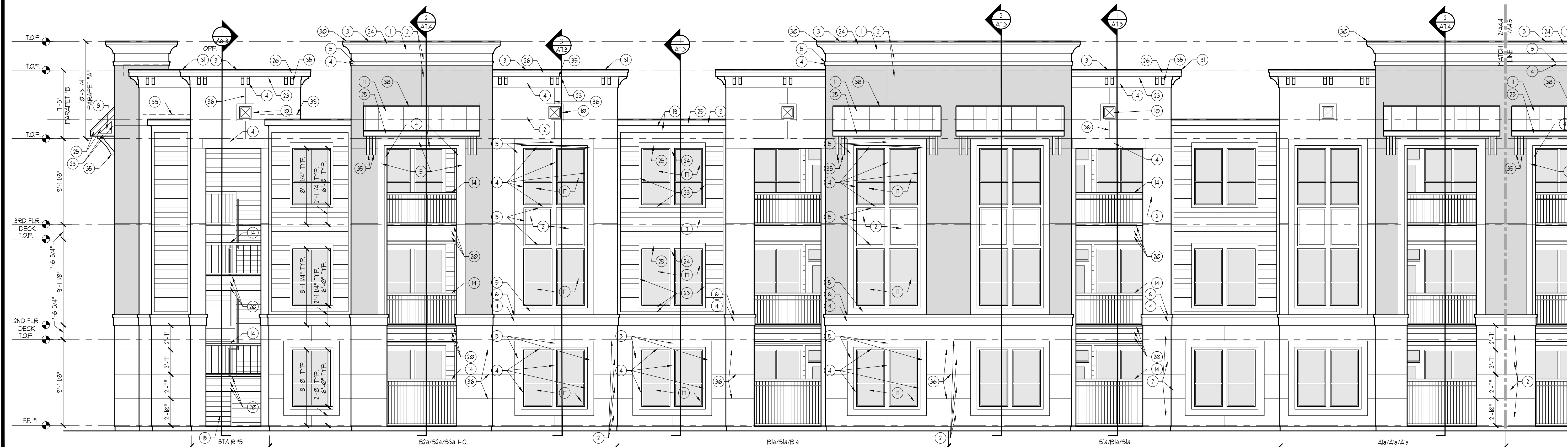
BUILDING #5 - Partial West Elevation



West Elev



South Elev



BUILDING #5 - Partial South Elevation



- GENERAL NOTES:**
- Provide fire treated OSB sheathing at all loadbearing walls, non-fire treated at top at non-bearing walls, 1/8" min. (per Struct.). Bottom 2" to be pressure treated wood. At breezeway, install 5/8" Fire Rated gyp. bd. sheathing (shear nailed per Struct.).
 - TPO roof: Single ply 60 mil. TPO membrane roof over concrete podium, and over plywood deck at roof. Provide walkway roll at A/C condensers. Installation by certified installer. Install all flashings and sealant for warranted system per MFR instructions.
 - Exterior trim to be 3/4" HardieTrim over 3/4" thick treated blocking. Fascias to be 3/4" HardieTrim over 1/2" sub-fascia.
 - Painted horizontal cementitious siding (Hardie) to have 1 1/4" high boards with 6" exposure, 1 1/4" overlap. Select Cadamill finish. Butt siding to trim.
 - Portland Cement based plaster veneer, 1/2" thick. Installed over metal lath over 2 vapor barriers. Provide J-moldings, corner beads, drip edges, control joints & weep screeds as required. Install fiberglass mesh reinforcing over any EIFS trim. Provide elastomeric spray paint over EIFS and Plaster.
 - Provide weather resistant air barrier (WRB) over sheathing at all exterior walls. Double wrap inside & outside corners 12" all way. Acceptable brands include: Tainly House Wrap, Green Guard Raindrop 30, Tyvek Drain Wrap, or approved equal.
 - Provide foam sealant at shin space around exterior doors and windows prior to installation of casings.
 - Provide pre-finished metal gutter typical at all horizontal fascias with pre-finished metal downspouts & splashblocks.
 - Use treated material at any exterior wood blocking (cover with vapor barrier if outside sheathing).
 - Provide 1" x 4" water shield at comp. shingle roof slopes of 4:12 or less. Provide 30" felt at slopes greater than 4:12.
 - Floor drafts ups to be batt insulation (securely fastened) or 1/2" gyp. bd. as req'd. at tenant separation walls and breezeway/tenant walls.
 - Metal standing seam roof & flashing components to be prefinished, 24 ga. 16 1/2" x panels installed per manufacturer's instructions, over 1/2" x 4" water shield.
- TYPICAL ELEV./ SECTION NOTES:**
- (Shown with round targets, not all notes are used this page.)
- EIFS crown molding. Re: Details (17/A82).
 - Plaster veneer.
 - Galv. metal parapet cap w/ 3 1/2" turn down drip edge. Kynar finish to match metal roofs.
 - EIFS trim projected 1" from face of plaster.
 - EIFS trim projected 2" from face of plaster.
 - EIFS trim projected 2 1/2" from face of plaster.
 - Painted cementitious lap siding (Select Cadamill finish).
 - Hardie panel Pl. 3/8" thick. (Select Cadamill finish).
 - 1 1/2" x 1/2" u.d. Pl. brick molding.
 - EIFS medallion. Re: Details (16/A82).
 - Roof: standing seam metal roof.
 - TPO roof per General Notes above.
 - Gutter: pre-finished mt., with downspouts and splashblocks as required. Provide at all horizontal roof fascias.
 - Pl. hollow Mt. tube guardrail: 60" h. at 1st flr. 42" h. at upper flrs. 1 1/2" x 3" top rail, 1 1/2" x 1 1/2" bottom rail, 3/4" x 3/4" pickets @ 4 5/8" o.c., 1/4" x 1" intermediate rail. End-mount railings top.
 - Stairs: Pl. Mt. stringers w/ 2 1/4" thick precast conc. treads and closed Pl. Mt. risers. 42" H. painted hollow Mt. tube guardrail, 1 1/2" x 3" top rail, 1 1/2" x 1 1/2" bottom rail & vertical posts, 3/4" x 3/4" pickets @ 4 5/8" o.c. w/ 1 1/2" dia. handrail 34" above nosings.
 - Door (Re: Door Schedule).
 - Window. (Re: Window Schedule).
 - Transom window (Re: Window Schedule).
 - Cornice trim at siding: to have 1x4 HardieTrim over 1x10 HardieTrim over 3/4" blocking.
 - Balcony fascia: 1x10 over 1x12 HardieTrim, 3" aluminum T-bar installed over spacers over waterproofing membrane per details.
 - 1x HardieTrim Pl. (rip to fit).
 - 1x2 HardieTrim Pl.
 - 1x4 HardieTrim Pl.
 - 1x6 HardieTrim Pl.
 - 1x8 HardieTrim Pl.
 - 1x10 HardieTrim Pl.
 - 1x12 HardieTrim Pl.
 - 2x KDAT u.d. Pl. trim, rip to fit.
 - 2x4 KDAT u.d. Pl. trim, rip to fit.
 - Parapet 'A'. Re: Detail.
 - Parapet 'B'. Re: Detail.
 - Not used.
 - Not used.
 - TPO termination and counterflashing per details. Headwall TPO roof flashing membrane to lap 8" min. onto wall and 6" over roof. Fasteners & installation per mfr's details.
 - Brackets u.d. Pl. 4x milled cedar (Alt. EIFS bracket at parapet 'B'). Re: Details & Roof Plans.
 - Plaster control joint.
 - Pl. Mt. headwall counterflashing, thru plaster veneer. Nail vertical leg to sheathing, overlap with building wall / counterflashing supplied by roof mfr. Install per Mt. roof mfr. spec. Nail vertical leg to sheathing, overlap with building wrap.
 - Metal flashing (6x6). Allow 1/2" min. clear (visible flashing) at bottom edge of veneer.

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Architects

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CAMPANILE ON COMMERCE
A Senior Community
2800 Commerce Street, Houston, Texas 77003
Job No. 1818

ISSUE TO ENGINEERS
Date: 04-25-18
PERMIT ISSUE
Date: 05-31-18
Date:
Date:
Date:
Date:
Date:
Date:

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RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2018-1549
Plat Name: Campanile on Commerce Apartments
Applicant: R.G. Miller Engineers
Date Submitted: 07/23/2018

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

To allow for a reduced building line of 5' along North Delano Street instead of the required 10'.

Chapter 42 Section: 155

Chapter 42 Reference:

The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

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:

Subject property is located at the northeast corner of North Delano Street and Commerce Street in the East End District. This site is also located in one of Houston's four original historic and cultural neighborhood which was established early 1900's. Over time there has been a change in the mixed use for this neighborhood. The proposed development for the property site will be for a senior living apartment building with surface parking, office suite and access drives to Commerce Street and North Delano Street. The development requires onsite parking spaces for the proposed units and additional parking spaces for the onsite management office and maintenance staff. Per the East End Walkability Plan, new 5 foot sidewalks were constructed on North Delano within the existing 60' right of way which is ample for the current conditions. Although the developer agrees to dedicating 10' R-OW along North Delano to improve and enhance the pedestrian walkability use will replace the the senior housing development will be harmonious to the area with the new sidewalk and other recent development in the neighborhood. By improving the walkable areas to be safe and easy access to walk along North Delano will encourage the neighbors and pedestrians to enjoy a new attraction walking in this area. The intent and goal of this project is to develop a site for the seniors to have a new enhancing and attractive urban look with other apartments, housing and townhomes located in the east end of Houston. This will provide a great place for the old folks to call home.



Application Number: 2018-1549

Plat Name: Campanile on Commerce Apartments

Applicant: R.G. Miller Engineers

Date Submitted: 07/23/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow for a reduced building line of 5' along North Delano Street instead of the required 10'.

Chapter 42 Section: 155

Chapter 42 Reference:

The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

Subject property is located at the northeast corner of North Delano Street and Commerce Street in the East End District. This site is also located in one of Houston's four original historic and cultural neighborhood which was established early 1900's. Over time there has been a change in the mixed use for this neighborhood. The proposed development for the property site will be for a senior living apartment building with surface parking, office suite and access drives to Commerce Street and North Delano Street. The development requires onsite parking spaces for the proposed units and additional parking spaces for the onsite management office and maintenance staff. Per the East End Walkability Plan, new 5 foot sidewalks were constructed on North Delano within the existing 60' right of way which is ample for the current conditions. Although the developer agrees to dedicating 10' R-OW along North Delano to improve and enhance the pedestrian walkability use will replace the the senior housing development will be harmonious to the area with the new sidewalk and other recent development in the neighborhood. By improving the walkable areas to be safe and easy access to walk along North Delano will encourage the neighbors and pedestrians to enjoy a new attraction walking in this area. The intent and goal of this project is to develop a site for the seniors to have a new enhancing and attractive urban look with other apartments, housing and townhomes located in the east end of Houston. This will provide a great place for the old folks to call home.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The reduce building line variance will allow the applicant to build and utilize the site with improvements that would enhance and give a more urban look to the quality of life while serving area seniors. The applicants will improve frontage along North Delano Street by dedicating the 10' R-O-W, as per the City of Houston Mobility Study of the MTFP. The developers will provide a six foot sidewalk to replace recent five foot sidewalk, enhance the landscaping with shrubs, and add decorative lights and three park benches for the conveniences of the pedestrian realm walkable use in the area.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes that the applicant wants to insure the community that they will be preserving and maintaining the integrity of this chapter, allowing a reduced building line will improve the look of this neighborhood, improve the pedestrian access of walkable places to be preserved and maintained. Developing this site in comparison with the surrounding apartments and townhomes will bring an urban look of essence to the East End. The intent and

goal of this project is to develop a site with a new development enhancing the older area of downtown east end. While providing a great place for seniors to call home and improving the walkability of the neighborhood.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare as the vehicular and pedestrian circulation will not be impacted. Allowing a reduced building line variance will not affect the pedestrian walkability, but give them the ability to enjoy and access the area with a safe environment.

(5) Economic hardship is not the sole justification of the variance.

The economic hardship is not the sole justification for the variance; the developer's intent is not for profit, but to provide a safe environment and enhancement for the neighborhood. Due to the current conditions of North Delano Street the land use will present an economic hardship case for applicant to be able to utilize more of the property site without a reduce building line.



Application No: 2018-1549

Agenda Item: 129

PC Action Date: 09/13/2018

Plat Name: Campanile on Commerce Apartments

Applicant: R.G. Miller Engineers

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 155

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow for a reduced building line of 5' along North Delano Street instead of the required 10'. ;

Basis of Recommendation:

The site is located at the north east intersection of Delano Street and Commerce Street. The applicant is requesting a reconsideration of requirement with a variance to allow a 5' building line in lieu of the required 10' building line along Delano Street. Staff is in support of this request.

The applicant is proposing an unrestricted reserve that will be used for a multi family senior living site and is adjacent to Delano Street and Commerce Street, which are both designated major collectors. Commerce Street is sufficient at 60' but Delano Street is to be widened to 80'. The original variance request from the applicant was to not provide the 10' of widening to Delano Street but after coordinating with staff and East End Mgmt District, the applicant has decided to provide the widening and request a reduced building line. The distance from the back of curb to the structure will be approximately 26.5', which incorporates a 20' pedestrian realm. The applicant is also providing a 6' unobstructed sidewalk and a landscape buffer along both Delano and Commerce Streets.

The proposed site plan and design of the building meets the intent of the ordinance as the building is pushed towards the right of way, surface parking along the sides and rear, and ground floor residential use. This provides a more pedestrian friendly environment along the public right of way as this allows for more interaction with the street scape. East End Mgmt District has voiced no objections to the reduced building line, therefore staff recommends approving the requested variance to allow a 5' building line in lieu of the required 10' with the following conditions:

1. 6' unobstructed sidewalk along Delano and Commerce Street,
2. semi-opaque fencing and 3" caliper street trees.

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 site is located at the intersection of Delano Street and Commerce Street, both identified as major collectors on the MTFP. This part of town is experiencing redevelopment and by pushing the building closer to the right of way and having the parking in the rear, this will provide a better and safer pedestrian experience.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The reduced building line is not a hardship created by the applicant but a more pedestrian friendly development by allowing the building to be built closer to the street, providing 6' sidewalks and a landscape buffer. This type of development will encourage walkability in a redeveloping area.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of the chapter will be preserved as reduced building lines along MTF's less than 80' are able to provide a similar development. With this property located on major collectors (60' & 80'), there are no reduced building line options, however, this site is located near a school, residential & commercial uses and the purple line, which will promote walkability.

(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 distance from the travel lanes and the structure will be approximately 26.5' and with the parking located at the rear and side of the site, this will eliminate additional conflicts with pedestrians and vehicles while allowing more eyes on the street due to the residential component on the ground floor.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification as providing a more enhanced pedestrian realm, with the building pushed closer to the right of way and parking at the side and rear, in a redeveloping area is the sole justification.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 130
Action Date: 09/13/2018
Plat Name: Lakes of Bella Terra West Sec 3
Developer: LOB West, Inc
Applicant: Benchmark Engineering Corporation
App No / Type: 2018-1641 C3P

Total Acreage:	51.4700	Total Reserve Acreage:	14.2700
Number of Lots:	163	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 133
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524M	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)

Provide the recorded access easement document at recordation.

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

Planning Commission granted the requested variance to allow 163 lots to have one point of access and a temporary second point of access via a 50-foot access easement



Action Date:
09/13/2018

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 130
Action Date: 09/13/2018
Plat Name: Lakes of Bella Terra West Sec 3
Developer: LOB West, Inc
Applicant: Benchmark Engineering Corporation
App No / Type: 2018-1641 C3P

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Fort Bend Engineer: 1) Provide recording information for blanks
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
Addressing: Add all street names to plat tracker. We are showing Tortona Drive as Crockett Lodge Lane from application 2018-1335 Sendero Tract Sec. 9. Since they are extensions of one another, the applicant must pick one.
PWE Utility Analysis: Approved
CenterPoint: Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

ITEM:130

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Lakes of Bella Terra West Sec 3

Applicant: Benchmark Engineering Corporation



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

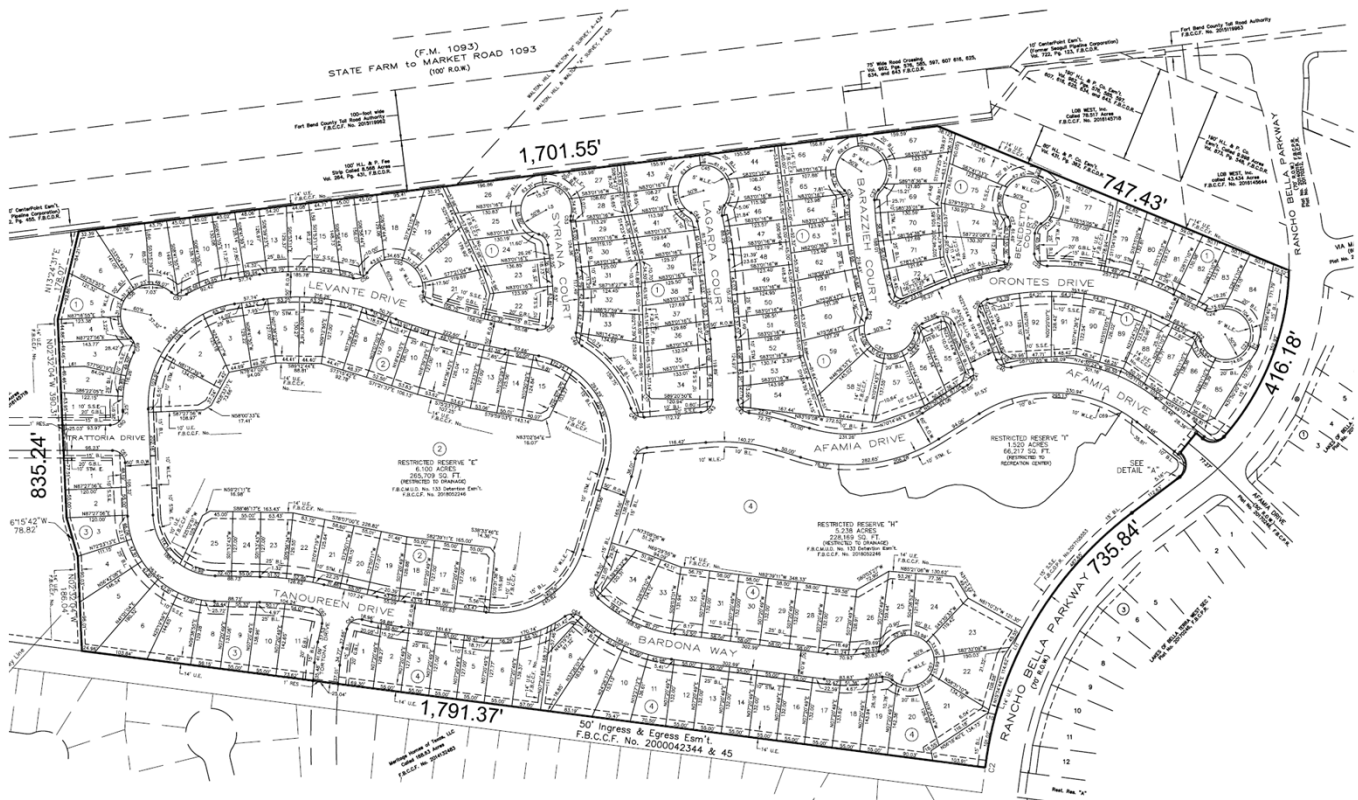
ITEM:130

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Lakes of Bella Terra West Sec 3

Applicant: Benchmark Engineering Corporation



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

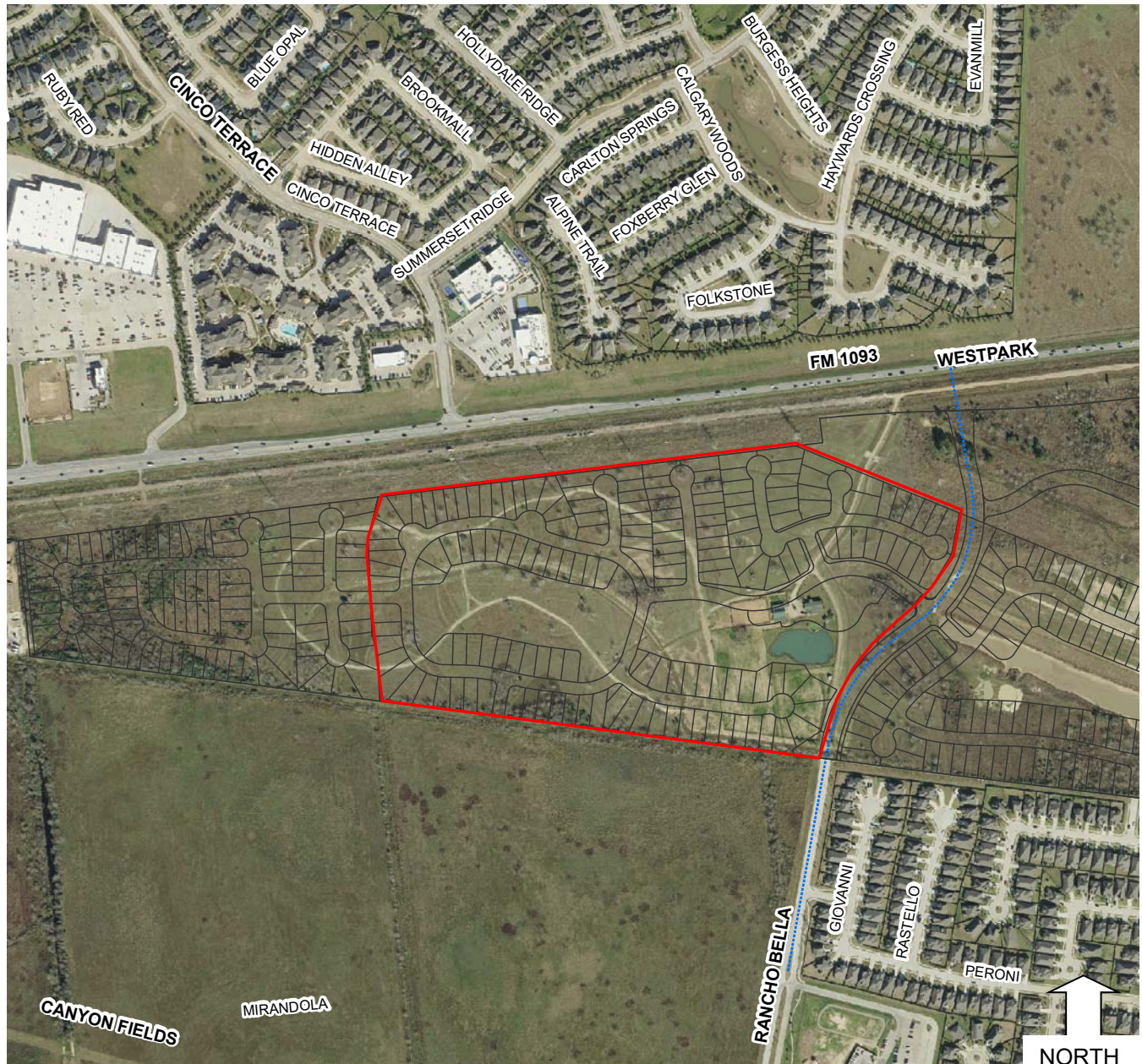
ITEM:130

Planning and Development Department

Meeting Date: 09/13/2018

Subdivision Name: Lakes of Bella Terra West Sec 3

Applicant: Benchmark Engineering Corporation



F- Reconsideration of Requirements

Site Location



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2018-1641
Plat Name: Lakes of Bella Terra West Sec 3
Applicant: Benchmark Engineering Corporation
Date Submitted: 08/06/2018

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

To temporarily allow 163 single family residential lots to have 1 point of access to a collector road (Rancho Bella Parkway, 70' Public Right-of-Way).

Chapter 42 Section: 189

Chapter 42 Reference:

Sec. 42-189. Points of access - Any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision.

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:

Lakes of Bella Terra West is a 166 Acre single family residential development south of F.M. 1093/Westpark Toll Road west of Highway 99, east of F.M. 723 and north of Bellaire Blvd. The development is comprised of several single family sections, with a public street collector system traversing the property in both a north-south direction (Rancho Bella Parkway) providing regional public street circulation between two adjacent developments to the south and east. The development is bounded by an ongoing development Talavera Subdivision directly to the south, submitted as "Sendero Tract" with several single family sections and the existing Lakes of Bella Terra subdivision east and southeast. Rancho Bella Parkway has been platted through the development providing 2 points of access for the whole development. Sections 1 and 2 have been recorded including all of Rancho Bella Parkway; section 1 and 2 east of Rancho Bella Parkway and future sections 3 west of Rancho Bella Parkway. Sections 1 and 2 containing a total of 164 lots have two points of access, one to Rancho Bella Parkway and the other to the existing Lakes of Bella Terra Sec 18 a single family section. The parcel of land west of Rancho Bella Parkway contains proposed section 3. Section 3 contains a total of 163 lots. These 163 lots will take access from Rancho Bella Parkway and south through Tortona Drive; a 50' public street right-of-way connection street to the future Talavera Subdivision (Sendero Tract Sec 9) that when platted the second point of access to Lakes of Bella Terra Sec 3 will be made. This condition is temporary until Talavera Subdivision (Sendero Tract Sec 9) is platted in the near future.



Application Number: 2018-1641

Plat Name: Lakes of Bella Terra West Sec 3

Applicant: Benchmark Engineering Corporation

Date Submitted: 08/06/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To temporarily allow 163 single family residential lots to have 1 point of access to a collector road (Rancho Bella Parkway, 70' Public Right-of-Way) and a temporary second point of access via an access easement. This is a 9% modification above the standard requirement of 150 lot per one point of access.

Chapter 42 Section: 189

Chapter 42 Reference:

Sec. 42-189. Points of access - Any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision.

Statement of Facts

(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;

Lakes of Bella Terra West is a 166 Acre single family residential development south of F.M. 1093/Westpark Toll Road west of Highway 99, east of F.M. 723 and north of Bellaire Blvd. The development is comprised of several single family sections, with a public street collector system traversing the property in both a north-south direction (Rancho Bella Parkway) providing regional public street circulation between two adjacent developments to the south and east. The development is bounded by an ongoing development Talavera Subdivision directly to the south, submitted as "Sendero Tract" with several single family sections and the existing Lakes of Bella Terra subdivision east and southeast. Rancho Bella Parkway has been platted through the development providing 2 points of access for the whole development. Sections 1 and 2 have been recorded including all of Rancho Bella Parkway; section 1 and 2 east of Rancho Bella Parkway and future sections 3 west of Rancho Bella Parkway. Sections 1 and 2 containing a total of 164 lots have two points of access, one to Rancho Bella Parkway and the other to the existing Lakes of Bella Terra Sec 18 a single family section. The parcel of land west of Rancho Bella Parkway contains proposed Section 3. Section 3 contains a total of 163 lots. These 163 lots will take access from Rancho Bella Parkway and a temporary access easement thru proposed Section 4 from FM 1093/Westpark Toll Road. Also this same section will have a third point of access south through Tortona Drive; a 50' public street right-of-way connection street to the future Talavera Subdivision (Sendero Tract Sec 9) that when platted this section will be the second direct point of access to Lakes of Bella Terra Sec 3. At this time the requested modification is 9% and is therefore not disproportionate to the standard requirement of 150 lot per one point of access.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

When future Lakes of Bella Terra Sec 3 and Talavera Subdivision (Sendero Tract Sec 9) are platted, both will contain the two points of access to public streets and thus achieve a result contemplated by Chapter 42. This condition is temporary until Talavera Subdivision (Sendero Tract Sec 9) is platted in the near future.

(3) The intent and general purposes of this chapter will be preserved and maintained;

By ultimately providing two points of access to Lakes of Bella Terra Sec 3 and Talavera Subdivision (Sendero Tract Sec 9) the intent and general purposes of Chapter 42 will be preserved and maintained.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The minor deviation to the standard and temporary nature 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.

The request for granting the variance is not due to economic hardships.



Application No: 2018-1641

Agenda Item: 130

PC Action Date: 09/13/2018

Plat Name: Lakes of Bella Terra West Sec 3

Applicant: Benchmark Engineering Corporation

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 189

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To temporarily allow 163 single family residential lots to have 1 point of access to a collector road (Rancho Bella Parkway, 70' Public Right-of-Way) and a temporary second point of access via an access easement. This is a 9% modification above the standard requirement of 150 lot per one point of access.;

Basis of Recommendation:

The site is located In Houston's ETJ, in Fort bend county south of West Parkway and east of FM 723. The applicant is proposing a subdivision with 163 lots and requesting a variance to allow 163 lots to have one point of access to a collector road "Rancho Bella" Parkway and a temporary second point of access via an access easement. Staff is in support of the request. Strict application of the ordinance requires a second point of access when exceeding 150 lots. The 13 lots over the 150-lot threshold represents a nine percent deviation from the ordinance. The 50-foot-wide access easement will provide a temporary second point of access to the subdivision until the section to the west gets submitted and recorded. Staff finds the request to be in keeping with the general purpose and intent of the ordinance. Fort bend County has voice no objection against this request. Therefore, Staff recommends granting the requested variance and approving the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(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 section has one recorded point of access and will provide a temporary second point of access via a 50-foot access easement until Sec 4 to the west gets submitted and recorded. The lots over the 150-lot threshold represents a nine percent deviation from the ordinance.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The developer is planning to build the second point of access with Sec 4 prior to selling more than 150 lots on Sec 3.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The 13 lots that are over the 150 lots allowed by the ordinance represent a nine percent deviation from the ordinance.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The temporary second point of access will allow the subdivision to have two points of access until Sec 4 is submitted and recorded. This will allow for different routes for emergency services to access the subdivision.

(5) Economic hardship is not the sole justification of the variance.

The applicant is providing an access easement for a temporary second point of access through future section four. Fort Bend County is in support of the request.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 131
Action Date: 09/13/2018
Original Action Date: 09/28/2017
Plat Name: Balmoral Sec 12
Developer: Balmoral LT, LLC
Applicant: Jones|Carter - Woodlands Office
App No : 2017-1681
App Type: C3P

Total Acreage:	18.4600	Total Reserve Acreage:	1.6050
Number of Lots:	94	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 423
County	Zip	Key Map ©	City / ETJ
Harris	77346	377N	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 132
Action Date: 09/13/2018
Original Action Date: 09/14/2017
Plat Name: Downey Oaks Place
Developer: downey oaks llc
Applicant: Bowden Land Services
App No : 2017-1256
App Type: C2R

Total Acreage:	0.4619	Total Reserve Acreage:	0.0046
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77076	413T	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 133
Action Date: 09/13/2018
Original Action Date: 09/28/2017
Plat Name: Highland Glen Sec 5
Developer: Highland Resources
Applicant: Van De Wiele & Vogler, Inc.
App No : 2017-1533
App Type: C3F

Total Acreage:	14.9480	Total Reserve Acreage:	2.5241
Number of Lots:	67	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Timber Lane Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77373	332D	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 134
Action Date: 09/13/2018
Original Action Date: 09/28/2017
Plat Name: Rosehill Reserve Sec 5
Developer: Rosehill Reserve
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No : 2017-1521
App Type: C3F

Total Acreage:	13.1110	Total Reserve Acreage:	0.9540
Number of Lots:	60	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286Q	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 135
Action Date: 09/13/2018
Original Action Date: 09/28/2017
Plat Name: Rosehill Reserve Sec 7
Developer: Rosehill Reserve
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No : 2017-1520
App Type: C3F

Total Acreage:	8.7070	Total Reserve Acreage:	1.4940
Number of Lots:	25	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286Q	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Subdivision Name Change Approval Conditions

Agenda Item: 136
Action Date: 09/13/2018
Plat Name: Houston Intercontinental Trader Center East Sec 1
Original Action Date: 03/15/2018
Original Plat Name: Houston Intercontinental Trade Center East Sec 1
Developer: Houston Intercontinental Trade Center Partners, L.P., A Texas Limited Partnership
Applicant: EHRA
App No : 2018-0487
App Type: C3F

Total Acreage:	46.2200	Total Reserve Acreage:	43.1800
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	20	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77338	335W	City

Subdivision Name Change Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 09/13/18

ITEM: 137

Applicant: CARLOS B RODRIGUEZ BOLLNEA

Contact Person: CARLOS B RODRIGUEZ BOLLNEA

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	18-1392	77357	5874	258J	ETJ
NORTH OF: FM 1485 EAST OF: DEER RUN					

ADDRESS: 1985 Deer Run

ACREAGE:

LEGAL DESCRIPTION:

LOT NINE HUNDRED FORTY-ONE (941) OF PEACH CREEK FOREST, SECTION FIVE (5), AN UNRECORDED SUBDIVISION OUT OF A 325.74 ACRE TRACT IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TX.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION: Approve

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: 09/13/18

ITEM: 138

Applicant: ERIK CHAVEZ

Contact Person: RICARDO CHAVEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	18-1393	77357	5673	255R	ETJ
NORTH OF: GRAND PARKWAY. WEST OF: US 59					

ADDRESS: 20767 Brazos Dr.

ACREAGE:

LEGAL DESCRIPTION:

LOT ELEVEN (11), BLOCK ONE (1), OF SILVER TRAILS, SECTION TWO (2), AN UNRECORDED SUBDIVISION OF 48.1478 ACRES LOCATED IN THE T.L. ROBERTS SURVEY, ABSTRACT NO. 742, OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION: Approve

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: 09/13/18

ITEM: 139

Applicant: TRAVIS AND GRETEL REDMOND

Contact Person: TRAVIS AND GRETEL REDMOND

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	18-1394	77365	5671	295R	ETJ
SOUTH OF: MILLS BRANCH DR. EAST OF: SORTERS RD.					

ADDRESS: 20637 Ravenwing Dr.

ACREAGE:

LEGAL DESCRIPTION:

LOT 284 IN RAVENWOOD, AN UNRECORDED SUBDIVISION, ALSO BEING A 0.4676 ACRE LOT OUT OF A 165.242 ACRE TRACT IN THE ROBERT T. HOWELL SURVEY, ABSTRACT 254, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION: Approve

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: 09/13/18

ITEM: 140

Applicant: GUADALUPE TREJO

Contact Person: ALEJANDRA CHARLES

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	18-1395	77365	5572	295E	ETJ
SOUTH OF: FM 1314. WEST OF: SORTERS RD.					

ADDRESS: 23948 Honeysuckle Drive.

ACREAGE:

LEGAL DESCRIPTION:

LOT 334 IN SUMMER HILLS, SECTION ONE (1), A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SHEET 118A OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION: Approve

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: 09/13/18

ITEM: 141

Applicant: JAVIER RODRIGUEZ

Contact Person: JAVIER RODRIGUEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	18-1396	77357	5674	256P	ETJ
NORTH OF: SH 99. WEST OF: US 59.					

ADDRESS: 21709 Dunn.

ACREAGE:

LEGAL DESCRIPTION:

LOT 15 IN SILVER TRAILS, SECTION FOUR (4), A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION: Approve

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: 09/13/18

ITEM: 142

Applicant: ARTEMIO ANTONIO IZAGUIRRE

Contact Person: CARLOS PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
SOUTH OF: FM 1314. WEST OF: US 59.	18-1397	77365	5671	295M	ETJ

ADDRESS: 20800 S Terrace

ACREAGE:

LEGAL DESCRIPTION:

LOT 28, BLOCK 6 OF PORTER TERRACE, AN UNRECORDED SUBDIVISION, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION: Approve

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@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		
The Interfield Group	Mary Villareal	713-780-0909	mvillareal@interfield.net		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
10847 Britoak Lane	18100516	77079	4958	489C	G

HCAD ACCOUNT NUMBER(S):	0954050000001
PROPERTY LEGAL DESCRIPTION:	Lot 1, Block 3 Autumn Oaks
PROPERTY OWNER OF RECORD:	David J. & Iris Littwitz
ACREAGE (SQUARE FEET):	0.204 (8,900 square feet)
WIDTH OF RIGHTS-OF-WAY:	Britoak Lane (60 feet); Brittmoore Road (60 feet)
EXISTING PAVING SECTION(S):	Britoak Lane (27 feet); Brittmoore Road (27 feet)
OFF-STREET PARKING REQUIREMENT:	2 spaces
OFF-STREET PARKING PROVIDED:	3 spaces
LANDSCAPING REQUIREMENTS:	2 trees
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Single-family residence – 2,365 square feet
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	4,022 square feet – 1-story, single-family residence

PURPOSE OF VARIANCE REQUEST: To allow a 10' garage building line in lieu of the ordinance-required 20' building line along a local street, Brittmoore Road.

CHAPTER 42 REFERENCE(S): 42-156(c): Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of [section 42-157](#) of this Code.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

Variance is being requested so that the proposed one-story single-family residence may be constructed on the 10' building line, as original residence and as created by the original plat, instead of a 20' building line required by ordinance.

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

(1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The proposed residence will be located at 10847 Britoak Lane, south of Britoak Lane, west of Autumn Oaks Drive, east of Brittmoore Road, and north of Saint Mary's Lane.

The subject property is a corner lot out of Autumn Oaks subdivision, filed in 1962. The plat of Autumn Oaks created a 10' building line along Brittmoore Road and 25' building line along Britoak Lane. The original residence was built in 1963, with the garage at the 10' building line. There are currently several homes along Brittmoore Road which also appear to be built on the 10' building line. Please note the following:

- a) The near vicinity of the subject property is substantially residential and well developed.
- b) Britoak Lane terminates to the east, at Autumn Oaks Drive. Autumn Oaks Drive terminates to the north and curves southwesterly, terminating at Brittmoore Road. The current traffic pattern in the area appears to be adequate.
- c) Brittmoore Road is currently a 60' right-of-way, so it does not appear that Brittmoore Road would require widening in the near future.
- d) The distance from Brittmoore Road back of curb, to proposed new residence, is 26.10'.
- e) According to deed restrictions, structures are to comply with building lines shown on the face of the plat. The property is subject to a 25' building line along Britoak Lane, a 5' building line along the east property line, a 5' utility easement, along with a 5'x20' aerial easement, along the south property line which further limits the buildable area of the lot.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

- (2) **The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. The variance request is based on factors external to subject tract, and to allow proposed home to be constructed on the building line designated by plat and deed restriction.

- (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. Granting the variance will help preserve the prevailing 10' building line along Brittmoore Road
- b. Yards between right-of-way line and residence will be landscaped and will preserve and enhance the general character of the block face.

- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public health, safety or welfare. New residence will enhance the existing block face, without any way compromising public health or safety.

- (5) **Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of existing and nearby prevailing conditions.

DEVELOPMENT PLAT VARIANCE



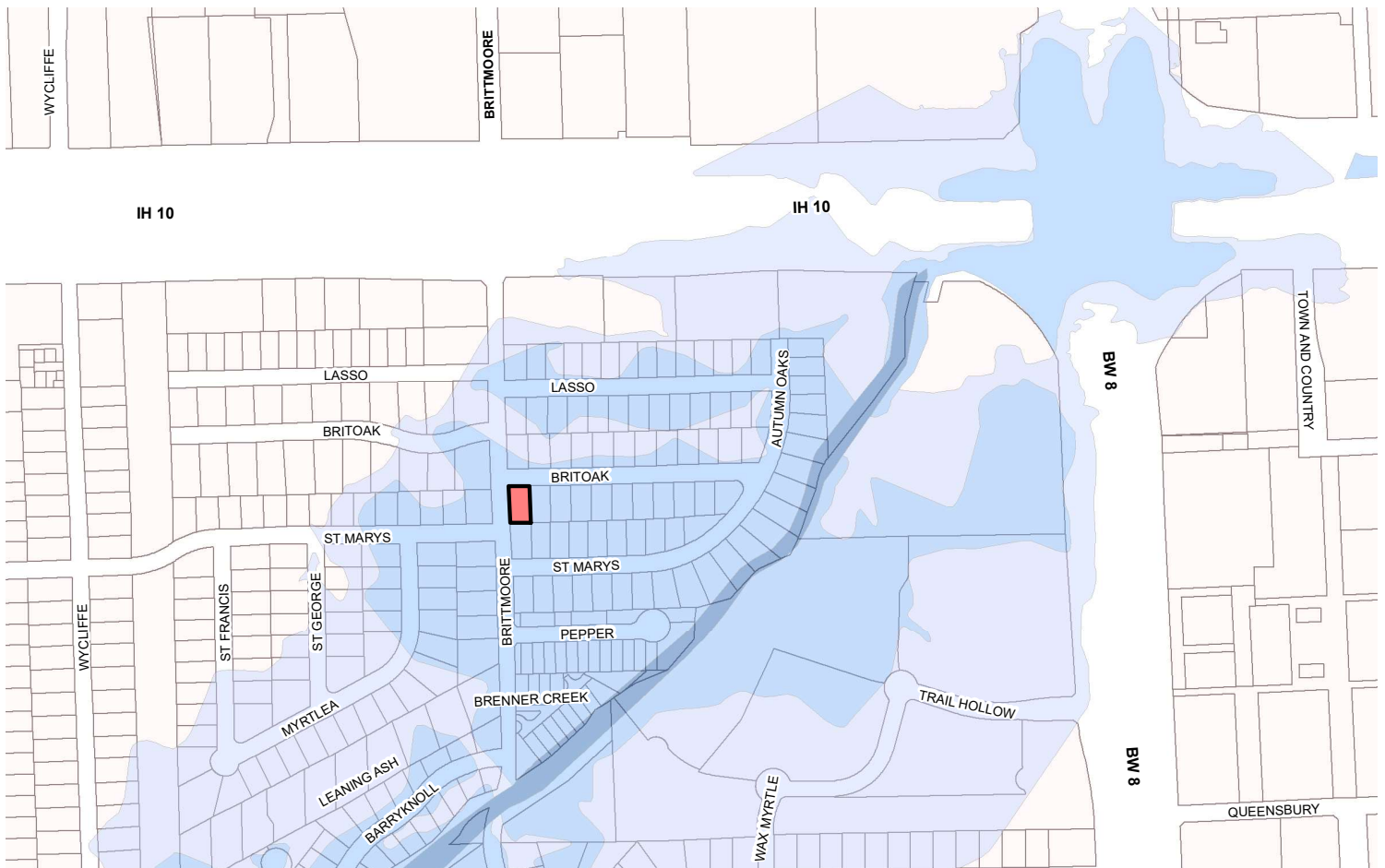
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 143

Meeting Date: 9/13/2018

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



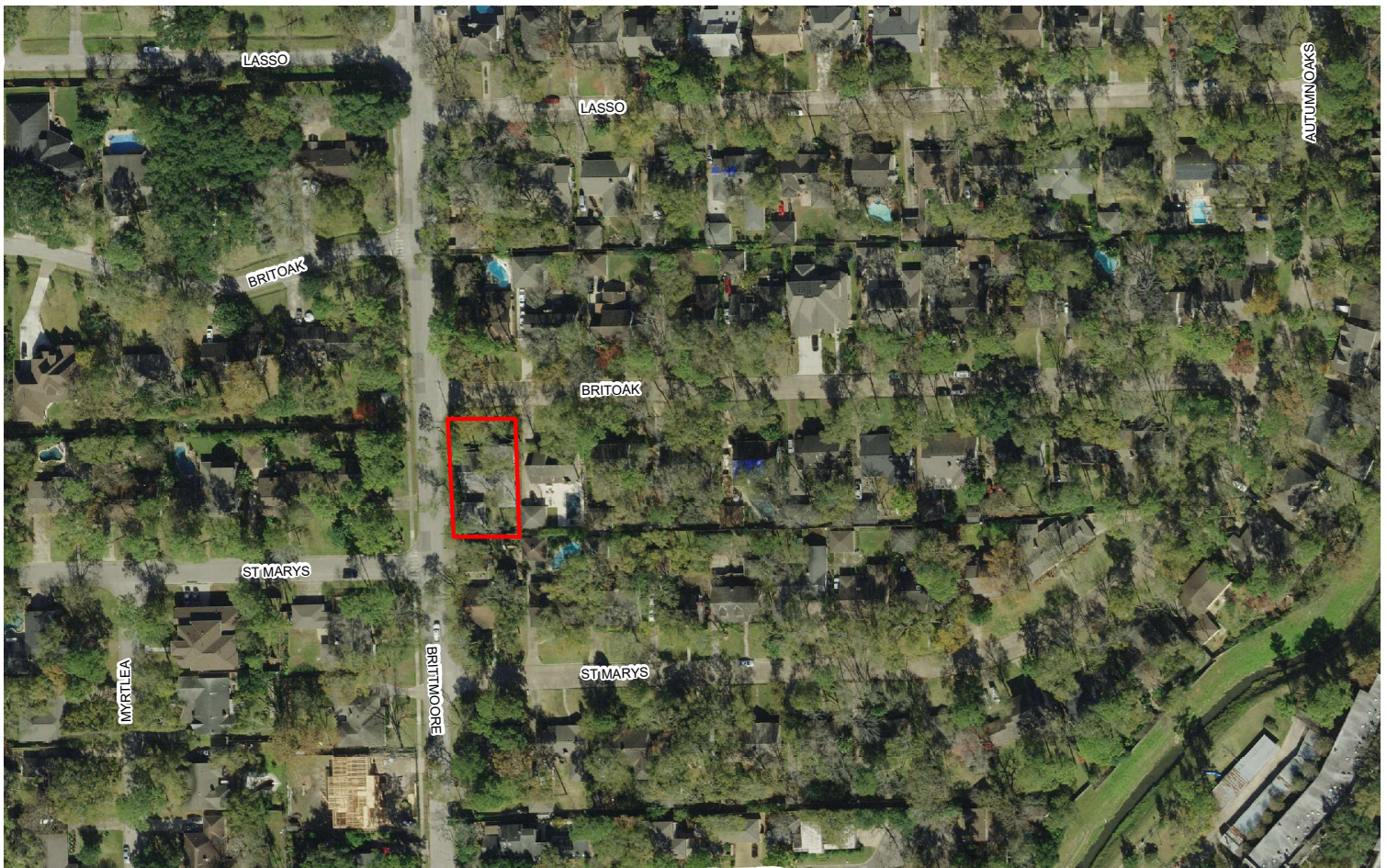
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 143

Meeting Date: 9/13/2018

Houston Planning Commission

Aerial Map

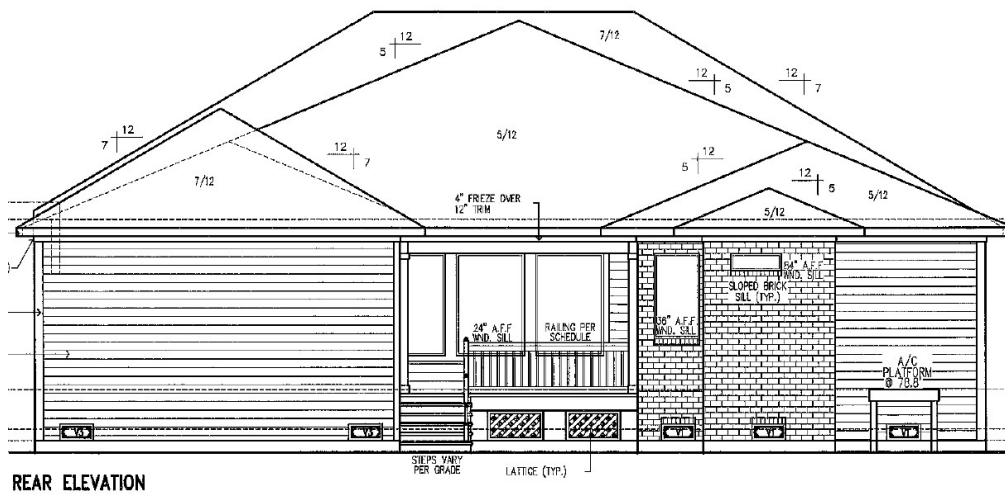
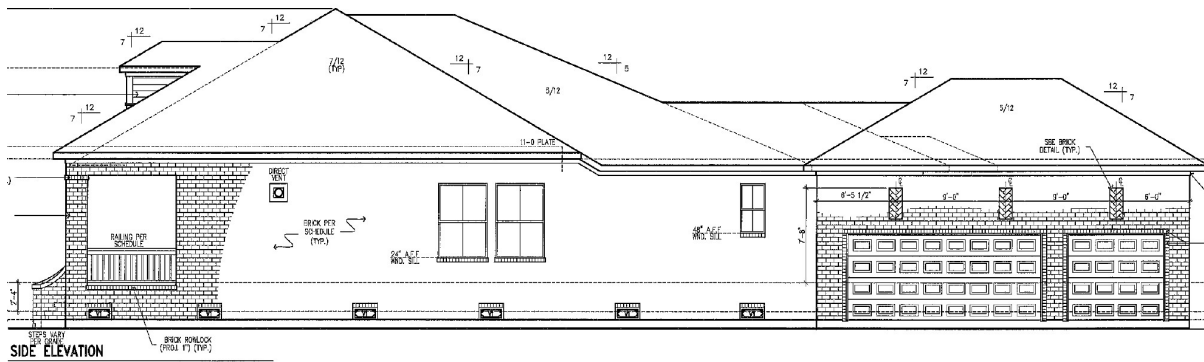
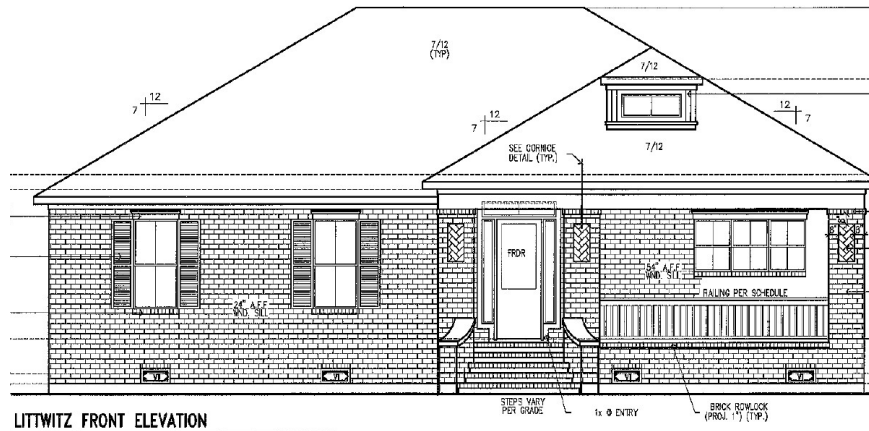


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation:

The site is located west of Beltway 8, south of Interstate 10, and at the southeast corner of Britoak Lane and Brittmoore Road. The applicant is requesting a variance to allow a 10' garage building line in lieu of the ordinance-required 20' building line along a local street, Brittmoore 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 Autumn Subdivision in 1962 with a 10' platted building line along Brittmoore Road, and a 25' platted building line along Britoak Lane. Brittmoore Rd. is a 60' wide local street lined with single-family residential lots. This property is also subject to a 5' deed restricted building line along the east property line. The distance from back of curb to the proposed garage is approximately 26.5'. There are no sidewalks along the east side of Brittmoore Rd, where the garage access is being proposed. The proposal is consistent with the existing neighborhood, as most of the residential lots in the area fronting on two streets have garages that are setback at the 10' building line. Therefore, the intent of the ordinance will be preserved.

Staff recommends approving the requested variance to allow a 10' garage building line for a new single-family residence, in lieu of the ordinance required 20' building line along Brittmoore Road.

PLANNING COMMISSION ACTION: APPROVE

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance 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		
Houston Permit Service	Jacob Buckwalter	832-272-8423	Jacobhps@yahoo.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2120 Gentry Street	18067825	77009	5458C	493D	H

HCAD ACCOUNT NUMBER(S):	0032230000001
PROPERTY LEGAL DESCRIPTION:	Lot 1 Block 58-A Allen A C
PROPERTY OWNER OF RECORD:	Hilary Hunt
ACREAGE (SQUARE FEET):	5,000 square feet
WIDTH OF RIGHTS-OF-WAY:	Gentry Street (60 feet); Henry Street (60 feet)
EXISTING PAVING SECTION(S):	Gentry Street (21 feet); Henry Street (21 feet)
OFF-STREET PARKING REQUIREMENT:	3 spaces
OFF-STREET PARKING PROVIDED:	3 spaces
LANDSCAPING REQUIREMENTS:	2 trees
LANDSCAPING PROVIDED:	Complies
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	1,632 square feet single-family residence – demolished
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	3,668 square feet single-family residence

PURPOSE OF VARIANCE REQUEST: (1) To allow an 8'-9" front building line in lieu of the 20' building line along a local street, Gentry Street. (2) To allow a 9'-10" side building line in lieu of the 10' building line along a local street, Henry Street. (3) To allow a 9'-10" garage building line in lieu of the 20' building line along a local street, Henry Street.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

CHAPTER 42 REFERENCE(S):

42-156(b): Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be (1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street; or (2) 10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section.

42-156(c): Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of section 42-157 of this Code.

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

This variance request is to cross amended build lines in an attempt to maximize lot use & buildable area. Lot 1 Block 58-A ALLEN A C is a corner lot at Gentry and Henry Street. The existing home that was demolished by the homeowners was built at less than 8' off both Henry and Gentry. Implementing these new build lines is reducing our buildable area. This creates a new build line that is affecting the ability to utilize the lot. The original plat from 1903 has no build line on the property.

We require a variance due to the build line changing by City Ordinance and request that the build line be changed as the proposal is to build back as close to the original location as existing home as possible. We also request that the garage build line be reduced to 9'-10" rather than the city ordinance GBL of 17'. The garage that was removed was in same location.

We request a 9'-10" building line off of Henry Street and an 8'-9" building line off of Gentry Street.

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

- (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;**

Requirements of this chapter make this project infeasible due to an offsetting side build line narrowing the lot even more. The 10' building line on Gentry, in conjunction to the 10' build line on Henry Street makes the construction infeasible. This variance allows the project to maintain the architectural continuity of both the block and Near Northside community, thus contributing to the healthy growth happening in the area. This is a positive for the entire city, local community and immediate neighborhood. The build lines are imperative to continuity and maintaining property values in the area.

The architect and homeowner have taken great care to recreate the historic massing and siting of the original home along Gentry and the corner portion of Henry. It was a difficult decision to raze the original structure. However, it was deemed too structurally deficient to be saved with reasonable cost. Considering that the adjacent neighboring structure abuts the shared property line, the side yard setback was increased to respect the privacy of both dwellings. These unavoidable planning decisions, combined with the egregious setback requirements, forced portions of the new home to be in conflict with the 10-foot building lines.

- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances are not a result of a hardship created by the applicant. The build lines have been changed by the City of Houston since the original platting of this subdivision. The lot being on the corner, combined with the changes in the City of Houston's build lines in the area, narrow the lot, hindering construction and has created the need for this variance application. The current building lines do not afford the property owner full enjoyment and right of use of the property. The proposed construction has been planned considering the current conditions of the lot, including location of the legacy live oak trees and proximity of the neighboring structures.

- (3) The intent and general purposes of this chapter will be preserved and maintained;**

Yes, the intent and general purposes of this chapter will be maintained. This variance request is that the build line on Gentry and Henry be reduced from 10' to 8'-6" for the construction of a new Single-Family Residence.

- (4) The granting of the variance will not be injurious to the public health, safety or welfare;**

This Variance will not be injurious to the public health, safety or welfare. The variance will only affect the property owned by the applicant for the construction of a new single-family residence.

- (5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of this variance request. The variance is requested to provide continuity in the neighborhood and maintain property values. Maintaining the esthetics of the community is a high priority as this property is in a highly visible area.

DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 144

Meeting Date: 09/13/2018

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



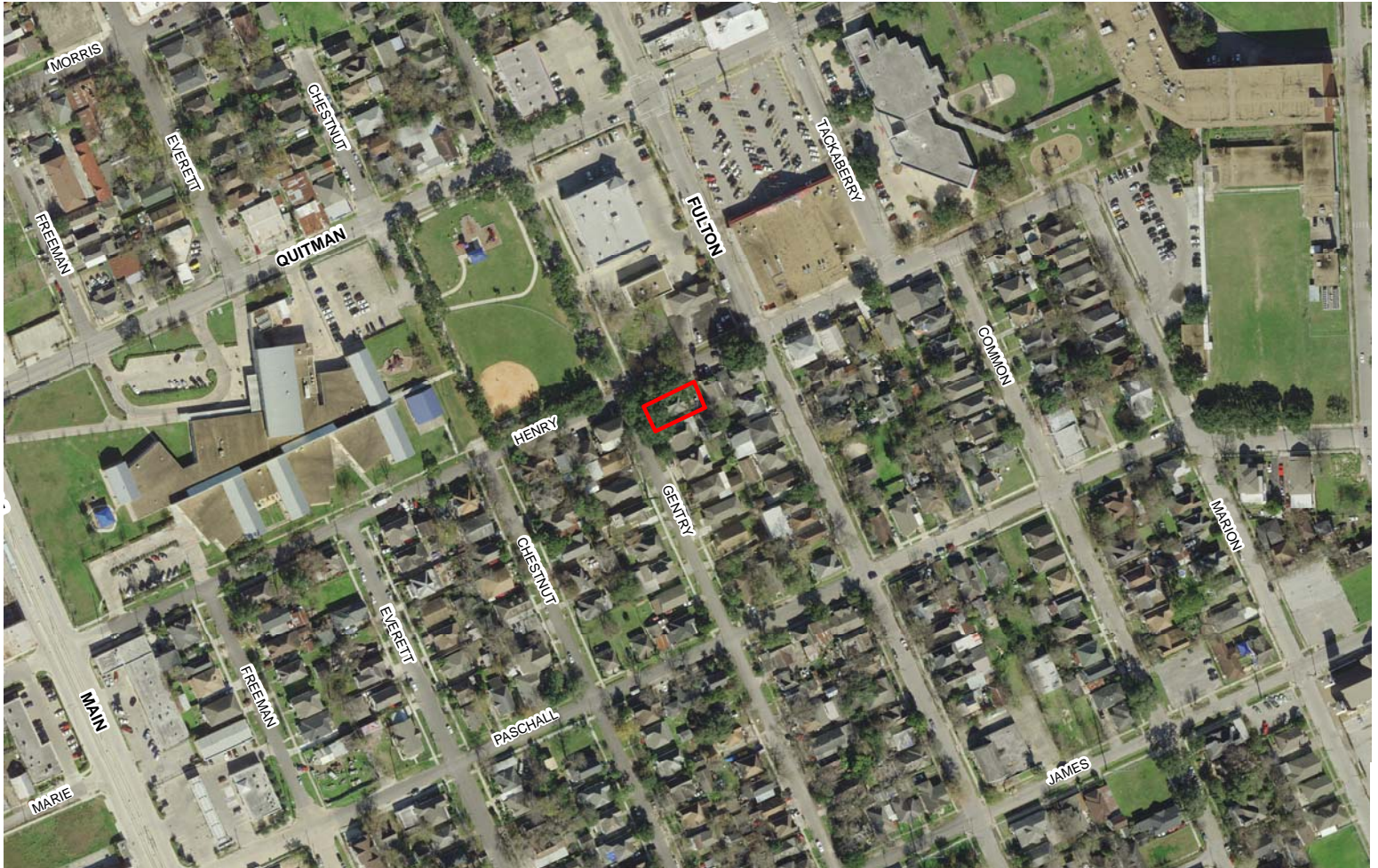
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: 144

Meeting Date: 09/13/2018

Aerial Map

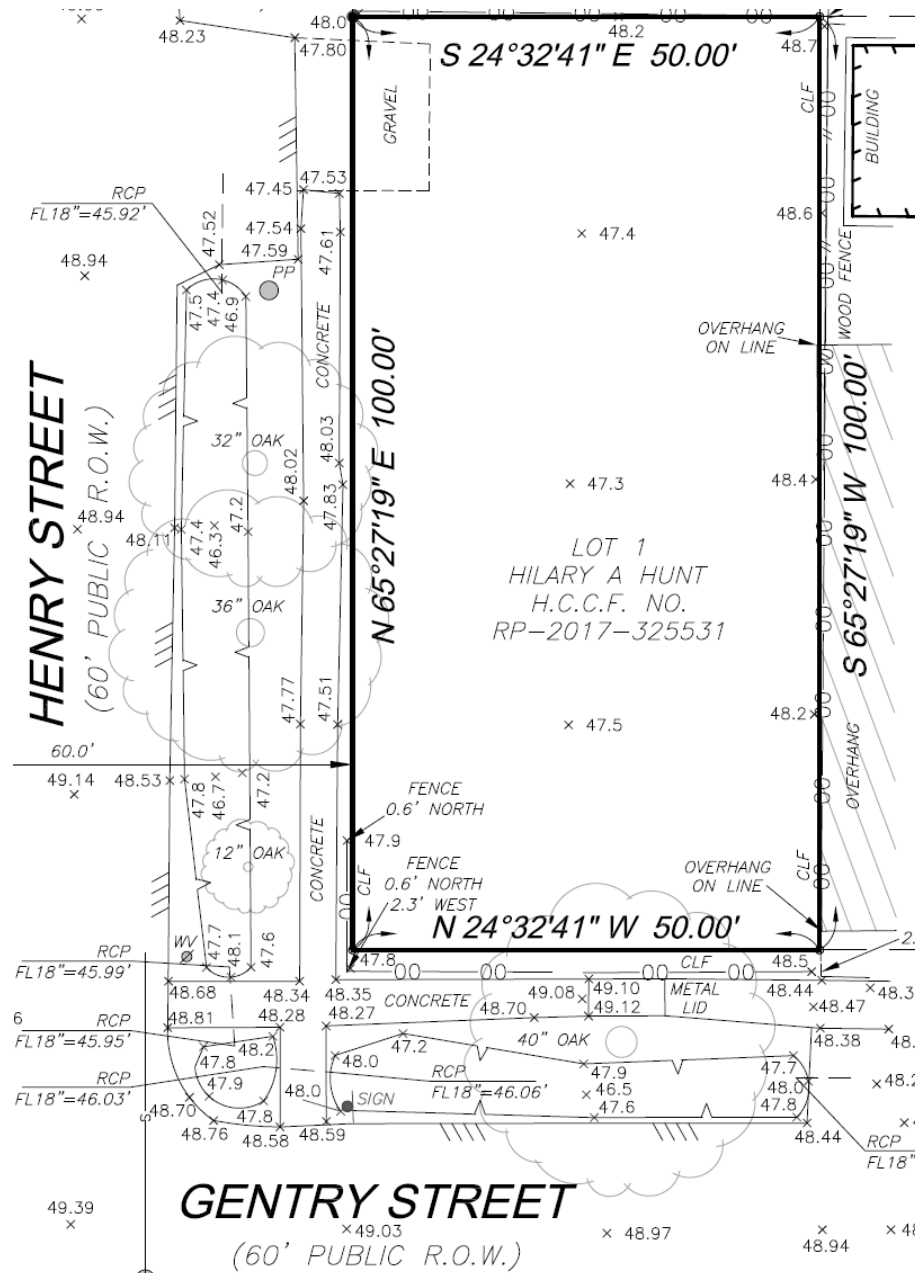


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 144

Meeting Date: 09/13/2018

Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 144

Meeting Date: 09/13/2018

Houston Planning Commission

STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation:

The site is located west of Fulton Street, south of Quitman Street and at the southeast intersection of Gentry and Henry Streets. The applicant is requesting three variances: (1) allow an 8'-9" front building line in lieu of the 20' building line along a local street, Gentry Street; (2) to allow a 9'-10" side building line in lieu of the 10' building line along a local street, Henry Street; and (3) to allow a 9'-10" garage building line in lieu of the 20' garage building line along a local street, Henry Street. Staff recommends the Planning Commission defer the application for two weeks per the applicant's request.

Planning Commission Action: Defer

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Burghli Homes	Deanna Burghli	281-389-0255	Admin@BurghliHomes.net		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
8103 Sunnyhill Street	18077622	77088	5162	411V	A

HCAD ACCOUNT NUMBER(S):	0361110130028
PROPERTY LEGAL DESCRIPTION:	Lot 28, Block 13 Washington Heights Section 2
PROPERTY OWNER OF RECORD:	Burghli Investments, LLC
ACREAGE (SQUARE FEET):	2,750 square feet
WIDTH OF RIGHTS-OF-WAY:	Sunnyhill Street (60'); Sherman Street (50' – unimproved street)
EXISTING PAVING SECTION(S):	Sunnyhill Street (20'); Sherman Street (none – unimproved street)
OFF-STREET PARKING REQUIREMENT:	2 spaces
OFF-STREET PARKING PROVIDED:	2 spaces
LANDSCAPING REQUIREMENTS:	1 tree
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	NONE – Vacant Land
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Affordable single-family home – 1,159 square feet
PURPOSE OF VARIANCE REQUEST: To allow a 3' building line in lieu of the ordinance-required 10' building line along Sherman Street, a local street.	

CHAPTER 42 REFERENCE(S): 42-156(b)1- Collector and local street single family residential

Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be 20 feet along the front of the lot and 10 feet along the back and side of the lot adjacent to a local street.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): In order to help with the Complete Communities efforts and to renovate and modernize ACRES HOMES, we are building Quality Affordable Homes to provide an opportunity for the existing residents to be able to afford a NEW, AFFORDABLE, SINGLE FAMILY HOME within their community. We are building a large number of these homes in the Washington Heights Annex Sec 1 and 2. ALL of the lots are platted as 25' wide lots. The lot in question is adjacent to a paper street. The variance being sought is to allow a 3' building line along Sherman Street, which remains a wooded area. Therefore, the intent and general purpose of this chapter will be maintained, and the granting of this variance will not be injurious to public health, safety or welfare.

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**

The design proposes a 3' building setback line so the developer can properly fit a New, Quality, Affordable Home on the subject properties. The property has been provided to the builder through L.A.R.A (Land Assemblage Redevelopment Authority) which has recently changed to H.L.B. (The Houston Land Bank), to increase the number of Affordable Home opportunities in the Community (Acres Homes).

- (1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The design proposes a 3' building setback line so the developer can properly fit a New, Quality, Affordable Home on each of the two subject properties. These properties have been provided to the builder through L.A.R.A (Land Assemblage Redevelopment Authority) which has recently changed to H.L.B. (The Houston Land Bank), to increase the number of Affordable Home opportunities in the Community (Acres Homes). Being that the lots are only 25' wide, if the 10' building line is imposed, there would only be 12' width of buildable area on the lots, making the development infeasible.

- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances of this variance are to begin shaping a family friendly environment. The variance will help achieve this by allowing the developer to construct aesthetically appealing homes with front yards that will hold landscaping features that will be pleasing to the eye of the neighbors and guests of the neighborhood. Further encouraging other developers to take part in the redevelopment of the community.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

(3) The intent and general purposes of this chapter will be preserved and maintained;

The circumstances of this variance are to begin shaping a family friendly environment. The variance will help achieve this by allowing the developer to construct aesthetically appealing homes with front yards that will hold landscaping features that will be pleasing to the eye of the neighbors and guests of the neighborhood. The distance from the front property line to the foundation of the structure will be a minimum of 25'

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Allowing this variance will not be injurious to the public health, safety or welfare of the residents of the area. As a matter of fact, it will be beneficial to the health and welfare of the community. The developer will be removing the existing debris and clutter that these sites have accumulated over the years as being used as illegal dump sites for things such as tires, appliances, mattresses, etc.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification for this variance. It is the intention of the developer to Provide Quality Affordable Homes to the community while improving the neighborhood and adding value for the residents living in the area.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: 145

Meeting Date: 9/13/2018

Aerial Map

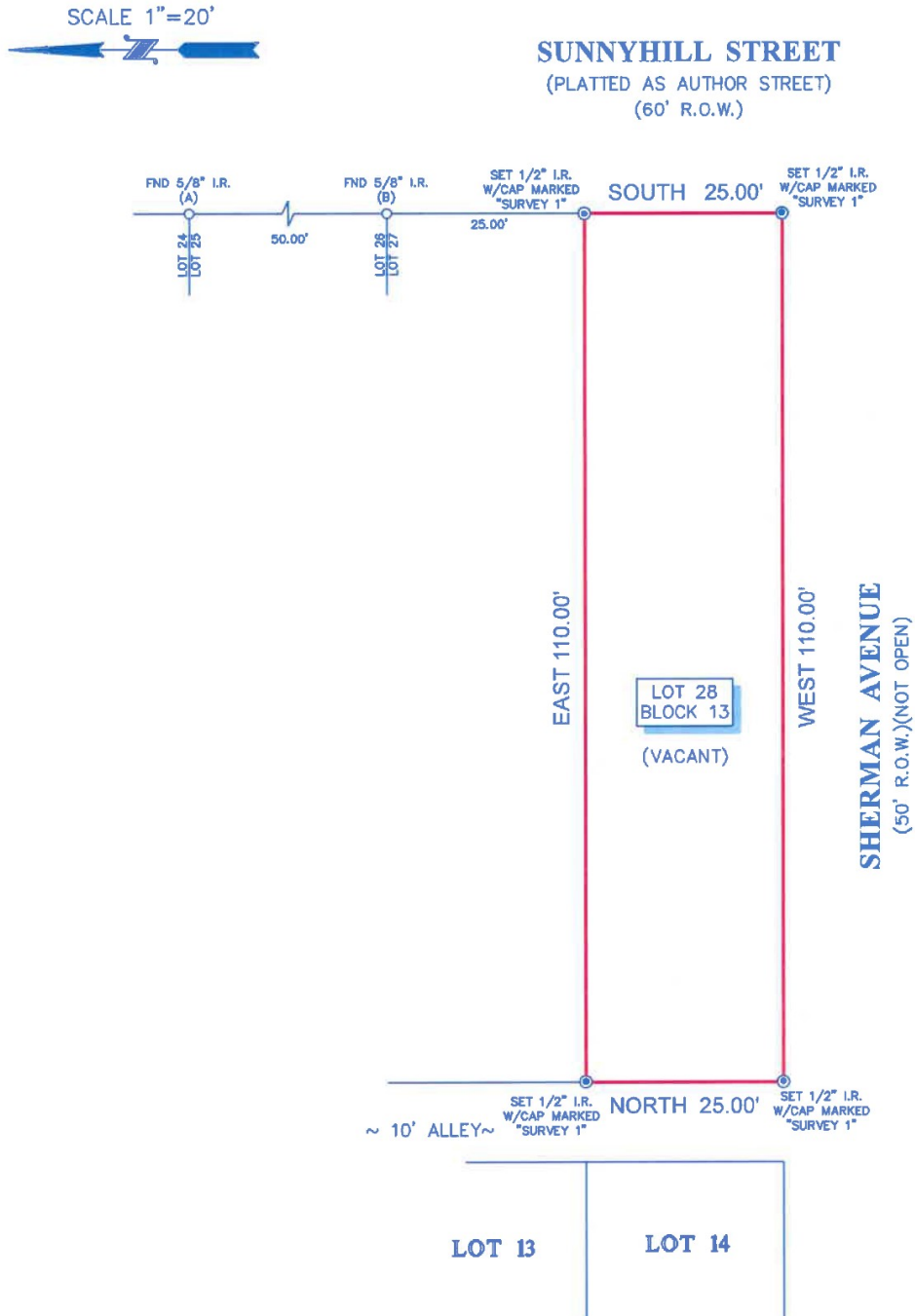


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

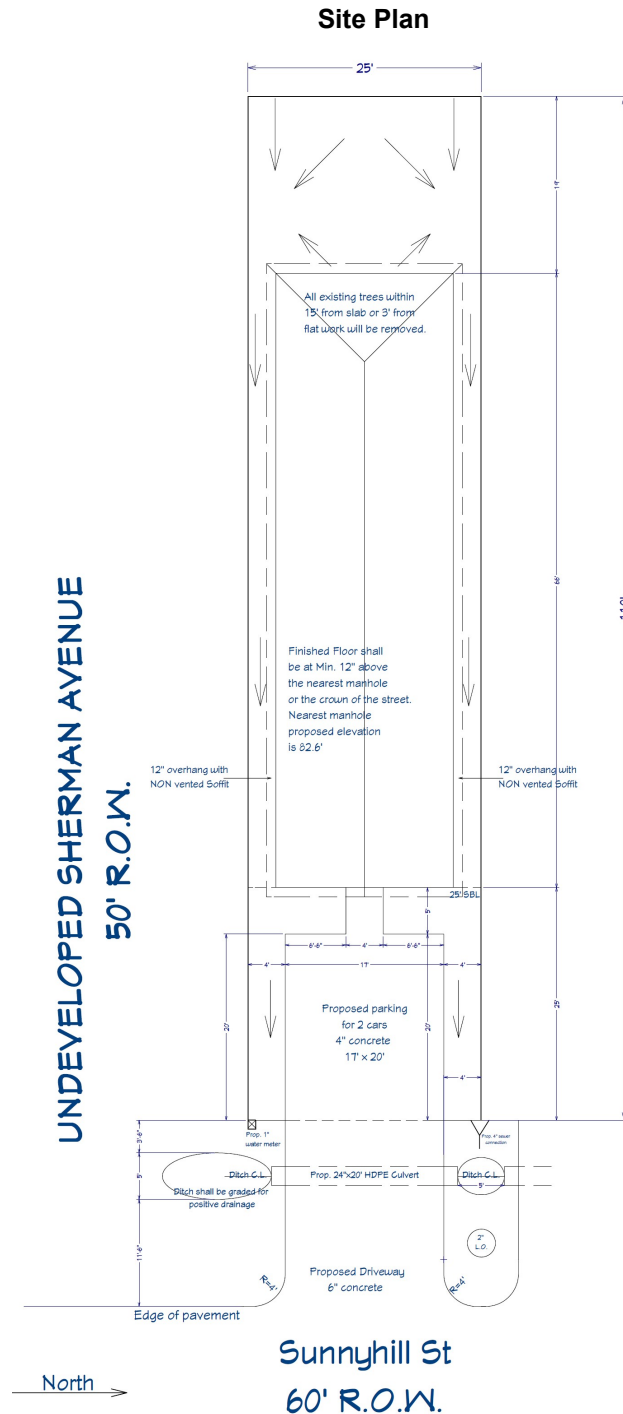
Survey



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 145

Meeting Date: 9/13/2018

Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation:

The site is located north of Victory Drive, west of Carver Road, and along the west side of Sunnyhill Street. The applicant is requesting a variance to allow a 3' building line in lieu of the ordinance-required 10' building line along a local street, Sherman Street. Staff is in support of the request.

The applicant is proposing to construct a new, 1-story, single-family home with no garage or carport. The subject site was created by the Washington Heights Subdivision in 1912 with 25' wide lots. The recorded plat has no building lines along Sunnyhill Street and Sherman Street was never built within the 50' dedicated right-of-way. Therefore, this lot remains a corner lot and a 10' side building line along Sherman Street is imposed by ordinance. At this time, there are no plans to improve Sherman Street west of Sunnyhill Street and the lot does not need the street for access.

Imposing a 10' building line along the south property line would result in a buildable area of only 12' wide and would deprive the applicant reasonable use of the land. A 3' side building line for a corner lot that is 25' in width is in keeping with sound public policy as a 25' wide corner lot is undevelopable with the ordinance-required building line. The applicant and home builder are developing a significant number of lots in this neighborhood, which is an area of the Acres Home Complete Communities Initiative.

Therefore, staff's recommendation is to grant the requested variance to allow a 3' side building line in lieu of the ordinance-required 10' building line along Sherman Street, an unimproved street.

Planning Commission Action: Approve

Basis of Planning Commission Action: *(see above staff evaluation)*
Additional Findings by Planning Commission:



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Burghli Homes	Deanna Burghli	281-389-0255	Admin@BurghliHomes.net		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
8104 Sunnyhill Street	18077623	77088	5162	411V	A

HCAD ACCOUNT NUMBER(S):	0361190070014
PROPERTY LEGAL DESCRIPTION:	Lot 14, Block 7 Washington Heights Section 2
PROPERTY OWNER OF RECORD:	Burghli Investments, LLC
ACREAGE (SQUARE FEET):	2,750 square feet
WIDTH OF RIGHTS-OF-WAY:	Sunnyhill Street (60'); Sherman Street (50' – unimproved street)
EXISTING PAVING SECTION(S):	Sunnyhill Street (20'); Sherman Street (none – unimproved street)
OFF-STREET PARKING REQUIREMENT:	2 spaces
OFF-STREET PARKING PROVIDED:	2 spaces
LANDSCAPING REQUIREMENTS:	1 tree
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	NONE – Vacant Land
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Affordable single-family home – 1,219 square feet
PURPOSE OF VARIANCE REQUEST: To allow 3' building line in lieu of the ordinance-required 10' building line along Sherman Street, a local street.	

CHAPTER 42 REFERENCE(S): 42-156(b)1- Collector and local street single family residential

Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be 20 feet along the front of the lot and 10 feet along the back and side of the lot adjacent to a local street.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): In order to help with the Complete Communities efforts and to renovate and modernize ACRES HOMES, we are building Quality Affordable Homes to provide an opportunity for the existing residents to be able to afford a NEW, AFFORDABLE, SINGLE FAMILY HOME within their community. We are building a large number of these homes in the Washington Heights Annex Sec 1 and 2. ALL of the lots are platted as 25' wide lots. The lot in question is adjacent to a paper street. The variance being sought is to allow a 3' building line along Sherman Street, which remains a wooded area. Therefore, the intent and general purpose of this chapter will be maintained, and the granting of this variance will not be injurious to public health, safety or welfare.

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**

The design proposes a 3' building setback line so the developer can properly fit a New, Quality, Affordable Home on the two subject properties. The property has been provided to the builder through L.A.R.A (Land Assemblage Redevelopment Authority) which has recently changed to H.L.B. (The Houston Land Bank), to increase the number of Affordable Home opportunities in the Community (Acres Homes).

- (1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The design proposes a 3' building setback line so the developer can properly fit a New, Quality, Affordable Home on each of the two subject properties. The property has been provided to the builder through L.A.R.A (Land Assemblage Redevelopment Authority) which has recently changed to H.L.B. (The Houston Land Bank), to increase the number of Affordable Home opportunities in the Community (Acres Homes). Being that the lots are only 25' wide, if the 10' building line is imposed, there would only be 12' width of buildable area on the lots, making the development infeasible.

- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances of this variance are to begin shaping a family friendly environment. The variance will help achieve this by allowing the developer to construct aesthetically appealing homes with front yards that will hold landscaping features that will be pleasing to the eye of the neighbors and guests of the neighborhood. Further encouraging other developers to take part in the redevelopment of the community.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

(3) The intent and general purposes of this chapter will be preserved and maintained;

The circumstances of this variance are to begin shaping a family friendly environment. The variance will help achieve this by allowing the developer to construct aesthetically appealing homes with front yards that will hold landscaping features that will be pleasing to the eye of the neighbors and guests of the neighborhood. The distance from the front property line to the foundation of the structure will be a minimum of 25'.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Allowing this variance will Not be injurious to the public health, safety or welfare of the residents of the area. As a matter of fact, it will be beneficial to the health and welfare of the community. The developer will be removing the existing debris and clutter that these sites have accumulated over the years as being used as illegal dump sites for things such as tires, appliances, mattresses, etc.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification for this variance. It is the intention of the developer to Provide Quality Affordable Homes to the community while improving the neighborhood and adding value for the residents living in the area.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

ITEM: 146

Meeting Date: 9/13/2018

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: 146

Meeting Date: 9/13/2018

Aerial Map



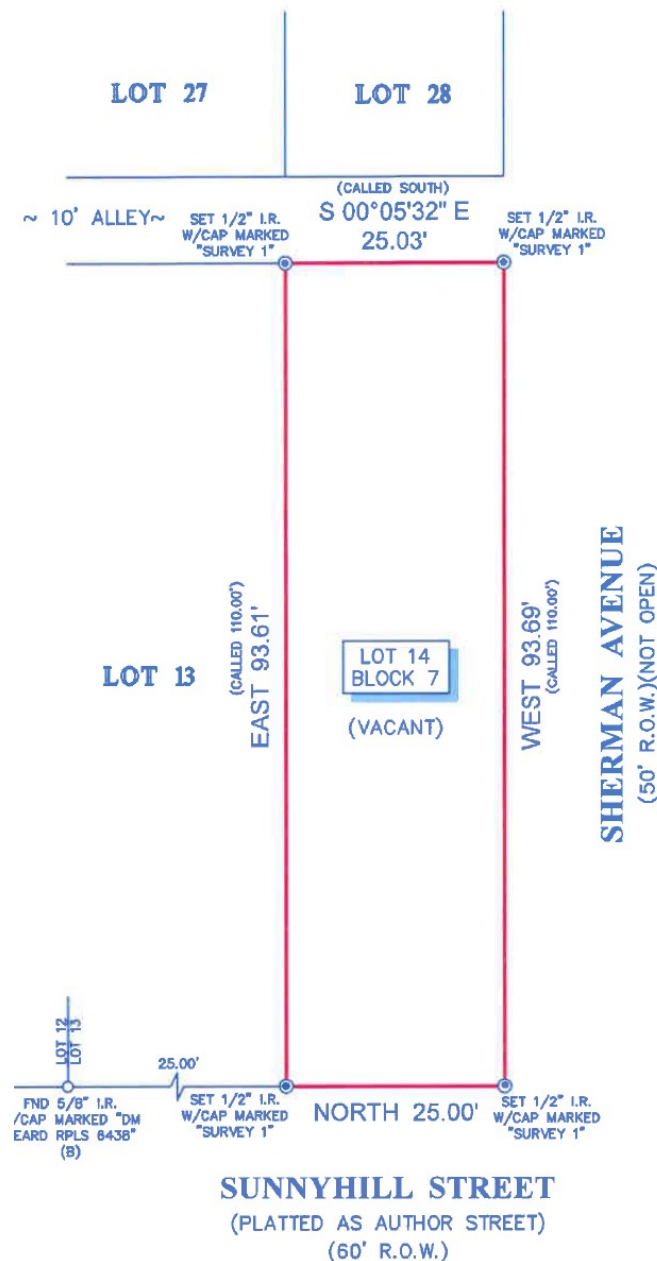
DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey

SCALE 1"=20'

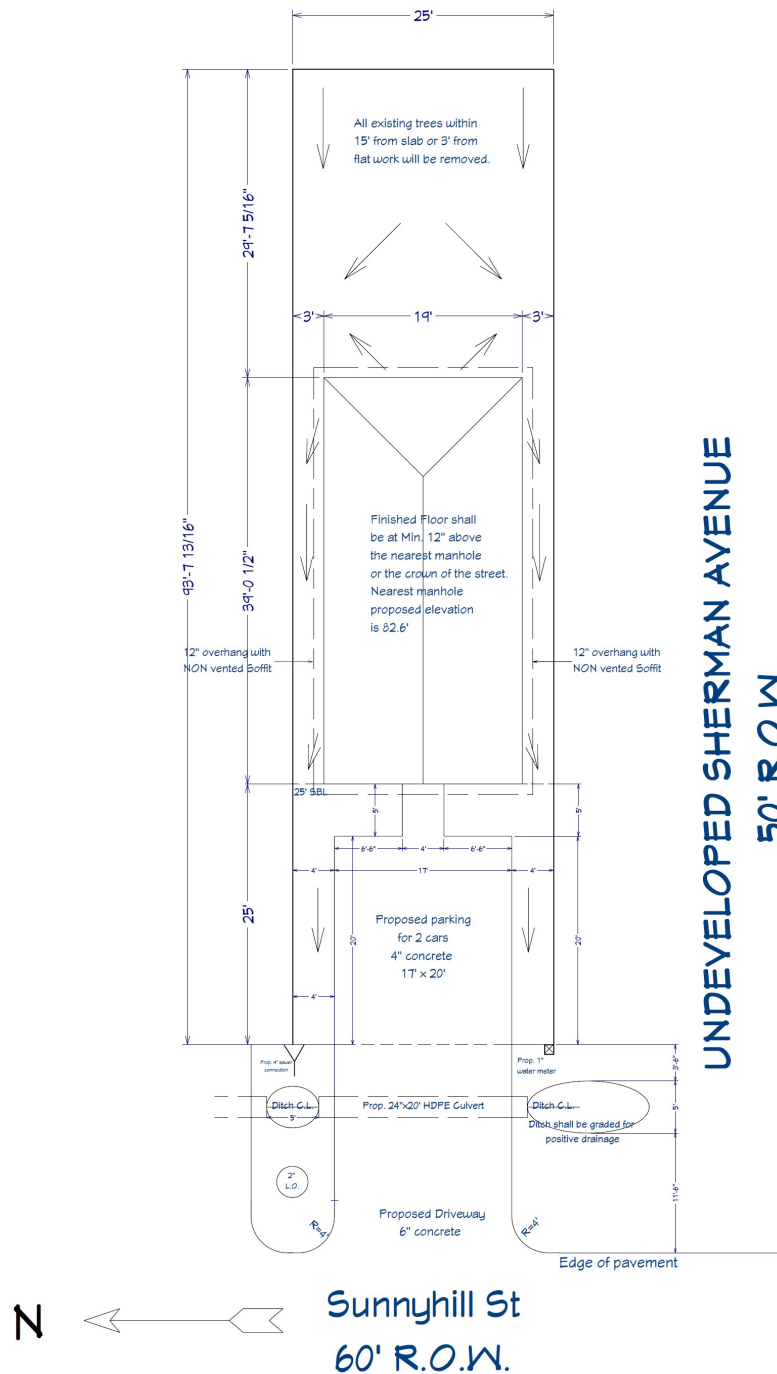


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 146

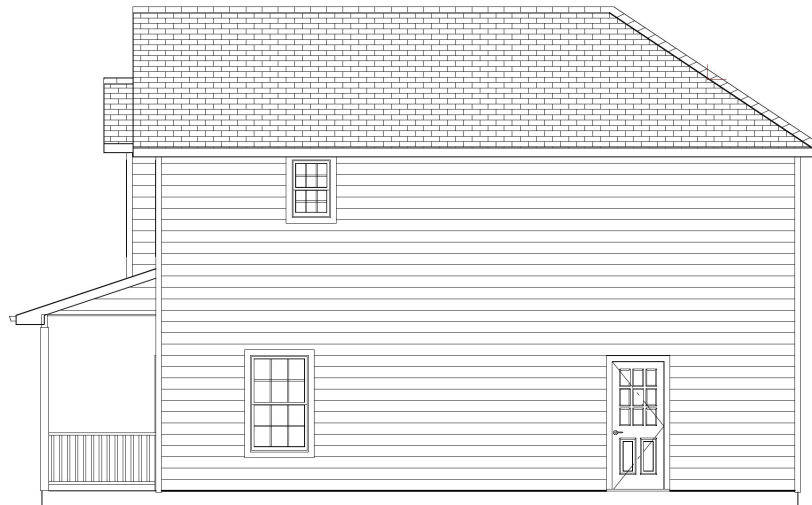
Meeting Date: 9/13/2018

Houston Planning Commission

Elevation



Exterior Front Elevation "B"



Exterior Right Elevation "B"

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation:

The site is located north of Victory Drive, west of Carver Road, and along the east side of Sunnyhill Street. The applicant is requesting a variance to allow a 3' building line in lieu of the ordinance-required 10' building line along a local street, Sherman Street. Staff is in support of the request.

The applicant is proposing to construct a new, 2-story, single-family home with no garage or carport. The subject site was created by the Washington Heights Subdivision in 1912 with 25' wide lots. The recorded plat has no building lines along Sunnyhill Street and Sherman Street was never built within the 50' dedicated right-of-way. Therefore, this lot remains a corner lot and a 10' side building line along Sherman Street is imposed by ordinance. At this time, there are no plans to improve Sherman Street east of Sunnyhill Street and the lot does not need the street for access.

Imposing a 10' building line along the south property line would result in a buildable area of only 12' wide and would deprive the applicant reasonable use of the land. A 3' side building line for a corner lot that is 25' in width is in keeping with sound public policy as a 25' wide corner lot is undevelopable with the ordinance-required building line. The applicant and home builder are developing a significant number of lots in this neighborhood, which is an area of the Acres Home Complete Communities Initiative.

Therefore, staff's recommendation is to grant the requested variance to allow a 3' side building line in lieu of the ordinance-required 10' building line along Sherman Street, an unimproved street.

Planning Commission Action: Approve

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance 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		
Dillon Kyle Architecture	Carlos Pozo	713-520-8792	carlos@dkarc.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4 Waverly Court	18093903	77005	5356	493W	C

HCAD ACCOUNT NUMBER(S):	0523010000004
PROPERTY LEGAL DESCRIPTION:	Lot 4 of Waverly Court
PROPERTY OWNER OF RECORD:	Michael Vandersteeg & Lauren Brownfield
ACREAGE (SQUARE FEET):	9,450 square feet
WIDTH OF RIGHTS-OF-WAY:	Waverly Court (40 feet); Yoakum Street (40 feet)
EXISTING PAVING SECTION(S):	Waverly Court (25 feet); Yoakum Street (20 feet)
OFF-STREET PARKING REQUIREMENT:	2 spaces
OFF-STREET PARKING PROVIDED:	6 spaces
LANDSCAPING REQUIREMENTS:	2 trees to be preserved (Section 33-110.5.a)
LANDSCAPING PROVIDED:	Complies
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Single-family residence – 3,544 square feet to remain Existing 896 square foot garage to be removed
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Single-family residence – 3,544 square feet to remain New garage – 1,247 square feet proposed

PURPOSE OF VARIANCE REQUEST: 1) To allow a 0' garage building line in lieu of the ordinance-required 20' building line along a local street, Yoakum Boulevard; and 2) not to dedicate 5' of right-of-way to both Waverly Court and Yoakum Boulevard.

CHAPTER 42 REFERENCE(S): 42-156(c): Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of [section 42-157](#) of this Code.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

42-122: The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-13 of this code:

Local Streets: (1) 50 feet if adjacent to exclusively single-family residential lots.

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The primary hardship for this property is the dual frontage of the lot. We are requesting a variance for the garage setback line for a new garage to be decreased from 17' to matching the location of the existing garage. The survey indicates the existing garage is 0'-3 7/8" (which we will be matching) from the east property line facing Yoakum Street—essentially 0 feet for a variance of 17'. The access to the second floor would be set at 10' from the property line at Yoakum Street.

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**

The property at 4 Waverly fronts on two streets: Waverly Court and Yoakum Street. As a result of this dual frontage, the lot is subject to a 20' building setback facing Waverly Court and 17' (for detached garage) facing Yoakum. The requirement that the garage doors be located 20' back from one property line and 17' back from another (not just one) creates an undue hardship not imposed on other properties in Chapter 42.

Additionally, other properties in this block of Waverly Court have existing garages that are accessed from Mt. Vernon Street and were previously granted a similar variance as this request.

- (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 existence of two street frontages and two 20' and 17' garage door setbacks is not a hardship created or imposed by the applicant: it is a physical characteristic of the site and its context.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of the 17' garage setback is to prevent cars parked in front of the garage doors from blocking the sidewalk between a residence or other constructed improvements and the public right-of-way. There are two reasons why granting this variance will allow the general purposes of Chapter 42 to be preserved and maintained: (1) there is no sidewalk along Yoakum Street; and (2) because the subject property has its front door on Waverly Court, guests will be able to park on Waverly Court.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the requested variance will not be injurious to the public health, safety, or welfare because the guest parking will occur on Waverly Court, without blocking pedestrian traffic between the street curb and the proposed improvements.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification for the requested variance. The variance is requested in order to maintain the scale and proportion of the existing neighborhood and its significant character. Many of the existing houses on Waverly, including the existing residence at 4 Waverly have access to the garage from either Mt. Vernon Street (for houses on the west side of Waverly Court) or from Yoakum Street (for houses on the east side of Waverly Court). The garages of all the houses on Waverly are significantly closer to their rear property lines than 20' or 17'.

Furthermore, Waverly Court is a historic street with a very unique character. This street defines the eastern perimeter of the Shadow Lawn historic district. No houses front onto Yoakum Street: only garages are accessed from this street. The existing garage doors are either directly on the property line or not more than 10' from the property line. Yoakum was originally developed as a service alley, as were the parallel streets of Mt. Vernon and Bayard to the east. This "alley" is a valuable piece of the historic neighborhood's fabric: its unique charm is specifically the result of the fact that no houses face it and that the garages are very close to the Mt. Vernon right-of-way.

DEVELOPMENT PLAT VARIANCE



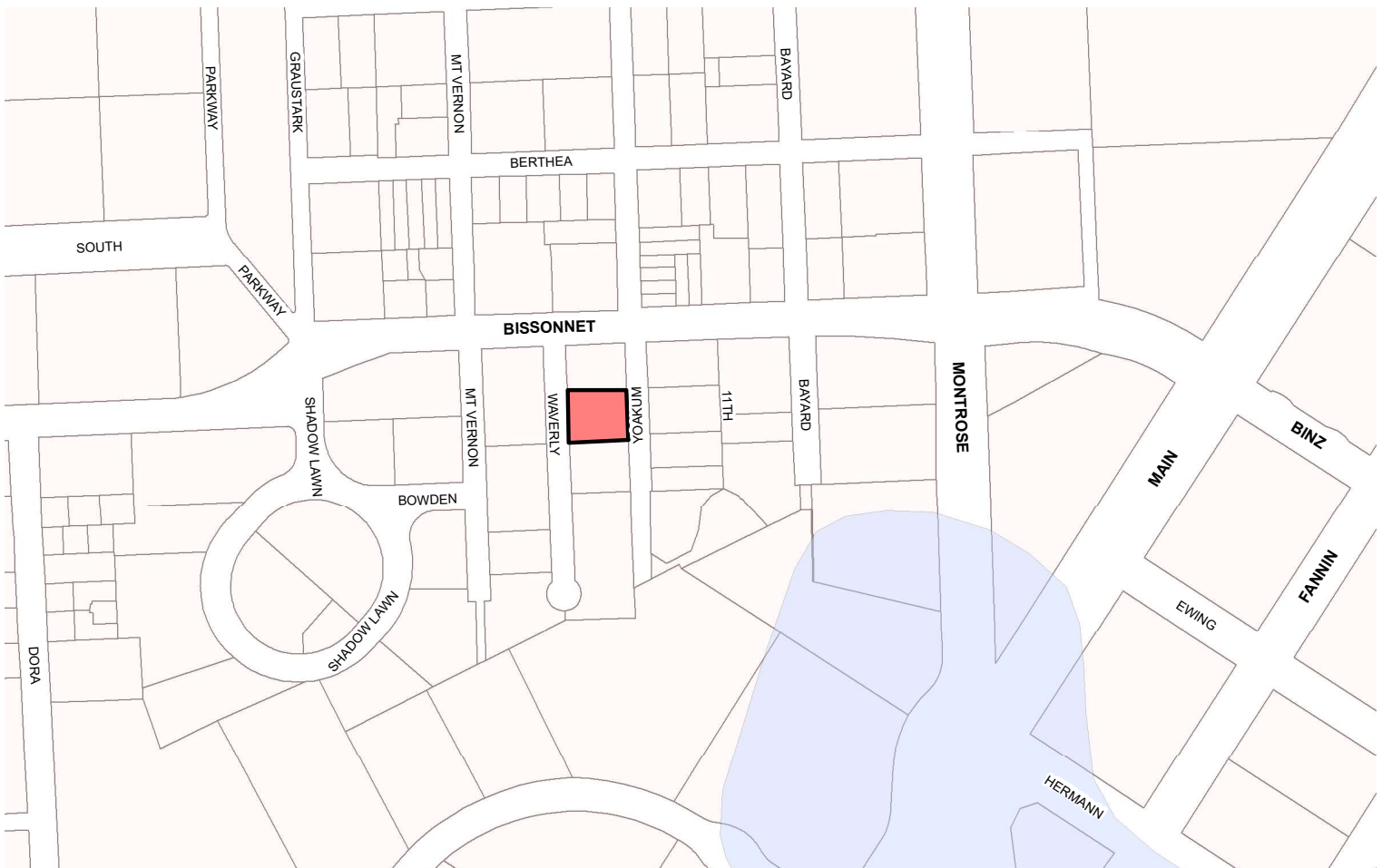
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 147

Meeting Date: 9/13/2018

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



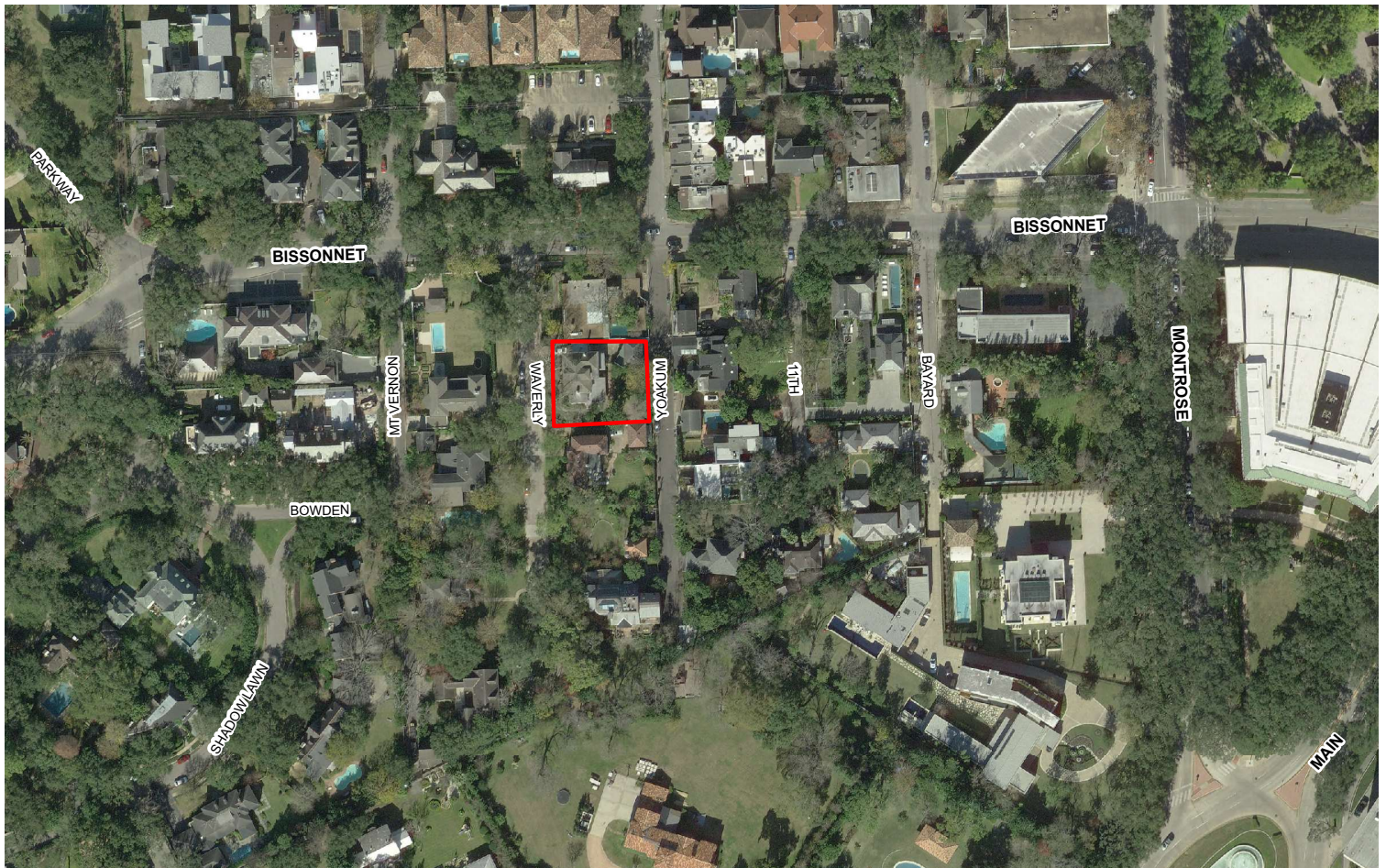
PLANNING &
DEVELOPMENT
DEPARTMENT

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Meeting Date: 9/13/2018

Houston Planning Commission

Aerial Map

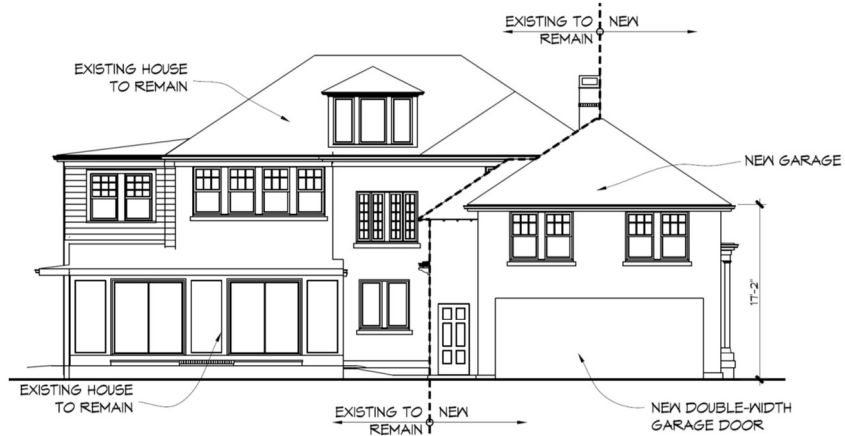


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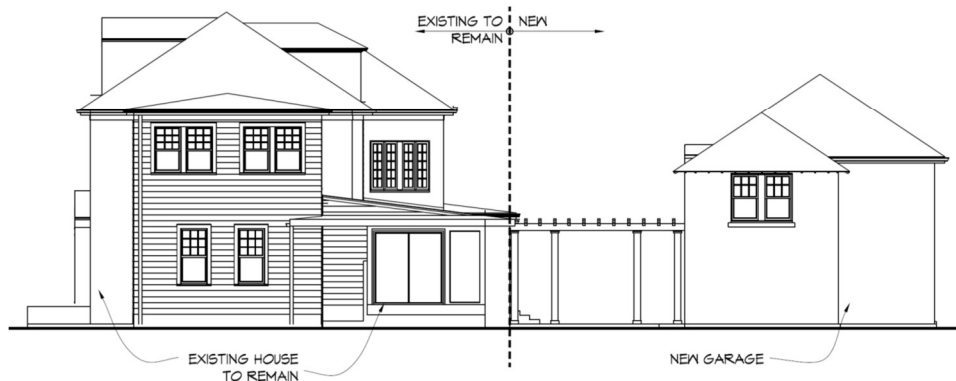


Houston Planning Commission

Elevations



01 EAST ELEVATION- AT YOAKUM
A-2.3
1/8" = 1'-0"



05 SOUTH ELEVATION
A-2.3
1/8" = 1'-0"



04 NORTH ELEVATION
A-2.3
1/8" = 1'-0"

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation:

The site is located west of Montrose Boulevard, south of Bissonnet Street, between Waverly Court and Yoakum Boulevard. The applicant is requesting two variances: 1) to allow a 0' building line in lieu of the ordinance-required 20' building line along a local street, Yoakum Boulevard; and 2) not to dedicate 5' of right-of-way to both Waverly Court and Yoakum Boulevard. Staff is in support of the requests.

The applicant is proposing to construct a new, 2-story, detached, two-car garage. The subject site was created by the Waverly Court Subdivision in 1922 and is unique in that it has frontage along two public streets, Waverly Court and Yoakum Boulevard. The front of the lots and homes within this block face Waverly Court and the backs face Yoakum Boulevard. The site has deed restricted building lines along Waverly Court so most lots in the subdivision and surrounding area have garages built at or near the Yoakum Boulevard property line. No change to the existing home is proposed and the new garage will be constructed in the same location as the one it is replacing. The second story will consist of storage space and no secondary dwelling unit is included in the plans for the proposed structure.

Both adjacent rights-of-ways are currently 40' in width, as originally dedicated. Per Chapter 42, 5' of dedication would be required for this single-family lot in order to get 50' rights-of-ways. Both streets are approximately 400' in length, with Waverly terminating in a cul-de-sac and Yoakum stubbing into platted property. These rights-of-way carry low volumes of traffic as they do not provide traffic circulation to any other street network and are only used by the residents of the small subdivision. Maintaining the 40' of right-of-way widths will not be injurious to the public as they have been this way for decades. The Planning Commission has previously granted similar variances for other lots in the surrounding area.

Therefore, staff recommends granting the requested variances to allow a 0' garage building line along Yoakum Boulevard and not to dedicate 5' of right-of-way widening for Yoakum Boulevard and Waverly Court with the condition that the existing property fence in the Yoakum Boulevard right-of-way be relocated behind the property line.

Planning Commission Action: Approve

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance 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@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		
Dillon Kyle Architecture	Lizzie Marrin	713-520-8792	lizzie@dkarc.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4 W 11 th Place	18093894	77005	5356C	493W	C

HCAD ACCOUNT NUMBER(S):	0360100000002
PROPERTY LEGAL DESCRIPTION:	Lot 2 West Eleventh Place
PROPERTY OWNER OF RECORD:	Jagneaux Nathan P & Melanie R
ACREAGE (SQUARE FEET):	10,000 square feet
WIDTH OF RIGHTS-OF-WAY:	West 11 th Place (17 feet); Yoakum Blvd (40 feet)
EXISTING PAVING SECTION(S):	West 11 th Place (16 feet); Yoakum Blvd (24 feet)
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Single-family Residence, 3,680 SF (conditioned); 482 SF (garage to be demolished)
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Single-family Residence, 3,394 SF (existing structure to remain + addition, conditioned); 720 SF (detached carport, covered)

PURPOSE OF VARIANCE REQUEST: 1.) To allow a 0' garage building line along Yoakum Blvd. rather than the required 20' building line and 2.) Not to dedicate 5' of right of way to Yoakum Blvd.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

CHAPTER 42 REFERENCE(S): Section 42-156(c) Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of section 42-157 of this Code.

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

We are requesting a variance for the garage setback line to be decreased from 20' to 0' feet (a variance of 20') on the west side of the property, fronting Yoakum Blvd. The primary hardship for this property is the dual frontage of the lot. As a result of this dual frontage, the lot is subject to a 20' building setback along West Eleventh Place and a 20' garage door setback along Yoakum.

A side-loaded garage would avoid the 20' garage door setback, but the incorporation of a side-loaded garage into the proposed improvements is undesirable because it is a radical departure from the historic context of the neighborhood, and is not appropriate to the historic preservation landmark designation of the residence.

Additionally, other properties in this block of West Eleventh Place have existing garages that are accessed from Yoakum.

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**

The property at 4 W 11th fronts two streets: West Eleventh Place and Yoakum Blvd. As a result of this dual frontage, the lot is subject to a 20' building setback along West Eleventh Place and a 20' garage door setback along Yoakum. The requirement that the garage be located 20' back from two property lines (not just one) creates an undue hardship not imposed on other properties in Chapter 42.

- (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 existence of two street frontages and two 20' garage setbacks is not a hardship created or imposed by the applicant: it is a physical characteristic of the site and its context.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of the 20' garage setback is to prevent cars parked in front of the garage doors from blocking the sidewalk between a residence or other constructed improvements and the public right-of-way. There are two reasons why granting this variance will allow the general purposes of Chapter 42 to be preserved and maintained: (1) there is no sidewalk along Yoakum Blvd; and (2) because the subject property has its front door on West Eleventh Place, guests will be able to park on West Eleventh Place.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the requested variance will not be injurious to the public health, safety, or welfare because the guest parking will occur on West Eleventh Place, without blocking pedestrian traffic between the street curb and the proposed improvements.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification for the requested variance. The variance is requested in order to maintain the scale and proportion of the existing neighborhood and its significant character. Many of the houses at West Eleventh Place, including the existing residence at 4 W 11th (to be renovated), have garage access from either Yoakum Blvd (for houses on the west side of West Eleventh Place) or from Bayard Lane (for houses on the east side of West Eleventh Place). The garages of all the houses on West Eleventh Place are significantly closer to their rear property lines than 20'. Several of these structures encroach beyond their rear property lines, aligning to the street curb.

Furthermore, Yoakum Blvd is a historic street with a very unique character. This street defines the western perimeter of the West Eleventh Place historic district. No houses front onto Yoakum Blvd: only garages are accessed from this street. Yoakum Blvd was originally developed as a service alley, as were the parallel adjacent streets of Bayard and Mt. Vernon. This "alley" is a valuable piece of the historic neighborhood's fabric: its unique charm is specifically the result of the fact that no houses face it and that the garages are very close to the Yoakum right-of-way.

DEVELOPMENT PLAT VARIANCE



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ITEM: 148

Meeting Date: 09/13/2018

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



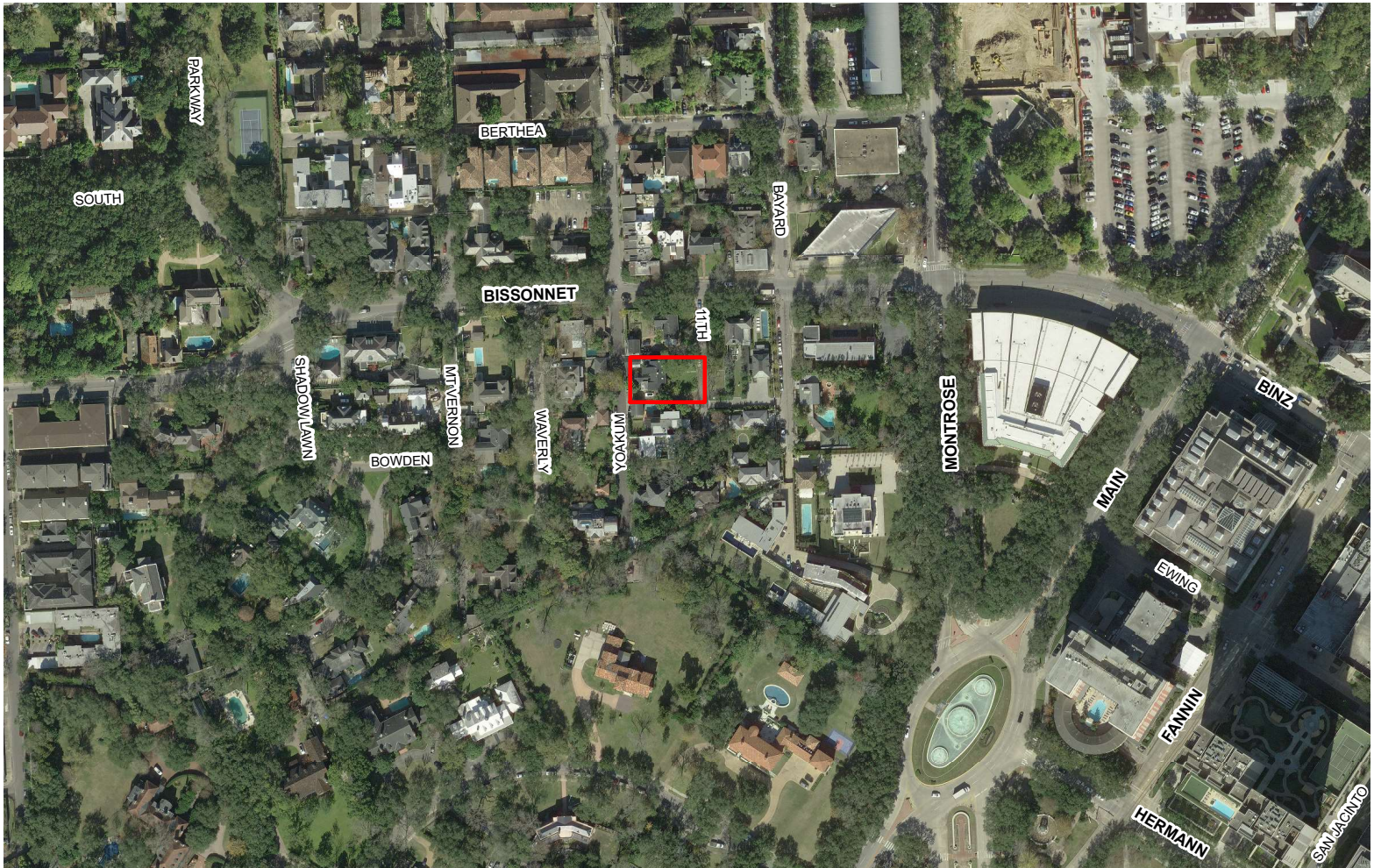
PLANNING &
DEVELOPMENT
DEPARTMENT

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Meeting Date: 09/13/2018

Houston Planning Commission

Aerial Map

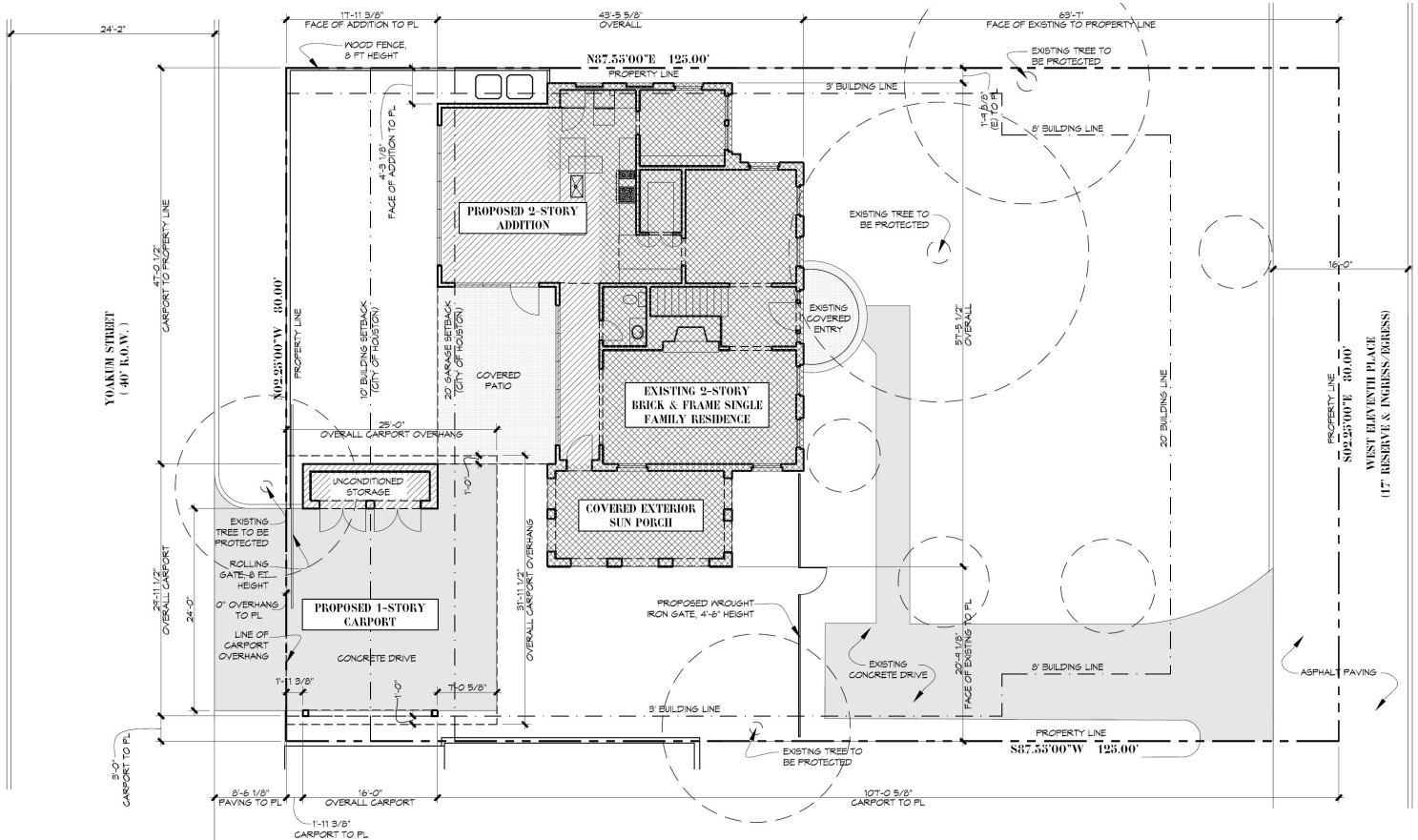


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan

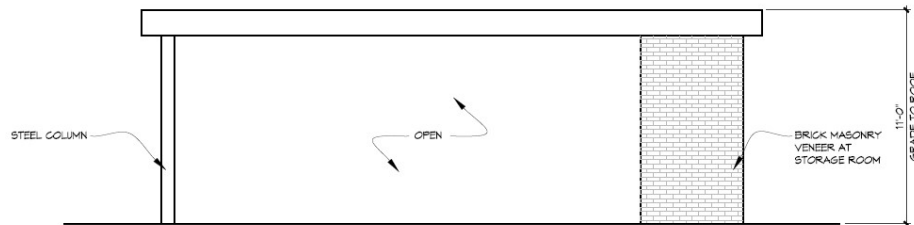


DEVELOPMENT PLAT VARIANCE

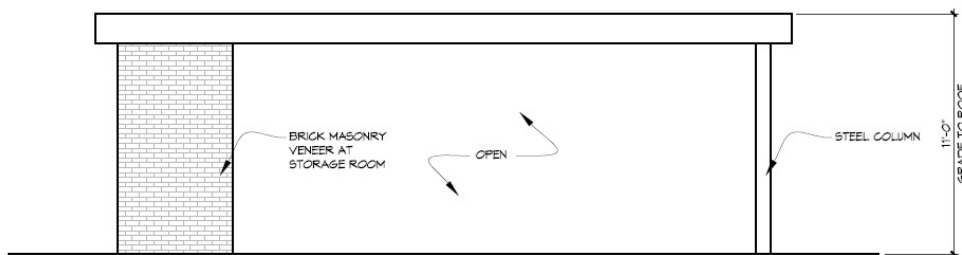


Houston Planning Commission

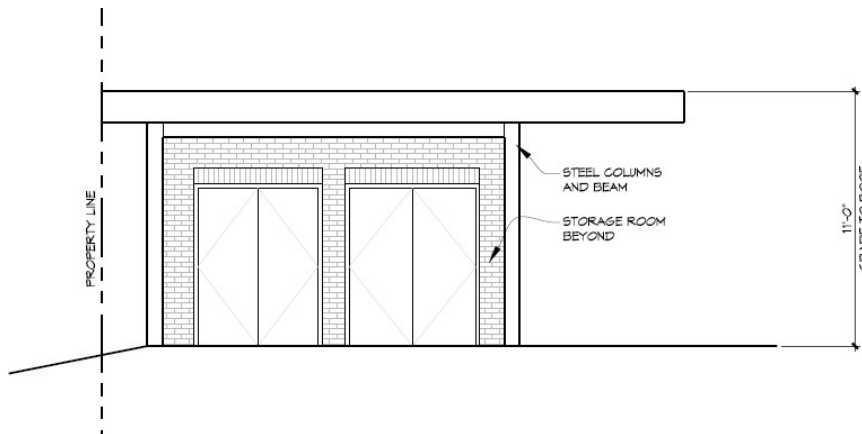
Elevations



02 CARPORT EAST ELEVATION
A-4.0 1/4" = 1'-0"



04 CARPORT WEST ELEVATION
A-4.0 1/4" = 1'-0"



03 CARPORT SOUTH ELEVATION
A-4.0 1/4" = 1'-0"

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation:

The site is located west of Montrose Boulevard, south of Bissonnet Street, between W. 11th Place and Yoakum Boulevard. The applicant is requesting two variances; (1) To allow a 0' garage building line in lieu of the ordinance-required 20' building line along a local street, Yoakum Boulevard. (2) Not to dedicate 5' of right of way to Yoakum Blvd. Staff is in support of both requested variances.

The applicant is proposing to construct a new carport for the existing residence. The subject site is a lot that was created by the West Eleventh Place subdivision in 1922 with no platted building lines. The proposed 0' garage building line will meet the setback of existing structures within this area. Properties along both sides of the public right-of-way have been constructed with a reduced building line, and some structures are even built within the right-of-way. This prevailing condition was not created by the applicant, and the existing garage & fence which currently encroach into the right of way will be demolished. In addition, the Planning Commission has granted similar variances for reduced building lines for new construction within the immediate area.

Yoakum Boulevard is currently 40' in width. Per Chapter 42, 5' of dedication would be required from this property, in order to get a 50' right of way. Yoakum Blvd. extends approximately 400 feet south from Bissonnet Street before terminating without a cul-de-sac. The possibility for cut-through or non-local traffic along this right-of-way is therefore not possible. The right-of-way functions similar to an alley, providing rear access to lots that front on Waverly Road (lots along the west side) or West 11th Place (lots along the east side). Therefore, the current 40' wide right of way, and a 0' reduced garage building line will not be injurious to the public as it has been this way for decades, and does not currently serve large amounts of traffic.

Staff recommends approving the requested variances to allow a 0' garage building line for a residential addition along Yoakum Blvd. and to not dedicate 5' of right of way to Yoakum Blvd, with the condition that a certificate of appropriateness be completed prior to obtaining a building permit.

PLANNING COMMISSION ACTION: APPROVE

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov 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		
Richard Grothues Designs	Rick Grothues	713-449-9191	rick@rgrothuesdesigns.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
214 Avondale Street	18096068	77004	5356	493T	C
HCAD ACCOUNT NUMBER(S):		0041390000003, 1351360010001, 1351360010002, 1351360010003, 1351360010004, 1351360010005			
PROPERTY LEGAL DESCRIPTION:		Reserve A, Block 1, Avondale partial replat no 4			
PROPERTY OWNER OF RECORD:		George M. Lee			
ACREAGE (SQUARE FEET):		0.4656 acres (20,276.91 square feet)			
WIDTH OF RIGHTS-OF-WAY:		70 feet			
EXISTING PAVING SECTION(S):		35 feet			
OFF-STREET PARKING REQUIREMENT:		72 spaces (or) 65 vehicle spaces & 7 bicycle racks (28 bicycle spaces)			
OFF-STREET PARKING PROVIDED:		60 vehicle spaces & 7 bicycle racks (28 bicycle spaces)			
LANDSCAPING REQUIREMENTS:		N/A			
EXISTING STRUCTURE(S) [SQ. FT.]:		9,816 square feet			
PROPOSED STRUCTURE(S) [SQ. FT.]:		42,508 square feet			

PURPOSE OF VARIANCE REQUEST: To allow 60 off-street vehicle parking spaces and 7 bicycle racks (28 bicycle spaces) in lieu of the ordinance-required 72 vehicle parking spaces for a multi-family development and not to provide the ordinance-required loading berth.

CHAPTER 26 REFERENCE(S): 26-492 Class 2(a) – Apartment. 1.250 parking spaces for each efficiency dwelling unit and 1.333 parking spaces for each one-bedroom dwelling unit. 26-497 – Reduced parking space requirement for additional bicycle spaces. 26-522 – Requirements for certain loading facilities categories. Category 2(a) – Apartment with more than 50 total dwelling units and more than 30 dwelling units per acre.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The variance requested is to reduce the number of required parking spaces from 72 spaces to 67 spaces; and to eliminate the requirement for an on-site loading berth.

APPLICANT'S STATEMENT OF FACTS:

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (5); and, if applicable, the sixth (6) condition. The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

- (1) **The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;**

The strict imposition of this article would create a multi-level parking facility which would not be cohesive with the surrounding neighborhood. This parking facility could become more of a hazard to the surrounding vehicular traffic through interrupted sight-lines and vehicles entering the Right-of-Way at odd angles.

- (2) **That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;**

The parking spaces will be adequate to park the number of residents within the building and their visitors. The loading berth will be provided on the street paving in front of the building. The width of the street paving is adequate for the vehicle in the loading berth, a parked vehicle on the opposite side and still allow for two (2) vehicles to pass between.

- (3) **The intent of this article is preserved;**

The parking spaces will be adequate to park the number of residents within the building and their visitors. The loading berth will be provided on the street paving in front of the building. The width of the street paving is adequate for the vehicle in the loading berth, a parked vehicle on the opposite side and still allow for two (2) vehicles to pass between.

- (4) **The parking provided will be sufficient to serve the use for which it is intended;**

The parking spaces will be adequate to park the number of residents within the building and their visitors.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

- (5) **The granting of such a variance will not be injurious to the public health, safety or welfare; and**

The reduction in parking spaces and the elimination of an on-site loading berth will in no way affect the safety or welfare of the public health. The street width will be adequate for the normal vehicle passage. No vehicles will encumber the sidewalk.

- (6) **For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.**

N/A

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

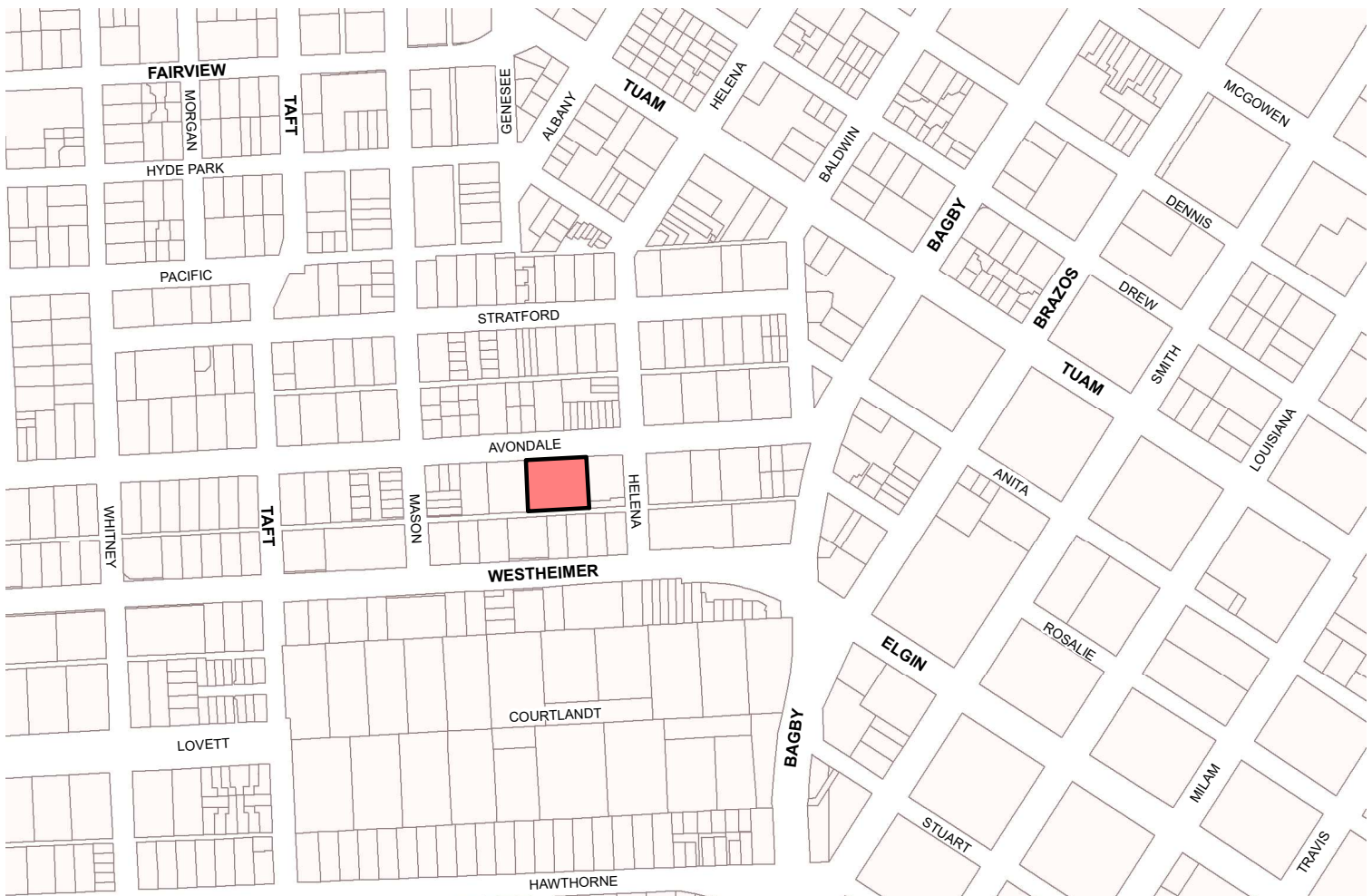
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Location Map



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 09/13/2018

Houston Planning Commission

Aerial Map



OFF-STREET PARKING VARIANCE



Houston Planning Commission

Elevations



① North Elevation
1/8" = 1'-0"



① East Elevation
1/8" = 1'-0"

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation: The site is located north of Westheimer Road, and west of Bagby Street. The applicant is requesting a reduction in the number of off-street parking spaces provided on-site from 72 parking spaces to 60 vehicle spaces and 28 bicycle spaces, and not to provide the ordinance-required loading berth for a multi-family development. Staff recommends the Planning Commission defer the item per the applicant's request.

PLANNING COMMISSION ACTION: DEFER

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

OFF-STREET PARKING VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Gage Architecture	Craig Garcia	713-568-1336	Craig@igageinc.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
317 W. 19 TH Street	18084198	77008	5359	452V	C

HCAD ACCOUNT NUMBER(S): 0200860000042
PROPERTY LEGAL DESCRIPTION: Lots 42 & 43 Block 90 Houston Heights
PROPERTY OWNER OF RECORD: Lilac Investment LLC
ACREAGE (SQUARE FEET): 6,600 square feet
WIDTH OF RIGHTS-OF-WAY: W. 19th Street (70 feet)
EXISTING PAVING SECTION(S): W. 19th Street (50 feet, including on-street parking spaces)
OFF-STREET PARKING REQUIREMENT: 44 spaces
OFF-STREET PARKING PROVIDED: 4 spaces
LANDSCAPING REQUIREMENTS: N/A

EXISTING STRUCTURE(S) [SQ. FT.]: Vacant
PROPOSED STRUCTURE(S) [SQ. FT.]: Retail [10,300 square feet]

PURPOSE OF VARIANCE REQUEST: To provide 4 off-street parking spaces in lieu of the ordinance-required 44 off-street parking spaces.

CHAPTER 26 REFERENCE(S): 26-492 Class 8(c) – Retail Store. 4.0 parking spaces for every 1,000 square feet of gross floor area.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The 19th Street shops have been in operation since the original Heights development by Cooley and Carter. The majority of the structures, historic in nature remain today, with the majority constructed in the 1920's and 1930's. The original structures predate the original parking ordinance. Parking has always been primarily on street, with at least 14' of pedestrian sidewalk. The 19th Street shops continue to be a shopping destination due to its "walkable" nature, character of structures, merchant diversity, inner loop location and considered the center of the Historic Heights. The subject site contained a two-story retail business from 1931 until 1993. The structure was demolished after a fire in 1993 and was utilized as a retail space selling architectural metal works and oddities. The site was purchased with the intent of reestablishing a retail building and is currently vacant.

The site is very restrictive for a viable retail establishment if on-site parking spaces are required and will barely support viability for a two and one half story retail establishment.

The shops on 19th rely upon on street parking for their patrons. Additional parking is provided in two locations:

1. A surface lot located adjacent to the Sand Dollar store, located on the 200 block of West 19th Street
2. A surface lot located behind 301 West 19th Street with alley access.

The proposed retail use will be in keeping within the historic nature of West 19th Street and will not exasperate the existing parking demand.

The owner is concerned with maintaining the historic nature of the area and reestablishing the site's original retail use.

APPLICANT'S STATEMENT OF FACTS:

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (5); and, if applicable, the sixth (6) condition. The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houston.tx.gov.

(1) Either:

- a. The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant of the reasonable use of the land; or
- b. Strict application of the requirements of this article would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question or would create an impractical development or one otherwise contrary to sound policy

The limited size of the property is the primary contributing factor restricting viability of any proposed development.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

- (2) **That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;**

The hardship is based upon the limited size of the property with two existing adjacent structures.

- (3) **The intent of this article is preserved;**

The general purpose of this article will be preserved by utilizing existing street parking along with the off-site lots east of the proposed development.

- (4) **The parking provided will be sufficient to serve the use for which it is intended;**

The Shops on 19th Street have always been primarily classified as retail use. The new owner prefers to continue this philosophy in reestablishing retail space within the site without compounding the parking demand by providing a higher use classification such as a bar or restaurant. The general purpose of this article will be preserved by utilizing existing street parking along with the off-site lots east of the proposed development.

- (5) **The granting of such a variance will not be injurious to the public health, safety or welfare; and**

Granting of the variance will not be injurious to the public health, safety or welfare. In keeping with the character of 19th Street, the owner will maintain a walkable pedestrian realm without driveway interruptions by utilizing and continuing the existing 14' wide sidewalk.

- (6) **For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.**

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: IV

Meeting Date: 09/13/2018

Location Map



OFF-STREET PARKING VARIANCE



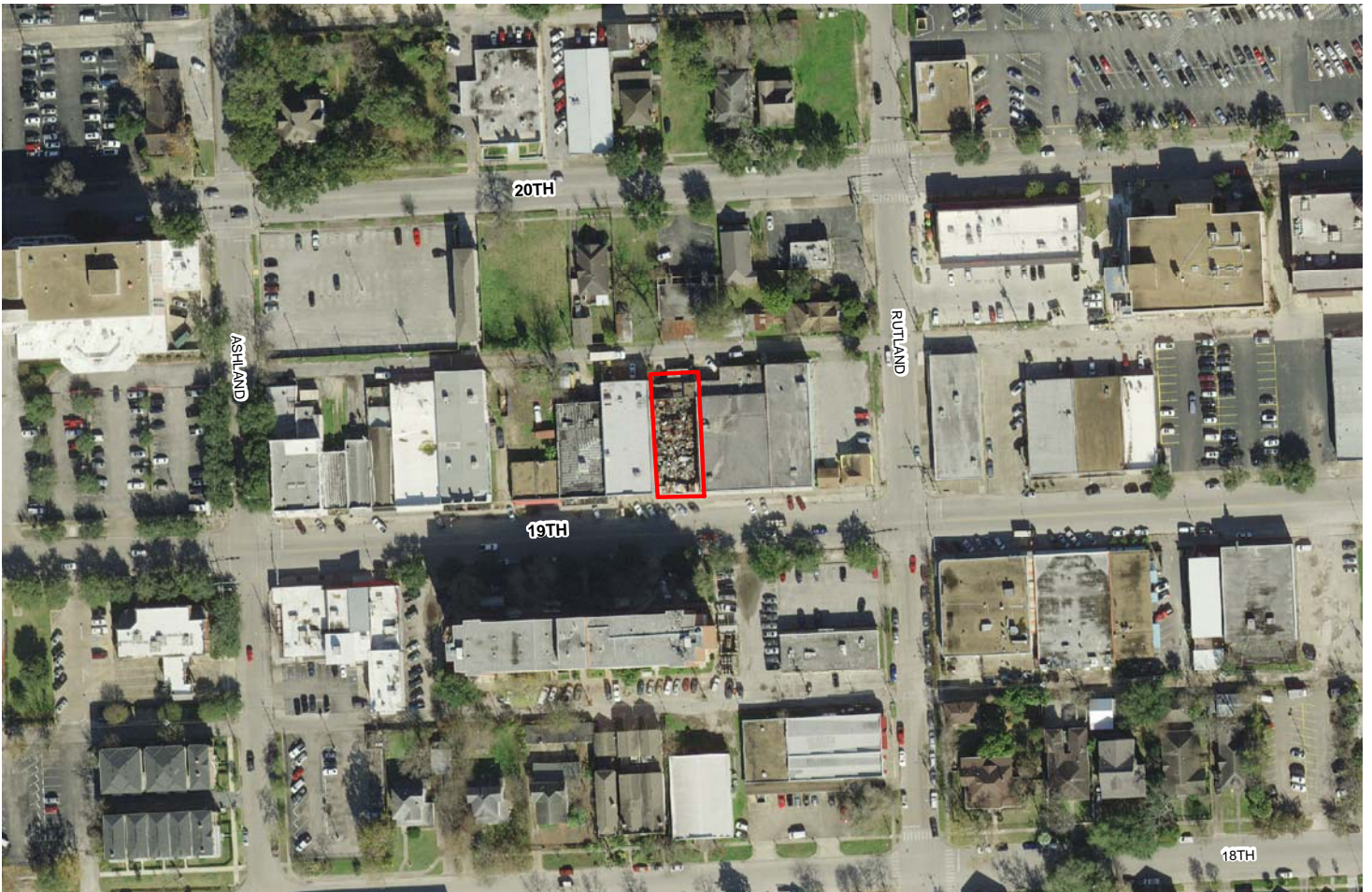
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 09/13/2018

Houston Planning Commission

Aerial Map

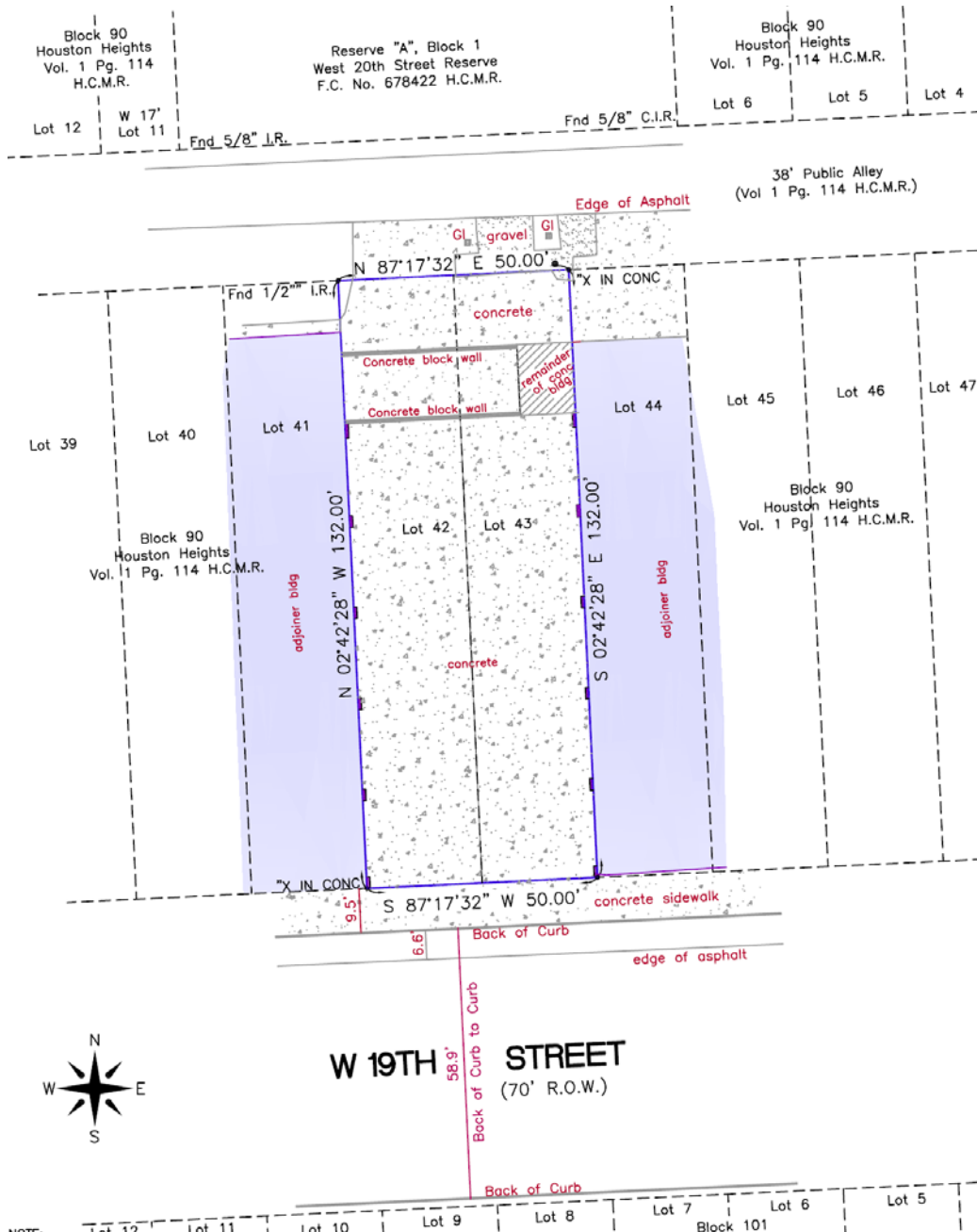


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Survey

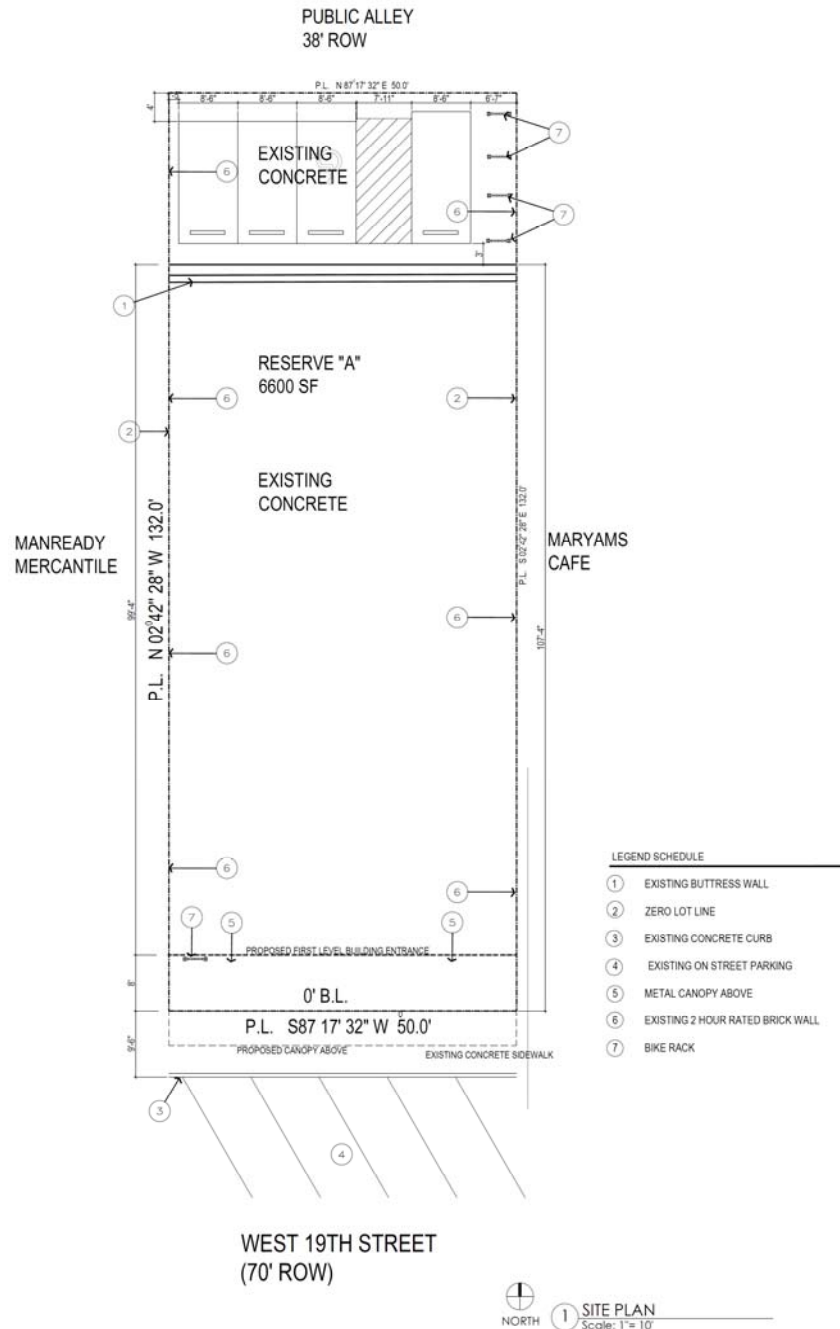


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Site Plan

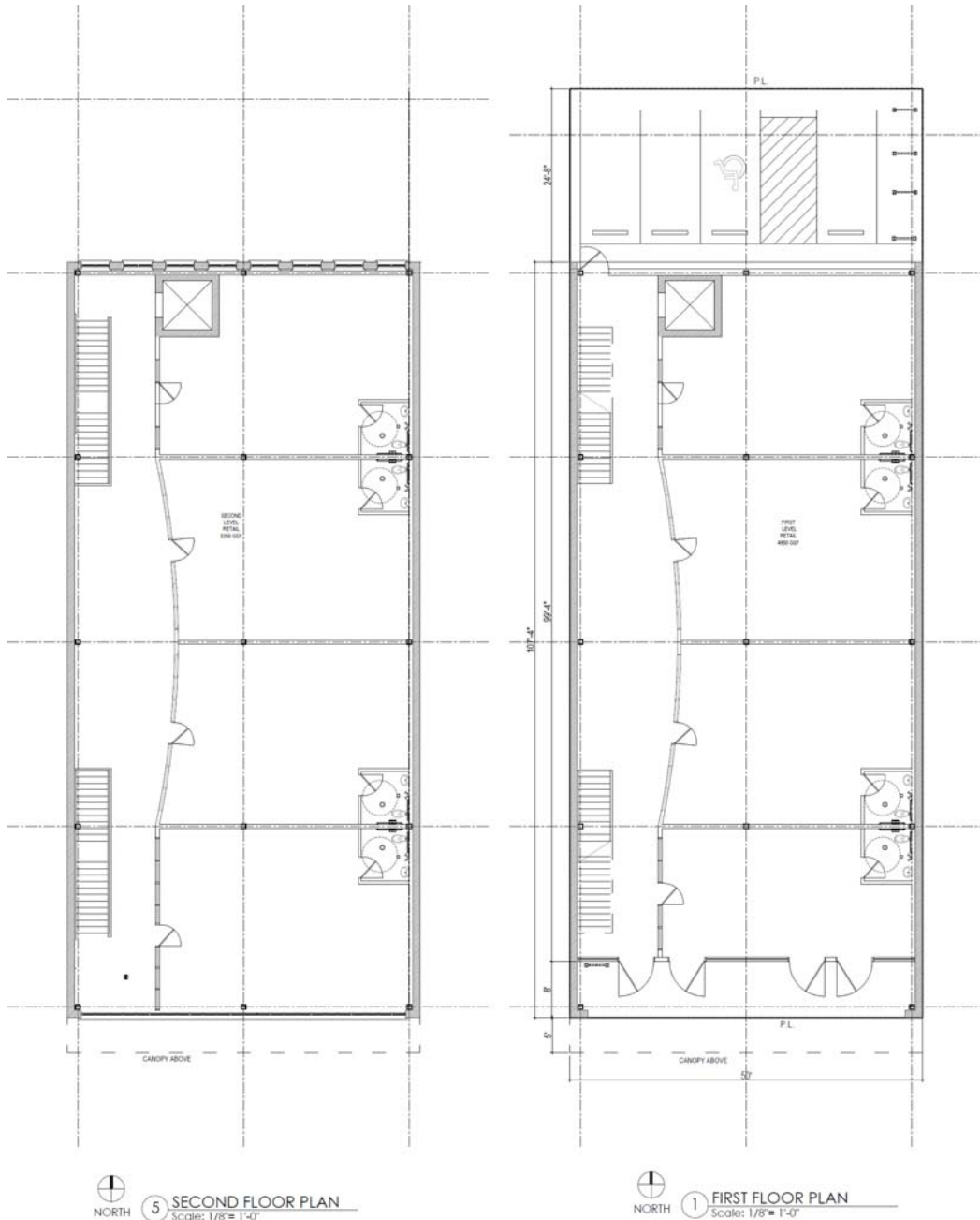


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Floor Plans



OFF-STREET PARKING VARIANCE



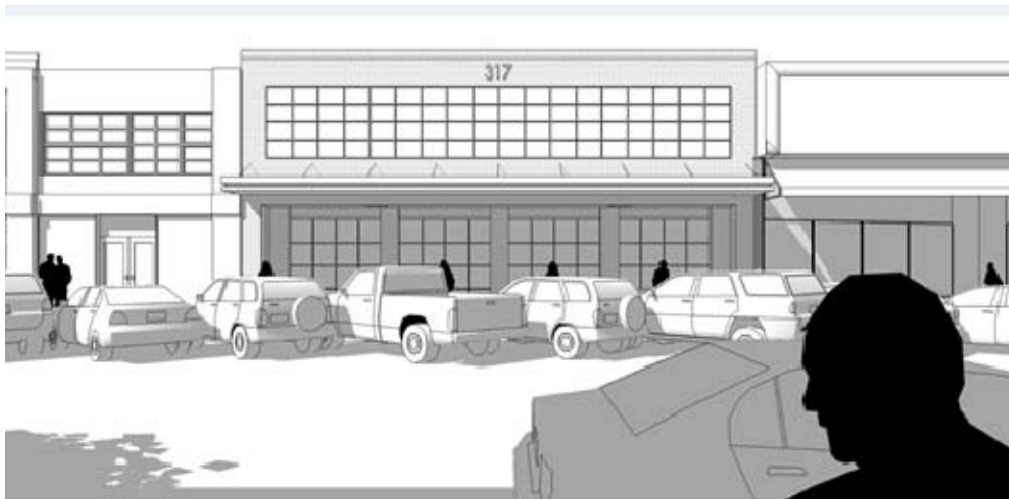
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 09/13/2018

Houston Planning Commission

Elevations



OFF-STREET PARKING VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located east of Ashland Street, west of Rutland Street, along the north side of W. 19th Street. The site is located east of Ashland Street, west of Rutland Street, along the north side of W. 19th Street. The applicant a reduced parking variance and allow 4 parking spaces on site instead of the required 41. Staff is in support of all three requested variances.

The applicant is proposing a new retail building located within an existing neighborhood retail corridor along West 19th Street. The vacant tract of land is situated between two existing buildings on either side, which will not allow for the required 60' of frontage.

The building will be pushed up the 0' building line and will be consistent with the adjacent structures along the block, as most buildings are located at or near the property line. The proposed building will provide ground floor transparency and a canopy shade structure that will protrude out into the ROW from the building, providing a more enhanced pedestrian experience.

The distance from the BOC to the ground floor will be approximately 17.5', which includes the existing 9.5 sidewalk. The proposed trees that were shown in the previous submittal have been removed as the applicant meets the criteria for a landscape waiver per Ch. 33-139. However, the applicant will donate the two required trees which will be a condition of approval.

The site will consist of 4 onsite parking spaces that will have ingress and egress from the 38' alley, as well as 5 bicycle racks. The existing retail corridor is known for its walkability due to the location of the buildings to the street, active store fronts and minimal on-site-parking. A majority of the buildings do not have on-site parking and instead, utilize the available on-street parking.

There are approximately 160 on-street parking spaces in the immediate area that are adjacent to commercial uses. These spaces are both un-metered and unrestricted. The best viable use for this parcel is retail use, which would be in keeping with characteristic of the neighborhood. This is a very unique street scape and requiring on-site parking and a 10' building line would make this project and any future project infeasible, and out of character for the corridor.

Staff recommends approving all three requested variances subject to the following conditions:

1. The building must be restricted to office and retail. If a more intense use is proposed, such as food & beverage, the applicant will have to re-address the parking variance.

Planning Commission Action: Grant the variance to allow 4 parking spaces on site instead of the required 44 spaces subject to the building being restricted to retail and/or office. If a more intense use is proposed, the parking requirements must be met

Basis of Planning Commission Action: (see above staff evaluation)

Additional Findings by Planning Commission:



OFF-STREET PARKING VARIANCE



Houston Planning Commission

Variance Request Application

An applicant seeking a 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 &
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DEPARTMENT

ITEM: V

Meeting Date: September 13th, 2018

Houston Planning Commission

(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.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance.

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,

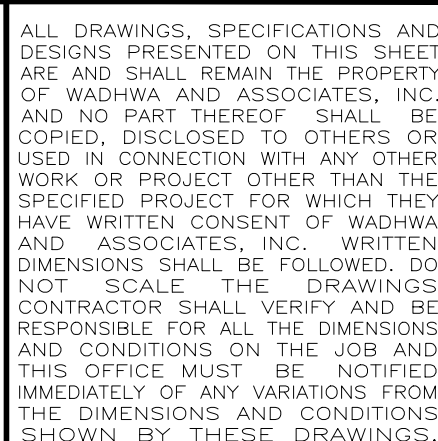


Benjamin Cowpersmith

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

FND. 5/8" I.R.



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5614, NORTH F W Y # 19
HOUSTON
TEXAS 77076



SHEET NO. **SP1**



HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: V

MEETING DATE: 09/13/2018

LOCATION	FILE NO.	ZIP	LAMB. NO.	KEY MAP	CITY/ ETJ
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NORTH OF: Hamilton
SOUTH OF: Witcher

EAST OF: Courtland
WEST OF: IH-45

77076 5361 453A City

APPLICANT: Blue Moon Dev. Consultant

ADDRESS: 5617 North Freeway

EXISTING USE: Existing Hotel

PROPOSED USE: Hotel-Motel

HOTEL / MOTEL APPLICATION DATE:

DIRECTOR DECISION: disapprove

BASIS OF DECISION:

FAILED TO COMPLY WITH SECTION:
28-202(2)

LAND USE CALCULATIONS: NA

PRIMARY ENTRANCE LOCATION: Feeder road of i-45

PURPOSE OF REQUEST:

28-202- (2) -To allow a hotel to be constructed within 750' of a protected use (church).

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: The site is located along interstate 45 and has been in existence since the early 1960's. The owner intends to demo the existing building which is in bad shape and construct a new hotel at the same location. The ordinance requires a variance be requested due to being in close proximity of the church. No residential test area is required and the applicant will maintain the existing curb cuts on site.

PLANNING COMMISSION ACTION

DECISION: X VARIANCE GRANTED _____ VARIANCE DENIED

DATE: 09/13/2018

AGENDA: VII

SMLSB Application No.729: 1400 block of Cleburne Street, north side, between Austin and La Branch Streets

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 1400 block of Cleburne Street, north side, between Austin and La Branch Streets. Analysis shows that a minimum lot size of 6,500 sf exists for the blockface. A petition was signed by the owners of 75% of the property within the proposed Special Minimum Lot Size Block. One protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one 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 four (4) lots along 1400 block of Cleburne Street, north side, between Austin and La Branch Streets.

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 one blockface, the north side of Cleburne Street.
- At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
Land uses of the properties consist of three (3) of four (4) single-family residential properties (representing 75% of the total lots within the boundary area).
- The applicant has demonstrated sufficient support for the SMLSB;*
The applicant obtained three (3) of four (4) signatures of support from property owners in the proposed SMLSB (owning 75% of the total area). There was one protest.
- Establishment of the SMLSB will further the goal of preserving the area lot size character;*
A minimum lot size of 6,500 sf exists on three (3) lots in the blockface.
- The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
The subdivision was platted in 1893. The houses originate from the 1930s. The establishment of a 6,500 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.*
Three (3) out of four (4) lots (representing 80% of the application area) are at least 6,500 square feet in size.

Public notice of the public hearing was transmitted to all property owners on the blockface.

ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Additional Map(s)
4. Protest Letter(s)
5. Application
6. Boundary Map

SPECIAL MINIMUM LOT SIZE BLOCK

Application No. **729**

Date Received: **6/18/2019**

Date Complete: **6/27/2018**

Street(s) Name: **Cleburne Street**

1400 Block of Cleburne Street

Lot(s)

Cross Streets: **Austin Street** and **La Branch Street**

Side of street: **north**

MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
1401	SFR	Y	7,500
1403	SFR	Y	5,000
1415	SFR	Y	6,500
1417	MF		6,500

Evidence of Support (must be 51% or more by area for Director administrative approval):

Of **25,500** Square Feet in the Proposed Application Area **19,000** Square Feet are Owned by Property Owners Signing in Support of the Petition = **75%**

Single Family Calculation:

Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 60%):

3	# developed or restricted to no more than two SFR Units	Of	Total number of SFR lots in the Proposed Application Area	Total number of lots in the Proposed Application Area	75%
			3	4	
1	# of Multifamily lots				
0	# of Commercial lots				
0	# of Vacant Lots				
4	Total				

Minimum Lot Size Calculations:

Total # of lots **4** Total sq. ft. = **25,500** / # of lots = **6,375** average sq. ft.
6,500 median sq. ft.

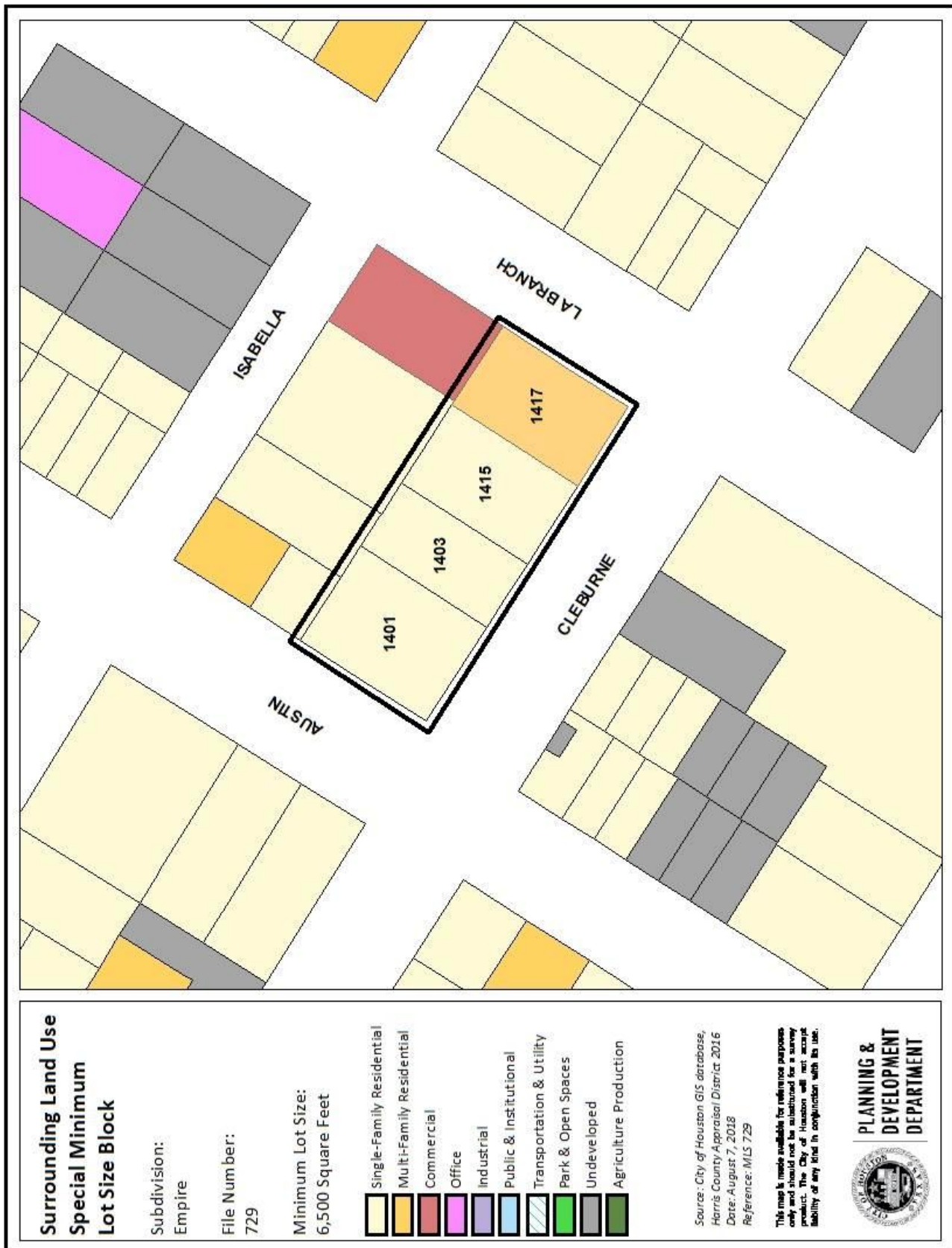
70 %

Lots ranked by size	Size	% by Area	Cumulative % by Area
1	7,500	29.4%	29.4%
2	6,500	25.5%	54.9%
3	6,500	25.5%	80.4%
4	5,000	19.6%	100.0%
Total	25,500	100.0%	

This application qualifies for a **6,500** Square Feet Minimum Lot Size









Aerial View Special Minimum Lot Size Block

Subdivision:
Empire

File Number:
729

Minimum Lot Size:
6,500 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: September 11, 2018

Reference: MLS 729

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**

From: Sinya Chang [REDACTED]
Sent: Wednesday, July 25, 2018 1:57 PM
To: Zorrilla, Abraham - PD <Abraham.Zorrilla@houstontx.gov>
Cc: John Guajardo [REDACTED]; Stephanie Comeaux
<[REDACTED]>; [REDACTED]
Subject: Re: Special Minimum Lot Size Block Application

Good afternoon Mr. Zorrilla,

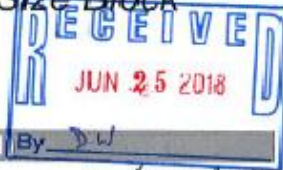
This email is a notice that Formosa Management LLC is protesting the Special Minimum Lot Size application (MLS 729) for the property located at 1417 Cleburne St, Houston, TX 77004. Please see the attachments showing Kuang Hsiang Chang and Yachun Chiang are members of Formosa Management LLC, who have given Sinya Chang power of attorney to manage the property at 1417 Cleburne St.

Sincerely,
Sinya Chang



PLANNING &
DEVELOPMENT
DEPARTMENT

Special Minimum Lot Size Block (SMLSB) Application



Main Applicant Information (required) By DW
Full Name: Alexander Brewer Date: 6/22/18

Address: 1415 Cleburne St
Street Address Apartment/Unit #
Houston, TX 77004
City State ZIP Code

Phone: [REDACTED] Email: [REDACTED]

Are you a property owner within the application boundary? ☒ YES ☐ NO If no, what is your relation to the application boundary? _____
Did you have a preliminary meeting with the Planning and Development Department? ☒ YES ☐ NO If yes, what was the date of the meeting? _____
Does the application boundary have deed restrictions? ☐ YES ☒ NO If yes, do they address a Minimum Lot Size? _____

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")

North side of Cleburne St between Austin and La Branch

Signature of applicant: Alex Brewer

Alternate Applicant Information (optional)

Full Name: Julia Fox Date: 6/25/18

Address: 1415 Cleburne St.
Street Address Apartment/Unit #
Houston TX 77004
City State ZIP Code

Phone: [REDACTED] Email: [REDACTED]

Signature of alternate applicant: Julia Fox

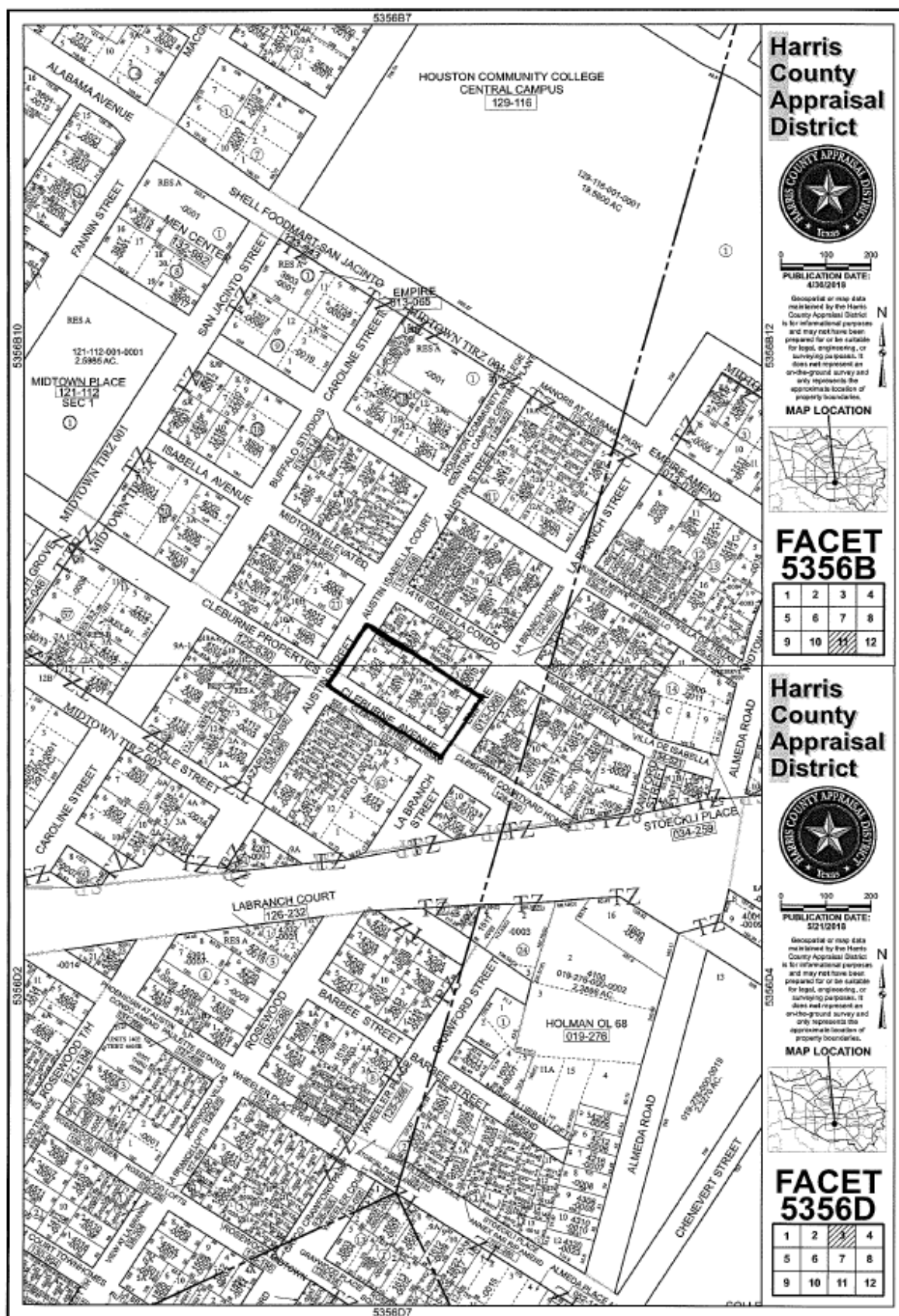
Application Information (STAFF USE ONLY)

File Number: 729 Super Neighborhood: Milpitas
City Council District: D Planner Assigned: Abraham Zorrilla

City of Houston

Special Minimum Lot Size Block

Planning Commission Staff Report
Planning and Development Department



AGENDA: VIII

SMLSB Application No. 731: 3800 block of Julius Lane, north and south sides, between Scott Street and Kuhlman Road

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 3800 block of Julius Lane, north and south sides, between Scott Street and Kuhlman Road. Analysis shows that a minimum lot size of 12,250 sf exists for the blockfaces. A petition was signed by the owners of 68% of the property within the proposed Special Minimum Lot Size Block. Three 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 fifteen (15) lots along the 3800 block of Julius Lane, north and south sides, between Scott Street and Kuhlman Road.

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 Julius Lane.
- 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 fifteen (15) single-family residential lots (representing 100% of the total lots within the boundary area).
- The applicant has demonstrated sufficient support for the SMLSB;*
The applicant obtained ten (10) of fifteen (15) signatures of support from property owners in the proposed SMLSB (owning 68% of the total area). Three protests were filed.
- Establishment of the SMLSB will further the goal of preserving the area lot size character;*
A minimum lot size of 12,250 sf exists on ten (10) 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 properties are within the Luke Moore Survey. The earliest houses originate from the 1940s. The establishment of a 12,250 sf minimum lot size will preserve the lot size character of the area.
- The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
Ten (10) out of fifteen (15) lots (representing 74% of the application area) are at least 12,250 square feet in size.

Public notice of the public hearing was transmitted to all property owners on the blockfaces.

ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Additional Map(s)
4. Protest Letter(s)
5. Application
6. Boundary Map

SPECIAL MINIMUM LOT SIZE BLOCK

Application No. **731**

Date Received: **6/29/2018**

Date Complete: **7/24/2018**

Street(s) Name: **Julius Lane**

3800 block of Julius Lane

Lot(s)

Cross Streets: **Scott Street** and **Kuhlman Road**

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>
3802 (TR 6F)	SFR	Y	11,396
3803 (TR 6L)	SFR		10,240
3804 (TR 6-I)	SFR	Y	13,125
3807 (TR 6Q)	SFR		14,060
3810 (TR 6J)	SFR	Y	12,250
3815 (TR 6B)	SFR	Y	23,366
3819 (TR 6U)	SFR		18,375
3820 (TR 6E)	SFR	Y	12,250
3821 (TRS 6C, 6G, & 10)	SFR	Y	18,375
3822 (TRS 6D & 6T)	SFR	Y	15,750
3825 (TR 6S)	SFR	Y	9,960
3826 (TR 6M)	SFR		12,250
3827 (TR 6R)	SFR		9,960
3830 (TR 6X)	SFR	Y	12,250
3834 (TR 6N)	SFR	Y	11,105

Evidence of Support (must be 51% or more by area for Director administrative approval):

Of **204,712** Square Feet in the Proposed Application Area **139,827** Square Feet are Owned by Property Owners Signing in Support of the Petition = **68%**

Single Family Calculation:

Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 60%):

15	# developed or restricted to no more than two SFR Units	Of	Total number of SFR lots in the Proposed Application Area	Total number of lots in the Proposed Application Area	100%
0	# of Multifamily lots	15	15		
0	# of Commercial lots				
0	# of Vacant Lots				
15	Total				

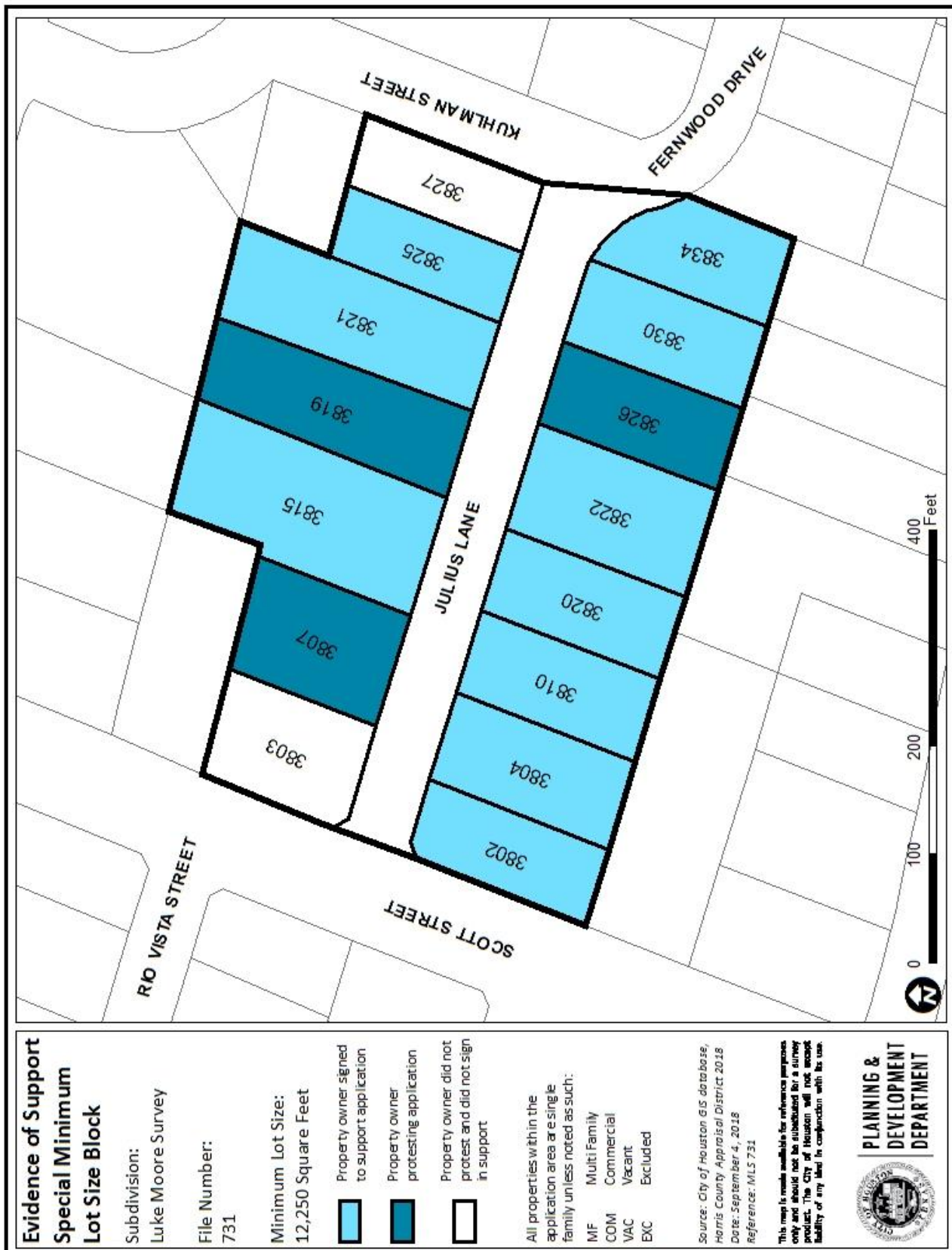
Minimum Lot Size Calculations:

[illegible]

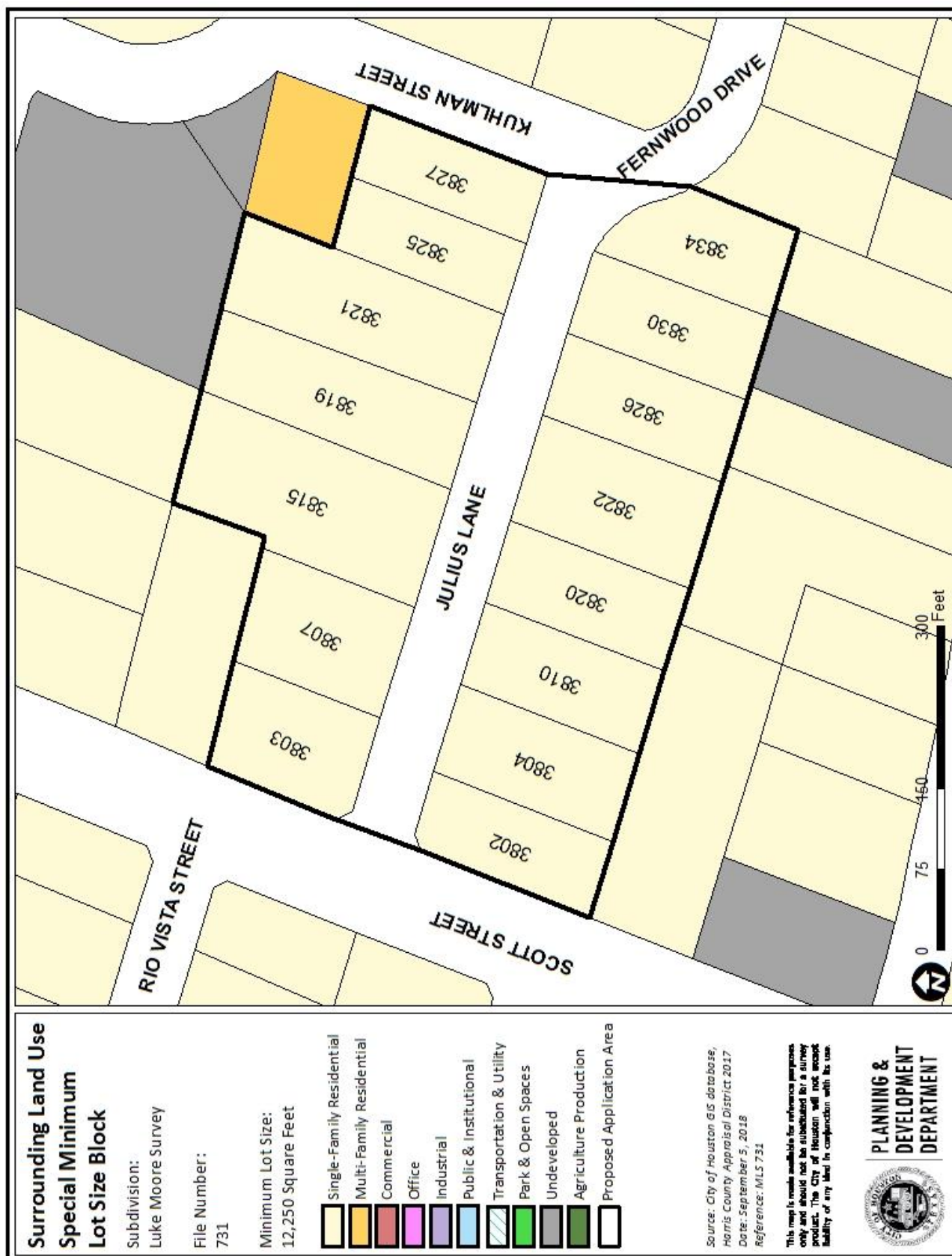
70 %

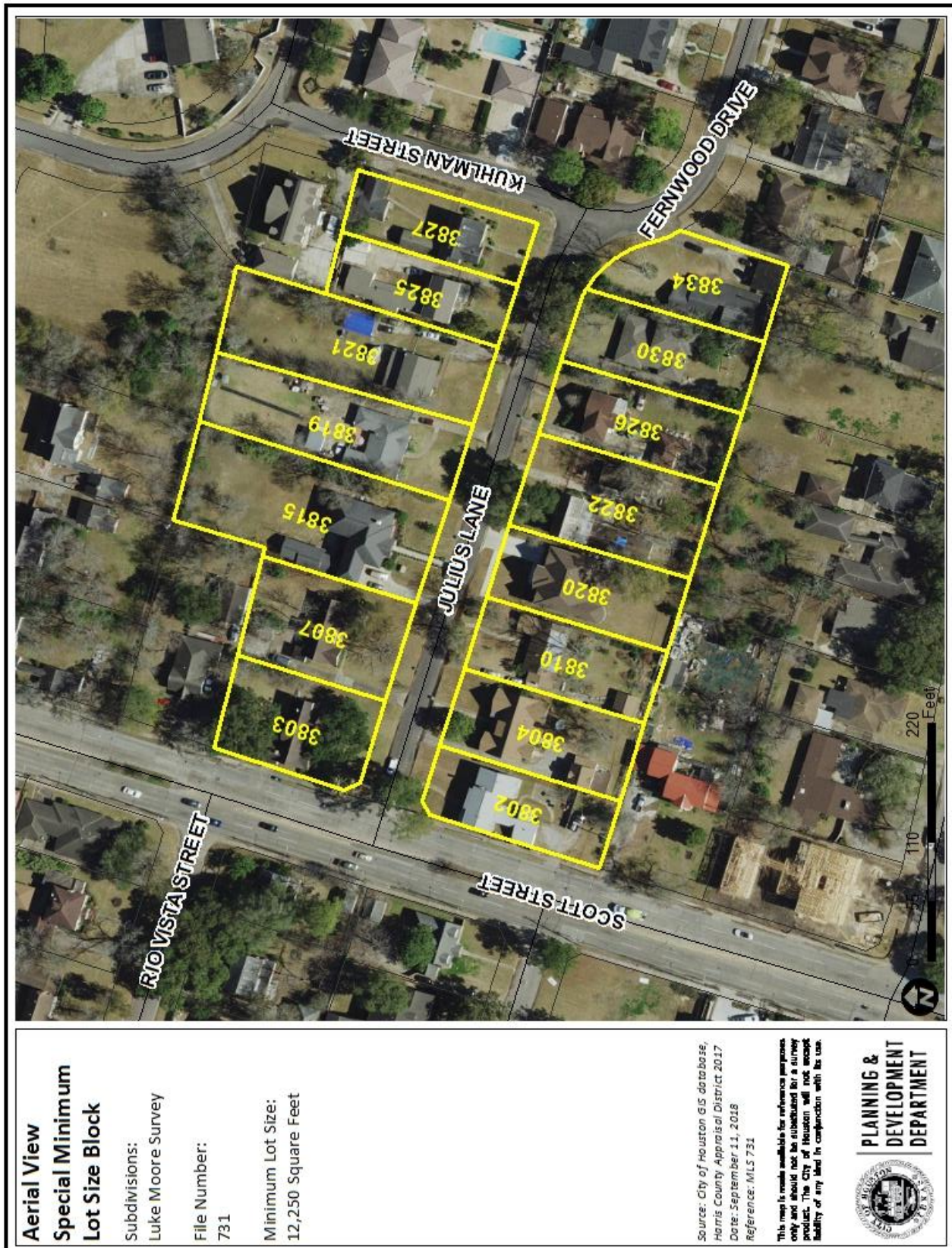
Lots ranked by size	Size	% by Area	Cumulative % by Area
1	23,366	11.4%	11.4%
2	18,375	9.0%	20.4%
3	18,375	9.0%	29.4%
4	15,750	7.7%	37.1%
5	14,060	6.9%	43.9%
6	13,125	6.4%	50.3%
7	12,250	6.0%	56.3%
8	12,250	6.0%	62.3%
9	12,250	6.0%	68.3%
10	12,250	6.0%	74.3%
11	11,396	5.6%	79.8%
12	11,105	5.4%	85.3%
13	10,240	5.0%	90.3%
14	9,960	4.9%	95.1%
15	9,960	4.9%	100.0%
Total	204,712	100.0%	

This application qualifies for a **12,250** Square Feet Special Minimum Lot Size









August 17, 2018

3807 Julius Lane
Houston, TX 77021

Patrick Walsh, Director
City of Houston Planning and Development
P O Box 1562
Houston, TX 77251-1562



Subject: Protest to Special Minimum Lot Size Block Application
3800 Block of Julius Lane north and south sides
between Scott Street and Kuhlman Road

To: Patrick Walsh

I am the owner of 3807 Julius Lane. Please accept this as a formal protest to the petition to limit lot sizes on Julius Lane. I am a long time resident on Julius Lane who worked successfully with my neighbors in 2013 to defeat a previous effort to limit lot sizes. The project at 3826 Julius Lane was planned knowing that there were no land use controls on the use of the lot. The planning had proceeded to working drawings and had received approval from the City of Houston for the availability of water and sewage requirements for the townhouses. I continue to be opposed to the special minimum lot size block application.

Sincerely,

A handwritten signature in black ink, appearing to read "James S. Walker II".

James S. Walker II
Owner of 3807 Julius Lane

August 17, 2018

Susan K. Sclafani
3807 Julius Lane
Houston, TX 77021

Patrick Walsh, Director
City of Houston Planning and Development
P O Box 1562
Houston, TX 77251-1562

Subject: Protest to Special Minimum Lot Size Block Application
3800 Block of Julius Lane north and south sides
between Scott Street and Kuhlman Road

To Members of the Planning and Development Department:

I am the owner of 3826 Julius Lane. Please accept this as a formal protest to the petition to limit lot sizes on Julius Lane. I purchased the property after researching the requirements of the neighborhood. I knew that the Julius Lane community had declined to add deed restrictions or minimum lot sizes for their block and had declined joining the adjacent civic association that included such restrictions. In good faith, I informed the neighbors of my plans for demolition and removal of the house on the property that the structural engineer had indicated could not be saved. I also informed them of the plan to develop townhouses on the site that would look like a single home from the street and that included two-car garages for each home and parking for visitors on the site so that on-street parking would not be necessary. The plan called for meeting all of the current setback requirements, thus not requiring any variances to the current neighborhood model. Imagine my surprise when my husband received a letter from your department saying that 51% of the neighbors had signed a petition to block our plan. The minimum lot size proposed is in fact larger than several lots on the block. We had moved forward with the planning and had received approval for the water and sewage requirements for the townhouses. It seems unfair that an ad hoc, after the fact action by some neighbors can stop the planning from moving forward and causing financial hardship to me for the costs already incurred.

Sincerely,



Susan K. Sclafani
Owner of 3826 Julius Lane

From: [REDACTED]

Sent: Tuesday, August 21, 2018 12:23 PM

To: Caldwell, Davonte - PD <Davonte.Caldwell@houstontx.gov>

Subject: Special Minimum Lot Size Block Application (3800 block of Julius Lane, north and south sides, between Scott Street and Kuhlman Road) - -----Protest Letter

Good afternoon Mr.Caldwell:

I received a letter dated July 24th, 2018 regarding and application that had been made for the creation of a Special Minimum Lot Size Block for Julius Lane. Pursuant to the deadline for protest; Please accept this email as **my formal protest of this application**. As a resident of the Riverside Terrace Subdivision of over 40 years, my concerns include:

- A potential violation of the existing non-restrictions within **Riverside Terrace**, our subdivision, of the current deed in place;
- All individuals that signed the application may not be the legal owners of the property addresses;
- The minimum lot size requested in the application is larger than some existing lot sizes; and
- The overall application impedes progress, potential increased property values and the potential for added jobs to the local economy and community as a result of property development.

Thank you in advance for accepting this letter of protest and I look forward to hearing back on next steps within the process.

Horace Grant

Property Address:

3819 Julius Lane
Houston, Texas 77021

Legal Description:

TR 6U
ABST 51 L MOORE
410070080064

From: Umoh Offiong [REDACTED]

Sent: Thursday, August 23, 2018 5:02 PM

To: Caldwell, Davonte - PD <Davonte.Caldwell@houstontx.gov>

Subject: Protest Application

Davonte,

I sending this email in relation to a protest application on Julius Lane. I am opposed to the protest and live on 3803 Julius Lane. My name is Umoh Offiong.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Special Minimum Lot Size Area (SMLSA) Application



Main Applicant Information (required)

Full Name: Alexandria Harris Date: 6-17-18

Address: 3830 Julius Lane
Street Address Apartment/Unit #
Houston TX 77021
City State ZIP Code

Phone: 713-446-1143 Email: [REDACTED]

Are you a property owner within the application boundary? YES ☒ NO ☐ If no, what is your relation to the area? _____

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? _____

Describe the location of the application boundary. (Example: "Houston Subdivision Sections 1 & 2" or "To the north-Astros Street, to the east-Development Drive, to the south-Dash Drive and to the west-Planning Way")

Julius Lane From Scott Street East to Kuhlman

Signature of applicant: [Signature]

Alternate Applicant Information (optional)

Full Name: Zawadi Bryant Date: _____

Address: 3834 Julius Lane
Street Address Apartment/Unit #
Houston TX 77021
City State ZIP Code

Phone: 512 779 8155 Email: [REDACTED]

Signature of alternate applicant: [Signature]

Application Information (STAFF USE ONLY)

File Number: 731 Super Neighborhood: MacGregor
City Council District: D Planner Assigned: Darante Caldwell

